THE CITY OF KENOSHA
CHART A BETTER COURSE

Agenda
City Plan Commission Meeting
Municipal Building, 625 52nd Street – Room 202, Kenosha, WI
Thursday, October 10, 2024
5:00 pm

Mayor David Bogdala, Chairperson
Alderperson Jan Michalski, Vice-Chairperson
Alderperson Dominic Ruffalo
Alderperson Rocco LaMacchia
Commissioner Kris Binninger
Commissioner Mark Bourque
Commissioner Michael Foster
Commissioner Stephen Retherford
Commissioner Vincent Ruffolo
Commissioner Lydia Spottswood

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes from the Meeting held September 19, 2024

1. Conditional Use Permit for a facade modification located at 6945 75th Street. (Taco Pros / Crisp and Green – Final Hearing) (District 14) PUBLIC HEARING

2. Conditional Use Permit Amendment for a modification to the drive-thru located at 6906 Green Bay Road. (Starbucks – Final Hearing) (District 16) PUBLIC HEARING

3. Rezoning Ordinance by the Mayor - To Rezone the Property at 125th Avenue, Parcel No. 03-121-01-450-320, from A-2 Agricultural Land Holding District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Brat Stop Inc) (District 16) PUBLIC HEARING

4. Conditional Use Permit for a fuel station and car wash located at 2801 30th Avenue. (Kwik Trip – Initial Hearing) (District 6) PUBLIC HEARING

5. Conditional Use Permit for a Vehicle Sales Facility located at 1212 60th Street. (Pulera Auto Sales – Initial Hearing) (District 2) PUBLIC HEARING

6. Conceptual Plan Review for a 215-unit apartment complex to be located at 115th Avenue and 55th Street. (Project Greeneway) (District 16) PUBLIC HEARING

7. Conceptual Plan Review for a self-storage facility, office building, truck repair and truck parking facility to be located at 4207 88th Avenue. (Kenosha Storage and Repair) (District 16) PUBLIC HEARING

Commissioners' Comments

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.

CITY PLAN COMMISSION
Minutes
September 19, 2024

MEMBERS PRESENT:
Mayor David Bogdala, Alderperson Michalski, Alderperson LaMacchia, Alderperson Ruffalo, Mark Bourque, Stephen Retherford,Vincent Ruffolo

MEMBERS EXCUSED: Kris Binninger, Michael Foster, Lydia Spottswood

STAFF PRESENT: Rich Schroeder, Deputy Director, Brian Wilke, Development Coordinator

The meeting was called to order at 5:00pm by Mayor Bogdala. Roll call was taken and quorum was present.

Citizens Comments - None

A motion was made by Alderperson Michalski and seconded by Alderperson LaMacchia to approve the minutes of September 5, 2024. The motion passed. (Ayes 7, Noes 0)

The following items were read together for public hearing purposes.

1. **Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a new 20-unit multi-family development located at 8830 39th Avenue. (Arlington Apartments) (District 14) PUBLIC HEARING**

2. **Conditional Use Permit for a 20-unit multi-family development located at 8830 39th Avenue. (Arlington Apartments – Final Hearing) (District 14) PUBLIC HEARING**

Public hearing opened.

David Thornton, 1421 Oak Street, Twin Lakes, WI, MRAD, LLC, was available to answer any questions.

Public hearing closed.

Mr. Wilke went over the Staff reports, Staff recommends approval of Item 1 and Item 2 subject to the noted conditions.

Alderperson Michalski stated this is a smart move and makes sense for the parking. He feels there will be a trend in the future that less vehicles will be driving.

Mr. Retherford asked what happens if all the parking spaces are full, is there an overflow area?

Mr. Thornton stated there is parking on 89th Street and they have more spaces than are needed.

Mr. Ruffolo asked if they could put in 4 to 5 more spaces if needed?

Draft

Mr. Thornton stated they regulate the parking via the leases.

Mr. Ruffolo asked who will manage the parking lot?

Mr. Thornton stated the residents will have parking hangers in their car.

Mr. Ruffolo asked if the parking will be numbered by unit?

Mr. Thornton stated they are assigned per unit.

Mr. Ruffolo asked what happens if someone parks in an assigned parking space?

Mr. Thornton replied that they will get towed.

Mr. Ruffolo asked if there is a problem with stormwater runoff.

Mr. Wilke stated the site is existing and the parking has not changed. There were no comments from Stormwater on this.

A motion was made by Alderperson Michalski, seconded by Mr. Bourque to approve Item 1 & Item 2 per staff recommendation. On a roll call vote the motion passed. (Ayes 7, Noes 0)

3. **Conditional Use Permit Amendment for a modification to the drive-thru located at 6906 Green Bay Road. (Starbucks – Final Hearing) (District 16) PUBLIC HEARING**

It was read in the Staff recommendation that this item is to be deferred to the October 10, 2024 meeting at the applicants request.

Public hearing opened.

No public comments.

Public hearing closed.

A motion was made by Alderperson Michalski, seconded by Mr. Retherford to defer per staff recommendation until the next meeting, October 10, 2024. The motion passed. (Ayes 7, Noes 0)

4. **Conditional Use Permit for a building addition to the existing car wash located at 5205 Green Bay Road. (Rocket Wash – Initial Hearing) (District 16) PUBLIC HEARING**

Public hearing opened.

Michael Willkomm, 11904 20th Avenue, Pleasant Prairie, WI, owner of Rocket Wash, stated they built this site 6 yrs ago and it has been a success. They would like to add a mat washer enclosure. The current one is available and can only be used seasonally. He went over the details of the enclosure.

Public hearing closed.

Mr. Wilke went over the Staff report, Staff recommends the City Plan Commission establish the conditions.

Alderperson LaMacchia stated they run a great business and he is in support.

Draft

Alderperson Ruffalo, Alderperson of the 16th District is in support.

Alderperson Michalski stated he is in support.

Mr. Ruffolo stated they do a nice job.

A motion was made by Alderperson LaMacchia , seconded by Mr. Retherford to approve per staff recommendation. On a roll call vote the motion passed. (Ayes 7, Noes 0)

The following items were read together for public hearing purposes.

5. **Rezoning Ordinance by the Mayor – To Rezone the Property at 1771 30th Avenue, Parcel No. 80-4-222-134-0100, from A-2 Agricultural Land Holding District to B-2 Community Business District (in Conformance with Section 10.02 of the Zoning Ordinance). (Wood Road LLC) (District 4) PUBLIC HEARING**

6. **Resolution by the Mayor – To approve a four-lot Certified Survey Map for property located at 18th Street and 30th Avenue. (Wood Road, LLC) (District 4) PUBLIC HEARING**

7. **Resolution by the Mayor- To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of 1771 30th Avenue, (Parcel #80-4-222-134-0100) in the Town of Somers, Kenosha County Wisconsin in accordance with the Approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (Wood Road LLC, Property Owner) (District 4) PUBLIC HEARING**

Public hearing opened.

Michael McTernan, 6623 Green Bay Road, attorney representing the owners, went over the project. They are working with Culvers on Lot 3 and a gas station operator for Lot 1. He has some concerns with the requests made by Staff and feels they are impractical and may create a massive problem for the project.

1 - The Certified Survey Map: his concerns are they can't do a CSM with 5 lots, it is impractical on what Staff is suggesting. He suggests they can either do a Lot Line Adjustment and attach the 5th lot to the Schwartz lot to the north or the City can have it or Mrs. Petrettii can have it. He does not see the need to create a 5th lot because it prevents them from creating a CSM.

2. - Removing the westernmost access point on 18th Street creates a problem for them to sell the lot. The requirements set by Staff don't work.

He is looking for direction from the City Plan Commission.

Alice Nordeck, 111 West Jackson Boulevard, Chicago, IL, Kimley Horn Associates, representing Culvers, which is interested in developing on Lot 3. She was available to answer any questions.

Public hearing closed.

Mr. Schroeder went over the 3 Staff reports. This is the first time Staff is hearing about some of the concerns the applicant is stating tonight. Staff has told the applicants upfront from the beginning, the access on 18th Street will be limited to 27th Avenue which has to line up. The other two access points will have to line up with the drives directly to the south lining up with Pick

Draft

N Save so no additional conflicts are created. There is no reason that each individual lot has to have their own driveway. In regards to the lots they can combine a couple of lots, do a CSM and come back at a later date and redivide the lots if they choose. This will be a commercial development and will generate a lot of traffic. He noted that the potential drive thrus will need to comply with City ordinances. Staff would not change the conditions that are noted. There will also be a Developers Agreement that will be part of this. Because the developer has concerns the Plan Commission can defer these items.

Mayor Bogdala stated that since Staff is hearing the developers concerns tonight for the first time is very disappointing and it would make sense to defer.

Mr. Schroeder stated he recommends to defer for 30-45 days.

Mayor Bogdala asked Mr. McTernan if a 45 day deferral would work for them? Mr. McTernan replied it would

Mr. Ruffolo asked about the 5th lot and are there any plans for it?

Mr. Schroeder stated that the concern with the 5th lot is that what we don't want to have a small piece of property that becomes delinquent that no one maintains. They will have to address how this is being handled.

Mr. Ruffolo asked how big is lot 5?

Mr. McTernan went over how the property runs.

Mr. Bourque stated that a Certified Survey is limited to 4 lots. He asked if the remnant piece could be a part of lot 4?

Mr. Schroeder stated that this was created as an out lot.

Mr. Bourque asked if it would be acceptable to have 4 usable lots and one out lot within the same CSM?

Mr. Schroeder noted that staff would need to check the ordinances and statutes.

Mr. Bourque asked what is the time frame between doing multiple CSM's?

Mr. Schroeder believes it is creating 5 lots over a 5 year period.

Mr. Bourque stated he has concerns about the end users and high traffic with the limited access points.

Alderperson Ruffalo asked whose responsibility it is to put the road in on 27th Avenue?

Mr. Schroeder stated it would be the developer's responsibility.

Alderperson Ruffalo asked if 27th Avenue will tie into a road in Somers?

Draft

Mr. Schroeder stated that to the north is a City growth area and the City has a neighborhood plan for the area. He went over the 27th Avenue plan.

Alderperson Ruffalo stated it seems like a big expense for the developer to incur.

Alderperson LaMacchia asked how long has the property on 18th Street been vacant?

Mr. McTernan stated about 20-30 years.

Alderperson LaMacchia stated he likes the idea of going back and looking at everything to make sure it is done the right way.

Alderperson Michalski stated that Culvers is a nice chain and glad they are on board and asked if there is a gas station on board?

Mr. McTernan stated they have to work through the access point issues.

Alderperson Michalski asked if they are still tentative?

Mr. McTernan replied yes

Alderperson Michalski asked if there is anyone else looking at the site?

Mr. McTernan replied yes on lot 2 and lot 4.

Mr. Ruffolo asked if they know what is going on lot 2?

Mr. McTernan stated a national brand coffee shop.

A motion was made by Mr. Ruffolo, seconded by Alderperson Ruffalo to defer items 5, 6 and 7 for 45 days. The motion passed. (Ayes 7, Noes 0)

Commissioners Comments - None

A motion to adjourn was made by Alderperson Michalski and seconded by Alderperson LaMacchia. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:36 pm.

Certification that the minutes have been approved by the City Plan Commission.

_____

Rich Schroeder, Deputy Director of City Development

Meeting Minutes Prepared by: Laurie Bauman, City Development

Draft

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #1

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Conditional Use Permit for a facade modification located at 6945 75th Street. (Taco Pros / Crisp and Green – Final Hearing) (District 14) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Harper, District 14, has been notified. Alderperson Ruffalo, District 16 has also been notified as his District is within 100' of the project site. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 6945 75th Street

1. This item was heard by the City Plan Commission on September 5, 2024, and the Conditions of approval were established at that meeting.

2. On February 8, 1996, the City Plan Commission approved a Conditional Use Permit for a new Burger King restaurant with a drive-thru at 6945 75th Street. The Burger King has since closed but the building and improvements remain.

3. The applicant is proposing to construct facade improvements to the building and add two new tenants. The two new tenants would be Taco Pros and Crisp and Green.

4. At the September 5, 2024 meeting, the City Plan Commission asked for some changes to the exterior appearance of the building to more closely resemble the existing multi-tenant strip center to the east. The applicant responded with the attached drawings which would maintain portions of the mansard roof from the current Burger King to match the building to the west.

5. The applicant proposes some very minor site work to bring the site up to ADA compliance.

6. There are no current or pending building or zoning code violations on the property.

7. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

8. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

9. A Class II Notice has been published. The formal public hearing can be held and the review authority can take final action on the Conditional Use Permit at this meeting.

RECOMMENDATION:

A recommendation is made to approve the Conditional Use Permit, subject to the attached Conditions of Approval.

Brian R. Wilke, AICP, Development Coordinator

Rich Schroeder, Deputy Director

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
TACO PROS / CRISP & GREEN
6945 75TH STREET
SEPTEMBER 5, 2024

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of City Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. This Conditional Use Permit shall be null and void if the use is discontinued for more than a twelve consecutive month time period.

   c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval. The site is permitted one monument sign.

   d. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval. Minor changes may be approved by the City Plan Division.

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

   h. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   i. The applicant shall meet all applicable Conditions of Approval and obtain a construction permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.

   j. Outdoor display of products is prohibited.

   k. All vehicles shall be parked within designated paved areas.

   l. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

   m. Cross access shall be maintained between adjacent parcels.

n. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as-built
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

o. The General Contractor shall keep the active construction site secured at all times. The General Contractor shall maintain a list of all sub contractors working on the active site and their respective trades and make that list available to the City upon request. The General Contractor shall provide any necessary safety training to all sub contractors on the active construction site and maintain and update the list as it changes.

p. The items in the Fire Prevention Bureau memo dated August 13, 2024 shall be addressed.

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. Prior to the issuance of any permits, a Deed Restriction or Restrictive Covenant approved by the City Attorney shall be recorded with the Kenosha County Register of Deeds stating that the property shall remain fully taxable for ad valorem tax purposes, including, but not limited to, real and personal property taxes and will not be subject to any exemption or exception to taxation unless otherwise agreed to by the City. The Deed Restriction or Restrictive Covenant shall be recorded at the applicant's expense, shall run with the land and shall be enforceable by the City against the owner and the owner's successors, assigns, and successors in title, including any tenants. The recording fee for the Deed Restriction or Restrictive Covenant shall be submitted by the applicant.

   b. Prior to the issuance of any permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fee for the Conditional Use Permit shall be submitted by the applicant.

   c. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated August 14, 2024.

   d. Sheet A2.1 refers to the "Proposed Nicole Elevation". Please correct this to the "Proposed North Elevation".

   e. Sheet A1.2 has the True North arrow pointed in the wrong direction. Please update to correct orientation.

   f. Additional articulation is required on the west elevation. Staff suggests the addition of a canopy over the service door similar to the canopy over the drive-thru window. Additional articulation is also required on the south elevation with additional windows, awnings or other articulation.

   g. Provide the maximum occupancy of both restaurant spaces. Off-street Parking must be provided equaling 40% of the licensed capacity.

   h. In the recent reconstruction of State Trunk Highway 50, a grease trap assembly was discovered in public Right-of-Way. Please show this assembly on the plans. An obstruction in public Right-of-Way permit will be needed along with an Encroachment Agreement.

   i. Show additional ADA compliant grades on the proposed pedestrian connection in the area across the interior parkway.

j. Remove curb head barriers in proposed pedestrian paths.

k. Show pedestrian way connection to businesses to the east.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

Phone (262) 653-4315

Providing and Protecting Kenosha's Greatest Natural Resource

MEMO

To: Brian Wilke, Development Coordinator
From: Leif Jackson, Water Engineer
Date: August 14, 2024
Subject: Taco Pros Crip Green Facade Modification
Location: 6945 75th Street

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. As part of the redevelopment of the building, the existing water meter will need to be brought into compliance with modern standards. KWU records indicate that the existing by-pass does not have a locking mechanism. Please note All water meters one and half inches (1.5") or greater shall have a bypass with a two way ball valve with locking handle. As the site is currently served with a one and half inch meter (1.5") the by-pass requires a Jomar Tamperproof Locking Devices or approved equal. Additionally, please note that other meter upgrades may be required depending on field conditions, including but not limited to the valving on either side of the existing meter. Please coordinate inspection of the water meter configuration with Marco Giese of KWU's Meter Shop Division. Marco can be reached at (262) 653-4317 or MGiese@kenosha.org. Note that KWU will not sign-off on Final Occupancy of the building until these conditions have been satisfied.
2. Regarding the building's existing water service, please note that as the existing water shutoff valve is located more than ten feet (10') from the property line, an additional valve will be required to function as the service valve for the property. Without this service valve in place the property owner is responsible for all maintenance and repairs downstream of the existing valve. Because the existing valve is located within the new pavement section of reconstructed 70th Avenue, these private maintenance obligations currently extend to the portion of the service within the road right of way, underneath the new pavement. To limit future liabilities, a new service valve must be installed near the property line through this Project. Please update the planset to include the installation of this service valve.

Feel free to contact me with any questions, comments, or concerns.

CC: Curt Czarnecki, P.E., General Manager
Ian Bagley, P.E., Director of Engineering Services
Marco Giese, Meter Services Supervisor

THE CITY OF KENOSHA
CHART A BETTER COURSE

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

Fire Prevention Bureau
C.U.P./Site Development Plan Review Form

Date: 8/13/2024

Project: Taco Pros Crisp Green Facade Modification

Address: 6945 75th Avenue

The City of Kenosha Fire Department Fire Prevention Bureau performed a plan review on the above property. Please see comments below and do not hesitate to contact us with questions.

Bold one:

- Approved – No Comments
- **Approved – See Comments Below**
- Withhold Permits- Subject to Items Below
- Approval Denied – See Comments Below

Comments:

1. **City of Kenosha Requirements:**

   All requirements are in accordance with Kenosha Code of Ordinances-Chapter 3 and State of Wisconsin SPS 314, and applicable NFPA standards.

2. **Means of Egress:**

   Exits and Egress shall comply with Wi SPS 321 and Federal Regulations.

Reviewed by:

Jacob Waldschmidt

Kenosha Fire Department

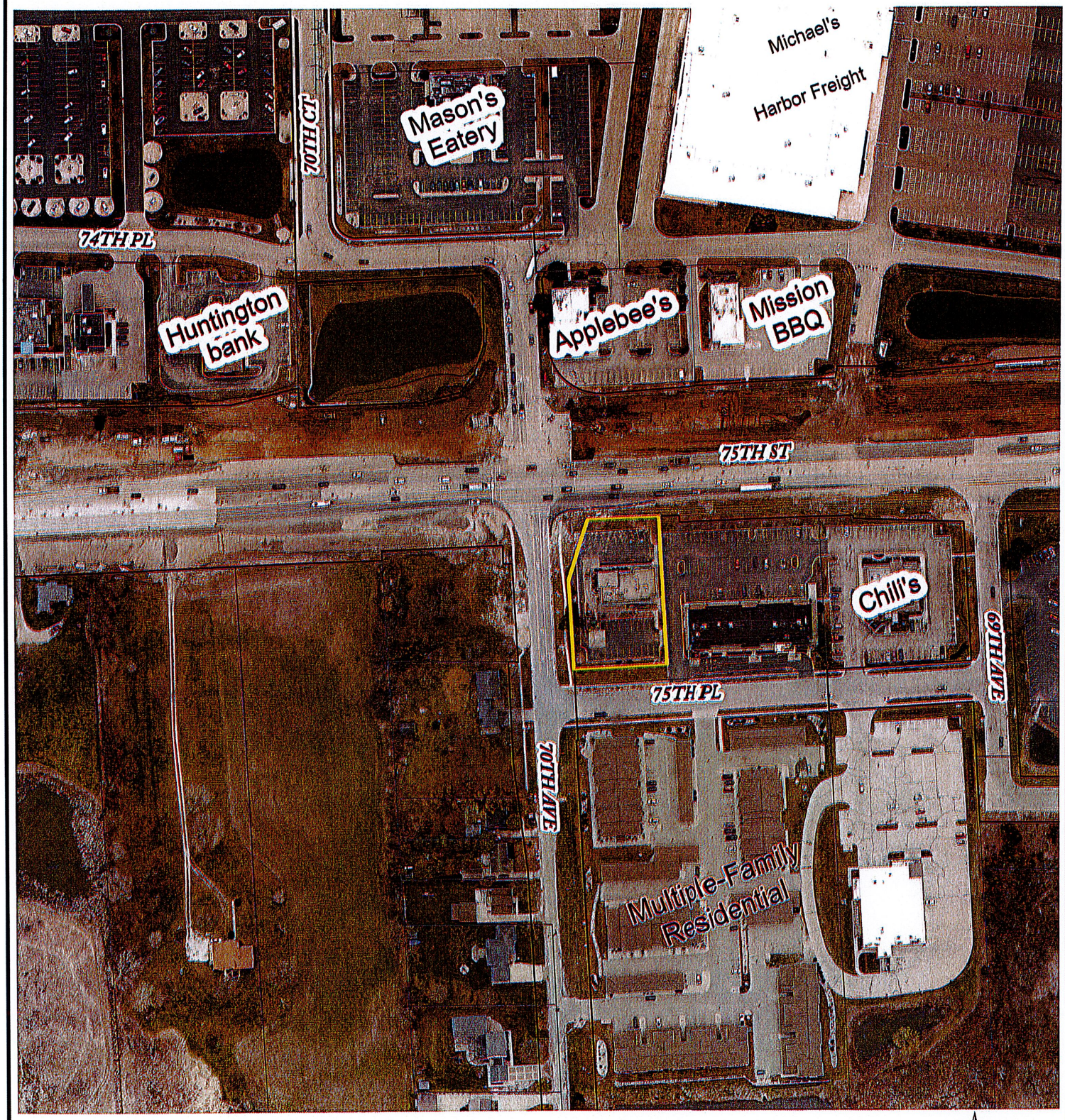
(X:\Forms\FPB Division (version 2023)

City of Kenosha

Vicinity Map

Taco Pros / Crisp and Green - facade renovation

Conditional Use Permit



Subject Property

KENOSHA

0 200

Feet

DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ August 19, 2024 ~ mc

THE CITY OF KENOSHA
CHART A BETTER COURSE

P: 262-653-4030
E: idtcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview

#1431980

Project Title: Taco Pros Crisp Green Facade Modification
Application Type: Electronic Review
Workflow: Express Workflow

Jurisdiction: Cityof Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative
Adam Stein
Logic Design & Architecture
10400 W Innovation Drive, 330
Milwaukee, WI 53266
P:4149090080
astein@logicda.com

Please indicate which of the following contacts are included in this project.: Architect,Developer,Engineer

Property Owner
Vishal Vaghani
Vaghani Network Kenosha LLC
1438 Snowberry Lane
West Chicago, IL 60185
P:6306057467
v@vaghani.network

Architect
Adam Stein
Logic Design & Architecture
10400 W Innovation Drive, 330
Milwaukee, WI 53266
P:4149090080
astein@logicda.com

Developer
Vishal Vaghani
Vaghani Network Kenosha LLC
1438 Snowberry Lane
West Chicago, IL 60185
P:6306057467
v@vaghani.network

Engineer
Mark Seidl
PINNACLE ENGINEERING GROUP
20725 Watertown Road, 100
Brookfield, WI 53186
P:2627458888
mseidl@pinnacle-engr.com

Project Information

Project Address: 6945 75TH ST

Project Type: Conditional Use Permit

Project Valuation: $100,000.00

Project Description:
Exterior facade modifications and interior demising of former

Burger King. Site modifications for pedestrian access and ADA accessibility.

Is the property subject to any easements, covenants, or other restrictions?: Yes

Proposed Use: Restaurant

Project Acreage: 0.6536

Please indicate the restrictions that apply.:
Cross Parking easement per doc. 1025798

Total Square Footage of Project: 3829

Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

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Proposed Façade Improvements @ 75th Street

Kenosha, WI | August, 2024

PREVIOUS RENDERINGS

logic design & architecture, inc.

Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

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Proposed Façade Improvements @ 75th Street

Kenosha, WI | August 5th, 2024

PREVIOUS RENDERINGS

logic design & architecture, inc.

Signage shown as example only, final design/details submittal for AHJ approvals by tenants.

Landscaping shown for reference only, refer to Landscape design drawings for final design & details

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Proposed Façade Improvements @ 75th Street

Kenosha, WI | September, 2024

logic design & architecture, inc.

Signage shown as example only, final design/details submittal for AHJ approvals by tenants.

Landscaping shown for reference only, refer to Landscape design drawings for final design & details

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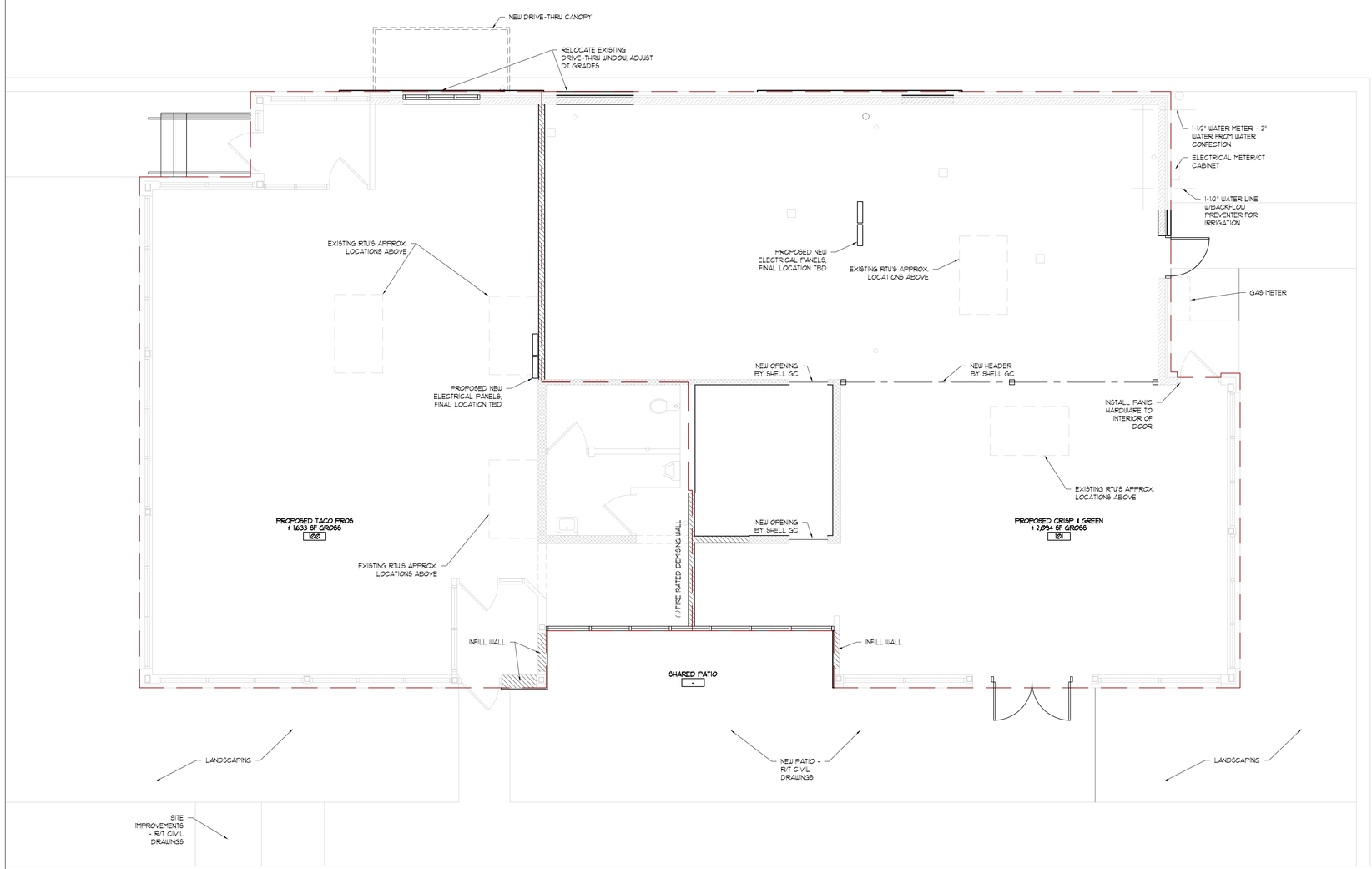
Proposed Façade Improvements @ 75th Street

Kenosha, WI | September, 2024

logic design & architecture, inc.



TRUE NORTH

PLAN NORTH

FLOOR PLAN 2
1/4" = 1'-0"

NOT USED 1

logic design & architecture, inc.

LogicDA.com : 414.909.0080

Project Manager: TVS
Job Number: 24-046

Additional Info

Project Name

Facade Updates for: Proposed Tenants

6945 75th St.
Kenosha, WI 53142

Dates/Revisions

08.05.24
PC Submittal

09.16.24
PC Submittal Updates

- PRELIMINARY - NOT FOR CONSTRUCTION

Drawing Title

FLOOR PLAN

A1.2

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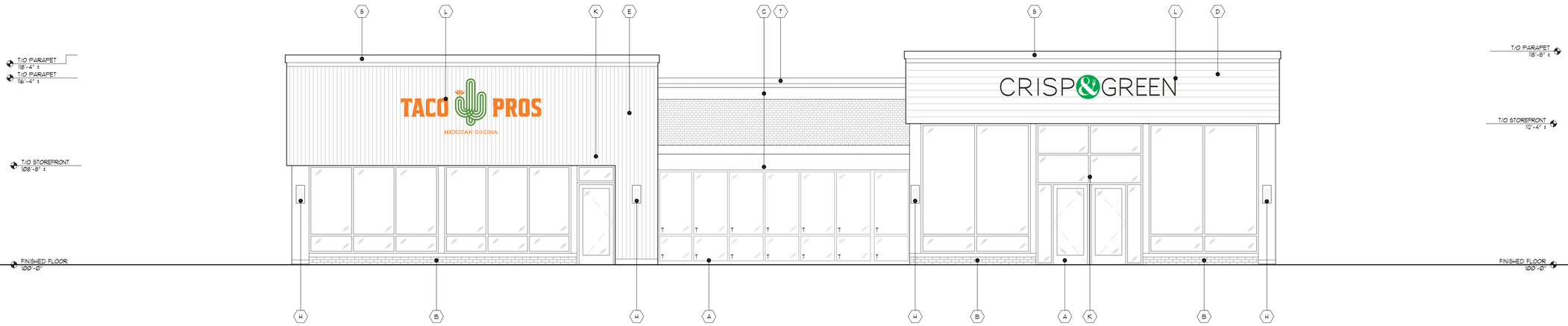
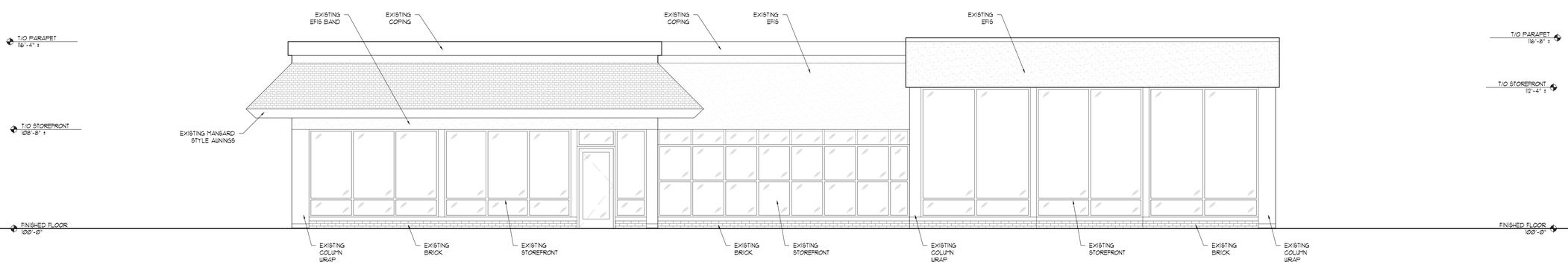
PLOT DATE: 9/19/2024

FILE NAME: C:\USERS\LDA8\LOGIC DA DROPBOX_ACTIVE PROJECTS\24-046 KENOSHA OUTLOT_VISHAL\SHEETS\SHEETS_24-046_KENOSHA OUTLOT_VISHAL.DWG



PROPOSED NORTH ELEVATION 2
1/4" = 1'-0"



EXISTING NORTH ELEVATION 1
1/4" = 1'-0"

logic design & architecture, inc.
LogicDA.com : 414.909.0080
Project Manager: TVS
Job Number: 24-046

Additional Info

Project Name

Facade Updates for: Proposed Tenants

6945 75th St.
Kenosha, WI 53142

Dates/Revisions

08.05.24
PC Submittal

09.16.24
PC Submittal Updates

- PRELIMINARY -
NOT FOR CONSTRUCTION

Drawing Title

ELEVATIONS

A2.1

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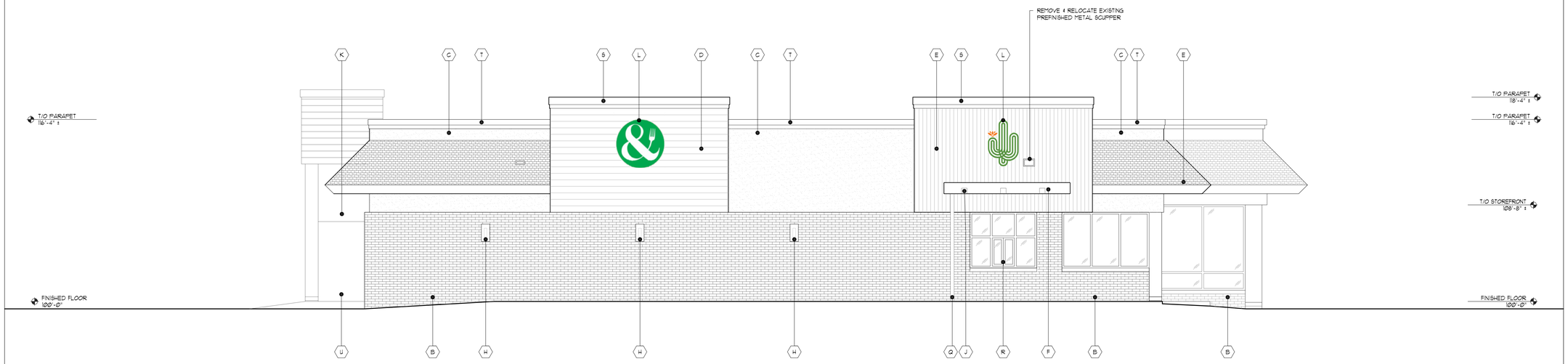
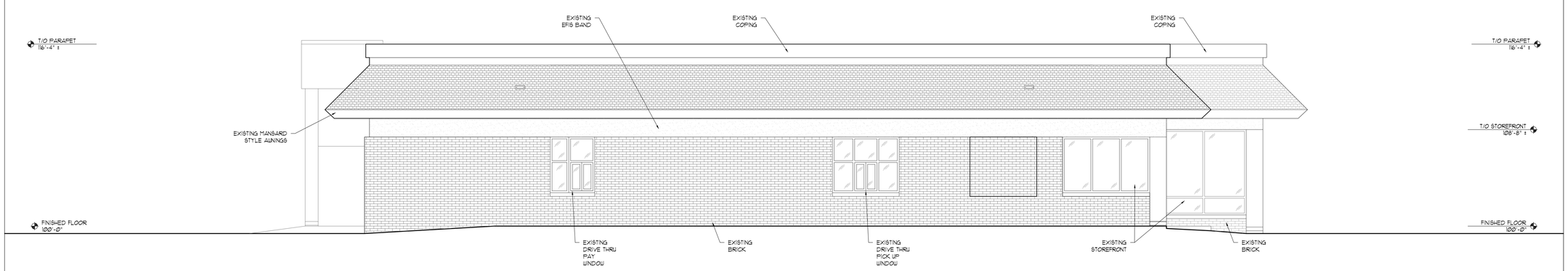
PLOT DATE: 9/19/2024
FILE NAME: C:\USERS\LDA8\LOGIC DA DROPBOX_ACTIVE PROJECTS\24-046 KENOSHA OUTLOT_VISHAL\SHEETS\SHEETS_24-046_KENOSHA OUTLOT_VISHAL.DWG



PROPOSED SOUTH ELEVATION 2
1/4" = 1'-0"



EXISTING SOUTH ELEVATION 1
1/4" = 1'-0"

PLOT DATE: 9/19/2024

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Kenosha, WI 53142

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Drawing Title

ELEVATIONS

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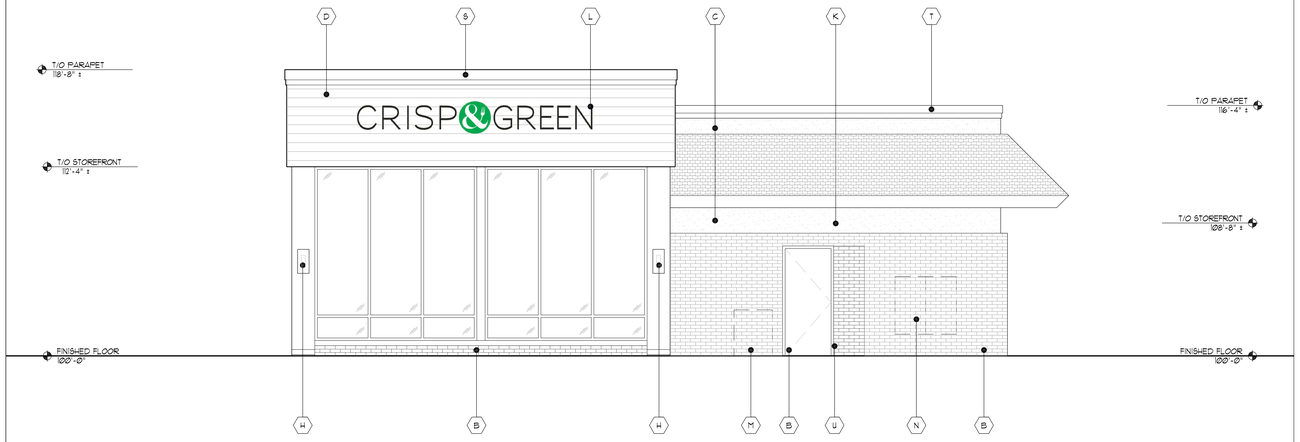
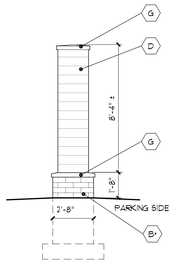
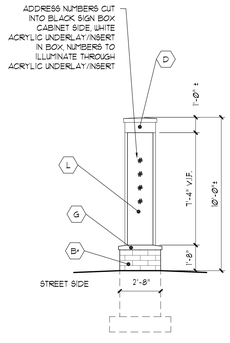
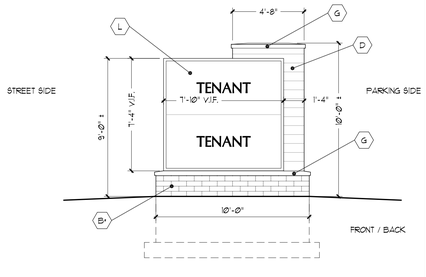


PROPOSED WEST ELEVATION 2
1/4" = 1'-0"



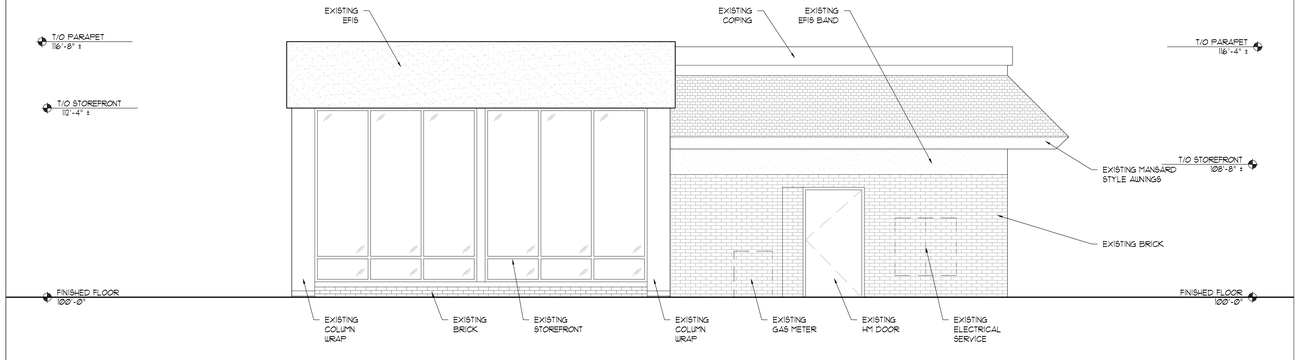




SIGNAGE VENDOR MUST SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL, TYP. - R/T SHEET 3/A22 FOR MATERIALS

NOT USED 4

MONUMENT SIGN 3
1/4" = 1'-0"



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logic design & architecture, inc.
LogicDA.com : 414.909.0080
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A2.3

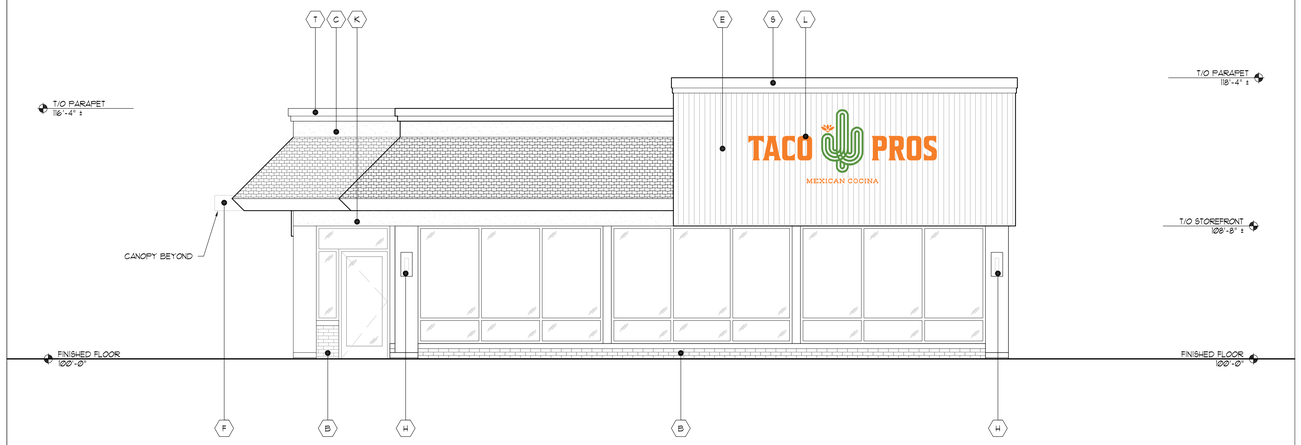
Exterior Material Schedule

Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	Aluminum Storefront System	Match Existing	Kawneer - Trifab VersaGlaze 451T Framing System	Kawneer or equal
B	Existing Brick	Existing	Clean, repair as necessary	TBD
B*	Brick	Match Existing	TBD	TBD
C	EIFS Finish	STO Lotusan | or Equal |Color: PPG20002-6 Knight's Armor	Drainage Type EIFS per mfg. | Install per mfg. | **GC to provide Architect large color sample for final approval **	STO Lotuson
D	Novenary Fiber Cement Panels	Opal White	Install Horizontal | Use only factory corners, H/J trim, & coping and color matched sealants - R/T Elevations & Details, typical.	Nichiha USA, Inc.
E	VintageWood Fiber Cement Panels	VintageWood - Ash	Install Vertical | Use only factory corners, H/J trim, & coping and color matched sealants - R/T Elevations & Details, typical.	Nichiha USA, Inc.
F	Steel Awning Canopy (with welded chamfered corners)	Prime & Epoxy Paint Color: Matte Black	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations | Submit shop drawings for review and approval	TBD
G	Cast Stone/ Precast Concrete	Soft Gray - Smooth Finish	Caps, bands, sills - refer to sections | Mortar: Gray (SM100) Apply penetrating sealer per mfg. | Submit shop drawings for review and approval	TBD
H	Sconce Lights	Color: Black Finish	Wall Sconces | Model #11251BKT30 |	Kichler
J	Recessed Lighting	Matte Black	Down | WF4-4" LED Module	Lithonia
K	Emergency Egress Lighting	Black Finish	TRL-EM-BR-EL | Wall mounted centered over door	Triton LED
L	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
M	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements | Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU's	TBD
N	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
P	Not Used			
Q	Open Face Downspout	Color: To match adjacent exterior finsih color	Prefinished to match storefront	TBD
R	Drive-Thru Window	To Match Storefront	131 Series - 72" W x 60" H with Manual open/Electronic Release (M.O.E.R.) - R/T Tenant Specs	Ready Access
S	Metal #1	Matte Black	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
T	Metal #2	Cityscape	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
U	Existing HM Painted Door	Color: To match Brick	Paint to match brick	TBD

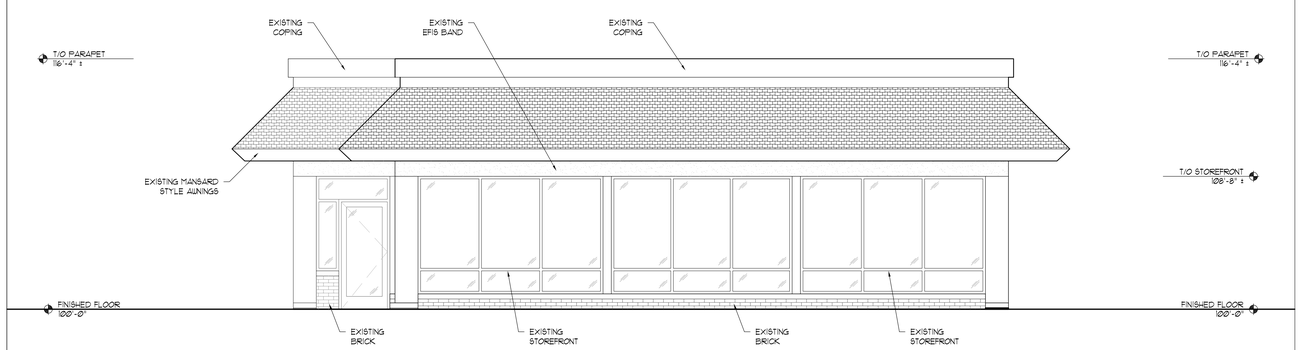
Arch-Fab: Contact(s):

Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.

SCHEDULE 3



PROPOSED EAST ELEVATION 2
1/4" = 1'-0"



EXISTING EAST ELEVATION 1
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LogicDA.com : 414.909.0080
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ELEVATIONS

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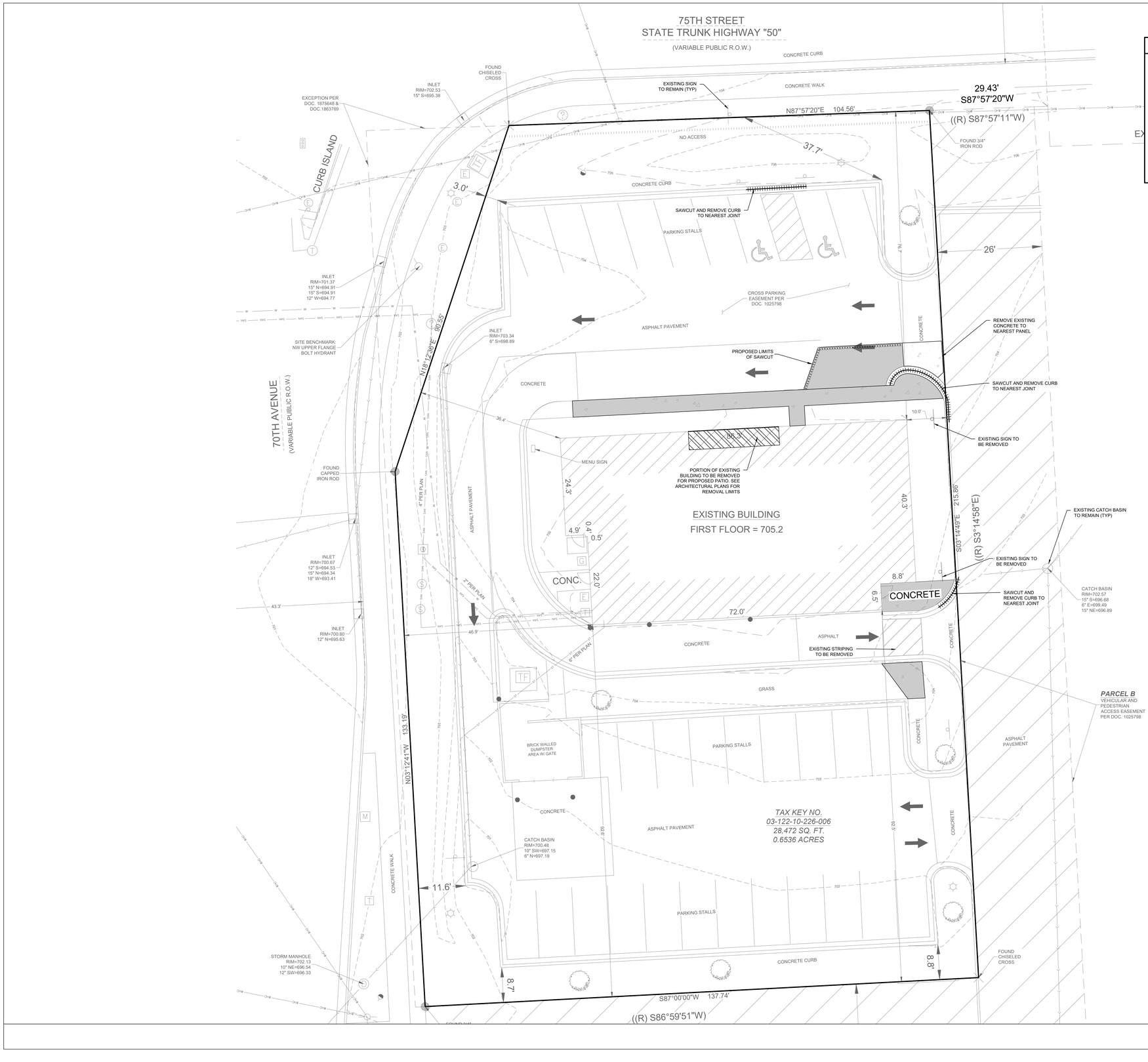

LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND

	REMOVE EXISTING ASPHALT
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING CURB AND GUTTER
XXXXXXXXXX	SAWCUT EXISTING PAVEMENT

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG JOB #: 5777.00-WI

logic design & architecture, inc.
LogicDA.com | 414.909.0080
Project Manager: TVS
Job Number: 24-046

Additional Info

Project Name

LANDLORD WORK FOR:
PROPOSED TENANTS
6945 75TH ST, KENOSHA, WI 53142

Dates/Revisions
08.05.24
PC SUBMITTAL
08.17.24
PC RESUBMITTAL

- PRELIMINARY -
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Drawing Title
EXISTING CONDITIONS & DEMO PLAN

C-1

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PLOT DATE: 9/12/2024

FILE NAME: Z:\PROJECTS\2024\5777.00-WI\CAD\SHEETS\5777.00 EXISTING CONDITIONS & DEMO PLAN.DWG

LEGEND

ASPHALT PAVEMENT
- 18" - 1 ½" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- 4" HMA PAVEMENT (2 LIFTS)
  - 2 ½" BINDER COURSE - 3 LT 58-28 S
  - 1 ½" SURFACE COURSE - 5 LT 58-28 S

CONCRETE PAVEMENT
- 6" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
- 6" MIN. - 1 ½" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.

CONCRETE SIDEWALK
- 5" PCC
- 4" - 1 ½" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.

CURB AND GUTTER

REVERSE PITCH CURB & GUTTER

CONTRACTOR RESPONSIBILITY:

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-3

SITE DATA

SITE AREA:	0.65 AC (28,472 SF)
DISTURBANCE LIMITS:	0.06 AC (2,470 SF)
EXISTING IMPERVIOUS AREA:	0.47 AC (20,453 SF)
PROPOSED IMPERVIOUS AREA:	0.48 AC (21,003 SF)
NET NEW IMPERVIOUS AREA:	0.01 AC (550 SF)

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED

CONTRACTOR TO DETERMINE BEST LOCATION FOR CONSTRUCTION ENTRANCE. SEE DETAIL

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE NATIONWIDE
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PROPOSED IMPROVEMENTS

C–2

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PLOT DATE: 9/12/2024

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF KENOSHA CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PAVING

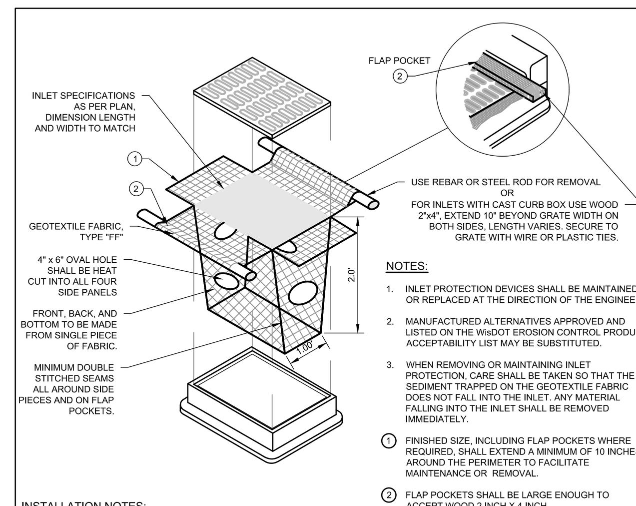
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ¼ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
9. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
10. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
11. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
12. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
13. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
14. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
15. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
16. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
17. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

GENERAL WATER MAIN SEVICE AND WATER METER NOTES NOTES

1. EXISTING WATER METER REQUIRES THE INSTALLATION OF A JOMAR TAMPERPROOF LOCKING DEVICE OR APPROVED EQUAL.
2. EXISTING WATER METER MAY REQUIRE ADDITIONAL UPGRADES DEPENDING ON FIELD CONDITIONS, INCLUDING BUT NOT LIMITED TO THE VALVING ON EITHER SIDE OF THE METER. COORDINATE INSPECTION OF THE WATER METER CONFIGURATION WITH MARCO GIESE OF kwu'S METER SHOP DIVISION (262) 653-4317 OF MGiese@kenosha.org.



