

BOARD OF APPEALS

September 15, 2025

3:00 PM

City-County Government Center

160 S Macy Street
Fond du Lac, Wisconsin

I. Call To Order

A. ROLL CALL

II. Approval of Minutes

A. August 4, 2025

B. September 8, 2025

III. Hearings

A. 456 South Main Street (Kwik Trip) (ACTION ITEM)

Public Hearing Held September 8, 2025 (ACTION ITEM)

Appeal No. 2025-13

Zoning Code Regulations:

Section 720-47(D) Enclosure of Operation Business Districts prohibits trash enclosures from being located within the front yard.

Proposal:

Allow the construction of a trash enclosure within the front yard area at the southeast corner of the property - Main Street and East 12th Street front yard areas.

B. 305 Fond du Lac Ave (Twohig Funeral Home) (ACTION ITEM)

Public Hearing Held September 8, 2025 (ACTION ITEM)

Appeal 2025-14

Zoning Code Regulations:

Schedule VIII Design Standards and Specifications for Sign require a setback of 5 ft for ground signs in the C-2 General Commercial District.

Proposal:

Allow the installation of a 31.5 sq ft ground sign less than 5 ft from the property line.

IV. Adjourn

"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."

**BOARD OF APPEALS AGENDA
CITY OF FOND DU LAC, WISCONSIN
August 4, 2025**

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Minutes_8.4.2025.pdf

BOARD OF APPEALS MINUTES

August 4, 2025

3:00 P.M.

MEETING ROOM A
CITY-COUNTY GOVERNMENT CENTER

160 S. MACY STREET
FOND DU LAC, WI, 54935

I. CALL TO ORDER

A. ROLL CALL

Present:

Uitenbroek, Jeffrey
Qualmann, Tracy
Labahn, Jeffrey;
Vanden Avond, David

Absent:

Snyder, Misty

Administrative Staff:

Dyann Benson, Community Development Director

Others in Attendance:

Declaration of Quorum:

II. APPROVAL OF MINUTES

A. June 2, 2025

Motion was made by Qualmann to approve the June 2nd, 2025 minutes.

Seconded by Uitenbroek.

Carried

B. July 7, 2025

Motion was made by Qualmann to approve the July 7th, 2025 minutes.

Seconded by Uitenbroek.

Carried

III. HEARINGS

A. 990 Mihill Avenue (Big Brothers Big Sisters)

Appeal No. 2025-11

Zoning Code Regulations: Section 720-11 (C)(19) Accessory Buildings and Uses restricts the locations of the playground equipment to the rear yard

Proposal: Allow the installation of the playground equipment in the front yard along Mihill Avenue.

Appeared in Support:

Ryan Kamphuis, Project Applicant, W4209 Jennie Lee Ct

Tammy Young, Project Applicant, 987 S. Main St

Spoke in Opposition:

David Mueller, 985 Mihill Ave

Ron Preissner, 999 S Main St

BOARD OF APPEALS

August 4, 2025

Page 2

Wrote in Opposition:

Vicky Lohse, 1020 Mihill Ave

Motion was made by Labahn to approve the variance with conditions because unique property conditions of the site having no true rear yard and two (2) front yards. The proposal is consistent with the intent of the zoning code and the unique conditions make compliance with the required zoning regulations difficult. There is no harm to adjoining properties.

Conditions of Approval:

1. Submittal of a detailed plan to Inspections for the proposed playground
2. Provide landscape screening along Mihill Avenue within one (1) year of installation of the playground equipment.
3. A fence will be installed along the south property line shared with the property at 999 S. Main Street and from rear of the garage parallel to the east property line of 991 S. Main Street.

Seconded by Qualmann.

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek, Vanden Avond
NAY- None

Carried

B. 446 North Park Avenue

Appeal No. 2025-12

Zoning Code Regulations: Section 720-11 (C)(21)(b) Accessory Buildings and Uses restricts the number of accessory structures on one-family and two-family dwellings to an attached or detached garage and one other accessory building.

Proposal: Allow construction of a third accessory structure on the lot in addition to the other existing detached garage and shed.

Spoke in Support:

Mike Mathers, Project Applicant, 446 N Park Ave.

Motion was made by Uitenbroek to DENY the variance request because the request could not demonstrate unique property conditions or that any unique conditions made compliance with the required zoning regulations difficult.

The third accessory structure already partially constructed must be removed or altered in compliance with the zoning code no later than September 30, 2025.

Seconded by Labahn.

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek, Vanden Avond,
NAY- None

Carried

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August 4, 2025

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C. 459 East 1st Street (Harbor Haven)

Appeal No. 2025-07

Public Hearing Held July 7th, 2025 (Action Item)

Zoning Code Regulations: Schedule II Land Use or Activities Residential districts does not allow for non-government office use as a permitted use within the R-1 District.

Proposal: Allow the use of the existing lower-level office space as office space for non-government entities.

