VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
****Virtual Meeting Via Zoom Webinar****
May12, 2020 6:00 PM

Agendas may change prior to the commencement of the meeting. Please check the posting board at the Village Hall, 500 W. Main Street, Waunakee, Wisconsin for the current agenda.

CONNECTION INSTRUCTIONS

This Village of Waunakee Plan Commission Meeting will be held as a live virtual meeting due to the State of Wisconsin's Safer At Home Order. The public can participate in one of four ways:

- **PREFERRED METHOD**: Participate on-line in Zoom webinar by using this link to join: https://us02web.zoom.us/j/83762683363 via computer, tablet, or smart phone will allow participation.
- **CALL:** (312) 626-6799, and enter Webinar ID: 837 626 83363. Those requiring toll-free options are asked to contact Village Hall for details prior to the meeting at administrator@waunakee.com or (608)850-2182.
- **WATCH LIVE** on the Village's Facebook page: https://www.facebook.com/villageofwaunakee/. The on-line meeting agenda and all support materials can be found at https://onbase.waunakee.com/onbaseagendaonline . In addition to the public, all Commission members and staff will also be participating remotely. An explanation on how the meeting will be conducted will occur promptly at 6:00 PM. Anyone with questions prior to the meeting may contact the Village at (608)850-2182 or administrator@waunakee.com.

PUBLIC COMMENT INSTRUCTIONS

- **WRITTEN COMMENTS:** You can send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing tmeinholz@waunakee.com or in writing to Plan Commission, 500 W Main St., Waunakee, WI, 53597. While Commission meetings are being run virtually, the typical "Public Comments" section that occurs at the beginning of in-person meetings will not occur.

AGENDA

CALL TO ORDER

ROLL CALL: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brad Zeman, Brian Malich, Brian Wallace

MINUTES

1 **March 10, 2020**

NEW BUSINESS

1 **Public Hearing and Discussion/Action on a request for approval of Certified Survey Map and Rezone from A-1 Agricultural Holding to C-1 Commercial for a Proposed Kwik Trip, at the northwest corner of Peaceful Valley Parkway and S. Century Avenue/CTH Q**

2 **Public Hearing and Discussion/Action on a request for approval of Site Plan, and Conditional Use Permit, Kwik Trip Inc., for a convenience store with fuel pumps and carwash, northwest corner of Peaceful Valley Pkwy. and S. Century Ave./CTH Q**

ADJOURN

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the municipal clerk at (608) 850-8500, 500 West Main Street, Waunakee, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

VILLAGE OF WAUNAKEE BOARD AND PLAN COMMISSION MEETING
TOWN OF WESTPORT BOARD AND PLAN COMMISSION MEETING
Notice is hereby given that the Village or Town Board or Village or Town Plan Commission may attend this meeting. No action will be taken by the Village or Town Board or Village or Town Plan Commission at this meeting.

Next scheduled meeting is 6/9/2020 6:00:00 PM.

VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room
5387 Mary Lake Road, Town of Westport
March 10, 2020 6:00 PM

Meeting Minutes

CALL TO ORDER

The meeting was called to order at 6:07 p.m. by Brad Zeman acting as Chair in the absence of Ken Sipsma.

ROLL CALL:

Present: Ken Sipsma (at 6:12 p.m.), Dean Grosskopf, Brad Zeman, Brian Malich, Brian Wallace
Absent: Eileen Bruskewitz
Also Present: Jim Budeau, Gary Napralla, Tom Wilson, and Kevin Even

Roll called by Kevin Even.

MINUTES

1 February 11, 2020

Motion Brian Wallace, second by Dean Grosskopf, to approve the minutes from the February 11, 2020 Joint Plan Commission meeting as presented. Motion carried.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None

NEW BUSINESS

1 Public Hearing and Discussion/Action, Rezone (County R-1 to Village R-1) to Adjust Rear Setback for Addition, Budeau, 6091 Imperial Dr., Town of Westport

The Public Hearing was opened by Chair Zeman at 6:08 p.m. Wilson presented on the proposal. No further comments were made and Chair Zeman closed the public hearing at 6:12 p.m. after asking for comments three times without reply. After discussion, motion Dean Grosskopf, second Ken Sipsma to recommend approval of the Budeau rezone of 6091 Imperial Drive to Village R-1 as presented, but keep all of the current setbacks except for the rear yard which shall comply with the Village R-1 classification requirements, consistent with the Westport Plan Commission recommendation.

2 Discuss and Take Action on Certified Survey Map, Napralla, 5531 Sunset Trail, Town of Westport

After a presentation by Wilson, comments by the applicant especially as to home location, and discussion, motion Ken Sipsma, second Brian Wallace to recommend approval of the Napralla CSM for 5531 Sunset Trail as presented with standard Town conditions and restrictions consistent with the Westport Plan Commission recommendation, with the additional restriction that the home shall be located from the road consistent with the other homes on the block and as approved by the Town Administrator prior to construction commencing.

3 Public Hearing and Discussion/Action for Certified Survey Map, Rezone, Site Plan and Conditional Use Permit for Kwik Trip LLC to Construct a Convenience Store with Fueling Canopy at CTH Q Across from Peaceful Valley Parkway

The applicant asked to be removed from the agenda, so no discussion or action was taken.

ADJOURN

Motion Ken Sipsma, second Brian Malich to adjourn the meeting at 6:26 p.m. Motion carried.

Respectfully Submitted:
Tracy Meinholz, Joint Plan Commission Secretary

SUMMARY SHEET

MEETING DATE: 05/12/20

ITEM: PUBLIC HEARING

TITLE: Public Hearing and Discussion/Action on a request for approval of a Certified Survey Map and Rezone from A-1 Agricultural Holding to C-1 Commercial for the Proposed Kwik Trip, at the northwest corner of Peaceful Valley Parkway and S. Century Avenue/County Highway Q

ISSUE SUMMARY: Attached is the CSM and rezone for the proposed Kwik Trip. Staff is recommending that the parcel be deed restricted for the convenience store, car wash and fueling station only.

STAFF RECOMMENDATION: Recommend Village Board approval with conditions.

RECOMMENDED MOTION:

Motion to recommend to the Village Board that it approve the certified survey map, subject to final review and approval by the Village Engineer and incorporation of all Village staff comments.

Motion to recommend to the Village Board that it rezone the lot to be purchased by Kwik Trip from A-1 Agricultural/Holding District to the C-1 General Commercial District, with the attached deed restrictions to be recorded on the lot.

ATTACHMENT(S): CSM & Rezone Request, Deed Restriction, Staff Comments

FOR MORE INFORMATION CONTACT: kevin@waunakee.com or (608) 849-6276

DEED RESTRICTION

THIS DEED RESTRICTION is made as of this ___ day of _____, 2020, by Kwik Trip, Inc., a Wisconsin corporation (the "Owner").

RECITALS

A. The Owner owns, or has a right to acquire, Lot __ of Certified Survey Map No. _____, recorded on the _____ day of _____, _____, in Volume ___ of Dane County Certified Survey Maps, pages ____ to ____, as Document No. _____, in the Village of Waunakee, Dane County, Wisconsin (the "Property").

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:
Village of Waunakee
Attn: Village Clerk
500 W. Main Street
Waunakee, WI 53597

P.I.N.

B. The Owner obtained a conditional use permit from the Village of Waunakee / Town of Westport Joint Plan Commission, conditioned upon the Village of Waunakee (the "Village") approving the re-zoning of the Property from the A-1 Agricultural/Holding District to the C-1 General Commercial District.

C. The re-zoning of the Property was conditioned upon this Deed Restriction being executed and recorded by the Owner.

D. The Village's purpose for re-zoning the Property subject to this Deed Restriction is to place the Property in the same position it otherwise would have been pursuant to a general development plan previously conditionally approved for the Property and adjacent properties.

E. Pursuant to the 2017 Waunakee/Westport Joint Comprehensive Plan, the Property is designated for Commercial use and adjacent properties are designated for Commercial use and Mixed Use.

F. The specific uses for the adjacent properties are not yet known. However, the Village finds that it is in the public interest to allow the Property to be rezoned from A-1 Agricultural/Holding District to the C-1 General Commercial District, subject to this Deed Restriction, because the permitted and conditional uses identified in this Deed Restriction for the Property will be compatible with any commercial or mixed uses on the adjacent properties.

G. The Owner now wishes to execute this Deed Restriction for the Property for the benefit of the Owner and the Village.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including consideration of the mutual benefits passing to and from the Owner and those who may thereafter purchase the Property, the Owner declares as follows:

1. During the term of this Deed Restriction, the permitted use for the Property shall be restricted to an automotive accessory store, and the conditional uses for the Property shall be restricted to a convenience store, including car washes, fueling stations for gasoline, diesel, ethanol or alternative fuels, and outdoor display and sale of merchandise approved by the Village Engineer, pursuant to Sections 133-524 and 133-525 of the Village Code.

2. During the term of this Deed Restriction, there shall be no other permitted or conditional uses for the Property.

3. If the Owner seeks to use the Property for a use not specifically identified in Section 1 above, the Owner must seek and obtain an amendment to this Deed Restriction from the Village pursuant to Section 6 below.

4. This Deed Restriction shall constitute a covenant running with the land and shall be binding upon all parties now owning any part of the Property, their successors, heirs and assigns, and all parties holding under them unless such restriction is amended or terminated as set forth below. The Owner represents and warrants that it is the sole record title owner of the Property and that the Property is subject to a mortgage. The Deed Restriction shall not be recorded until _____ executes a Consent of Lienholder and Mortgage Subordination in a form approved by the Village.

5. This Deed Restriction shall be enforceable at law or in equity by the Village against the Owner or against any party who thereafter acquires an interest in the Property. In the event the Village takes action to enforce the terms of this Deed Restriction, the Village shall be entitled to recover its actual costs and expenses, including any attorneys' fees.

6. The restrictions provided for herein shall not be amended without the prior written consent of the Village.

7. The initial term of this Deed Restriction shall begin on the date the Deed Restriction is executed and recorded by the Owner; shall continue for 30 years thereafter unless terminated sooner; and shall automatically renew for successive 30-year periods unless it is terminated by the VIllage.

8. This Deed Restriction shall be recorded and re-recorded with the Dane County Register of Deeds Office.

9. If any part of this Deed Restriction is determined to be invalid or unenforceable, the rest of the Deed Restriction shall remain in effect. Notwithstanding the preceding sentence, the Owner agrees and acknowledges that the Village of Waunakee, in its sole discretion, had the authority to deny the Owner's re-zoning application and that the execution and recording of this Deed Restriction by the Owner was critical to the Village's decision to approve the re-zoning. Therefore, if the restrictions contained in Section 1 are determined to be invalid or unenforceable, the re-zoning shall be deemed invalid because the condition of the re-zoning will no longer be satisfied.

10. The Owner has the full power and authority to execute this Deed Restriction. The individual(s) signing below for the Owner warrant that he/she has full power and authority to execute this Deed Restriction on behalf of the Owner, and to bind the Owner to this Deed Restriction.

11. No waiver of any breach of this Deed Restriction shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Deed Restriction.

12. This Deed Restriction has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the State of Wisconsin.

13. The representations and recitations set forth in Recitals are material to this Deed Restriction and are hereby incorporated into and made a part of this Deed Restriction as though they were fully set forth in this paragraph, subject to all of the terms and conditions in the balance of this Deed Restriction.

[Signature page follows]

IN WITNESS WHEREOF, the Owner has executed this Deed Restriction as of the year and date first written above.

OWNER:
[INSERT NAME]

By: _____
Name:_____
Title: _____

STATE OF WISCONSIN

COUNTY OF _____

Personally came before me, this ___ day of _____, _____, the above-named _____, known to me to be the person who executed the foregoing instrument and acknowledged the same.

_____
Print name: _____
Notary Public, State of Wisconsin
My Commission_____

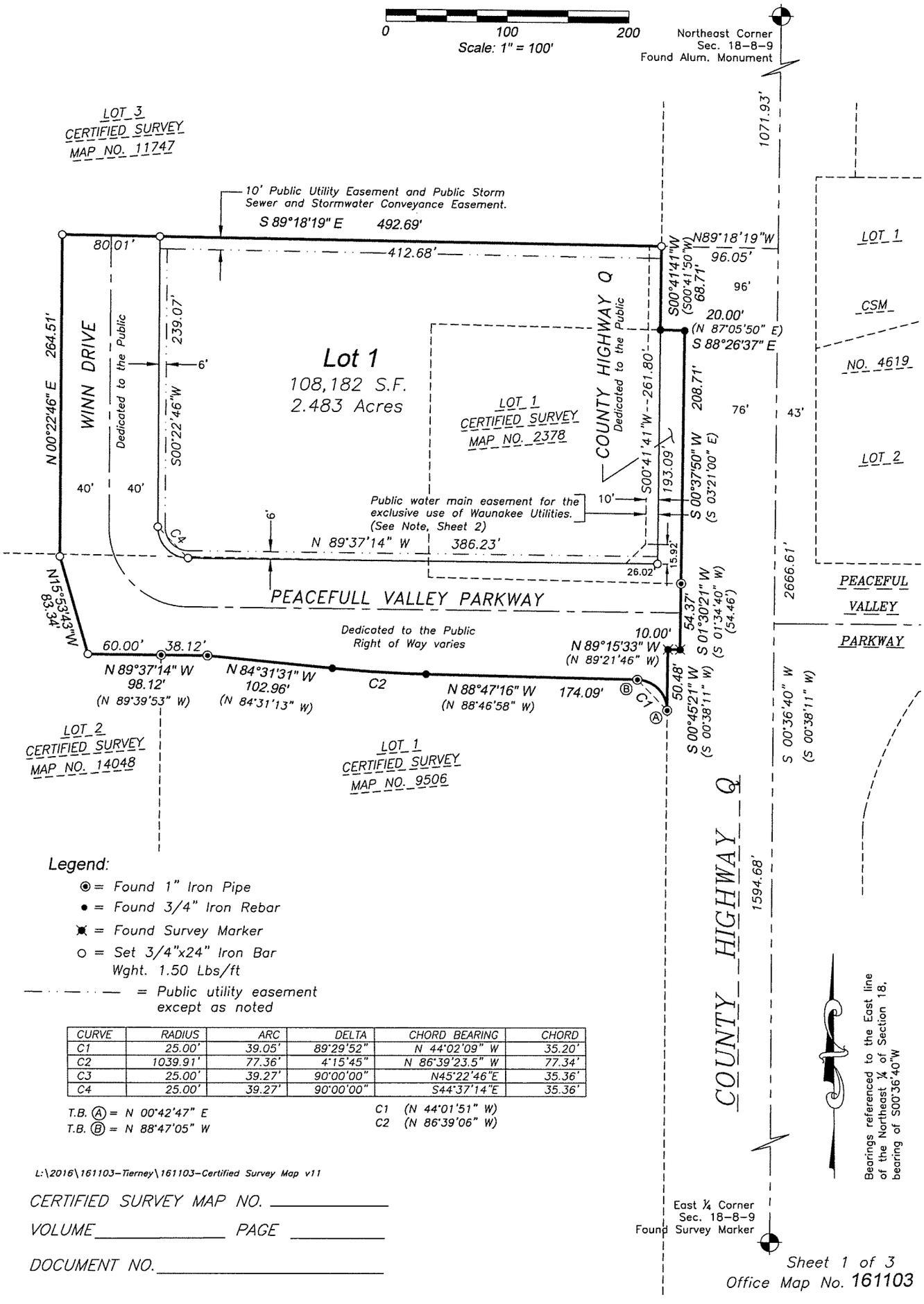
This instrument was drafted by:
Bryan Kleinmaier
Stafford Rosenbaum LLP
222 West Washington Avenue, Suite 900
P.O. Box 1784
Madison, WI 53701-1784

BIRRENKOTT SURVEYING
BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
DON TIERNEY
3564 EGRE ROAD
DEFOREST, WI 53532
608-241-0102

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 2378, as recorded in Volume 9 of Certified Survey Maps of Dane County on Page 258; part of Lot 3, Certified Survey Map No. 11747, as recorded in Volume 72 of Certified Survey Maps of Dane County on Pages 48-52; and part of Lot 2, Certified Survey Map No. 14048, as recorded in Volume 94 of Certified Survey Maps of Dane County on Pages 122-127; located in the Northeast ¼ of the Northeast ¼ and the Southeast ¼ of the Northeast ¼, Section 18, T8N, R9E, Village of Waunakee, Dane County, Wisconsin



Legend:

- ⊙ = Found 1" Iron Pipe
- • = Found 3/4" Iron Rebar
- ✖ = Found Survey Marker
- ○ = Set 3/4"x24" Iron Bar Wght. 1.50 Lbs/ft
- — · — · — = Public utility easement except as noted

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.05'	89°29'52"	N 44°02'09" W	35.20'
C2	1039.91'	77.36'	4°15'45"	N 86°39'23.5" W	77.34'
C3	25.00'	39.27'	90°00'00"	N45°22'46"E	35.36'
C4	25.00'	39.27'	90°00'00"	S44°37'14"E	35.36'

T.B. Ⓐ = N 00°42'47" E
T.B. Ⓑ = N 88°47'05" W

C1 (N 44°01'51" W)
C2 (N 86°39'06" W)

L:\2016\161103-Tierney\161103-Certified Survey Map v11

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

Sheet 1 of 3
Office Map No. 161103

CERTIFIED SURVEY MAP DATED: April 10, 2020

Birrenkott
Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Owners Certificate:
As owner, Lone Silo North Addition, LLC, does hereby certify that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown. It also certifies that this Certified Survey Map is required to be submitted to the Village of Waunakee as a required approving authority.

Lone Silo North Addition, LLC

_____
Donald C. Tierney, Member

State of Wisconsin)
Dane County) ss
Personally came before me this _____ day of _____, 2020, the above-named Donald C. Tierney, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission Expires _____
Notary Public, Dane County, Wisconsin.

Mortgagee Certificate:

First Business Bank, mortgagee of certain of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the certificate of Kilkenny Farms, LLC, owner.

First Business Bank

_____
Brian E. Hagen, Senior Vice President

State of Wisconsin)
Dane County) ss
Personally came before me this _____ day of _____, 2020, the above-named Brian E. Hagen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission Expires _____
Notary Public, Dane County, Wisconsin.

Surveyed For:
Lone Silo North Addition, LLC
3564 Egre Road
DeForest, Wis. 53532
837-0102

Surveyed: C.K.C.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book:
Tape/File: J:\2011\Carlson\110118

Sheet 2 of 3
Office Map No.: 161103

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

CERTIFIED SURVEY MAP DATED: April 10, 2020

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:
I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

_____
Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:
Lot 1, Certified Survey Map No. 2378, as recorded in Volume 9 of Certified Survey Maps of Dane County on Page 258; part of Lot 3, Certified Survey Map No. 11747, as recorded in Volume 72 of Certified Survey Maps of Dane County on Pages 48-52; and part of Lot 2, Certified Survey Map No. 14048, as recorded in Volume 94 of Certified Survey Maps of Dane County on Pages 122-127; located in the Northeast ¼ of the Northeast ¼ and the Southeast ¼ of the Northeast ¼, Section 18, T8N, R9E, Village of Waunakee, Dane County, Wisconsin, described as follows:
Commencing at the Northeast corner of said Section 18; thence S00°36'40"W (recorded as S00°38'11"W), 1071.93 feet along the East line of said Northeast ¼; thence N89°18'19"W, 96.05 feet to the West right-of-way line of County Highway Q and the point of beginning; thence S00°41'41"W (recorded as S00°41'50"W), 68.71 feet along said right-of-way line; thence continuing along said right-of-way line S88°26'37"E (recorded as N87°05'50"E), 20.00 feet; thence continuing along said right-of-way line S00°37'50"W (recorded as S00°21'00"E), 208.71 feet; thence continuing along said right-of-way line S01°30'21"W, 54.37 feet (recorded as S01°34'40"W, 54.46 feet); thence continuing along said right-of-way line N89°15'33"W (recorded as N89°21'46"W), 10.00 feet; thence continuing along said right-of-way line S00°45'21"W (recorded as S00°38'11"W), 50.48 feet to the Northerly line of Certified Survey Map No. 9506; thence along said Northerly line along a curve to the left having a radius of 25.00 feet and a chord bearing and length of N44°02'09"W (recorded as N44°01'51"W), 35.20 feet; thence continuing along said Northerly line N88°47'16"W (recorded as N88°46'58"W), 174.09 feet; thence continuing along said Northerly line along a curve to the right having a radius of 1039.91 feet and a chord bearing and length of N86°39'23.5"W (recorded as N86°39'06"W), 77.34 feet; thence continuing along said Northerly line N84°31'31"W (recorded as N84°31'13"W), 102.96 feet; thence continuing along said Northerly line N89°37'14"W (recorded as N89°39'53"W), 98.12 feet; thence N15°53'43"W, 83.34 feet; thence N00°22'46"E, 264.51 feet; thence S89°18'19"E, 492.69 feet to said West right-of-way line and the point of beginning; Containing 177,579 square feet, or 4.077 acres.

Village of Waunakee Approval Certificate:
Resolved, that this Certified Survey Map is hereby acknowledged and accepted by the Village of Waunakee and is approved for recording by the Village of Waunakee this _____ day of _____, 2020.

_____ _____
Caitlin Stene, Clerk, Village of Waunakee Dated

Notes: Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present, have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
This survey shows no above-ground improvements. No guarantee is made for below-ground structures.
No structures or pavement allowed in Public Water Main Easement.