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

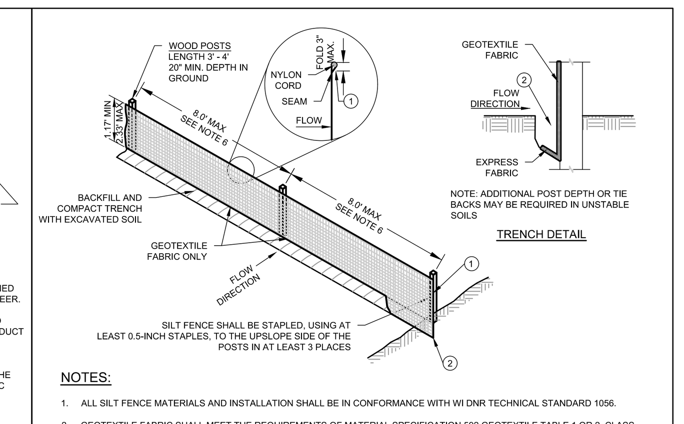
(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

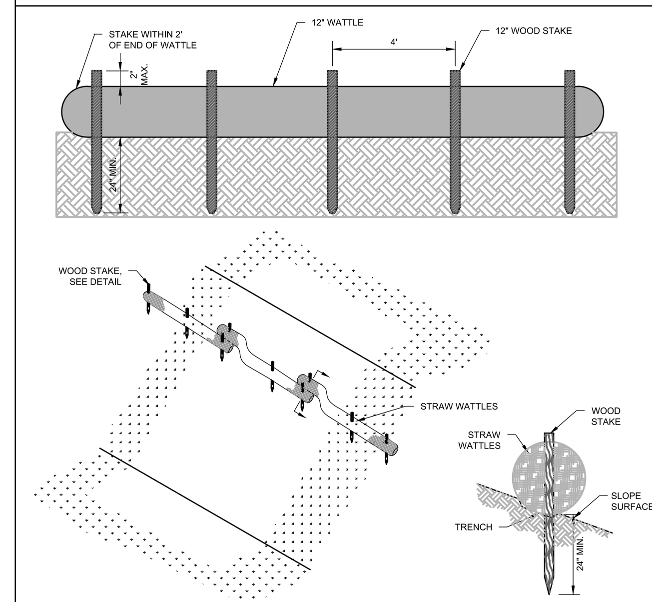
TYPE D INLET PROTECTION



NOTES:

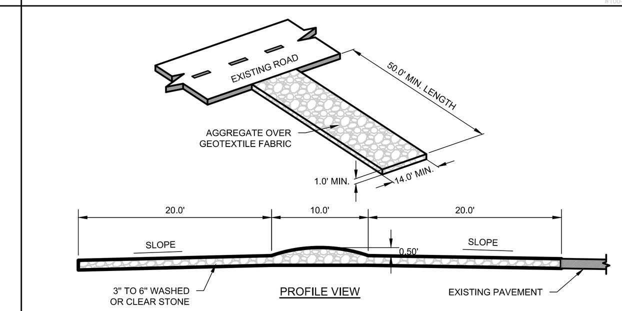
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE



STRAW WATTLE

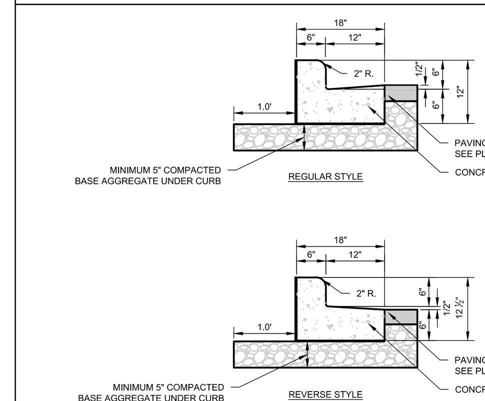
#137 06/01/15



NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

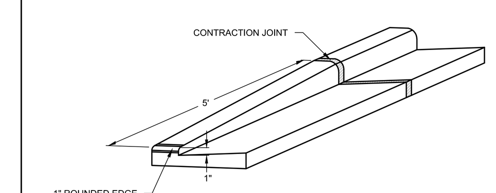
CONSTRUCTION ENTRANCE



NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

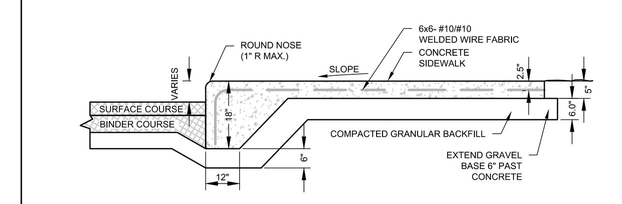
18" VERTICAL FACE CURB



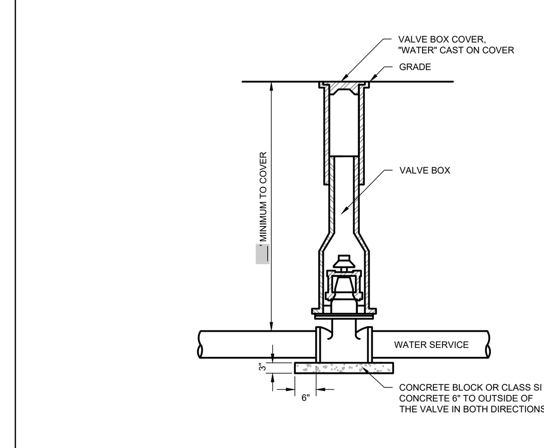
NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD



INTEGRAL CURB AND SIDEWALK



NOTES:

1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX

SERVICE VALVE

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE
PEG JOB #: 5777.00-WI

logic design & architecture, inc.
LogicDA.com | 414.909.0080
Project Manager: TVS
Job Number: 24-046

Additional Info

Project Name

LANDLORD WORK FOR:
PROPOSED TENANTS
6945 75TH ST, KENOSHA, WI 53142

Dates/Revisions
08.05.24
PC SUBMITTAL
08.17.24
PC RESUBMITTAL

- PRELIMINARY -
NOT FOR CONSTRUCTION

Drawing Title
GENERAL NOTES & DETAILS

C-3

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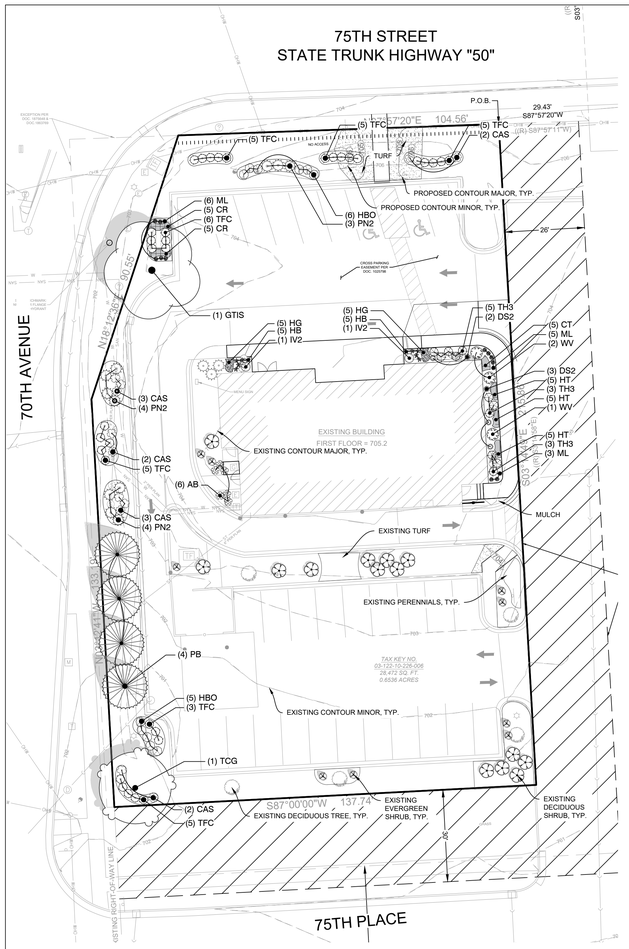
FILE NAME: Z:\PROJECTS\2024\5777.00-WI\CAD\SHEETS\5777.00 CONSTRUCTION DETAILS.DWG



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES						
GTIS	1	Gleditsia triacanthos inermis `Sunburst`	Sunburst Common Honeylocust	2" Cal.		45' T x 35' W
TCG	1	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.		45' T x 35' W
EVERGREEN TREES						
PB	4	Pinus cembra 'Big Blue'	Big Blue Swiss Stone Pine	5` Ht.		35' T x 15' W
SHRUBS						
CAS	12	Cornus sanguinea 'Cato'	Arctic Sun Bloodtwig Dogwood	18" Ht.		3' T x 3' W
HBO	11	Hydrangea paniculata `Bobo`	Bobo Hydrangea	18" Ht.		3` T x 4` W
IV2	2	Itea virginica 'SMNIVDFC'	Scentlandia® Sweetspire	18" Ht.		3' T x 3' W
WV	3	Weigela florida 'Verweig 6'	Sonic Bloom® Red Weigela	24" Ht.		5' T x 5' W
EVERGREEN SHRUBS						
JB2	3	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	24" W		1' T x 4' W
PN2	11	Picea abies `Nidiformis`	Nest Spruce	18" Ht.		3` T x 5` W
TH3	11	Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" W		3` T x 3` W
TFC	34	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	18" Ht.		2' T x 3' W
ORNAMENTAL GRASSES						
AB	6	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.		5' T x 2' W
DS2	5	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.		4' T x 2' W
HB	10	Hakonechloa macra 'Beni-kaze'	Beni-kaze Japanese Forest Grass	1 gal.		18" T x 18" W
ML	14	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.		24" T x 15" W
PERENNIALS						
CR	10	Coreopsis verticillata 'Broad Street'	Cruizin Broad Street Tickseed	4.5" Cont.	20" o.c.	20" T x 24" W
CT	5	Coreopsis verticillata 'Grandiflora'	Threadleaf Tickseed	4.5" Cont.	18" o.c.	30" T x 18" W
HT	15	Helenium autumnale `Short `n Sassy`	Short `n Sassy Sneezeweed	4.5" Cont.	18" o.c.	18" T x 18" W
HG	10	Heuchera x `Georgia Peach`	Georgia Peach Coral Bells	4.5" Cont.	18" o.c.	24" T x 18" W

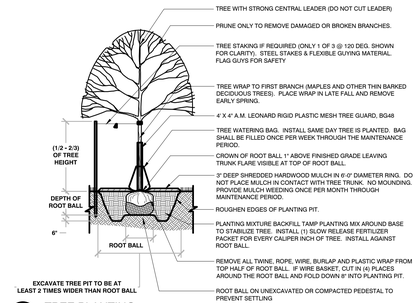
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TURF				
	353 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	

GENERAL PLANTING NOTES

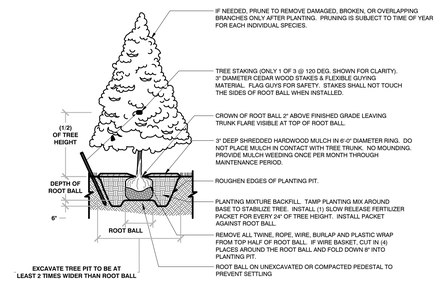
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - 10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

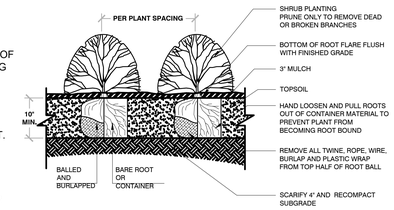
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING
1/4" = 1'-0"
329343-01

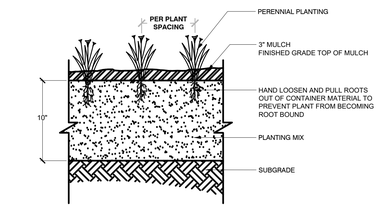


2 EVERGREEN TREE PLANTING
1/4" = 1'-0"
329343-03

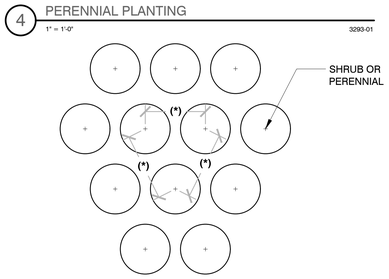


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING
1/2" = 1'-0"
329333-02

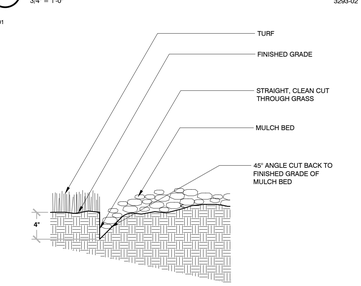


4 PERENNIAL PLANTING
1" = 1'-0"
3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

5 PLANT SPACING
3/4" = 1'-0"
3293-02



6 TRENCHED BED EDGE
3/4" = 1'-0"
3293-03

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
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Project Manager: TVS
Job Number: 24-046

Additional Info

Project Name

LANDLORD WORK FOR:
PROPOSED TENANTS
6945 75TH ST, KENOSHA, WI 53142

Dates/Revisions
08.05.24
PC SUBMITTAL
08.17.24
PC RESUBMITTAL
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- PRELIMINARY -
NOT FOR CONSTRUCTION

Drawing Title
LANDSCAPE PLAN

L-1

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PLOT DATE: 9/12/2024

FILE NAME: Z:\PROJECTS\2024\5777.00-WI\CAD\SHEETS\5777.00 LANDSCAPE PLAN.DWG

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #2

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Conditional Use Permit Amendment for a modification to the drive-thru located at 6906 Green Bay Road. (Starbucks – Final Hearing) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Ruffalo, District 16, has been notified. Alderperson Harper, District 14, has also been notified as his District is within 100 feet of the subject property. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 6906 Green Bay Road

1. This item was heard by the City Plan Commission on August 22, 2024, and the Conditions of approval were established at that meeting.

2. Starbucks is proposing to convert the existing vacant bank building at 6906 Green Bay Road into a coffee shop with a drive-thru. The current facility has a drive-thru on the east side of the building which was used for drive-thru banking. Starbucks would remove the canopy over the multiple lanes and modify the drive-thru on the site to accommodate their needs. The parking lot would be slightly reconfigured as well.

3. While the drive-thru proposed by Starbucks meets the minimum stacking criteria of the Zoning Ordinance, Staff is concerned about excessive vehicle stacking into the parking area west of the building, based on evidence from other locations in the the City and surrounding areas. Staff is making a recommendation to move the menu board and order station one car length closer to the building to provide some additional stacking at the order point.

4. The City Plan Commission had several concerns with the building elevations as presented at the August 22, 2024 meeting and asked the applicant to work with Staff on certain revisions. Staff met with the applicant on September 6th to discuss the issues. The applicant was unable to make revisions in time for the meeting held on September 19, 2024 and the item was deferred to the October 10, 2024 meeting.

5. The revised elevations now largely keep the red brick of the existing building intact to mirror the Unified Business Center. On the northeast corner of the building and at the front entrance on the west side of the building will be a cement board siding referred to as Belgian Board. A mural will also be included on the east elevation, but the windows on that elevation will remain per the established conditions of approval.

6. A Class II Notice has been published. The formal public hearing can be held and the review authority can take final action on the Conditional Use Permit at this meeting.

RECOMMENDATION:

A recommendation is made to approve the Conditional Use Permit, subject to the attached Conditions of Approval.

Brian R. Wilke, AICP, Development Coordinator

Rich Schroeder, Deputy Director

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
STARBUCKS
6906 GREEN BAY ROAD
AUGUST 22, 2024

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of City Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain a Parking Lot permit from the Department of Public Works.

   c. This Conditional Use Permit shall be null and void if the use is discontinued for more than a twelve consecutive month time period.

   d. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval. Since this site is an outlot of a Unified Business Center, the site is allowed one monument sign only.

   e. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval. Minor changes may be approved by the City Plan Division.

   f. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit.

   g. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   h. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   i. The applicant shall meet all applicable Conditions of Approval and obtain a construction permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.

   j. Outdoor display of products is prohibited.

   k. All vehicles shall be parked within designated paved areas.

   l. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

   m. Cross access shall be provided to adjacent parcels, if required, at a future date by the City.

n. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
    i. Site Plan as-built
    ii. Floor Plan as-built
    iii. Site Utilities
    iv. Sprinkler Plans
    v. Fire Alarm Plans

o. The General Contractor shall keep the active construction site secured at all times. The General Contractor shall maintain a list of all sub contractors working on the active site and their respective trades and make that list available to the City upon request. The General Contractor shall provide any necessary safety training to all sub contractors on the active construction site and maintain and update the list as it changes.

p. The Assessor's Office will require actual costs on the project to be submitted prior to their office signing off on the final occupancy permit(s). The costs supplied should include: all improvements costs to the raw land (retention, site elevation work, site ingress/egress work, etc.), all materials and labor associated with construction of the building, all materials and labor associated with site improvements (asphalt/concrete work, site lighting, site landscaping, etc.), and all developer's profit.

q. It is highly recommended that a representative from developer/owner/tenant be advised that the costs to construct will be one of the primary basis upon which the initial assessment is established. If developer/owner/tenant does not feel that the initial value of the new building will be close to the costs to construct plus the fair market value of the land, a discussion about the initial full assessment should take place with the City Assessor's office prior to permits being pulled for the project.

r. The Assessor's Office will formally request a lease(s) for the property at time of occupancy, if applicable. It should be noted with owner/developer that "No person may .... object to a valuation; if that valuation was made by the assessor or the objector using the income method; unless .... the person supplies to the assessor all of the information about income and expenses, as specified in the manual under s. 73.03 (2a), that the assessor requests. " Wis Stat 70.47(7)(af)

s. Compliance with the Operational Plan.

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

    a. Prior to the issuance of any permits, a Deed Restriction or Restrictive Covenant approved by the City Attorney shall be recorded with the Kenosha County Register of Deeds stating that the property shall remain fully taxable for ad valorem tax purposes, including, but not limited to, real and personal property taxes and will not be subject to any exemption or exception to taxation unless otherwise agreed to by the City. The Deed Restriction or Restrictive Covenant shall be recorded at the applicant's expense, shall run with the land and shall be enforceable by the City against the owner and the owner's successors, assigns, and successors in title, including any tenants. The recording fee for the Deed Restriction or Restrictive Covenant shall be submitted by the applicant.

    b. Prior to the issuance of any permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fee for the Conditional Use Permit shall be submitted by the applicant.

    c. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated August 5, 2024.

    d. The items in the Fire Prevention Bureau memo dated August 9, 2024 shall be addressed.

e. Please include these notes on the erosion control sheet:
   i. Excess soils are to be hauled off-site or enclosed with an approved sediment control device within 24 hours.
   ii. Soil piles left undisturbed for 7 or more days will need to be stabilized by an approved method.
   iii. All disturbed areas not covered by permanent structures or pavement shall be finished graded with 3"-6" topsoil, seeded, and stabilized within 7 days of reaching final grade.

f. Sheet C 201: Please update all erosion and sediment control details per the following WDNR technical standard.
   i. Construction entrance: WDNR Tech Standard 1057
   ii. Inlet protection: WDNR Tech Standard 1060
   iii. Silt fence : WDNR Tech Standard 1056

g. For frontage abutting adjacent streets, a minimum of a 5-foot-wide paved ADA accessible sidewalk and 10-foot-wide parkway must be provided. Please note sidewalk to be maintained and kept clear of snow by property owner.

h. For west side perpendicular parking, pedestrian ways need to be 5-foot wide. Parked vehicles cannot encroach over that 5-foot width. Typically, a parking block offset 2-foot into parking stall or a 2-foot wider pedestrian way resolves this issue. Additionally, where a sidewalk is to abut building wall, sidewalk needs to be 7-foot wide to allow for a 2- foot clearance from building wall,

i. Please show enough proposed grades in pedestrian ways to confirm ADA required slope criteria is met.

j. A minimum of a 5-foot-wide paved ADA accessible sidewalk must be provided connecting public sidewalk to building entrance.

k. Provide site lighting photometric layout plan along with typical detail for pole and fixture. Illumination shall meet the minimum standards of the Illuminating Engineering Society of America and the allowable light spillover at property line is 0.75 average foot candles,

l. Each parking row, regardless of length, should begin and end with an 8-foot wide landscaped island with barrier type curb, and shall include at least one 2 ½-Inch deciduous caliper tree,

m. Dimension drive aisle behind west side parking,

n. Curb head that meets sidewalks should have a curb head taper.

o. The drive-thru menu board / order station must be moved twenty feet (20') to the northeast to allow for additional stacking.

p. The Building Elevations must be revised to show that elements of the existing red brick will remain unpainted on the building for compliance with the Unified Business Center standards.

q. The applicant must submit a Floor Plan. The Floor Plan must show the size of the drive-thru awning which is represented on the renderings.

r. The applicant must submit two-dimensional building elevations.

s. The existing windows on the East Elevation must either remain in place, or equivalent sized windows must be added to other parts of the East Elevation.

t. The Building Perspective and the Landscape Plan must be consistent on the location of landscaping. Foundation plantings must be included along the southeast corner of the building and on the west elevation north of the door to match what is shown on the Building Perspective.

u. An Operational Plan must be submitted detailing hours of operations, number of employees and methods and frequency of trash pickup and removal.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

Phone (262) 653-4315

Providing and Protecting Kenosha's Greatest Natural Resource

MEMO

To: Brian Wilke, Development Coordinator

From: Leif Jackson, Water Engineer

Date: August 5, 2024

Subject: Starbucks Coffee Southport Plaza

Location: 6909 Green Bay Road

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. KWU recommends approval of the Project, subject to the following:

- Please verify with a plumber that the existing one inch (1") water meter will be sufficient for the proposed expansion.

- Note the manhole southwest of the development, within the greenspace between the parking lot and the private drive, will be utilized for sampling purposes. Please provide a letter from the Owner granting KWU access to the private sampling manhole.

Feel free to contact me with any questions, comments, or concerns.

CC: Curt Czarnecki, P.E., General Manager
Ian C. Bagley, P.E., Director of Engineering Services

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

Fire Prevention Bureau
C.U.P./Site Development Plan Review Form

Date: 8/9/2024

Project: Starbucks Coffee Southport

Address: 6909 Green Bay Road

The City of Kenosha Fire Department Fire Prevention Bureau performed a plan review on the above property. Please see comments below and do not hesitate to contact us with questions.

Bold one:

- Approved – No Comments
- **Approved – See Comments Below**
- Withhold Permits- Subject to Items Below
- Approval Denied – See Comments Below

Comments:

1. **Building & Door Numbers:**

   Building address number size and man door number size shall be approved by the FPB AHJ prior to installation on the building.

2. **Knox Box Required:**

   A Knox Box shall be required on all buildings, multiple may be needed on larger buildings, per 3.30 (C) of the City of Kenosha Ordinance.

3. **EXIT SIGNS IN PROXIMITY OF FLOOR**

   Floor proximity exit signs as required per 3.27 of the City of Kenosha Ordinance. In the office sections of the buildings.

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

4. Kitchen Hood (if applicable):

Requirement.- All commercial kitchens and all industrial kitchens shall have at least one (1) adequate hood system and at least one (1) duct fire extinguishment system.

5. City of Kenosha Requirements:

Refer to Kenosha Code of Ordinance Chapter 3 for requirements to ensure compliance. WI State Statutes and adopted NFPA Codes and Standards listed in Chapter 3 are required to be followed.

6. Onsite Road Requirements:

Private roads in the complex shall be a minimum of 22 feet wide with no parking signage on the inner side of the road. 2nd Access entrance/exit shall be Required

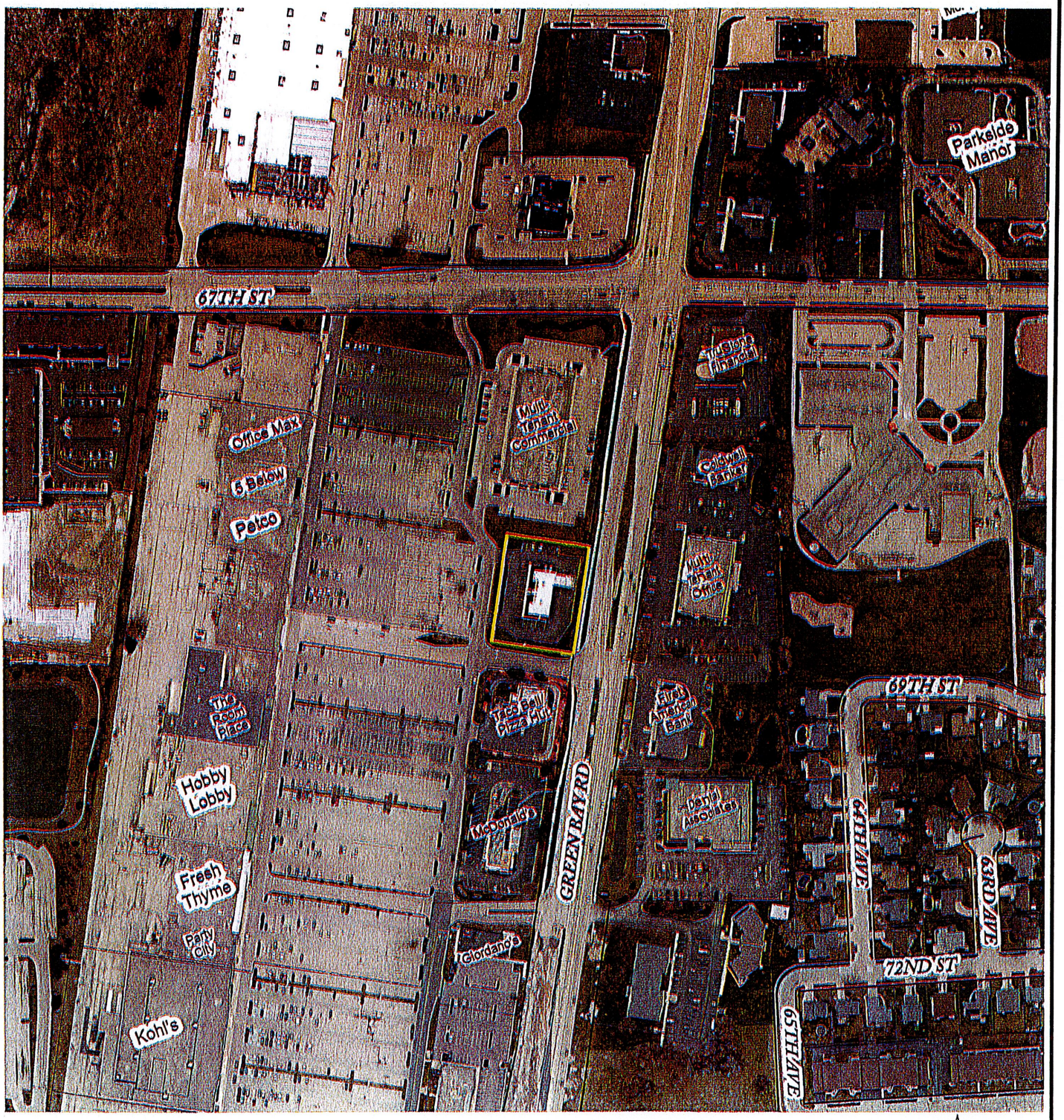
Reviewed by:

Jacob Waldschmidt

Kenosha Fire Department

City of Kenosha

Vicinity Map
Starbucks (Southport Plaza)
Conditional Use Permit



Subject Property

KENOSHA

0 300

Feet

DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ August 15, 2024 ~ mc

THE CITY OF KENOSHA
CHART A BETTER COURSE

P: 262-653-4030
E: idtcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview #1417247

Project Title: Starbucks Coffee #71382
Application Type: Electronic Review
Workflow: Express Workflow

Jurisdiction: Cityof Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative
Katie Getz
State Permits
319 Elaines Ct.
Dodgeville, WI 53533
P:608-407-9083
katie@permit.com

Please indicate which of the following contacts are included in this project.: Engineer

Engineer
Michael Brandt
Kimley Horn
11995 Singletree Land, 225
Eden Prairie, MN 55344
P:651-645-4197
Matt.Lingam@kimley-horn.com

Property Owner
N/A N/A
Roll with the Changes LLC
833 E Michigan Street
Milwaukee, WI 53202
P:608-407-9078
katie@permit.com

Project Information

Project Address: 6909 GREEN BAY ROAD - KENOSHA, WI 53142

Project Description:
Conversion of an existing bank building into a Starbucks Coffee shop with drive-thru. Site, parking lot and drive-thru updates, exterior building modifications and mural painting.

Is the property subject to any easements, covenants, or other restrictions?: I don't know

Proposed Use: Coffee Shop with Drive-thru

Project Acreage: 1

Project Type: Conditional Use Permit

Project Valuation: $750,000.00

Please indicate the restrictions that apply.:

Total Square Footage of Project: 4243

NewTechWood

1. Product Name

- NewTechWood Ultrashield Naturale Composite Cladding-Siding

2. Manufacturer

NewTechWood America, Inc.
15912 International Plaza,
Houston,
TX, 77032
Phone: 281-570-6450
Fax: 281-661-1167
Email: inquiry@newtechwood.com
Web: www.newtechwood.com

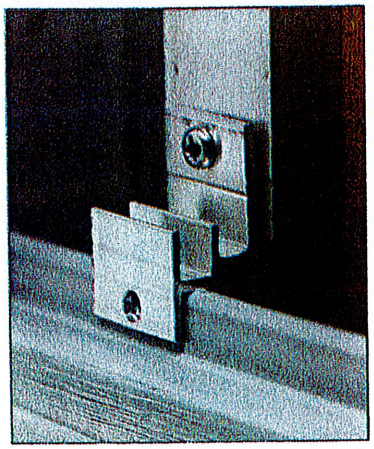
3. Product Description

Basic Use

Used for interior and exterior applications, the Ultrashield Naturale Composite Cladding-Siding is a solution for a wood-like façade without the maintenance. It can both cover up unsightly areas and accent concrete buildings providing a contemporary look. It can also be used for ceilings and soffits as well as siding.

The tongued board, **US09**, is secured with 6063 aluminum clips, which act as the groove in the system. Also available are outside corner trim, inside corner trim, butt joint trim, and end cap trim pieces—all made with the encased composite material, see Accessories/Options for the item numbers and sizes. See images for fastener, fascia and all accessories' installation examples.

AW08 fasteners secure the US09 boards as a tongue-and-groove system



Composition and Materials

The composite material is comprised of HDPE plastic and hardwood chips. The composite material is encased in a 0.5–0.7 mm plastic shell with UV and stain inhibitors additives to ASTM G154, called Ultrashield, which is a proprietary blend of plastics.

The T-7 End Plugs are composed of rubber.

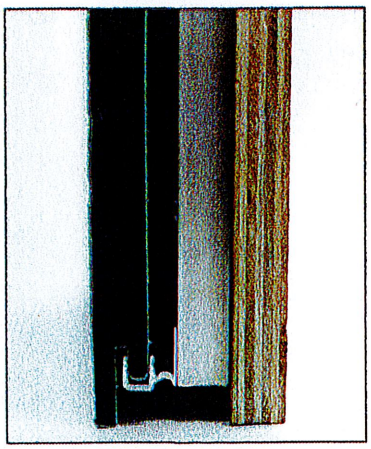
Features and Benefits

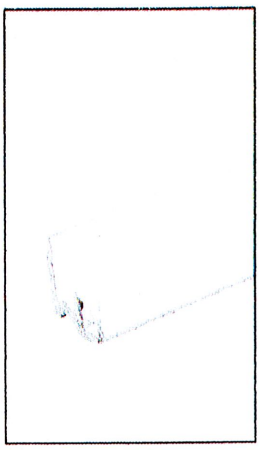
- Easier to cut than comparably-sized all-wood planks
- Maintains color/does not need to be stained or maintained
- Ultrashield technology protection

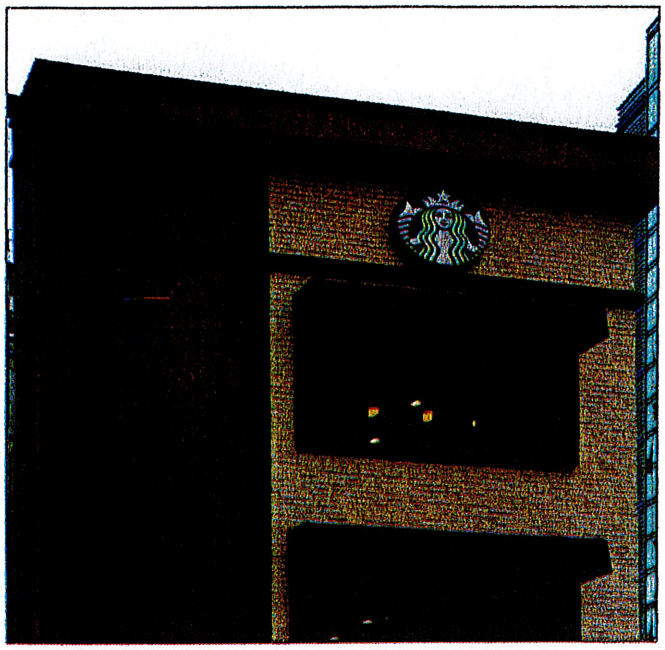
Dimensions

US09 tongue and groove board:
Width × depth × length: 5½ × ½ inches × 16 feet.
(142 × 13 mm × 4.87 m)

AW2 tack secures the US09 boards on the lower perimeter





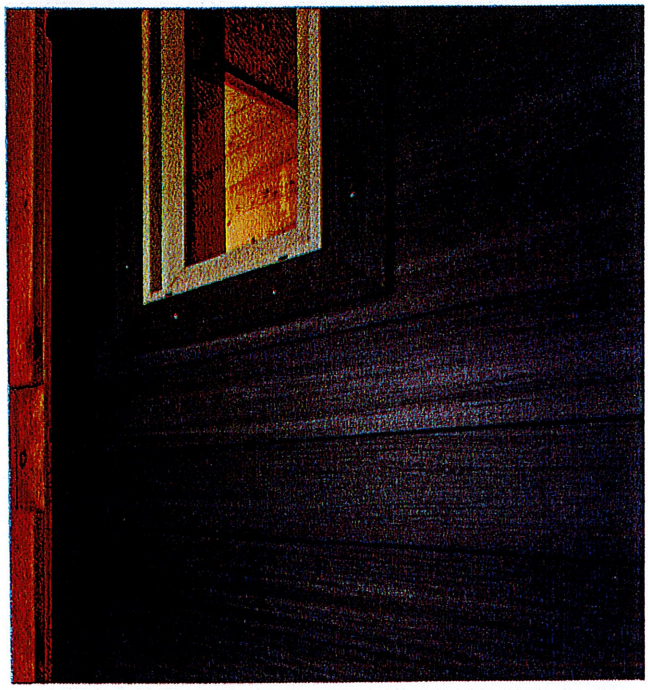


Colors

- Brazilian Ipe
- Spanish Walnut
- Westminster Gray
- Peruvian Teak
- Roman Antique
- Hawaiian Charcoal

Safety Data Sheets

SDS information is available **here.**



Accessories/Options

- **AW08**: siding clips (90 pieces covers 50 square feet) 0.78 × 0.59 × 1.10 inches (20 × 15 × 28 mm; installed on the joists and used as the connection between each US09 board
- **AW02**: starter strips (3 feet and 9 feet sizes) 0.59 × 0.57 inch (15 × 14.5 mm); designed to fix the first cladding on the joist
- **T-7 Plug:** rubber end plugs (50 per bag) 0.70 × 0.31 inch (18 × 8 mm); installed on the joists to support the US09 when installing the last board
- **US44:** end fascia (8 feet lengths) 1.8 × 1.7 inch (46.2 × x 44.2 mm
- **US46**: joint fascia (8 feet lengths) 3.1 × 1.0 inch (79 × 26.7 mm)
- **US46:** outside corner fascia (8 feet lengths) 2.2 × 2.2 inch (58.2 × 58.2 mm)
- **US47:** inside corner fascia (8 feet lengths) 2.8 × 2.8 inch (71.5 × 71.5 mm)

4. Technical Data

Applicable Standards

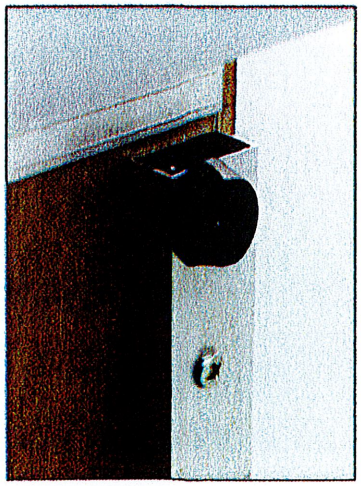
ASTM International (ASTM)

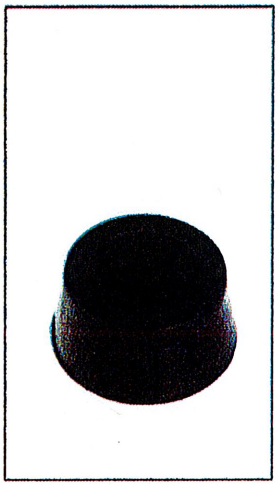
- **ASTM D7032** Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails
- **ASTM G154** Standard Practice for Operating Fluorescent Ultraviolet (UV) Lamp Apparatus for Exposure of Nonmetallic Materials

International Code Council (ICC)

- **ICC-ES AC 174** Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails), approved January 2012, section 3.4, 3.7, 3.9, 3.11 and 4.1

T-7 end plugs support the last US09 boards





5. Installation

Manufacturer installation instructions are available **here.**

Installation videos available **here** and **here.**

6. Availability and Cost

Contact manufacturer for availability and pricing.

7. Warranty

A 25-year limited warranty is offered.

8. Maintenance

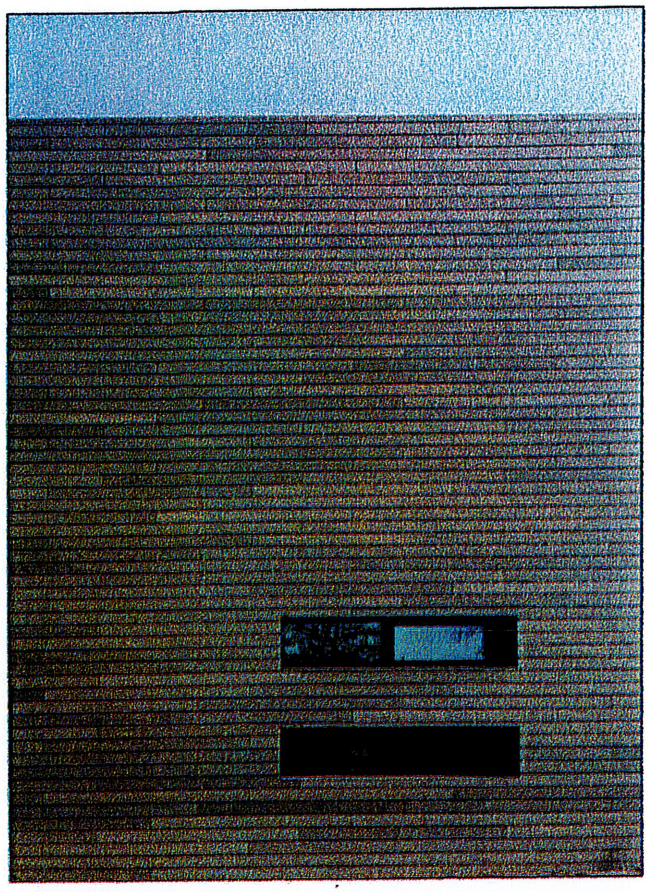
Clean with soap and water. Can be pressure washed on a low setting.

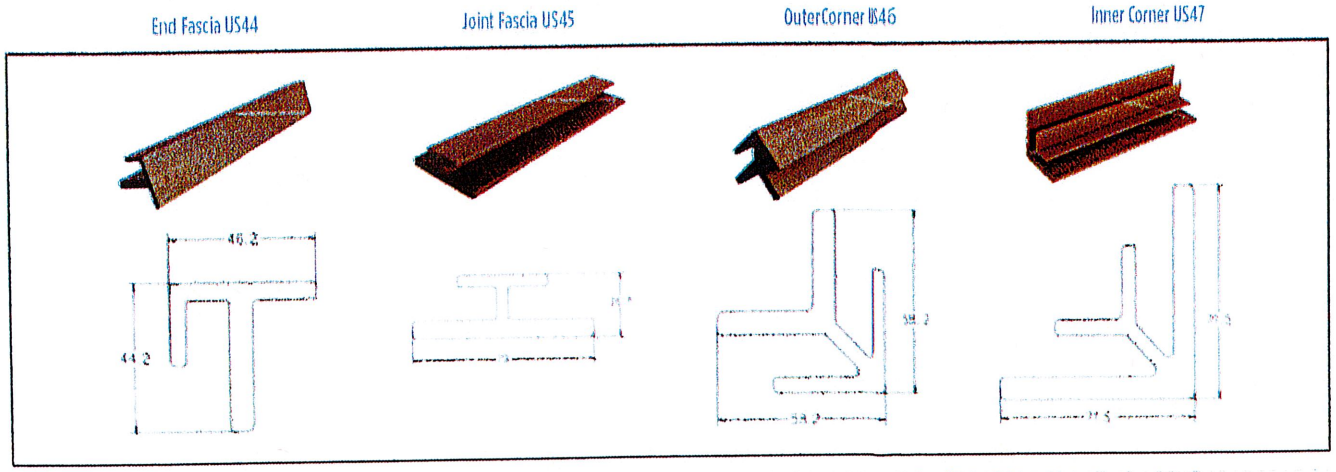
9. Technical Services

NewTechWood America, Inc. offers telephone support.

10. Filing Systems

- ConstructConnect
- Additional product information is available from the manufacturer upon request



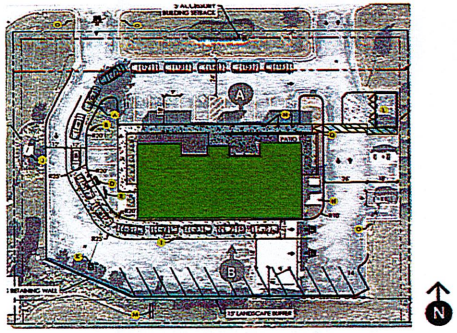


1 48" Logo Disk

Owen's Corning – Estate Gray

SW7030 Anew Gray

New Tech – Peruvian Teak – Belgian Board



A SOUTH PERSPECTIVE

B NORTH PERSPECTIVE

Previous renderings from 8/22/24 meeting

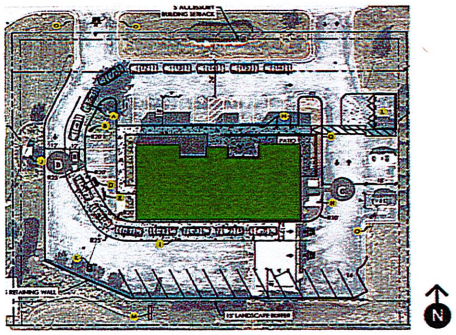
EXT. PERSPECTIVE

1 18" White Wordmark

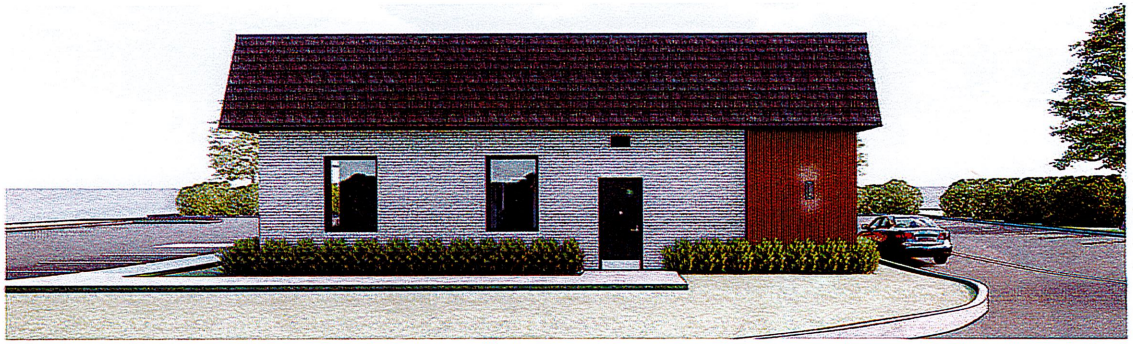
Owen's Corning – Estate Gray

SW7030 Anew Gray

New Tech – Peruvian Teak – Belgian Board



C EAST PERSPECTIVE



D WEST PERSPECTIVE

SITE DEVELOPMENT PLANS
FOR
STARBUCKS #71382- GREEN BAY & 67TH

6906 GREEN BAY RD AND S3 T1N R22E
KENOSHA, KENOSHA COUNTY, WI

PROJECT TEAM:

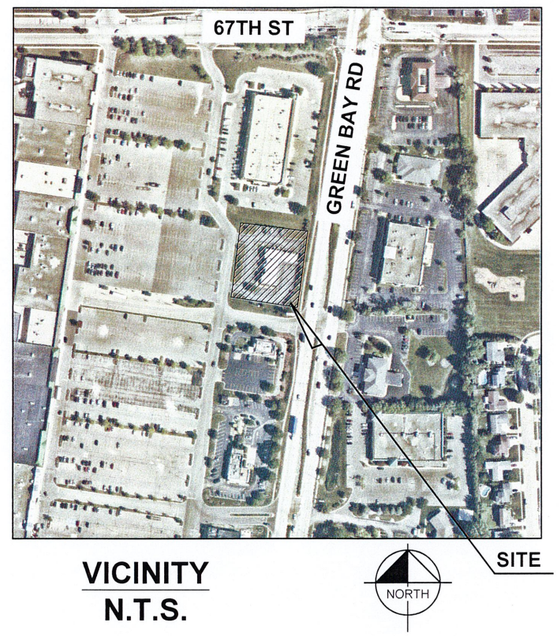
ENGINEER & LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MICHAEL C. BRANDT P.E./
RYAN A. HYLLESTAD P.L.A
11995 SINGLETREE LN, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
STARBUCKS

111 N. CANAL ST, SUITE 450
CHICAGO, IL 60606
CONTACT: DEAN KLEIN

SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
TELEPHONE: 414-224-8068
CONTACT: DONALD C. CHAPUT



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	SITE DEMOLITION & EROSION CONTROL PLAN
C201	EROSION AND SEDIMENT CONTROL DETAILS
C300	SITE DIMENSION PLAN
C301	SITE DETAILS
C302	SITE DETAILS
C400	GRADING AND UTILITY PLAN
C401	GRADING ENLARGEMENT PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
EX-1	EXISTING PHOTOMETRIC EXHIBIT

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 CHISELED CROSS ON SW RIM OF STORM CATCH BASIN. NORTHWEST CORNER OF SITE.
ELEVATION=710.51

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN. SUITE 225 EDEN PRAIRIE, MN 55344
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

WISCONSIN MICHAEL C. BRANDT 39571 ELK RIVER, MN PROFESSIONAL ENGINEER

KHA PROJECT 160421013
DATE 07/22/2024
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY BSK
CHECKED BY MTL

COVER SHEET

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS
KENOSHA WI

SHEET NUMBER
C000

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.

4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: CHAPUT LAND SURVEYS
   ADDRESS: 234 W. FLORIDA STREET MILWAUKEE, WI 53204
   PHONE: 414-224-8068
   DATED: 04/24/2024

2. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.

3. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

4. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.

5. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

   5.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

   5.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

   5.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

   5.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.

   5.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.

   5.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.

17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.

18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P. PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN, SUITE 225 EDEN PRAIRIE, MN 55344
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER — WISCONSIN — MICHAEL C. BRANDT 39571 ELK RIVER, MN

KHA PROJECT	163421013
DATE	07/22/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	BSK
CHECKED BY	MTL

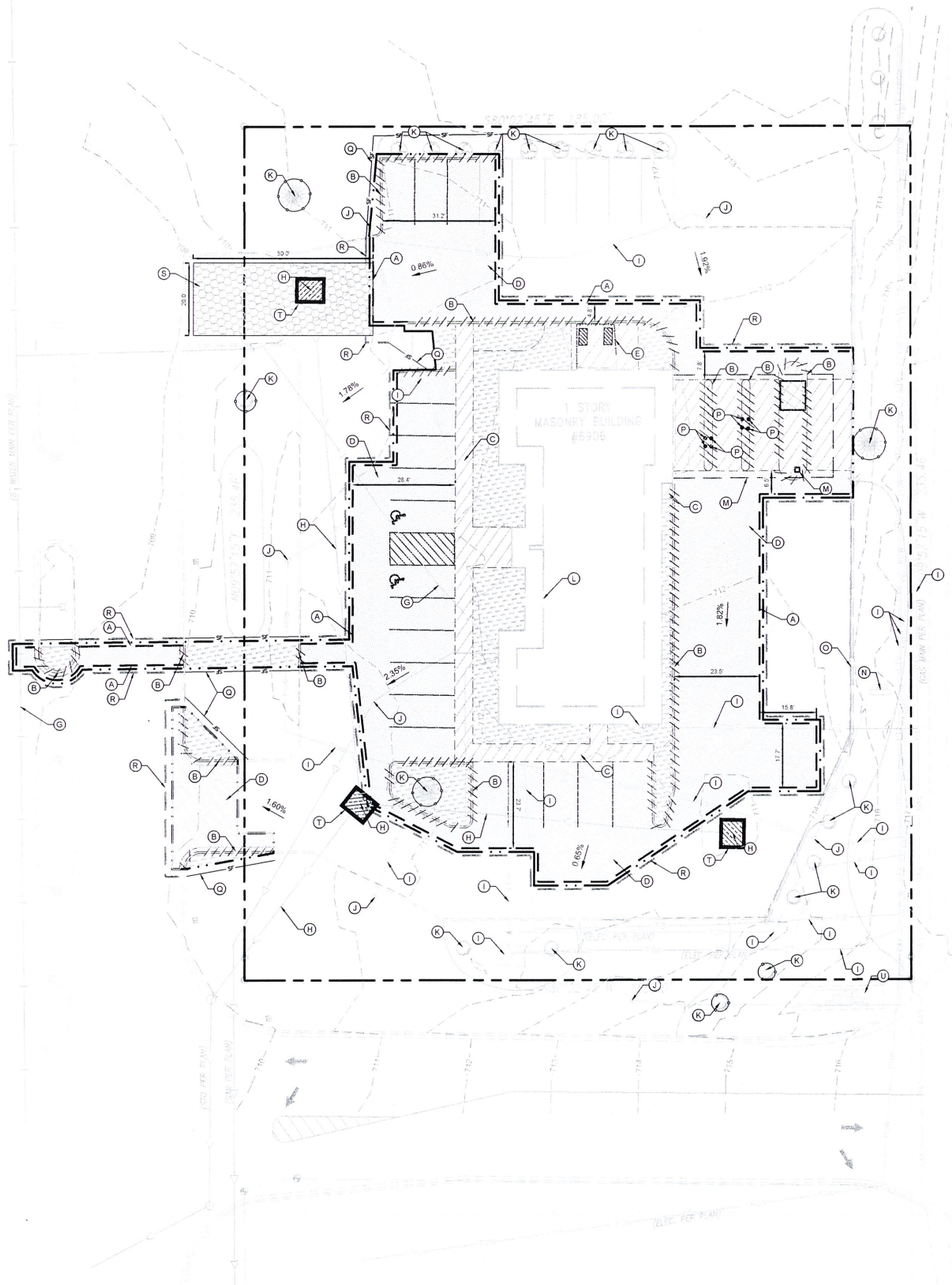
GENERAL NOTES

PRELIMINARY - NOT FOR CONSTRUCTION

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
C100



LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- LIMITS OF CONSTRUCTION
- REMOVE CONCRETE CURB & GUTTER
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE
- ROCK ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- BIOROLL
- TREE FENCE

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF KENOSHA GRADING PERMIT.

EROSION CONTROL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
2. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
3. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
4. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
5. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
7. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
9. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
10. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
11. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
13. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
14. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF KENOSHA ENGINEERING DIVISION.
15. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.
16. EXCESS SOILS ARE TO BE HAULED OFF-SITE OR ENCLOSED WITH AN APPROVAL SEDIMENT CONTROL DEVICE WITHIN 24 HOURS.
17. SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS WILL NEED TO BE STABILIZED BY AN APPROVED METHOD.
18. ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENTS SHALL BE FINISHED GRADED WITH 3" - 6" TOPSOIL, SEEDED, AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, PLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY OF KENOSHA.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF KENOSHA, KENOSHA COUNTY, AND WISDOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMPS IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF KENOSHA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
17. FOR FRONTAGE ABUTTING ADJACENT STREETS, A MINIMUM OF A 5' WIDE PAVED ADA ACCESSIBLE SIDEWALK AND A 10' WIDE PARKWAY MUST BE PROVIDED. SIDEWALK MUST BE MAINTAINED AND KEPT CLEAR BY PROPERTY OWNER.