Motion was made by Qualmann to approve the use variance because unique property conditions of the site having a lower level in an established nursing care facility limits the conversion or alternate use of the space consistent with the permitted uses in the residential zoning district. The proposal is consistent with the intent of the zoning code, and the unique conditions make compliance with the required zoning regulations difficult. There is no harm to adjoining properties.

Conditions of approval:

1. Any new tenant will be required to obtain a new occupancy permit.

Seconded by Labahn.

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek, Vanden Avond,
NAY- None

Carried

D. 250 Camelot Drive (Grande Cheese Greenhouse)

Appeal No. 2025-08

Public Hearing Held July 7th, 2025 (Action Item)

Zoning Code Regulations: Section 720-11 (C) (21) (e) Accessory Building and Uses restricts the maximum height of an accessory building in the C-2 General Commercial District to 15 feet in height.

Proposal: Allow the construction of an accessory building in the C-2 General Commercial District that is 17 feet in height for a greenhouse building.

Appeared as Interested:

Devin Winter, Project Representative, 100 Camelot Drive

Motion was made by Labahn to approve the variance request because the unique property conditions of the site including the overall size of the property, scale of the existing buildings on the 41-acre site, and setback from Camelot Drive. The proposal is consistent with the intent of the zoning code and there is no harm to adjoining properties.

Conditions of approval:

1. A site plan and approval is required.

Seconded by Uitenbroek.

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek

BOARD OF APPEALS

August 4, 2025

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NAY- None
ABSTAIN: Vanden Avond

Carried

E. 335 & 341 Grove Street (Milk Specialties)

Appeal No. 2025-09 (Administrative Decision Appeal)

Public Hearing Held July 7th, 2025 (Action Item)

Comprehensive Plan: the 2040 Comprehensive Plan Future Land Use Map shows 335 and 341 Grove Street as Urban Residential – Medium Density.

Proposal: The applicant submitted a rezoning application to rezone the properties from R-1 Single Family Residential District to M-1 Manufacturing District.

Spoke in Support:

Kenneth Cain, Project Applicant, 345 Grove Street

Elizabeth Cain, Project Applicant, 345 Gove Street

Spoke in Opposition:

Bonnie Perry, 346 Superior Street

Justin Charles, 335 W 9th Street

Motion was made by Qualmann to confirm the action of overturning the administration decision by the Community Development Director to not move forward with the rezoning request for the two (2) properties referenced from R-1 Residential District to M-1 Manufacturing District. The Board recommended that the proposed comprehensive plan amendment go the Plan Commission and the larger long term future land use for the area be discussed to minimize multiple comprehensive plan amendments.

Due to the 30-day public hearing notice requirements for amendments to the comprehensive plan, the item will be on the September 15th, 2025 Plan Commission agenda.

Seconded by Labahn

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek, Vanden Avond,
NAY- None

Carried

F. 76 West 2nd Street (Boys and Girls Club)

Appeal No. 2025-10

Public Hearing Held July 7th, 2025 (Action Item)

Floodplain Zoning Code Requirements: Section 690-8 C (3) states any commercial structure which is erected, altered, or moved into the flood fringe shall meet the requirements of Section 690-8 C (1). This section states that the fill around the structure shall be two (2) foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

Proposal: Providing documentation from a structural engineer that the area adjacent to the building can withstand flooding in lieu of providing the fill requirement of 15 feet from the building that is not less than two (2) feet above the flood elevation.

BOARD OF APPEALS

August 4, 2025

Page 5

Since July, further discussion occurred between City staff, the consultant and the Wisconsin Department of Natural Resources. The existing building has a Letter of Map Amendment (LOMA). The site, based upon the existing topography, could have a LOMA that would document the expansion area and parts of the parking lot are above the regulated floodplain. This would eliminate some of the floodplain regulations.

A LOMA would negate the need for a variance within the extent outlined in the original memo for July. Motion was made by Labahn to approve the variance with the following conditions:

Conditions of approval:

1. An as-built elevation certificate will still be required to demonstrate that the building and proposed additions comply with the floodplain regulations.
2. The applicant will pursue the Letter of Map Amendment (LOMA)

Seconded by Qualmann.

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek
NAY- None
ABSTAIN: Vanden Avond

Carried

IV. ADJOURN

Motion was made by Qualmann to adjourn.

Seconded by Vanden Aond

ROLL CALL VOTE: AYE- Labahn, Qualmann, Uitenbroek, Vanden Avond
NAY- None

Carried

Meeting Adjourned at 4:43 PM.

DB/cc

BOARD OF APPEALS AGENDA
CITY OF FOND DU LAC, WISCONSIN
September 8, 2025

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Minutes_9.8.2025.pdf

BOARD OF APPEALS MINUTES

September 8, 2025

3:00 P.M.