Surveyed For:
Lone Silo North Addition, LLC
3564 Egre Road
DeForest, Wis. 53532
837-0102

Surveyed: C.K.C.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book:
Tape/File: J:\2016\Carlson

Sheet 3 of 3
Office Map No.: 161103

Register of Deeds Certificate:
Received for recording this _____day of _____, 2020

at_____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

_____
Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

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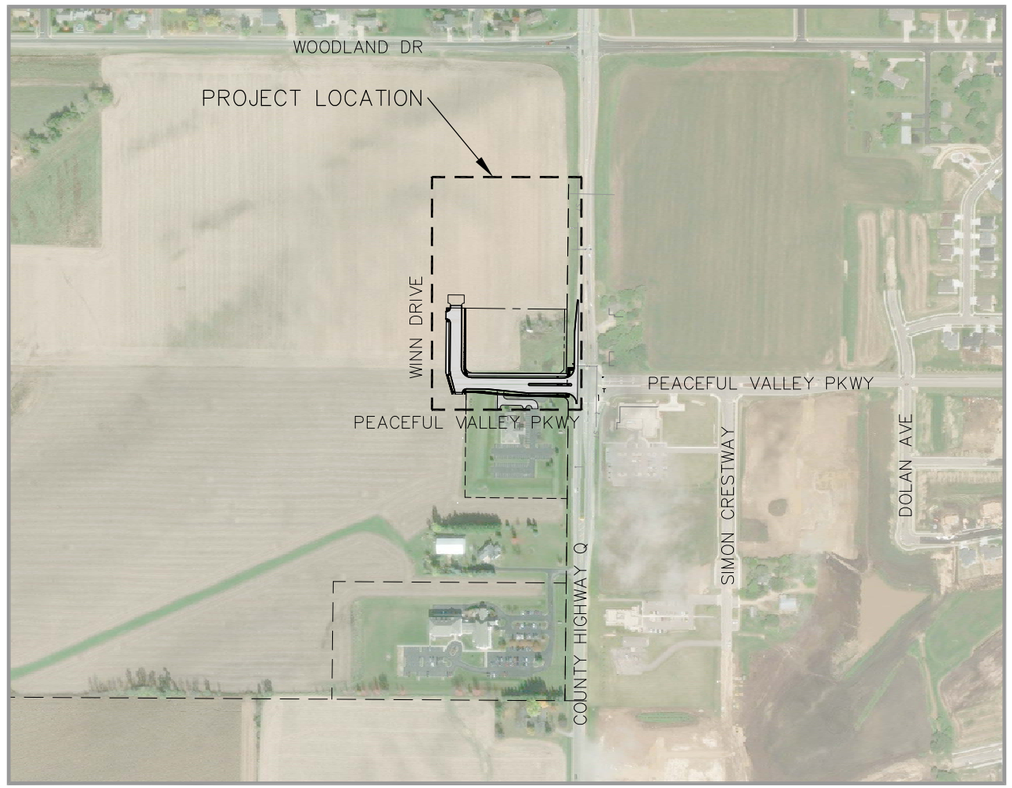
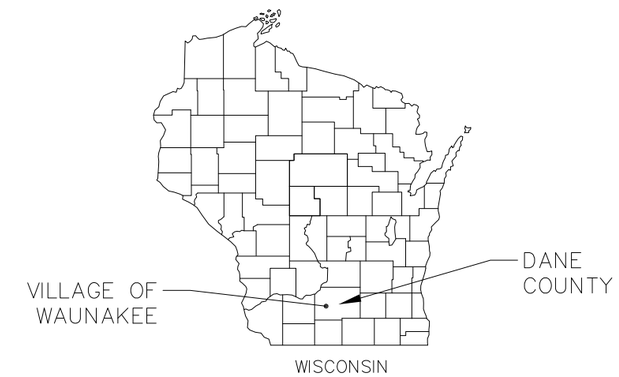
KILKENNY WEST - PHASE 1

VILLAGE OF WAUNAKEE

DANE COUNTY, WISCONSIN



SITE LOCATION MAP



SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES AND LEGENDS
C3–C4	EXISTING CONDITIONS PLANS
C5	TRAFFIC CONTROL PLAN
C6–C7	DEMOLITION PLANS
C8	TYPICAL SECTIONS
C9–C10	GRADING AND EROSION CONTROL PLANS
C11	STORMWATER FACILITY DETAILS
C12	OVERALL UTILITY PLAN
C13	PEACEFUL VALLEY PKWY – PLAN AND PROFILE
C14	WINN DRIVE – PLAN AND PROFILE
C15–16	COUNTY HIGHWAY Q – PLAN AND PROFILES
C17–20	INTERSECTION DETAILS
C21–23	TRAFFIC SIGNAL PLANS
C24–C26	CONSTRUCTION DETAILS

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1–800–242–8511

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Title Sheet
Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
4/22/2020

DRAFTER
JGOL

CHECKED
MSCH

PROJECT NO.
200012

C
1

22 Apr 2020 - 3:42p M:\Tierney, Don\200012_Kilkenny West - Phase 1 Kwik Trip\CADD\200012 - TitleNotesDetails.dwg by: jgol

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% — PROPOSED SLOPE ARROWS
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS II, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE B TRM
- TRACKING PAD
- RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
5. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
7. CONTOURS ARE SHOWN FOR THE PURPOSES OF ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
6. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
7. ALL WATER MAIN JOINTS REQUIRING RESTRAINT MUST BE RESTRAINED USING MEGA LUG TYPE FITTINGS.
8. PRIVATE SANITARY SEWER AND LATERALS SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
9. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
10. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
11. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
12. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
13. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
15. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE VILLAGE IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE LACK OF VERIFICATION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
17. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
18. INSTALL 4'X8'X4" OF HIGH DENSITY STYROFOAM INSULATION WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
19. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
20. MARK ALL SANITARY AND WATER LATERALS AND STUBS WITH 4"X4" POSTS.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

UNITED STATES POST OFFICE
101 N KLEIN DR
WAUNAKEE, WI 53597
PHONE: 608-850-4151

WAUNAKEE POLICE DEPARTMENT
401 WEST SECOND STREET
WAUNAKEE, WI 53597
PHONE: 608-849-4523 NON-EMERGENCY

DANE COUNTY SHERIFF'S DEPARTMENT
115 WEST DOTY STREET
MADISON, WI 53703
PHONE: 608-267-4936
PHONE: 608-255-2345 NON-EMERGENCY DISPATCH

WAUNAKEE FIRE DEPARTMENT
P.O. BOX 100
WAUNAKEE, WI 53597
PHONE: 608-849-5488

UTILITIES:

MG&E (GAS)
PO BOX 1231
MADISON WI 53701
SHAUN ENDRES
PHONE: 608-252-7224 (O)
608-516-7913 (C)

WAUNAKEE UTILITIES (ELECTRIC) (SEWER & WATER)
322 MORAVIAN VALLEY RD
PO BOX 70
WAUNKAKEE, WI 53597
TIM HERLITZKA, UTILITY MANAGER
PHONE: 608-849-8111
DAVE DRESEN, ELECTRIC SUPERINTENDENT
PHONE: 608-575-0462
RANDY DORN, WATER & SEWER MANAGER
PHONE: 608-235-6442

CHARTER COMMUNICATIONS (CABLE TV)
2701 DANIELS STREET
MADISON WI 53718
PHONE: 608-274-3822 (O)
BRANDON STORM
PHONE: 608-444-9493 (C)
KIRK UPPERMAN
PHONE: 608-209-3206 (C)

TDS (TELEPHONE + FIBER)
1912 PARMENTER ST
MIDDLETON, WI 53562
JERRY MYERS
PHONE: 608-664-4404

WAUNAKEE PUBLIC WORKS
BILL FREDERICK, SUPERINTENDENT OF PUBLIC WORKS
504 MORAVIAN VALLEY RD
WAUNAKEE, WI 53597
PHONE: 608-849-5892

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General Notes and Legends

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 4/22/2020
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CHECKED: MSCH
PROJECT NO. 200012

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22 Apr 2020 - 1:51p M:\Tierney, Dan\200012_Kilkenny West - Phase 1 Kwik Trip\CADD\200012 - TitleNotesDetails.dwg by: jgol

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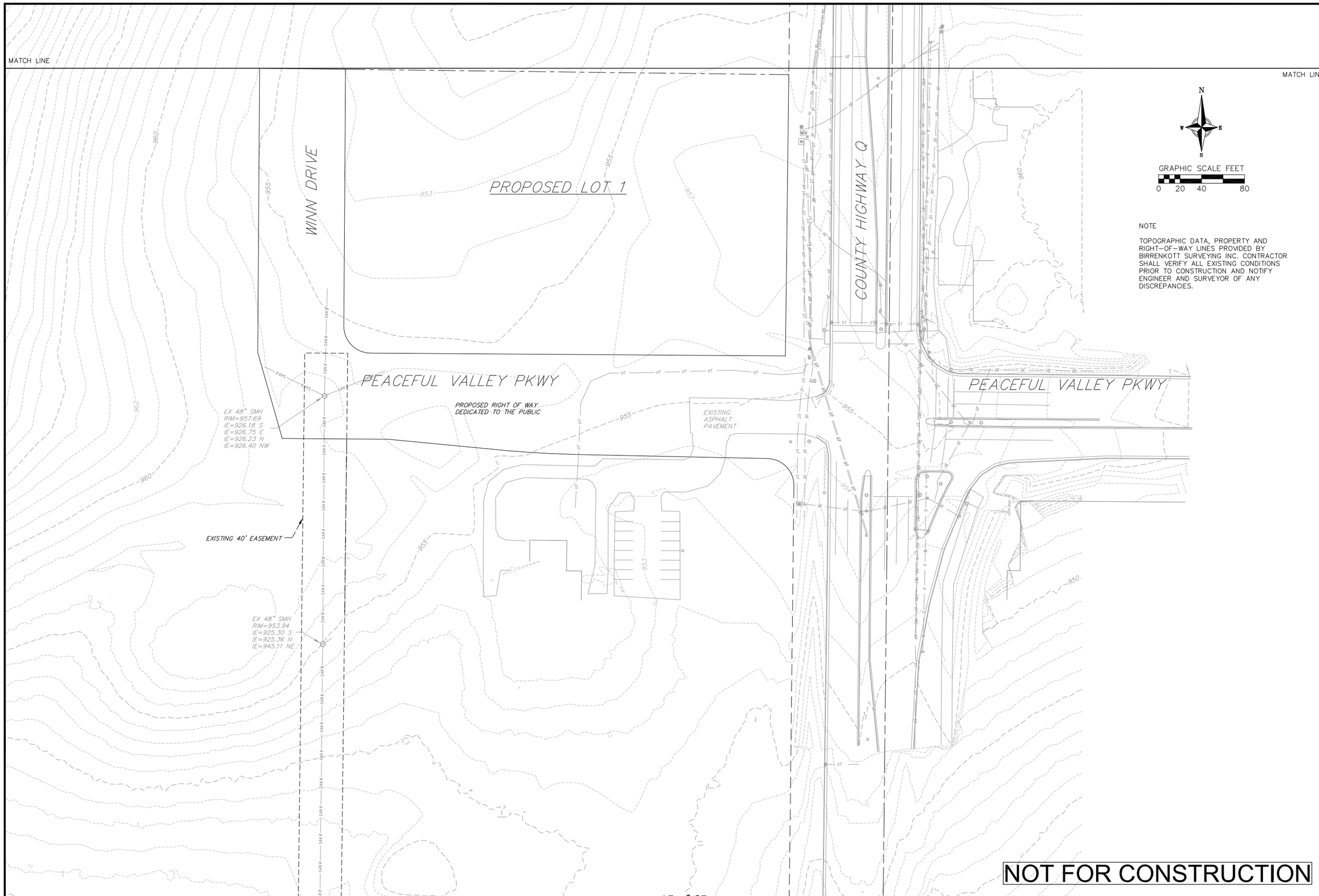

NOTE

TOPOGRAPHIC DATA, PROPERTY AND RIGHT-OF-WAY LINES PROVIDED BY BIRRENKOTT SURVEYING INC. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER AND SURVEYOR OF ANY DISCREPANCIES.

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Existing Conditions Plan - South

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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REVISIONS		
NO.	DATE	REMARKS

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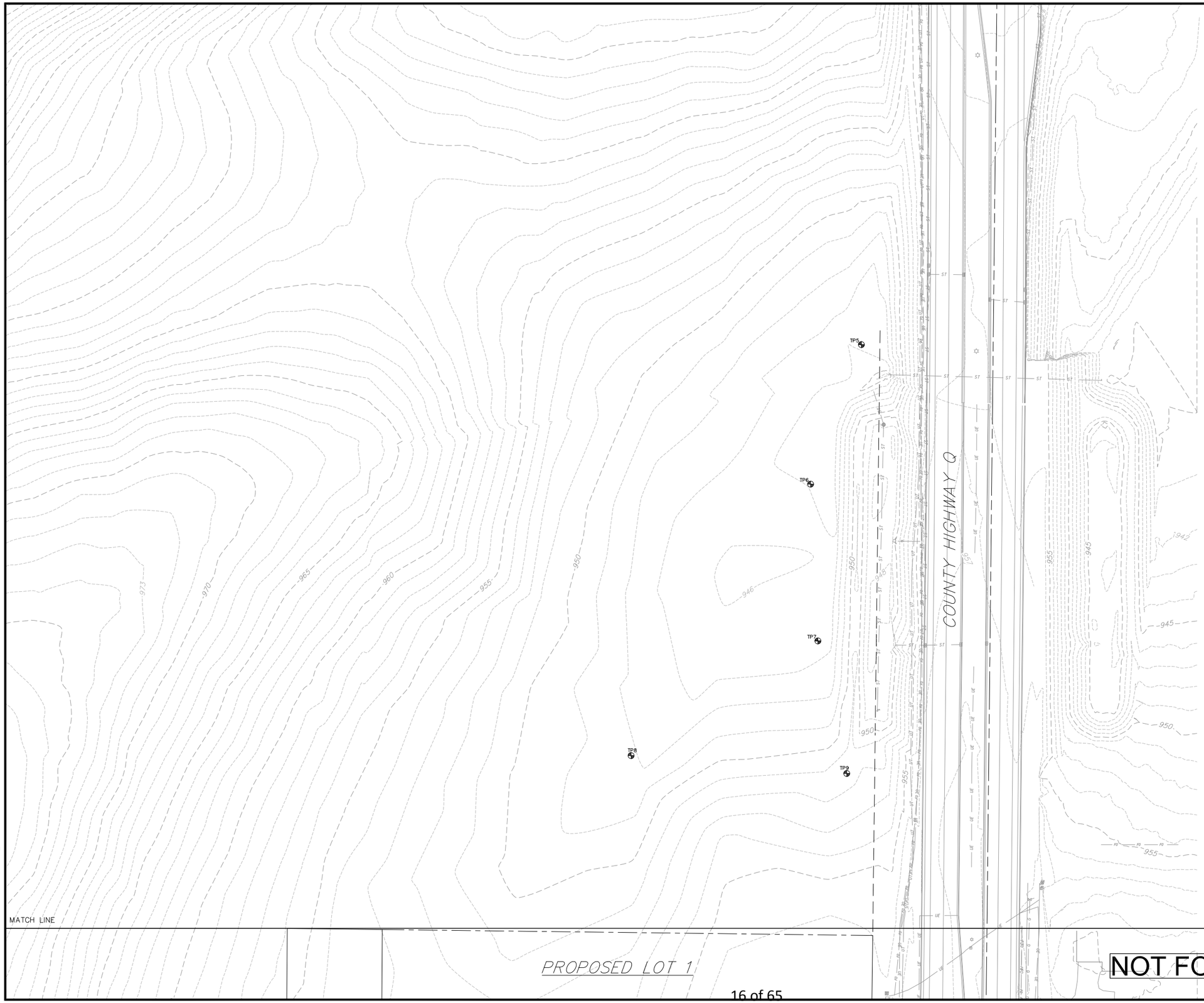

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NOTE

TOPOGRAPHIC DATA, PROPERTY AND RIGHT-OF-WAY LINES PROVIDED BY BIRRENKOTT SURVEYING INC. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER AND SURVEYOR OF ANY DISCREPANCIES.

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Existing Conditions Plan - North

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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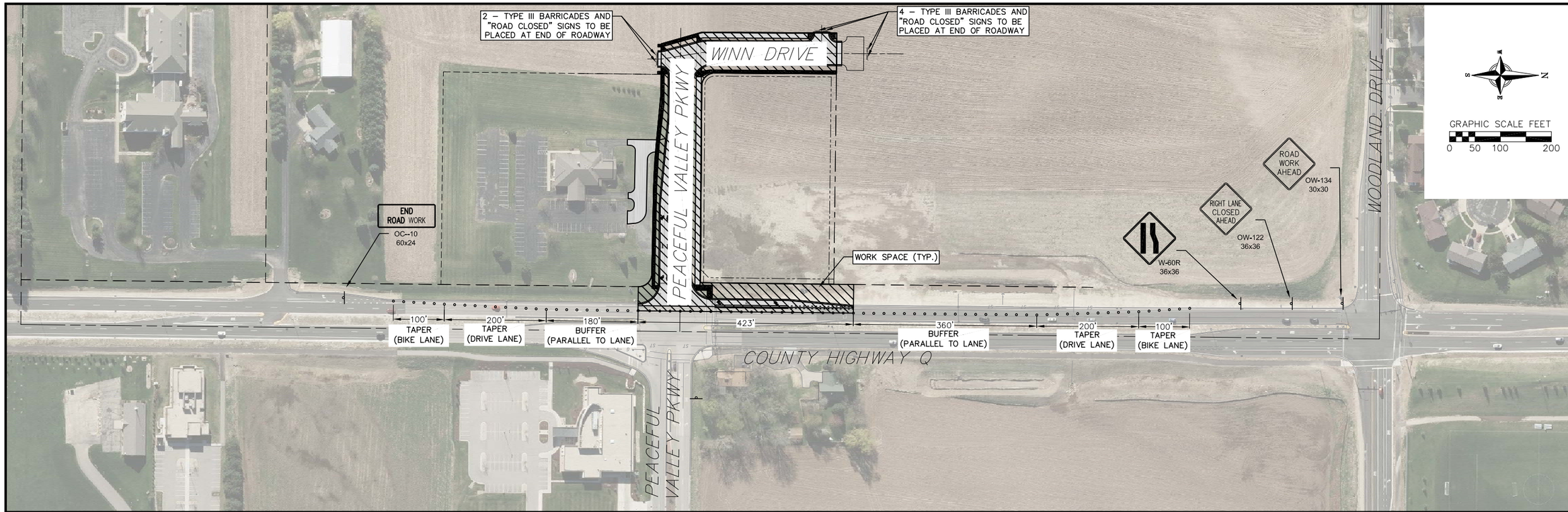

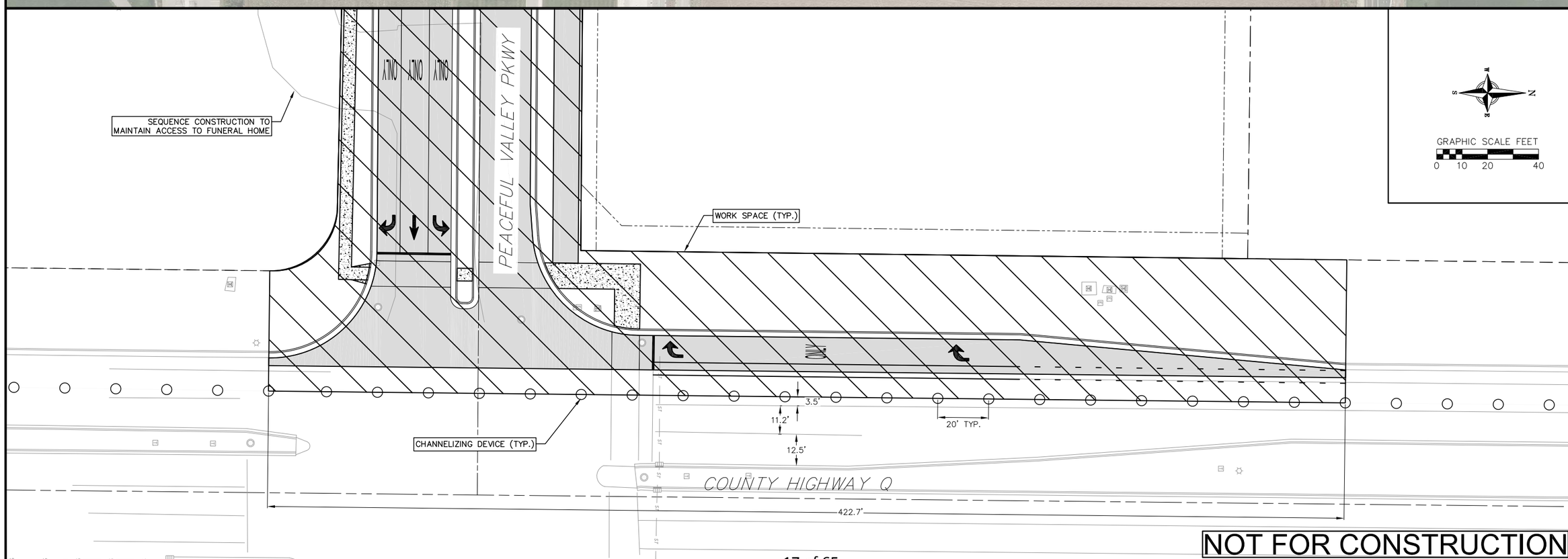

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Traffic Control Plan

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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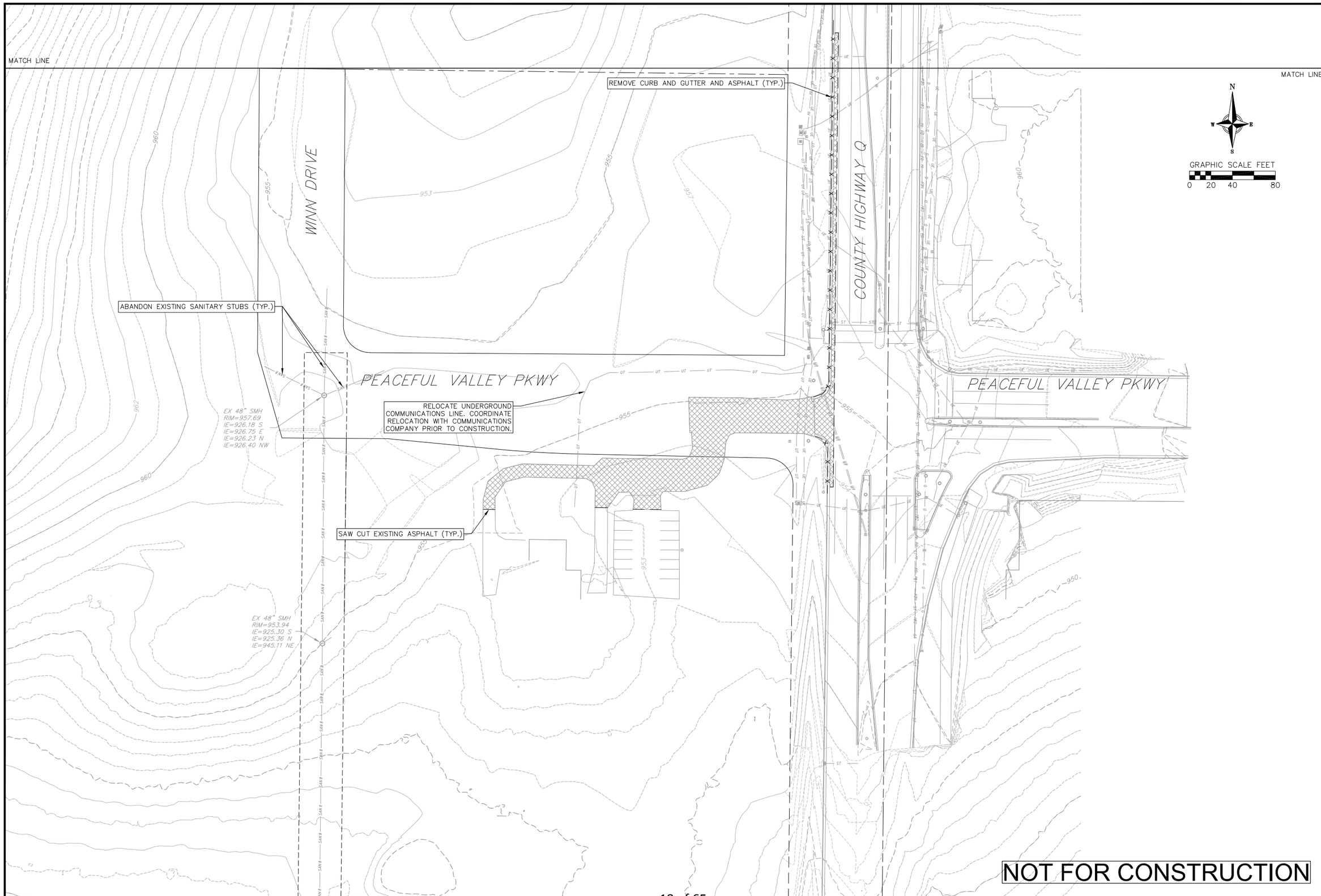

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Demolition Plan - South

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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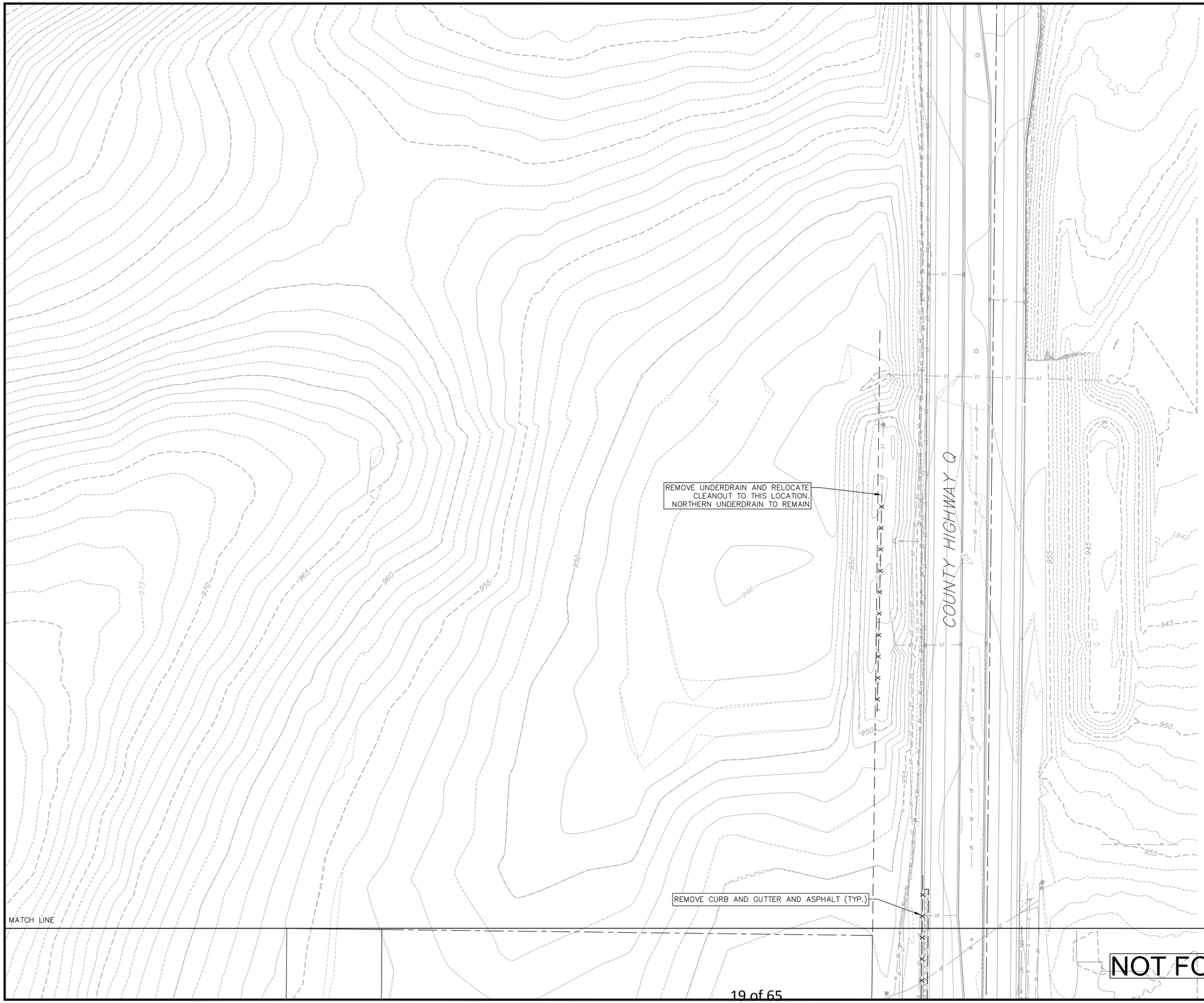