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING SIDEWALK
D	REMOVE EXISTING PAVEMENT
E	REMOVE EXISTING FENCE
F	REMOVE EXISTING SIGN
G	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
H	PROTECT EXISTING STORM SEWER LINE / STRUCTURE
I	PROTECT EXISTING UTILITY LINE / STRUCTURE
J	PROTECT EXISTING LIGHT POLE
K	PROTECT EXISTING TREE / SHRUB, TREE PROTECTION FENCE
L	PROTECT EXISTING BUILDING / STRUCTURE
M	REMOVE EXISTING BUILDING / STRUCTURE / CANOPY / COLUMN. SEE ARCHITECTURAL PLANS
N	PROTECT EXISTING SIGN
O	PROTECT EXISTING RETAINING WALL
P	REMOVE EXISTING BOLLARD
Q	SILT FENCE
R	BIOROLL
S	ROCK ENTRANCE
T	INLET PROTECTION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ELK RIVER, MN

KHA PROJECT	160421013
DATE	07/22/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	AJB
CHECKED BY	MTL

SITE DEMOLITION & EROSION CONTROL PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
C200

K:\TCW_LDEV\starbucks\kenosha, wi - green bay & 67th\3 Design\CAD\plansheets\C2-DEMO PLAN.dwg September 27, 2024 - 12:03pm

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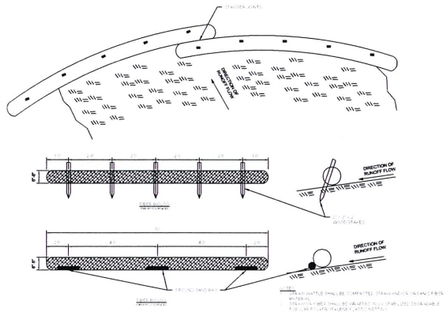
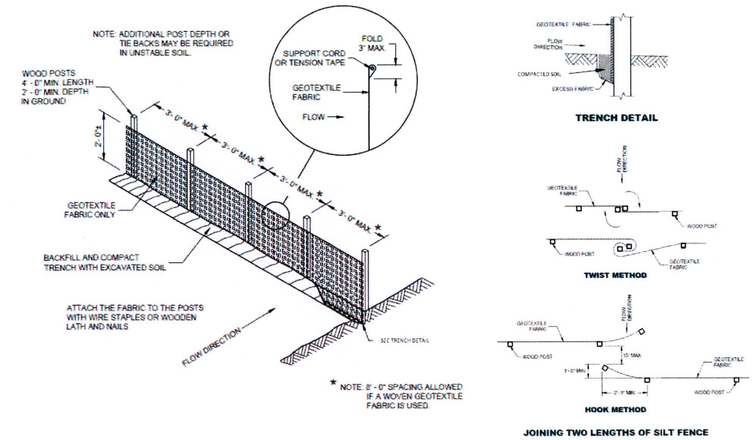


1 BIO-ROLL BLANKET SYSTEM

NO SCALE

1056-TS-12

Figure 5:
Silt Fence Installation

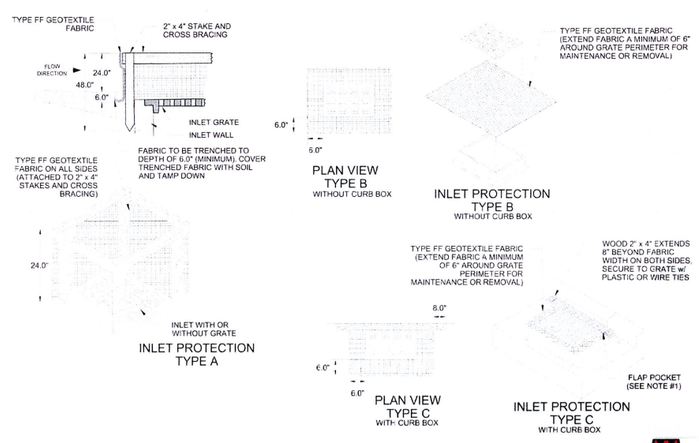


WDNR
April 2024

2 WDNR - SILT FENCE

NO SCALE

FIGURE 1. INLET PROTECTION TYPES A, B AND C



NOTES:

1. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT. OF NATURAL RESOURCES

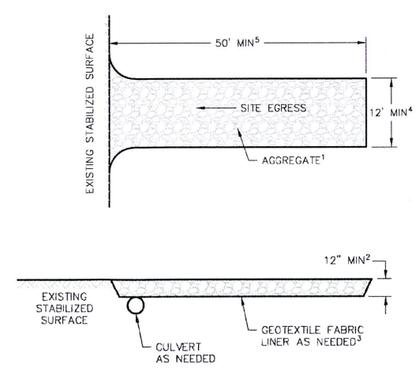
1060
TECHNICAL STANDARD No.
12/2021
REVISION DATE
NOT TO SCALE

3 INLET PROTECTION - SEDIMENT FILTER SACK

NO SCALE

1057-TS-9

Figure 2:
Stone tracking pad detail



Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3 Select fabric type based on soil conditions and vehicles loading.

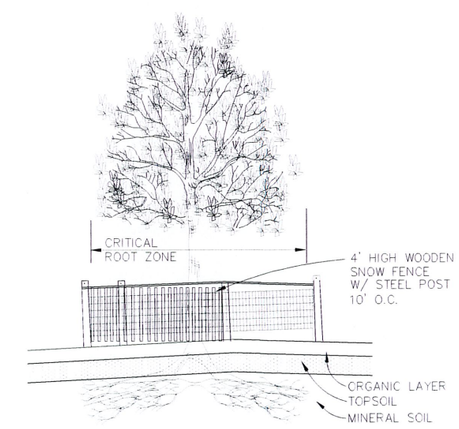
Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

4 WDNR - ROCK CONSTRUCTION ENTRANCE

NO SCALE

WDNR
July 2018



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

5 TREE PROTECTION

NO SCALE

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KHA PROJECT 160412013

DATE	07/22/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	AJB
CHECKED BY	MTL

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL DETAILS

STARBUCKS #71382-
GREEN BAY & 67TH

PREPARED FOR

STARBUCKS

KENOSHA WI

SHEET NUMBER
C201

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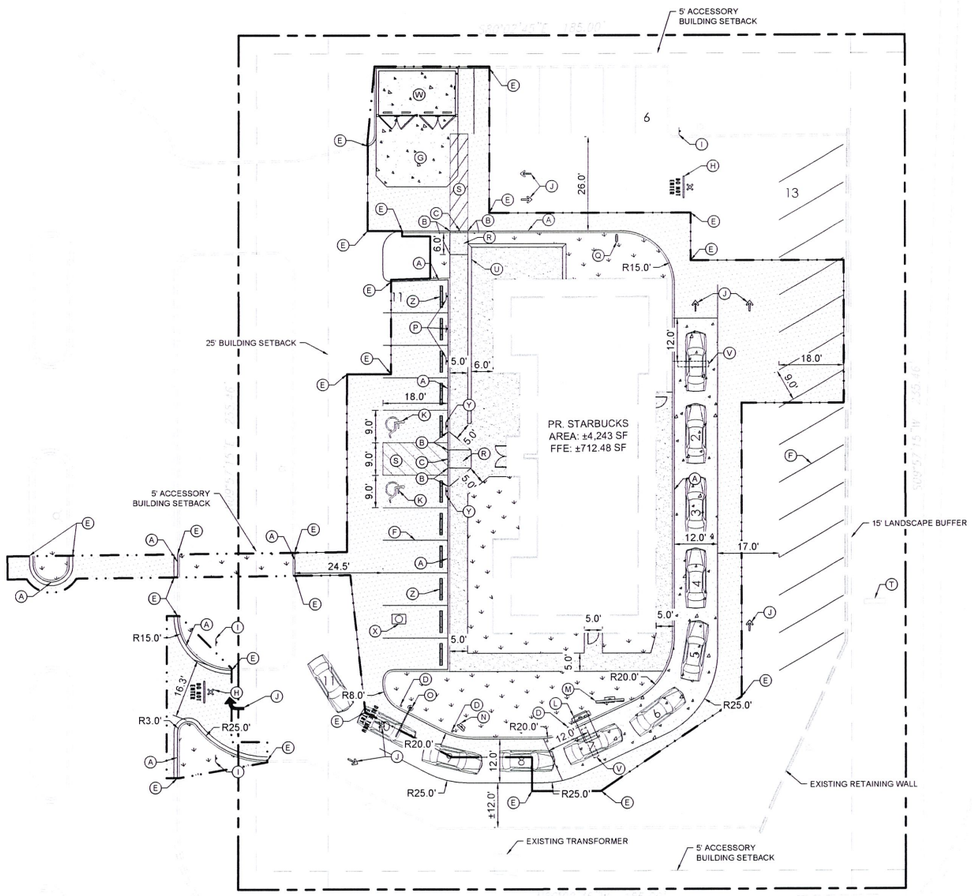

NORTH GREEN BAY ROAD

PROPERTY SUMMARY

TOTAL PROPERTY AREA	1.00 AC / 43,560 SF
DISTURBED AREA	0.31 AC / 13,570 SF
EXISTING IMPERVIOUS AREA	0.21 AC / 11,288 SF / 83.18%
EXISTING PERVIOUS AREA	0.05 AC / 2,282 SF / 16.82%
PROPOSED IMPERVIOUS AREA	0.24 AC / 11,135 SF / 82.06%
PROPOSED PERVIOUS AREA	0.06 AC / 2,435 SF / 17.94%
NET DECREASE IN IMPERVIOUS AREA	0.01 AC

SITE DATA

EXISTING ZONING	B-2: COMMUNITY BUSINESS DISTRICT
EXISTING LAND USE	BANK
PROPOSED LAND USE	DRIVE-THRU COFFEE SHOP
PARKING SETBACKS	NONE
BUILDING SETBACKS	FRONT = 0' SIDE = 0' REAR = 25' RIGHT OF WAY = 25'

BUILDING DATA

TOTAL BUILDING AREA	4,243 SF
PERCENT OF TOTAL PROPERTY AREA	9.74%

PARKING SUMMARY

REQUIRED PARKING	GREATER OF 10 SPACES OR SPACES EQUAL TO 40% OF TOTAL LICENSED CAPACITY= 25 SPACES
TOTAL PROPOSED PARKING	30 SPACES
REQUIRED ACCESSIBLE PARKING	2 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 STANDARD SPACES 2 VAN ACCESSIBLE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK SEE DETAILS FOR SECTION

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 18-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

- (A) 6" CONCRETE CURB & GUTTER, SEE DETAIL
- (B) CURB TAPER, SEE DETAIL
- (C) FLAT CURB , SEE DETAIL
- (D) 6" BOLLARD, SEE ARCH PLANS FOR DETAIL
- (E) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (F) 4" WIDE WHITE PAINTED SOLID PARKING LINE
- (G) CONCRETE PAD
- (H) "DO NOT ENTER" PAVEMENT MARKING
- (I) "DO NOT ENTER" SIGN
- (J) PROPOSED DIRECTIONAL PAVEMENT MARKINGS
- (K) ACCESSIBLE PARKING SYMBOL & LOADING AREA- SEE DETAIL
- (L) NEW DIGITAL ORDER SCREEN AND CONTROL BOX- SEE ARCH PLANS FOR DETAILS
- (M) NEW 5-PANEL MENU BOARD W/ BOLLARD- SEE ARCH PLANS FOR DETAILS
- (N) NEW PRE MENU BOARD W/ BOLLARD- SEE ARCH PLANS FOR DETAILS
- (O) NEW CLEARANCE BAR W/ BOLLARD- SEE ARCH PLANS FOR DETAILS
- (P) "MOBILE ORDER PARKING ONLY" SIGN- SEE ARCH PLANS FOR DETAILS
- (Q) DIRECTIONAL THANK YOU/EXIT ONLY SIGN- SEE ARCH PLANS FOR DETAILS
- (R) CURB RAMP- SEE DETAIL
- (S) STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- (T) EXISTING MONUMENT SIGN- REFER TO ARCH PLANS
- (U) CONCRETE KNEE WALL- REFER TO ARCH PLANS
- (V) PROPOSED DETECTOR LOOP- REFER TO MEP PLANS
- (W) TRASH ENCLOSURE- REFER TO ARCH PLANS
- (X) GREASE INTERCEPTOR- REFER TO MEP PLANS
- (Y) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (Z) CONCRETE WHEEL STOP - SEE DETAIL

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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KHA PROJECT	160421013
DATE	07/22/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	BSK
CHECKED BY	MTL

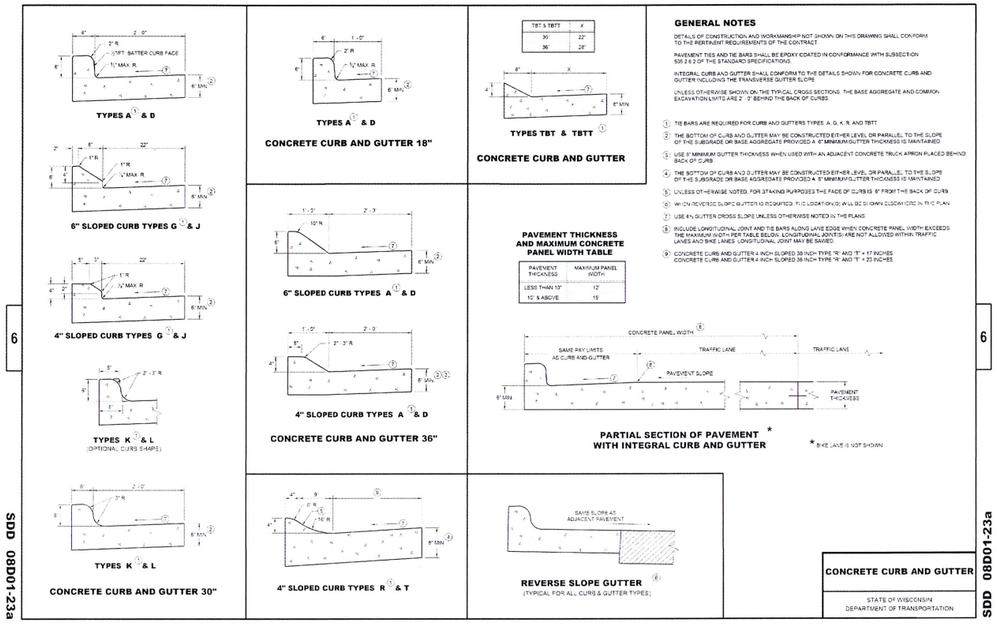
SITE DIMENSION PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

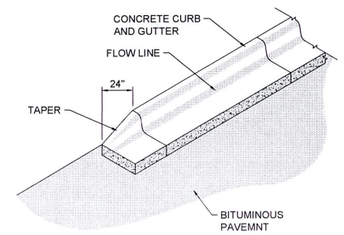
STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
C300

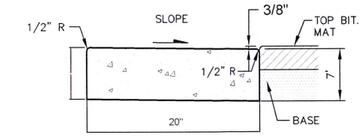


1 CURB AND GUTTER
NO SCALE

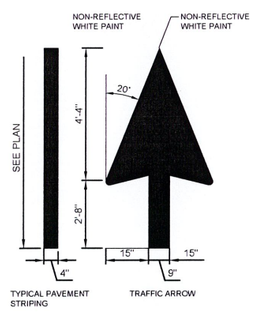


PERSPECTIVE

2 CURB TAPER
NO SCALE

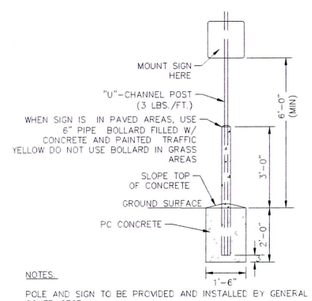


3 FLUSH CURB
SCALE: NTS



NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

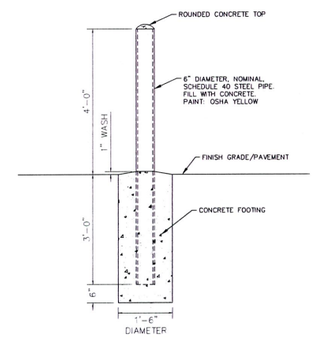
4 PAVEMENT MARKINGS
SCALE: NTS



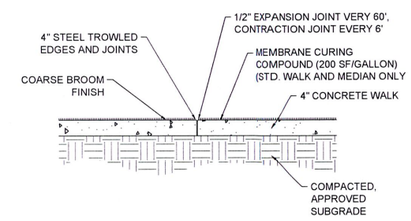
NOTES:
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5 SIGNAGE
SCALE: NTS



6 BOLLARD
SCALE: NTS



NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

7 CONCRETE SIDEWALK
SCALE: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN. SUITE 225 EDEN PRAIRIE, MN 55344
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

WISCONSIN PROFESSIONAL ENGINEER
MICHAEL C. BRANDT
38671
ELK RIVER, MN

KHA PROJECT	160421013
DATE	07/22/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	AJB
CHECKED BY	MTL

PRELIMINARY - NOT FOR CONSTRUCTION

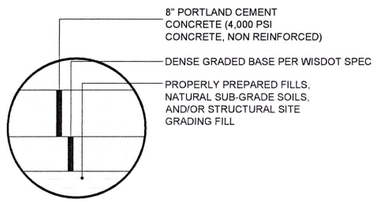
SITE DETAILS

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS
KENOSHA WI

SHEET NUMBER
C301

K:\TCW_LDEV\starbucks\kenosha, wi - green bay & 67th\3 Design\CAD\plansheets\C4-SITE DETAILS.dwg September 27, 2024 - 12:04pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

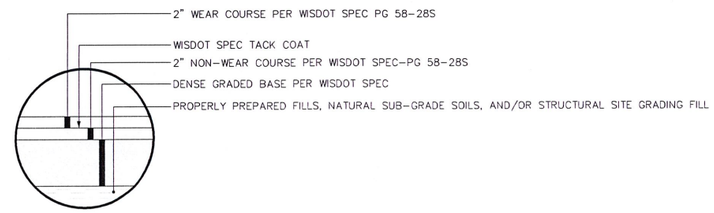
CONTRACTOR TO MATCH PAVEMENT SPECIFICATIONS AND MINIMUM THICKNESSES SPECIFIED BELOW. CONTRACTOR TO CONTACT ENGINEER IF THERE IS A VARIATION BETWEEN EXISTING AND PROPOSED PAVEMENT SECTIONS



8 HEAVY DUTY CONCRETE PAVEMENT SECTION

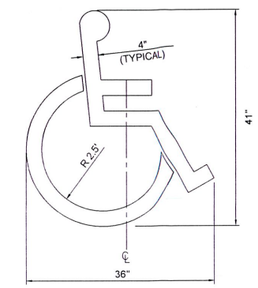
SCALE: NTS

CONTRACTOR TO MATCH PAVEMENT SPECIFICATIONS AND MINIMUM THICKNESSES SPECIFIED BELOW. CONTRACTOR TO CONTACT ENGINEER IF THERE IS A VARIATION BETWEEN EXISTING AND PROPOSED PAVEMENT SECTIONS



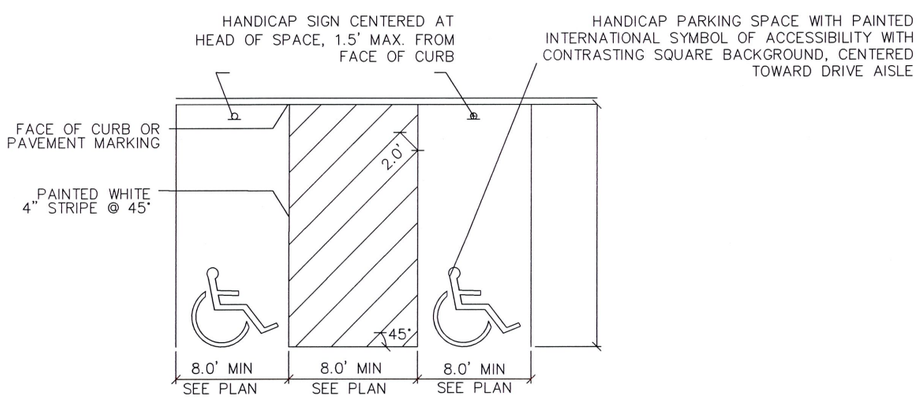
9 STANDARD DUTY ASPHALT PAVEMENT

SCALE: NTS



10 ACCESSIBLE PARKING SYMBOL

SCALE: NTS

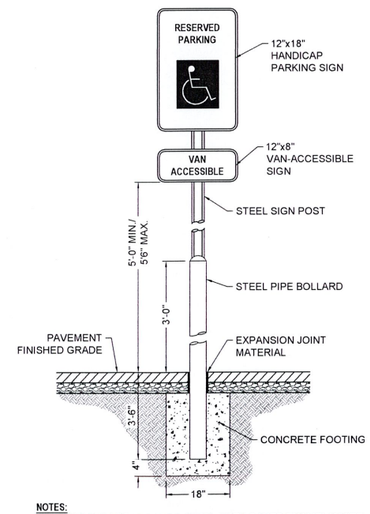


ACCESSIBLE PARKING STALL LAYOUT

NOT TO SCALE

11 ADA PARKING STALL LAYOUT

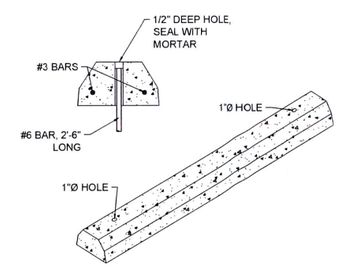
SCALE: NTS



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE.
2. POST SHALL BE 3"x3" 11-GAUGE GALVANIZED SQUARE STEEL
3. BOLLARD SHALL BE 6"Ø SCH-40 STEEL PIPE FILLED WITH CONCRETE & PAINTED YELLOW
4. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

12 ACCESSIBLE PARKING SIGN IN BOLLARD

SCALE: NTS



13 PRECAST WHEEL STOP

NO SCALE

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WISCONSIN PROFESSIONAL ENGINEER
MICHAEL C. BRANDT
38671
ELK RIVER, MN

KHA PROJECT 168421013
DATE 07/22/2024
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY AJB
CHECKED BY MTL

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
C302

K:\TCW_LDEV\starbucks\kenosha, wi - green bay & 67th\3 Design\CAD\plansheets\C4-SITE DETAILS.dwg September 27, 2024 - 12:04pm
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K:\TCW_LDEV\starbucks\kenosha, wi - green bay & 67th\3 Design\CAD\plansheets\C5-GRADING PLAN.dwg September 27, 2024 - 12:05pm
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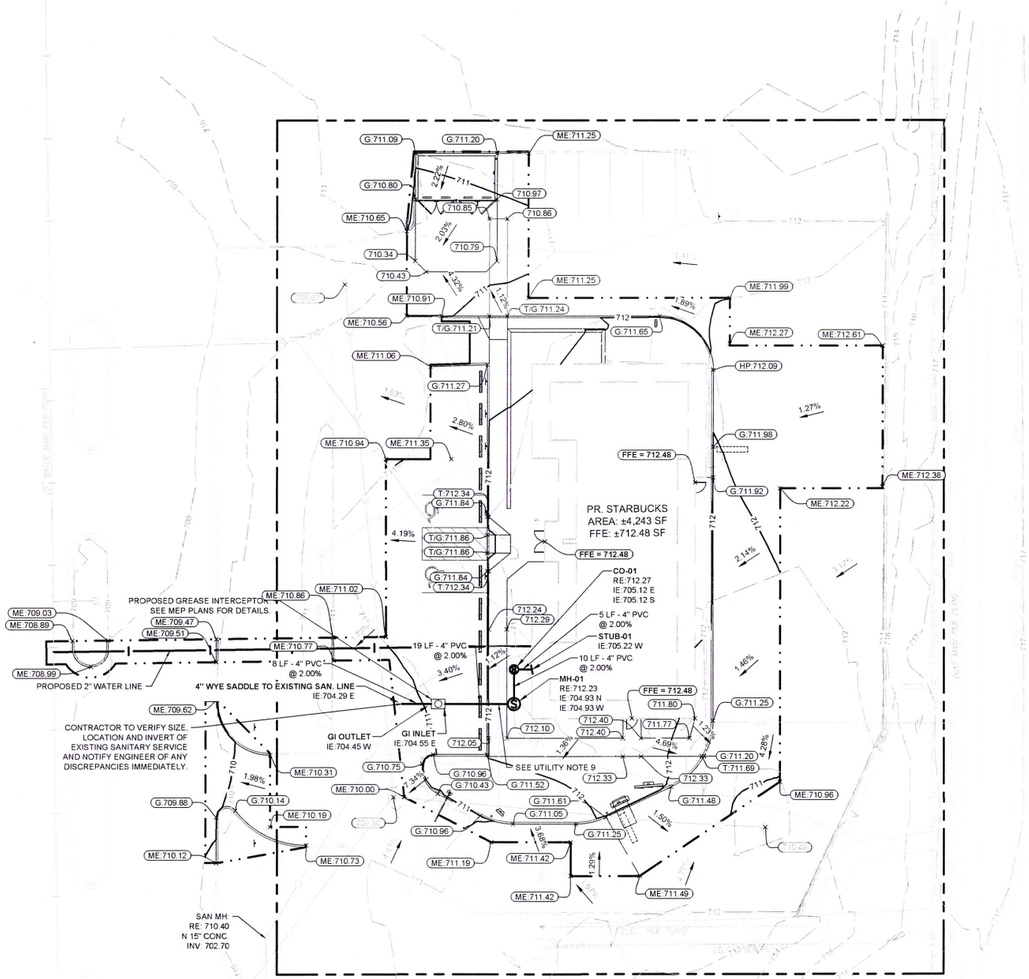

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED.
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

GRADING PLAN LEGEND

	PROPERTY LINE
928	EXISTING CONTOUR
925	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
100.00	PROPOSED SPOT ELEVATION
HP:0.0	PROPOSED HIGH POINT ELEVATION
LP:0.0	PROPOSED LOW POINT ELEVATION
G:0.00	PROPOSED GUTTER ELEVATION
T:0.00	PROPOSED TOP OF CURB ELEVATION
T/G:0.0	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW ELEVATION
TW:0.0 BW:0.0	PROPOSED TOP/BOTTOM OF WALL ELEVATION
0.0%	PROPOSED DRAINAGE DIRECTION

UTILITY PLAN LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
	POW	UNDERGROUND ELECTRIC
	COM	TELEPHONE
	GAS	GAS MAIN

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATIÒN OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
8. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
9. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
11. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
12. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
13. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
14. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
15. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
18. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
19. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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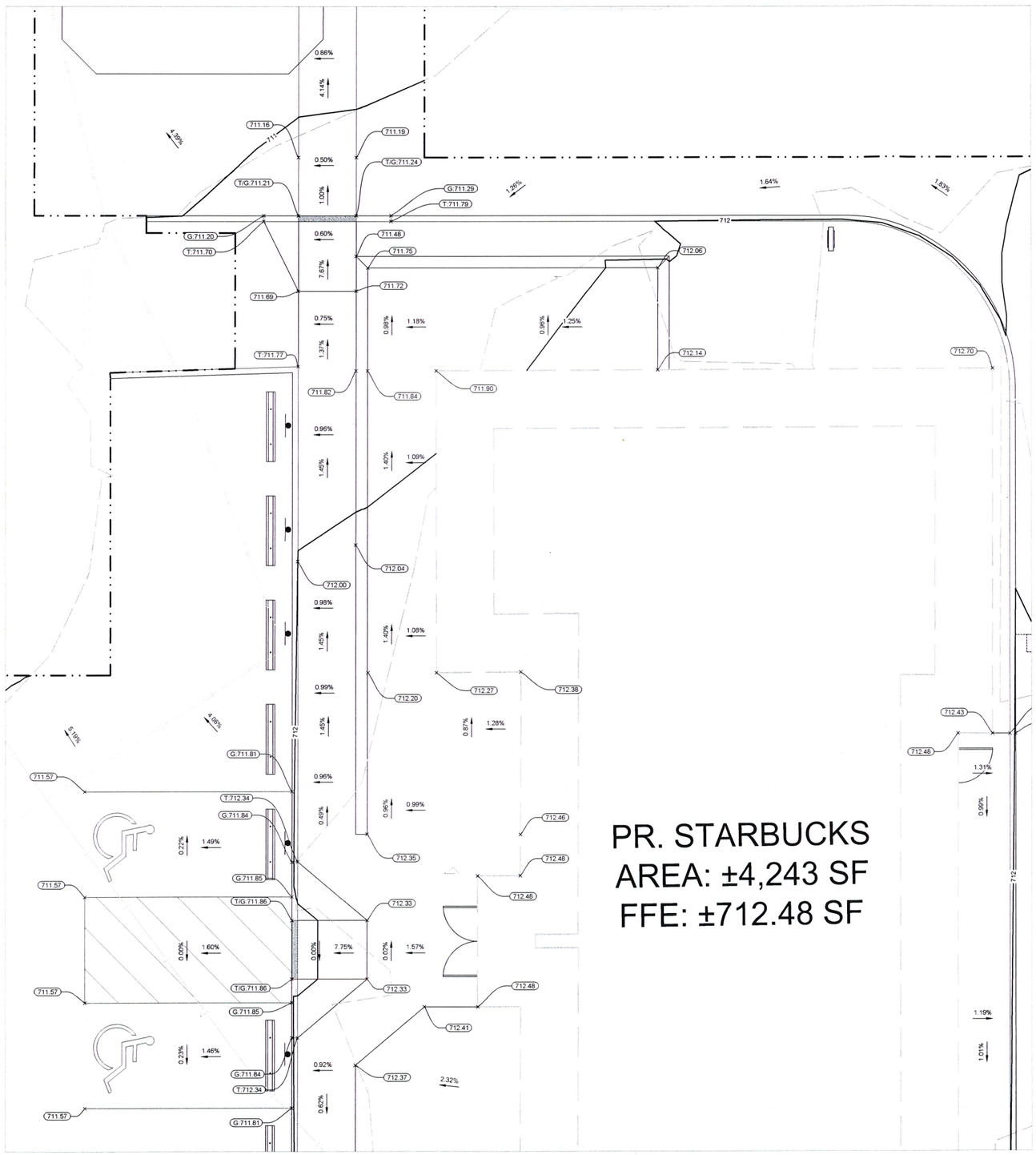
KHA PROJECT 160421013
DATE 07/22/2024
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY BSK
CHECKED BY MTL

GRADING AND UTILITY PLAN

STARBUCKS #71382-GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
C400



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5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
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10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
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GRADING PLAN LEGEND

- PROPERTY LINE
- 778 — EXISTING CONTOUR
- 925 — PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 — PROPOSED SPOT ELEVATION
- HP 0.0 — PROPOSED HIGH POINT ELEVATION
- LP 0.0 — PROPOSED LOW POINT ELEVATION
- G 0.00 — PROPOSED GUTTER ELEVATION
- T 0.00 — PROPOSED TOP OF CURB ELEVATION
- T/G 0.0 — PROPOSED FLUSH PAVEMENT ELEVATION
- ME 0.0 — MATCH EXISTING ELEVATION
- EOF 0.0 — PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW 0.0 / BW 0.0 — PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% — PROPOSED DRAINAGE DIRECTION

UTILITY PLAN LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
	POW	UNDERGROUND ELECTRIC
	COM	TELEPHONE
	GAS	GAS MAIN

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   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
8. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
9. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
11. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
12. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
13. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
14. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
15. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
18. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
19. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.

NORTH

GRAPHIC SCALE IN FEET
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WISCONSIN PROFESSIONAL ENGINEER
MICHAEL C. BRANDT
39671
ELK RIVER, MN

KHA PROJECT	160421013
DATE	07/22/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	BSK
CHECKED BY	MTL

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING ENLARGEMENT PLAN

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
C401

K:\TCW_LDEV\starbucks\kenosha, wi - green bay & 67th\3 Design\CAD\plansheets\C5-GRADING PLAN.dwg September 27, 2024 - 12:05pm
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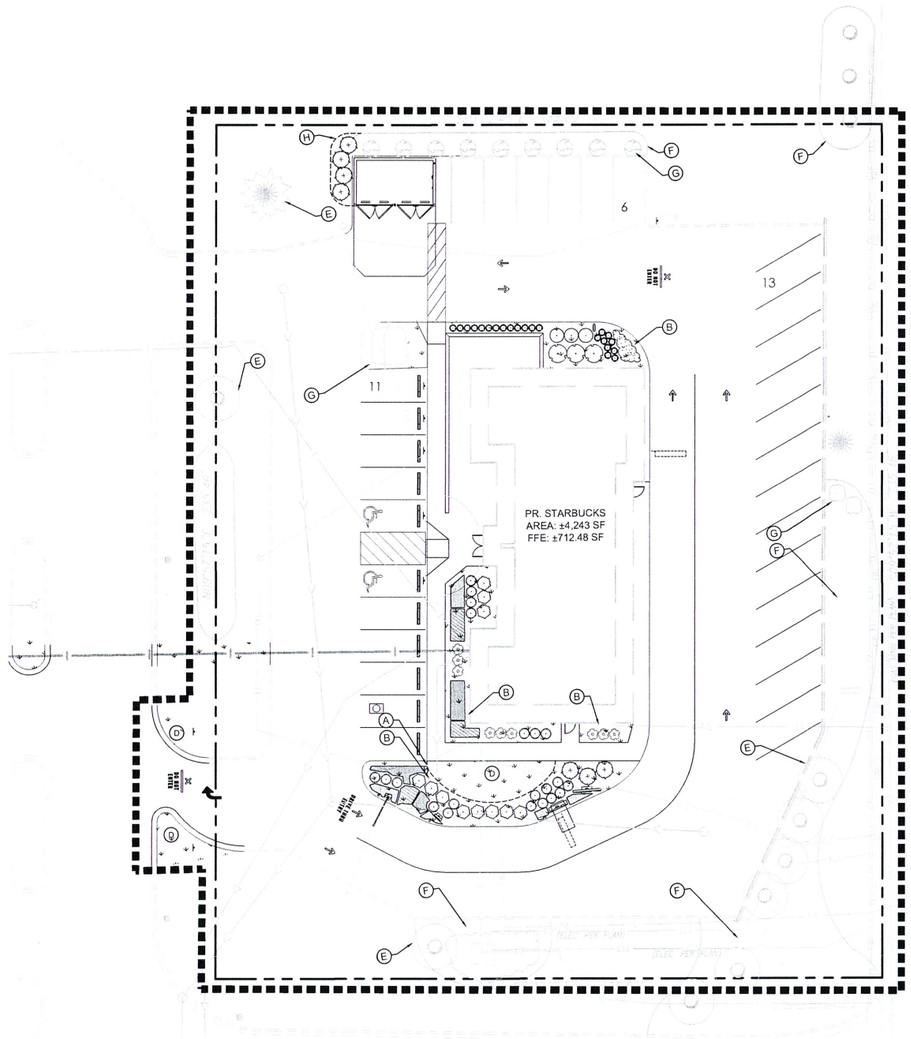

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD/IRRIGATION MODIFICATIONS
  SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
CONIFEROUS SHRUBS						
	SPJ	7	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	4' O.C.
	TAU	3	TAUNTON YEW	TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	5' O.C.
DECIDUOUS SHRUBS						
	DBH	9	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	3' O.C.
	GGD	3	GARDEN GLOW DOGWOOD	CORNUS HESSEI 'GARDEN GLOW'	#5 CONT.	5' O.C.
	RGD	11	RED GNOME DOGWOOD	CORNUS ALBA SIBIRICA 'RED GNOME'	#5 CONT.	4' O.C.
ORNAMENTAL GRASSES						
	CLB	22	CAROUSEL LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	#1 CONT.	24" O.C.
	FLG	21	PURPLE FLAME GRASS	MISCANTHUS X 'PURPURASCENS'	#1 CONT.	3' O.C.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CTNR.	SPACING
PERENNIALS						
	CPC	22	CRAZY PINK™ CONEFLOWER	ECHINACEA X 'ADAM SAUL'	#1 CONT.	18" O.C.
	PDS3	29 SF	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.
	RHA	17	RHINELAND ASTIBLE	ASTILBE JAPONICA 'RHINELAND'	#1 CONT.	18" O.C.
	RSC	48	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA 'RUBY STAR'	#1 CONT.	18" O.C.
	WLC	15	WALKERS LOW CATMINT	NEPETA X FAASSENII 'WALKERS LOW'	#1 CONT.	24" O.C.

NOTE: PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES
QTY. = QUANTITY
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE KEYNOTES

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) EXISTING TREE TO REMAIN (TYP.)
(F) EXISTING LANDSCAPE BED TO REMAIN (TYP.)
(G) EXISTING SHRUB TO REMAIN (TYP.)
(H) TIE INTO EXISTING EDGER (TYP.)

LANDSCAPE SUMMARY

LANDSCAPE REQUIREMENTS

REQUIRED:

PROVIDED:

NORTH

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KHA PROJECT 16042013
DATE 7/19/24
SCALE AS SHOWN
DESIGNED BY ATK
DRAWN BY ATK
CHECKED BY RAH

LANDSCAPE PLAN

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS

KENOSHA WI

SHEET NUMBER
L100

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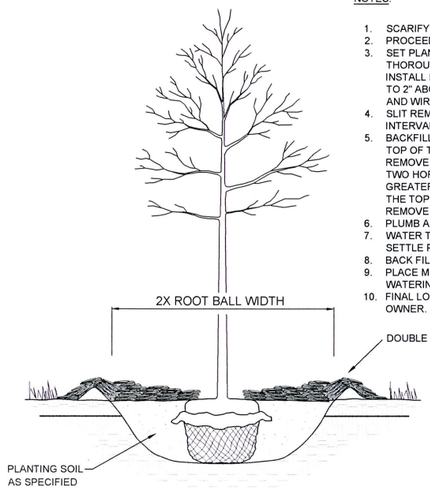
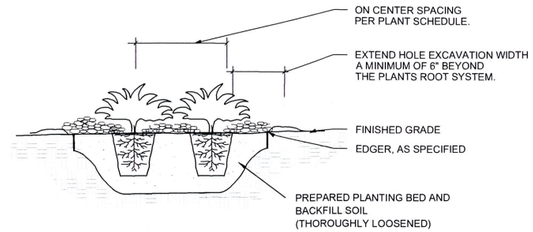


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

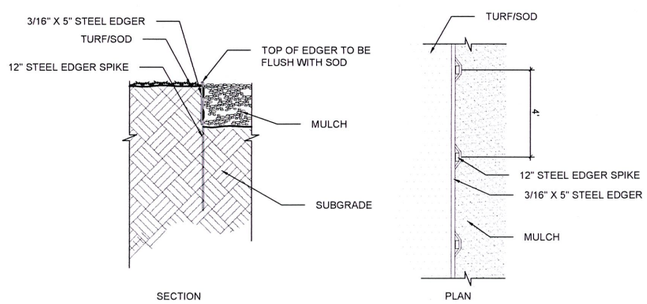


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER WI & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM WisDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
17. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
18. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WisDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

19. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL.

EDGER

20. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING TO MATCH EXISTING, 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

21. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD WISCONSIN GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER WisDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

22. PROVIDE IRRIGATION / PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. LANDSCAPE BEDS TO RECEIVE DRIP IRRIGATION. CONTROLLER TO HAVE RAIN/FREEZE SENSOR AND METER VALVE.

ESTABLISHMENT

23. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
24. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

25. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
26. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

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WISCONSIN LICENSED LANDSCAPE ARCHITECT

KHA PROJECT 160421013
DATE 7/19/24
SCALE AS SHOWN
DESIGNED BY ATK
DRAWN BY ATK
CHECKED BY RAH

LANDSCAPE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

STARBUCKS #71382-
GREEN BAY & 67TH
PREPARED FOR
STARBUCKS
KENOSHA WI

SHEET NUMBER
L101

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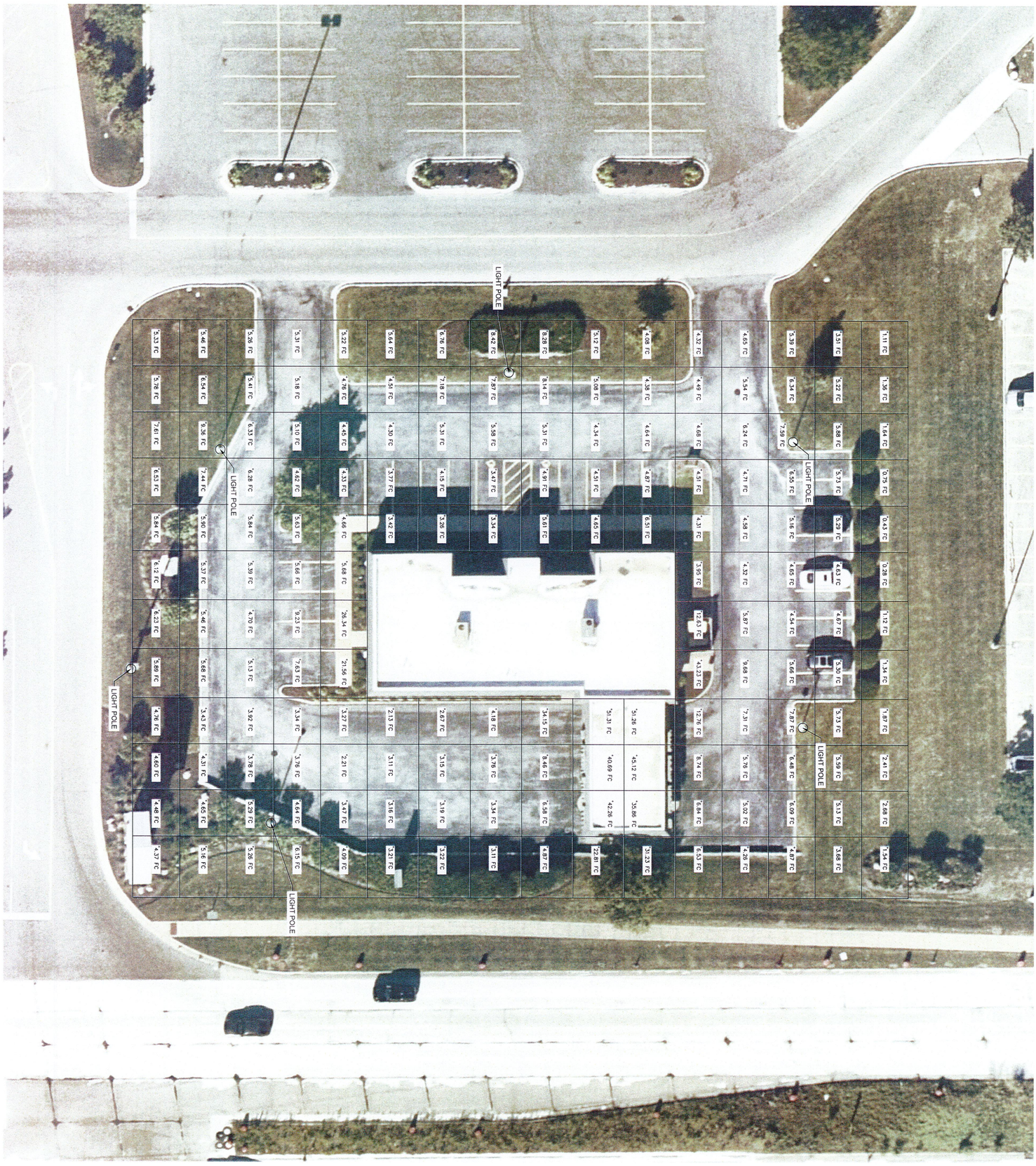

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SHEET NUMBER
EX-01

STARBUCKS #71382-
6906 GREEN BAY RD
PREPARED FOR
STARBUCKS
KENOSHA WI

EXISTING PHOTOMETRIC EXHIBIT

WISCONSIN PROFESSIONAL ENGINEER
MICHAEL C. BRANDT
ELK RIVER, MN

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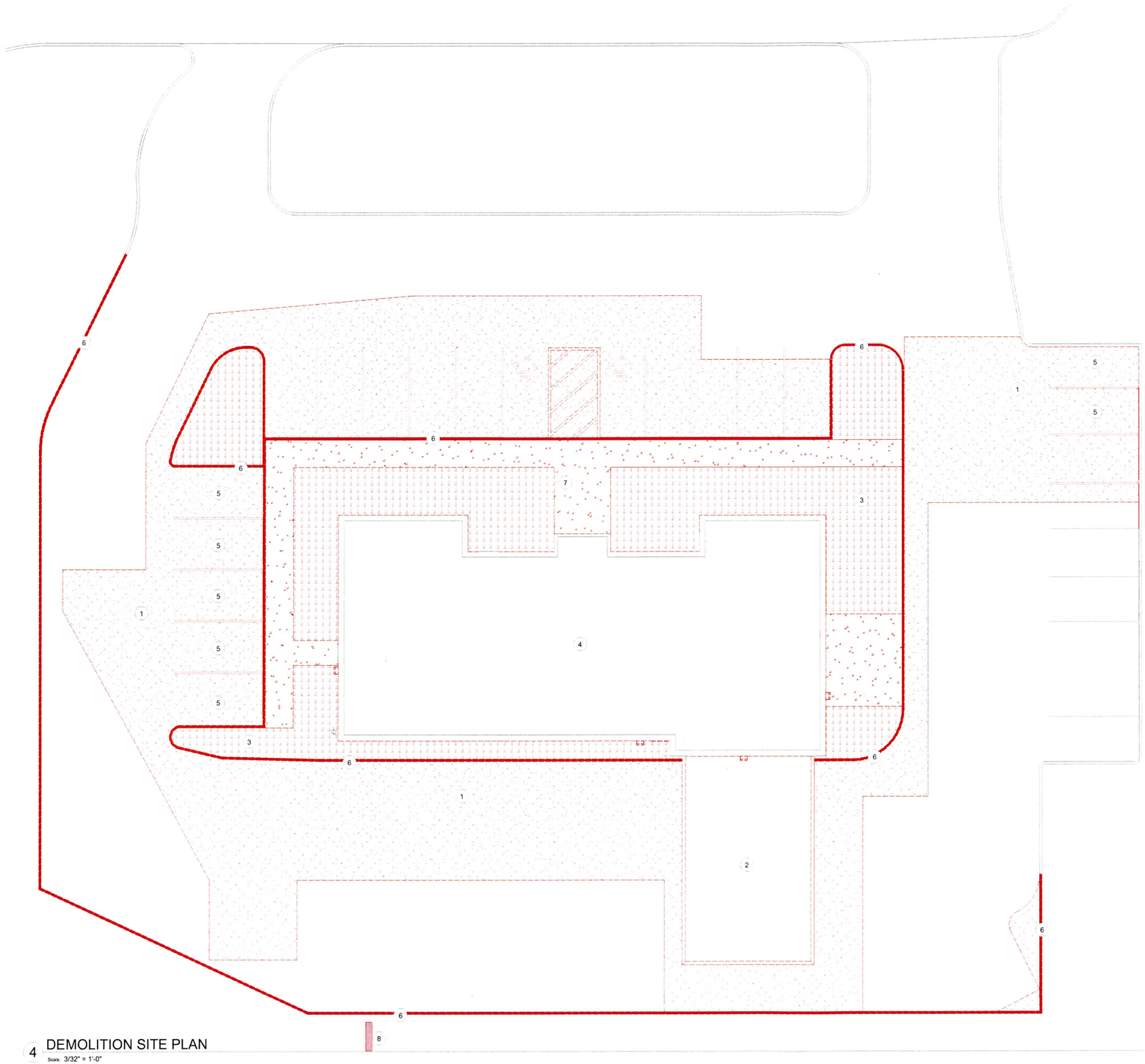

4 DEMOLITION SITE PLAN
Scale: 3/32" = 1'-0"

GENERAL NOTES

A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.

C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.

E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.

F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.

H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.

I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.

J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.

K. SEE SHEET A002 FOR ARCHITECTURAL SITE DETAILS.

KEYED NOTES

1. GC TO DEMOLISH EXISTING PAVEMENT. SAWCUT AND BIOROLL PERIMETER. PREPARE FOR NEW CONCRETE, ASPHALT, CURB, AND LANDSCAPING. SEE CIVIL.
2. GC TO DEMOLISH EXISTING CANOPY. PATCH AND REPAIR ROOF AND PREP FOR NEW CANOPY. GC TO DEMOLISH EXISTING LANDSCAPING. PREPARE FOR NEW LANDSCAPING, CURB, ASPHALT, AND CONCRETE.
3. GC TO DEMOLISH LANDSCAPING AND CURB. PREPARE FOR NEW ASPHALT AND SIDEWALK.
4. EXISTING SHELL BUILDING TO REMAIN.
5. EXISTING PARKING STRIPS TO BE REMOVED.
6. REMOVE PORTION OF EXISTING CURB. SEE CIVIL FOR ADDITIONAL INFORMATION.
7. EXISTING DOOR ACTUATOR TO BE DEMOLISHED.
8. EXISTING MONUMENT SIGN TO BE REMOVED. PREPARE FOR NEW MONUMENT SIGN.

LEGEND

MATERIAL TO BE DEMOLISHED
PRESERVE FOR FUTURE USE
EXISTING WALL TO REMAIN

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ARCHITECT
9/27/24

PROJECT NAME:
GREEN BAY RD & 67TH

PROJECT ADDRESS:
6906 GREEN BAY RD
KENOSHA, WI 53142
KENOSHA COUNTY

STORE #:	71382
PROJECT #:	94604-001
ISSUE DATE:	09-26-24
DESIGN MANAGER:	ANA COSTANZO
PRODUCTION DESIGNER:	MJM ARCH
CHECKED BY:	C.L. - MJM ARCH

Revision Schedule

Rev	Date	By	Description

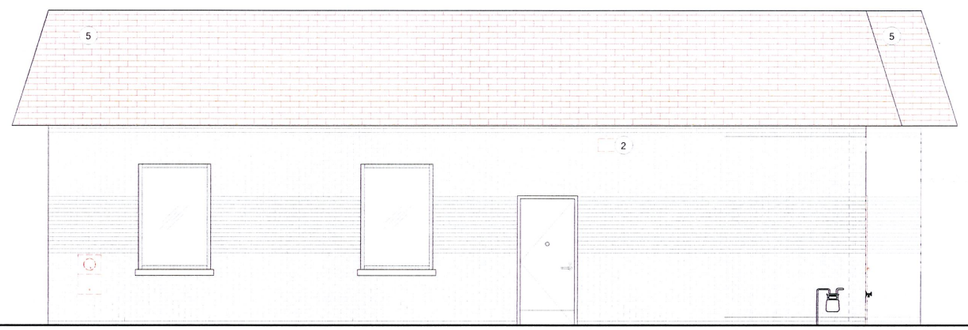
SHEET TITLE:
DEMOLITION SITE PLAN

SCALE: AS SHOWN

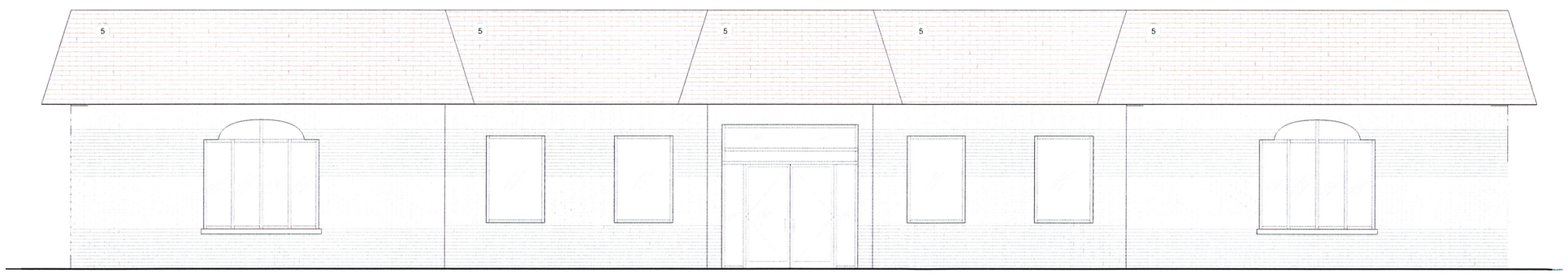
SHEET NUMBER:
D001

MJM PROJECT # 23424

9/27/2024 9:35:37 AM Z:\Projectmaster\23424-Sbux-Kenosha,WI-Green Bay & 67th\04 CDs_Revit Model\94604-001_71382 Green Bay & 67th_Revit Model.rvt



2 SOUTH-WEST DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



1 NORT-WEST DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

KEYED NOTES

1. DEMOLISH EXISTING CANOPY. PATCH AND REPAIR ROOF MEMBRANE, FLASHING, SHINGLES, AND GUTTERS TO MATCH EXISTING AND PREP FOR NEW CANOPY.
2. DEMOLISH EXISTING EXTERIOR LIGHT FIXTURES.
3. REMOVE EXISTING SECURITY CAMERA.
4. DEMOLISH ALL EXISTING BANK DRIVE-THRU EQUIPMENT, CURBS, AND BOLLARDS.
5. REMOVE EXISTING SHINGLES. PREPARE FOR NEW SHINGLES.

GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

LEGEND

MATERIAL TO BE DEMOLISHED
PRESERVE FOR FUTURE USE
EXISTING WALL TO REMAIN

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9/27/24

PROJECT NAME:
GREEN BAY RD & 67TH

PROJECT ADDRESS:
6906 GREEN BAY RD
KENOSHA, WI 53142
KENOSHA COUNTY

STORE #:	71382
PROJECT #:	94604-001
ISSUE DATE:	09-26-24
DESIGN MANAGER:	ANA COSTANZO
PRODUCTION DESIGNER:	MJM ARCH
CHECKED BY:	C.L. - MJM ARCH

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
DEMOLITION EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
D201

MJM PROJECT # 23424

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KEYED NOTES

1. DEMOLISH EXISTING WINDOWS AND SURROUNDING WALL. PREPARE FOR NEW STOREFRONT AND INFILL TO MATCH SURROUNDING WALL.
2. DEMOLISH EXISTING CANOPY. PATCH AND REPAIR ROOF MEMBRANE, FLASHING, SHINGLES, AND GUTTERS TO MATCH EXISTING AND PREP FOR NEW CANOPY.
3. DEMOLISH EXISTING DRIVE-TRHU WALL EQUIPMENT. INFILL TO MATCH SURROUNDING WALL.
4. DEMOLISH EXISTING DOOR. INFILL TO MATCH SURROUNDING WALL.
5. DEMOLISH EXISTING DRIVE THRU WINDOW. PREPARE FOR NEW STOREFRONT AND INFILL TO MATCH SURROUNDING WALL.
6. DEMOLISH EXISTING EXTERIOR LIGHT FIXTURES.
7. DEMOLISH ALL EXISTING BANK DRIVE-THRU EQUIPMENT, CURBS, AND BOLLARDS.
8. REMOVE EXISTING SHINGLES. PREPARE FOR NEW SHINGLES.
9. DEMOLISH EXISTING PORTION OF WALL. PREPARE FOR NEW STOREFRONT.
10. REMOVE EXISTING SECURITY CAMERA.
11. DEMOLISH EXISTING PORTION OF WALL. PREPARE FOR NEW WINDOW, SHELF, AND AIR CURTAIN.

GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.