MEETING ROOM A
CITY-COUNTY GOVERNMENT CENTER

160 S. MACY STREET
FOND DU LAC, WI, 54935

I. CALL TO ORDER

A. ROLL CALL (3:02 PM)

Present:

Uitenbroek, Jeffrey

Absent:

Qualmann, Tracy

Labahn, Jeffrey;

Vanden Avond, David

Snyder, Misty

Administrative Staff:

Dyann Benson, Community Development Director

Declaration of Quorum:

No quorum is present for the meeting; no actions will be taken.

Benson explained that since there was no quorum the Board of Appeals could not take action on any of the items. Since the Public Hearing notices were published and distributed, the members in attendance would hear any members of the public that wished to speak. Meeting minutes would be created and the recording of the meeting made available to the members not in attendance.

II. APPROVAL OF MINUTES

A. August 4, 2025

No action was taken for the minutes of August 4th, 2025 meeting of Board of Appeals.

III. HEARINGS

A. 456 South Main Street (Kwik Trip)

Appeal No. 2025-13

Zoning Code Regulations: Section 720-47 (D) Enclosure of Operation Business Districts prohibits trash enclosures from being located within the front yard.

Proposal: Allow the construction of a trash enclosure within the front yard area at the southeast corner of the property – Main Street and E 12th Street front yard areas.

No one came to speak at the Public Hearing. No action was taken for 456 South Main Street.

B. 305 Fond du Lac Avenue (Twohig Funeral Home)

Appeal No. 2025-14

Zoning Code Regulations: Schedule VIII Design Standards and Specifications for Sign requires a setback of 5 ft for ground signs in the C-2 General Commercial District.

Proposal: Allow the installation of a 31.5 sq ft ground sign less than 5 ft from the property line.

No one came to speak at the Public Hearing. No action was taken for 305 Fond du Lac Avenue.

IV. ADJOURN

Meeting Adjourned at 3:05 PM.

**BOARD OF APPEALS AGENDA
CITY OF FOND DU LAC, WISCONSIN
456 South Main Street (Kwik Trip) (ACTION ITEM)**

Subject: Public Hearing Held September 8, 2025 (ACTION ITEM)
Appeal No. 2025-13
Zoning Code Regulations:
Section 720-47(D) Enclosure of Operation Business
Districts prohibits trash enclosures from being located
within the front yard.

Proposal:
Allow the construction of a trash enclosure within the
front yard area at the southeast corner of the
property - Main Street and East 12th Street front yard
areas.

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

MEMO__MAPS.pdf

REDACTED_Application.pdf

Site_Plan.pdf

Public_Notice.pdf

The CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 25, 2025

To: Board of Appeals

From: Dyann Benson, Community Development Director

Re: Appeal No. 2025-13 – 456 South Main Street

Applicant: Kwik Trip

Zoning:

Site:	C-2 (General Commercial District)
North:	C-2
South:	C-2
East:	C-2
West:	R-1(Single Family Residential District)

Land Use:

Site:	Kwik Trip
North:	Car Wash
South:	Commercial (Gas Station)
East:	Residential
West:	Residential

Variance Request

Zoning Code Regulations:

Section 720-47(D) Enclosure of Operation Business Districts prohibits trash enclosures from being located within the front yard.

Proposal:

Allow the construction of a trash enclosure within the front yard area at the southeast corner of the property – Main Street and E 12th Street front yard areas.

Analysis

The property is located on west side of Main Street and is bordered by 11th Street to the north and 12th Street to the south. The applicant is looking to expand their kitchen operations to meet customer demand. Being an expansion of a commercial equipment, this requires more extensive mechanical equipment. The mechanical equipment can either be placed on the rooftop or placed at grade. City staff expressed significant concern over an initial proposal to place the units on the rooftop. The units would be partially visible from public streets but also would be 30 feet away from a residential unit and raised to be closer to a 2nd floor

living area. Main Street overall is a unique development environment as commercial and residential intermingle. In addition, being an older section of the city, lots are smaller, so development is closer together. Both residential uses and commercial uses must navigate each other's needs and concerns.

The relocation of a dumpster that can be screened from view versus rooftop units adjacent to a residential use was determined to be viable alternative.

Staff does recommend favorable consideration of the request.

Criteria for Variance Approval

In granting a variance the Board of Appeals must find that, for a use variance there is no reasonable use of the property without a variance; and for an area variance there is no practical way for the property owner to accomplish the intended objective of zoning code requirements.

The applicant must demonstrate that a unique condition of the property exists to prevent compliance with zoning code regulations. To qualify for a variance, an applicant must demonstrate that the property meets three requirements:

1. **Unique Property Limitations.** Physical characteristics of the property that are not generally shared by other properties must be evident that affect compliance with ordinance requirements.
2. **No Harm to Public Interest.** A variance may not be granted which results in harm to the interests of neighbors, the community, and the general public. Lack of opposition does not mean that the proposed construction would not harm the public interest.
3. **Unnecessary Hardship.** Unique property limitations must create unnecessary hardship to justify an exception to zoning regulations. The hardship must not be self-imposed; loss of profit, construction without a permit, additional expense to comply with zoning ordinances, are not unnecessary hardships.