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Demolition Plan - North

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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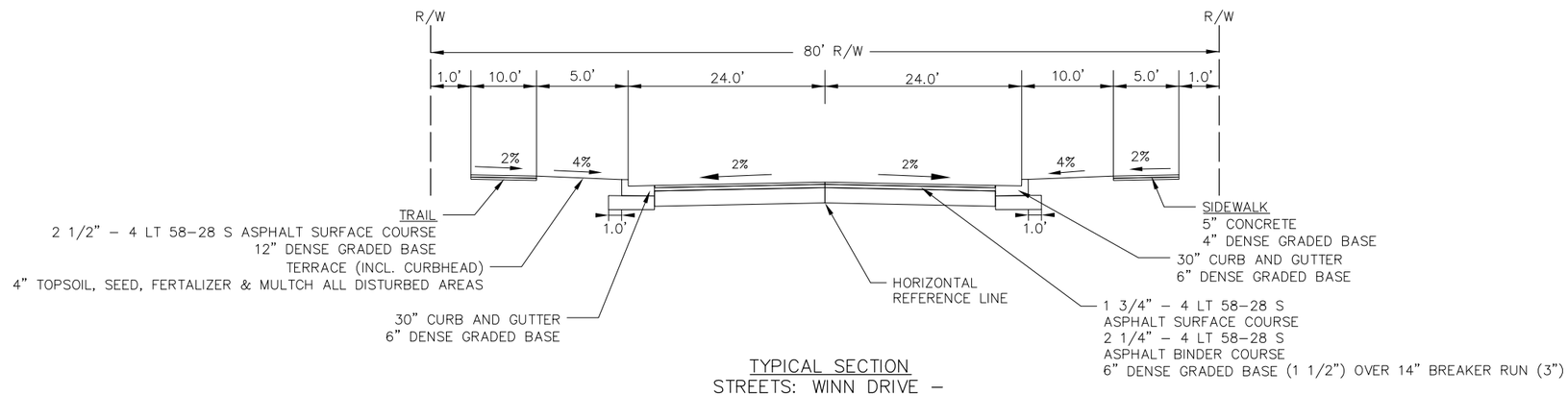

TYPICAL SECTION
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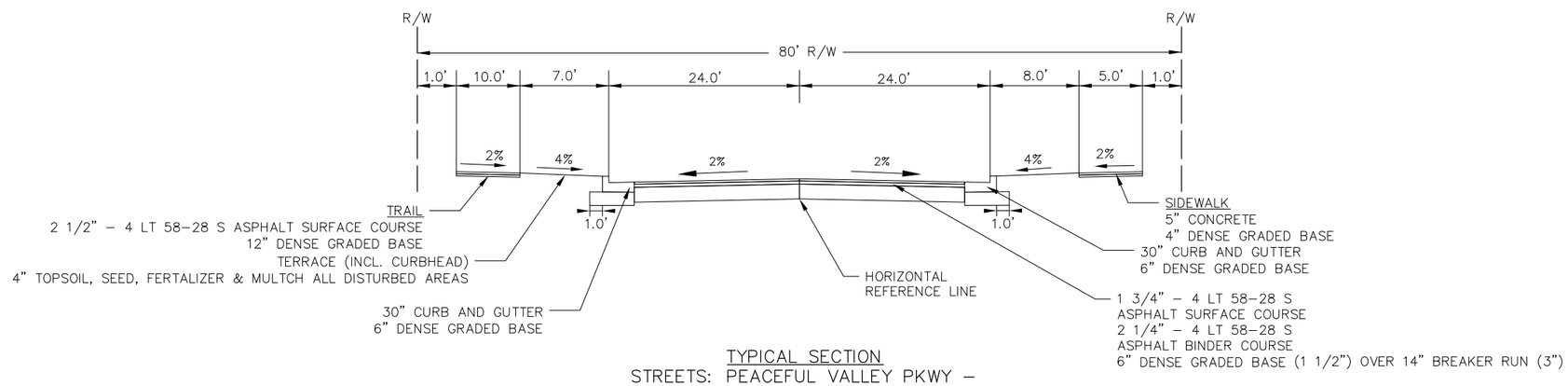

TYPICAL SECTION
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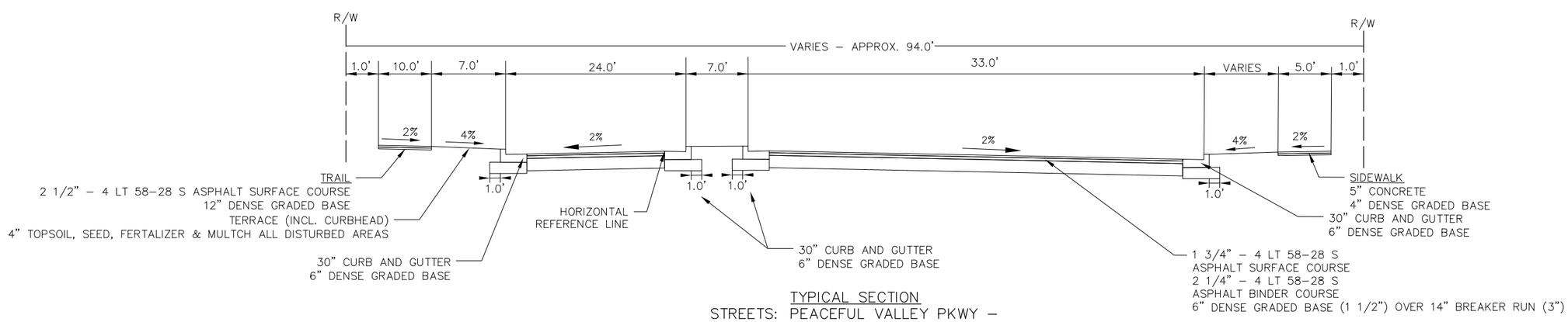

TYPICAL SECTION
STREETS: PEACEFUL VALLEY PKWY –
APPROX: STA 103+50 TO STA 105+00
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Typical Sections
Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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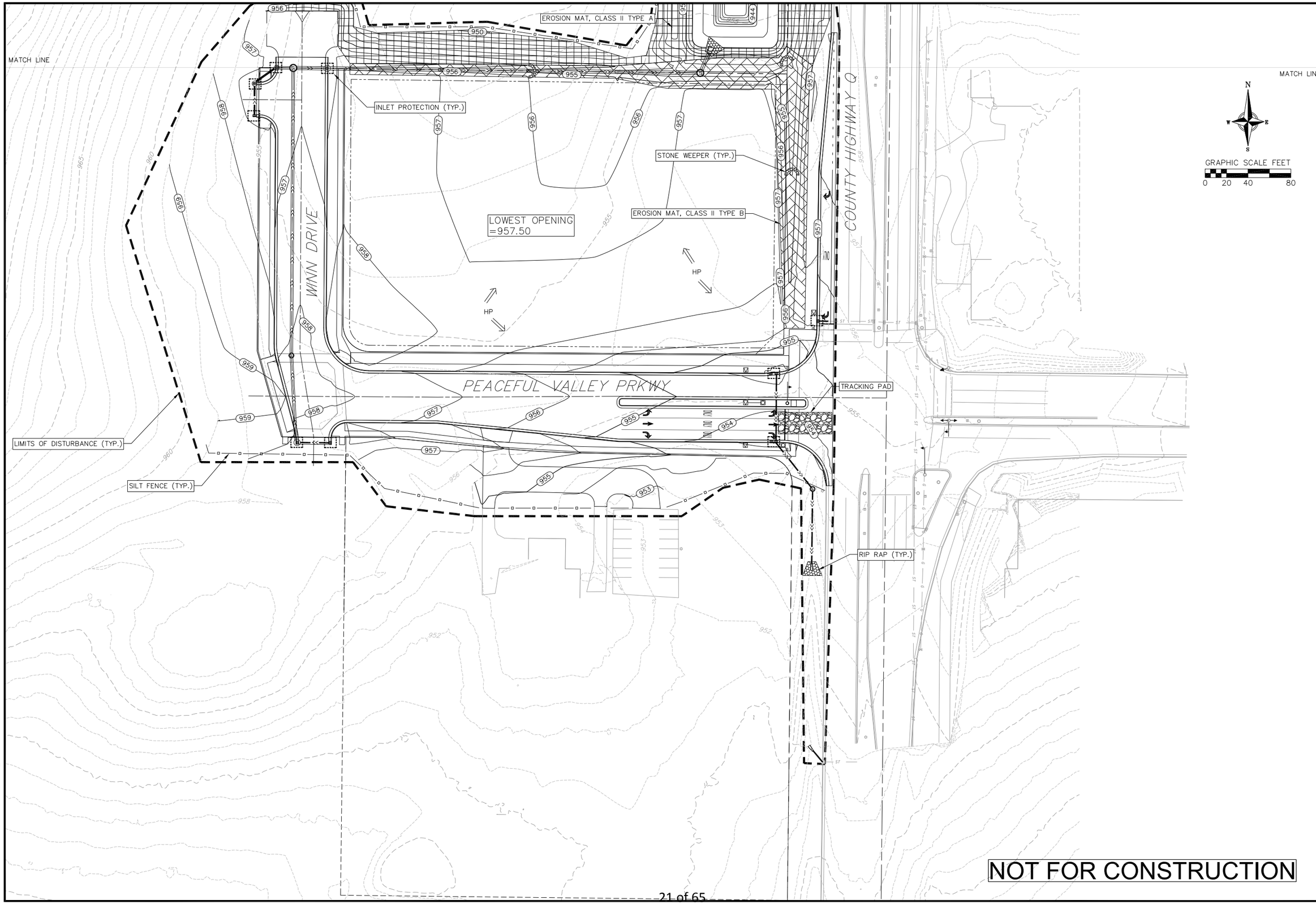

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Grading and Erosion Control Plan - South

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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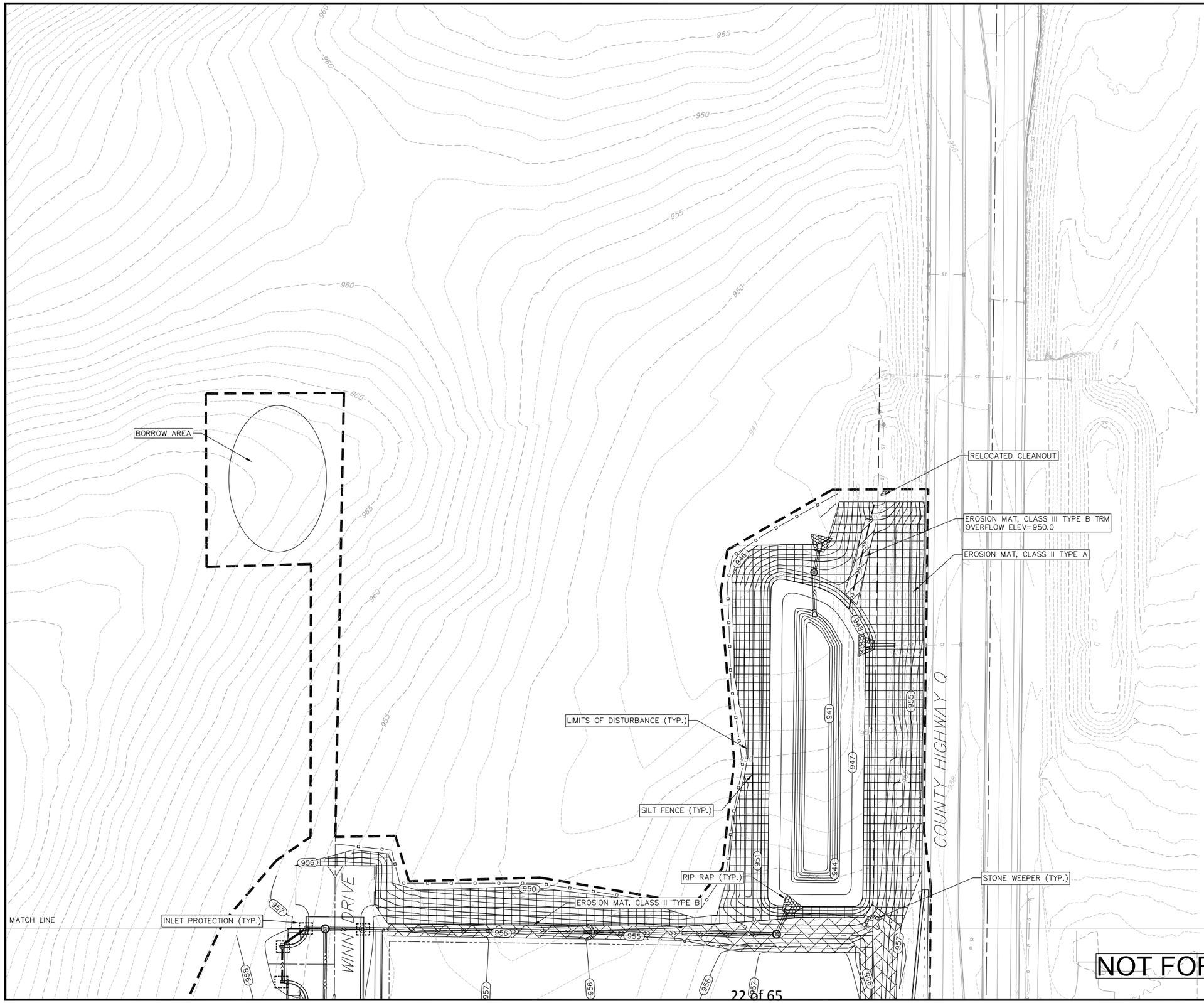

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Grading and Erosion Control Plan - North

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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REVISIONS		
NO.	DATE	REMARKS

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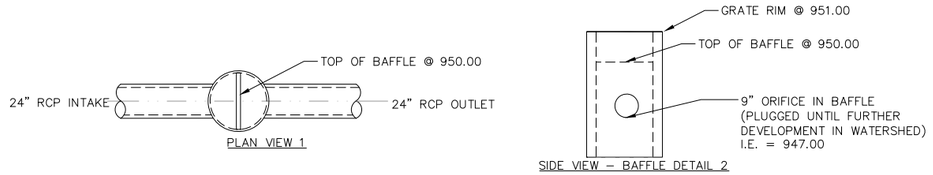
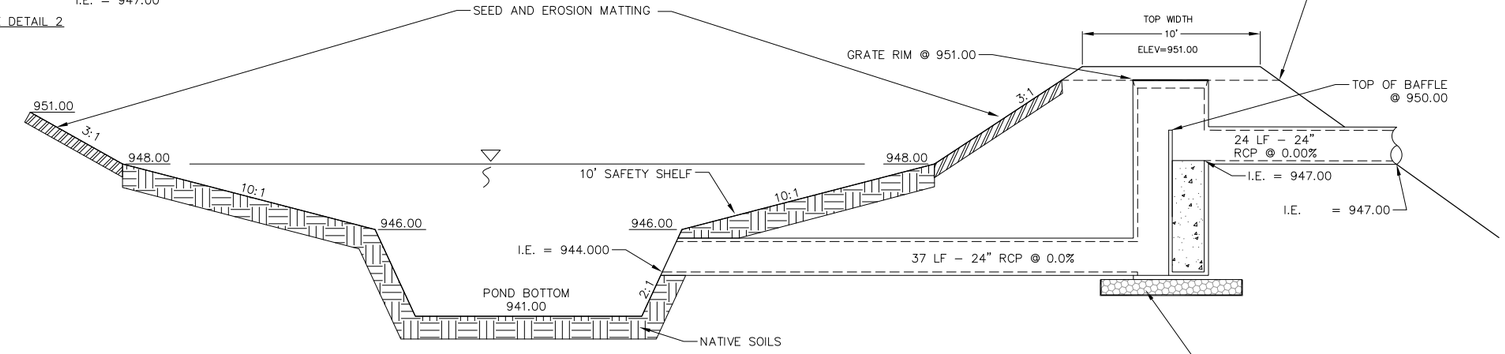


SECONDARY WET BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE

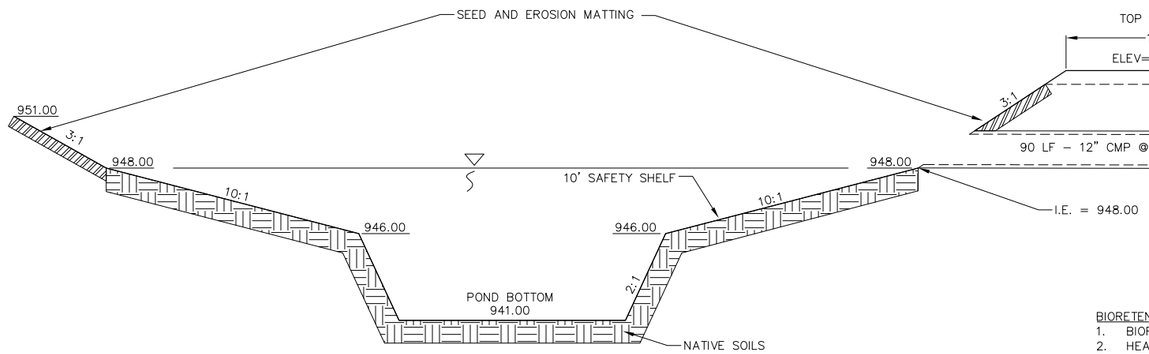
OUTLET STRUCTURE
60" MANHOLE W/ R-1480-E GRATE (OR OTHER APPROVED BY DESIGN ENGINEER). BAFFLE TO HAVE 8" THICK INTERNAL WALL (REINFORCE W/#6 VERTICAL AND HORIZONTAL REBAR – 12" ON CENTER, 3" CLEAR AROUND ORIFICE OPENING

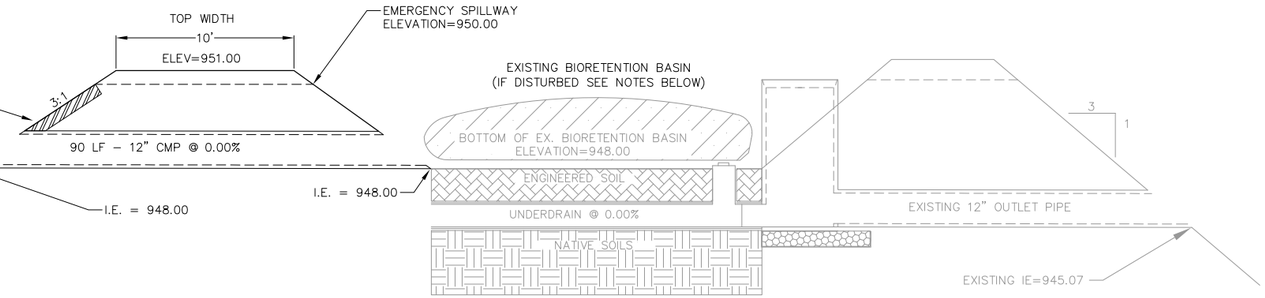
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



NOTES:
1. EMBANKMENT MATERIAL: CONSTRUCT WITH NON-ORGANIC SOILS, COMPACTED TO 90% STANDARD PROCTOR PER ASTM D-698 PROCEDURES OR BY USING USDA NRCS, WISCONSIN CONSTRUCTION SPECIFICATION 3. INCREASE EMBANKMENT HEIGHT BY 5% TO ACCOUNT FOR SETTLING. COVER WITH 6" MIN. TOPSOIL.

1/1 WET POND AND OUTLET STRUCTURE
NOT TO SCALE





NOTES:
1. EMBANKMENT MATERIAL: CONSTRUCT WITH NON-ORGANIC SOILS, COMPACTED TO 90% STANDARD PROCTOR PER ASTM D-698 PROCEDURES OR BY USING USDA NRCS, WISCONSIN CONSTRUCTION SPECIFICATION 3. INCREASE EMBANKMENT HEIGHT BY 5% TO ACCOUNT FOR SETTLING. COVER WITH 6" MIN. TOPSOIL.