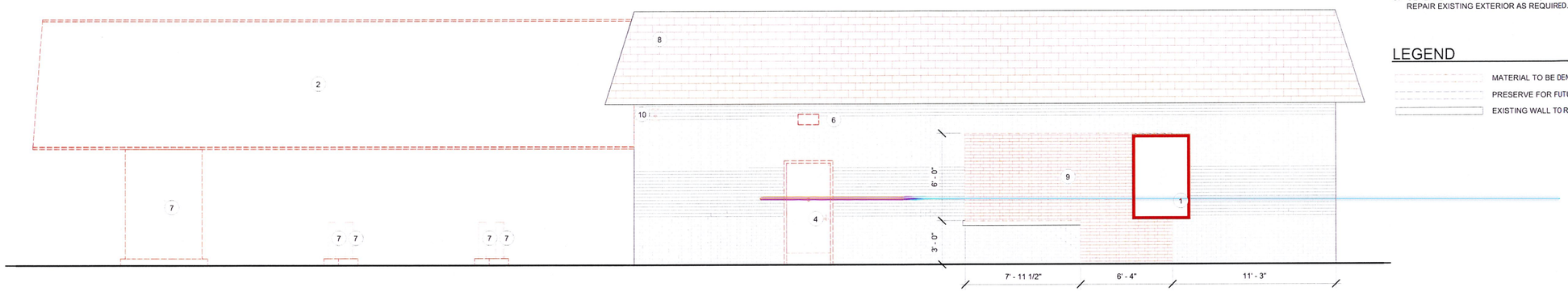
G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

LEGEND

MATERIAL TO BE DEMOLISHED

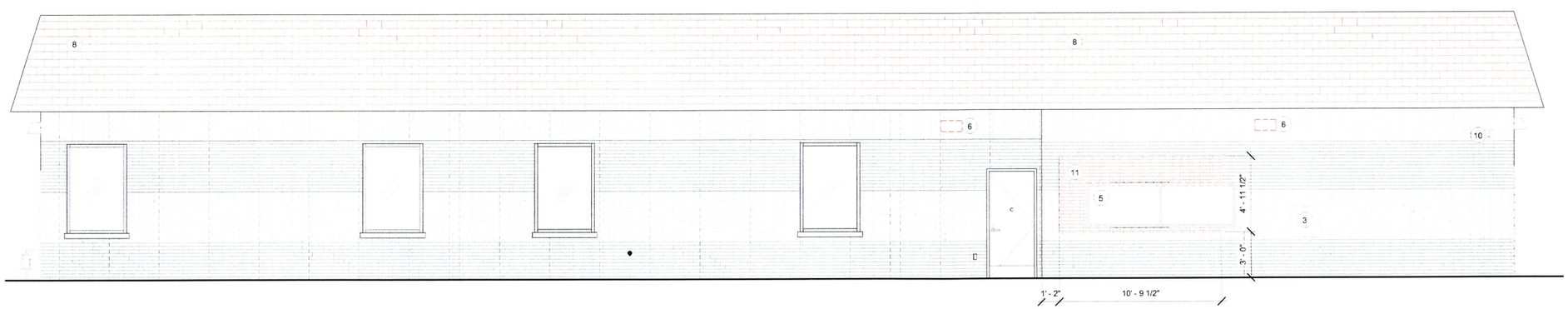
PRESERVE FOR FUTURE USE

EXISTING WALL TO REMAIN



1 NORTH-EAST DEMOLITION ELEVATION

Scale: 1/4" = 1'-0"



2 SOUTH-EAST DEMOLITION ELEVATION

Scale: 1/4" = 1'-0"

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KENOSHA COUNTY

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PRODUCTION DESIGNER:	MJM ARCH
CHECKED BY:	C.L. - MJM ARCH

Revision Schedule

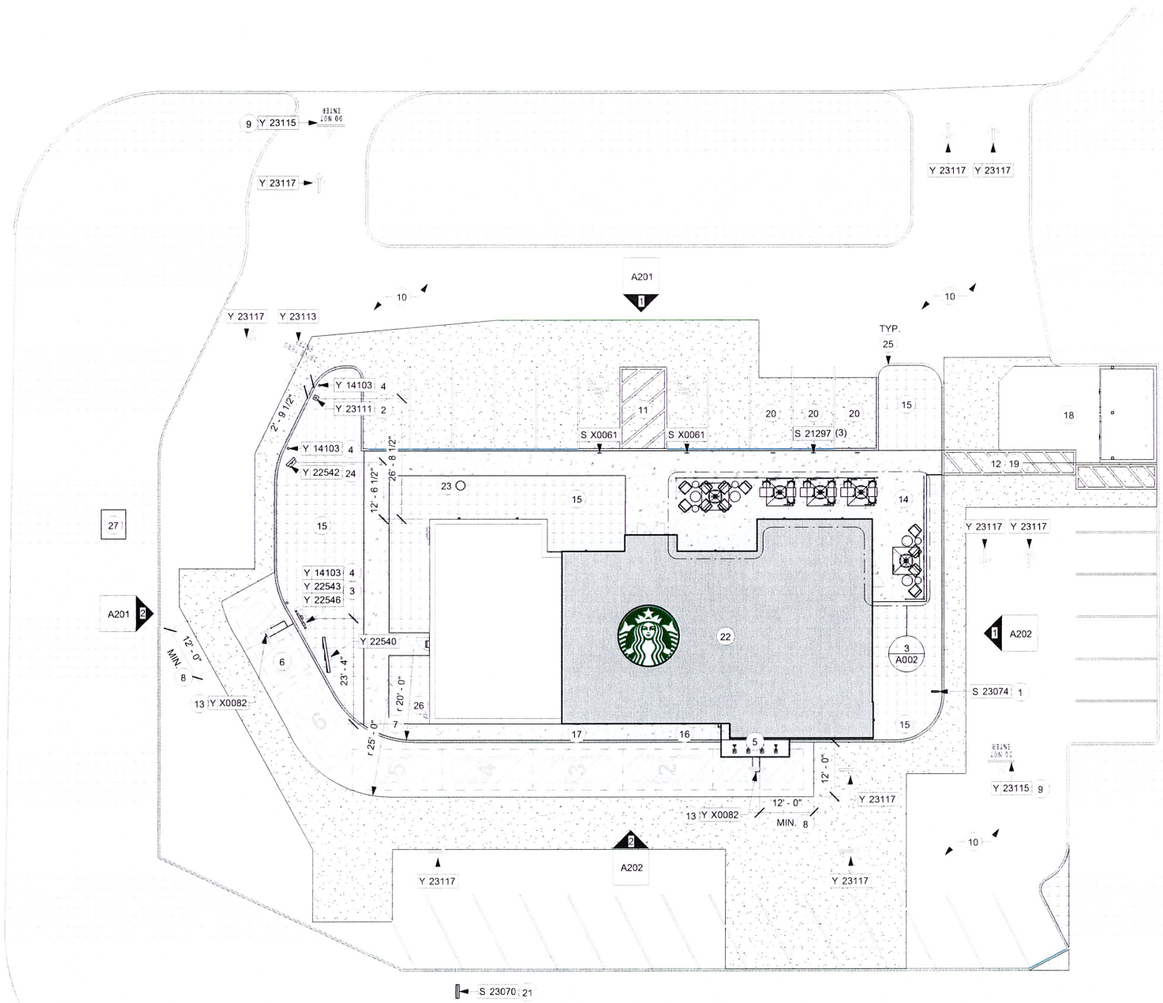
Rev	Date	By	Description

SHEET TITLE:
DEMOLITION EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
D202

MJM PROJECT #: 23424

9/27/2024 9:35:47 AM Z:\Projectmasters\23424-Sbux-Kenosha,WI-Green Bay & 67th\04 CDs_Revit Model\94604-001_71382 Green Bay & 67th_Revit Model.rvt



1 SITE PLAN

Scale: 1/16" = 1'-0"

KEYED NOTES

1. DIRECTIONAL SIGN ("THANK YOU" / "EXIT ONLY") -FOOTING AND CONDUIT, SIGN (BY SB). SEE DETAILS 1, 2, & 3 / A003.
2. DTE CLEARANCE BAR -FOOTING, SIGN (BY SB). SEE DETAILS 4, 5, 6, & 7 / A003.
3. DTE DIGITAL ORDER SCREEN W/ CANOPY, 5-PANEL MENU BOARD - FOOTING AND CONDUIT, SIGN (BY SB). SEE DETAILS 6, 7, 8, 9,& 10 / A004, AND SHEET A005.
4. NEW BOLLARDS SEE DETAIL 1 / A002.
5. DT WINDOW, AIR CURTAIN, DETECTOR LOOP AND BOLLARD PER STARBUCKS' SPECIFICATIONS. SEE SHEET A006.
6. 7-CAR STACK FROM CENTER OF DT WINDOW TO CENTER OF DIGITAL ORDER SCREEN W/ CANOPY.
7. LL TO PROVIDE 20'-0" MIN. INSIDE AND 25'-0" MIN. OUTSIDE TURNING RADIUS AT DRIVE-THRU LANE.
8. 12'-0" MIN. DRIVE-THRU LANE W/REINFORCED CONCRETE. LANE TO START 12'-0" AFTER THE CENTERLINE OF THE DRIVE THRU WINDOW AND END 12'-0" BEFORE THE CENTERLINE OF THE ORDER POINT.
9. "DO NOT ENTER" PAVEMENT MARKING.
10. ALL PAVEMENT MARKINGS AND DIRECTIONAL ARROWS.
11. ADA PARKING LOCATION AND RAMP.
12. CROSSING STRIPING PAVEMENT MARKING.
13. DETECTOR LOOP. SEE DETAILS 1 & 2 / A006.
14. OUTDOOR SEATING AREA.
15. LANDSCAPE.
16. EXISTING GFCI OUTLETS.
17. EXISTING HOSE BIB.
18. DUMPSTER ENCLOSURE AND CONCRETE PAD.
19. LL TO PROVIDE SAFE, WELL LIT PATH TO TRASH ENCLOSURE. CURB CUTS ALLOWING EASE OF ACCESS WITH TRASH.
20. LOCATION OF MOP CUSTOMER PARKING SIGNAGE. SIGN POLE AND FOUNDATION. SIGN PANEL (BY SB). SEE DETAIL 2 / A002.
21. NEW MONUMENT SIGN TO REPLACE EXISTING SIGN.
22. EXISTING SHELL BUILDING.
23. GREASE INTERCEPTOR TO BE FURNISHED AND INSTALLED. PROVIDE DRIVABLE CAP IF GI IS EXPOSED TO VEHICULAR TRAFFIC.
24. DTE PRE-MENU BOARD - FOOTING AND CONDUIT, SIGN (BY SB) SEE DETAILS 1, 2, 3, 4 & 5 / A003.
25. 6" CONCRETE CURB, TYPICAL.
26. EXISTING GAS METER LOCATION.
27. EXISTING PAD MOUNTED TRANSFORMER.

GENERAL NOTES

A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.

C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.

E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.

F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.

H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.

I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.

J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.

K. SEE SHEET A002-A006 FOR ARCHITECTURAL SITE DETAILS.

LEGEND

- LANDSCAPE AREA
- NEW CONCRETE WALKWAY
- NEW 6" (150MM) CONCRETE CURB
- CONCRETE DRIVE THRU LANE
- NEW ASPHALT

CIVIL & SIGNAGE UNDER SEPARATE PERMIT

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PRODUCTION DESIGNER:	MJM ARCH
CHECKED BY:	C.L. - MJM ARCH

Revision Schedule

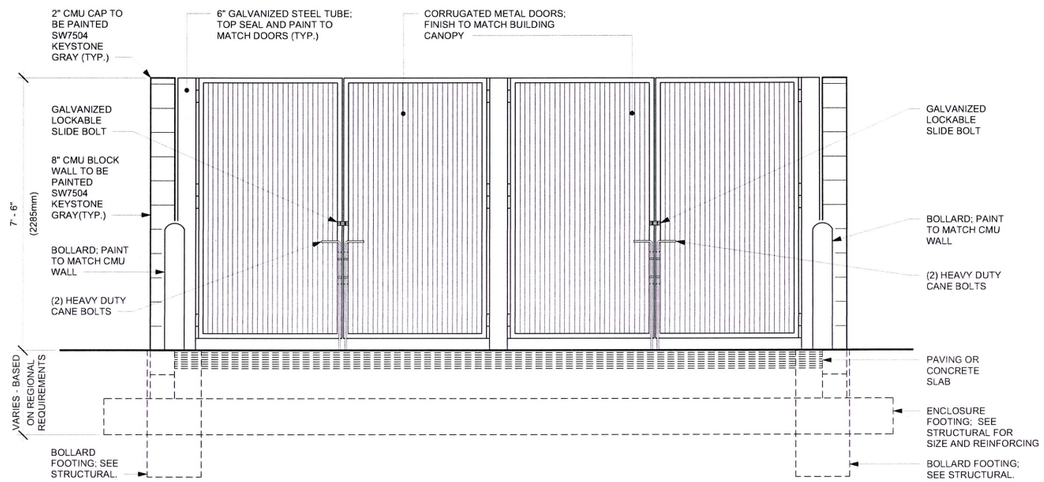
Rev	Date	By	Description

SHEET TITLE:
ARCHITECTURAL SITE PLAN
SCALE: AS SHOWN

SHEET NUMBER:
A001

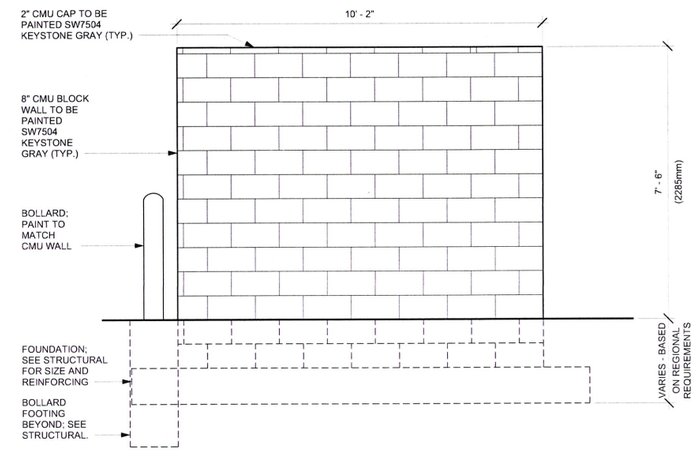
MJM PROJECT # : 23424

9/27/2024 9:35:51 AM Z:\Projectmaster\23424-Sbux-Kenosha,WI-Green Bay & 67th\04 CDs_Revit Model\94604-001_71382 Green Bay & 67th_Revit Model.rvt



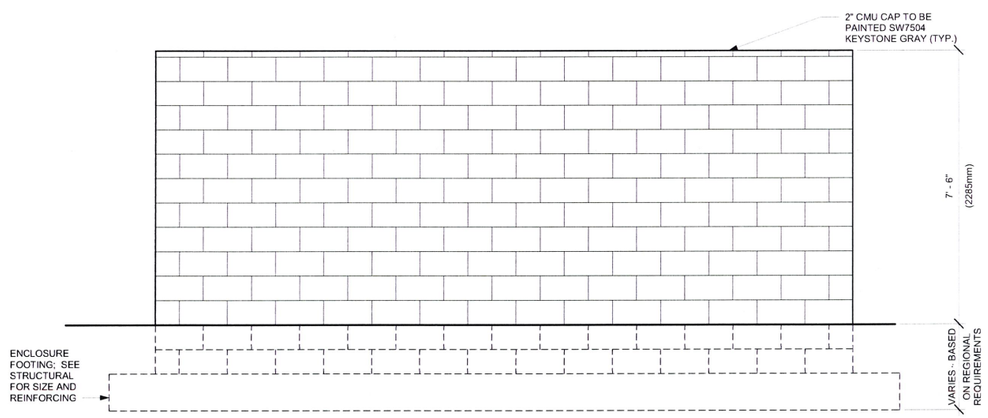
1 FRONT ELEVATION

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



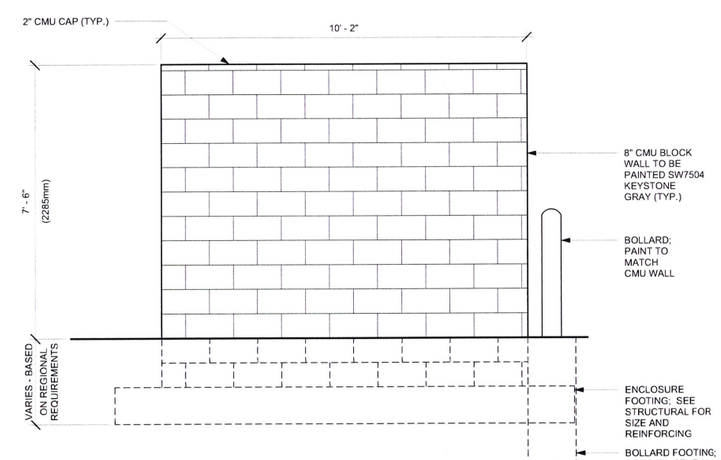
2 SIDE ELEVATION "A"

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



3 BACK ELEVATION

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



4 SIDE ELEVATION "B"

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

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Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
ARCHITECTURAL SITE DETAILS
SCALE: AS SHOWN

SHEET NUMBER:
A007

MJM PROJECT #: 23424

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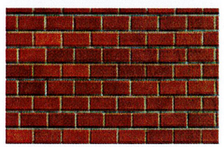
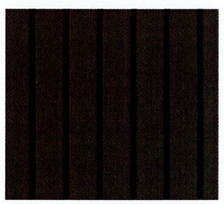
1 48" Logo Disk

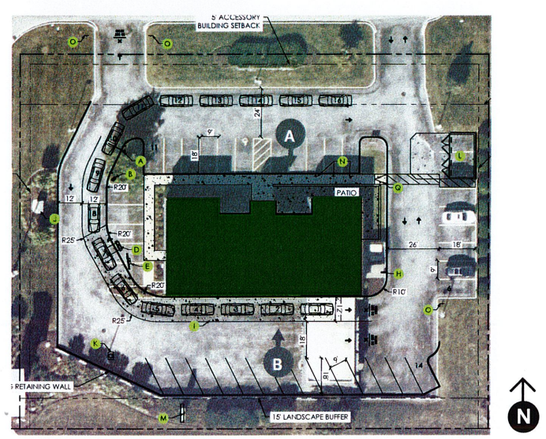
Owen's Corning – Estate Gray



Existing Brick



New Tech – Brazilian Ipe – Belgian Board



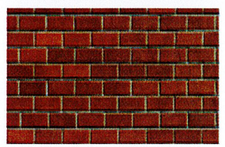
A WEST PERSPECTIVE

B EAST PERSPECTIVE

EXT. PERSPECTIVE

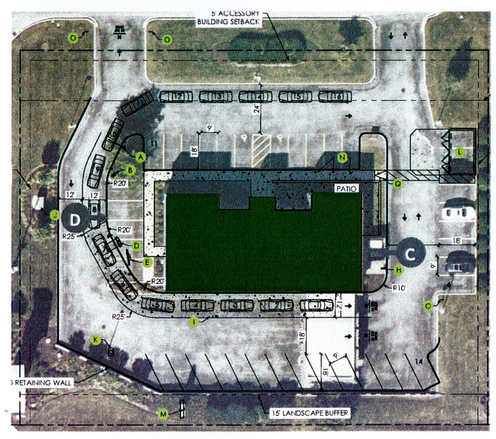
1 18" White Wordmark

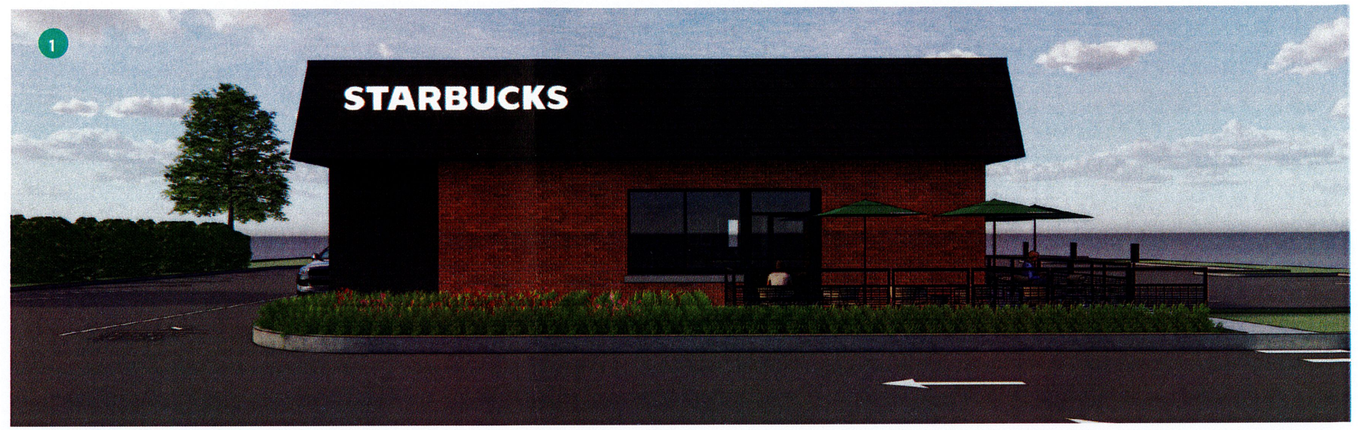
Owen's Corning – Estate Gray



Existing Brick

New Tech – Brazilian Ipe – Belgian Board





C NORTH PERSPECTIVE

D SOUTH PERSPECTIVE

SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - DISK					
13163	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM	SB	SB/GC	GC TO PROVIDE BLOCKING & CONDUIT AS REQUIRED AND CONDUIT AS REQUIRED.
SIGNAGE - DRIVE THRU					
23070	1	SIGN - MONUMENT ILLUM DS - 72IN 1830MM	SB	SB/ GC	
23074	1	SIGN - DIRECTIONAL EXIT ONLY ILLUM DS - NEW FOUNDATION - 44IN 1120MM	SB	SB/GC	GC TO COORDINATE WITH SBUX VENDOR, GC TO PROVIDE FOOTING, ANCHOR BOLTS, AND CONDUIT, SB VENDOR TO INSTALL SIGNAGE
23111	1	SIGN - BREAKAWAY CLEARANCE BAR SQUARE FRAME FREESTANDING - GREEN	SB	SB/GC	GC TO COORDINATE WITH SBUX VENDOR, GC TO PROVIDE FOOTING, ANCHOR BOLTS, AND CONDUIT
SIGNAGE - OTHER					
21297	3	SIGN - 5 MINUTE PARKING	SB	SB/GC	POST, IF REQUIRED, PROVIDED BY GC
X0061	2	SIGN - ADA PARKING	SB	SB/GC	POST, IF REQUIRED, PROVIDED BY GC
SIGNAGE - WORDMARK					
18506	1	SIGN - WORDMARK STARBUCKS ON RACEWAY - 18IN 455MM	SB	SB/GC	WHITE LETTERS - GC TO COORDINATE WITH SBUX VENDOR, GC TO PROVIDE BLOCKING AND CONDUIT AS REQUIRED.

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
EXTERIOR				
SH-1	SHINGLES - OWEN'S CORNING - ESTATE GRAY	GC	GC	
EXTERIOR FINISH				
WD-1	WOOD -BRAZILIAN IPE - BELGIAN BOARD	GC	GC	VENDOR: NEW TECH

RESPONSIBILITY LEGEND

GC GENERAL CONTRACTOR
SB STARBUCKS

NOTE: ALL RESPONSIBILITIES TO BE CONFIRMED WITH STARBUCKS DESIGN MANAGER PRIOR TO ORDERING / CONSTRUCTION.

CIVIL & SIGNAGE UNDER SEPARATE PERMIT

KEYED NOTES

1. PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOOR(S) OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
2. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE. (BY LL)
3. SIGNAGE (BY SB. PROVIDE J-BOX FOR BUILDING SIGNAGE COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS. GC TO PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
4. EXTERIOR WALL SCONCES.
5. FURNISH AND INSTALL SECURITY LIGHT ABOVE DOOR.
6. STARBUCKS SIGN VENDOR TO COORDINATE ELECTRICAL WITH LL TO AVOID ROOF PENETRATIONS (TYP. ALL SIGNS).
7. EXISTING SERVICE DOOR.
8. NEW ELECTRICAL METER.
9. EXISTING GAS METER. SEE PLUMBING SHEETS FOR ADDITIONAL INFORMATION.
10. NEW SHINGLES INSTALLED BY GC.
11. EXISTING BRICK TO REMAIN.

GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

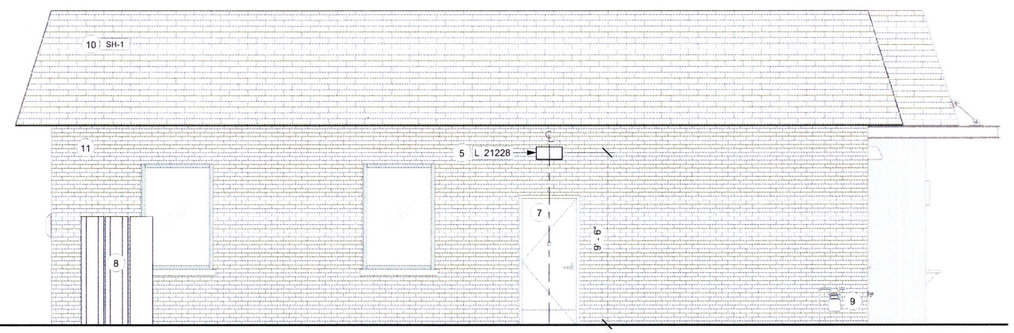
C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED 2X WOOD BLOCKING OR EQUIVALENT FOR COMPLETE AND SECURE SUPPORT OF ANY WALL-MOUNTED EQUIPMENT, CABINETRY, FURNISHINGS, ARTWORK AND/OR SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.

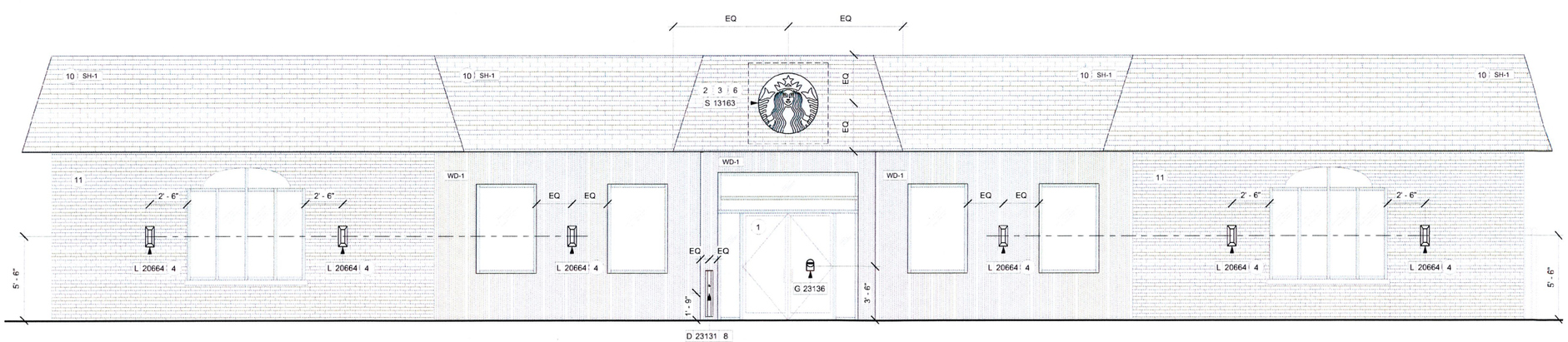
E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.



2 SOUTH-WEST ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH-WEST ELEVATION
Scale: 1/4" = 1'-0"

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SEATTLE, WASHINGTON 98134
(206) 318-1575

STARBUCKS TEMPLATE VERSION: i2024.04.22

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www.mjmarch.com

WISCONSIN
DERON J. KLUSER
A-13708-5
NASHVILLE
ARCHITECT
9/27/24

PROJECT NAME:
GREEN BAY RD & 67TH

PROJECT ADDRESS:
6906 GREEN BAY RD
KENOSHA, WI 53142
KENOSHA COUNTY

STORE #:	71382
PROJECT #:	94604-001
ISSUE DATE:	09-26-24
DESIGN MANAGER:	ANA COSTANZO
PRODUCTION DESIGNER:	MJM ARCH
CHECKED BY:	C.L. - MJM ARCH

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A201

MJM PROJECT # 23424

9/27/2024 8:57:38 AM Z:\Projectmaster\23424-Sbux-Kenosha,WI-Green Bay & 67th\04 CDs_Revit Model\94604-001_71382 Green Bay & 67th_Revit Model.rvt

SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - DISK					
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23070	1	SIGN - MONUMENT ILLUM DS - 72IN 1830MM	SB	SB/ GC	
23074	1	SIGN - DIRECTIONAL EXIT ONLY ILLUM DS - NEW FOUNDATION - 44IN 1120MM	SB	SB/GC	GC TO COORDINATE WITH SBUX VENDOR, GC TO PROVIDE FOOTING, ANCHOR BOLTS, AND CONDUIT, SB VENDOR TO INSTALL SIGNAGE
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SIGNAGE - WORDMARK					
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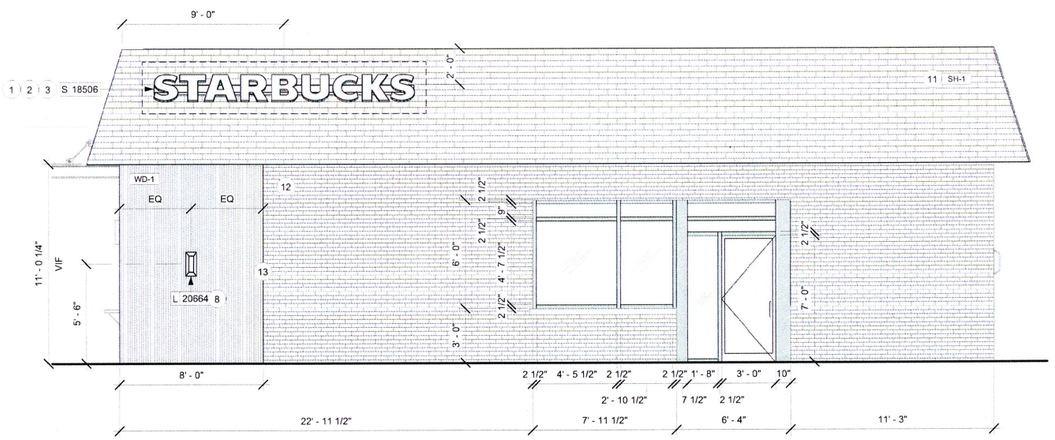
WINDOW FILM SCHEDULE - "Z"					
DESIGN ID	AREA	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
X0080	39 SF	WINDOW FILM - SXWF-BO BLACKOUT	SB	SB	SXWF-BO BLACKOUT - BLACKOUT BLACK OPAQUE POLYESTER, 1.5 MIL FILM. FILM APPLIED TO INTERIOR SIDE OF STOREFRONT. VENDOR: BLINDS EXPRESS

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
EXTERIOR				
SH-1	SHINGLES - OWEN'S CORNING - ESTATE GRAY	GC	GC	
EXTERIOR FINISH				
WD-1	WOOD -BRAZILIAN IPE - BELGIAN BOARD	GC	GC	VENDOR: NEW TECH



1 NORTH-EAST ELEVATION
Scale: 1/4" = 1'-0"

2 SOUTH-EAST ELEVATION
Scale: 1/4" = 1'-0"

KEYED NOTES

1. PROVIDE J-BOX FOR BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS.
2. PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
3. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE.
4. TIE-BACK CANOPY.
5. EXISTING SERVICE DOOR.
6. DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
7. DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36" (915MM) INSIDE.
8. EXTERIOR SCONCE LIGHTING.
9. EXTERIOR EGRESS LIGHTING.
10. EXISTING HOSE BIB. SEE PLUMBING DRAWINGS.
11. NEW SHINGLES INSTALLED BY GC.
12. EXISTING BRICK TO REMAIN.
13. NEW TECH END-TRIM AT WOOD EDGE.
14. PAINTED EXTERIOR MURAL.

GENERAL NOTES

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RESPONSIBILITY LEGEND

GC GENERAL CONTRACTOR
SB STARBUCKS

NOTE: ALL RESPONSIBILITIES TO BE CONFIRMED WITH STARBUCKS DESIGN MANAGER PRIOR TO ORDERING / CONSTRUCTION.

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WISCONSIN
ANA L. CALDER
A-13708-5
NASHVILLE
9/27/24
ARCHITECT

PROJECT NAME:
GREEN BAY RD & 67TH

PROJECT ADDRESS:
6906 GREEN BAY RD
KENOSHA, WI 53142
KENOSHA COUNTY

STORE #:	71382
PROJECT #:	94604-001
ISSUE DATE:	09-26-24
DESIGN MANAGER:	ANA COSTANZO
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CHECKED BY:	C.L. - MJM ARCH

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A202

MJM PROJECT #: 23424

Z:\Projectmaster\23424-Sbux-Kenosha,WI-Green Bay & 67th\04 CDs_Revit Model\94604-001_71382 Green Bay & 67th_Revit Model.rvt

9/27/2024 8:56:16 AM

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #3

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Rezoning Ordinance by the Mayor - To Rezone the Property at 125th Avenue, Parcel No. 03-121-01-450-320, from A-2 Agricultural Land Holding District to B-2 Community Business District (in Conformance with Section 10.02 of the Zoning Ordinance). (Brat Stop Inc) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:
Alderperson Ruffalo, District 16, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Village of Bristol has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:
Site: 125th Avenue north of Hwy 50

Vicinity Zoning/Existing Land Use
North: A-2 / Agricultural
South: B-2 / Commercial
East: A-2 and B-2 / Agricultural and Commercial
West: B-2 / Commercial

1. The owner of the property is requesting to rezone the property from A-2 *Agricultural Land Holding District* to *B-2 Community Business District*. The purpose of the rezoning is to permit the development of a Towne Place Hotel.

2. The property is proposed to be developed according to the concept plan submitted to the Department of City Development and attached to this report. The concept proposes a new 13,000 square foot Towne Place hotel that would have 95 rooms for guests. The proposal includes 106 parking spaces on the site.

3. The concept plan was reviewed by multiple departments and comments will be provided back to the applicant. Included in the comments is the requirement for the EFIS material proposed on the building to be removed and replaced with masonry materials. Additionally, a Traffic Impact Analysis will be required by the Wisconsin Department of Transportation due to proximity to State Highway 50.

4. Rezoning of the property to *B-2 Community Business District* is consistent with the existing land uses in the area and the adopted Comprehensive Land Use Plan for the City of Kenosha: 2035. Per Section 10.05 of the Zoning Ordinance, the development of the property will be required to be consistent with the development plan dated August 6, 2024.

5. Prior to development, the applicant will also be required to obtain final approval through a Conditional Use Permit. The final development will also be required to be in compliance with the applicable City and Statue Ordinances, Codes and development standards.

6. The rezoning will be compatible with the surrounding land uses.

RECOMMENDATION:

A recommendation is made to approve the rezoning in accordance with Section 10.05 of the Zoning Ordinance.

Rachel Gasper, Planner

Rich Schroeder, Deputy Director

ORDINANCE NO. _____

SPONSOR: THE MAYOR

To Rezone the Property at 125th Avenue, Parcel No. 03-121-01-450-320, from A-2 Agricultural Land Holding District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Brat Stop Inc) (District 16)

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

Section One: That the land shown on the attached Supplement Map No. Z15-24 be, and the same hereby is, zoned and districted as indicated on said map.

Section Two: The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on the 10th day of October, 2024, and is on file with the Department of City Development, as required in Section 10.02 A. of the Zoning Ordinance.

Section Three: This Ordinance shall be in full force and effect upon passage and the day after its publication.

ATTEST: _____ City Clerk
MICHELLE L. NELSON

APPROVED: _____ Mayor Date: _____
DAVID F. BOGDALA

Passed:

Published:

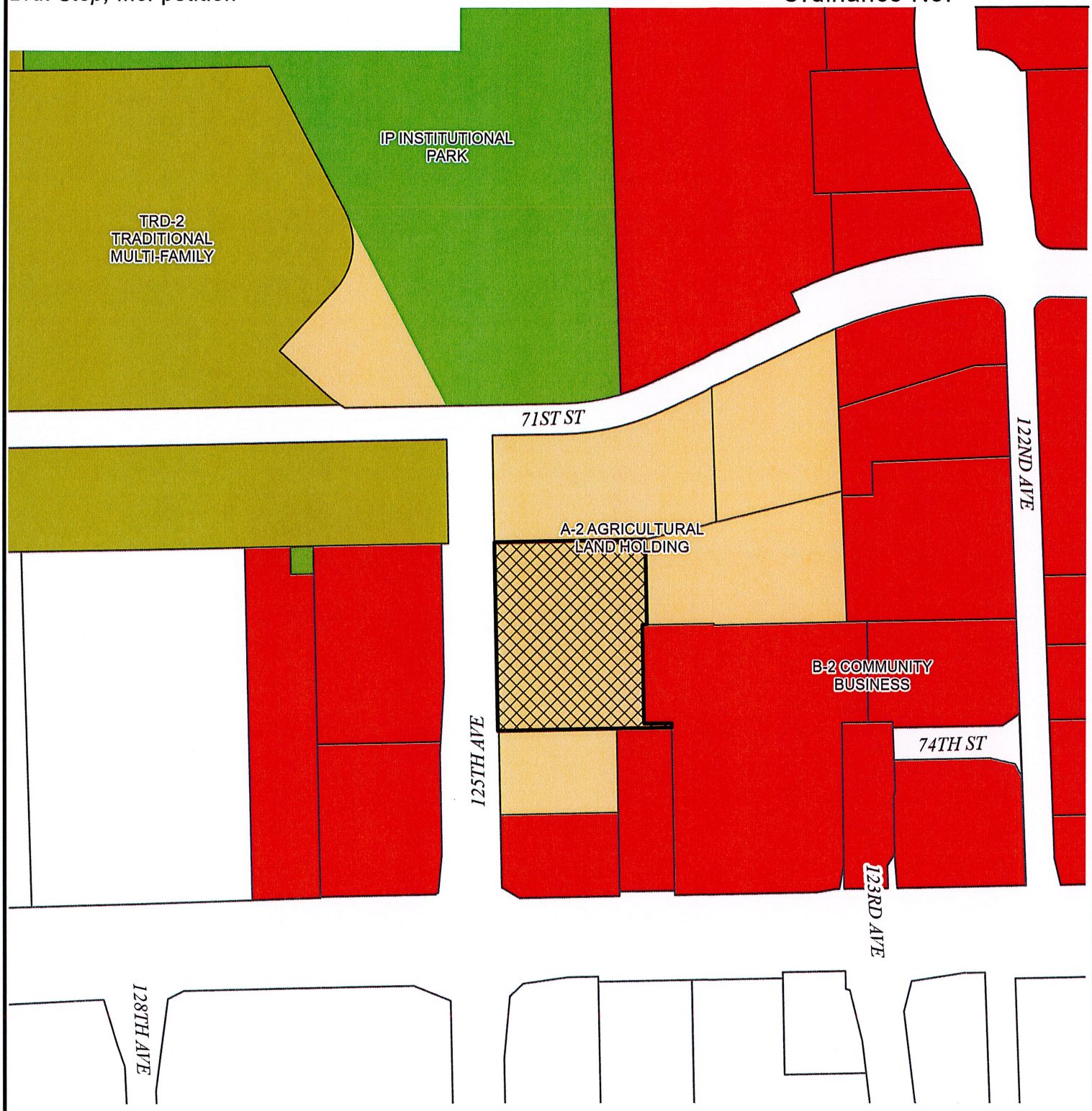
Drafted By:
BRIAN T. COE
Assistant City Attorney

City of Kenosha

District Map
Rezoning

Supplement No. Z15-24
Ordinance No.

Brat Stop, Inc. petition



Property requested to be zoned from:

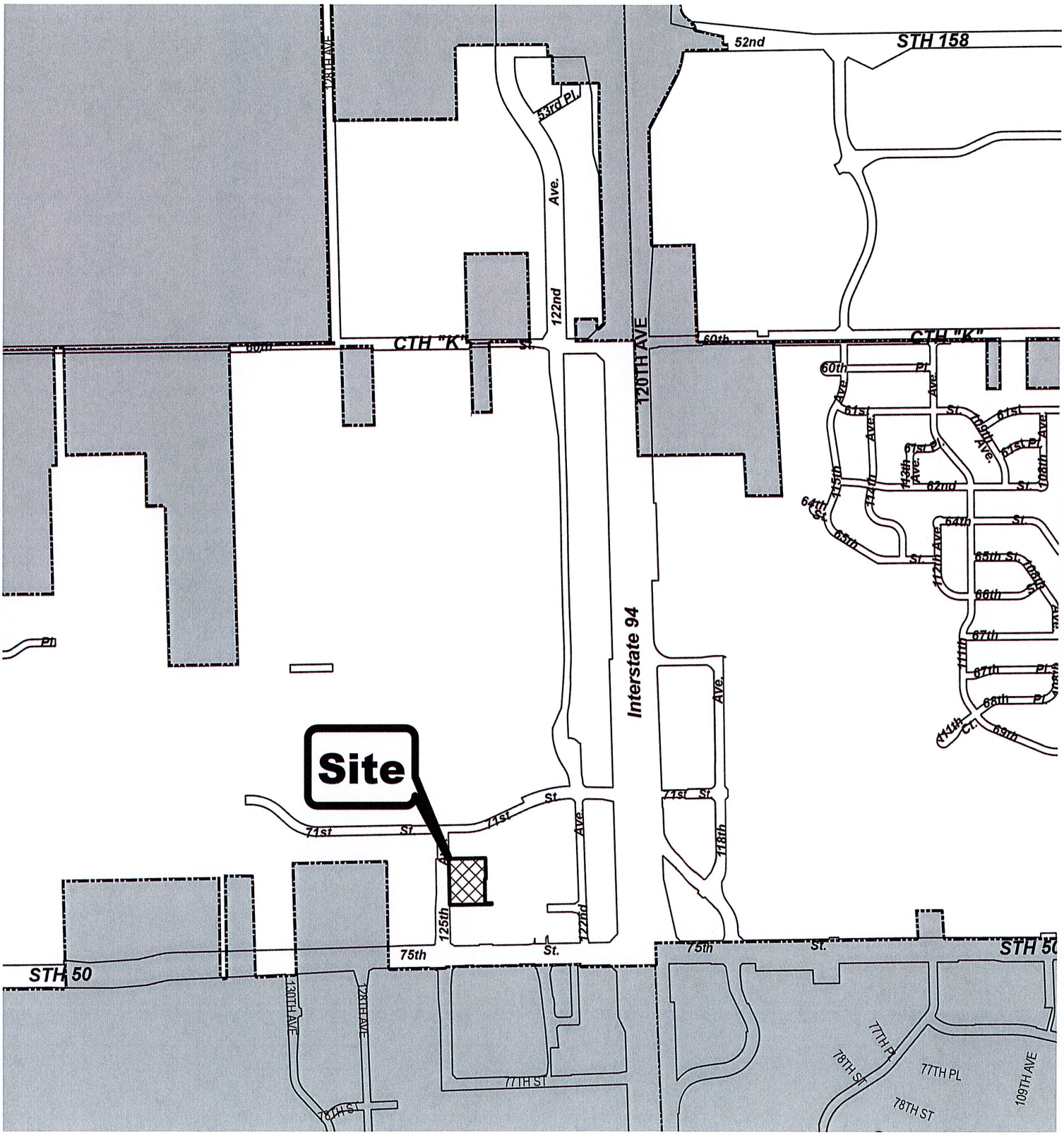
A-2 *Agricultural Land Holding* to **B-2** *Community Business*

0 300
Feet

DCD ~ Planning & Zoning Division ~ RPS ~ RMG ~ September 10, 2024 ~ mc

City of Kenosha

Vicinity Map
Brat Stop Inc. rezoning

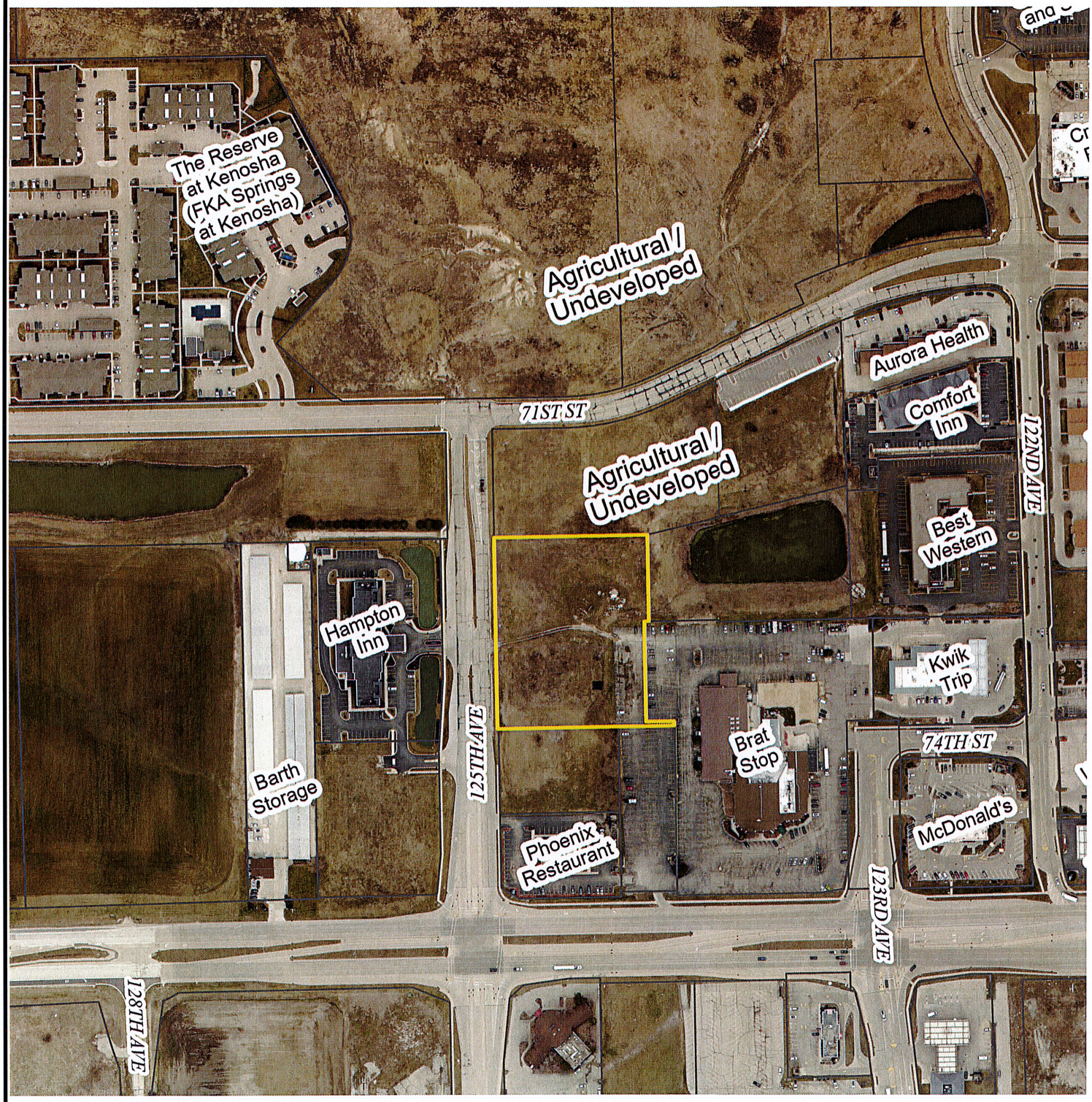


DCD ~ Planning & Zoning Division ~ RPS ~ RMG ~ September 10, 2024 ~ mc

City of Kenosha

Land Use Map

Brat Stop, Inc. Rezoning



Subject Properety

0 300

Feet

DCD ~ Planning & Zoning Division ~ RPS ~ RMG ~ September 10, 2024 ~ mc

August 14, 2024

The Honorable Mayor
and Members of the Common Council
625 – 52nd Street
Kenosha, WI 53140

Dear Members of the Common Council:

It is requested that my property located at 125th Avenue, Kenosha, WI should be rezoned from A-2 (Agricultural Land Holding) to B-2 (Community Business) (City of Kenosha zoning). The purpose of the rezoning is to permit the construction of a Towne Place Hotel.

Accompanying the petition is a conceptual plan for the proposed development as required by Section 10 of the City of Kenosha Zoning Ordinance. I understand that development of the referenced property proposed for rezoning is required to be consistent with the development plans submitted with my rezoning petition.

Please inform me of the date the City Plan Commission will review this item. The meeting notice should be sent to Debbie and Bill Glembocki, Brat Stop Inc, 12304 75th St, Kenosha, WI 53142, Hitesh Patel, Shiva Hotels 7653 125th Ave, Kenosha, WI 53142 and Mark D Eberle, Nielsen Madsen + Barber 1458 Horizon Blvd., Suite 201 Mt. Pleasant, WI 53406

I can be reached at the number below if there are any questions regarding my request for the rezoning.

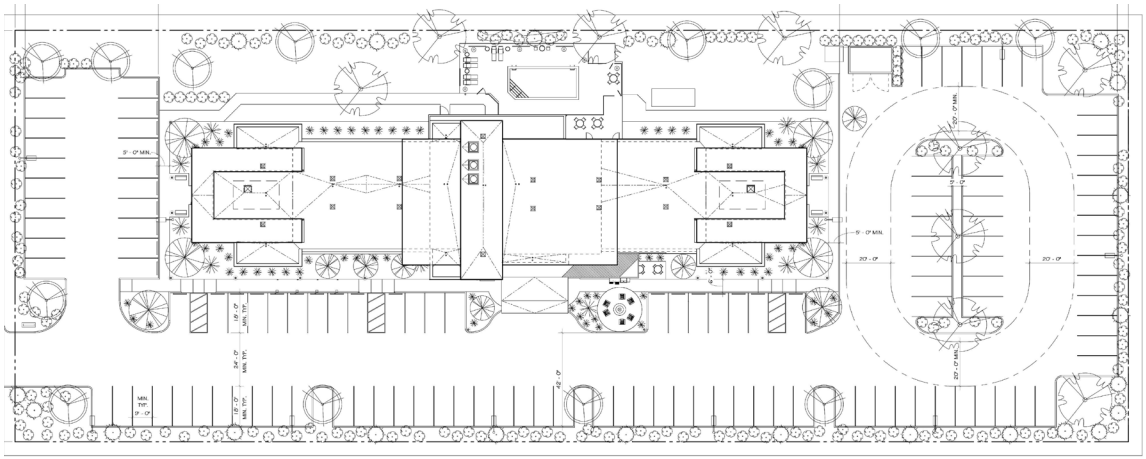
Sincerely,

Debbie & Bill Glembocki
Brat Stop Inc.
12304 75th St
Kenosha, WI 53142
(262) 206-0401

TOWNEPLACE SUITES®

BY MARRIOTT

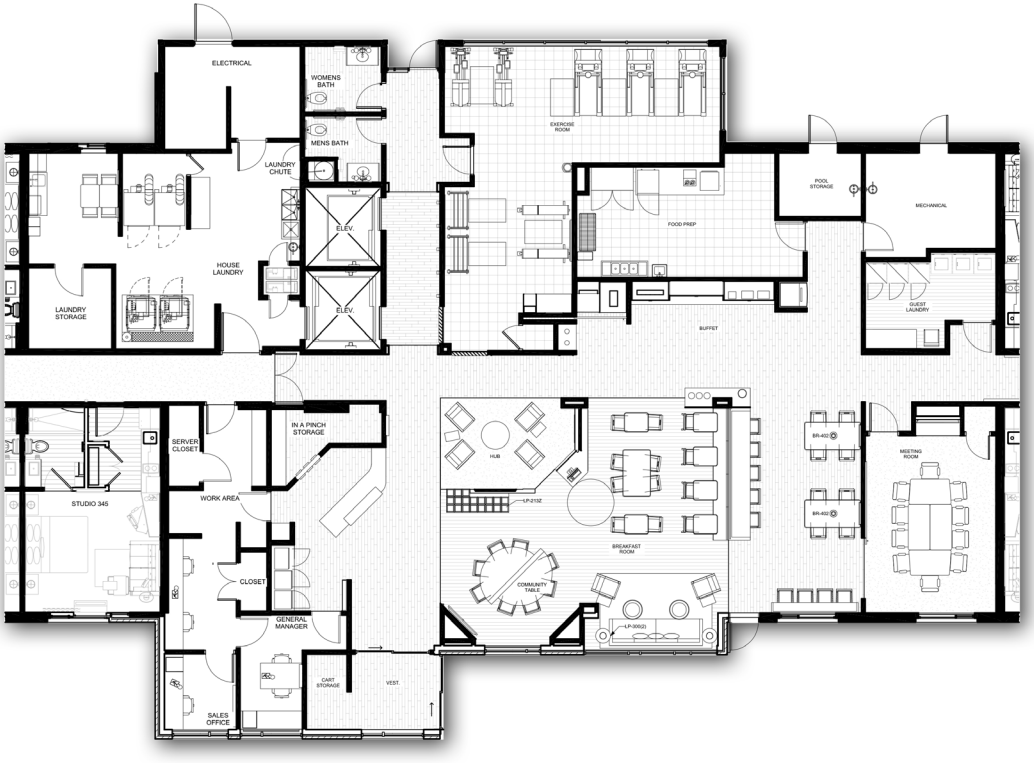
front elevation



site plan

Area Summary

Building Length	301 feet
Building Depth	81 feet
Land	2.19 acres
Parking	126 spaces

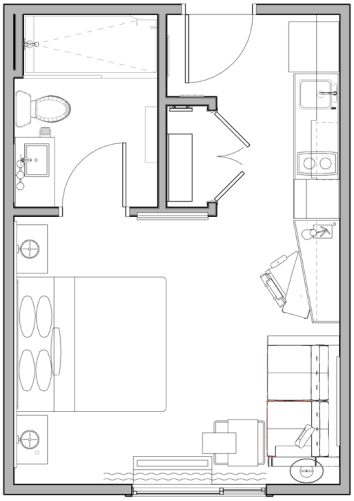


ground floor

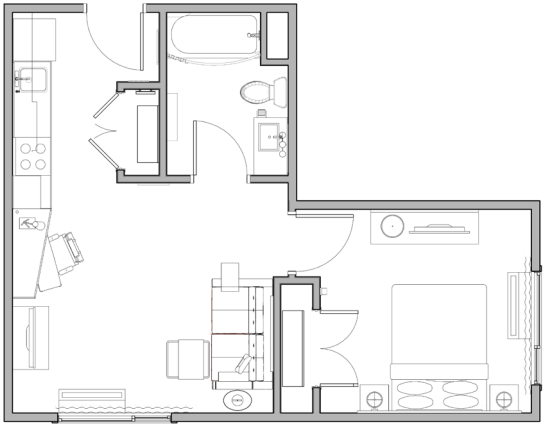
Typical Unit Mix

Studio King	60-65%
Studio Queen/Queen	20-25%
One Bedroom Queen	10-15%

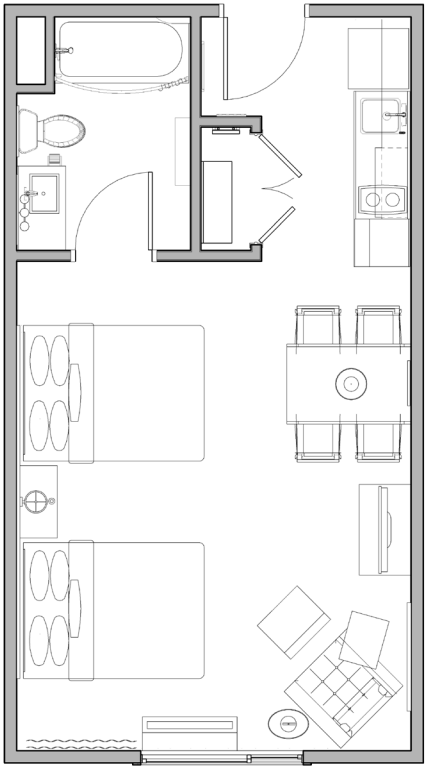
Optional Two Bedroom
(also available)



studio



one bedroom



queen queen

TownePlace Suites by Marriott - Criteria Facilities Program

GUEST SPACES	QUANTITY	PERCENTAGE	UNIT AREA	TOTAL (SF)
Lobby Areas				
Vestibule				
Welcome Deck				
Breakfast Room				
Communal Table				
Connection Center				
Hub				
Launching Pad				
Public Restrooms				
Total Lobby Areas				1,637
Food & Beverage Front-of-House				
Buffet				171
Recreation Facilities				
Fitness Center				603
Swimming Pool (Outdoor - Not Included)				
Pool Equipment/Storage				61
Recreation Facilities Total				**664**
Retail				
In A Pinch				66
In A Pinch Storage				60
Retail Total				126
Meeting Spaces				
Meeting Room				275
Guestrooms				
Studio King	59	60-65%	305	17,995
Studio King X	6		320	1,920
Accessible Studio*	6		423	2,538
Studio Queen/Queen	22	20-25%	393	8,646
Accessible Queen/Queen*	3		422	1,266
One Bedroom Queen	14	10-15%	449	6,286
Accessible One Bedroom*	2		453	906
Guestrooms Total	**112**			**39,557**
Guestroom Corridors & Support				
Guestroom Vestibule				
Corridors/Elevator Lobby				
Stairs				
Guest Laundry				
Ice Machine				
Guestroom Corridors & Support Total				**8,384**
TOTAL GUEST SPACES				**50,814**

BACK-OF-HOUSE	TOTAL NET (SF)
Administration	
General Manager Office	
Sales Office	
Work Room	
Closet	
Lending	
Employee Areas	
Break Room	
Engineering & Maintenance	
Engineer Maintenance Office	
Food & Beverage Back-of-House	
Food Preparation	
Laundry	
Laundry Room	
Housekeeping	
Linen and Linen Chute Rooms	
Storage	
Elevators	
Elevators	
Elevator Equipment Room	
Property Technology	
Server Closet	
Mechanical, Plumbing & Electrical	
Mechanical	
Electrical	
TOTAL BACK-OF-HOUSE SPACES	**2,722**

SUMMARY	QUANTITY	TOTAL (SF)
Total Number of Guestroom Room Floors	4	
Total Number of Floors	4	
Guest Spaces		50,814
Back-of-House		2,722
Total Net Building Area		53,536
Walls and Shafts (Estimated)		5,661
Total Gross Building Area		59,197
Total Square Feet per Room		529

The information released by Marriott® International in this communication with respect to the TownePlace Suites by Marriott project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines and is not, and should not be considered final. All plans regarding this project are routinely updated and remain subject to revision and clarification. *Comply with all governing regulations for size, percentage and quantity of accessible guestrooms. January 2018

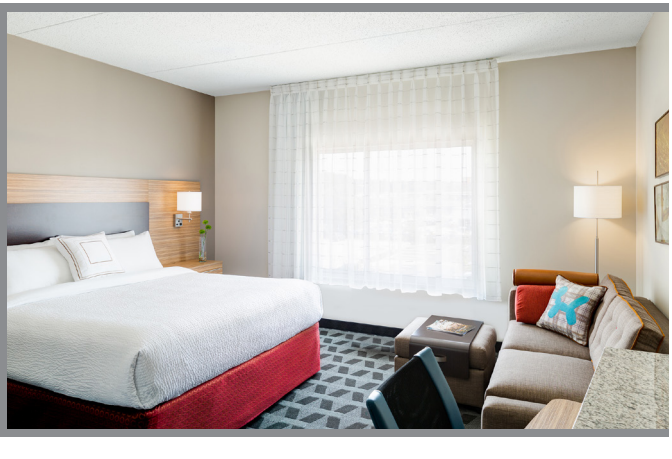
TownePlace Suites by Marriott®

TownePlace Suites® is designed for extended stay travelers who want to feel at home and stay productive. With thoughtful service, comfortable spaces and local know-how, TownePlace makes the new feel familiar. With over 335 locations, hotels offer extraordinary value, including modern spacious suites with full kitchens and enhanced organization and productivity with the home office and elfa® closets from The Container Store®.