Statement of Hardship

The property owner must bear the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

The applicant notes that the alternative to moving the dumpster to the proposed location is to have the mechanical equipment on the roof top. The applicant notes it is bounded by three (3) public streets which limits the potential areas for relocating a dumpster enclosure.

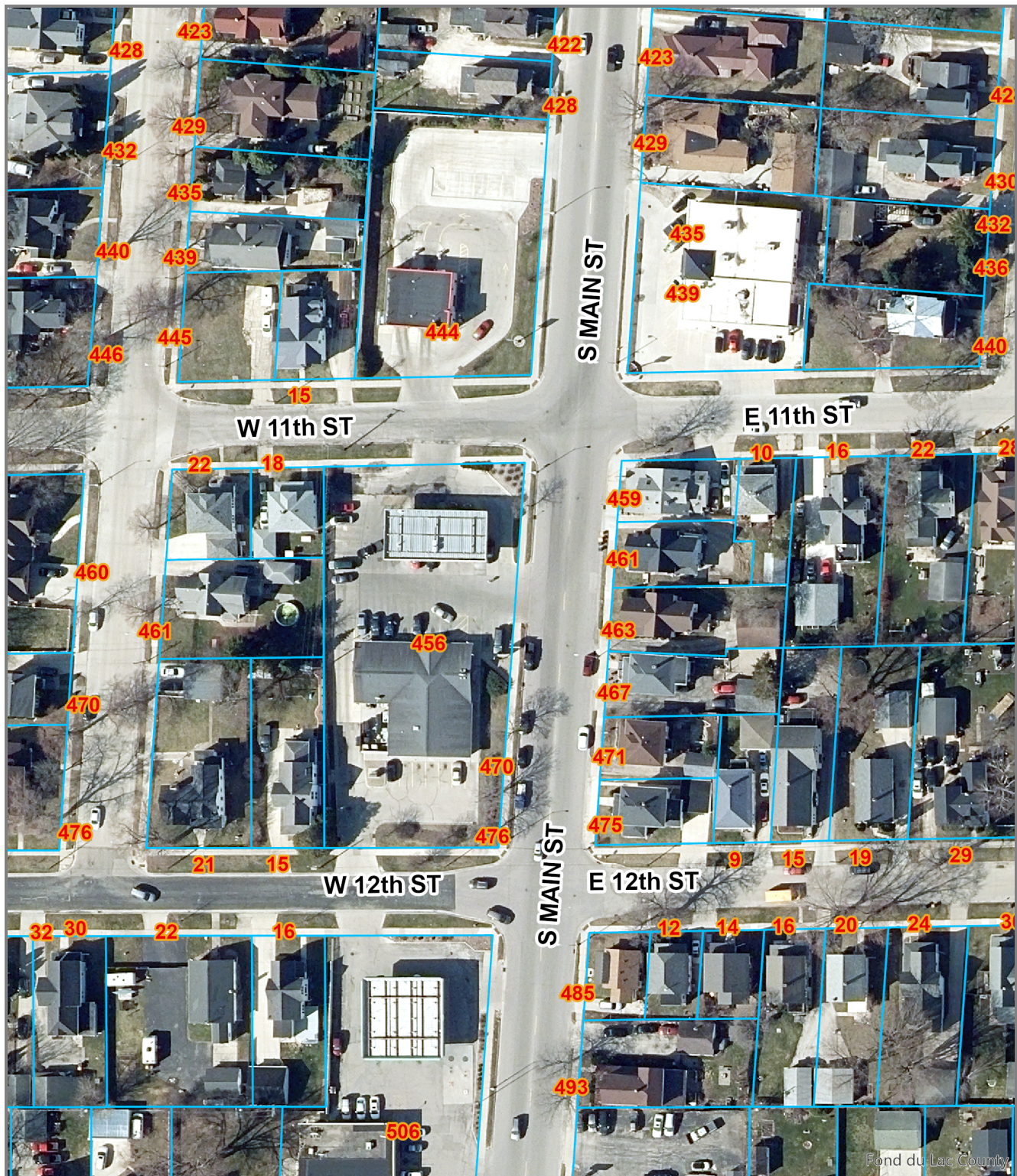
Recommendation and Findings

A motion for variance approval or denial must state the findings in support of the action.

Community Development staff recommends a motion to **approve the variance** request based on findings referenced herein, and specifically because unique property conditions of the building and lot orientation along Fond du Lac Avenue and 6th Street makes strict compliance with the zoning code difficult. Please note the following conditions:

1. Submittal of a detailed site plan.
2. The dumpster shall be screened from view per Zoning Code requirements. The footprint of the dumpster enclosure will be the minimum amount necessary to service the property.
3. The existing landscaping will remain in place. If any landscaping is damaged, comparable landscaping will be installed.
4. The dumpster enclosure will remain in a good state of repair.
5. No temporary signage may be placed or installed on the dumpster enclosure.