1/1 WET POND/EX. BIORETENTION FACILITY CROSS-SECTION
NOT TO SCALE

BIORETENTION AREA SPECIFICATIONS:
1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):
1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
2. EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
3. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
4. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):
1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
4. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
5. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
6. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
   70-85% WASHED SAND
   15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
7. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

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Stormwater Facility Details
Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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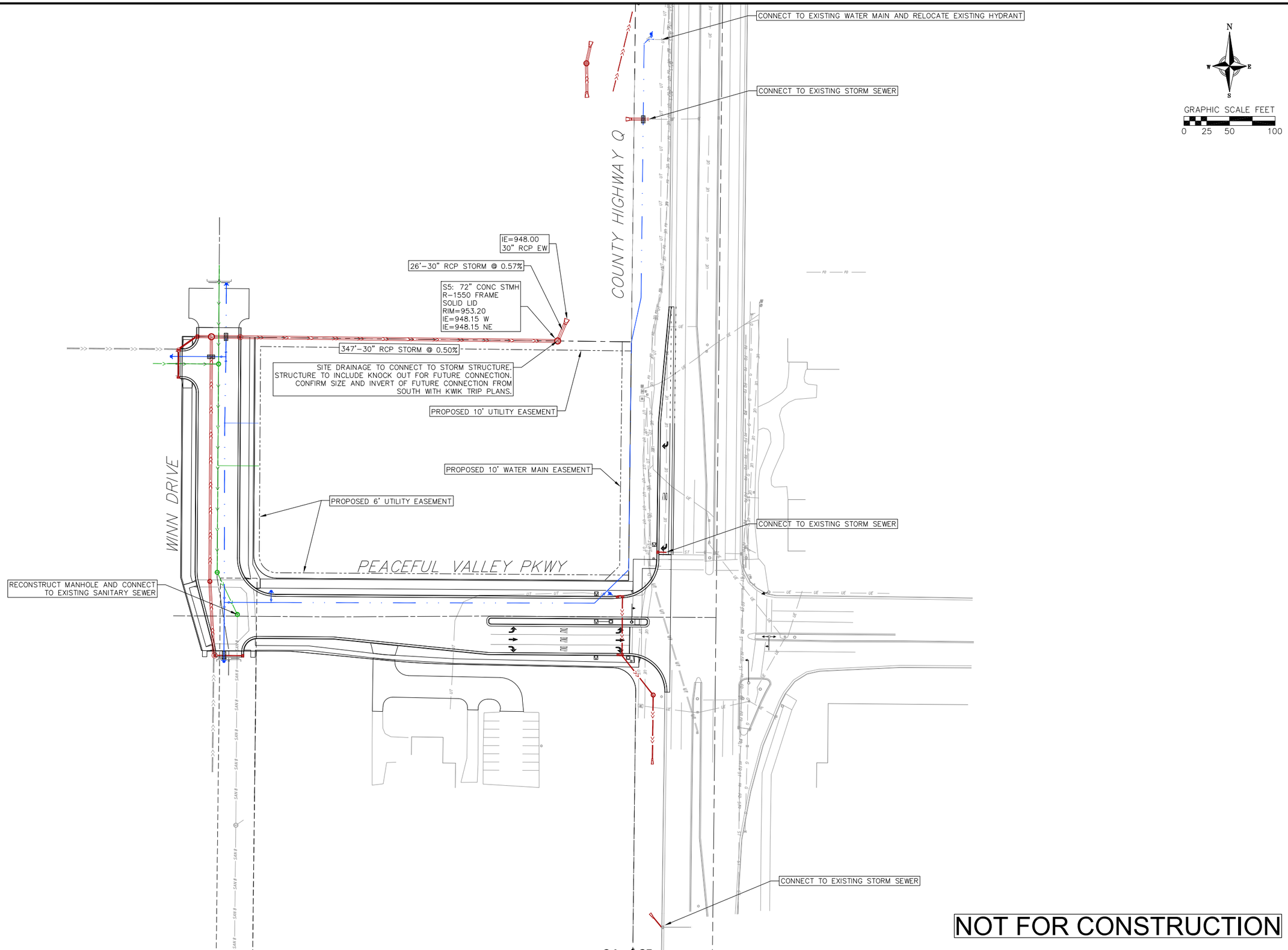

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Overall Utility Plan

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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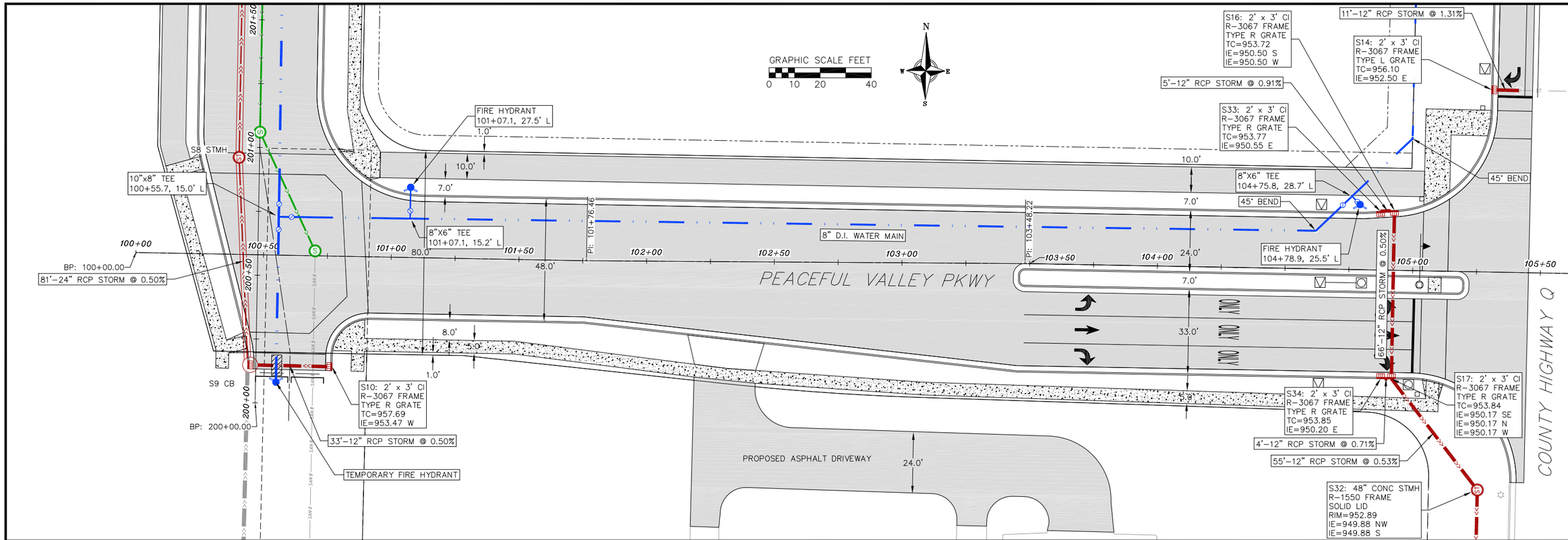

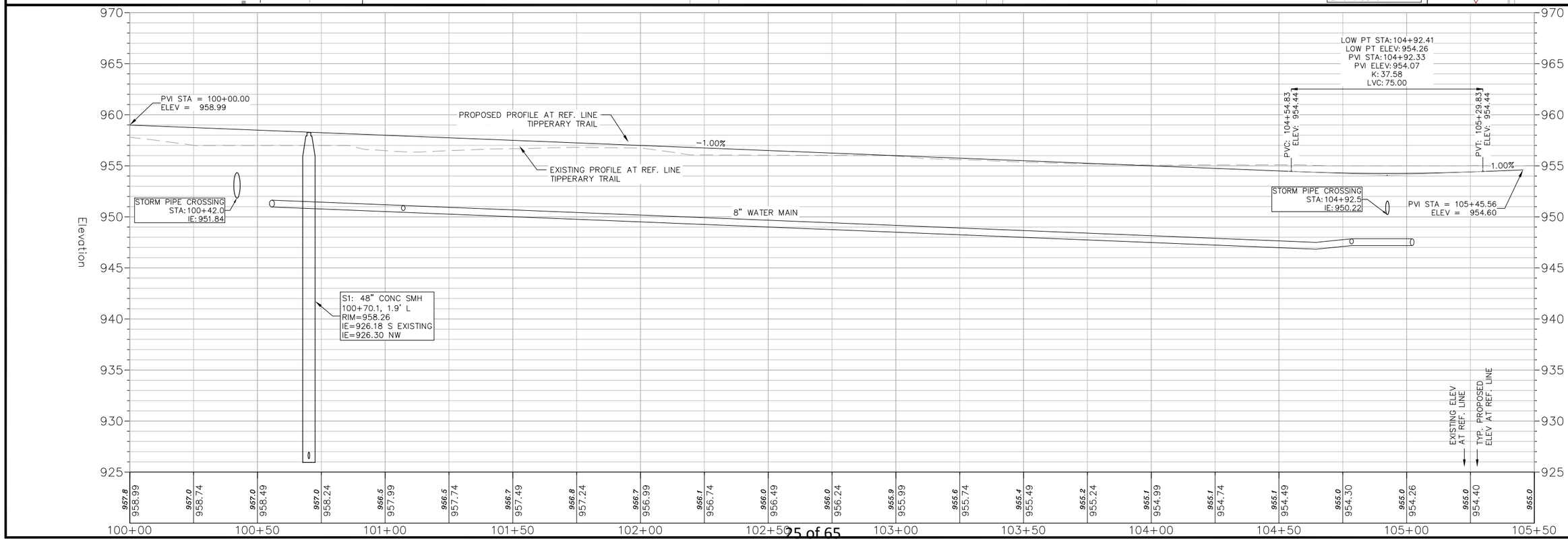

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Peaceful Valley Pkwy - Plan and Profile

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisoconsin

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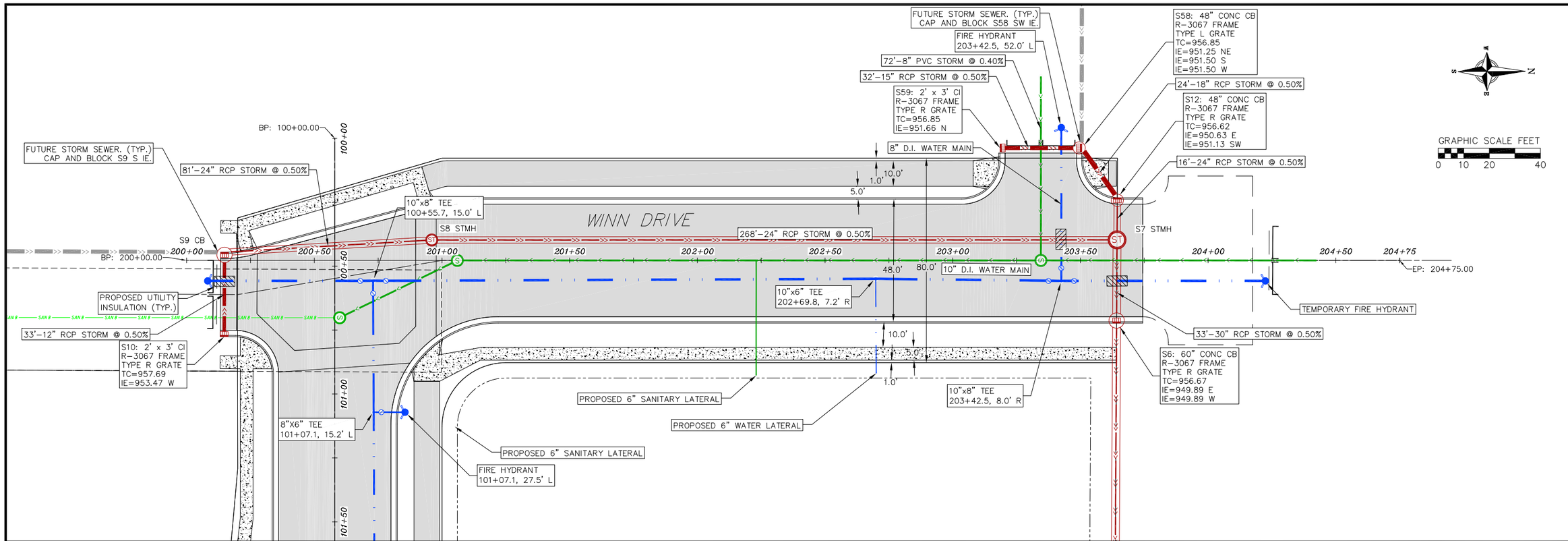

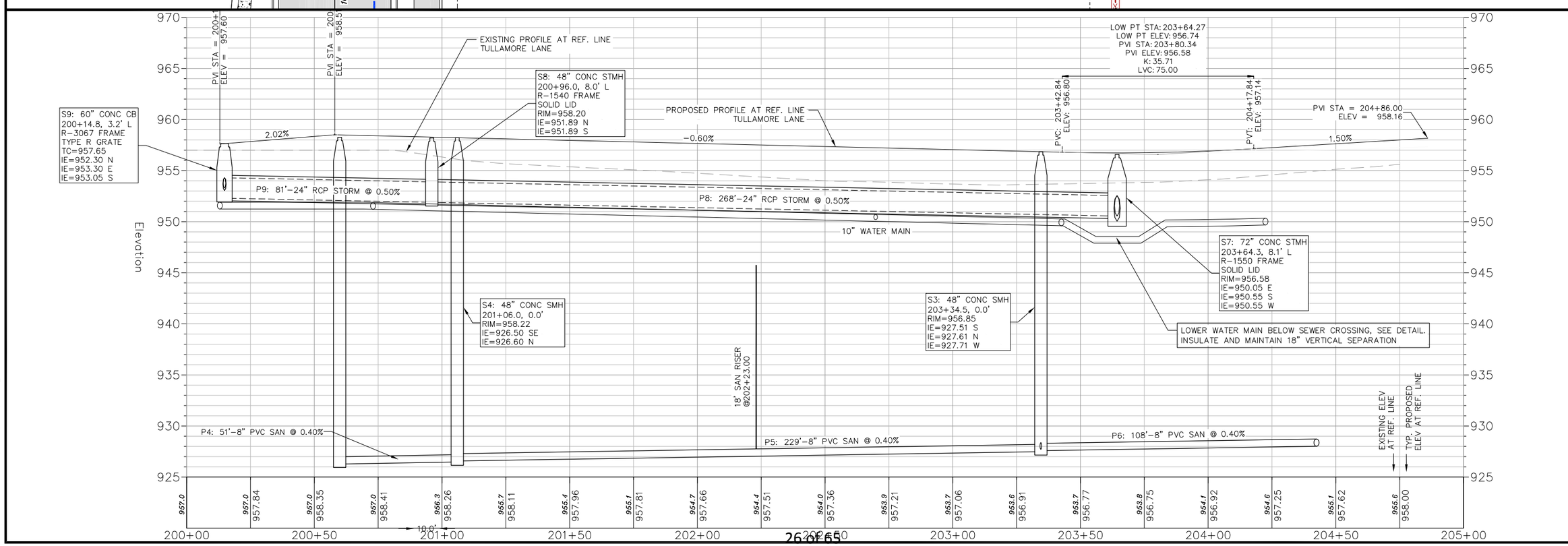

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Winn Drive - Plan and Profile

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Village of Waunakee
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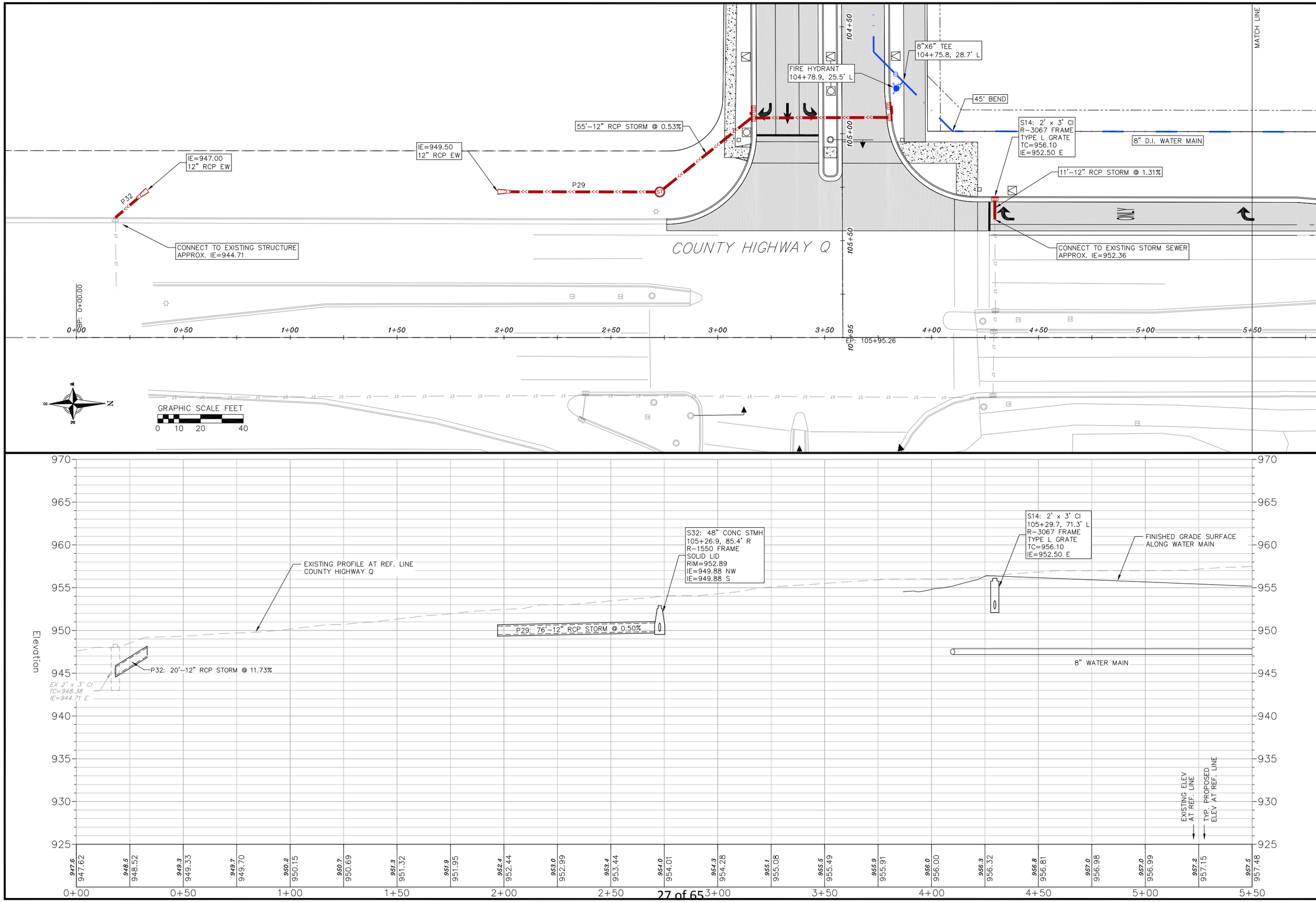

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County Highway Q - Plan and Profile

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

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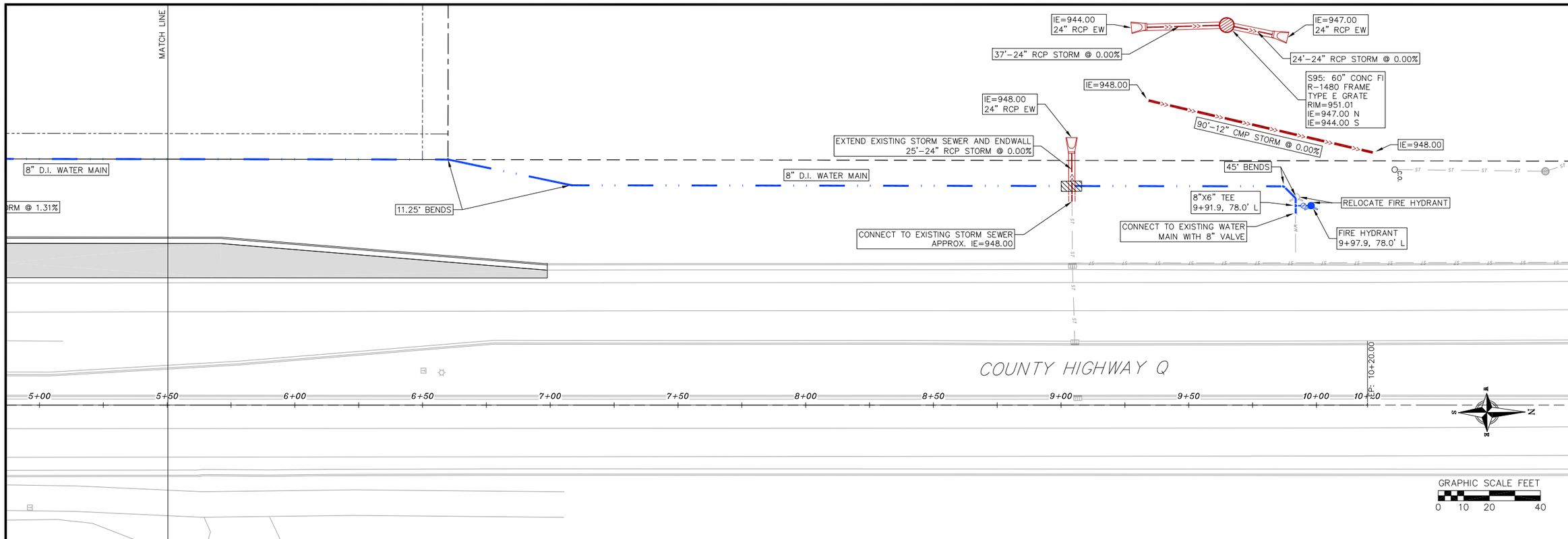

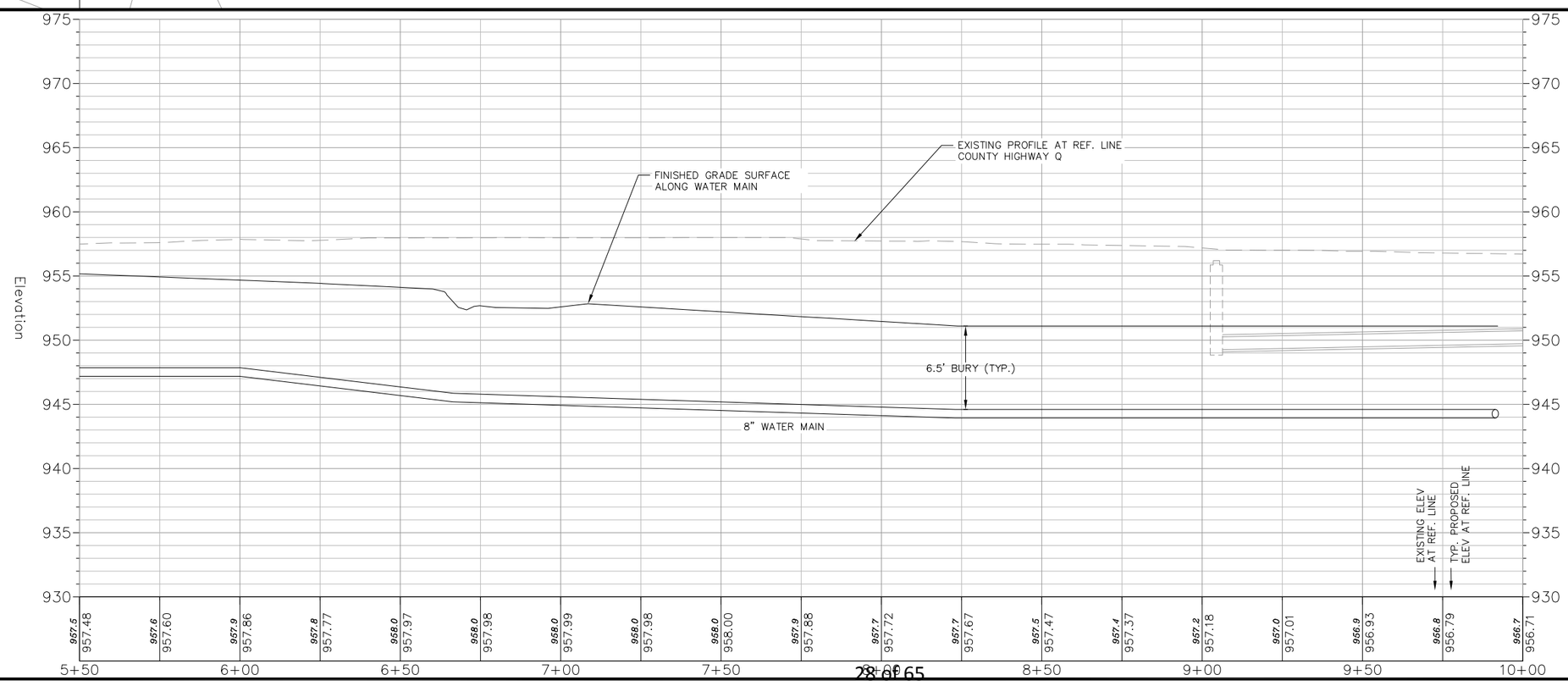

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County Highway Q - Plan and Profile

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

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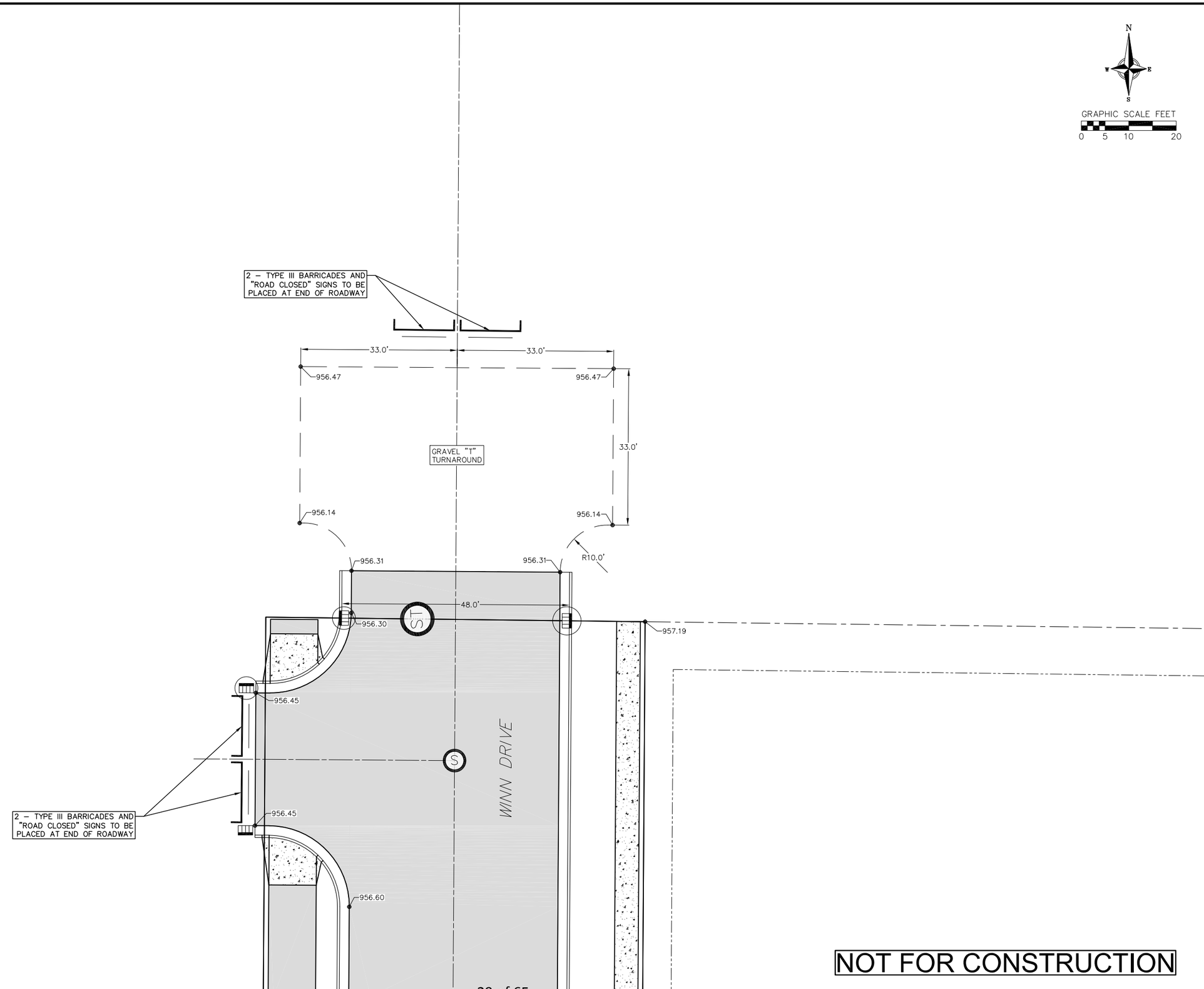