TownePlace Suites continues to evolve with the most recent prototype. Key features include:

- New exterior featuring the beacon light element providing better visibility of the property
- Expansive public space with soft seating and areas to collaborate and enjoy meals
- Prep kitchen located behind the buffet allowing for easy access for service and replenishment
- New decor package, TurningPointS 2.0, in suites and public spaces featuring warm colors and upgraded wood features
- New, larger layout of the GetFit exercise room
- Partnership with The Container Store providing elfa closets in all suites
- Partnership with Weber® featuring grills in the front BBQ patio along with Weber tools and spices available for guests to use

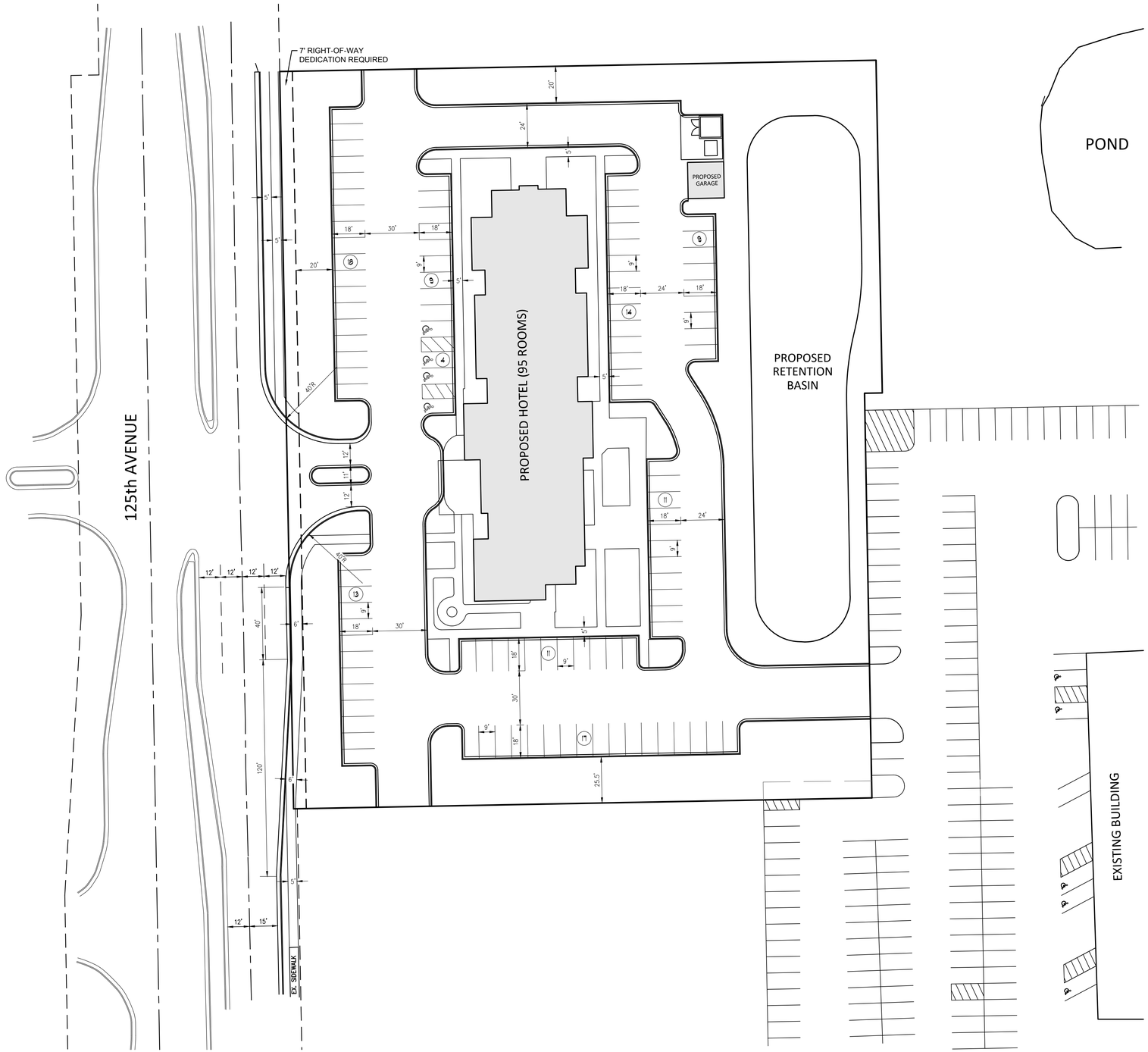
The brand's efficient cost model works in every market, from urban to tertiary with flexible spaces that can be sized to meet the market needs. By developing with Marriott, owners and franchisees harness the power of our industry leading sales, marketing, and loyalty engines. Visit **marriottdevelopment.com** to learn more about developing your next hotel with the world's favorite travel company.

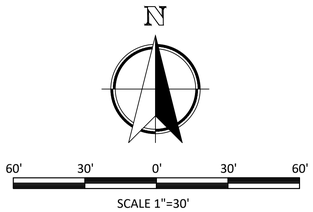


THE RITZ-CARLTON REWARDS · Marriott REWARDS · spg Starwood Preferred Guest

THE RITZ-CARLTON · EDITION · JW MARRIOTT · AUTOGRAPH COLLECTION HOTELS · RENAISSANCE HOTELS · MARRIOTT · DELTA HOTELS · Marriott EXECUTIVE APARTMENTS · MARRIOTT VACATION CLUB · GAYLORD HOTELS · AC HOTELS · COURTYARD · Residence INN · SPRINGHILL SUITES · Fairfield · TOWNEPLACE SUITES · PROTEA HOTELS · moxy HOTELS

STREGIS · THE LUXURY COLLECTION · W HOTELS · WESTIN · Sheraton · LE MERIDIEN · TRIBUTE PORTFOLIO · DESIGN HOTELS · aloft · FOUR POINTS · element





SITE INFORMATION

132,419 s.f.	TOTAL PARCEL AREA
13,293 s.f.	BUILDING AREA
60,857 s.f.	IMPERVIOUS AREAS
58,269 s.f.	GREEN SPACE AREA
95	GUEST ROOMS
7	EMPLOYEES (LARGEST SHIFT)

PARKING INFORMATION

ACCESSIBLE STALLS	4
STANDARD STALLS	102
TOTAL	106

ZONING INFORMATION

EXISTING ZONING: A-2 AGRICULTURAL LAND HOLDING

PROPOSED ZONING: B-2 COMMUNITY BUSINESS

SETBACKS	FRONT/STREET	REAR	SIDE
4-STORY BUILDING	0'	25'	14'
OFFSTREET PARKING	20'	20'	20'

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

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

TOWNE PLACE HOTEL
DIMENSIONED SITE PLAN
FOR
SHIVA HOTELS
CITY OF KENOSHA, COUNTY OF KENOSHA, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MRM
DRAFTED:	SCB
DATE:	8-6-2024
CHECKED:	MDE
DATE:	8-6-2024

2024.0099.01

SHEET 1 OF 1

Tuesday, August 06, 2024 9:07:14 AM

1 FRONT PERSPECTIVE BEIGE
SCALE: 1/2" = 1'-0"

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Bethesda, MD 20817
(301) 380-3000

TOWNEPLACE SUITES®
BY MARRIOTT

DESIGN GUIDELINE DRAWINGS

ISSUE DATE:	11/13/19
REVISION DATE:	
GENERATION:	5 - 89 UNITS
DECOR:	Real Living

EXTERIOR PERSPECTIVE

B210A

NOT FOR CONSTRUCTION

FILE NAME: 05-A-05-B210A-Ext Perspective-89

2 REAR PERSPECTIVE GREY
NO SCALE

1 FRONT PERSPECTIVE GREY
NO SCALE

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DESIGN GUIDELINE DRAWINGS

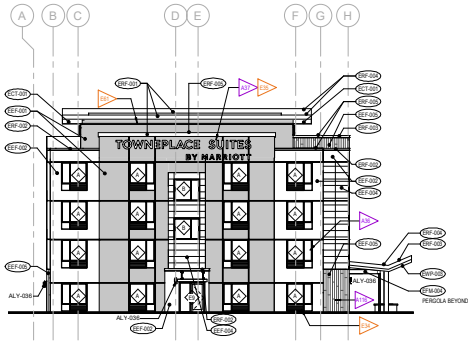
ISSUE DATE:	11/13/19
REVISION DATE:	
GENERATION:	5 - 89 UNITS
DECOR:	Red Living

EXTERIOR PERSPECTIVE

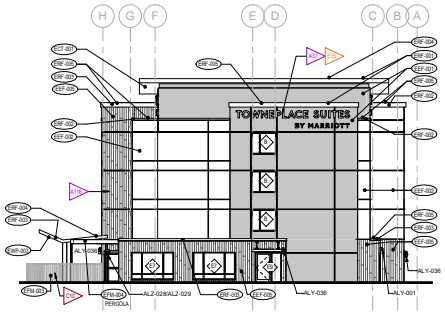
B210

NOT FOR CONSTRUCTION

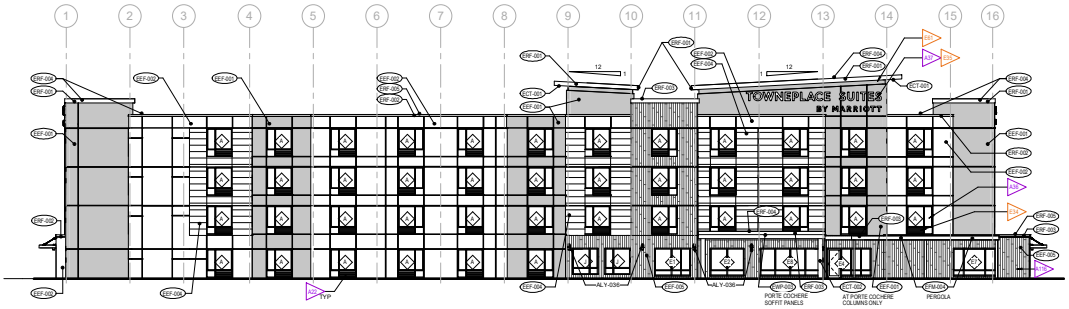
FILE NAME: 25-7-25-B210-Ext Perspective-89



3 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0" REFERENCED FROM: B200



2 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0" REFERENCED FROM: B200



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" REFERENCED FROM: B200

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

B. REFER TO BUILDING SITE + EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS, AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.

C. REFER TO THE EXTERIOR SIGNAGE SPECIFICATIONS - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
5. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

A ARCHITECTURAL

A22 REFER TO GUESTROOM PLANS FOR HOLD-TO DIMENSIONS BETWEEN PTAC UNIT AND INTERIOR WALL NOTED

A36 TYPICAL GUESTROOM WINDOW

A37 CHANNEL LETTER SIGNAGE AT FACE OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS. PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE.

A16 EIFS REVEALS AT EFS PREFERRED WIDTH IS 8", WIDTH SHALL NOT BE GREATER THAN 12"

E ENGINEERING

E34 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME

E35 AT EXTERIOR SIGNAGE PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL

E61 FOR STANDARD LINEAR LIGHT FIXTURE, SEE DWGS FOR MARK NUMBER. PROVIDE CONTINUOUS BAND OF LIGHT TO ILLUMINATE BOTTOM OF SOFFIT.

C CIVIL

C16 DECORATIVE METAL SLAT FENCE AT FIRE PIT OPTIONAL - REFER TO BUILDING SITE + EXTERIOR BPM. SEE DWGS. FOR FINISH NO.

EXTERIOR FINISH INDEX

EIF-001	EIFS
EIF-002	EIFS
EIF-004	EIFS (EEF-004 OPTION: EWP-001)
EIF-005	EIFS (EEF-005 OPTION: EWP-002)
EWP-001	ALUMINUM COPING
EWP-002	ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE
EWP-003	ALUMINUM COPING
EWP-004	MEMBRANE ROOFING - SLOPED
EWP-005	MEMBRANE ROOFING
ECT-001	PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES
ECT-002	PAINTED SURFACE @ PORTE COCHERE COLUMNS
EWP-003	METAL SOFFIT PANEL @ PORTE COCHERE
EFM-001	METAL FENCE @ FIREPIT
EFM-002	PERGOLA

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DESIGN GUIDELINE DRAWINGS

ISSUE DATE:	11/13/19
REVISION DATE:	08/30/2021
GENERATION:	5 - 89 UNITS
DECOR:	Real Living

BUILDING EXTERIOR ELEVATIONS

B211

NOT FOR CONSTRUCTION

FILE NAME: 05-T-DS-B211-Ext Elevs-B9

8/30/2021 11:12:36 AM

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #4

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Conditional Use Permit for a fuel station and car wash located at 2801 30th Avenue. (Kwik Trip – Initial Hearing) (District 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Ferree, District 6, has been notified. Alderperson LaMacchia, District 5 has also been notified as his District is within 100 feet of the project site. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 2801 30th Avenue (final address assignment pending)

1. The applicant is requesting a Conditional Use Permit to raze the existing restaurant on the site and construct a new Kwik Trip convenience store, fuel station and car wash. The convenience store would be 9,105 square feet. The fueling station would be located north of the store and the automated car wash would be attached to the south end of the building. The property is currently zoned *B-2 Community Business District* and the fuel station and car wash both require a Conditional Use Permit.

2. The proposed exterior building materials are brick with a metal roof. Given the site's close proximity to residential neighborhoods, Staff is recommending that the roof of the convenience store include asphalt shingles for a more residential look. Staff is also recommending a full or partial roof line on the fuel canopy for the same reason. Additional windows, awnings or other forms of articulation are required along both the east and west elevations of the building.

3. The applicant held a neighborhood meeting on May 14, 2024. Many of the concerns from neighborhood residents included noise, crime, hours of operation, drainage and access on 30th Avenue. The original drawings presented at the meeting and provided to Staff as a concept review proposed to close the median at 28th Street and 30th Avenue with a new full access mid-block between 28th and 29th Streets. Since that meeting, Kwik Trip has updated the drawings to maintain full vehicular access at 28th Street and 30th Avenue. Kwik Trip has also added a five-foot (5') tall berm to the east end of their site with significant plantings that will buffer against the residential neighborhood to the west. An underground stormwater system has been proposed to handle the stormwater runoff from the project.

4. The applicant has provided an Operational Plan that would have the convenience store, fuel station and car wash open twenty-four hours a day, seven days a week. The City Plan Commission has the authority to limit the hours of operation with the Conditional Use Permit. Staff researched other car washes in the area and throughout the City. Some car washes are open twenty-four hours a day in commercial areas, but others that are near residential areas have been limited to roughly 7:00AM or 8:00 AM to 9:00PM or 10:00PM. Staff recommends limited hours of operation on the car wash since this use typically causes excessive levels of noise when in use, especially in the direction the vehicles exit the wash. For the convenience store and fuel station, Staff also recommends limiting the hours of operation. The Plan Commission approved a fuel station at 85th Street and 39th Avenue in 2021 that ultimately was never built. The approval of that Conditional Use Permit included a restriction that the store and fuel pumps must be closed between midnight and 5:00AM.

5. In that same Operational Plan, the applicant indicated they would provide outside sales of propane, ice, firewood and softener salt. The Site Plan also has a note pointing to the fuel islands which indicates the areas as "Seasonal Outdoor Merchandising Areas". Staff is recommending a condition of approval that limits outdoor display and storage to one propane exchange cage, one ice storage machine and

firewood within an enclosure. This would be consistent with the outdoor sales requirements of the other stores within the City of Kenosha.

6. There are no current or pending building or zoning code violations on the property.

7. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

8. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

9. Per the Wisconsin State Statutes, the Conditions of Approval shall be established at this meeting. After a Class II Notice is published, the formal public hearing will be held and the review authority can take final action on the Conditional Use Permit at that meeting.

RECOMMENDATION:

A recommendation is made for the City Plan Commission to establish the Conditions of Approval and schedule a public hearing after publication of a Class II Notice.

Brian R. Wilke, AICP, Development Coordinator

Rich Schroeder, Deputy Director

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
KWIK TRIP
2801 30TH AVENUE
OCTOBER 10, 2024

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of City Inspections. This includes, but is not limited to Raze, Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain Driveway Approach, Sidewalk, Paved Lawn Park, Public Right-of-Way Excavation, Stormwater Management and Parking Lot permits from the Department of Public Works.

   c. This Conditional Use Permit shall be null and void if the use is discontinued for more than a twelve consecutive month time period.

   d. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval. The site will be permitted one monument sign.

   e. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval. Minor changes may be approved by the City Plan Division.

   f. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. Any required improvements in the public right-of-way must be deemed substantially completed. The building exterior shall be completed per the approved plans and the exterior lighting shall be installed. All other improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit.

   g. Compliance with City and State and/or Federal Codes and Ordinances and the recorded Developer's Agreement. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   h. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

   i. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   j. The applicant shall meet all applicable Conditions of Approval and obtain a construction permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.

   k. Outdoor display and/or storage of products is prohibited with the exception of one (1) propane exchange cage, one (1) ice machine and firewood within the trash enclosure.

   l. All vehicles shall be parked within designated paved areas.

m. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

n. Future cross access to the south shall be reserved on the plans and shall be provided to adjacent parcels, if required, at a future date by the City. Cross access to the north shall remain open at all times.

o. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as-built
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

p. The Assessor's Office will require actual costs on the project to be submitted prior to their office signing off on the final occupancy permit(s). The costs supplied should include: all improvement costs to the raw land (retention, site elevation work, site ingress/egress work, etc.), all materials and labor associated with construction of the building, all materials and labor associated with site improvements (asphalt/concrete work, site lighting, site landscaping, etc.), and all developer's profit.

q. The General Contractor shall keep the active construction site secured at all times. The General Contractor shall maintain a list of all sub contractors working on the active site and their respective trades and make that list available to the City upon request. The General Contractor shall provide any necessary safety training to all sub contractors on the active construction site and maintain and update the list as it changes.

r. A Tree Protection Permit must be obtained prior to the removal of any trees.

s. Compliance with the Operational Plan. Hours of operation for the convenience store and fueling islands are Monday through Sunday, 5:00 AM to 12:00 AM. Hours of operation for the car wash are Monday through Sunday, 7:00 AM to 9:00 PM. No amplified sound on the building exterior and/or the fuel pumps is permitted between the hours of 9:00 PM and 12:00 AM nor between 5:00 AM and 7:00 AM on any day.

t. Compliance with the Fire Prevention Bureau memo dated September 26, 2024.

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. Prior to the issuance of any permits, a Deed Restriction or Restrictive Covenant approved by the City Attorney shall be recorded with the Kenosha County Register of Deeds stating that the property shall remain fully taxable for ad valorem tax purposes, including, but not limited to, real and personal property taxes and will not be subject to any exemption or exception to taxation unless otherwise agreed to by the City. The Deed Restriction or Restrictive Covenant shall be recorded at the applicant's expense, shall run with the land and shall be enforceable by the City against the owner and the owner's successors, assigns, and successors in title, including any tenants. The recording fee for the Deed Restriction or Restrictive Covenant shall be submitted by the applicant.

   b. Prior to the issuance of any permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fee for the Conditional Use Permit shall be submitted by the applicant.

   c. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments

listed in the Kenosha Water Utility memo dated September 30, 2024.

d. Update the operational plan to show that the hours of operation for the convenience store will be 5:00 AM to 12:00 AM, the hours of operation for the car wash will be 7:00 AM to 9:00 PM and that outdoor storage and display will be limited to one (1) propane exchange cage, one (1) ice chest and firewood will be stored within the dumpster enclosure. Indicate that no deliveries to the site will be accepted between 5:00 AM and 12:00 AM. Indicate that no amplified sound on the building exterior and/or the fuel pumps is permitted between the hours of 9:00 PM and 12:00 AM nor between 5:00 AM and 7:00 AM on any day.

e. Remove note 24 on the Site Keynote Plan referring to "Outdoor Merchandise Area". Remove any other notes from all plan pages indicating outdoor sales in an unapproved location.

f. Include a pitched roof on the fuel canopy with asphalt shingles.

g. Include asphalt shingles on the roof of the convenience store.

h. Light fixtures on the underside of the fuel canopy must be flush with the bottom face of the canopy. Light fixtures must use shields to prevent light spillover to the residential properties to the east.

i. A Developer's Agreement must be approved by the City of Kenosha and Kenosha Water Utility and executed. All required assurances for public improvements must be posted.

j. The parcels shall be combined.

k. Label all elevations as north, south, east and west as applicable.

l. Additional awnings, windows or other articulation deemed acceptable to the City Plan Commission must be provided on the east and west elevations to meet the requirement of a minimum of sixty percent (60%) of the facade.

m. The architectural renderings, building elevations and floor plan all show the trash enclosure attached to the southeast corner of the building, but the Site Plan shows a freestanding enclosure. Please revise

n. It appears that in the existing condition, most of the drainage area flows northeast to the depressional area labeled as a pond but some runoff may drain west to the roadway. Historic plans show an existing inlet in the Northeast corner of the parking. Please delineate drainage areas and measure impervious area separately for each outlet for both existing and proposed conditions. Narrative shall clearly compare existing and proposed flow rates as well as discussion of 30th Avenue storm sewer capacity for changes in tributary areas.

o. Sheet C502 shows the floor of the underground system to be 609.5, but WINSLAMM, HydroCAD, and the proposed hydrology exhibit suggest the lowest storage elevation is 610.5. Please clarify the lowest elevation available for storage and the elevation of permanent pool to be maintained in the underground detention.

p. The narrative states that storm sewer is designed for the 10-year storm, but 100-year overland flow paths are not shown. Please provide an exhibit showing overland flow paths or design storm sewer for 100-year event.

q. Storm sewer calculations have been received.

- Provide an exhibit showing the location of each pipe in the Hydraflow tables.
- Provide hydrologic rational method calculations and a map that shows individual drainage areas for each inlet.

r. A maintenance agreement and easement will be required for the stormwater management facilities per Section 36.10 of the City of Kenosha Code of General Ordinance. Application Form PWU003 shall be submitted to initiate the process.

s. Regarding the Traffic Impact Analysis:
   1. Just south of this proposed site, the City had a previous developer's engineer recommend a wider median to improve safety for a two stage left turn out. Did your study look into safety concerns for this movement?
   2. Please confirm WisDOT's recommended size of median is met for Option 1.
   3. With abandoning and closing the existing driveway on 30th Avenue, the median cut is also to be abandoned and closed. Please extend the existing median south of the abandoned driveway northerly to the proposed new driveway. Adjust associated drainage features and landscaping to match existing.
   4. Identify the size, location, and characteristics of roadway or traffic control improvements necessitated by the proposed development to maintain existing levels of service at the following:
      a) 30th Avenue and 18th Street existing LOS went from A to B on northbound Thru and Right Turn
      b) 30th Avenue and Washington Road existing AM Peak LOS for EB went from A to B on Thru and Right Turn
      c) 30th Avenue and Washington Road existing PM Peak LOS for EB went from B to C on Left Turn

t. Share how drainage patterns will be changed in the new median layouts.

u. Show how existing street lighting in the median will be modified.

v. At the Northeast corner of building an 8-foot wide landscaped island with barrier type curb and at least one 2 ½-Inch deciduous caliper tree is required.

w. Private curb and gutter within this development that meets public sidewalk must have a 5-foot curb head taper.

x. More clearly provide typical details of pavement structure and pipe bollards.

y. Note abutting public sidewalk in need of repair or damaged during construction shall be replaced. Damaged sidewalk criteria is defined in General Ordinance 5.116 Sidewalk Inspection and Replacement Policy and Procedure.

z. For revising driveway curb cuts, remove existing concrete curb and gutter to nearest joint and replace with concrete gutter.

aa. Any abandoned curb cuts/drive approaches need to be removed and replaced with curb and lawn park.

bb. Any reuse of old existing curb cuts and drive approaches needs to be compliant with current city Ordinances.

cc. Show the width of the driveway on plans. For a Business/Institutional Class II driveway, width at entrance property line needs to be 18-30 feet.

dd. Pedestrian ways need to be 5-foot wide and clear of obstructions. Auxiliary equipment, bollards, ice machines, etc are not to block the 5 foot wide pedestrian way.

ee. Remove the $250 fine wording from the HC parking sign.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

Phone (262) 653-4315

Providing and Protecting Kenosha's Greatest Natural Resource

MEMO

To: Brian Wilke, Development Coordinator

From: Leif Jackson, Water Engineer

Date: September 30, 2024

Subject: Kwik Trip 312

Location: 2801 30th Avenue

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. A water meter detail is required to be included with the Civil Plan-set. Please include the applicable *(size based)* requirements on the detail with future submittals:

   - **Mounting Requirements** – Water meters are to be permanently housed in a climate controlled environment. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12" to 24") above the floor. The meter shall have full brass body ball valves on the inlet and outlet pipe.

   - **By-Pass** – All water meters one and one half inches (1.5") or greater shall have a bypass with a two way ball valve with locking handle. Meters two inches (2") or less shall have Jomar Tamperproof Locking Devices; all meters greater than two inches (2") shall have an American Valve, Model 3700 Flanged Ball Valve with Tamperproof Locking Device, or approved equal.

   - **Larger Meters** – For all meters three inch (3") or larger in size a strainer shall be provided five (5) pipe diameters upstream of the water meter. Water meters three inches (3") and larger shall also have a two inch (2") test plug provided between the outlet side of the meter and the outlet valve.

   - **Remote Meter Reader Connection** – A 3C18 gauge cable by Belden-M, or approved equal, shall be installed in a one half inch (0.5") conduit through the exterior wall for the remote meter reader. Remote reader to be field located by KWU meter division and installed by the developer.

- **Remote Meter Reader** – Remote meter reader is to be installed four feet (4') above adjacent grade with no obstructions.
- **Size** – The size of the proposed meter must be included with the detail. Note that if the size is currently undetermined, the meter set should be built to house a three inch (3") meter to capture all requirements and allow for future flexibility; a smaller meter could be installed in the three inch (3") meter set until a larger meter is required. Please note that the size of the meter will dictate the associated Sewer Impact Fee. A breakdown of these fees can be found at:

  KWU Water & Sewerage Service Rates

  Note that as the existing building on the site was formerly served with a two inch (2") water meter, the associated Sewer Impact Fee from this meter ($26,252.00) may be applied as a credit towards a new water meter; any remaining/unused portion of the credit will be voided if the proposed meter is to be downsized from the existing meter.

2. The existing water and sanitary sewer services which are not to be reused for this Development must be cut and capped at the property line. Please update Sheet C020, the Demolition plan, to include appropriate linework, notes, and callouts for this work. Also note that the proposed cut and caps must be inspected by KWU *(from the public side)* and City Inspections *(from the private side)*. Please include a note on the Demolition Plan to contact KWU and City Inspections forty-eight (48) hours before the work is to begin. KWU can be reached at (262) 653-4315; City Inspections can be reached at (262) 653-4263.

3. As the tapping valve for the proposed water service will be located more than ten feet (10') from the property line, an additional valve will be required to function as the service valve for the property. This valve must be located near the property line.

4. Regarding the proposed sanitary sewer connection, note that there is an existing factory tap/wye available for connection approximately twenty-one feet (21') south of the existing public sanitary manhole located near the southern limits of the property *(the existing manhole can be seen on the plans just north of the proposed sanitary connection)*. As the existing factory tap/wye is very near the area of the proposed connection, this existing port should be utilized rather than coring into the existing concrete sewer main. Please update the plans to include a call-out for this requirement. Note for design purposes that the factory tap/wye are located at the 11 o'clock position on the main when viewed facing south.

5. Please update/revise the following notes on Sheet C400:
   - Under Water Distribution System, please revise Note #5 to state that the pressure test may only be performed after the main has passed the bacteriological portion testing. Note that KWU will perform the bacteriological

testing and must be notified a minimum of 48 hours before the testing is to be performed *(note that the pressure test will either be coordinated through City Inspections, if the line is not part of a fire suppression system, or the Kenosha Fire Department, if the line is part of a fire suppression system).*

- Under Water Distribution System, please revise Note #7 to require the use of valve box adapters on all public valves *(that tapping and service valves).*
- Under Water Distribution System, please revise Note #11 to include the requirement that the tracer wire be 12-gauge wire and blue in color. The wire should be brought to grade in a tracer wire box/curb box near the building foundation; the box should be labeled "water."
- Under Sanitary Sewer, please revise Note #1 to require PVC SDR-26 within the public right of way.
- Under Sanitary Sewer, please revise Note #7 to include the requirement that the tracer wire be 12-gauge wire and green in color. The wire should be brought to grade in a tracer wire box/curb box near the building foundation; the box should be labeled "sewer."

6. Also on Sheer C400, please include the following General KWU Notes:
   - All sanitary sewer and water to be installed in accordance with Kenosha Water Utility (KWU) Standards.
   - All applications and fees for sanitary sewer and water must be completed and paid prior to connection to sewer/water systems.
   - All water connections to existing water mains shall be completed by KWU, with excavation and backfill by the developer. Developer shall provide 72 hours notice to KWU when connection is to be made.
   - Any utility work in the right-of-way and all sanitary sewer connections to be inspected by KWU. Notify KWU 48 hours in advance of connecting to sewer.

7. Regarding the proposed public water main offset to accommodate the site's storm sewer connection within 30th Avenue, please include the following notes specific to this work:
   - KWU to be provided 72 hours notice prior to work commencing; KWU will provide Contractor with an outage area map; Contractor to be responsible for coordinating the water outage by providing written notice to all affected properties a minimum of 24 hours prior to the planned outage; a copy of the written notice must be provided to KWU for review before being distributed to the affected customers
   - Material to be twelve inch (12") diameter ductile iron, class 52

- Polyethylene encasement with V-BIO anti-microbial protection meeting AWWA C-105/ANSI A 21.5 shall be provided for the offset
- All fittings shall have mechanical joint (MJ) connections
- All portions of the offset shall be tie rodded together; off-set shall also be tie rodded to the existing water main *(in addition to MJ restraints)*; tie rods shall also be wrapped within the polyethylene encasement
- Four inches (4") of insulation shall be provided between the water main offset and the proposed storm sewer

8. On Sheet C300 and C400, please include a note with the Pipe Crossing Table to require four inches (4") of insulation at all water service crossings with less than two feet (2') of separation.

9. "Internal / External" manhole seals as manufactured by Adaptor, Inc. shall be provided for each sanitary sewer manhole *(including sampling manholes)* installed or modified through this Project. A detail for the seal should also be included with the plan-set and can be found at:

   http://adaptorinc.com/wp-content/uploads/2018/07/InternalExternalSealDrawing.pdf

10. Note that proposed SAN MH 01 will function as the sampling manhole for the site. Please provide a letter from the property owner granting KWU access to this manhole.

11. Please note that connections to the public water main are to be made via live/wet tap to minimize water service interruptions. Live/wet taps twelve inches (12") in diameter and less are to be performed by KWU, with excavation, trench shoring, and restoration to be performed by the Developer's Contractor. Note that the proposed four inch (4") connection will require a $1,800.00 deposit to be made 48-hours before the connection is to be made *(with the final fee based on time and materials). A form of this note will appear on all subsequent reviews.*

12. Also note a four inch (4") connection to the public main has a Monthly Private Fire Protection Service Charge of $11.96. *A form of this note will appear on all subsequent reviews.*

13. KWU must receive the finalized as-built plans for the Development's utilities as a condition to receive KWU's sign-off on Final Occupancy. *This note will appear on all subsequent reviews.*

Feel free to contact me with any questions, comments, or concerns.

CC: Curt Czarnecki, P.E., General Manager
Ian Bagley, P.E., Director of Engineering Services

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

KEITH AULDS
Inspector

Fire Prevention Bureau
C.U.P./Site Development Plan Review Form

Date: 9/26/2024

Project: Kwik Trip #312

Address: 2801 30th Avenue

The City of Kenosha Fire Department Fire Prevention Bureau performed a plan review on the above property. Please see comments below and do not hesitate to contact us with questions.

Bold one:

- Approved – No Comments
- **Approved – See Comments Below**
- Withhold Permits- Subject to Items Below
- Approval Denied – See Comments Below

Comments:

1. **Building & Door Numbers:**

   Building address number size and man door number size shall be approved by the FPB AHJ prior to installation on the building.

2. **Knox Box Required:**

   A Knox Box shall be required on all buildings, multiple may be needed on larger buildings, per 3.30 (C) of the City of Kenosha Ordinance.

3. **EXIT SIGNS IN PROXIMITY OF FLOOR**

   Floor proximity exit signs as required per 3.27 of the City of Kenosha Ordinance. In the office sections of the buildings.

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

KEITH AULDS
Inspector

4. Kitchen Hood (if applicable):

Requirement.- All commercial kitchens and all industrial kitchens shall have at least one (1) adequate hood system and at least one (1) duct fire extinguishment system.

5. City of Kenosha Requirements:

Refer to Kenosha Code of Ordinance Chapter 3 for requirements to ensure compliance. WI State Statutes and adopted NFPA Codes and Standards listed in Chapter 3 are required to be followed.

6. Fire Alarms Required:

Fire alarms shall be required in all buildings on the plan. All alarms will be individually monitored by the address of the building. Fire alarm plans shall be reviewed and permitted through the Fire Prevention Bureau. Upon completion of the building final testing of the system shall be completed before final occupancy of the building is gained.

7. Onsite Road Requirements:

2nd access entrance/exit shall be required

Reviewed by:

Jacob Waldschmidt

Kenosha Fire Department

City of Kenosha

Vicinity Map
Kwik Trip
Conditional Use Permit

Kwik Trip

KENOSHA

0 200

Feet

DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ September 24, 2024 ~ mc

THE CITY OF KENOSHA
CHART A BETTER COURSE

P: 262-653-4030
E: idtcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview #1468717

Project Title: Kwik Trip 312_Conditional Use Permit
Application Type: Electronic Review
Workflow: Express Workflow

Jurisdiction: City of Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative
Leah Berlin
Kwik Trip, Inc.
1626 Oak Street
La Crosse, WI 54602
P:608-317-7343
lberlin@kwiktrip.com

Please indicate which of the following contacts are included in this project.: Developer

Property Owner
Gloria Passarelli
Gloria Passarelli Enterprises, LLC
2801 30th Avenue
Kenosha, WI 53140
P:262-818-8669
tony@epicmidwest.com

Developer
Leah Berlin
Kwik Trip, Inc.
1626 Oak Street
La Crosse, WI 54602
P:608-317-7343
lberlin@kwiktrip.com

Project Information

Project Address: 2801 30TH AVENUE

Project Description:
Kwik Trip convenience store with single bay attached carwash on redevelopment parcel.

Is the property subject to any easements, covenants, or other restrictions?: No

Proposed Use: Kwik Trip Convenience store with fuel pumps and attached carwash

Project Acreage: 3.56

Project Type: Conditional Use Permit

Project Valuation: $4,000,000.00

Please indicate the restrictions that apply.:

Total Square Footage of Project: 154949

1626 Oak St. • P.O. Box 1602 • La Crosse, WI 54602-1602
Phone 608-781-8988 • Fax 608-781-3600 • www.kwiktrip.com
Kwik Trip, Inc.

PLAN OF OPERATION

Name of Business: Kwik Trip Store #312

Address of Business: 2801 30th Avenue,
Kenosha, WI

Type of Business Activities:

Convenience Store with vehicle fueling. The convenience store will provide everyday grocery needs at a competitive price. Items to be sold include fresh meat, fruit, potatoes, onion, milk, eggs, butter, bananas and ice cream. A selection of hot and cold beverages will also be available, along with hot prepared foods such as pizza, soup, chicken, and cheeseburgers. Cold food selections include salads and sandwiches. A large bakery selection is also available. Three grades of gasoline along with diesel will be available under the fuel canopy. Propane, firewood, softener salt, and ice are planned for exterior display as indicated on the C100 site plan.

Hours of Operation:

Store: 24 hours/day
Carwash: 24 hours/day

Days of Operation:

Store: 24 hours/day
Carwash: 24 hours/day

Number of Employees: 25-30 full and part time combined

16728 Oak St. • P.O. Box 2107 • La Crosse, WI 54602-2107
Phone 608-781-3988 • Fax 608-781-3060 • www.kwiktrip.com

Kwik Trip, Inc.

Deliveries:

Type: Grocery Transport - Kwik Trip Inc.
Days/Times: Daily between 12 a.m.-5 a.m.
Location: Delivered on east side of building in designated loading zone

Type: Fuel Transport
Days/Times: On as needed basis, anticipated 2-3 times per week
Location: Delivered on north side of site in front of fueling canopy

Type: Soda/Beer/Outside Vendors
Days/Times: As needed basis - day-time hours
Location: Delivered on east side of building in designated loading zone

Trash Pick-up:

Time: Day time hours - set by contracted trash hauler
Location: east side of building in trash enclosure area.

FRONT RIGHT VIEW

REAR RIGHT VIEW

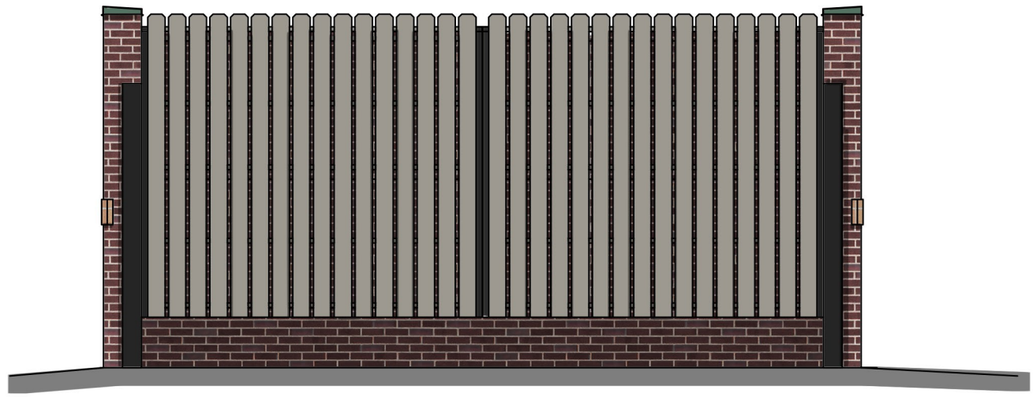
FRONT LEFT VIEW

REAR LEFT VIEW

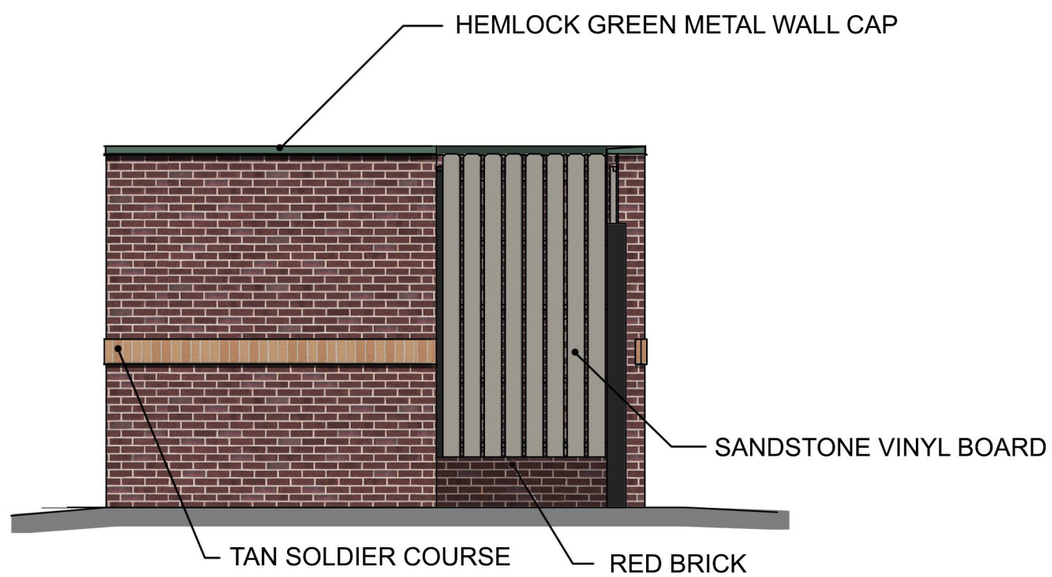
FRONT ELEVATION

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

EXTERIOR ELEVATIONS
GEN 3 RIGHT HAND with 1 Bay Carwash



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE - SIDE ELEVATION

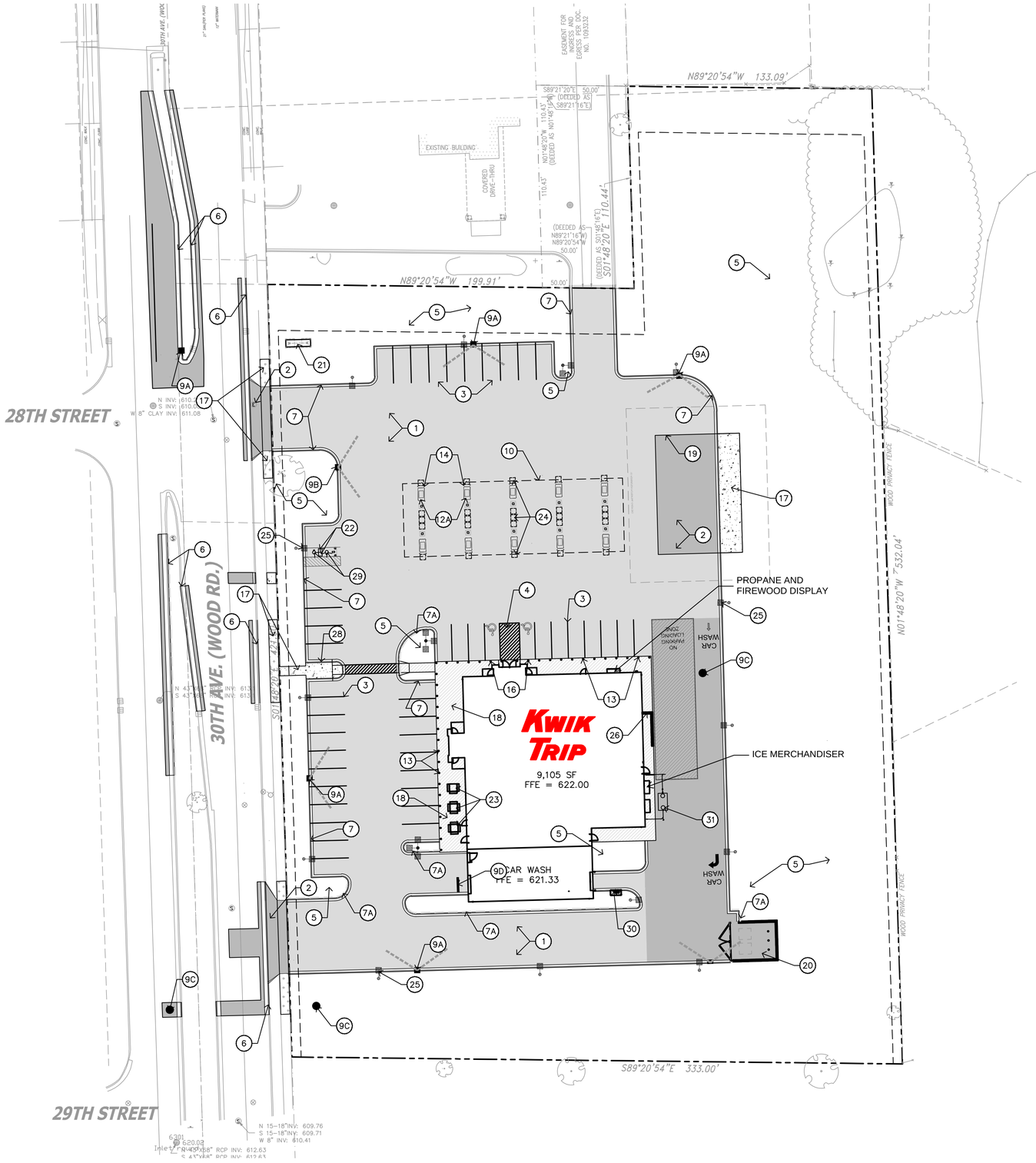
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

10 MPD



LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE PAVEMENT – 6 INCH
- PROPOSED CONCRETE PAVEMENT – 8 INCH
- PROPOSED CONCRETE SIDEWALK – 6 INCH
- PROPOSED CONCRETE SIDEWALK – PUBLIC:
  - 4 INCH CONCRETE
  - 6" AGGREGATE BASE
  - JOINTS 5' O.C.

SCALE: 1" = 30'

1. 6" DEPTH (MIN.) CONCRETE SLAB–ON–GRADE WITH #3 REBAR, 3" O.C. CONCRETE SEALER: TK–26UV. 48,259 SQ.FT.
2. 8" DEPTH (MIN.) CONCRETE SLAB –ON–GRADE WITH #4 REBAR, 4' O.C. CONCRETE SEALER: TK–26UV. 11,125 SQ.FT.
3. OFF–STREET PARKING STALLS STRIPING – 4" WIDE STALL LINES, USE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT (YELLOW)

   SPACES PROVIDED
   (34) 9'–8" X 20'–0" GENERAL PARKING
   (10) 9'–0" X 20'–0" GENERAL PARKING
   (2) 8'–0" X 20'–0" ACCESSIBLE PARKING WITH
   (1) 11'–0" X 20'–0" LOADING ZONE
4. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS
5. LANDSCAPING AREA. SEE SHEET C700. ALL GREEN SPACE THAT DOESN'T RECEIVE EROSION MAT SHALL HAVE SOD APPLIED
6. 30" CURB AND GUTTER. SEE DETAIL C500.
7. 18" CURB AND GUTTER. SEE DETAIL C500
   A. 18" HIGHSIDE CURB
8. NOT USED
9. PROPOSED STORM STRUCTURE. SEE C300 FOR FURTHER STORM SEWER INFORMATION
   A. CATCH BASIN OR INLET CURB PER DETAIL ON C500
   B. OIL SKIMMER PER DETAIL ON C502
   C. MANHOLE, FRAME AND SOLID COVER PER DETAIL ON C500
   D. TRENCH DRAIN PER DETAIL ON C502
10. 40'–0" X 120'–0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER
11. NOT USED
12. CONCRETE ISLANDS W/6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
    a. 3'–6" X 7'–0" AT GAS CANOPY
13. 30" HT BOLLARD, SEE DETAIL C500.
14. 36" HT BOLLARD, SEE DETAIL C500.
15. NOT USED
16. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT, SEE DETAIL C500.
17. 4" CONCRETE SIDEWALK – 1,314 SQ. FT.
18. 6" CONCRETE SIDEWALK – 3,059 SQ. FT.
19. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDING PIPING AND VENTING PER OWNER'S SPECIFICATIONS
20. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS
21. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION AND STYLE WITH SIGN PERMIT)
22. " FREE AIR" COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
23. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER
24. OUTDOOR MERCHANDISE AREA
25. SITE AREA LIGHT WITH CONCRETE BASE. SEE DETAIL C500.
26. EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL
27. ELECTRICAL TRANSFORMER AND DISCONNECT PAD. VERIFY FINAL LOCATION WITH UTILITY PROVIDER
28. CONCRETE CURB ISLAND
29. VACUUM PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL ON C501.
30. CAR WASH KEY PAD/CONTROLLER. PROVIDE TRASH CONTAINER. SEE DETAIL ON C501.
31. GREASE INTERCEPTOR, DESIGNED BY MEP DESIGNER.