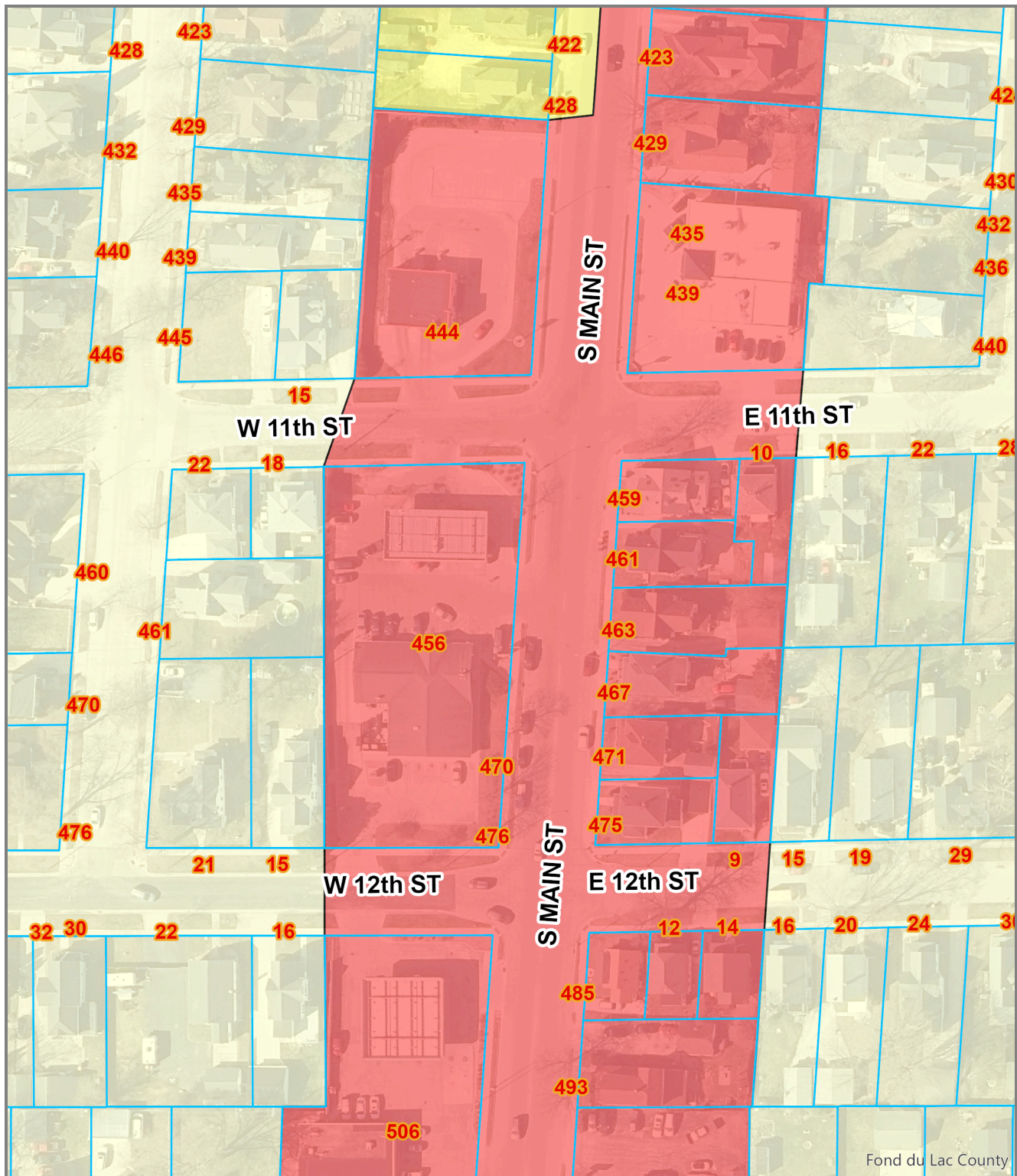
Aerial - 456 S Main Street



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
8/27/2025

Zoning - 456 S Main Street



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
8/27/2025

**APPLICATION FOR ZONING VARIANCE****PROPERTY LOCATION:** 456 S Main St.Tax Key Number (Vacant Land): FDL-15 - 17 - 15 - 42 - 332 - 00

Project Applicant			
Name Kwik Trip- Chris Nutini			
Mailing Address PO Box 2107	City La Crosse	State WI	ZIP Code 54603
Landowner (Complete this information if the project applicant is not the property owner.)			
Name ZRH LLC- Chris Nutini			
Mailing Address 1626 Oak St	City La Crosse	State WI	ZIP Code 54603
Landowner Certification			
If the person requesting a variance is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the variance application packet.			

VARIANCE PROPOSAL

A variance is an exception to a regulation of the zoning code. Describe the purpose of the variance request.

See attached variance narrative.