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Intersection Details

Kilkenny West - Phase 1
Village of Waunakee
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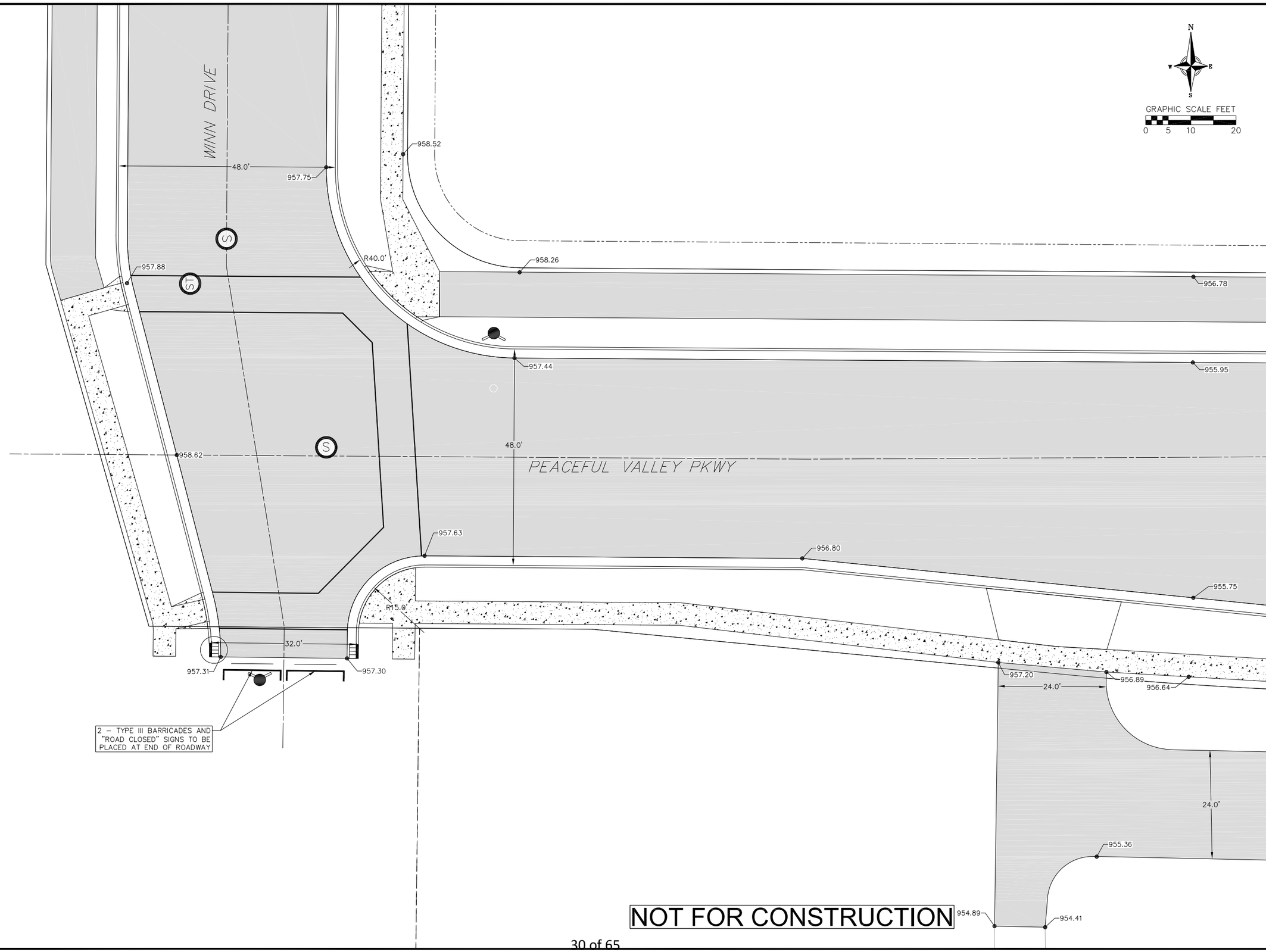

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Intersection Details

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Village of Waunakee
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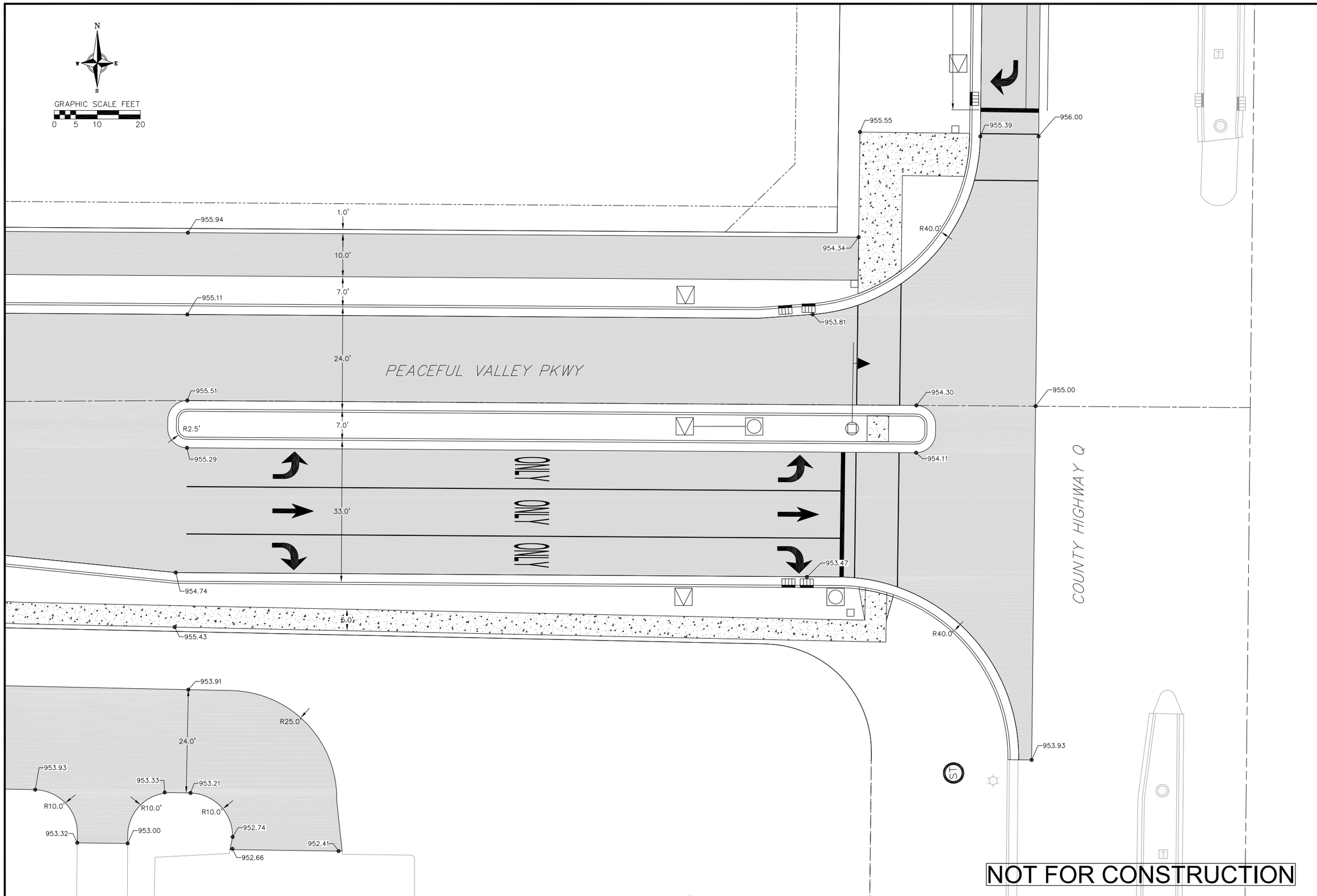

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Intersection Details

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Village of Waunakee
Dane County, Wisoconsin

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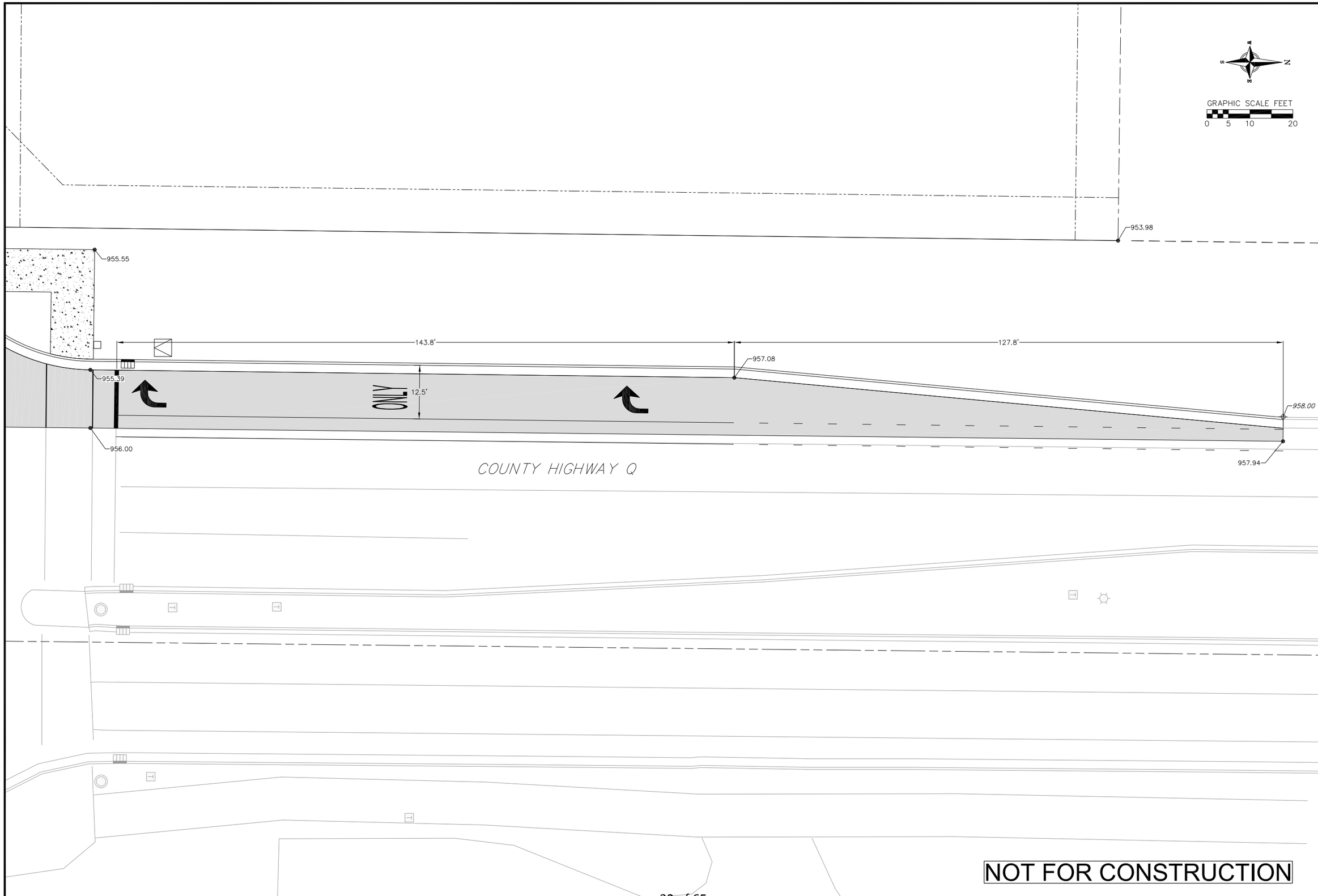

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Intersection Details

Kilkenny West - Phase 1
Village of Waunakee
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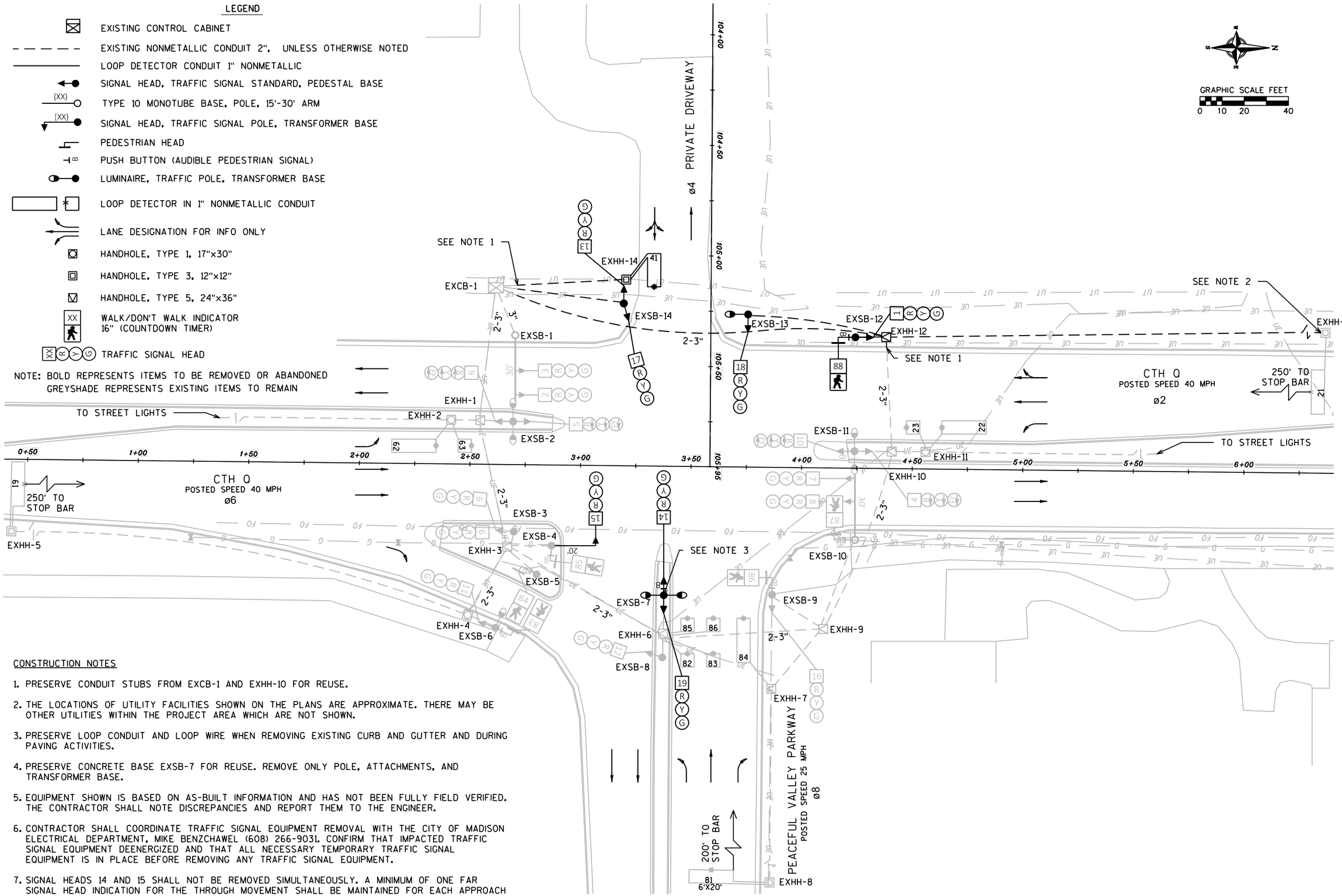
LEGEND

- EXISTING CONTROL CABINET
- EXISTING NONMETALLIC CONDUIT 2", UNLESS OTHERWISE NOTED
- LOOP DETECTOR CONDUIT 1" NONMETALLIC
- SIGNAL HEAD, TRAFFIC SIGNAL STANDARD, PEDESTAL BASE
- (XX) TYPE 10 MONOTUBE BASE, POLE, 15'-30' ARM
- (XX) SIGNAL HEAD, TRAFFIC SIGNAL POLE, TRANSFORMER BASE
- PEDESTRIAN HEAD
- B PUSH BUTTON (AUDIBLE PEDESTRIAN SIGNAL)
- LUMINAIRE, TRAFFIC POLE, TRANSFORMER BASE
- * LOOP DETECTOR IN 1" NONMETALLIC CONDUIT
- LANE DESIGNATION FOR INFO ONLY
- HANDHOLE, TYPE 1, 17"x30"
- HANDHOLE, TYPE 3, 12"x12"
- HANDHOLE, TYPE 5, 24"x36"
- XX WALK/DON'T WALK INDICATOR 16" (COUNTDOWN TIMER)
- XX R Y G TRAFFIC SIGNAL HEAD

NOTE: BOLD REPRESENTS ITEMS TO BE REMOVED OR ABANDONED
GREYSHADE REPRESENTS EXISTING ITEMS TO REMAIN



CONSTRUCTION NOTES

1. PRESERVE CONDUIT STUBS FROM EXCB-1 AND EXHH-10 FOR REUSE.
2. THE LOCATIONS OF UTILITY FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA WHICH ARE NOT SHOWN.
3. PRESERVE LOOP CONDUIT AND LOOP WIRE WHEN REMOVING EXISTING CURB AND GUTTER AND DURING PAVING ACTIVITIES.
4. PRESERVE CONCRETE BASE EXSB-7 FOR REUSE. REMOVE ONLY POLE, ATTACHMENTS, AND TRANSFORMER BASE.
5. EQUIPMENT SHOWN IS BASED ON AS-BUILT INFORMATION AND HAS NOT BEEN FULLY FIELD VERIFIED. THE CONTRACTOR SHALL NOTE DISCREPANCIES AND REPORT THEM TO THE ENGINEER.
6. CONTRACTOR SHALL COORDINATE TRAFFIC SIGNAL EQUIPMENT REMOVAL WITH THE CITY OF MADISON ELECTRICAL DEPARTMENT, MIKE BENZCHAWEL (608) 266-9031. CONFIRM THAT IMPACTED TRAFFIC SIGNAL EQUIPMENT DEENERGIZED AND THAT ALL NECESSARY TEMPORARY TRAFFIC SIGNAL EQUIPMENT IS IN PLACE BEFORE REMOVING ANY TRAFFIC SIGNAL EQUIPMENT.
7. SIGNAL HEADS 14 AND 15 SHALL NOT BE REMOVED SIMULTANEOUSLY. A MINIMUM OF ONE FAR SIGNAL HEAD INDICATION FOR THE THROUGH MOVEMENT SHALL BE MAINTAINED FOR EACH APPROACH AT ALL TIMES.

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TRAFFIC SIGNAL REMOVAL PLAN

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

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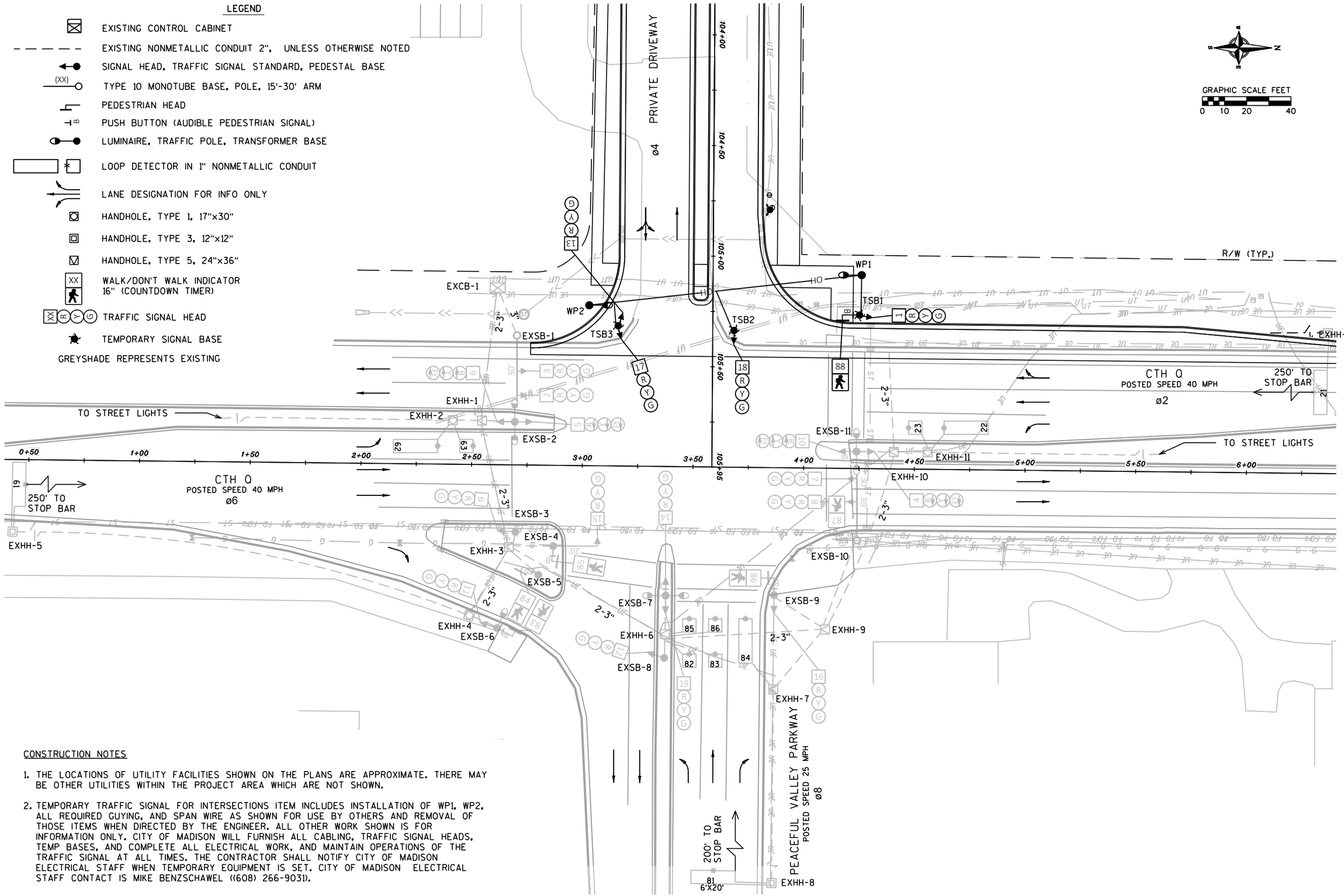
LEGEND

- EXISTING CONTROL CABINET
- EXISTING NONMETALLIC CONDUIT 2", UNLESS OTHERWISE NOTED
- SIGNAL HEAD, TRAFFIC SIGNAL STANDARD, PEDESTAL BASE
- (XX) TYPE 10 MONOTUBE BASE, POLE, 15'-30' ARM
- PEDESTRIAN HEAD
- PUSH BUTTON (AUDIBLE PEDESTRIAN SIGNAL)
- LUMINAIRE, TRAFFIC POLE, TRANSFORMER BASE
- LOOP DETECTOR IN 1" NONMETALLIC CONDUIT
- LANE DESIGNATION FOR INFO ONLY
- HANDHOLE, TYPE 1, 17"x30"
- HANDHOLE, TYPE 3, 12"x12"
- HANDHOLE, TYPE 5, 24"x36"
- XX WALK/DON'T WALK INDICATOR 16" (COUNTDOWN TIMER)
- XX R Y G TRAFFIC SIGNAL HEAD
- TEMPORARY SIGNAL BASE

GREYSHADE REPRESENTS EXISTING



CONSTRUCTION NOTES

1. THE LOCATIONS OF UTILITY FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA WHICH ARE NOT SHOWN.

2. TEMPORARY TRAFFIC SIGNAL FOR INTERSECTIONS ITEM INCLUDES INSTALLATION OF WP1, WP2, ALL REQUIRED GUYING, AND SPAN WIRE AS SHOWN FOR USE BY OTHERS AND REMOVAL OF THOSE ITEMS WHEN DIRECTED BY THE ENGINEER. ALL OTHER WORK SHOWN IS FOR INFORMATION ONLY. CITY OF MADISON WILL FURNISH ALL CABLING, TRAFFIC SIGNAL HEADS, TEMP BASES, AND COMPLETE ALL ELECTRICAL WORK, AND MAINTAIN OPERATIONS OF THE TRAFFIC SIGNAL AT ALL TIMES. THE CONTRACTOR SHALL NOTIFY CITY OF MADISON ELECTRICAL STAFF WHEN TEMPORARY EQUIPMENT IS SET. CITY OF MADISON ELECTRICAL STAFF CONTACT IS MIKE BENZSCHAWEL ((608) 266-9031).