NOTES:

- PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
- UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES.
- CONTROL JOINT MAXIMUM DISTANCE: WALKS – 8' O.C., ALL OTHERS – 15" O.C
- SAW CUT CONTROL JOINTS MINIMUM ONE – QUARTER CONCRETE THICKNESS
- EXPANSION JOINT MAXIMUM DISTANCE: WALKS – 24' O.C., ALL OTHERS – 60' O.C.
- DOWEL ALL EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE PAVEMENT THICKNESS CHANGE AND ALONG CURB AND GUTTERS.
- THE HASHING IN THE "NO PARKING LOADING ZONE" AREA AND ANY OTHER AREA THAT IS HASHED, THE LINES SHOULD BE 5' SPACED OC.
- LETTERING FOR ALL WORDING SUCH AS "NO PARKING LOADING ZONE" AND CARWASH SHOULD BE 12" TALL.
- CONTRACTOR TO PROVIDE JOINTING PLAN FOR OWNER REVIEW

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

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KWIK TRIP

KWIK STAR

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

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

SITE KEYNOTE PLAN

CONVENIENCE STORE #312

2801 30TH AVENUE
KENOSHA, WI

#	DATE	DESCRIPTION

DRAWN BY	MAC
SCALE	GRAPHIC
PROJ. NO.	3230262
DATE	2024-09-04
SHEET	C100

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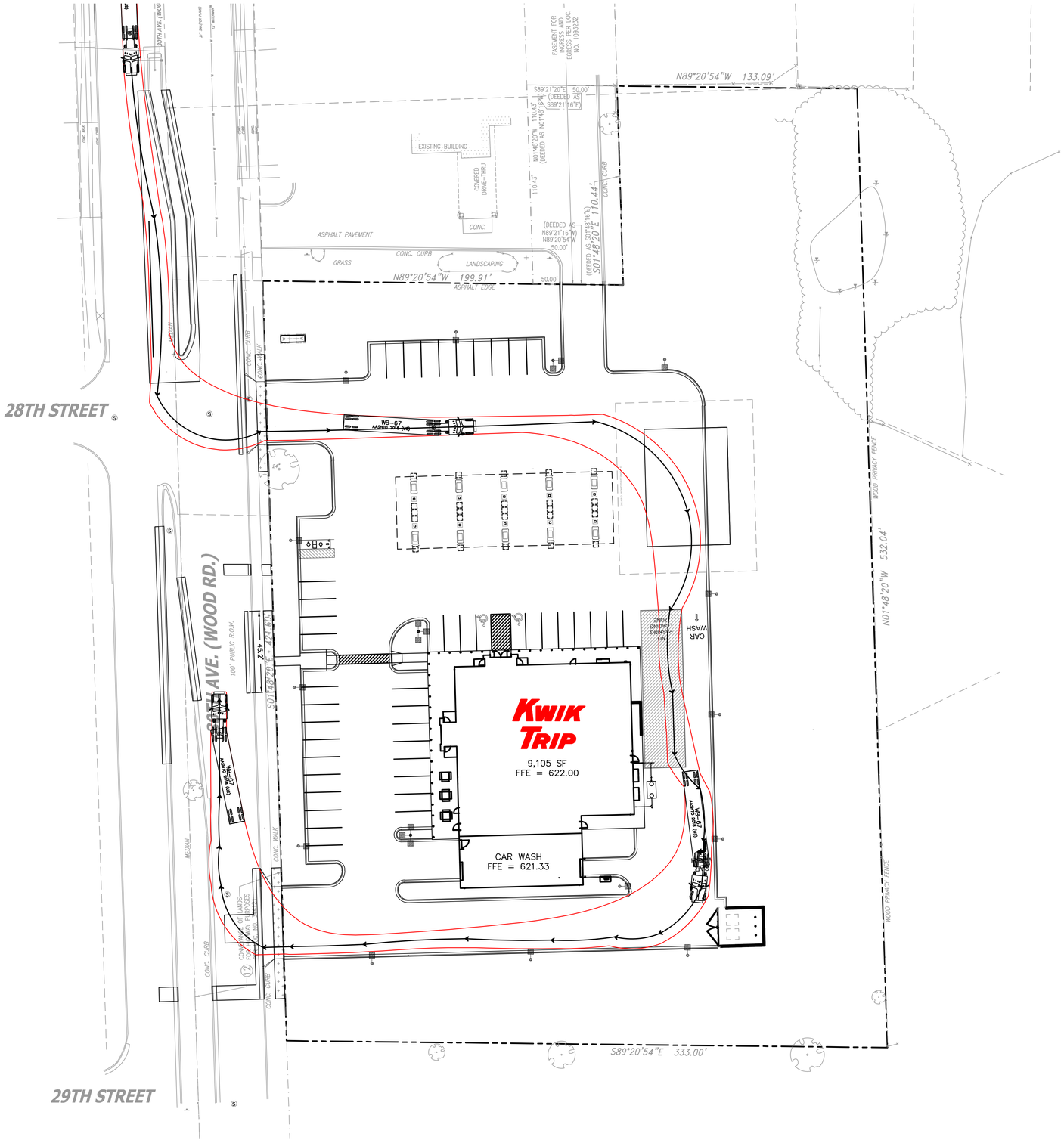

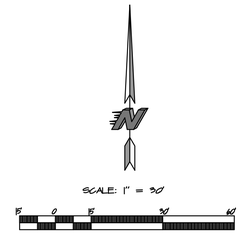

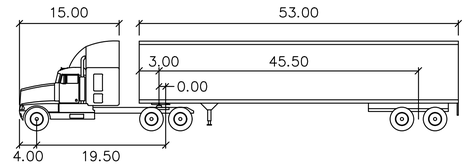

WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

KWIK TRIP

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

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

811
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SITE CIRCULATION PLAN

CONVENIENCE STORE #312

2801 30TH AVENUE
KENOSHA, WI

#	DATE	DESCRIPTION

DRAWN BY	MAC
SCALE	GRAPHIC
PROJ. NO.	3230262
DATE	2024-09-04
SHEET	C180

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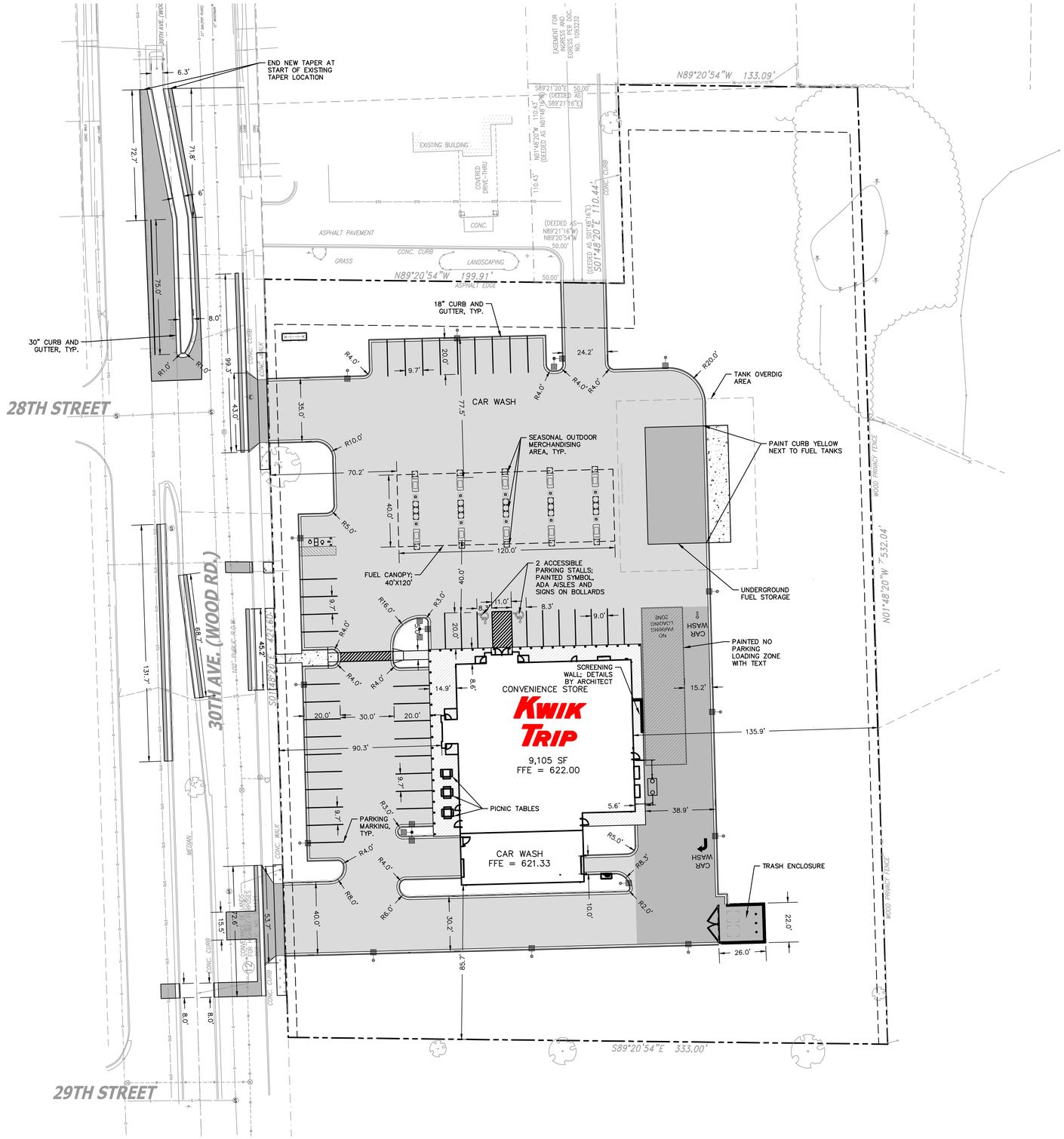

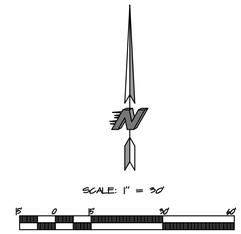

LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE PAVEMENT – 6 INCH
- PROPOSED CONCRETE PAVEMENT – 8 INCH
- PROPOSED CONCRETE SIDEWALK – 6 INCH
- PROPOSED CONCRETE SIDEWALK – PUBLIC:
  - 4 INCH CONCRETE
  - 6" AGGREGATE BASE
  - JOINTS 5' O.C.

SITE STATISTICS – EXISTING CONDITIONS

	SQFT	ACRES	COVERAGE
TOTAL AREA	154,949	3.56	
TOTAL PERVIOUS	39,440	0.91	25.56%
TOTAL IMPERVIOUS	115,509	2.65	74.44%

SITE STATISTICS – PROPOSED CONDITIONS

	SQFT	ACRES	COVERAGE
TOTAL AREA	154,949	3.56	
TOTAL PERVIOUS	78,929	1.81	50.9%
TOTAL IMPERVIOUS	76,020	1.75	49.1%

PARKING STATISTICS

STANDARD PARKING STALLS	46
ACCESSIBLE STALLS	2
STANDARD FUELING STALLS	18
ACCESSIBLE FUELING STALLS	2
TOTAL PARKING SPACES	68

CONSTRUCTION NOTE:

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

LAYOUT NOTES:

1. PLAN PREPARED FROM raSmith ALTA/NSPS LAND TITLE SURVEY, DATED 01/21/2022.
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONCRETE IN ISLAND COMPLEX AND UNDER CANOPY TO BE ROUGH BROOM FINISHED. SIDEWALKS ADJACENT TO BUILDING SHALL BE SMOOTH BROOM FINISHED.
4. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15– OCT 31 USE: TK–26UV
   NOV 1– DEC 31 USE: TK–290
5. EXPANSION JOINTS SHALL BE DECK–O–FOAMED AND CAULKED WITH SL1
6. ALL WORK WITHIN THE CITY RIGHT OF WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. NOTIFY CITY ENGINEERING DEPT. 5 DAYS PRIOR TO WORK IN THE RIGHT OF WAY.

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

SITE DIMENSION PLAN

CONVENIENCE STORE #312

2801 30TH AVENUE
KENOSHA, WI

#	DATE	DESCRIPTION

DRAWN BY	MAC
SCALE	GRAPHIC
PROJ. NO.	3230262
DATE	2024-09-04
SHEET	C181

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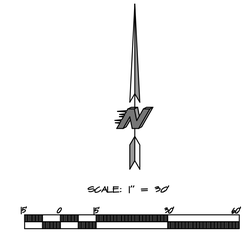

LEGEND

	PROPERTY LINE
840.00 ×	EXISTING SPOT ELEVATION
840	EXISTING CONTOURS
840	PROPOSED CONTOURS
840.00 ×	PROPOSED SPOT GRADES
(840.00) ×	PROPOSED TOP OF CURB GRADE
T/I 840.00 ×	PROPOSED TOP OF ISLAND GRADE
■ ●	PROPOSED STORM INLETS / MANHOLES
	LIMITS OF DISTURBANCE = 3.66 ACRES

NOTES:

- CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.
- CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.
- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.
- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/ OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 3" DEPTH COMPACTED TOPSOIL. UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN
- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.
- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.
- ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

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GRADE PLAN (SPOT DETAILS)

CONVENIENCE STORE #312

2801 30TH AVENUE
KENOSHA, WI

#	DATE	DESCRIPTION

DRAWN BY	MAC
SCALE	GRAPHIC
PROJ. NO.	3230262
DATE	2024-09-04
SHEET	C201

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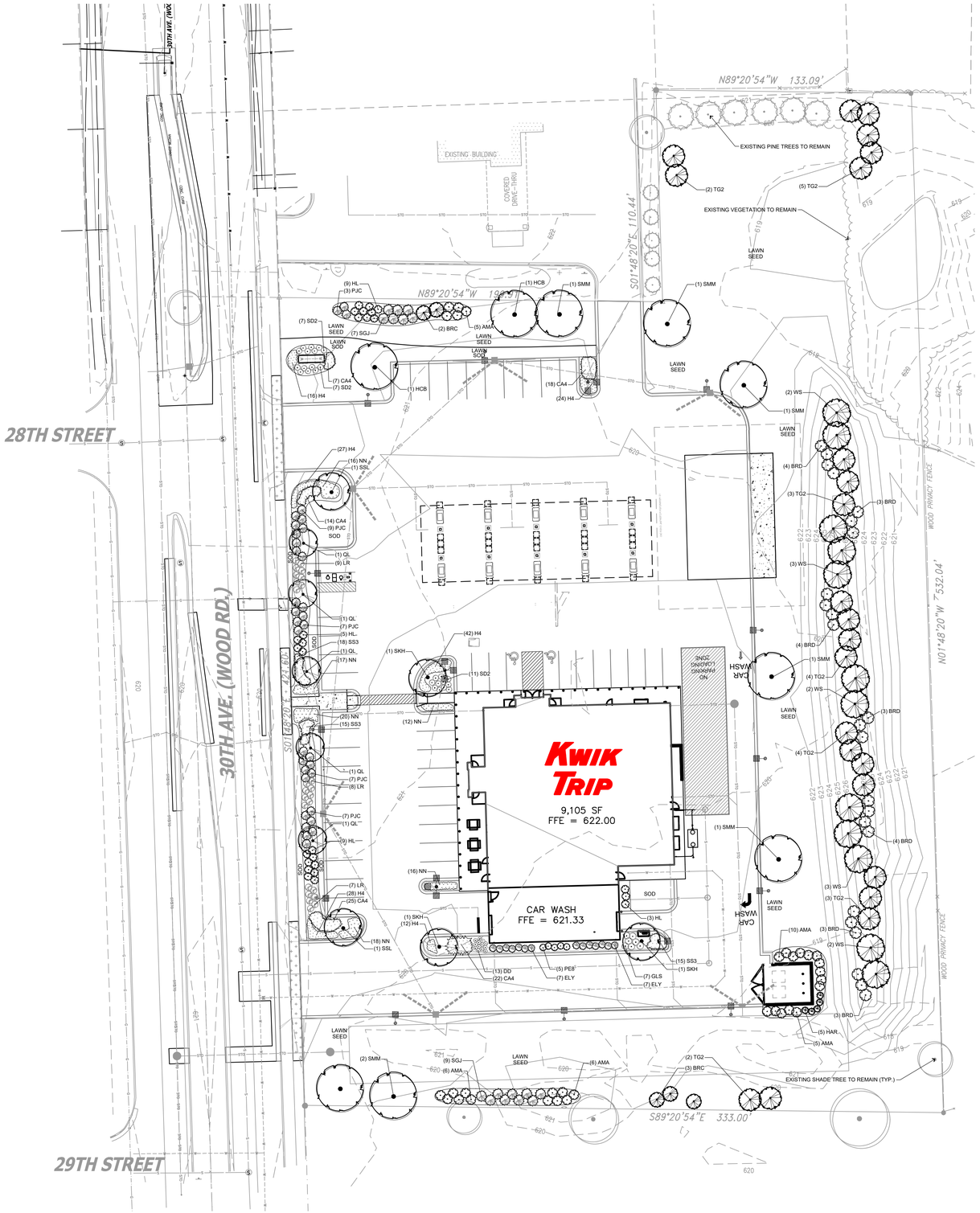

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
EVERGREEN TREES						
BRC	5	Bur's Red Cedar	Juniperus virginiana 'Burkii'	6' HT	B&B	Spacing as shown
WS	12	White Spruce	Picea glauca	6' HT	B&B	Spacing as shown
HAR	5	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	4' HT	B&B	Spacing as shown
TG2	23	Green Giant Western Arborvitae	Thuja standishii x plicata 'Green Giant'	6' HT	B&B	Spacing as shown
SHADE TREES						
SMM	7	State Street Myabe Maple	Acer nivyabe' 'Morton' 'State Stree	2 1/2" CAL	B&B	Spacing as shown
HCB	2	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Spacing as shown
SKH	3	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2" CAL	B&B	Spacing as shown
QL	5	Regal Prince® Oak	Quercus robur x bicolor 'Long'	2 1/2" CAL	CONT	Spacing as shown
SSL	2	Sweet Street Linden	Tilia americana 'Acorn'n	2 1/2" CAL	B&B	Spacing as shown
DECIDUOUS SHRUBS						
AMA	32	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'	24" HT	CONT	Spacing as shown
BRD	24	Bailey Recover Dogwood	Cornus sericea var. baileyi	36" HT	CONT	Spacing as shown
DD	13	York Cherry Blossom® Deutzia	Deutzia x 'NCDX2'	15" HT	CONT	Spacing as shown
LR	24	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	15" HT	CONT	Spacing as shown
HL	26	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT	Spacing as shown
PE8	5	Little Joker® Ninebark	Physocarpus opulifolius 'Nanus(G2)'	18" HT	CONT	Spacing as shown
GLS	7	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT	Spacing as shown
SD2	25	Double Play Doozie® Spirea	Spiraea x 'NCSX2' TM	15" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
PJC	33	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallay's Compact'	18" SPD	CONT	Spacing as shown
SGJ	16	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" SPD	CONT	Spacing as shown
ELY	14	Everflow Yew	Taxus x media 'Everflow'	15" HT	B&B	Spacing as shown
ORNAMENTAL GRASSES						
CA4	86	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing
SS3	48	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing
PERENNIALS						
H4	149	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
NN	99	Junior Walker™ Catmint	Nepeta x faassenii 'Novavejor'	4 1/2"	POT	24" Spacing

LEGEND

PROPERTY LINE

SCALE: 1" = 30'

15 0 15 30 60

City of Kenosha
Sect 14.08 Site Landscape Standards
Commercial Site Landscape Requirements (includes institutional uses)

LANDSCAPE AREAS

1. INTERIOR LAWN PARK (directly abutting public street ROW)
- parking lot frontage shall screen to a ht. of 3' along at least 50% of the frontage
- Option 1: 15' width & (1) 2.5 " cal. deciduous or 6' conifer tree per 40LF -352'

NUMBER OF TREES: 1 PER 40LF
REQUIRED: 9 trees - PROVIDED:9 trees
50% to be conifers
REQUIRED: 5 trees - PROVIDED: 0 trees, due to visibility of pumps, all deciduous trees were used.
SHRUBS 50% OF FRONTAGE - 352 LF
REQUIRED: 176 LF - PROVIDED: 200 LF
CONIFEROUS SHRUBS 50%
REQUIRED: 88 LF - PROVIDED: 90 LF

2. LAWN PARK (unpaved portion of public street ROW between curb and sidewalk)
Wood Road - 352 LF
- include (1) 2" cal. deciduous tree per 40LF
- lawn park trees not required when plans show shade trees within 35 LF of park lawn curb line, interior lawn park trees are provided.

3. BUFFER STRIP AREA (area between 2 adjacent land uses)
- shall be provided along periphery of site
- Ornamental trees 5' HT and all other ornamental trees 2" cal.

Table 4, Option 1 Adjacent to Residential
width of buffer: 25LF
number of trees: 1 per 40LF
50 % trees to be Conifers
Shrubs 25% of buffer strip
Conifer shrubs 50% of shrub total
Screen fence or wall - 6' and 100% of buffer area or berming- 5' Height

North buffer - 133 LF
Width of buffer: 25LF
NUMBER OF TREES: 1 per 40LF
REQUIRED: 4 trees - PROVIDED: 6 Existing Conifers
TREES TO BE CONIFERS -50%
REQUIRED: 2 trees - PROVIDED: 6 Existing Conifers
SHRUBS 25% OF BUFFER STRIP
REQUIRED: 34LF - PROVIDED: Extra existing conifer trees provided
CONIFER SHRUBS 50% OF SHRUB TOTAL
REQUIRED: 17LF - PROVIDED: Extra existing conifer trees provided
Screen fence or wall - 6' and 100% of buffer area -provided existing fences

East buffer - 532 LF
Width of buffer: 25 LF
NUMBER OF TREES: 1 per 40LF
REQUIRED: 14 trees - PROVIDED: 31 trees + Existing treeline at north end
50 % trees to be Conifers
REQUIRED: 7 trees - PROVIDED: 31 trees
Shrubs 25% of buffer strip
REQUIRED: 133LF - PROVIDED: 24 provided
Conifer shrubs 50% of shrub total
REQUIRED: 67 LF - PROVIDED: extra conifer trees provided
Berming - 5' and 100% of buffer area -provided 5' berm

Table 4, Adjacent to Non-Residential
width of buffer: 10LF
number of trees: 1 per 60LF
25 % trees to be Conifers
Shrubs 20% of buffer strip
Conifer shrubs 50% of shrub total

South buffer - 333 LF
width of buffer: 10 LF
NUMBER OF TREES: 1 per 60 LF
REQUIRED: 6 trees - PROVIDED: 6 trees
25 %trees to be Conifers
REQUIRED: 2 trees -PROVIDED: 5 trees
Shrubs 20% of buffer strip
REQUIRED: 67 LF- PROVIDED: 75 LF
Conifer shrubs 50% of shrub total
REQUIRED: 34 LF -PROVIDED: 36 LF

North and West buffer to Bank - 286 LF
width of buffer: 10 LF
NUMBER OF TREES: 1 per 60 LF
REQUIRED: 5 trees - PROVIDED: 7 trees
25 %trees to be Conifers
REQUIRED: 2 trees - PROVIDED: 4 trees
Shrubs 20% of buffer strip
REQUIRED: 58 LF - PROVIDED: 60 LF
Conifer shrubs 50% of shrub total
REQUIRED: 29 LF - PROVIDED:30 LF

4. PARKING LOT LANDSCAPE
PROVIDED:
-each parking row, regardless of length should begin and end with a landscape island
- no parking space shall be more than 90LF from landscape island or buffer strip, foundation planting or landscape interior lawn park
- all parking lots or portions of parking lots adjacent to buffer strips and adjacent to residential shall be screened by landscape,fencing, berming and/or any combination
- parking lot shrubs to be maintained at ht of 3'
-parking island shall have at least (1) 2 $\frac{1}{2}$" cal deciduous tree

5. SITE INTERIOR LANDSCAPE
PROVIDED:
- Foundation Planting - 5' wide adjacent to building
- trees min 10' from building overhang use columnar trees
-planted with balance of deciduous & evergreen trees & shrubs and ground cover
- Service Area Screening - trash and equipment screened with fencing or masonry and landscape

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LANDSCAPE PLAN

CONVENIENCE STORE #312

2801 30TH AVENUE
KENOSHA, WI

#	DATE	DESCRIPTION

DRAWN BY	MAC
SCALE	GRAPHIC
PROJ. NO.	3230262
DATE	2024-09-04
SHEET	C700

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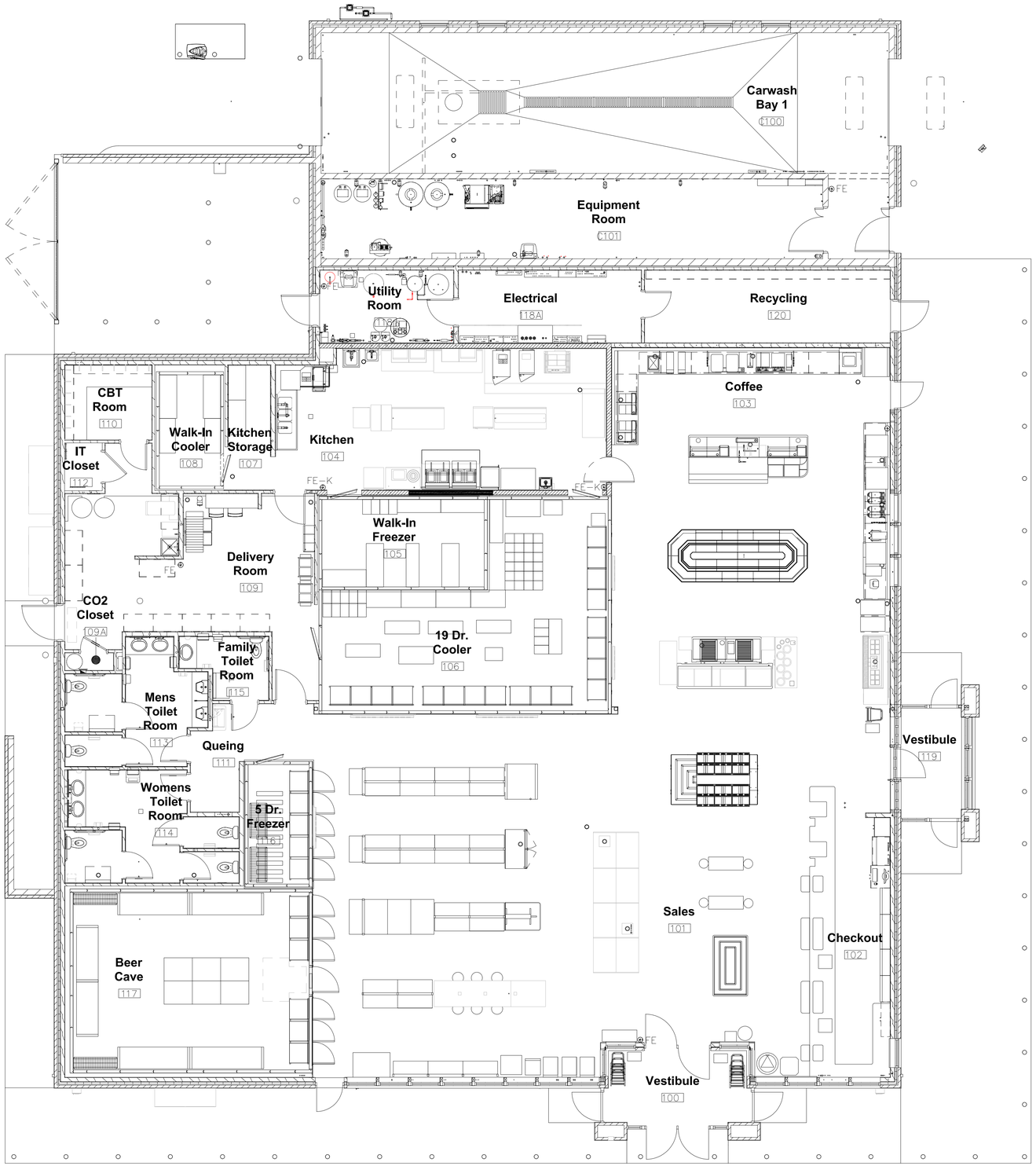


1 **Overall Plan**
SCALED TO FIT

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

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF IOWA.

SIGNATURE:

JERREL SCHOMBERG
DATE: 01/12/2024 REG. NO. 0380

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF IOWA.

SIGNATURE:

CARL N. FINK
DATE: 01/12/2024 REG. NO. 22018

PROJECT TITLE:
Store G3-RH-1CW-SV

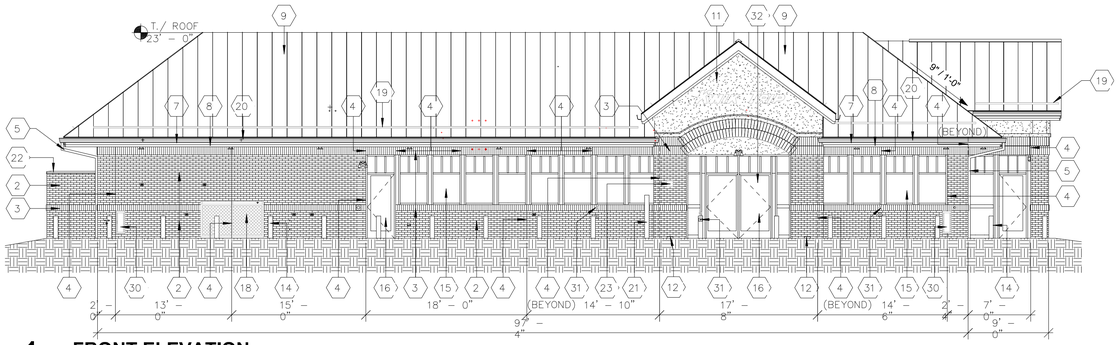
PROJECT LOCATION:

JOB #:
DATE:
DRAWN BY:
TYPE:
REVISIONS

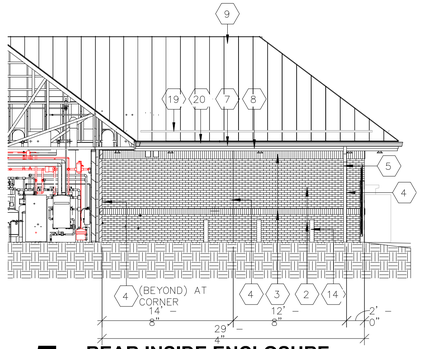
NO.	DATE

SHEET TITLE
Overall Floor Plan

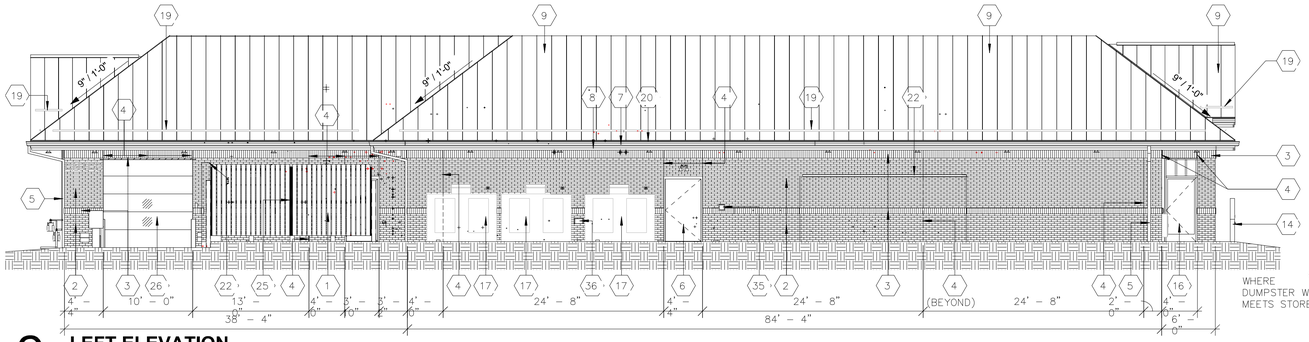
SHEET NO.
A000



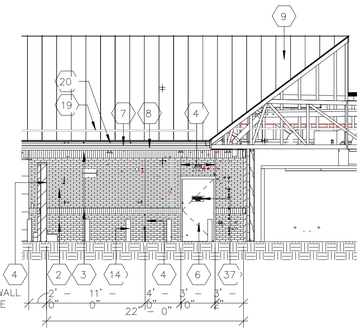
1 **FRONT ELEVATION**
1/8" = 1'–0"



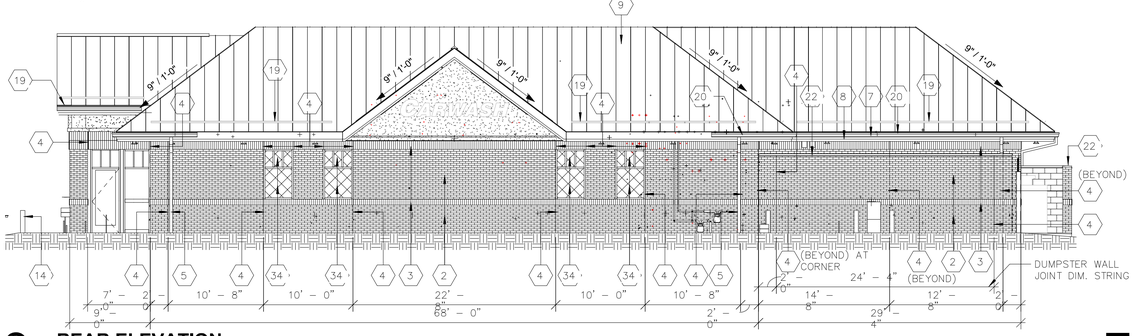
5 **REAR INSIDE ENCLOSURE**
1/8" = 1'–0"



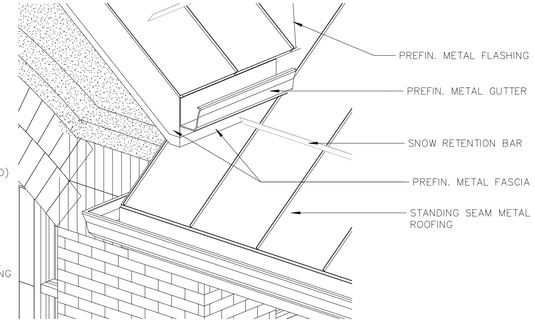
2 **LEFT ELEVATION**
1/8" = 1'–0"



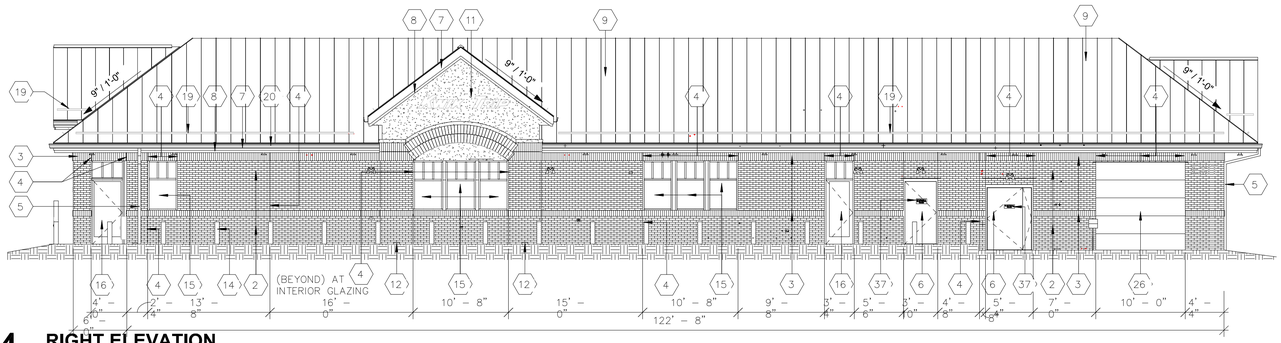
6 **LEFT INSIDE ENCLOSURE**
1/8" = 1'–0"



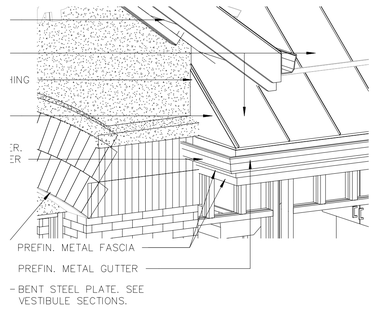
3 **REAR ELEVATION**
1/8" = 1'–0"



7 **VESTIBULE EAVE TO ROOF FLASHING DETAIL**



4 **RIGHT ELEVATION**
1/8" = 1'–0"



8 **FRONT VESTIBULE METAL ROOF RETURN**

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	TRASH ENCLOSURE.
2	MODULAR BRICK VENEER (RED).
3	BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE
4	BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR.
5	ALUMINUM DOWNSPOUT.
6	HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK.
7	ALUMINUM FASCIA – ALMOND.
8	ALUMINUM FASCIA – RED.
9	PREFINSIHED STANDING SEAM METAL ROOFING.
10	CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS.
11	EIFS. COLOR: TAN.
12	CAST ALUMINUM BRICK VENT – ACCEPTABLE OPTIONS: HOHMANN & BARNARD #C825, 8" X 2 1/4" OR EX825.
13	EMERGENCY FUEL SHUT OFF. RECESS FLUSH w/ WALL.
14	6" BOLLARD w/ 40" PLASTIC SLEEVE. SEE SHEET S115.
15	ALUMINUM STOREFRONT FRAMING w/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC.
16	ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC.
17	ICE MERCHANDISER
18	LP CAGE
19	SNOW RETENTION BAR
20	PREFINISHED METAL GUTTER
21	BLUE HDCP. BOLLARD. REFER TO SITE PLANS.
22	PREFINISHED METAL WALL CAP.
23	KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED.
24	SPLASH BLOCK
25	PROVIDE LOCK BOLT FOR EACH LEAF
26	INSULATED POLYCARBONATE DOOR
27	12 X 12 GLASS BLOCK
28	6 X 6 GLASS BLOCK
29	SUPPLY FAN. SEE HVAC PLANS.
30	FIRE EXTINGUISHER CABINET
31	HANDICAP PUSH PLATE. SEE ELECTRICAL SHEETS FOR MOUNTING HEIGHTS.
32	STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING.
33	BRICK SOLDIER COURSE FIELD COLOR – (RED).
34	ALUMINUM STOREFRONT FRAMING w/ INSULATED SPANDREL GLAZING. CAULK COLOR GRAY DYMONIC.
35	CO2 FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.
36	RECESSED OIL FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.
37	ELECTRICAL, MECHANICAL & STORAGE ROOM SIGNAGE. SEE ELEVATION FOR VERBAGE. LETTERS ARE TO BE @ LEAST 1" TALL & CONTRAST IN COLOR TO BACKGROUND.

Exterior Door Color Code

BAC Blend-a-Color	02	32	64	120
W1 White	-	12	1	-
B1 Black	-	24	1	-
R2 Maroon	-	19	-	-
R3 Magenta	-	26	1	1

EXTERIOR COLOR SCHEDULE

MATERIAL	MANUFACURER	COLOR
BOLLARDS	–	BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED ALMOND
GUTTERS & DOWNSPOUTS	–	ALMOND
SOFFIT	UNA-CLAD	ALMOND
METAL ROOF	UNA-CLAD	HEMLOCK GREEN
MORTAR	–	GREY
SEALANT		
RED BRICK	TREMCO DYMONIC	REDWOOD TAN
TAN BRICK	TREMCO DYMONIC	LIMESTONE
ROOF CAP CAR WASH	UNA-CLAD	HEMLOCK GREEN
TAN BRICK	LEGENDARY	CLEAR BUFF
RED BRICK	LEGENDARY	CABERNET BURGUNDY
EIFS	TOTAL WALL	DIRTY MARTINI SWIRL TEXTURE
TRASH ENCLOSURE CAP	UNA-CLAD	HEMLOCK GREEN
BRICK LINTEL PAINT	TOTAL WALL	MORNING MIST (OR EQUAL)

EXTERIOR ELEVATION NOTES

A. SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
B. CONTROL JOINT SEALANT TO MACH VENEER COLOR.
C. ALL DOWNSPOUTS TO CONNECT W/ BELOW GRADE DRAIN.
D. VERIFY NUMBER OF GABLE'S AND LOCATION OF SIGNAGE WITH OWNER.
E. CAST ALUMINUM BRICK VENT SHALL APPLY TO ALL STORES WITH CANOPY BRICK COLUMNS. REFER TO A700/A701 IF STORE REQUIRES BRICK COLUMNS
F. CONTROL JOINTS LOCATED AT WINDOW AND DOOR LOCATIONS TO HAVE BACKER ROD AND SEALANT AT LOSSE LINTELS.

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

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF IOWA.

SIGNATURE:

JERREL SCHOMBERG
DATE: 03/15/2024 REG. NO. 0387

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF IOWA.

SIGNATURE:

CARL N. FINK
DATE: 03/15/2024 REG. NO. 22018

PROJECT TITLE:
Store #G3-RH-1CW-SV

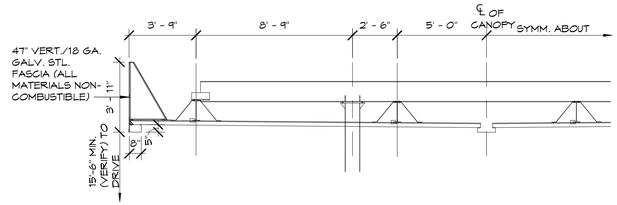
PROJECT LOCATION:

JOB #:
DATE:
DRAWN BY:
TYPE:
REVISIONS

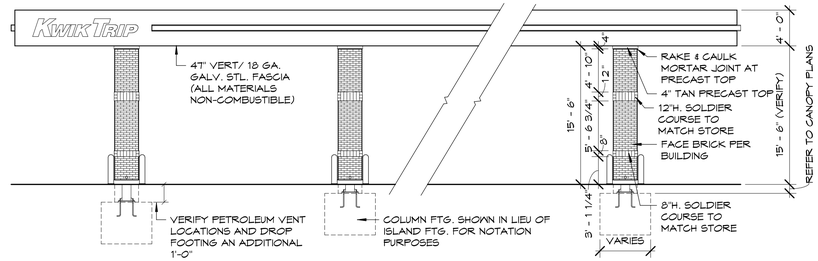
NO.	DATE

SHEET TITLE
Exterior Elevations

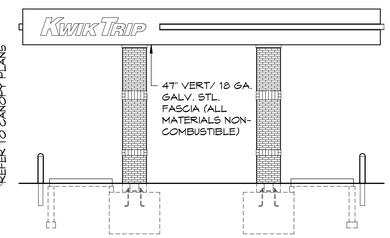
SHEET NO.
A200



1 CANOPY SECTION
1/4" = 1'-0"



2 SIDE CANOPY ELEVATION
1/8" = 1'-0"



3 END CANOPY ELEVATION
1/8" = 1'-0"

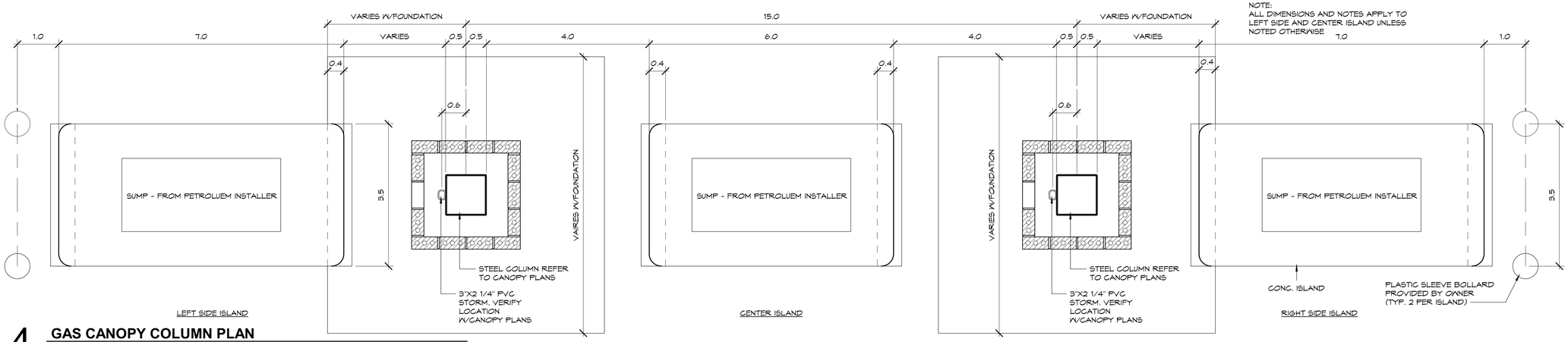
GENERAL NOTES

A. ALL DIMENSIONS & NOTES APPLY TO LEFT SIDE & CENTER ISLAND UNLESS NOTED OTHERWISE.

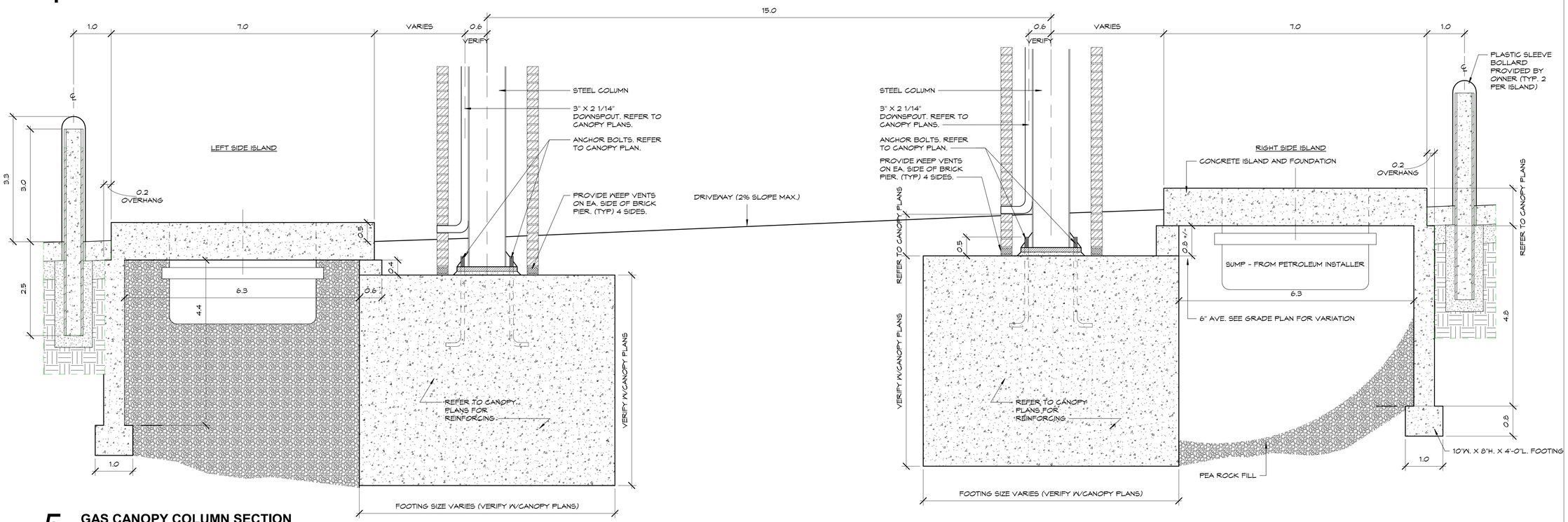
B. ISLAND HEIGHTS VARY TO MATCH GRADE. CANOPY FOOTING SET AT SAME ELEVATION EXCEPT FOR 1-2 FOOTINGS WHICH HAVE AN ADDITIONAL 1'-0" SUBSET FOR PETROLEUM VENTS VERIFY WITH CANOPY PLANS.

C. THIS SHEET IS FOR REFERENCE ONLY. REFER TO CANOPY PLANS.

NOTE:
ALL DIMENSIONS AND NOTES APPLY TO LEFT SIDE AND CENTER ISLAND UNLESS NOTED OTHERWISE



4 GAS CANOPY COLUMN PLAN
3/4" = 1'-0"



5 GAS CANOPY COLUMN SECTION
3/4" = 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

PROJECT TITLE: Kwik Trip, Inc.
PROJECT LOCATION:

JOB #:
DATE:
DRAWN BY:
TYPE:
REVISIONS

NO.	DATE

SHEET TITLE
Canopy Plan

SHEET NO.
A700

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #5

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Conditional Use Permit for a Vehicle Sales Facility located at 1212 60th Street. (Pulera Auto Sales – Initial Hearing) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Siel, District 2, has been notified. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site:

1. The building at 1212 60th Street was constructed in 2022. The north portion of the building includes a 2,500 square foot tenant space that is vacant. The applicant proposes to use this space to sell collector type vehicles. The four to five vehicles would all be stored indoors. No vehicles would be displayed for sale outdoors.

2. There are no current or pending building or zoning code violations on the property.

3. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

4. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

5. Per the Wisconsin State Statutes, the Conditions of Approval shall be established at this meeting. After a Class II Notice is published, the formal public hearing will be held and the review authority can take final action on the Conditional Use Permit at that meeting.

RECOMMENDATION:

A recommendation is made for the City Plan Commission to establish the Conditions of Approval and schedule a public hearing after publication of a Class II Notice.

Brian R. Wilke, AICP, Development Coordinator

Rich Schroeder, Deputy Director

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
PULERA AUTO SALES
1212 60TH STREET
OCTOBER 10, 2024

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. Compliance with the conditions in the Site Plan Review approval dated January 24, 2022.

   b. The applicant shall obtain an Occupancy Permit from the Department of City Inspections.

   c. This Conditional Use Permit shall be null and void if the use is discontinued for more than a twelve consecutive month time period.

   d. The applicant shall meet all applicable Conditions of Approval and obtain an Occupancy Permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.

   e. All vehicles for sale shall be parked indoors and in compliance with the approved plans. Any vehicles for sale parked, stored and/or displayed outdoors will require an amendment to the Conditional Use Permit.

   a. Outdoor display of products is prohibited.

   f. Compliance with the Operational Plan dated August 20, 2024.

   g. The operator of the business shall annually obtain a Vehicle Facility Permit from the City Clerk's Department per Section 13.014 of the Code of General Ordinances.

   h. Compliance with the Kenosha Fire Prevention Bureau memo dated September 11, 2024.

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. Prior to the issuance of an Occupancy Permit, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fee for the Conditional Use Permit shall be submitted by the applicant.

Department of City Development
625 52nd Street – Room 308, Kenosha, Wisconsin 53140
phone – 262.653.4030 or fax 262.653.4045

Site Plan Review Approval
*****APPLICANT'S COPY*****

Project Name:	Department of Corrections Office	***Date:*** January 24, 2022
Location:	1212 60th Street	
Property Owner:	Randy Pulera 3716 5th Place Kenosha, WI 53144	
Applicant:		
Architect/ Engineer/ Contractor: *(if applicable)*	Ryan Rudie Rudie / Frank Architecture 920 Goold Street Racine, WI 53402	
Approval Dates:	**City Plan Division – January 24, 2022** **City Plan Commission – N/A** **Common Council – N/A**	
• **Conditions of approval (see attachment)** • **Approval shall be void if a building permit is not obtained by January 24, 2023**		

Any questions regarding the approved Site Plan Review should be directed to me at 262.653.4049 or via email at bwilke@kenosha.org.

Brian Wilke, AICP, Development Coordinator
City Development

Project Name:	Department of Corrections Office	***Date:*** January 24, 2022
Location:	1212 60th Street	

Conditions of Approval

1. The following conditions of approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
   a. The applicant shall obtain all required construction permits from the Department of City Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain Public Right-of-Way Excavation and Driveway Approach, Sidewalk or Paved Lawn Park permits from the Department of Public Works.

   c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Site Plan Review is for reference only and does not constitute sign permit approval. The site shall be limited to one monument sign.

   d. The development shall be constructed per the approved Site, Drainage, Utility, Landscape and Building Plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Site Plan Review. All changes shall be submitted to the Department of City Development for review and approval.

   e. Prior to the issuance of any Occupancy Permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Site Plan Review and Declaration of Restrictions shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Site Plan Review and Declaration of Restrictions shall be submitted by the applicant.

   f. Compliance with City, State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

   h. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   i. The applicant shall meet all applicable Conditions of Approval and obtain a Building Permit within twelve (12) months of City Plan Division approval of the Site Plan Review or the Site Plan Review shall be null and void.

j. All vehicles shall be parked within the designated paved areas.

k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

l. Cross access shall be provided to adjacent parcels if required at a future date by the City.

m. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as- built
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

n. Prior to the issuance of any occupancy permits, a Deed Restriction or Restrictive Covenant approved by the City Attorney shall be recorded with the Kenosha County Register of Deeds stating that the property shall remain fully taxable for ad valorem tax purposes, including, but not limited to taxation unless to, real and personal property taxes and will not be subject to any exemption or exception to taxation unless otherwise agreed to by the City. The Deed Restriction or Restrictive Covenant shall be recorded at the applicant's expense, shall run with the land and shall be enforceable by the City against the owner and the owner's successors, assigns, and successors in title, including any tenants.

o. The General Contractor shall keep the active construction site secured at all times. The General Contractor shall maintain a list of all sub contractors working on the active site and their respective trades and make that list available to the City upon request. The General Contractor shall provide any necessary safety training to all sub contractors on the active construction site and maintain and update the list as it changes.

p. The Assessor's Office will require actual costs on the project to be submitted prior to their office signing off on final occupancy permit(s). The cost supplied should include: all improvement costs to the raw land (retention, site elevation work, site ingress / egress work, etc.), all materials and labor associated with construction of the building, all materials and labor associated with site improvements (asphalt / concrete work, site lighting, site landscaping, etc.) and all developer's profits.

q. The Assessor's Office will formally request a lease(s) for the property at time of occupancy. It should be noted with owner/developer that "No person may...object to a valuation; if that valuation was made by the assessor or the objector using the income method; unless... the person supplies to the assessor all of the information about income and expenses, as specified in manual under s.7303 (2a), that the assessor requests. "Wis Stat 70.47(7)(af)

r. The two parcels shall be combined prior to the issuance of an occupancy permit, or all applicable easements between parcels must be recorded prior to the issuance of an occupancy permit.

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

Fire Prevention Bureau
C.U.P./Site Development Plan Review Form

Date: 9/11/2024

Project: Pulera Motors Vehicle Facility

Address: 1212 60th Street

The City of Kenosha Fire Department Fire Prevention Bureau performed a plan review on the above property. Please see comments below and do not hesitate to contact us with questions.

Bold one:

- Approved – No Comments
- **Approved – See Comments Below**
- Withhold Permits- Subject to Items Below
- Approval Denied – See Comments Below

Comments:

1. **City of Kenosha Requirements:** All requirements are in accordance with Kenosha Code of Ordinances-Chapter 3 and State of Wisconsin SPS 314, and applicable NFPA standards.

2. **Knox Box Required**

   A Knox Box shall be required on all buildings, multiple may be needed on larger buildings, per 3.30 (C) of the City of Kenosha Ordinance

3. **Building & Door Numbers:** Building Identification as Storage

4. **Means of Egress:** Exits and Egress shall comply with WI SPS 321.03

Kenosha Fire Department
2121 Roosevelt Rd
Kenosha, WI 53143

Phone (262) 653-4100
Fax (262) 653-4107

JACOB WALDSCHMIDT
Division Chief
Fire Prevention Bureau

Reviewed by:

Jacob Waldschmidt

Kenosha Fire Department

City of Kenosha

Vicinity Map
Pulera Motors Vehicle Facility
Conditional Use Permit

Subject Property

KENOSHA

0 200

Feet

DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ September 9, 2024 ~ mc

August 20,2024

Pulera Motors

Operation Plan

Conditional Use Permit

Attached is the plan for the area we are seeking the Conditional Use Permit for, it is only the etched area. The area is approximately twenty-five hundred square feet.