ALTERNATIVES

Describe alternatives to your proposal such as other locations, designs, and construction techniques. If the alternatives are not reasonable, provide the reason(s) for rejection.

See attached variance narrative.

CRITERIA FOR VARIANCE APPROVAL

To obtain a variance, the applicant must demonstrate that a unique condition of the property exists to prevent compliance with zoning code regulations. A variance is not intended as an accommodation for a property owner's convenience. To qualify for a variance, an applicant must demonstrate that the property meets the following three requirements:

1. Unique Property Limitations
2. No Harm to Public Interest
3. Unnecessary Hardship

1. UNIQUE PROPERTY LIMITATION(S)

Physical characteristics of the property that are not generally shared by other properties – such as a steep slope, wetland, unusual lot boundaries, unusual lot size – must be evident that affect compliance with ordinance requirements. The preference of an applicant (growing family, need for a larger garage, bigger sign, etc.) is not a factor for variance approval. The *property* must qualify for the variance, *not the particular situation of the property owner*.

Describe the unique property limitations that prevent compliance with code requirements:

See attached variance narrative.

2. NO HARM TO PUBLIC INTEREST

A variance may not be granted which results in harm to the interests of neighbors, the community, and the general public. Lack of opposition does not mean that the proposed construction would not harm the public interest.

Describe why approval of your proposal will not harm any adjacent or nearby property:

See attached variance narrative.

3. UNNECESSARY HARDSHIP

The unique property limitations must create the unnecessary hardship to justify an exception to zoning regulations. The hardship must not be self-imposed; loss of profit, construction without a permit, additional expense to comply with zoning ordinances, are not unnecessary hardships.

Describe why unique limitations of the *property* make compliance with zoning regulations difficult or impossible:

See attached variance narrative.

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: VARIANCE REQUEST

LOCATION OF VARIANCE REQUEST: 456 S Main St.

The undersigned ZRH LLC **is the owner of property**

NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes Chris Nutini

to sign and file a variance application that affects the referenced property.

Chris Nutini

SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

8/14/2025

DATE



August 13, 2025

Kwik Trip #613
456 S Main Street, Fond du Lac, WI

PROPOSAL

Kwik Trip proposes to develop an addition onto its existing store located at 456 S Main Street. The 864 s.f addition is located on the southwest corner of the building. This space is currently occupied by the dumpster enclosure and mechanical equipment. The 0.77-acre site is zoned C-2, General Business District.

The applicant respectfully requests relief from the front yard setback requirements which state that the dumpster enclosure shall not be in the front yard. The dumpster enclosure currently occupies the southwest corner of the store, where the proposed addition is located. The proposed addition includes a much-needed expanded kitchen space and “back of house” operations. Mechanical equipment being required to be at grade results in limited options to place the dumpster enclosure while still maximizing parking and internal circulation. The proposed location has been deemed the most efficient for this site.

ALTERNATIVES

Proposing the dumpster enclosure in any other location would be impractical and not safe for the employees of Kwik Trip. The proposed location provides a sidewalk and short travel distance to the dumpster. Proposing the dumpster in another location would force employees of Kwik Trip to walk across drive isles and high traffic areas.

UNIQUE PROPERTY LIMITATIONS

The site is bound on the north, east and, south sides by public streets this reduces feasible locations to place the dumpster enclosure. Not to mention there is residential zoning to the west which requires additional setback requirements. The proposed location for the dumpster enclosure is the most logical location based on site constraints, while still maximizing parking and internal circulation.

NO HARM TO PUBLIC INTEREST

- The requested exception will not harm the public interest and/or adjacent or nearby properties. The dumpster enclosure is within the pavement setback requirements.
- The proposed project will result in a much-needed expansion that will provide the minimum area necessary for safe and efficient operations for Kwik Trip’s employees.
- The proposed addition and revised site layout will result in a reduction of impervious area.

- Proposed dumpster enclosure location does not impede on vision triangle.