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TEMPORARY TRAFFIC SIGNAL PLAN

Kilkenny West - Phase 1
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Dane County, Wisconsin

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LEGEND

- CONTROL CABINET
- NONMETALLIC CONDUIT 2", UNLESS OTHERWISE NOTED
- LOOP DETECTOR CONDUIT 1" NONMETALLIC
- SIGNAL HEAD, TRAFFIC SIGNAL STANDARD, PEDESTAL BASE
- (XX) TYPE 10 MONOTUBE BASE, POLE, 15'-30' ARM
- (XX) SIGNAL HEAD, TRAFFIC SIGNAL POLE, TRANSFORMER BASE
- PEDESTRIAN HEAD
- PUSH BUTTON (AUDIBLE PEDESTRIAN SIGNAL)
- LUMINAIRE, TRAFFIC POLE, TRANSFORMER BASE
- LOOP DETECTOR IN 1" NONMETALLIC CONDUIT
- LANE DESIGNATION FOR INFO ONLY
- HANDHOLE, TYPE 1, 17"x30"
- HANDHOLE, TYPE 3, 12"x12"
- HANDHOLE, TYPE 5, 24"x36"
- XX WALK/DON'T WALK INDICATOR 16" (COUNTDOWN TIMER)
- XX R Y G TRAFFIC SIGNAL HEAD

GREYSHADE REPRESENTS EXISTING

HANDHOLES			
HANDHOLE I.D.	STATION	OFFSET	TYPE
HH12	105+26.9	79.5' LT	5
HH13	104+64.6	25.4' LT	5
HH14	104+64.6	5.2' RT	5
HH15	104+80.0	5.2' RT	1
HH16	104+64.6	44.9' RT	5
HH17	104+99.2	44.7' RT	1

CONCRETE BASES			
BASE I.D.	STATION	OFFSET	TYPE
SB12	105+26.3	64.2' LT	G
SB13	105+3.1	28.2' LT	G
SB14	105+2.8	5.5' RT	LB-8*
SB15	105+2.7	48.3' RT	G

*BASE SHALL BE CONSTRUCTED WITH 11.5" BOLT CIRCLE

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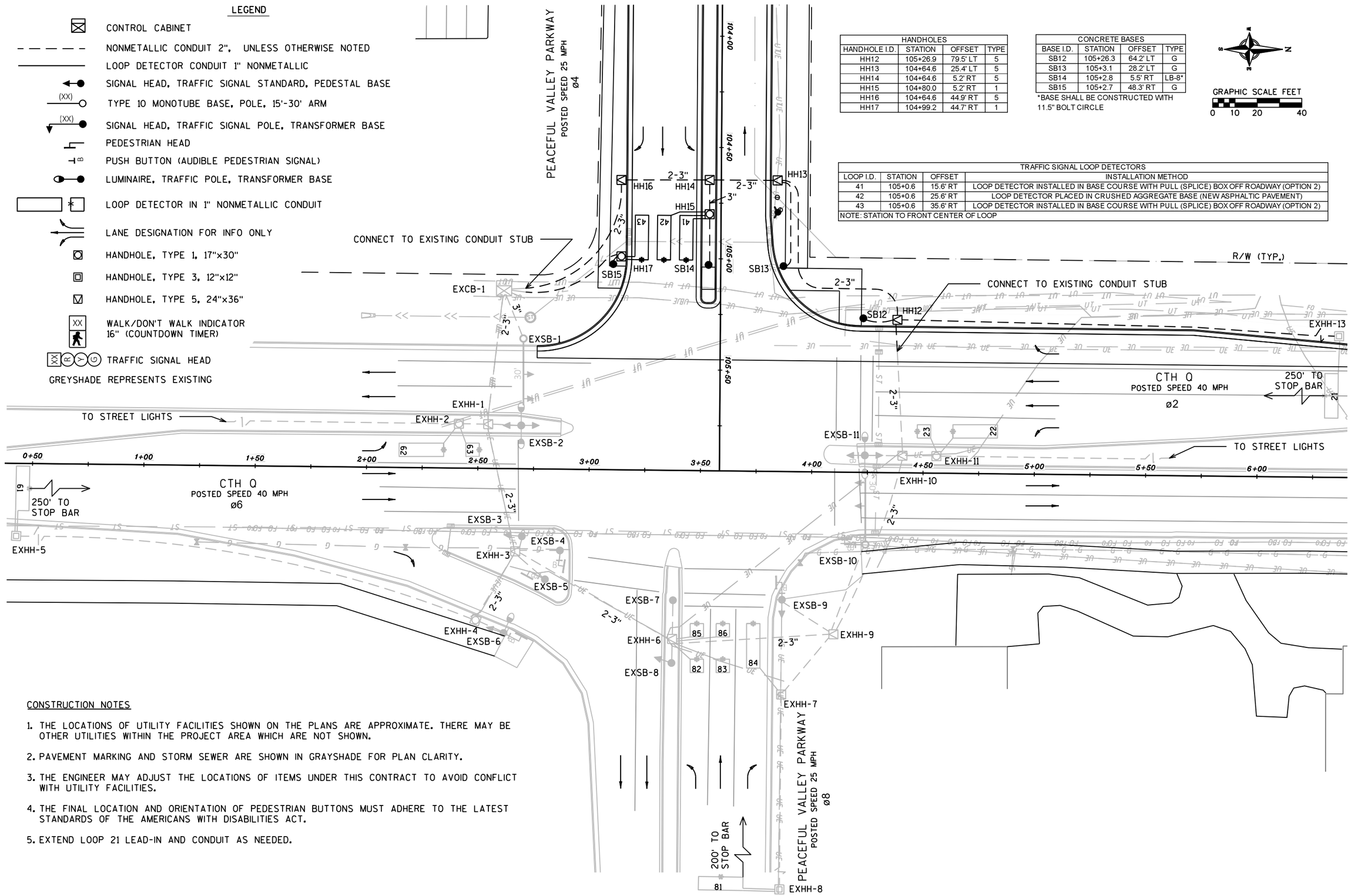
TRAFFIC SIGNAL LOOP DETECTORS			
LOOP I.D.	STATION	OFFSET	INSTALLATION METHOD
41	105+0.6	15.6' RT	LOOP DETECTOR INSTALLED IN BASE COURSE WITH PULL (SPLICE) BOX OFF ROADWAY (OPTION 2)
42	105+0.6	25.6' RT	LOOP DETECTOR PLACED IN CRUSHED AGGREGATE BASE (NEW ASPHALTIC PAVEMENT)
43	105+0.6	35.6' RT	LOOP DETECTOR INSTALLED IN BASE COURSE WITH PULL (SPLICE) BOX OFF ROADWAY (OPTION 2)
NOTE: STATION TO FRONT CENTER OF LOOP			



CONSTRUCTION NOTES

1. THE LOCATIONS OF UTILITY FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA WHICH ARE NOT SHOWN.
2. PAVEMENT MARKING AND STORM SEWER ARE SHOWN IN GRAYSHADE FOR PLAN CLARITY.
3. THE ENGINEER MAY ADJUST THE LOCATIONS OF ITEMS UNDER THIS CONTRACT TO AVOID CONFLICT WITH UTILITY FACILITIES.
4. THE FINAL LOCATION AND ORIENTATION OF PEDESTRIAN BUTTONS MUST ADHERE TO THE LATEST STANDARDS OF THE AMERICANS WITH DISABILITIES ACT.
5. EXTEND LOOP 21 LEAD-IN AND CONDUIT AS NEEDED.

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TRAFFIC SIGNAL PLAN

Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE VILLAGE OF WAUNAKEE EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR VILLAGE. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE VILLAGE HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
17. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
18. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
23. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
26. THE VILLAGE, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE, TRACKING PAD, AND GRADE WET POND.
2. STRIP TOPSOIL-STREETS & LOT
3. GRADE WET DETENTION BASIN. WET DETENTION BASIN TO BE USED AS SEDIMENT CONTROL BASIN DURING CONSTRUCTION.
4. ROUGH GRADE STREETS & LOT & SWALE
5. SEED LOT AREAS AND SWALE
6. INSTALL DRIVE-OVER VELOCITY CHECKS AND STONE WEEPERS IN SWALE.
7. CONSTRUCT UNDERGROUND UTILITIES
8. INSTALL INLET PROTECTION
9. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
10. RESTORE TERRACES
11. REMOVE CONSTRUCTION SEDIMENT FROM WET DETENTION BASIN, FINAL GRADE, AND RESTORE PER PLAN.
12. REMOVE TRACKING PAD, SILT FENCE AND INLET PROTECTION MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

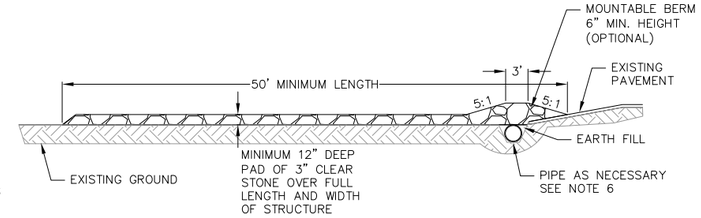
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

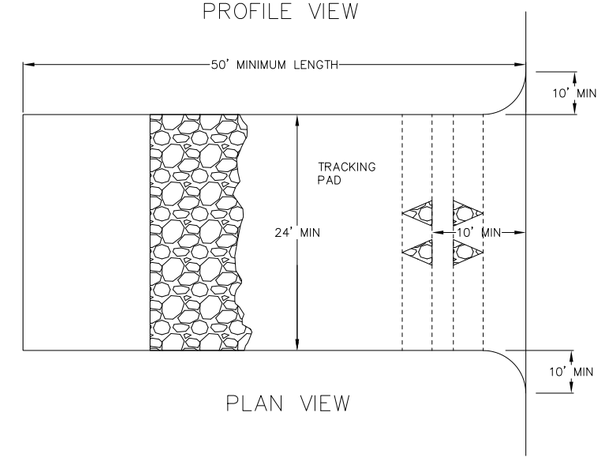
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



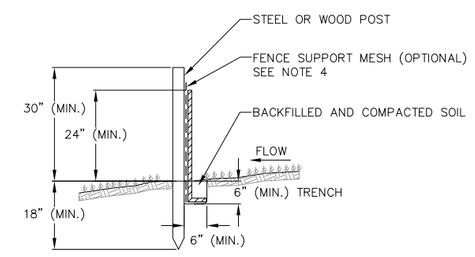
PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMIUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/1 TRACKING PAD
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1/1 SILT FENCE
NOT TO SCALE

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Construction Details
Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

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DATE: 4/22/2020
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PROJECT NO. 200012

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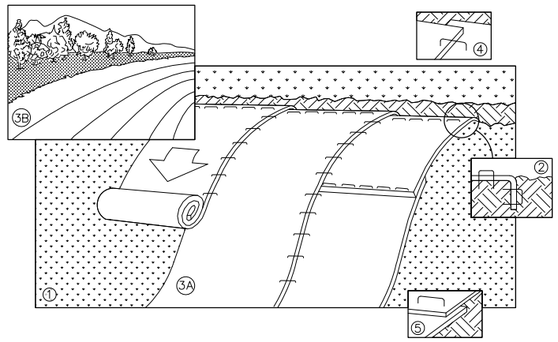


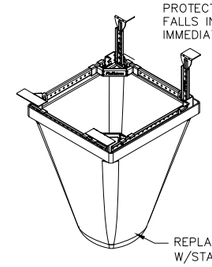
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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 BY 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.

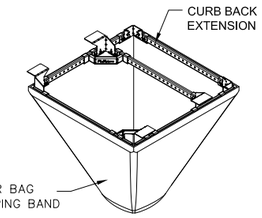
1/1 EROSION MAT
NOT TO SCALE

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

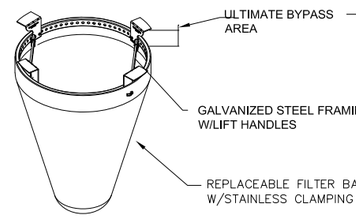
WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



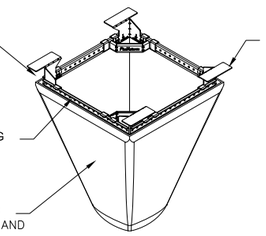
FLEXSTORM CATCH-IT INLET FITLERS FOR ROLLED CURB



FLEXSTORM CATCH-IT INLET FITLERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)



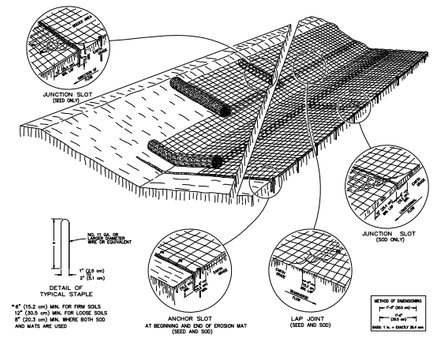
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS



FLEXSTORM CATCH-IT INLET FITLERS FOR SQUARE/RECTANGULAR OPENINGS

NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1/1 FRAMED INLET PROTECTION
NOT TO SCALE



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFIRM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERTINENT IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT WILL BE MEASURED AND PAID FOR IN ACCORD- ANCE WITH THE SPECIFICATIONS.

EROSION MAT OVER SOD

a. ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.

b. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.

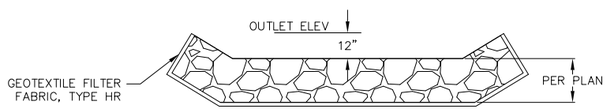
c. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.

d. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

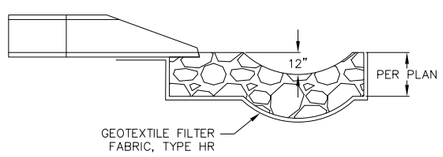
EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48 m) ON GRADES UP TO AND INCLUDING 3 PERCENT, AND 50 FEET (15.24 m) ON GRADES EXCEEDING 3 PERCENT

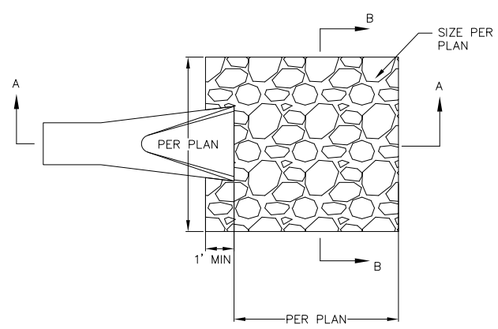
1/1 CHANNEL EROSION MAT
NOT TO SCALE



CROSS SECTION B-B

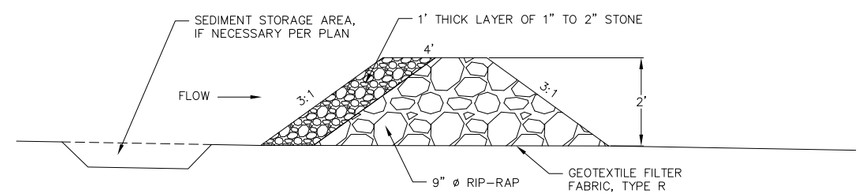


CROSS SECTION A-A

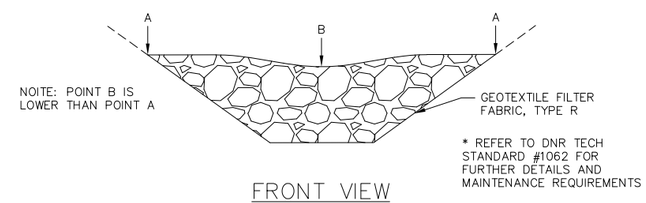


PLAN VIEW

1/1 RIP-RAP OUTLET
NOT TO SCALE



SECTION VIEW



FRONT VIEW

1/1 WEEPER
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Construction Details
Kilkenny West - Phase 1
Village of Waunakee
Dane County, Wisconsin

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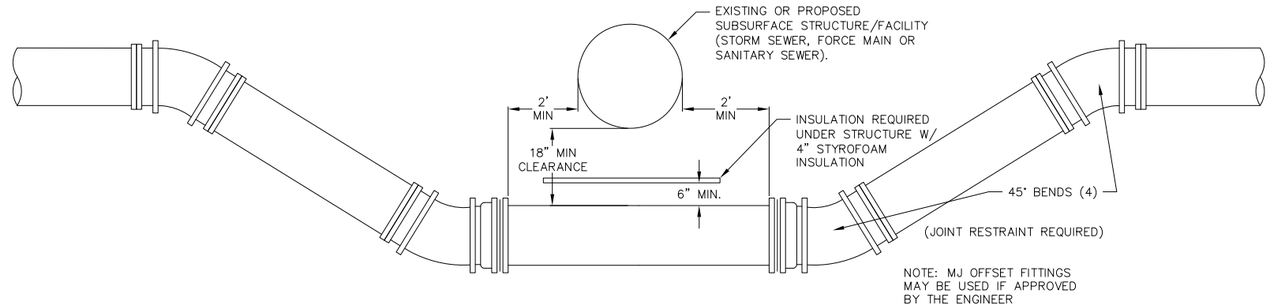
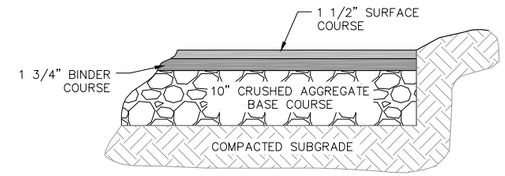


1/1 LOWERING WATERMAIN UNDER STORM STRUCTURE

NOT TO SCALE



BITUMINOUS PAVEMENT DRIVES

1/1 ASPHALT DRIVEWAY SECTION

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Construction Details
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Village of Waunakee
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SUMMARY SHEET

MEETING DATE: 05/12/2020

ITEM: PUBLIC HEARING

TITLE: Public Hearing and Discussion/Action on a request for approval of Site Plan, and Conditional Use Permit, Kwik Trip Inc., for a convenience store with fuel pumps and carwash, northwest corner of Peaceful Valley Pkwy. and S. Century Ave./CTH Q

ISSUE SUMMARY: Attached is the site plan and CU (car wash) for the proposed Kwik Trip.

STAFF RECOMMENDATION: Recommend Joint Plan Commission approval with conditions.

RECOMMENDED MOTION:

Motion to approve the site plan, subject to final review and approval by the Village Engineer, incorporation of all Village staff comments and conditioned upon Village Board approval of the associated certified survey map, rezoning request, and deed restriction.

Motion to approve the conditional use permit, conditioned upon Village Board approval of the associated certified survey map, rezoning request, and deed restriction.

ATTACHMENT(S): Site Plan and CUP Application, Staff Comments

FOR MORE INFORMATION CONTACT: kevin@waunakee.com or (608) 849-6276

1. The two driveways on Winn Drive are very close and could cause confusion as to which driveway is going to be used. One of the Winn Drive driveways should be removed and replaced with one on Tullamore Street. Furthermore, the westerly driveway appears to be too close to the interse ction of Tullamore St. and Winn Drive. The location of the remaining driveway off Winn Drive sh ould be coordinated to align with the proposed driveway on the south side of Winn Drive shown on the Kilkenny West - Phase I plans for Winn Drive.
   The driveways have been reconfigured to avoid the conflicts with the corner. Please see the updated plans.

2. The driveways should be constructed with traditional aprons and sidewalks, similar to the current Kwik Trip in downtown. The present design is not appropriate for an urban location with pedestrians and sidewalks.
   The driveway aprons have been revised

3. The stormwater report indicates that 67.7% of the predeveloped stayon infiltration depth will b e provided to meet a 60% requirement. Dane County stormwater code requires that a 90% predeveloped stay-on depth.
   In conversations with the WISDNR they will only allow water from the roof and canopy areas to be infiltrated to avoid groundwater contamination. We have a separate piping system that takes the rooftop water from the storm and canopy directly to the infiltration basin. Using this area only, we get over 95% infiltration. Please see the report for more information.

4. 3:1 side slopes are indicated for the detention basins and the slopes along the north side of the s ite. 4:1 maximum side slopes should be maintained.
   Based on the site layout and existing topography; to meet the TSS reduction requirements 3:1 slopes had to be used for the wet basin. The basin could not get large enough using 4:1 slopes.

5. Given that the overland flood route near Inlet-1 and Inlet 4 are not directed to the detention basins, the storm sewers will need to be sized to handle a 100-ye ar storm event. In lieu of this, the site would need to be regraded to direct the overland flood route s to the detention basins.
   Pipes have been upsized to carry the 100-year storm event.

6. The pond outlet control structure detail on Sheet SP 3.1 indicates the downstream storm sewer is 18-inch pipe, while the storm sewer plan (Sheet SP 3.0) indicates 12-inch diameter pipe.
   This has been revised so both items are correct.

7. It is suggested that roof drainage from the site be piped directly to the infiltration basin.
   The water from the roof and canopy are piped directly to the infiltration basin.

8. The emergency spillway from the infiltration basin and between the wet basin and infiltration ba sin should be stabilized with permanent turf reinforcement mat (TRM).

This spillway has been removed and all other spillways will be stabilized with (TRM).

9. The routing of the sewer and water service laterals does not seem efficient. It is suggested that t he water service be extended off the existing water main along the west side of CTH Q or to exte nd off the water main from Winn
   We have rerouted the sewer and water, please see the attached plans.

10. Drive further to the east such that the service may run along the east side of the building. Note t hat the current alignment of the water service appears to be ~10' from the proposed gas tanks. WDNR requires that a 25' setback from gas tanks be maintained. Also is recommended that an a lternative route for the sanitary service be considered that avoids multiple bends and a direct co nnection to the sanitary manhole located at the intersection of Winn Drive and Tullamore St.
    We have rerouted the water lateral, please see the attached plans.

11. Railing should be placed along the top of the proposed retaining wall.
    The lot grading by the developer has changed, the retaining wall was removed.

12. The applicant is prohibited from placing any signs or other permanent structures in easement areas.
    Location as is ok as the site is on the west side of Hwy Q.

13. I recommend the use of existing street names to avoid confusion.
    The street names have been changed to match the existing names.

14. Extend an internal sidewalk from the building to Peaceful Valley Parkway
    A sidewalk has been extended to the multi-use path, please see the updated plans.

15. Relocate the west driveway entrance. It is too close to the corner.
    The driveways have been reconfigured to avoid the conflicts with the corner. Please see the updated plans.

16. The monument sign along Hwy Q is inconsistent with recent precedent in the Hwy Q corridor. It should be moved further back along Peaceful Valley Parkway, closer to the driveway entrance to the site.
    Location as is ok as the site is on the west side of Hwy Q

17. Reduce lighting levels under the canopy to be no greater than those in use for existing gas canopies in the Village.
    The light levels will be adjusted to match those that already exist in the Village.

MSA Memo

To: Village of Waunakee Plan Commission

From: Jason Valerius, AICP

Subject: Kilkenny West CSM, Rezone, Site Plan Review for Kwik Trip Site

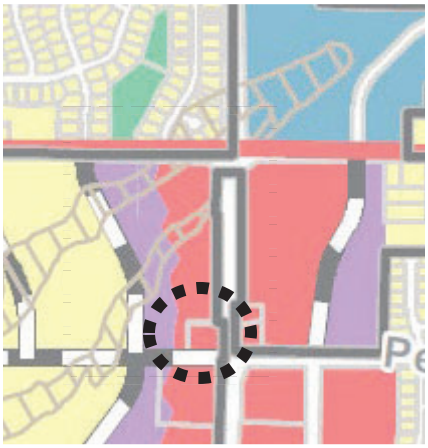
Date: May 1, 2020

Request

Applicant (Kilkenny Farms West, LLC) is requesting approval of a Certified Survey Map (CSM), rezone from A1 to commercial zoning, conditional use permit, and site plan, for 2.483 acres at the northwest corner of Highway Q and Peaceful Valley Parkway. The CSM also includes 1.573 acres of new right-of-way for the extension of Peaceful Valley Parkway and a new street parallel to Highway Q.