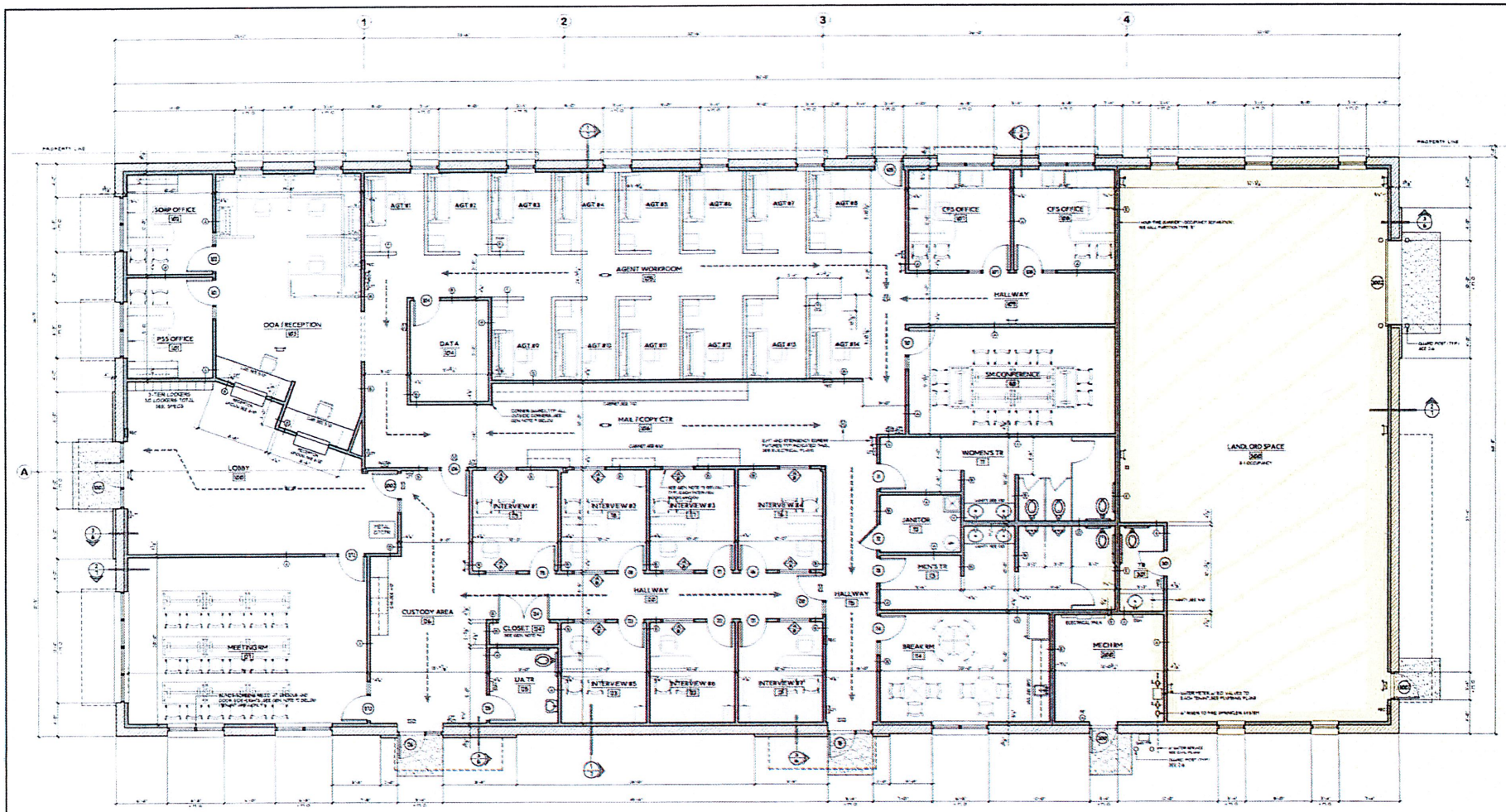
There would be possible four to five vehicles in this area, there will be no vehicles for sale outside of the building. We would be selling collector type vehicles by appointment only. The area would also include a small office area, desk and a couple of chairs. There would be no engine work done here, we would only be cleaning up the vehicles at this location. There is already a fenced in the area for garbage collection, which is picked up once a week by Groot.

There will be no employees, or payroll.

Linda Thomas

Pulera Motors

262-909-7075



GENERAL NOTES:

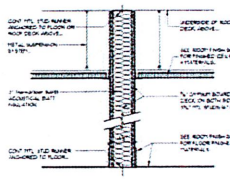
1. PROVIDE 1" x 1" x 1/8" COLOR FULL-HOLE CORNER GUARDS (ALUMINUM BUCKING AS THEY BY HIGH AT ALL OUTSIDE CORNERS OF SHEET-ROCK WALLS.
2. PROVIDE FINAL ROLL OR ROLLING WINDOW SHADES ON ALL EXTERIOR WINDOWS INCLUDING MODULAR'S (EXTENDED CODING TYPE STYLE COLOR AND SHALL BE AS APPROVED BY OWNER, TENANT AREA ONLY.
3. PROVIDE FINAL ROLLER OR ROLLING WINDOW SHADES ON ALL INTERIOR WINDOW OF WOMEN'S ROOMS TYPE STYLE COLOR AND WALL BE AS APPROVED BY OWNER, TENANT AREA ONLY.
4. PROVIDE 36" WIDE PLASTIC LAM COVERED MELVER'S SHELVES IN CLOSET TO MEET ON ADJACENT WALL STANDARDS DRAWERS.
5. PROVIDE BUILDING ADDRESS NUMBER AT MAIN ENTRANCE DOOR PER ADJACENT STYLE TYPE AND SIZE SHALL BE SUBMITTED TO AND APPROVED BY HENOSHA FIRE PREVENTION BUREAU PRIOR TO INSTALLATION.
6. PROVIDE DOOR NUMBERS (FINAL) INSIDE OF MAIN DOORS (ADD) 3R, 3D AND ADD SIGNAGE STYLE TYPE SIZE ETC. SHALL BE SUBMITTED TO AND APPROVED BY KENOSHA FIRE PREVENTION BUREAU PRIOR TO INSTALLATION.
7. PERFORM AND INSTALL THE (7) TOKEN BOXES IN ACCORDANCE WITH THE KENOSHA DIVISION FIRE CODE PER THE LOCATION OF KENOSHA FIRE PREVENTION BUREAU PRIOR TO INSTALLATION.

EMERGENCY EGRESS LEGEND

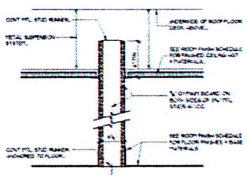
- INDICATES EMERGENCY EGRESS ROUTE. SEE ELECTRICAL PLAN FOR LIGHTING REQUIREMENTS ALONG THE ROUTE
- EXIT LIGHT TYPE AND SIZE SEE ELECTRICAL PLAN
- EMERGENCY BATTERY PACK TYPE AND SIZE SEE ALSO ELECTRICAL PLAN
- LIGHTING REQUIRED EXIT LIGHT TYPE AND SIZE SEE ALSO ELECTRICAL PLAN
- RECESSED FIRE EXTINGUISHER CABINET WITH (2) RATED HOSE BOX CAPACITY 6 GALLONS
- BRACKET WALL MOUNTED FIRE EXTINGUISHER WITH (2) RATED HOSE BOX CAPACITY EXTINGUISHER

FLOOR PLAN

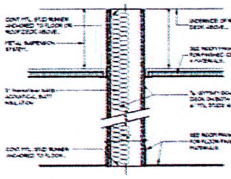
SCALE: 1/8" = 1'-0"



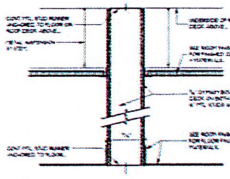
TYPICAL PARTITION WALL (A)



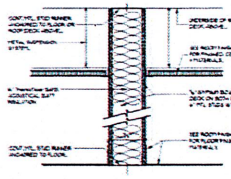
TYPICAL PARTITION WALL (B)



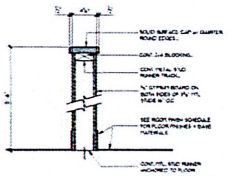
TYPICAL PARTITION WALL (C)



TYPICAL PARTITION WALL (D)



TYPICAL PARTITION WALL (E)



TYPICAL PARTITION WALL (F)

RUDIE | FRANK ARCHITECTURE
920 GOODLO STREET
RACINE, WI 53403
262.634.5565

A NEW COMMERCIAL TENANT BUILDING FOR

MR. RANDY PULERA

TENANT: WI DEPT. OF CORRECTIONS - DIVISION OF COMMUNITY CORRECTIONS
1119 60TH STREET - KENOSHA, WI 53140

PROJECT NO.
42-20
FEB. 4, 2022

REVISIONS

SHEET NO.
3

THE CITY OF
KENOSHA
CHART A BETTER COURSE

P: 262-653-4030
E: idtcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview #1454275

Project Title: Pulera Motors Vehicle Facility
Application Type: Electronic Review
Workflow: Express Workflow
Jurisdiction: City of Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative
Linda Thomas
Pulera Motors, LLC
P.O. Box 2079
Kenosha, WI 53140
P:262-909-7075
linda.thomas1276@gmail.com

Property Owner
Randy Pulera
Pulera Motors, LLC
3716 5th Place
Kenosha, WI 53144
P:2624963602
rpulera@yahoo.com

Please indicate which of the following contacts are included in this project.: None of the Above

Project Information

Project Address: 1212 60TH STREET KENOSHA, WI 53140
Project Type: Site Plan Review
Project Description:
change of address for car dealership (rear of building only)
Project Valuation: $0.00

Is the property subject to any easements, covenants, or other restrictions?: No
Please indicate the restrictions that apply.:

Proposed Use: Collector car sales
Total Square Footage of Project: 2500
Project Acreage: 0

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #6

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Conceptual Plan Review for a 215-unit apartment complex to be located at 115th Avenue and 55th Street. (Project Greeneway) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Ruffalo, District 16, has been notified. This item is for review and comment only.

LOCATION AND ANALYSIS:

Site: 115th Avenue and 55th Street

1. The City Plan Commission reviewed a Conceptual Plan for a mixed use redevelopment of the former dog track site at their April 23, 2020 meeting. The Conceptual Plan at that time showed areas for future industrial, commercial, office and multi-family residential development. Since that review, the public infrastructure for 115th Avenue and 55th Street has been largely installed. No industrial buildings have been proposed or constructed at this time.

2. At that meeting, the multi-family portion of the development included 360 units at a density of around 10 units/acre. The Plan Commission at the time said the buildings looked too commercial and wanted something that looked more residential. Staff wanted more variation between buildings for some visual interest. The applicant has revised the plans and is presenting them again for Conceptual review based on a new design.

3. The new plan is for 215 apartment units in the first phase. The plan indicates a second phase potential, but a design and number of units for this phase has not been provided. The standard maximum density of a multi-family residential project is twelve (12) units per acre. The final density of this project will be calculated when the lot size and the limits of the multiple-family residential zoning are known.

4. The current zoning of the parcel is *IP Institutional Park District*. The *Comprehensive Land Use Plan for the City of Kenosha: 2035* and the *Corridor Land Use Plan* both show this site with a future land use of multi-family residential. A rezoning of the site to *Rm-2 Multiple-Family Residential District* will be required prior to any formal approval and construction. The applicant is seeking input from the Plan Commission on the design and density of the site.

5. The applicant has included Conceptual Building Elevations and a few renderings of the site. The proposed exterior materials are fiber cement siding with asphalt shingle and metal roofs. The plan proposes two different building types. Building Type 1 will have twenty-one (21) units and Building Type 2 will have twenty-two (22) units. Each building will have between twelve (12) and thirteen (13) attached garages, so not every unit would have a covered parking space.

6. The Zoning Ordinance requires that each building in a multi-family development that is either adjacent to or across from another building must vary in certain design elements. Even though two building types are provided, the development as proposed shows identical buildings next to each other and across from each other. More variation will need to be provided between buildings and the layout will need to be modified so no similar buildings are adjacent to each other or across from each other. A variation in color of siding is not enough to meet the variation requirements. Staff recommends varying roof lines, and more variation of decorative materials between building types.

7. The first phase of this project will be required to provide a second access to a public street. As proposed, all 215 apartment units only have one ingress and egress point to the public street at 55th Street. The previous concept seen by the Plan Commission had two public street access points. The

second access point could be a gated entrance used by emergency responders only.

8. The previous plans showed walking trails through the wooded and wetland areas of the site. Those trails aren't shown on the updated plans. A clubhouse with a pool and other amenities has been shown on the plan set.

RECOMMENDATION:

For review and comment only.

Brian R. Wilke, AICP, Development Coordinator

Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map
Project Greeneway Multi-Family
Concept Review

Subject Property

KENOSHA

0 800

Feet

DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ September 24, 2024 ~ mc

THE CITY OF KENOSHA
CHART A BETTER COURSE

P: 262-653-4030
E: idtcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview

#1486470

Project Title: Greeneway Multi-Family Phase I CSM
Application Type: Electronic Review
Workflow: Express Workflow

Jurisdiction: City of Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative
Peter Bissen
Kahler Slater
790 N Water Street, 1700
Milwaukee, WI 53202
P:4142722000
pbissen@kahlerslater.com

Please indicate which of the following contacts are included in this project.:
Architect,Contractor,Developer,Engineer

Property Owner
Jeff Johnson
Majestic Midwest Innovation Center LLC
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Milwaukee, WI 53202
P:4142909428
jeff.johnson@potawatomiventures.com

Architect
Glenn Roby
Kahler Slater
790 North Water Street, 1700
Milwaukee, WI 53202
P:4142722000
groby@kahlerslater.com

Contractor
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Milwaukee, WI 53208
P:4142909406
ed.person@greenfire.com

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robert.gamperl@sagewind.com

Engineer
Adam Artz
Pinnacle Engineering Group
20725 Watertown Road, 100
Brookfield, WI 53186
P:2627548888
adam.artz@pinnacle-engr.com

Project Information

Project Address: WESTERN PORTION OF PROPERTY LOCATED AT 5522 104TH AVENUE, KENOSHA, WI 53144

Project Type: Certified Survey Map

Project Description:

Project Valuation: $38,000,000.00

Multi-family development with 215 direct entry apartment units and townhomes distributed across ten (10) buildings. A central community building with leasing offices, resident amenities, and an outdoor pool with deck. A grounds building for operations staff equipment and storage.

Is the property subject to any easements, covenants, or other restrictions?: No

Please indicate the restrictions that apply.:

Proposed Use: RM-2 Multiple-Family Residential District

Total Square Footage of Project: 273100

Project Acreage: 19.4314

GREENEWAY

KENOSHA, WISCONSIN

Kahler Slater

SEPTEMBER 10, 2024

LEGEND - OVERALL SITE PLAN

- PROPERTY LINE
- EXISTING ROADS & PROPOSED ROAD IMPROVEMENTS
- PROPOSED NEW ROADS
- EXISTING WETLAND AREA
- EXISTING WOODED WETLAND AREA
- EXISTING WOODED AREA
- EXISTING WATERWAY
- PROPOSED NEW GRADING - REFER TO CIVIL
- PROPOSED NEW RETENTION POND - REFER TO CIVIL

SITE DATA - PHASE I

1. UNITS

UNIT COUNT

BUILDING TYPE:	1	2	
BUILDING QTY.:	5	5	
UNITS / BUILDING:	21	22	
TOTAL:	105	110	215 TOTAL UNITS

UNIT MIX

TYPE:	STUDIO	JR 1BR	1BR	2BR	2BR TH	3BR TH
QUANTITY:	20	20	90	45	20	20
PERCENTAGE:	9%	9%	42%	21%	9%	9%

ACCESSIBLE UNITS

TYPE A (IBC 1107.6.2.2.1)	5
TYPE B (IBC 1107.6.2.2.2)	50
EXEMPT (IBC 1107.7)	160
TOTAL	215

TYPE A UNIT DISTRIBUTION:	STUDIO	1BR	2BR	3BR
	0	3	2	0

2. PARKING

PARKING RATIOS:
STALLS : UNIT = 2.0 REQUIRED (430 MIN.)
GARAGE : UNIT = 0.58

PARKING COUNT

ATTACHED GARAGE STALLS	125
DETACHED GARAGE STALLS	0
SURFACE STALLS	196
SURFACE STALLS AT GARAGE APRON	125
TOTAL	446
CLUBHOUSE SURFACE STALLS	17
GRAND TOTAL	463

0 25 50 100 200
SCALE: 1" = 100' - 0"

RESIDENTIAL SITE PLAN

SAGEWIND DEVELOPMENT | GREENEWAY MULTIFAMILY | KAHLER SLATER | COPYRIGHT 2024 | ALL RIGHTS RESERVED | 09.10.24

AERIAL VIEW TO NORTH

SAGEWIND | GREENEWAY | KAHLER SLATER | COPYRIGHT 2024 | ALL RIGHTS RESERVED | 09.10.24

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SCHEMATIC CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

GREENEWAY MULTIFAMILY

KENOSHA, WI

PLANS PREPARED
FOR

MAJESTIC MIDWEST INNOVATION CENTER, LLC

600 52ND STREET SUITE 120
KENOSHA, WI 53140

INDEX OF SHEETS

C-1	COVER SHEET
C-2	SITE DIMENSIONAL PLAN
C-3	SITE GRADING PLAN
C-4	SITE UTILITY PLAN

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ANDREW SHOAF, P.E., ANDREW SHOAF, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

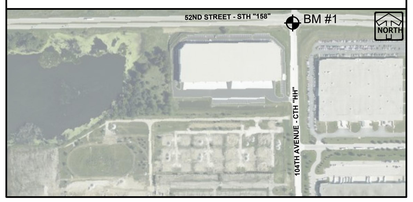
SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

APPLICANT:
NEIL F. GUTTORMSEN
GUTTORMSEN & HARTLEY, LLP
600 52ND STREET, SUITE 120
KENOSHA, WI 53140
(262) 658-4800 (EXT 212)

BENCHMARK

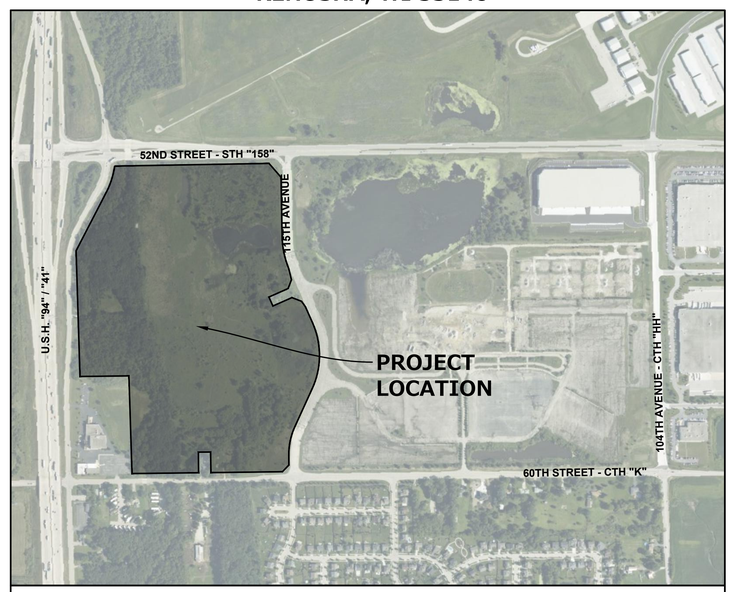
VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: REFERENCE BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 31, TOWN 2 NORTH, RANGE 22 EAST, ELEVATION = 739.77.



LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE		
OVERHEAD WIRES		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WL	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	
SOIL BORING	B-6	B-6
TOPSOIL PROBE	T-6	T-6
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		



LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS MIDWEST, LLC. DATED MAY 4, 2020. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

REQUIRED SUBMITTALS FOR APPROVAL

1. **PIPE BEDDING & TRENCH BACKFILL** - GRADATION
2. **MANHOLE BACKFILL** - GRADATION

REQUIRED SUBMITTALS FOR RECORDS

1. **STORM SEWER PIPE, STRUCTURES, & FITTINGS**
2. **TRACER WIRE**

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2022

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

GREENEWAY MULTIFAMILY
KENOSHA, WI

COVER SHEET

REVISIONS

PEG JOB No. 471.00H-WI
PEG PM AJS
START DATE 07-22-24
SCALE N.T.S.

SHEET C-1 OF C-4

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COVER SHEET

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DRAFTED: EP
DESIGNED: SRB
REVIEWED: ARA

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LEGEND

LIGHT DUTY ASPHAL PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-¾" DENSE GRADED VIRGIN LIMESTONE)
- 3 ½" ASPHALTIC CONC. (2 LIFTS)
  1.75" LOWER LAYER (SLT 58-28 S)
  1.75" UPPER LAYER (SLT 58-28 S)

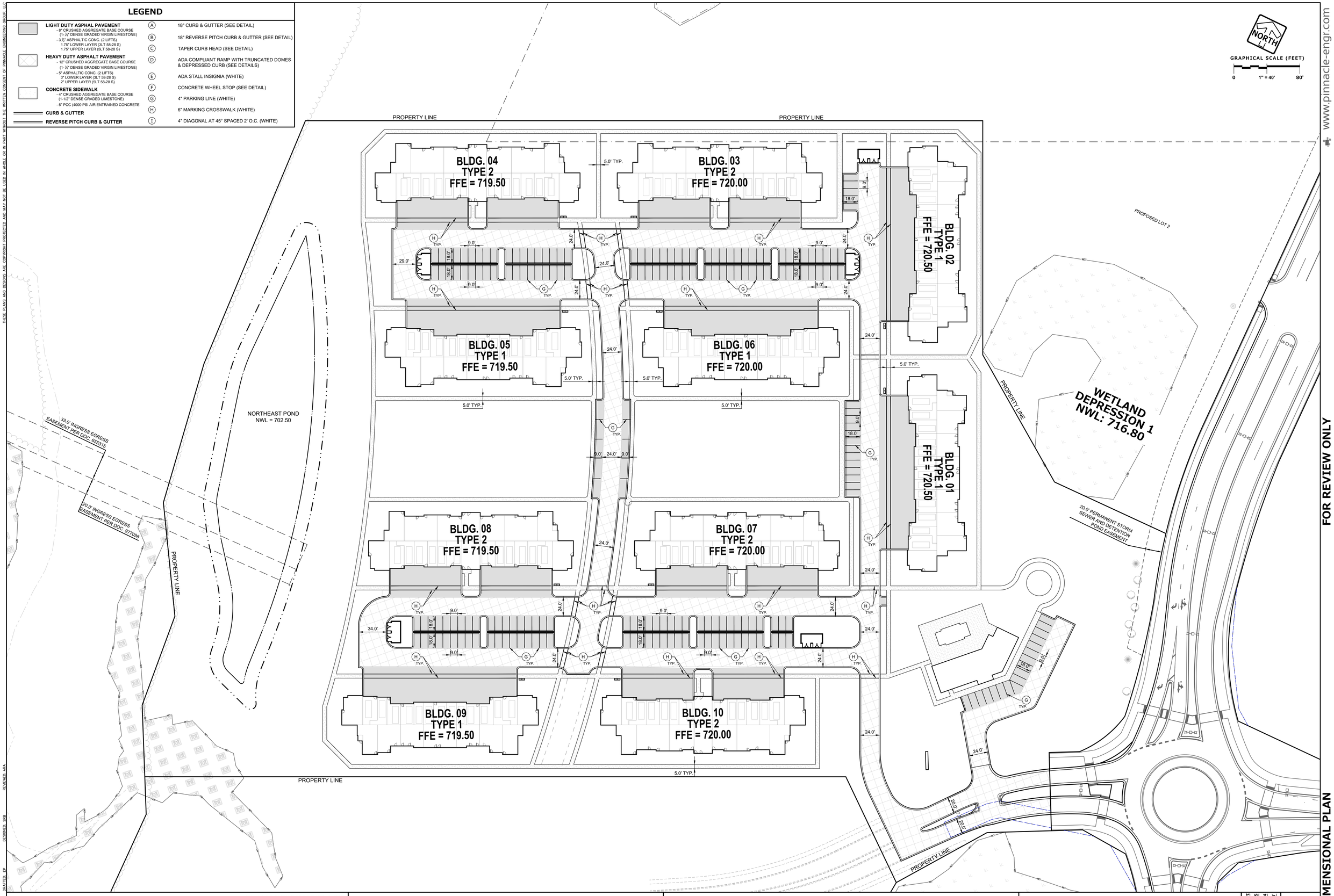
HEAVY DUTY ASPHALT PAVEMENT
- 12" CRUSHED AGGREGATE BASE COURSE (1- ½" DENSE GRADED VIRGIN LIMESTONE)
- 5" ASPHALTIC CONC. (2 LIFTS)
  3" LOWER LAYER (SLT 58-28 S)
  2" UPPER LAYER (SLT 58-28 S)

CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 5" PCC (4000 PSI AIR ENTRAINED CONCRETE

CURB & GUTTER

REVERSE PITCH CURB & GUTTER

(A) 18" CURB & GUTTER (SEE DETAIL)
(B) 18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
(C) TAPER CURB HEAD (SEE DETAIL)
(D) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAILS)
(E) ADA STALL INSIGNIA (WHITE)
(F) CONCRETE WHEEL STOP (SEE DETAIL)
(G) 4" PARKING LINE (WHITE)
(H) 6" MARKING CROSSWALK (WHITE)
(I) 4" DIAGONAL AT 45° SPACED 2' O.C. (WHITE)



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SITE DIMENSIONAL PLAN

DRAFTED: EP
DESIGNED: SRB
REVIEWED: ARA

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

GREENEWAY MULTIFAMILY

KENOSHA, WI

SITE DIMENSIONAL PLAN

REVISIONS

PEG JOB No: 471.00H-WI
PEG PM: AJS
START DATE: 07-22-24
SCALE: 1" = 40'

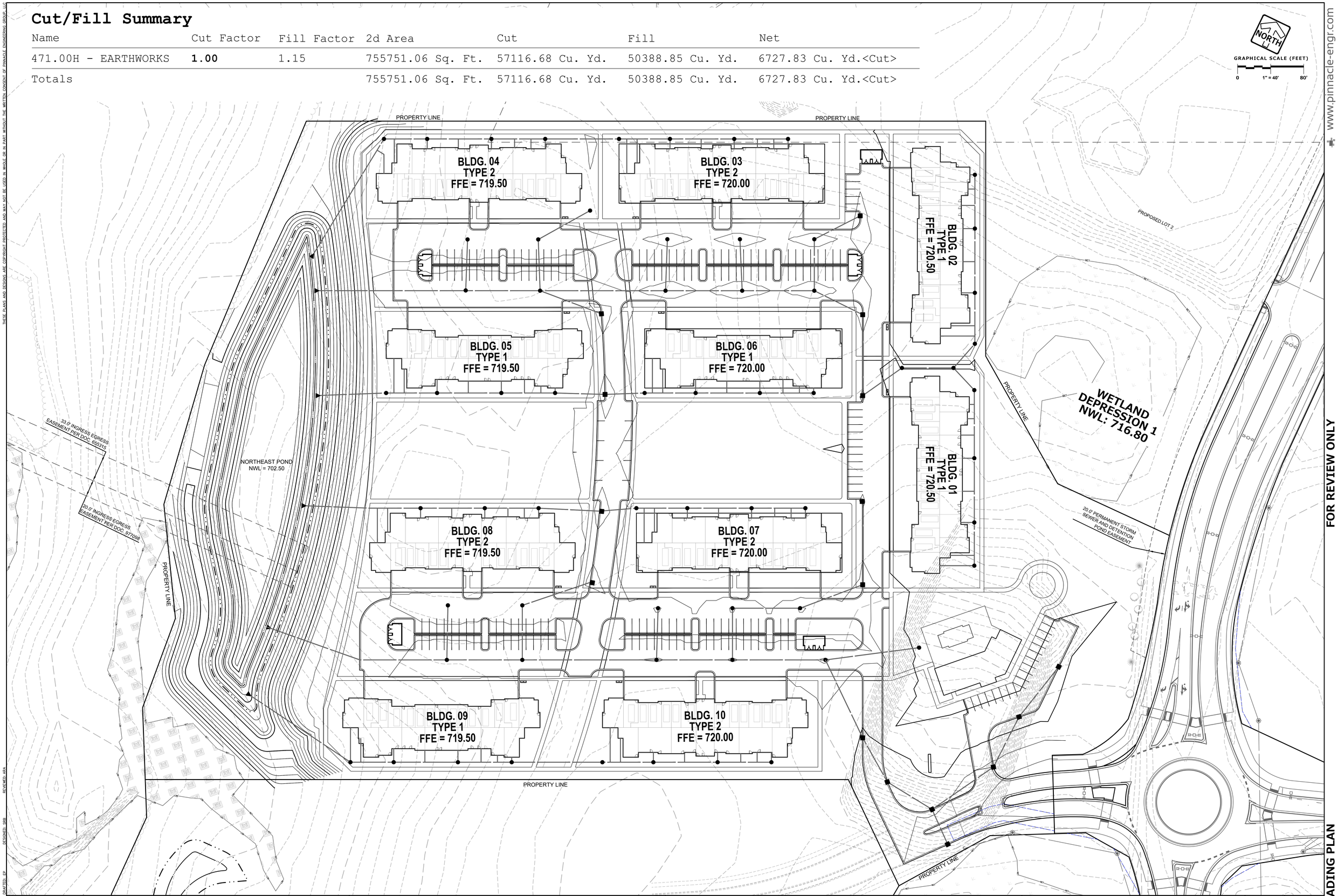
SHEET
C-2 & C-4

© COPYRIGHT 2018

Z:\PROJECTS\2015\471.00H-WI\CAD\SHEETS\471.00H-WI SITE DIMENSIONAL PLAN.DWG

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
471.00H - EARTHWORKS	1.00	1.15	755751.06 Sq. Ft.	57116.68 Cu. Yd.	50388.85 Cu. Yd.	6727.83 Cu. Yd.<Cut>
Totals			755751.06 Sq. Ft.	57116.68 Cu. Yd.	50388.85 Cu. Yd.	6727.83 Cu. Yd.<Cut>



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REVISIONS: AREA
DESIGNED: SRB
DRAFTED: EP

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GREENEWAY MULTIFAMILY

KENOSHA, WI

SITE GRADING PLAN

REVISIONS

PEG JOB No. 471.00H-WI
PEG PM: AJS
START DATE: 07-22-24
SCALE: 1" = 40'

SHEET
C-3
&
C-4

© CAD/PLANSET 2.0/19

Z:\PROJECTS\2015\471.00H-WI\CAD\SHEETS\471.00H-WI SITE GRADING PLAN.DWG

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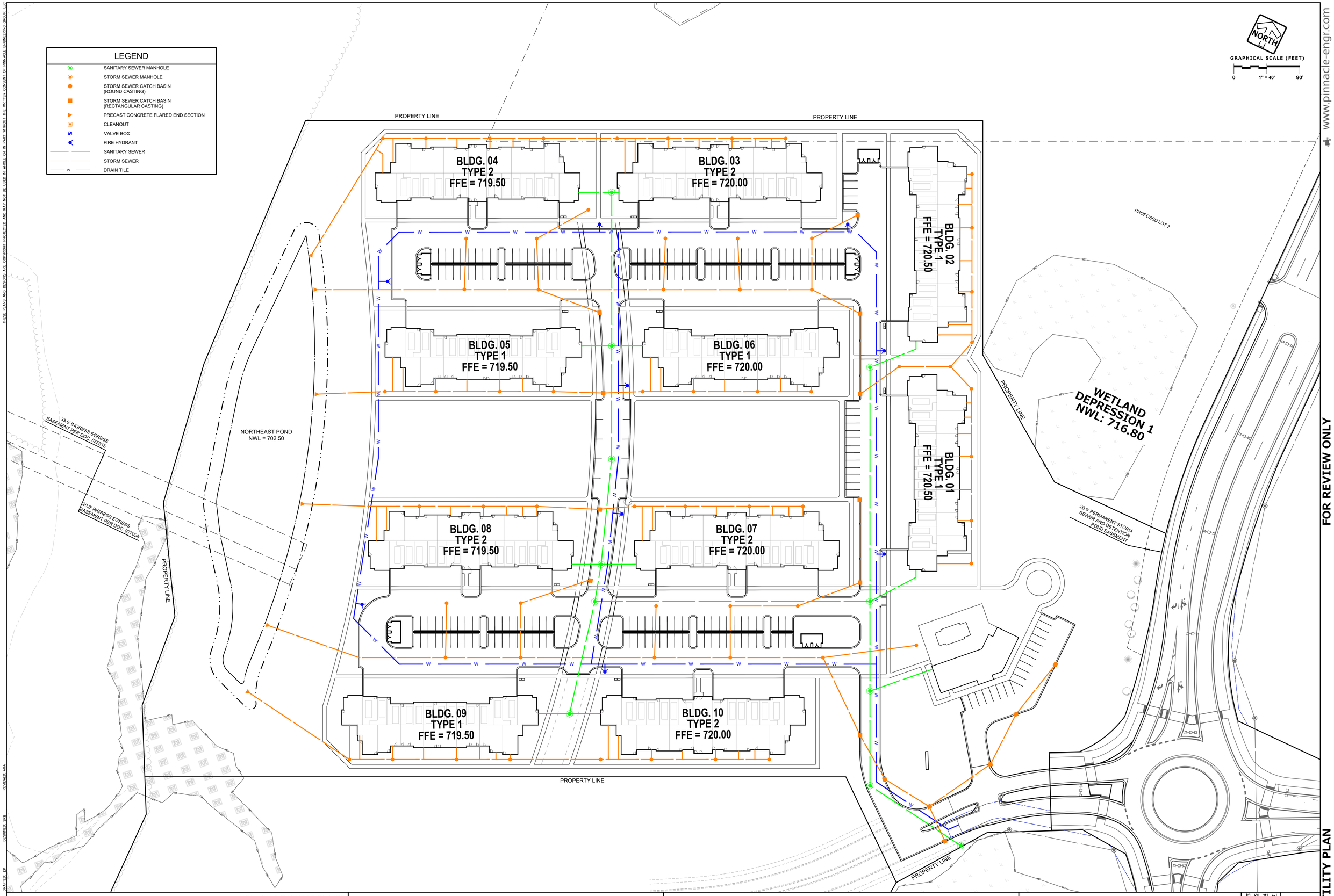

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GREENEWAY MULTIFAMILY

KENOSHA, WI

SITE UTILITY PLAN

REVISIONS

PEG JOB No: 471.00H-WI
PEG PM: AJS
START DATE: 07-22-24
SCALE: 1" = 40'

SHEET
C-4
of
C-4

SITE UTILITY PLAN

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DESIGNED: SRB
REVIEWED: ABA

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RESIDENCES AT GREENEWAY - OVERALL SITE PLAN

9.10.24

PINNACLE ENGINEERING GROUP

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PEGJOB# 471.00H

RESIDENCES AT GREENEWAY - DRAINAGE INTENT

9.10.24

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

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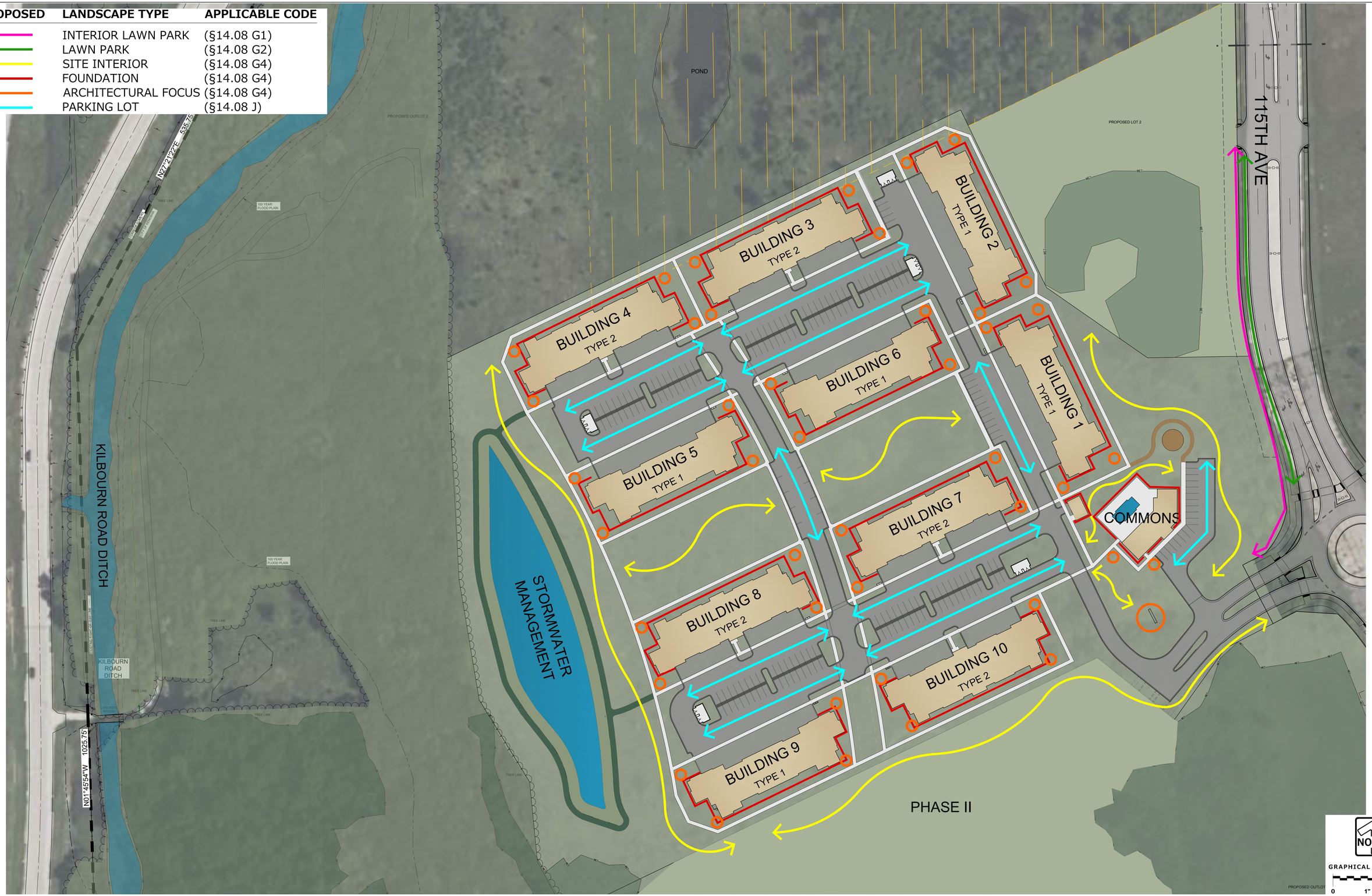
PEGJOB# 471.00H

PROPOSED	LANDSCAPE TYPE	APPLICABLE CODE
	INTERIOR LAWN PARK	(§14.08 G1)
	LAWN PARK	(§14.08 G2)
	SITE INTERIOR	(§14.08 G4)
	FOUNDATION	(§14.08 G4)
	ARCHITECTURAL FOCUS	(§14.08 G4)
	PARKING LOT	(§14.08 J)



RESIDENCES AT GREENEWAY - LANDSCAPE INTENT

9.10.24

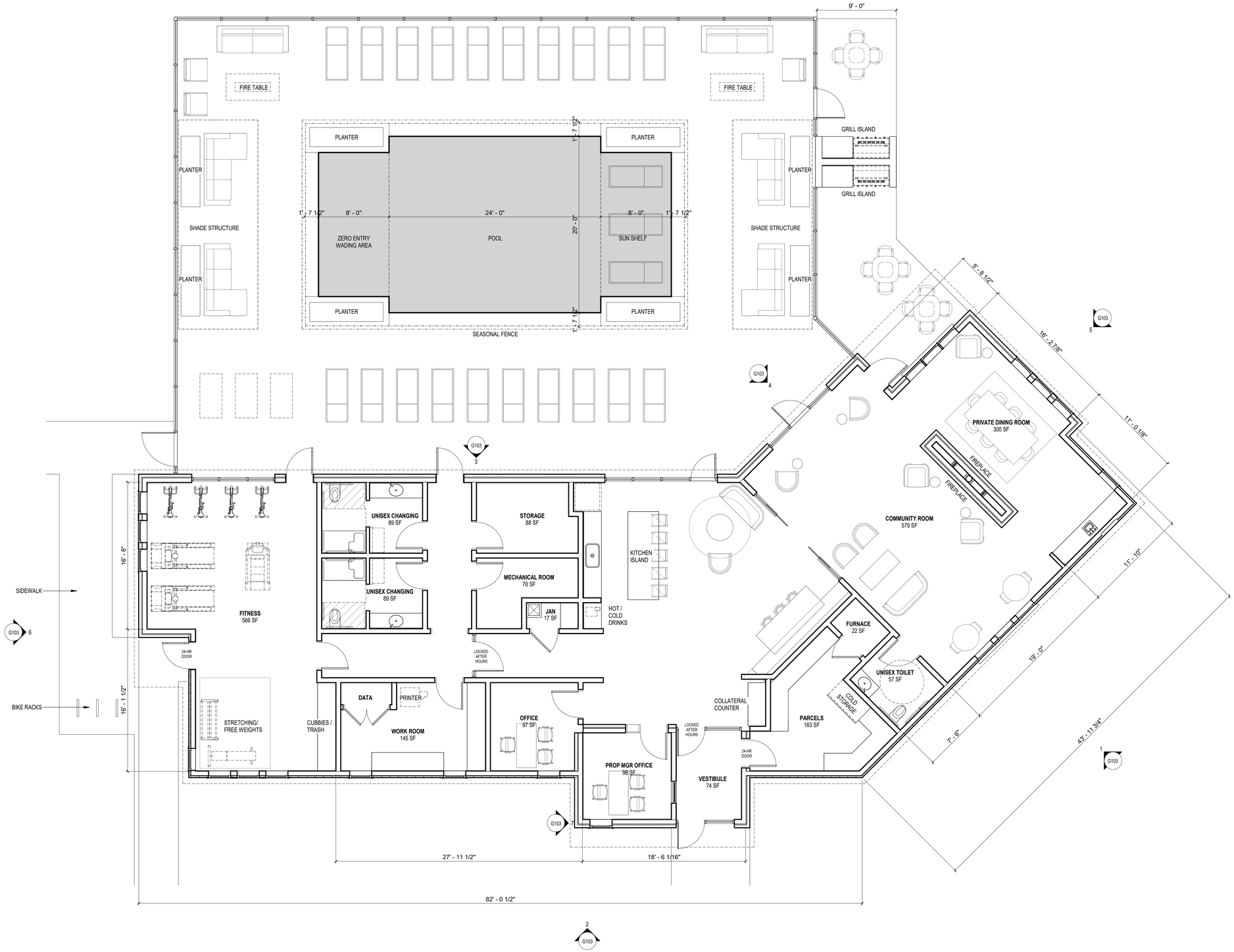
PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

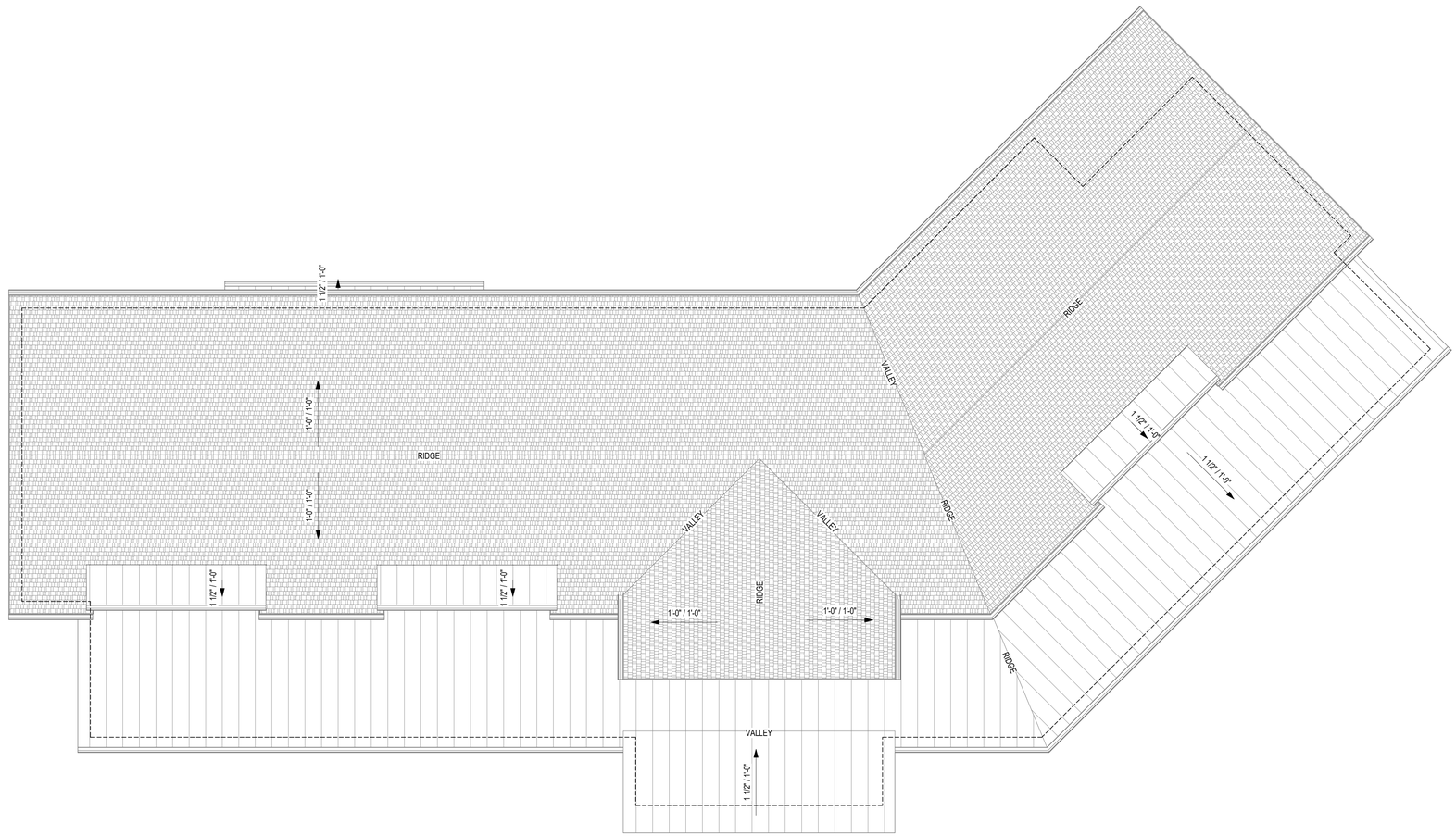
PLAN | DESIGN | DELIVER

PEGJOB# 471.00H

COMMONS BUILDING



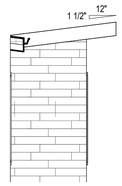
COMMONS FLOOR PLAN



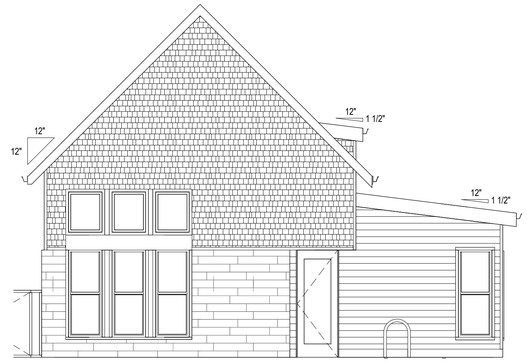
0 1 2 4 8
SCALE: 3/16" = 1' - 0"

COMMONS ROOF PLAN

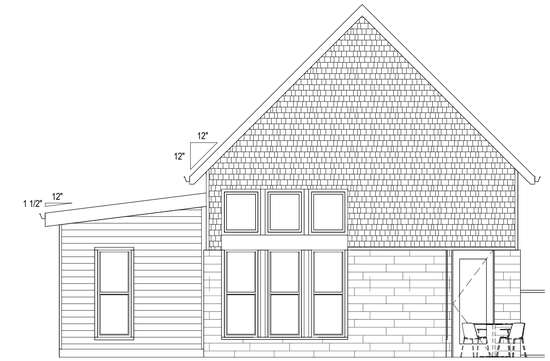
SAGEWIND DEVELOPMENT | GREENEWAY - COMMONS | KAHLER SLATER | COPYRIGHT 2024 | ALL RIGHTS RESERVED | 09.10.24



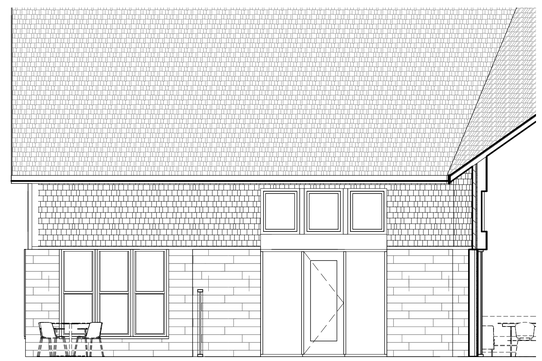
7 COMMONS - ELEVATION G
3/16" = 1'-0"



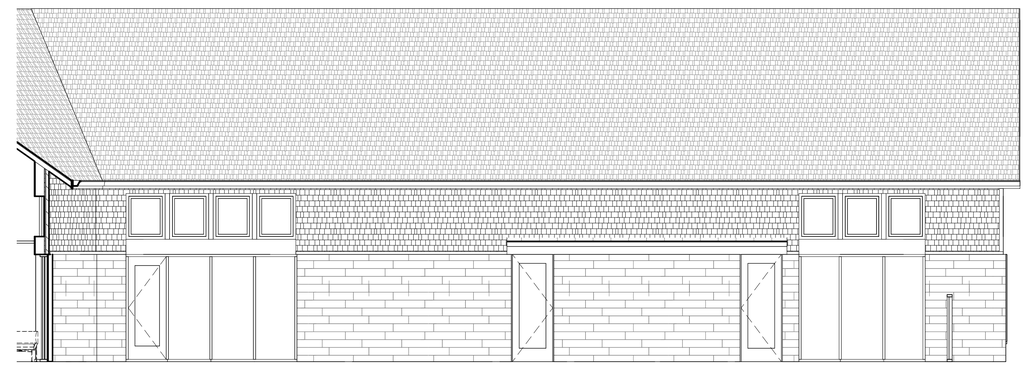
6 COMMONS - ELEVATION F
3/16" = 1'-0"



5 COMMONS - ELEVATION C
3/16" = 1'-0"



4 COMMONS - ELEVATION D
3/16" = 1'-0"

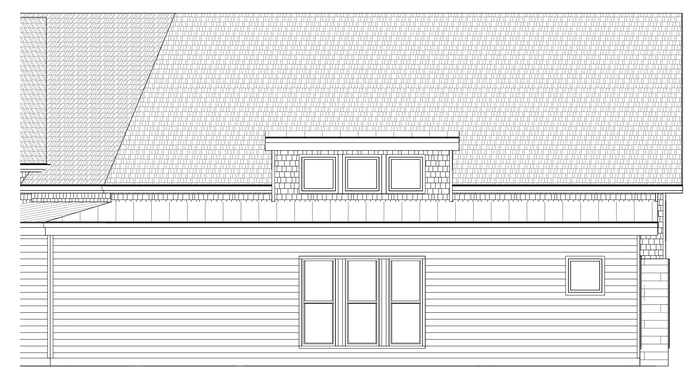


3 COMMONS - ELEVATION E
3/16" = 1'-0"

MATERIAL IDENTIFICATION

- SHINGLE ROOF
- STANDING SEAM METAL ROOF
- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- MASONRY

2 COMMONS - ELEVATION A
3/16" = 1'-0"



1 COMMONS - ELEVATION B
3/16" = 1'-0"

COMMONS ELEVATIONS

COMMONS ARRIVAL

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COMMONS CLUB PATIO

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COMMONS POOL DECK

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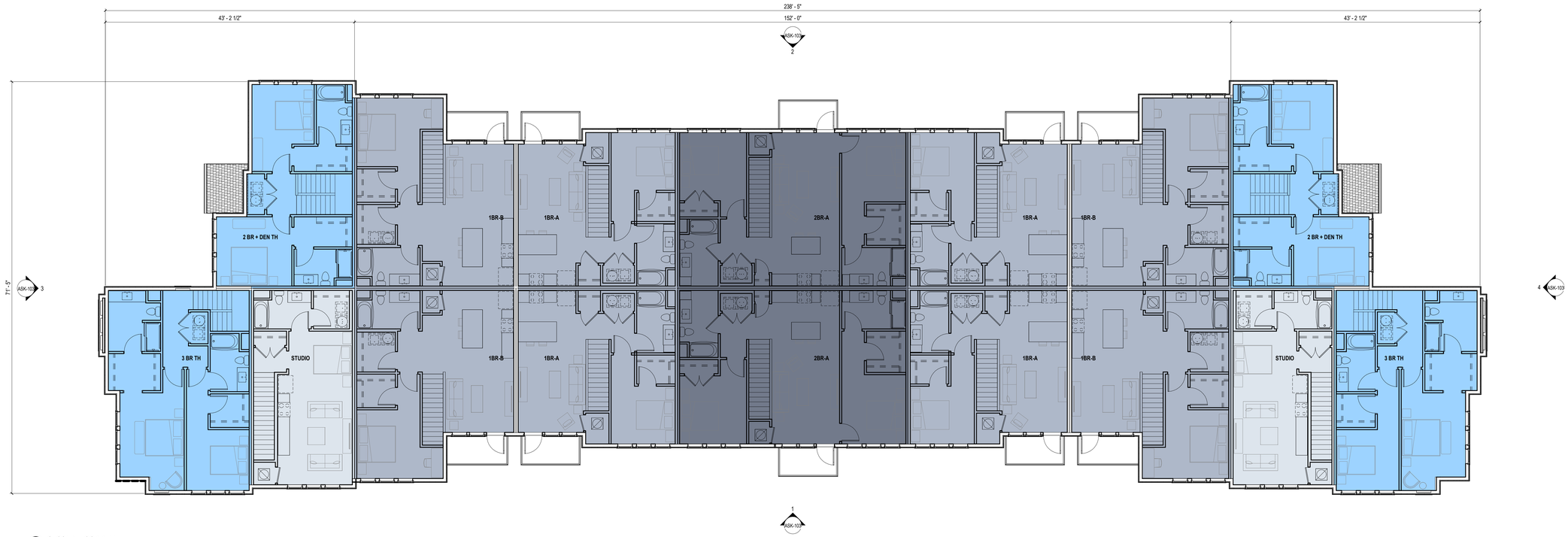
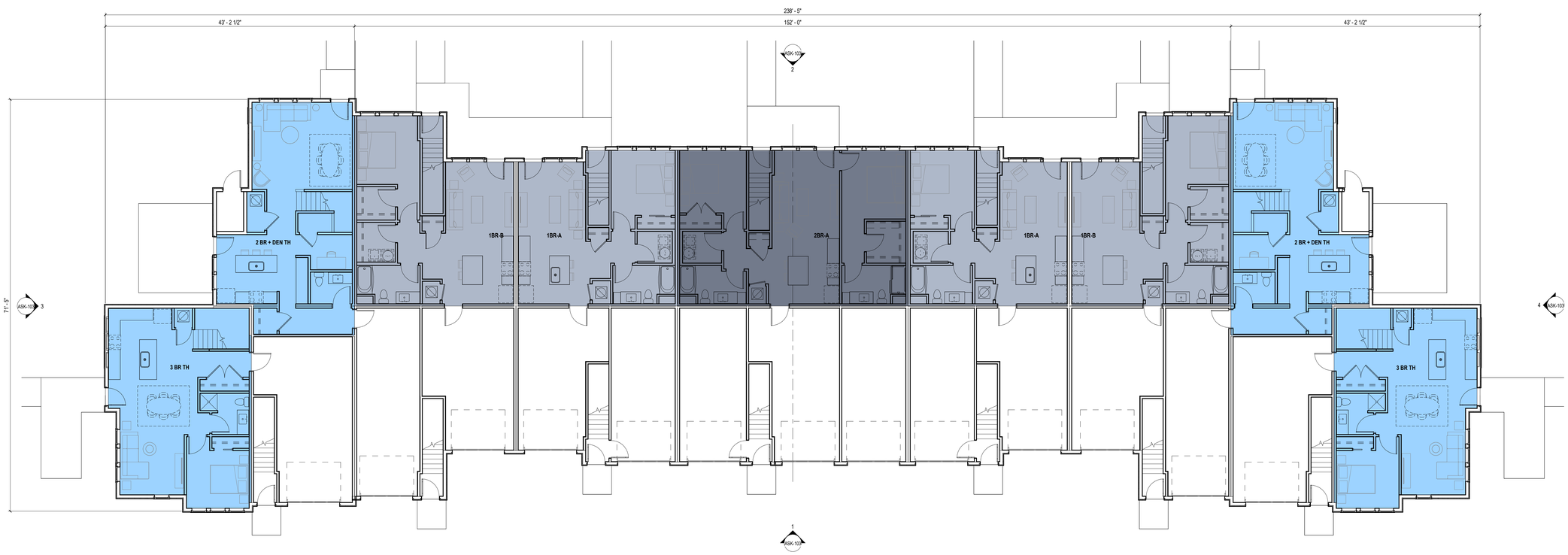
RESIDENTIAL BUILDINGS