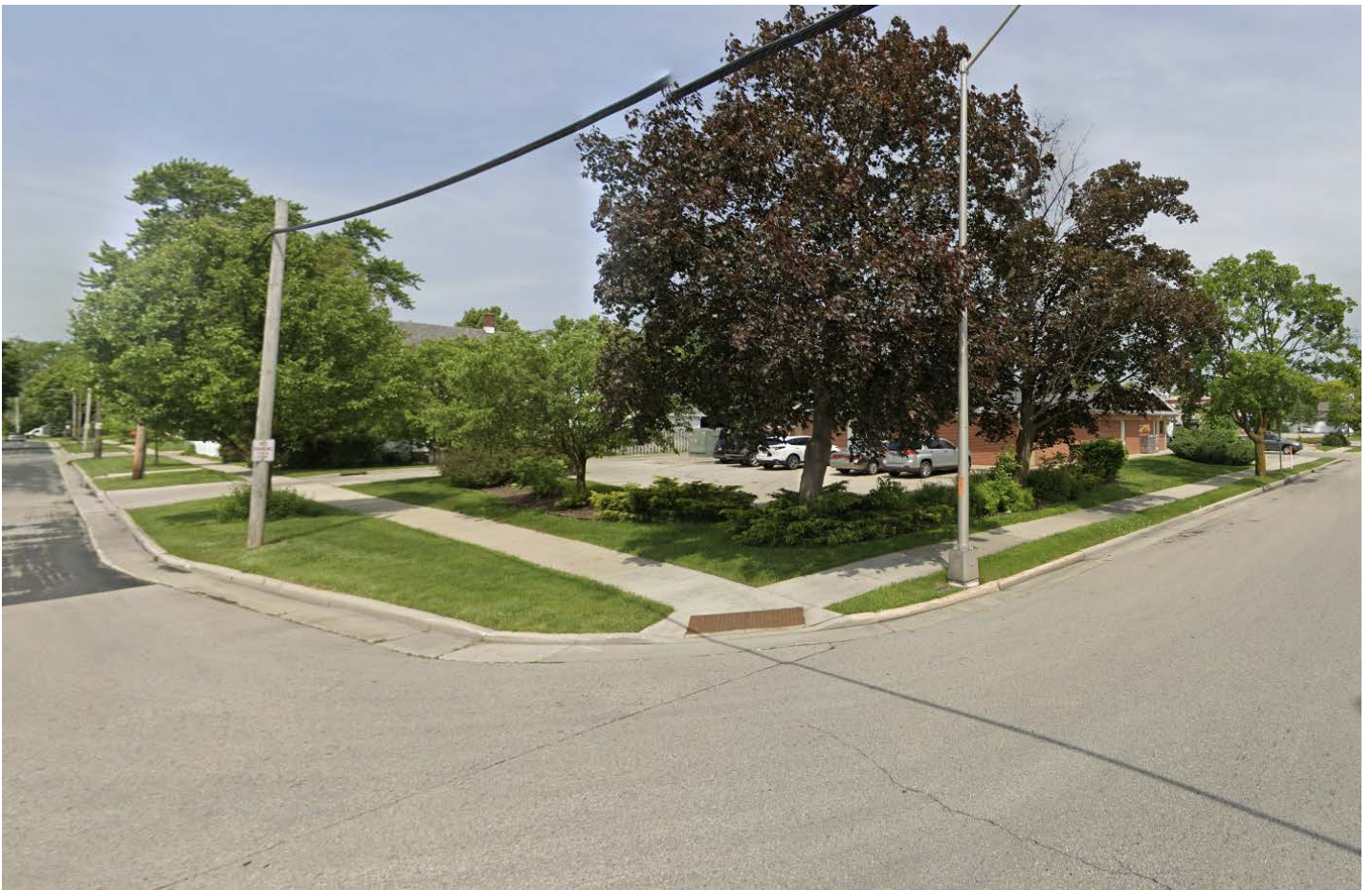
UNNECESSARY HARDSHIP

The site at 456 S Main St is much smaller than standard Kwik Trip stores which leaves very little room for orderly and efficient expansion. Furthermore, the store is also bound on 3 sides by public streets and residential zoning on the west. The denial of the variance will deny Kwik Trip the ability to expand their store to meet the needs of the community.

Site Photos



#1 Driving south on S Main St.



#2 Driving north on S Main St.



#3 Looking north on W 12th St.



#4 Looking south on W 11th St.



#5 In south parking lot looking at S Main and W 12th St. intersection.



#6 From east lawn area looking at S Main and W 12th St intersection.

PROPOSED ADDITION AND ALTERATION FOR: KWIK TRIP #613

FOND DU LAC, WI

CONSTRUCTION SEQUENCE		EST. START: AUGUST 2025 EST. END: MARCH 2026
PHASE	TYPE OF ACTION	
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.	
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.	
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.	
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.	
	5. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.	
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.	
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.	
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.	
	4. INSTALL ALL OTHER UTILITIES ON SITE.	
	5. DIG AND POUR ALL BUILDING FOOTINGS.	
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.	
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.	
	8. CONSTRUCT BUILDING.	
	9. PAVE DRIVEWAYS AND PARKING AREAS.	
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS.	
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.	

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

NOTE:

SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. DIGGER'S HOTLINE WAS NOT NOTIFIED AS PART OF THIS SURVEY. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTE:

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER DIGGER'S HOTLINE TICKET _____ COMPLETED ON _____ HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