Background Information

This site is part of a larger area for which development is planned and the Urban Service Area (USA) amendment has already been approved. The USA amendment approved by the Capitol Area Regional Plan Commission (CARPC) included a neighborhood plan that roughly corresponds to the Village/Town Future Land Use Map. The commercial/mixed use portion of that area was approved by the Village and Joint Planning commission for a planned unit development (PUD zoning) in 2019, though that approval was contingent on a developer's agreement that was not completed before the Festival Foods proposal died. The PUD zoning for this site would have allowed for a "convenience grocery store" of up to 11,000 SF with other approved uses in that building to include a drive-up window, car wash, fueling station, and outdoor sales and merchandise display. It would have allowed for setbacks of 10 feet on all sides.



Applicable Zoning & Development Code Regulations

The proposed zoning is subject to the zoning ordinance, specifically the policies of the requested C-1 district. The proposed CSM is subject to the subdivision ordinance.

Consistency with the Village Comprehensive Plan

The Comprehensive Plan (excerpt of the Future Land Use Map at right) identifies this site as appropriate for commercial use (in red).

Analysis and Recommendations

Zoning

Commercial zoning is consistent with the Comprehensive Plan.

The proposed zoning is C-1. The C-1 setbacks are 15 feet in the front yard, 25 feet in the rear yard, and 9 feet in the side yards. Gas stations, convenience stores and car washes are all conditional uses in C-1.

The proposed site plan indicates deep setbacks, including about 94 feet from Peaceful Valley Parkway and over 100' from Hwy Q.

- *I recommend that the Village* approve *C-1 zoning and a conditional use permit for the proposed uses (see my later note regarding exterior lighting).*

Land Division

The proposed site meets the size and width requirements of C-1 zoning.

The April 22 CSM proposes a new street name for the north-south road: "Winn Drive". This new road may extend to Woodland Drive, and if it does it will need to align with either Sausalito Drive or, more likely, S. Holiday Drive, and should use the name of the street to which it connects.

- *I recommend that CSM approval should be contingent on staff review of a concept plan for development of the lands to the north and west of the current CSM showing how this road will or will not connect to the existing street network*

Site Plan, Building Design, Signage, Lighting

Pedestrian Pathways

- *Add a sidewalk or multiuse path along the Hwy Q frontage, as required by Sec. 129-150*
- *I recommend that Instead of a single curb ramp at the corner of Peaceful Valley Parkway and S. Holiday Drive, provide two – one to the south and one to the west (the single "Type One" ramp is allowable under ADA, but the "Type Two" dual ramps is preferred for pedestrian visibility and safety, which the developer has highlighted as a priority at this site).*

Building and Canopy Design

- *The simplified canopy coloring and design is generally acceptable. I recommend changing the color of the canopy and support posts to match the cream color of the façade under each of the roof gables.*

Signage

The building has a total of 114 SF of signage (including directional signs). The fuel canopy has 27 SF of signage. The total signage is 141 SF and is within the 150 SF limit for building signage.
The ground sign along Hwy Q is consistent with recent precedent for gas stations in the Hwy Q corridor, including the substantial setback from the highway right-of-way (~70'). Per Sec. 133-1033, ground signs for buildings of this size are limited to 64 SF per side and 10 feet in height measured from the street centerline. The area of the sign itself is just within the limit. The height of the sign structure is exactly 10 feet above grade at the sign, but that elevation is believed to be higher than the adjacent road centerline.

- *Confirm the elevation of the sign base and the elevation of the road centerline of Peaceful Valley Parkway nearest the location of the proposed sign, and adjust the sign to meet the height limit.*

Exterior Lighting

- *I recommend language in the Conditional Use Permit that lighting levels under the canopy will be no greater than those in use for currently existing gas canopies in the Village.*

Parking

The building is 9,208 SF (gross); based on an assumption of 80% of that as customer sales space (7,366 SF), the site requires 37 parking stalls (1 per 200 SF). The site plan indicates 26 parking spaces, plus 2 ADA stalls, plus 20 spaces next to fuel pumps. The unmarked spaces under the canopy are adequate to make up for the deficit in marked spaces.

Landscaping

I did not complete a detailed review of the planting plan, but the number, type and location of proposed plantings appear to exceed the requirements of the ordinance.

Sincerely,
MSA Professional Services, Inc.

Jason Valerius, AICP
Planner

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843

May 1, 2020

Mr. Kevin Even, P.E.
Village of Waunakee
500 West Main Street
P.O. Box 100
Waunakee, WI 53597

Re: Kwik Trip Site Plan
Kilkenny West Phase 1
Village of Waunakee, Wisconsin (Village)

Dear Kevin,

Strand Associates, Inc.® (Strand) received drawings dated April 21, 2020 prepared by Snyder & Associates, Inc. (Snyder) titled Kwik Trip Convenience Store #1094, intended to be constructed in the Kilkenny West development. Along with the site improvements, a concurrent review of the Kilkenny West Phase 1 was provided. Improvements to this site are dependent upon the Phase 1 improvements, so any approval of this site plan should be conditional upon approval of the Kilkenny West Phase 1 site plan. The comments from Strand's February 26, 2020 review e-mail are repeated in the following, along with Snyder's corresponding responses from its letter dated April 23, 2020. The current status of these review comments is then provided.

1. Strand's February 26, 2020 review comment–The two driveways on Winn Drive are very close and could cause confusion as to which driveway is going to be used. One of the Winn Drive driveways should be removed and replaced with one on Tullamore Street. Furthermore, the westerly driveway appears to be too close to the intersection of Tullamore Street and Winn Drive. The location of the remaining driveway off Winn Drive should be coordinated to align with the proposed driveway on the south side of Winn Drive shown on the Kilkenny West–Phase 1 drawings for Winn Drive.

   Snyder's April 23, 2020 response–The driveways have been reconfigured to avoid the conflicts with the corner. Please see the updated plans.

   Strand's current comment–This has been addressed.

2. Strand's February 26, 2020 review comment–The driveways should be constructed with traditional aprons and sidewalks, similar to the current Kwik Trip in downtown. The present design is not appropriate for an urban location with pedestrians and sidewalks.

   Snyder's April 23, 2020 response–The driveway aprons have been revised.

   Strand's current comment–Addressed on Winn Drive, but not at Peaceful Valley Parkway.

3. Strand's February 26, 2020 review comment–The stormwater report indicates that 67.7 percent of the predeveloped stay-on infiltration depth will be provided to meet a 60 percent requirement. Dane County stormwater code requires a 90 percent predeveloped stay-on depth.

   Snyder's April 23, 2020 response–In conversations with the WISDNR they will only allow water from the roof and canopy areas to be infiltrated to avoid groundwater contamination. We have a separate piping system that takes the rooftop water from the storm and canopy directly to the infiltration basin. Using this area only, we get over 95% infiltration. Please see the report for more information.

   Strand's current comment–This has been addressed.

4. Strand's February 26, 2020 review comment–The detention basins and the slopes along the north side of the site are indicated to be 3:1. A maximum side slopes of 4:1 should be maintained.

   Snyder's April 23, 2020 response–Based on the site layout and existing topography; to meet the TSS reduction requirements 3:1 slopes had to be used for the wet basin. The basin could not get large enough using 4:1 slopes.

   Strand's current comment–The applicant should consider implementing retaining walls to achieve 4:1 side slopes and the required detention volume amount.

5. Strand's February 26, 2020 review comment–Given that the overland flood route near Inlet-1 and Inlet 4 are not directed to the detention basins, the storm sewers will need to be sized to handle a 100-year storm event. In lieu of this, the site would need to be regraded to direct the overland flood routes to the detention basins.

   Snyder's April 23, 2020 response–Pipes have been upsized to carry the 100-year storm event.

   Strand's current comment–This has been addressed.

6. Strand's February 26, 2020 review comment–The pond outlet control structure detail on Sheet SP 3.1 indicates the downstream storm sewer is an 18-inch pipe, while the storm sewer plan (Sheet SP 3.0) indicates a 12-inch-diameter pipe.

   Snyder's April 23, 2020 response–This has been revised so both items are correct.

   Strand's current comment–This has been addressed.

7. Strand's February 26, 2020 review comment–It is suggested that roof drainage from the site be piped directly to the infiltration basin.

   Snyder's April 23, 2020 response–The water from the roof and canopy are piped directly to the infiltration basin.

   Strand's current comment–This has been addressed.

8. Strand's February 26, 2020 review comment–The emergency spillway from the infiltration basin and between the wet basin and infiltration basin should be stabilized with permanent turf reinforcement mat (TRM).

   Snyder's April 23, 2020 response–This spillway has been removed and all other spillways will be stabilized with (TRM).

   Strand's current comment–This has been addressed.

9. Strand's February 26, 2020 review comment–The routing of the sewer and water service laterals does not seem efficient. It is suggested that the water service be extended off the existing water main along the west side of CTH Q or to extend off the water main from Winn Drive further to the east such that the service may run along the east side of the building.

   Snyder's April 23, 2020 response–We have rerouted the sewer and water, please see the attached plans.

   Strand's current comment–This has been addressed.

10. Strand's February 26, 2020 review comment–Note that the current alignment of the water service appears to be approximately 10 feet from the proposed gas tanks. The Wisconsin Department of Natural Resources (WDNR) requires that a 25-foot setback from gas tanks be maintained. Also is recommended that an alternative route for the sanitary service be considered that avoids multiple bends and a direct connection to the sanitary manhole located at the intersection of Winn Drive and Tullamore Street.

    Snyder's April 23, 2020 response–We have rerouted the water lateral, please see the attached plans.

    Strand's current comment–This has been addressed.

11. Strand's February 26, 2020 review comment–Railing should be placed along the top of the proposed retaining wall.

    Snyder's April 23, 2020 response–The lot grading by the developer has changed, the retaining wall was removed.

    Strand's current comment–This has been addressed.

12. Strand's February 26, 2020 review comment–Sidewalk should be extended from the patio area to the sidewalk along Winn Drive.

    Snyder's April 23, 2020 response–A sidewalk has been extended to the multi-use path, please see the updated plans.

    Strand's current comment–This has been addressed.

13. Strand's February 26, 2020 review comment–Stop signs should be added for each proposed driveway.

    Snyder's April 23, 2020 response–No response provided.

    Strand's current comment–The resubmitted sign plan dated April 1, 2020 does not address this comment and should be updated to reflect the new geometric layout of the site.

New Strand Comments

Grading and Stormwater Management

14. The Site Grading drawing and the Grading–Spot Elevation Plan (Sheets SP 2.0 and SP 2.1, respectively) need to show the existing elevation contours.

15. The infiltration pond and wet pond are mislabeled on several of the plan sheets.

16. On Sheet SP 3.1, the infiltration basin bottom elevation is mislabeled as 952.0. It should read elevation 954.0.

Site Improvements

17. This site includes 26 parking stalls. To determine the number of required parking stalls, the store's square footage is needed. No internal layout of the store was provided, but the total square footage of the building is listed as 9,208 square feet. Deducting 1,500 square feet for the car wash portion (estimated), the store square footage is around 7,700 square feet. The 26 stalls provided would be acceptable for the 7,700 square foot store. All aisle widths and parking stall dimensions seem appropriate.

18. Notes on sheet DM 1.0 appear to be incorrect, including driveway locations, water and sewer lateral locations, and a reference to Madison Street. Purge the incorrect water service location from all drawings.

19. Winn Drive is incorrectly labeled on Sheet SP1.1. Also on this sheet, the path crossing the driveway entrance to Peaceful Valley Parkway should not have curb and gutters crossing it. The path should be maintained thought the driveway.

20. On Sheet SP 3.0, the stormwater pipe connecting the wet pond to the pond north of the site should be reinforced concrete pipe (RCP). Also, the structure detail on the bottom of the page for MH-1 seem to match up with nothing on the site, and the detail for Inlet-3 invert elevations do not agree with the table on the same page. Correct and clarify what is these details are referring to.

21. On Sheet SP 3.1, the pipe leaving the pond outlet structure should be RCP.

22. On Sheet SP 4.0, note 2 discusses separation of sewer and water service laterals. The current layout of the sewer and water laterals do not appear to meet their stated separation requirements.

23. On Sheet SP 5.1, show the tracer wire test stations within the Sanitary Cleanout detail.

24. On Sheet SWP 1.2, show the correct Type D inlet protection devise as required by Dane County Water Resources.

25. On Sheet E1, the lighting below the canopy likely exceeds the Village's maximum requirement. The applicant should demonstrate it is meeting the current Village standard, or less than or equal to the Kwik Trip store lighting on Main Street. The light levels at the property line appear to meet Village requirements for maximum levels.

If you have any questions, please call 608-251-4843.

Sincerely,

STRAND ASSOCIATES, INC.®

R. Kent Straus, P.E.

c: Todd Schmidt, Administrator, Village of Waunakee
Bryan Kleinmeier, Stafford Rosenbaum
Tim Herlitzka, Village of Waunakee Utilities
Jason Valerius, MSA

To: Kevin Even
Tracy Meinholz
From: Randy Dorn
Dave Dresen
Tim Herlitzka
RE: Kwik Trip Submittal
Date: March 2, 2020

This memo provides comments for the Kwik Trip – Kilkenny Farms West submittal.

- The applicant is prohibited from placing any signs or other permanent structures in easement areas.

Comments for the Developer of the Area

We have concerns about the current plan to extend water to the site. The latest plans we've seen show water being extended to the site coming south, along the west side of Highway Q, from an area where water has been extended from the future Sarah Lane.

The proposed water main will be located near underground electric lines and constructed in an area where future grading could cause it to be buried deeper than we would prefer. Also, future maintenance on this main could pose safety concerns for our staff having to work in the road right-of-way.

We would prefer a route that would extend the Sarah Lane water main to the west to the future extension of South Holiday Drive (currently labeled as Tullamore Street), then south to the Kwik Trip site.

We have met with the engineer for the developer and he is aware of these concerns.

Also, we understand the funeral home receives water from a well. We suggest the funeral home be approached about the opportunity to connect to the municipal water supply that will now be extended near the property. A sanitary sewer main borders the funeral home. A connection to the sanitary sewer would likely require fees to be paid to MMSD.

Tracy Meinholz

From: Brian Adler <waunakeefire@tds.net>
Sent: February 27, 2020 7:45 AM
To: Tracy Meinholz
Subject: Comments from the 2/26/20 Tech Staff Meeting

Tracy,

While reviewing the Kwik Trip for Kilkenny Farms West development, we noticed that the street names had been changed since we reviewed the Festival Foods proposal. We believe that it was agreed that the Peaceful Valley Parkway would continue on the west side of Century Avenue and it would become Holiday Drive when it curves to the north and meets up with the existing Holiday Drive. Kwik Trip's site plan has these roads named as Winn Drive & Tullimore Street. This is very confusing for the emergency services and would prefer the streets share the same name as the streets they meet up with.

Thanks!

Brian

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

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

www.kwiktrip.com

April 21, 2020

Village of Waunakee
Tracy Meinholz
500 W. Main St
Waunakee, WI 53597

RE: Kwik Trip Store 1094 – Hwy Q and Peaceful Valley

Dear Ms. Meinholz:

This letter is intended to accompany the re submittal for our application to the Village of Waunakee for the requested Site Development Plan Review for our proposed development. Please accept this letter as our request to be placed on the May Planning & Zoning Commission Meeting Agenda as well as the City Council Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with an integral single bay carwash and a 10 dispenser fueling canopy. Included in the electronic submittal are the updated civil plans, Building and Canopy Elevations, Signage Plans, renderings and the Storm Water Management Plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the area: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the Village of Waunakee. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the Village. The projected payroll here is estimated to be approximately $500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the Village of Waunakee may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

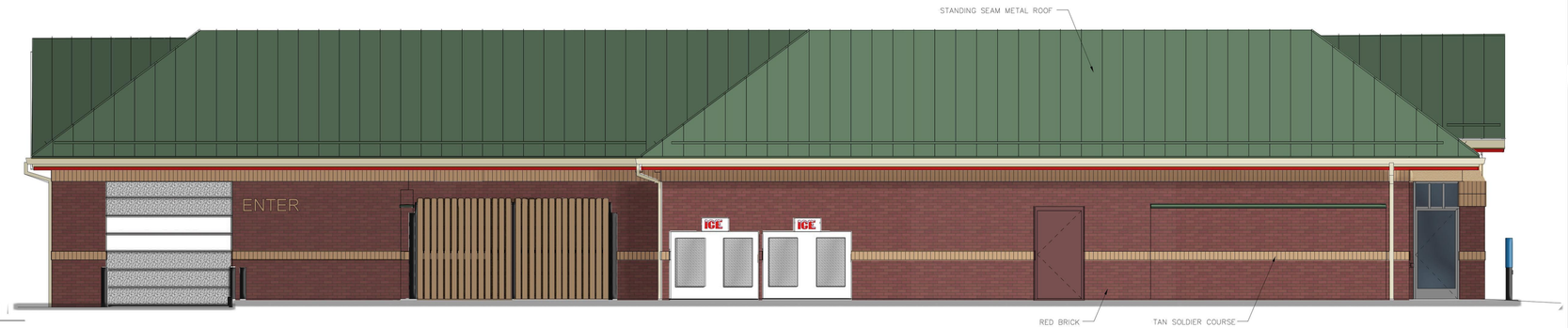
Bradford Fry, PE

Digitally signed by Bradford Fry, PE
DN: cn=Bradford Fry, PE, o=Kwik Trip, Inc, ou=Senior Manager of Retail Construction, email=BFry@kwiktrip.com, c=US
Date: 2020.04.22 14:30:59 -05'00'

Bradford Fry, PE
Store Engineering
bfry@kwiktrip.com
608 793 6414

KWIK TRIP
KRUSH COFFEE
HWY Q

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



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

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

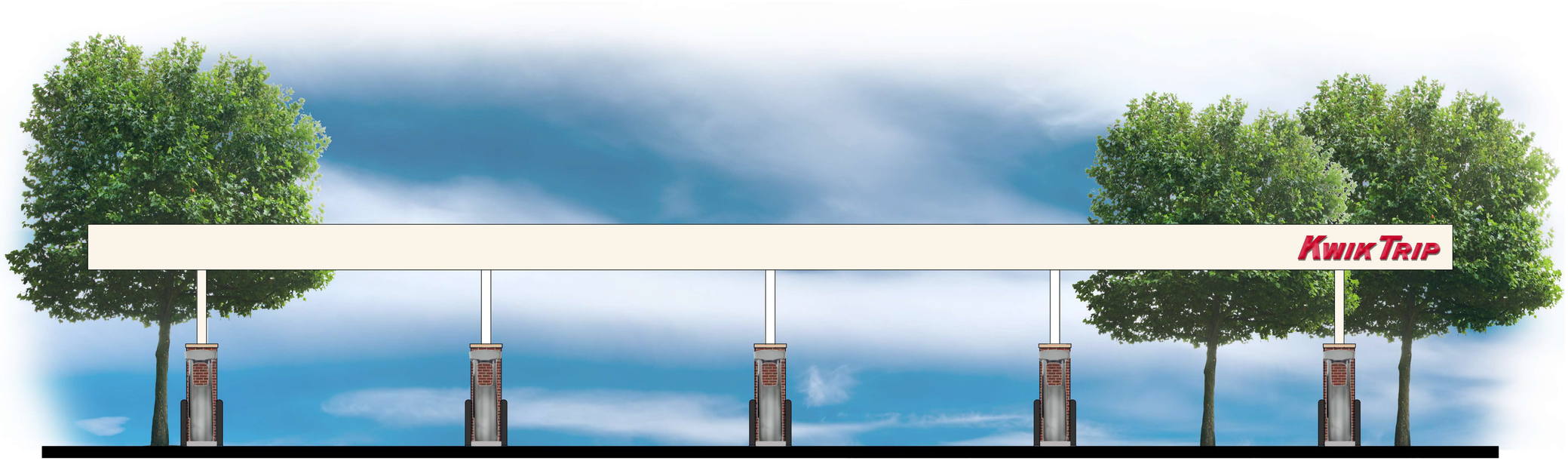
4 **RIGHT ELEVATION**
3/16" = 1'-0"

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

KWIK TRIP

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



1 **FRONT ELEVATION**

2 **SIDE ELEVATION**

KWIK TRIP

KWIK STAR

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

10 MPD
9' BRICK

DECIDUOUS CANOPY TREE

LARGE DECIDUOUS ORNAMENTAL TREE

EVERGREEN

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CANOPY TREES		
	RO	NORTHERN RED OAK
	BG	BLACK GUM
	GT	THORNLESS HONEYLOCUST
	AM	AUTUMN BLAZE MAPLE
ORNAMENTAL TREES		
	CH	THORNLESS HAWTHORN
	MP	PRAIRIE ROSE CRABAPPLE
DECIDUOUS SHRUBS		
5'-7' SPREAD		
	RS	RUSSIAN SAGE
	SH	SMOOTH HYDRANGEA
	AC	ALPINE CURRANT
7' + SPREAD		
	VL	WAYFARING VIBURNUM
EVERGREEN SHRUBS		
5'-7' SPREAD		
	JH	WISCONSIN JUNIPER
	JV	GREY OWL JUNIPER
7' SPREAD		
	RW	WHITE CATAWBA RHODODENDRON
	MU	DWARF MUGO PINE
ORNAMENTAL GRASSES		
	LB	LITTLE BLUESTEM
	SG	SWITCH GRASS
	BA	BLONDE AMBITION BLUE GRAMA GRASS

KWIK TRIP

KWIK STAR

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

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

PLANTING PLAN

CONVENIENCE STORE #1094

5805 COUNTY HIGHWAY Q
WAUNAKEE, WISCONSIN

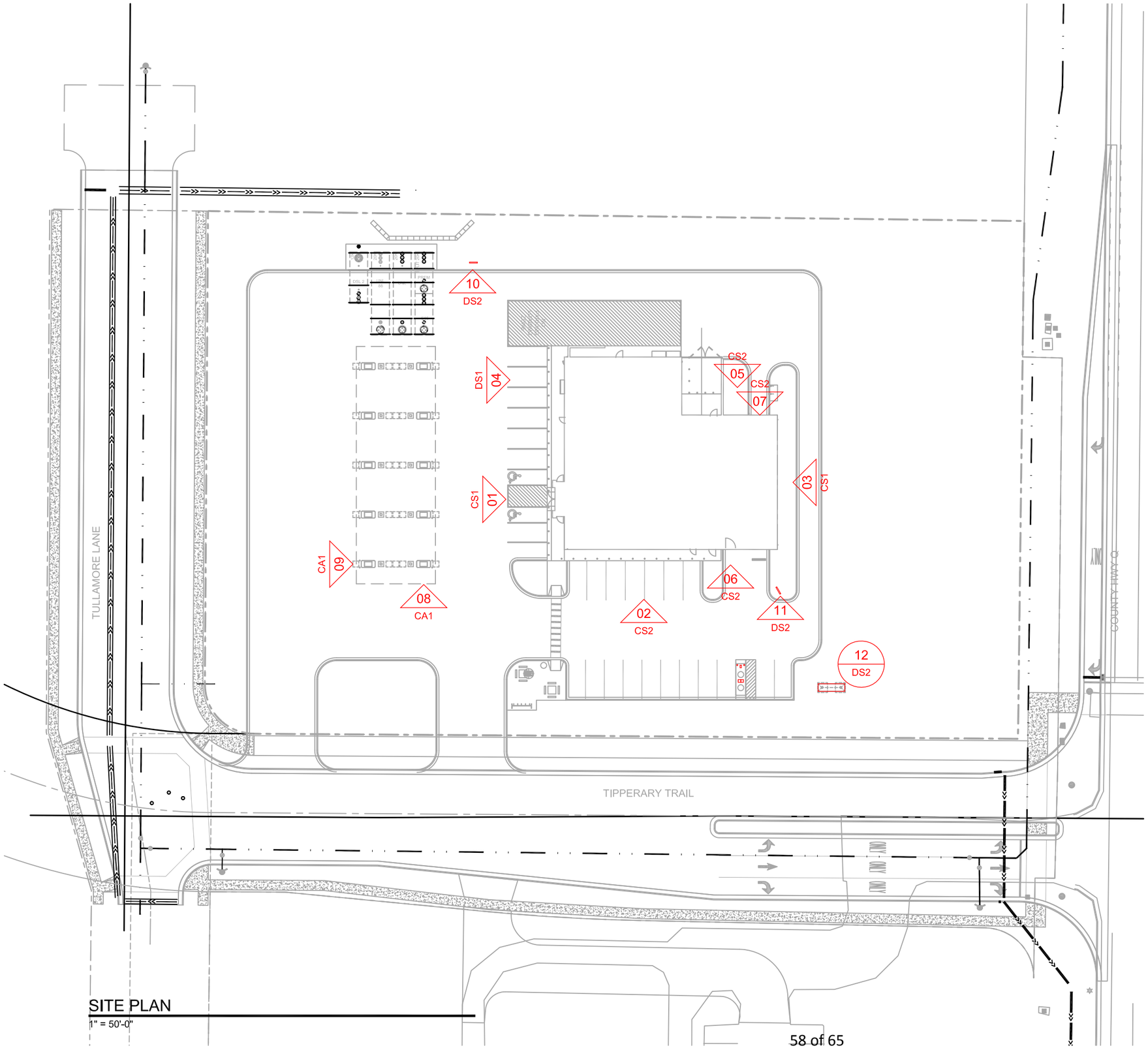
#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / L. OLSON
SCALE	NOTED
PROJ. NO.	120.0135.30
DATE	FEBRUARY 12, 2020
SHEET	L 2.1