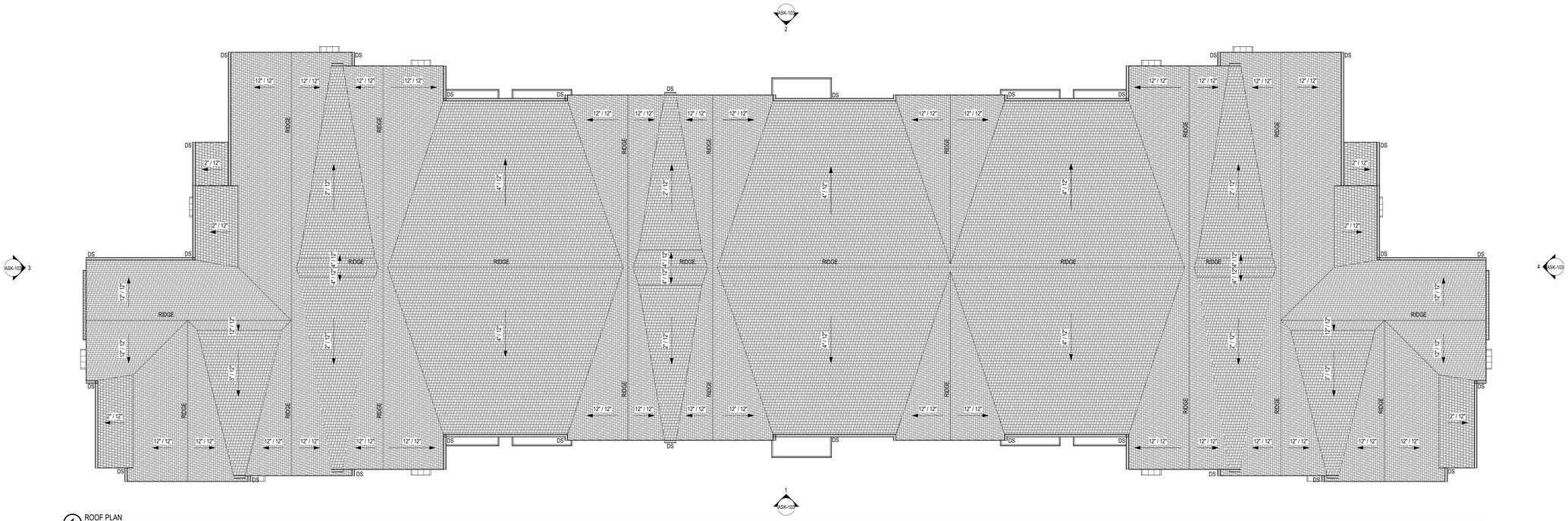


2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 1 - FLOOR PLANS



1 ROOF PLAN
1/8" = 1'-0"

BUILDING TYPE 1 - ROOF PLAN

1 FRONT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

3 LEFT ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"

MATERIAL IDENTIFICATION

- SHINGLE ROOF
- STANDING SEAM METAL ROOF
- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- MASONRY

BUILDING TYPE 1 - EXTERIOR ELEVATIONS

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BUILDING TYPE 1

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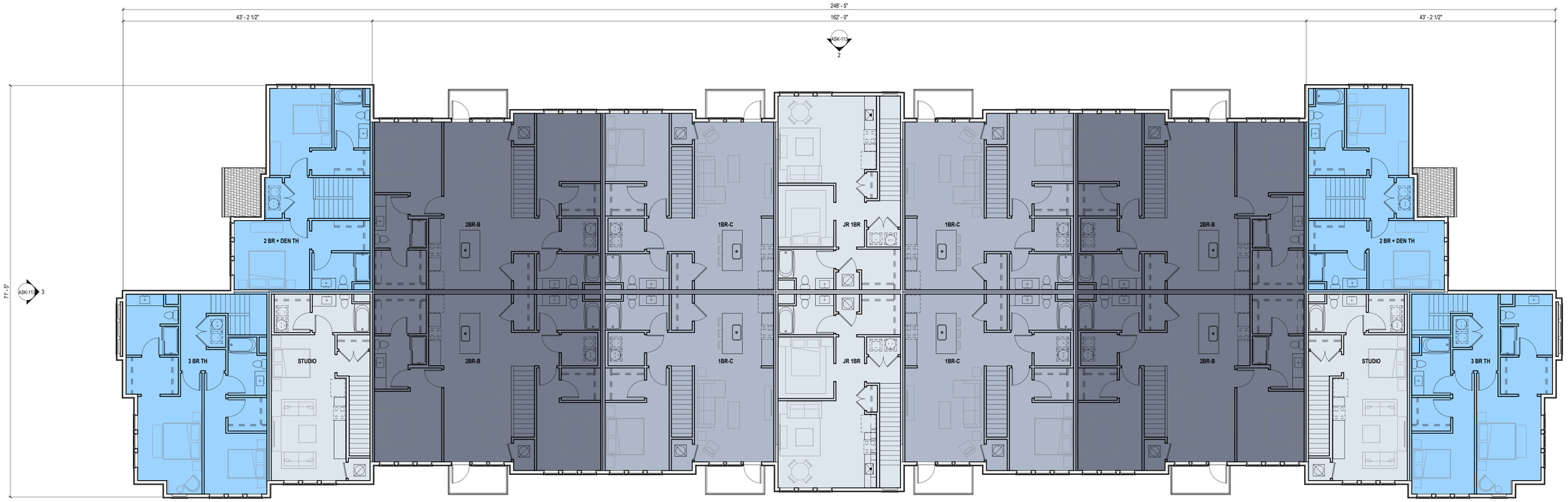
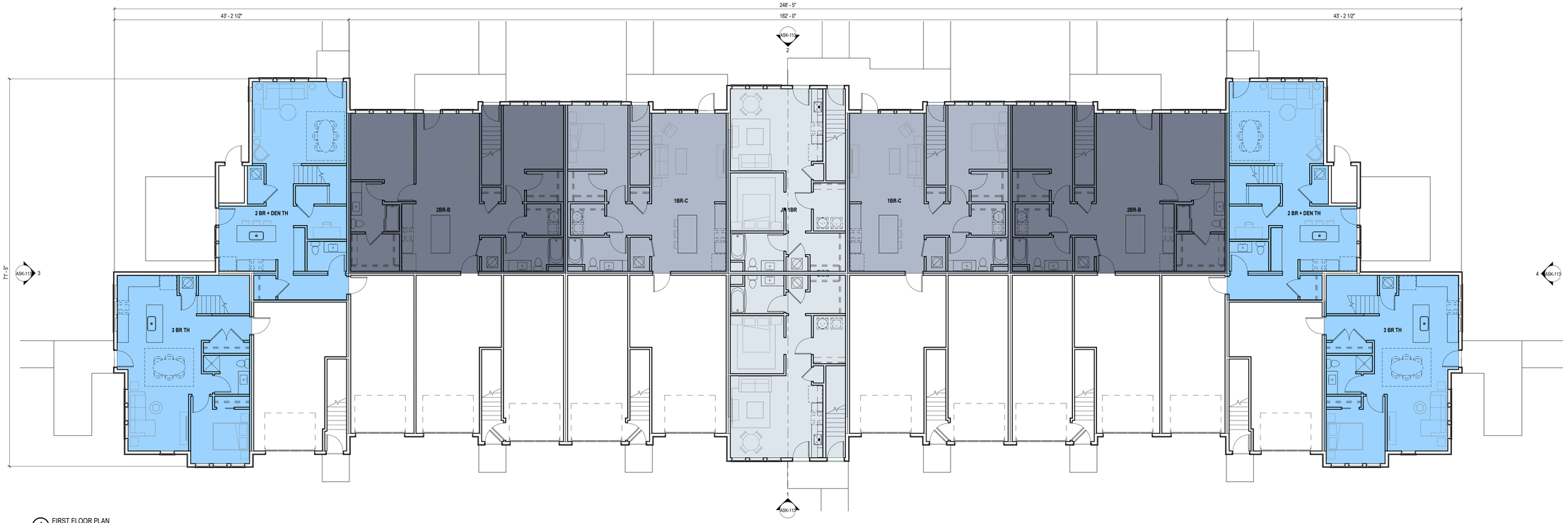
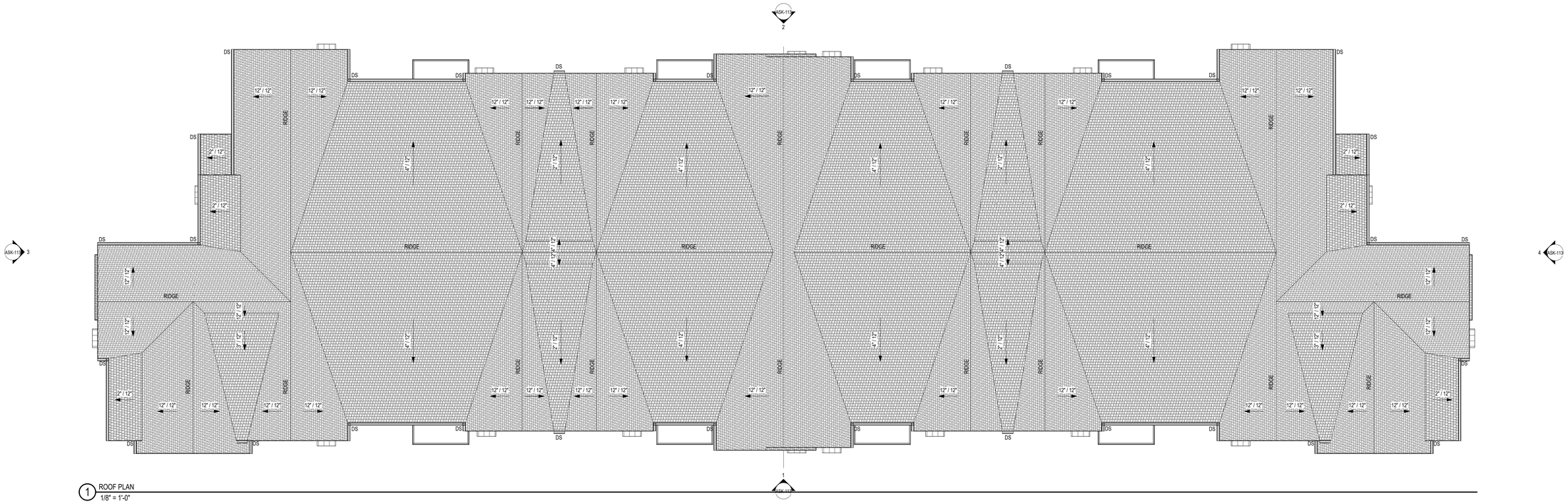


2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING TYPE 2 - FLOOR PLANS



1 ROOF PLAN
1/8" = 1'-0"

BUILDING TYPE 2 - ROOF PLAN

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1 FRONT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

3 LEFT ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"

MATERIAL IDENTIFICATION

- SHINGLE ROOF
- STANDING SEAM METAL ROOF
- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- MASONRY

BUILDING TYPE 2 - EXTERIOR ELEVATIONS

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BUILDING TYPE 2

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TOWNHOMES

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Kahler Slater

790 N. Water St., Suite 1700
Milwaukee, WI 53202
(414) 272.2000

www.kahlerslater.com

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report – Item #7

Thursday, October 10, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Conceptual Plan Review for a self-storage facility, office building, truck repair and truck parking facility to be located at 4207 88th Avenue. (Kenosha Storage and Repair) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Ruffalo, District 16, has been notified. This item is for review and comment only.

LOCATION AND ANALYSIS:

Site: 4207 88th Avenue

1. The attached plans have been submitted for conceptual review by the City Plan Commission. The property is located at 4207 88th Avenue. It is directly south of the City's yard waste drop off site and across the street to the east of the Kenosha Regional Airport. The site, which is currently in the Town of Somers, is mostly vacant with just a few outbuildings. The applicant is showing that he would like to build self-storage units, an office building, a truck repair facility and truck and trailer parking.

2. The zoning of the parcel would be *A-2 Agricultural Land Holding District* upon attachment to the City. The *Comprehensive Land Use Plan for the City of Kenosha: 2035* shows this site with a future land use of *Industrial*. The applicant is seeking input from the Plan Commission to determine if they should move forward with a Rezoning request upon attachment to the City. The uses proposed would require a zoning of *M-2 Heavy Manufacturing District* and would require a Conditional Use Permit reviewed by the City Plan Commission. All self-storage buildings would have to comply with the setbacks and other Ordinance requirements.

3. A Traffic Impact Analysis will be required prior to approval of a development on this site. The site accesses 88th Avenue which is a County Highway. A Developer's Agreement will be required for all public improvements.

4. The applicant has included Conceptual Building Elevations and a few renderings of the site. The proposed exterior materials are split-faced block on the self-storage buildings and a combination of split-faced block and brick veneer on the office building and truck repair facility.

5. Staff has several concerns with the proposal. The first is self-storage units facing a primary arterial street through the City. Staff suggests that the self-storage be integrated into more of a commercial looking building with windows and articulation facing the street. The second concern is how the overall site will operate. The concern is who will be renting the office spaces and will they be compatible with the manufacturing zoning. Also, how many trucks and trailers will be parked on the site on a regular basis? The applicant submitted a phasing plan which indicated the self-storage facility would be constructed first, but Staff is concerned with what happens if nothing else is built on the site. Phase two would be the rental office building and one half of the truck parking and phase three would be the repair facility and the other half of the truck parking.

RECOMMENDATION:

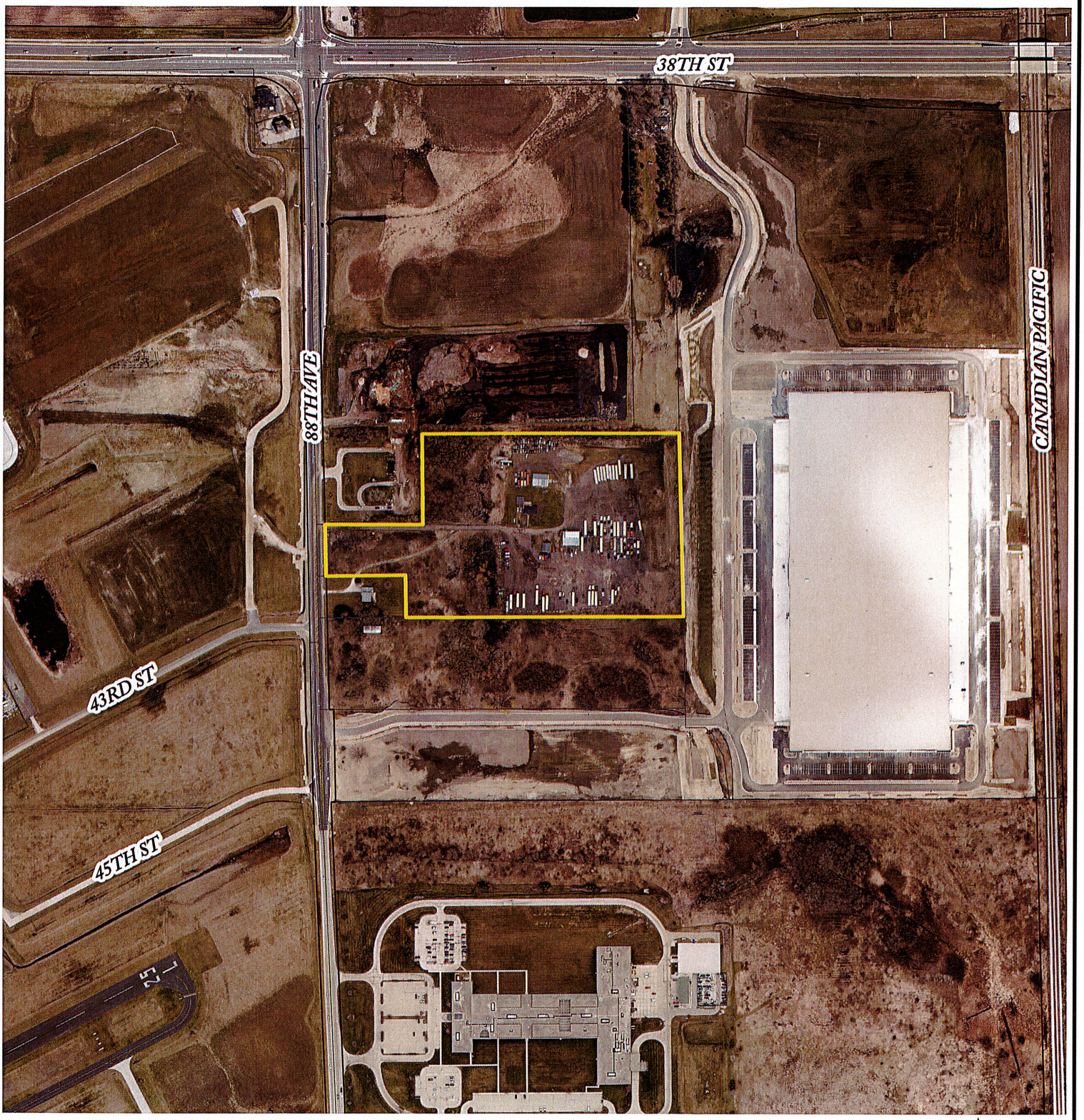
For review and comment only.

Brian R. Wilke, AICP, Development Coordinator

Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map
Kenosha Storage and Repair Facility
Concept Review



Subject Property

KENOSHA

0 500

Feet

DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ September 24, 2024 ~ mc

Preliminary Operational Plan

References and Market:

Self-Storage:

In the Self-storage industry, a competitor facility is considered a facility located inside a ½ mile radius from a proposed new self-storage center in cities a population of 100,000 or more. The closest facility is 3.3 miles away from our proposed location and it has had no vacancies for the past couple years. As far as the newly opened Devon Self Storage and Kenosha Self Storage on 158, those are indoor facilities that do not provide same size units or services that provide any outdoor facilities. New apartment buildings have been constructed and are being built within a 5-mile radius from us and this creates demand for more storage.

Please find the link below as an example of the most recent facility we have opened in Lansing, IL with competitors less than 0.5 mile away from us (one of the biggest names in the industry Extra Space and Public storage). We have had 60% occupancy for 8 months. Here is our website where you can find photos and more information about the facility https://www.lansing-storage.com/

Trucking Industry:

We have been in the trucking industry for over 20 years, and we are familiar with all demands in the industry and the area. The most demanded need for small to medium trucking companies is office space combined with secured parking area for their trucks, along with a repair shop that is able to perform required DOT periodic maintenance to their trucks. Most large companies have truck terminals to accommodate those needs but for small to medium companies it is hard, if not impossible, to find one location that has it all. The closest facility providing such all in one services is located in Zion, IL and is only 5 acres. This facility is not even completed, and they already have a long waiting list. The address of the new facility is 43135 N Us HWY 41, Zion, IL 60099. Trucking company owners are willing to travel on average up to 100 miles for a facility that has it all – office, parking and a repair facility. Being in this industry for over 20 years, we have developed and maintain many connections and we already have potential customers asking to sign a long term lease.

Proposed Phasing:

The proposed phasing is organize to utilize the maximum benefits from completing one phase before another. Phase 1 will let us create better appeal for the property and will give us the opportunity to introduce the upcoming phases to potential customers. Phase 2 will bring immediate customers for Phase 3.

Phase 1 – Complete the **Self-Storage** facility per the submitted drawings.

Phase 2 – Complete the **Rental Office Building** and only half of the parking area (facing the office building) to accommodate the tenants occupying the office spaces. The focus is to attract small

transportation companies pursuant to a long-term lease. This will give us the opportunity to start advertising the upcoming repair shop to the tenants and their associates. In my experience with more than 20 years in this business, all office occupants will most likely start using the repair facility's services immediately after we complete Phase 3. Providing a long-term office location will develop a consistent base business for the repair facility. All office users will need repair and/or maintenance to their fleets but not all walk in repairs will need office space.

Phase 3 – Complete **Repair Facility** and the other half of the parking area (facing the facility). This parking area will accommodate the vehicles being serviced.

No outside vehicles will be allowed to lease a parking space or stay overnight. Parking areas will be assigned only pursuant to a qualifying long-term office rental lease. Office tenants leasing for less than 12 months (if any) will not have semi-truck parking privileges (they will only be able to have parking spaces for employees' automobiles). These rules are essential for financing reasons as well. Our financial institutional will not supporting any short-term leases or solely parking facilities (as those are not qualified facilities for lending purposes).

Proposed Hours of Operation:

Self-Storage

Office Hours: M-F 9am – 6pm; Saturday 9am – 1pm; Sunday - Closed

Access Hours: all week 6am to 10pm

Rental Offices

M-F 8am – 5pm; Saturday 8am to noon; Sunday – Closed

Repair Shop

Weekdays - 6am to 10pm

THE CITY OF KENOSHA
CHART A BETTER COURSE

P: 262-653-4030
E: idtcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview #1451216

Project Title: Kenosha Storage & Repair Facility on 88th Avenue
Application Type: Electronic Review
Workflow: Express Workflow
Jurisdiction: City of Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative
J. Michael McTernan
Alia, DuMez & McTernan, S.C.
6633 Green Bay Road
Kenosha, WI 53142
P:2626548700
jmm@addmlaw.com

Please indicate which of the following contacts are included in this project.: Architect,Attorney

Property Owner
Sevdalin Zhekov
Sevda M. Holding LLC
9931 70th Street
Kenosha, WI 53142
P:2623442189
smhparking1@gmail.com

Architect
Michael McDow
DDC Architects
3321 State Route 31
Crystal Lake, IL 60012
P:8154448444
mcdown@ddcaarchitects.com

Attorney
J. Michael McTernan
Alia, DuMez & McTernan, S.C.
6633 Green Bay Road
Kenosha, WI 53142
P:2626548700
jmm@addmlaw.com

Project Information

Project Address: 4207 88TH AVENUE

Project Type: Concept Review

Project Valuation: $40,000,000.00

Project Description:
Self-storage units and a repair facility that would remove all of the existing structures and build all new structures for the development.

Is the property subject to any easements, covenants, or other restrictions?: Yes

Please indicate the restrictions that apply.:
Airport overlay.

Proposed Use: Seff-storage and repair facility.

Total Square Footage of Project: 66610

Project Acreage: 16.2

KENOSHA STORAGE

KENOSHA, WI

3D RENDERING OF OFFICE BUILDING

3D RENDERING OF OFFICE BUILDING

*IMAGES ARE FOR REFERENCE ONLY - FINAL COLORS TO BE SELECTED BY OWNER

SPECIAL INSPECTIONS & TESTS

THE OWNER SHALL HAVE THE FOLLOWING SPECIAL INSPECTIONS PERFORMED BY A ILLINOIS CERTIFIED TESTING LABORATORY.

SOILS:

-VERIFY MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.

CONCRETE:

-REINFORCING STEEL PLACEMENT (PERIODIC)
-CONCRETE SLUMP AND CYLINDER TESTING
-PLACING

STRUCTURAL STEEL:

-FABRICATED LOAD BEARING MEMBERS AND ASSEMBLIES.
-STEEL ELEMENTS INCLUDING FABRICATED ITEMS (BOLTS, WELDINGS, ETC.)

* Terracon Testing Engineers & Consultants, Inc. - www.terracon.com - Tel: 815.873.0990 is the recomended Illinois Certified Testing Agency

LOCATION MAP

GENERAL NOTES

1. ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND INCLUDE ALL WORK REQUIRED TO COMPLETE THEIR SCOPE OF WORK READY FOR OCCUPANCY. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO VISIT THE SITE PRIOR TO SUBMITTING YOUR BID.
2. PLANS ARE DIAGRAMMATIC; ALL CONTRACTORS MUST INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THEIR SCOPE OF WORK. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO INCLUDE ALL REQUIRED LABOR, MATERIALS AND EQUIPMENT TO COMPLETE YOUR SCOPE OF WORK AS SHOWN ON THE PLANS.
3. ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES MUST BE MET BY ALL CONTRACTORS WHETHER SPECIFIED AND DETAILED IN THE DRAWINGS OR NOT.
4. ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO START OF WORK.
5. ALL CONTRACTORS MUST COORDINATE THEIR WORK WITH OTHER TRADES. CONTRACTORS MUST NOT CAUSE UNNECESSARY WORK FOR OTHER TRADES DUE TO LACK OF COORDINATION.
6. ALL WORK TO CONFORM WITH MANUFACTURERS INSTALLATION REQUIREMENTS. ALL CONTRACTORS MUST PROVIDE MANUFACTURES WRITTEN INSTALLATION INSTRUCTIONS FOR ALL MATERIALS AND EQUIPMENT SUPPLIED.
7. ALL CONTRACTORS SHALL PROVIDE A LETTER OF WORK GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION IS VERIFIED IN WRITING BY THE OWNER.
8. ALL CONTRACTORS SHALL SUBMIT ALL WARRANTIES, GUARANTEES, OPERATION MANUALS, AND CARE AND MAINTENANCE MANUALS TO OWNER PRIOR TO RECEIVING FINAL PAYMENT.
9. ALL CONTRACTORS SHALL SUPPLY SHOP DRAWINGS, AS-BUILT DRAWINGS, ENGINEERING DRAWINGS, PERMITS AND INSPECTION CERTIFICATES PRIOR TO FINAL PAYMENT.
10. ALL SHOP DRAWINGS SHALL BE SUPPLIED FOR REVIEW PRIOR TO FABRICATION.
11. ALL CONTRACTORS ARE RESPONSIBLE FOR DAILY REMOVAL OF CONSTRUCTION DEBRIS TO AN ONSITE DUMPSTER. ALL TRADES SHALL LEAVE THEIR WORK FOR THE DAY COMPLETELY FINISHED AND THE PREMISES BROOM CLEAN.
12. ALL CONTRACTORS SHALL COMPLY WITH OSHA STANDARDS.

CONSTRUCTION & CODE DATA

BUILDING: • 20XX INTERNATIONAL BUILDING CODE

MECHANICAL: • 20XX INTERNATIONAL MECHANICAL CODE

PLUMBING: • 20XX INTERNATIONAL PLUMBING CODE
• ILLINOIS STATE PLUMBING CODE, LATEST EDITION

FIRE PROTECTION: • 20XX INTERNATIONAL FIRE CODE

ENERGY: • 20XX INTERNATIONAL ENERGY CONSERVATION CODE
• STATE OF ILLINOIS ENERGY CODE, LATEST EDITION

ELECTRICAL: • 20XX NATIONAL ELECTRICAL CODE (NFPA 70)

OTHER: • 20XX INTERNATIONAL FUEL AND GAS CODE
• 20XX INTERNATIONAL EXISTING BUILDING CODE

BUILDING USE GROUP: ??

CONSTRUCTION TYPE: ??

FIRE SPRINKLER: YES. SYSTEM DESIGN MODIFICATIONS & PERMIT DRAWINGS BY SPRINKLER CONTRACTOR.

AREA OF BUILDING: EXISTING BUILDING ?? S.F.
REMODEL AREA ?? S.F.

OCCUPANT LOAD: ??

FOUNDATION DESIGN CRITERIA:
REFERENCE THE SOILS REPORT FOUNDATION RECOMENDATIONS PERFORMED BY XXXX ON XX.XX.2019

TO BE DETERMINED

COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADMIN. CODE 400), EFFECTIVE OCTOBER 23, 2018.

SIGNED: _____

ILLINOIS REGISTRATION No.: _____

DATE: _____
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-002823

DRAWING INDEX

• SHEET IS IN ISSUED SET - NEW OR REVISED
o SHEET IS IN ISSUED SET - NO CHANGES
<no entry> SHEET IS NOT IN ISSUED SET

SHEET NO.	SHEET NAME	2024.06.XX ISSUED FOR CONCEPTUAL REVIEW
T.1	TITLE SHEET	•
D2.1	FIRST FLOOR DEMOLITION PLAN	•
A0.1	PHOTOMETRICS PLAN	•
A1.0	ARCHITECTURAL SITE PLAN	•
A1.1	EXTERIOR ELEVATIONS	•
A9.1	SPECIFICATIONS	•
A9.2	SPECIFICATIONS	•
A10.0	3D PERSPECTIVES	•
A10.1	3D PERSPECTIVES	•
A10.2	3D PERSPECTIVES	•
A10.3	3D PERSPECTIVES	•
A10.4	3D PERSPECTIVES	•

KENOSHA STORAGE
KENOSHA, WI

PLAN CHANGES IN PROGRESS.
CONTACT DDCA.

2024.04.30	ISSUED FOR PRELIMINARY REVIEW
2024.05.15	ISSUED FOR REVIEW
2024.05.20	ISSUED FOR REVIEW
2024.05.30	ISSUED FOR CONCEPTUAL REVIEW

DDCA architects
3321 South State Route 31
Prairie Grove, Illinois 60012
P.815.444.8444
www.DDCAarchitects.com
Direct Design Ltd.
Carroll Associates

PROJECT NO.	124135
PROJECT MGR.	MEM

TITLE SHEET

T1.1

© COPYRIGHT 2024 5/30/2024 4:14:25 PM

OFFICE PARKING COUNT:
25 CAR PARKING SPACES
1 ACCESSIBLE SPACES
26 TOTAL

TRUCK PARKING
184 SPACES TOTAL

PARKING CALC - VILLAGE OF KENOSHA

STRUCTURE 2000:COMMERICAL BUILDINGS

PROPOSED
OFFICE: 67[illegible] 1 PER 300 SF =
23 SPACES

INDUSTRIAL/STORAGE: 23218 SF+21375 SF= 44593 SF/
1 PER 1000 SF OF GFA UP TO 150,000 SQ FT PLUS 1 SPACE
PER 2,500 SF IN EXCESS OF 150,000 SF OF GFA. =
45 SPACES

TOTAL REQUIRED = **68 SPACES**

TO BE DETERMINED

SITE DATA

	REQUIRED	PROPOSED
LOT SIZE: 16.4 ACRES / 714,384 SF		
GREEN SPACE CALCULATION: (GREEN AREA) 275,734 SF/714,384 SF = **39%**	TBD	39%
MAXIMUM IMPERVIOUS SURFACE: MAXIMUM ALLOWABLE (TBD) PAVED IMPERVIOUS: 370,040 SF BUILDING IMPERVIOUS: 68,610 SF TOTAL IMPERVIOUS: 438,650 SF 438,650 SF / 714,384 SF = **61%**	TBD	61%
ZONING INFORMATION: AIRPORT DISTRICT: AIR-4 RESIDENTIAL DISTRICT: R-2 - 3.45 ACRES HEAVY MANUFACTORING DISTRICT: M-2 - 12.93 ACRES		
EXISTING USE (NO CHANGE): TRUCK STORAGE		
NEW USES: TRUCK REPAIR FACILITY (PRIMARY USE) OFFICE (ACCESSORY USE) SELF-STORAGE (C.U.P. REQUIRED) TRUCK PARKING (ACCESSORY USE)		
MAXIMUM BUILDING COVERAGE MAX ALLOWABLE (TBD) NEW BUILDING COVERAGE: 68,610 SF. LOT SIZE: 714,384 SF TOTAL BUILDING COVERAGE: 68,610 SF / 714,384 SF = **9.6%**	TBD	9.6%

1 Site
1" = 40'-0"

40' 0' 20' 40' 80'
1" = 40'-0"
NORTH

KENOSHA STORAGE
KENOSHA, WI

PLAN CHANGES IN PROGRESS. CONTACT DDCA.

2024.04.30	ISSUED FOR PRELIMINARY REVIEW
2024.05.15	ISSUED FOR REVIEW
2024.05.20	ISSUED FOR REVIEW
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ARCHITECTURAL SITE PLAN	

A1.0

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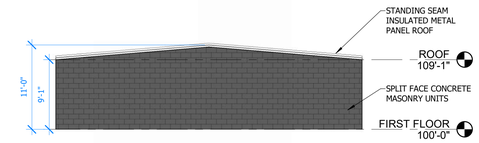
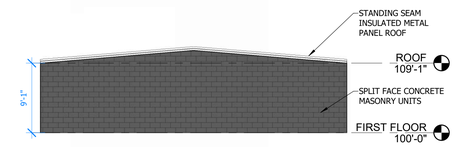
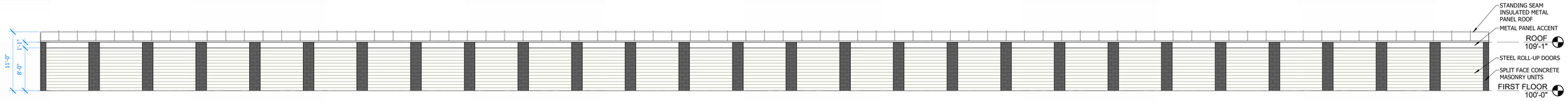


4 DRIVE-UP STORAGE - SIDE WALL 1
1/8" = 1'-0"



3 DRIVE-UP STORAGE - SIDE WALL 2
1/8" = 1'-0"



2 DRIVE-UP STORAGE ENTRY FRONT DOORS
1/8" = 1'-0"

1 DRIVE-UP STORAGE ENTRY BACK ENTRY DOORS
1/8" = 1'-0"

KENOSHA STORAGE
KENOSHA, WI

PLAN CHANGES IN PROGRESS.
CONTACT DDCA

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TYPICAL DRIVE-UP STORAGE EXTERIOR ELEVATIONS

A1.1

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NEW AND EXISTING PLAN LEGEND

EXISTING WALL

NEW WALL INT PARTITION

NEW MASONRY WALL

EXISTING DOOR AND FRAME

NEW DOOR AND FRAME

XX DOOR TAG

XX PARTITION TYPE

XX WINDOW TYPE

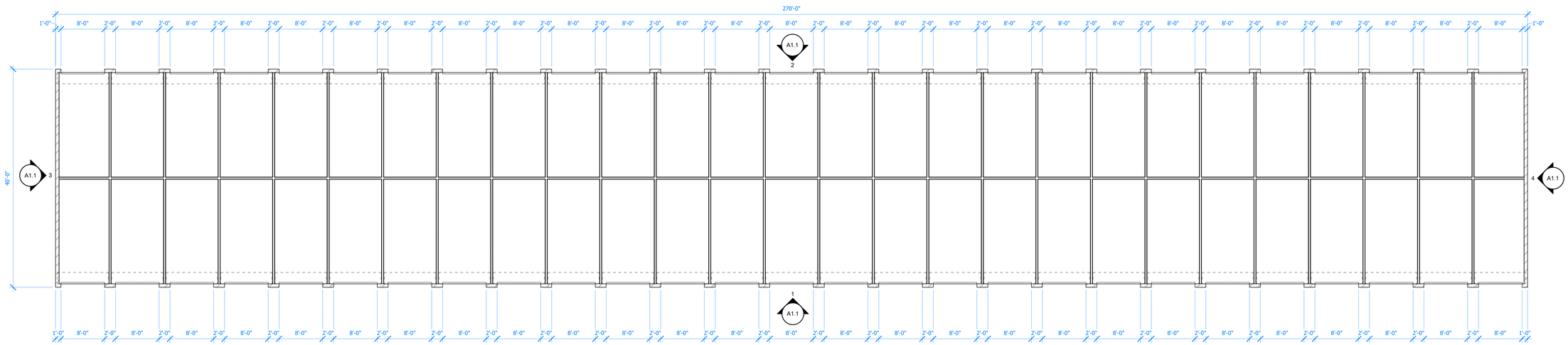
WALL SECTION

X XX ENLARGED PLAN/ DETAIL CALLOUT

ELEVATION TAG

CHANGE PER PROJECT

* ALL EXISTING FIXTURES TO REMAIN UNLESS OTHERWISE NOTED



1 TYPICAL DRIVE-UP STORAGE FLOOR PLAN

1/8" = 1'-0"

KENOSHA STORAGE

KENOSHA, WI

PLAN CHANGES IN PROGRESS. CONTACT DDCA.

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TYPICAL DRIVE-UP STORAGE - FLOOR PLAN

A2.1

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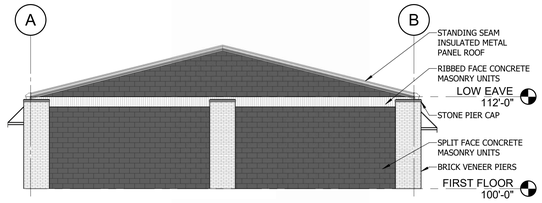
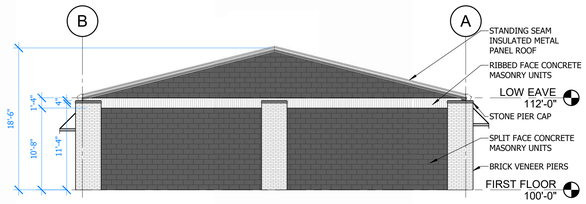
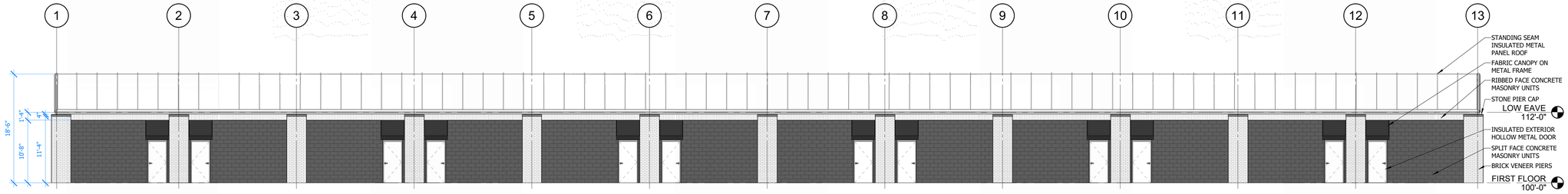


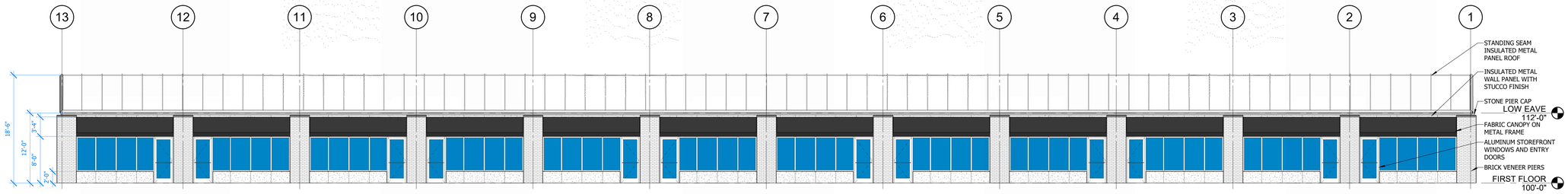
4 OFFICE BUILDING SIDE WALL 2
1/8" = 1'-0"



3 OFFICE BUILDING SIDE WALL 1
1/8" = 1'-0"



2 OFFICE BUILDING - BACK DOORS
1/8" = 1'-0"



1 OFFICE BUILDING - ENTRY DOORS
1/8" = 1'-0"

KENOSHA STORAGE
KENOSHA, WI

PLAN CHANGES IN PROGRESS. CONTACT DDCA

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OFFICE BUILDING EXTERIOR ELEVATIONS

A1.1

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NEW AND EXISTING PLAN LEGEND

EXISTING WALL

NEW WALL INT PARTITION

NEW MASONRY WALL

EXISTING DOOR AND FRAME (EX)

NEW DOOR AND FRAME

XX DOOR TAG

XX PARTITION TYPE

XX WINDOW TYPE

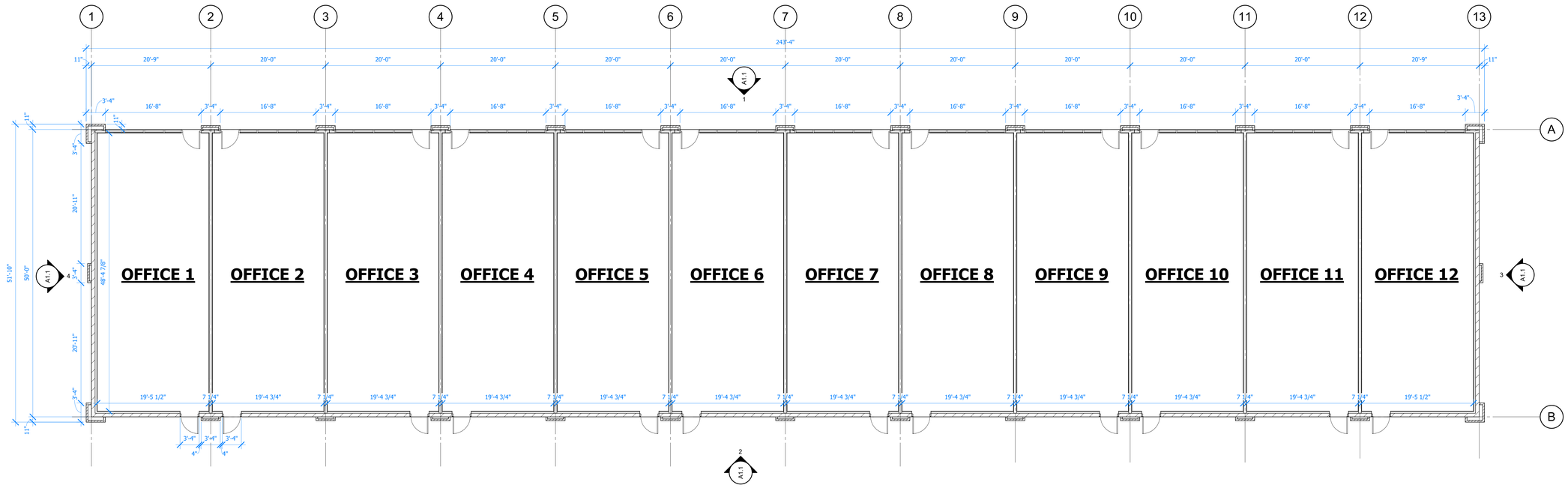
WALL SECTION

X / XX ENLARGED PLAN/ DETAIL CALLOUT

ELEVATION TAG

CHANGE PER PROJECT

* ALL EXISTING FIXTURES TO REMAIN UNLESS OTHERWISE NOTED



1 OFFICE BUILDING - FLOOR PLAN
1/8" = 1'-0"

NORTH

KENOSHA STORAGE
KENOSHA, WI

PLAN CHANGES IN PROGRESS.
CONTACT DDCA

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OFFICE BUILDING FLOOR PLAN

A2.1

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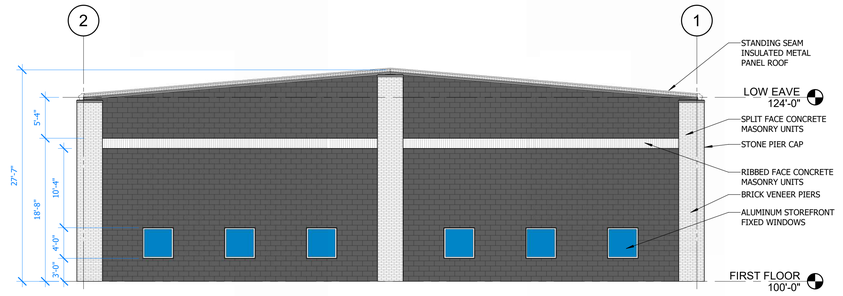
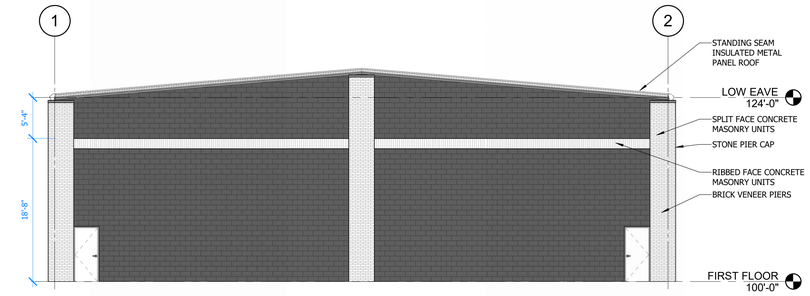
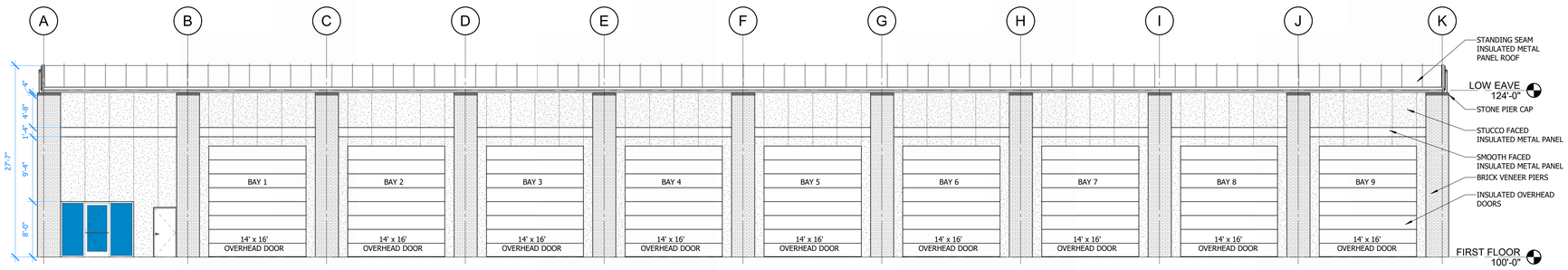


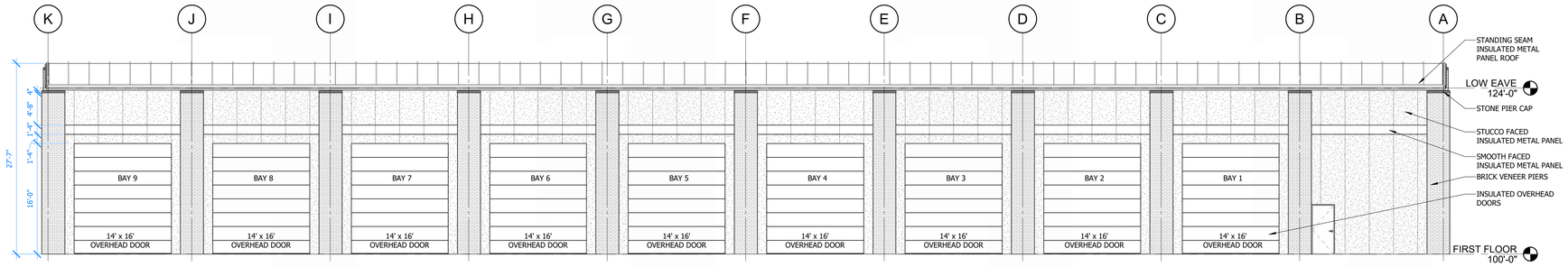
4 TRUCK REPAIR - OFFICE SIDE WALL
1/8" = 1'-0"



3 TRUCK REPAIR - END WALL
1/8" = 1'-0"



2 TRUCK REPAIR - ENTRY SIDE
1/8" = 1'-0"



1 TRUCK REPAIR - EXIT SIDE
1/8" = 1'-0"

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KENOSHA, WI

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TRUCK REPAIR EXTERIOR ELEVATIONS

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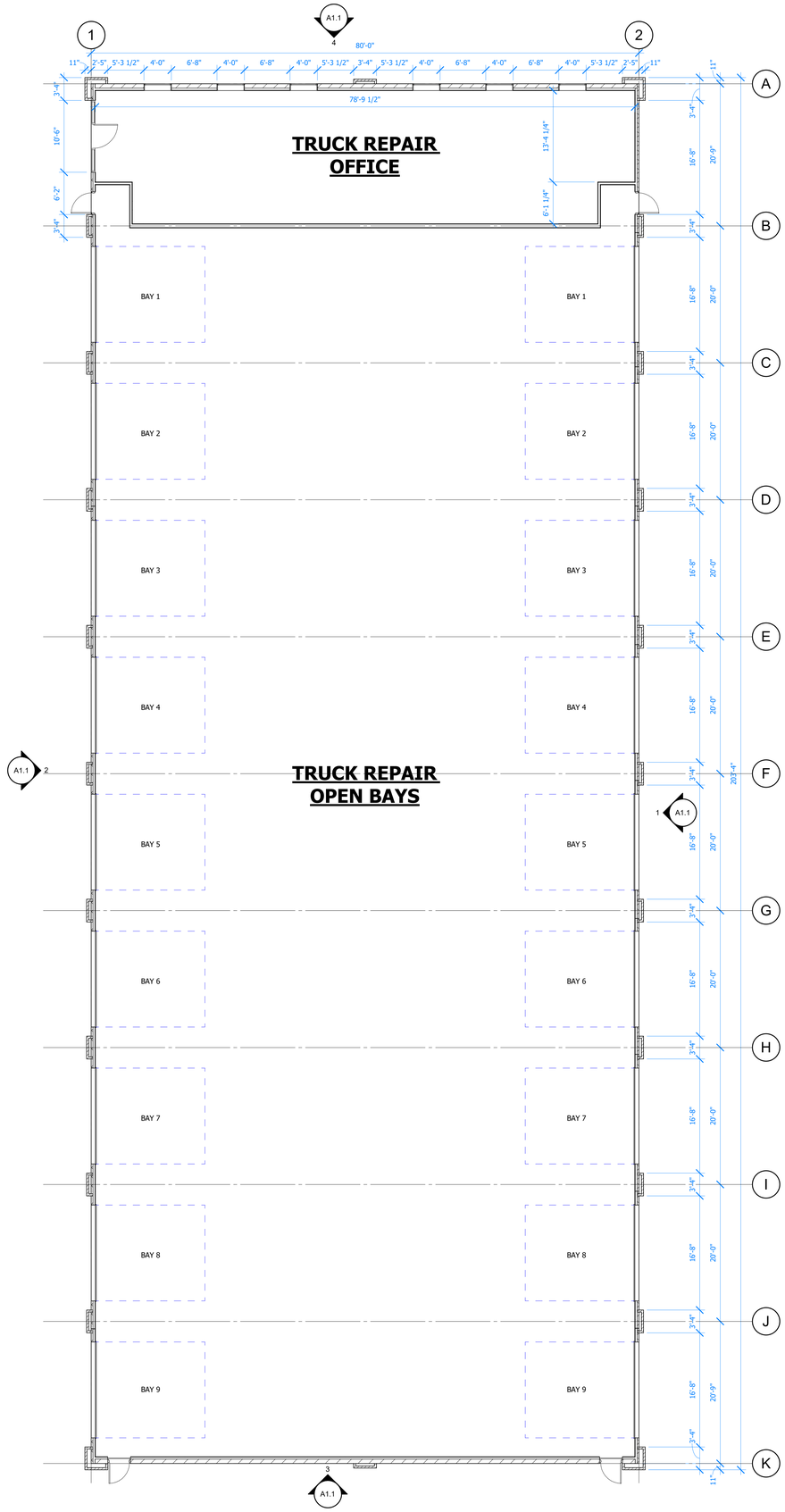

1 TRUCK REPAIR FLOOR PLAN
1/8" = 1'-0"

NEW AND EXISTING PLAN LEGEND

EXISTING WALL
NEW WALL INT PARTITION
NEW MASONRY WALL
EXISTING DOOR AND FRAME
NEW DOOR AND FRAME
DOOR TAG
PARTITION TYPE
WINDOW TYPE
WALL SECTION
ENLARGED PLAN/ DETAIL CALLOUT
ELEVATION TAG

CHANGE PER PROJECT

* ALL EXISTING FIXTURES TO REMAIN UNLESS OTHERWISE NOTED

KENOSHA STORAGE
KENOSHA, WI

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TRUCK REPAIR FLOOR PLAN

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KENOSHA STORAGE

KENOSHA, WI

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3D PERSPECTIVES

A10.0

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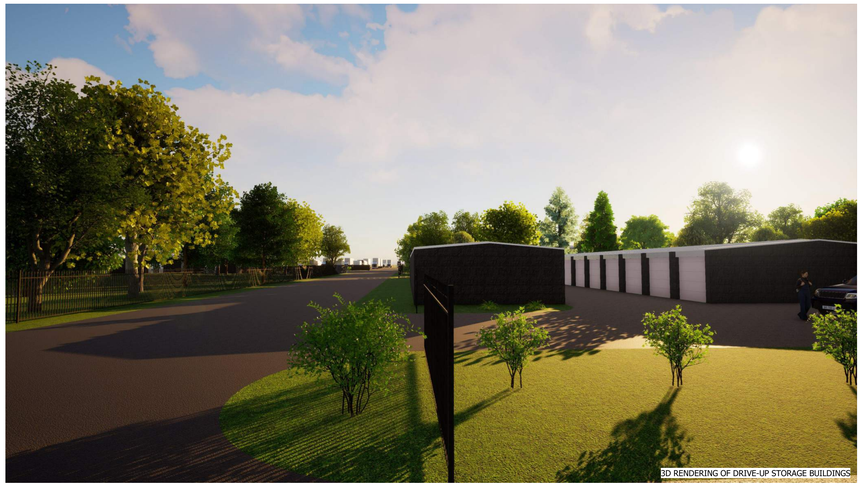

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KENOSHA STORAGE

KENOSHA, WI

PLAN CHANGES IN PROGRESS.
CONTACT DDCA.

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3D PERSPECTIVES

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3D PERSPECTIVES

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KENOSHA STORAGE

KENOSHA, WI

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3D PERSPECTIVES

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