PLANTING PLAN

N

0 20
FEET



SITE PLAN
1" = 50'-0"

PROPOSED SIGNS:
#01 24" LED KWIK TRIP BUILDING LETTERS
#02 24" LED KWIK TRIP BUILDING LETTERS
#03 18" LED KWIK TRIP & 24" CARWASH BUILDING LETTERS
#04 CARWASH DIRECTIONAL SIGN
#05 CARWASH ENTER
#06 CARWASH EXIT
#07 CARWASH INFORMATIONAL SIGN (CHOICEWASH)
#08 18" LED KWIK TRIP CANOPY LETTERS
#09 18" LED KWIK TRIP CANOPY LETTERS
#10 DRIVEWAY DIRECTIONAL
#11 DRIVEWAY DIRECTIONAL
#12 FREESTANDING MONUMENT SIGN

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

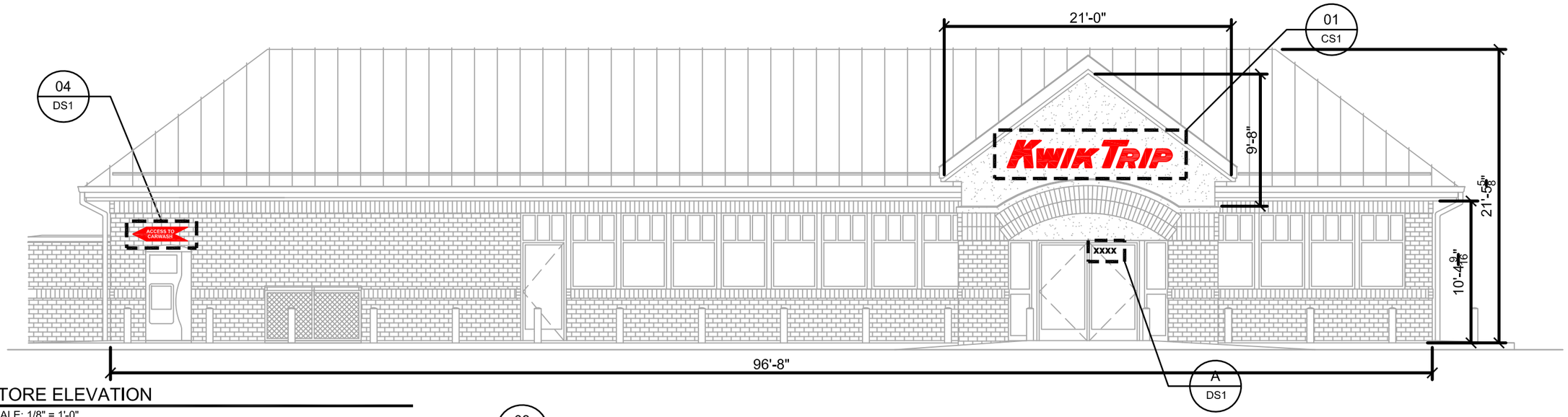
SITE PLAN

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

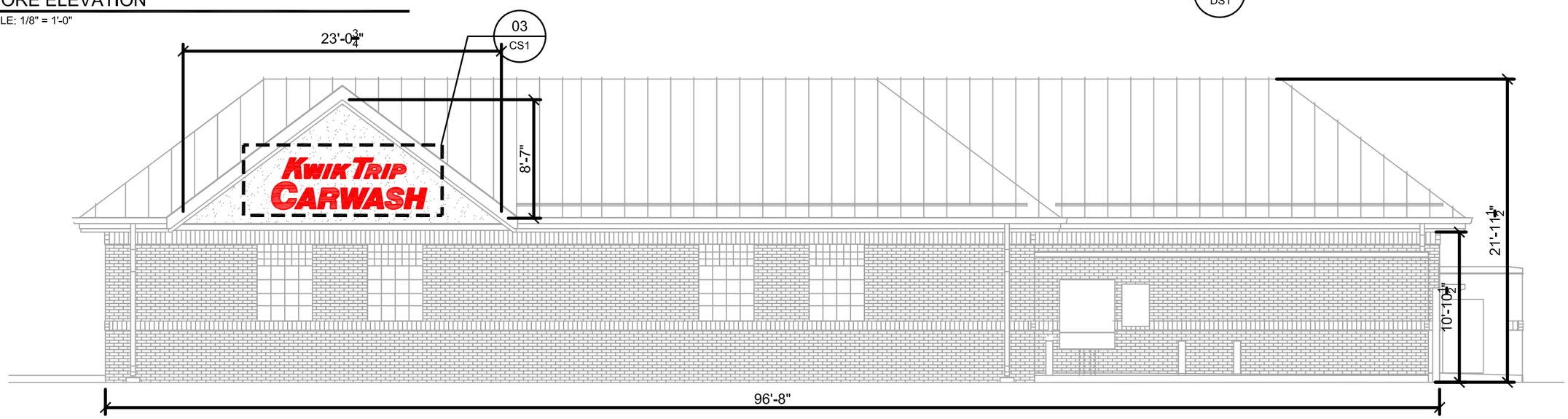
#	DATE	DESCRIPTION
1	2020/04/01	CITY COMMENTS

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	SP1



STORE ELEVATION

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

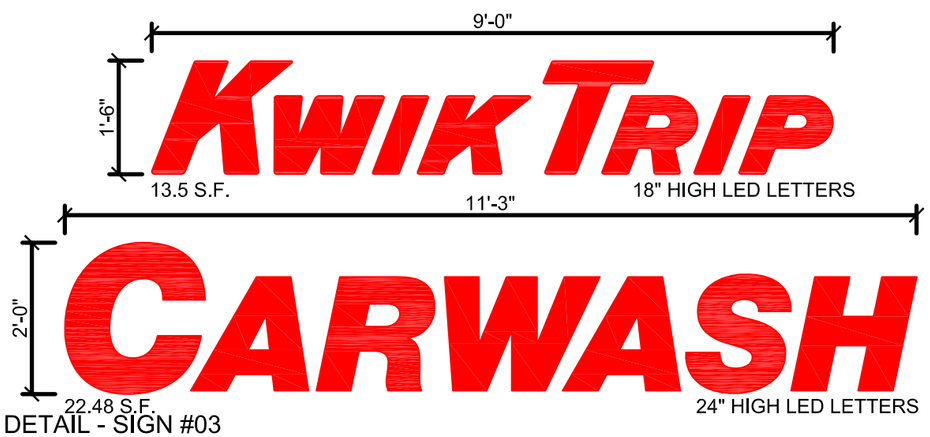


STORE ELEVATION

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

LOGO DETAIL - SIGN #01

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



LOGO DETAIL - SIGN #03

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

KWIK TRIP

KWIK STAR

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

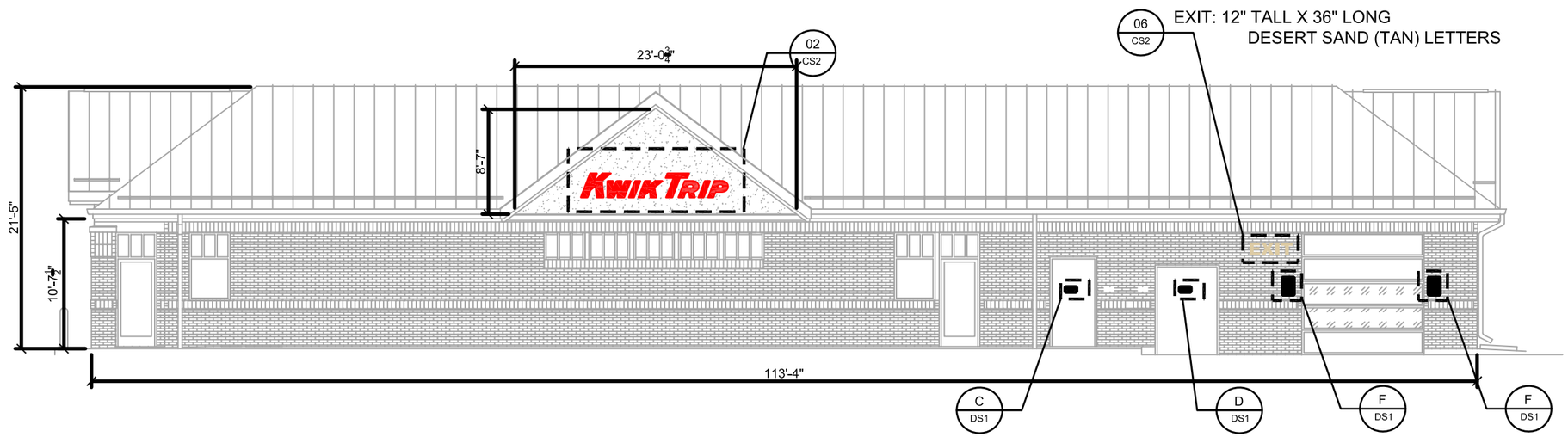
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

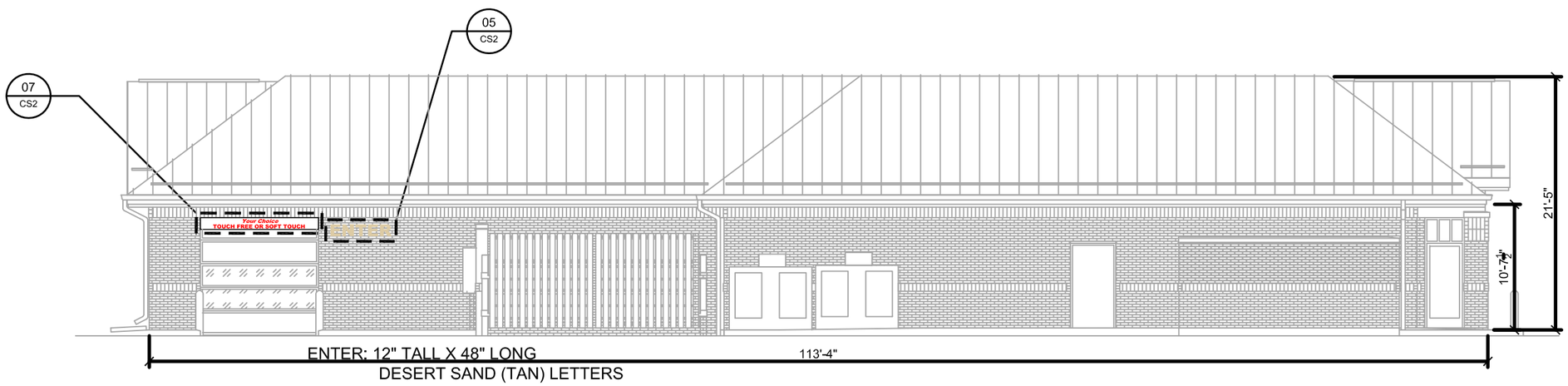
#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	CS1



STORE ELEVATION

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



STORE ELEVATION

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

LOGO DETAIL - SIGN #02

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

Your Choice
TOUCH FREE OR SOFT TOUCH

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

INFORMATIONAL SIGN #07

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

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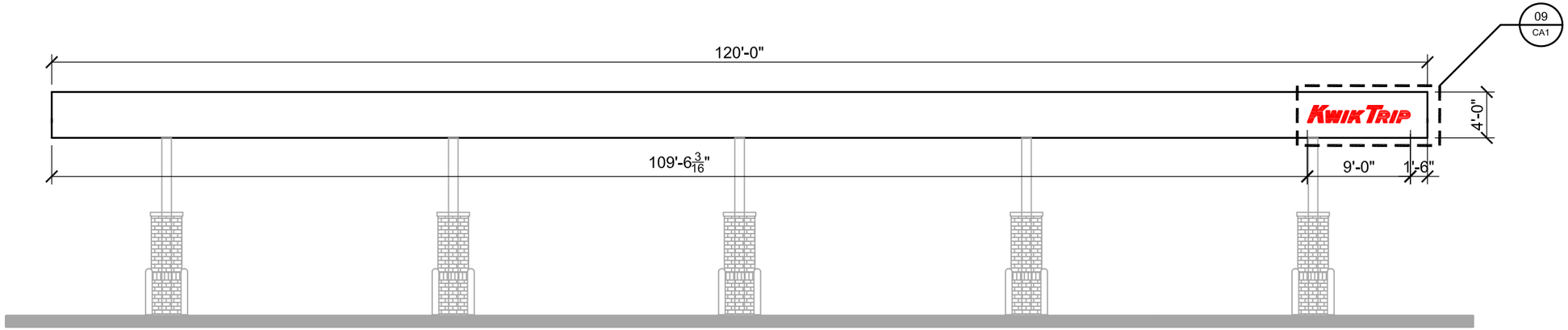
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

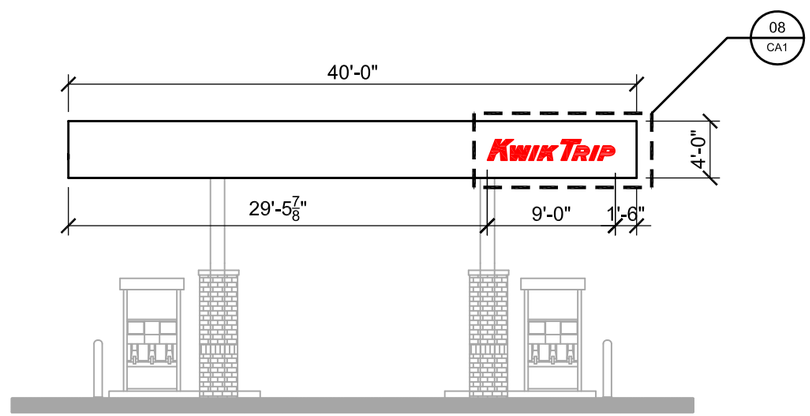
#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	CS2



CANOPY ELEVATION

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



CANOPY ELEVATION

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

LOGO DETAIL - SIGNS #08 & #09

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

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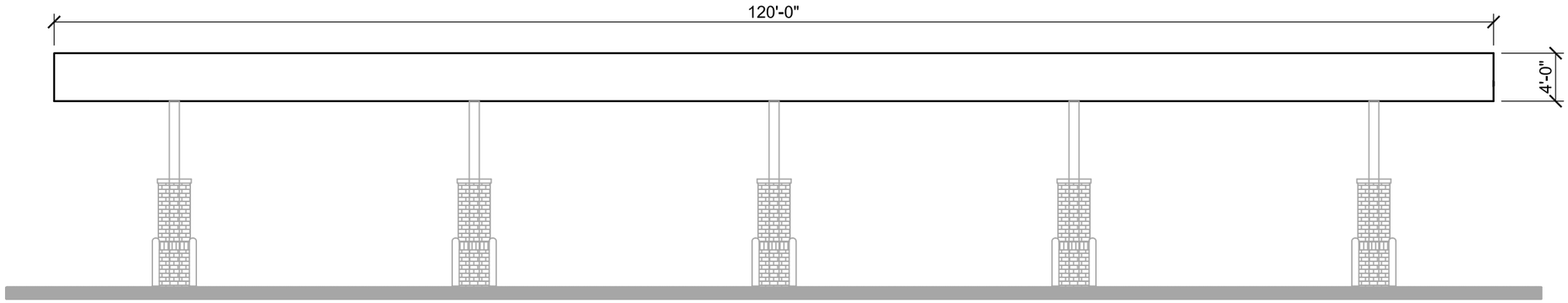
CANOPY SIGNAGE

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

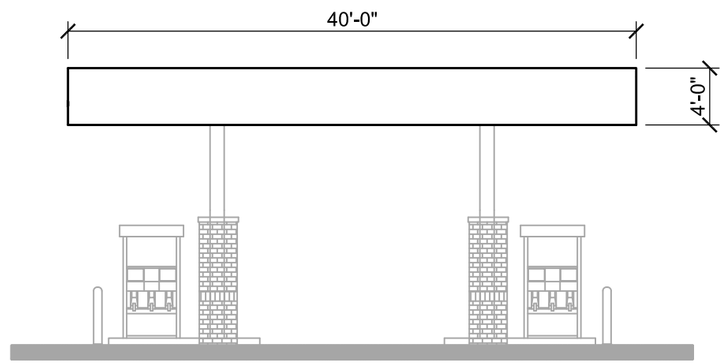
#	DATE	DESCRIPTION
1	2020/04/01	CITY COMMENTS

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	CA1



CANOPY ELEVATION

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



CANOPY ELEVATION

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

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CANOPY SIGNAGE

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

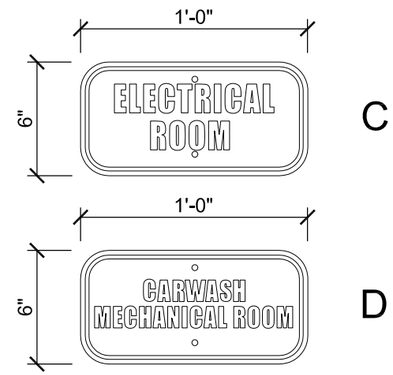
#	DATE	DESCRIPTION
1	2020/04/01	CITY COMMENTS

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	CA2

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

ADDRESS SIGN A

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



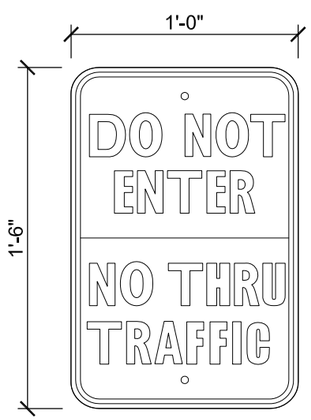
INFORMATIONAL SIGNS C & D

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

GENERAL SPECIFICATIONS

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

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



F

INFORMATIONAL SIGN F

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

GENERAL SPECIFICATIONS

(A) *18"x12" ALUMINUM SIGN*
Qty:
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Pole Size:
Pole Material:
Pole Finish:
Install:
HAGL:
OAH:

NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

DIRECTIONAL SIGN #04

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

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DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

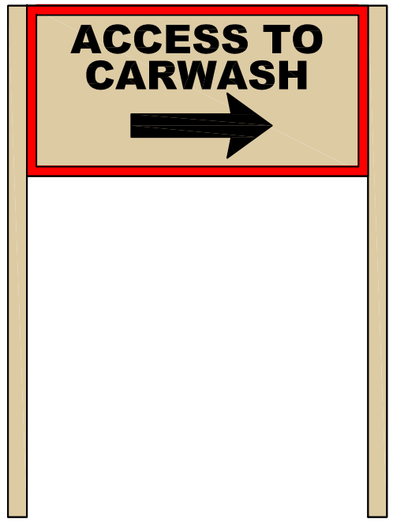
HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

#	DATE	DESCRIPTION
1	2020/04/01	CITY COMMENTS

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	DS1

SINGLE SIDED DIRECTIONAL SIGN

SOUTH SIDE



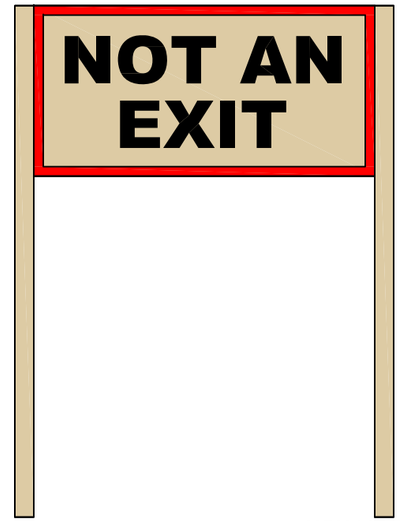
NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #10

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 #11

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

#12 KWIK TRIP FREESTANDING MONUMENT SIGN

SEE ATTACHMENT FROM LA CROSSE SIGN CO

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DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1094
WITH 1 BAY CARWASH

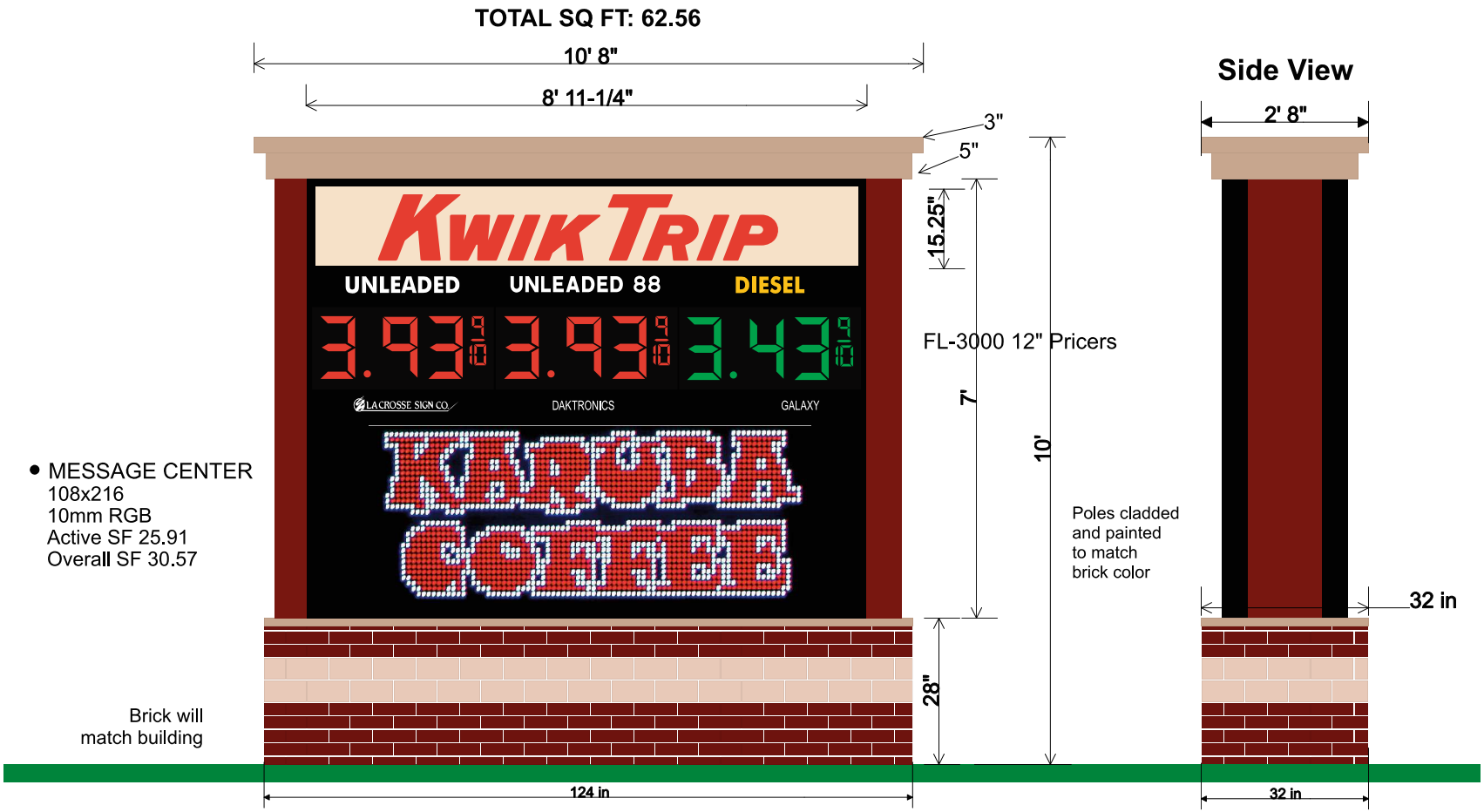
HWY Q & PEACEFUL VALLEY PKWY
WAUNAKEE, WI

#	DATE	DESCRIPTION
1	2020/04/01	CITY COMMENTS

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-02-04
SHEET	DS2

KWIK TRIP

1094 Waunakee WI



- MESSAGE CENTER
  108x216
  10mm RGB
  Active SF 25.91
  Overall SF 30.57

*COLORS ON SKETCH ARE A REPRESENTATION, ACTUAL COLOR MAY DIFFER

LA CROSSE SIGN CO.
MAKE A STATEMENT!

Date: 1-2-2020
Job #: 83165
Artist: Danielle Waas
Sales: Cindy Bluske
Scale: 3/8"=1'

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APPROVED BY:_____