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

CALL DIGGERS HOTLINE
1-800-242-8511

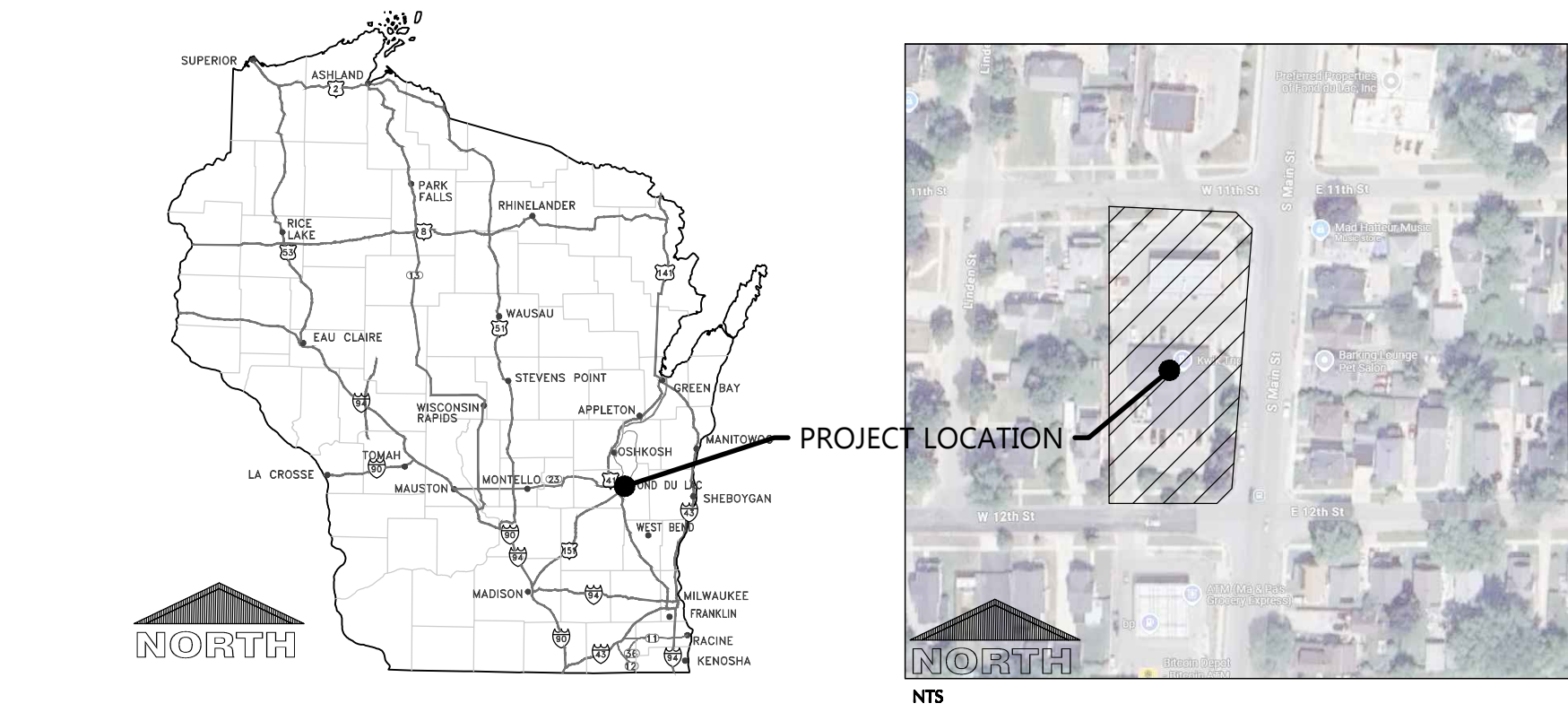
TOLL FREE TELEFAX (414) 259-8947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

PROJECT CONTACTS

OWNER INFORMATION:	CIVIL:	CITY PLANNER:	CITY ENGINEER:	CITY FIRE CHIEF:	CITY BUILDING INSPECTOR:	CITY DIRECTOR OF PUBLIC WORKS:
Kwik Trip Contact: Chris Nutini P.O. Box 2107 La Crosse, WI 54602-2107 Phone: (608) 793-5551 Email: cnutini@kwiktrip.com	Eric Drazkowski, P.E. Phone: (920) 926-9800 E-mail: eric.drazkowski@excelengineer.com	Dyann Benson Phone: (920) 322-3440 E-mail: dbenson@fdl.wi.gov	Christopher Johnson, P.E. Phone: (920) 322-3449 E-mail: cjohnson@fdl.wi.gov	Erick Gerritson Phone: (920) 322-3802 E-mail: egerritson@fdl.wi.gov	Doug Hoerth Phone: (920) 322-3570 E-mail: dhoerth@fdl.wi.gov	Paul DeVries Phone: (920) 322-3473 E-mail: pdevries@fdl.wi.gov

LOCATION MAP



PROJECT NOTES

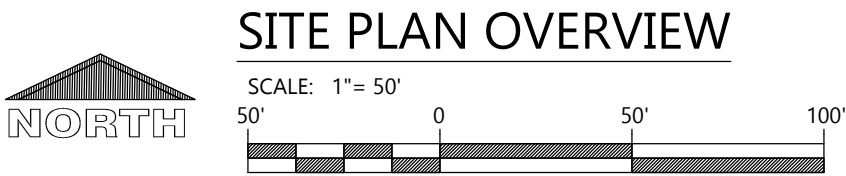
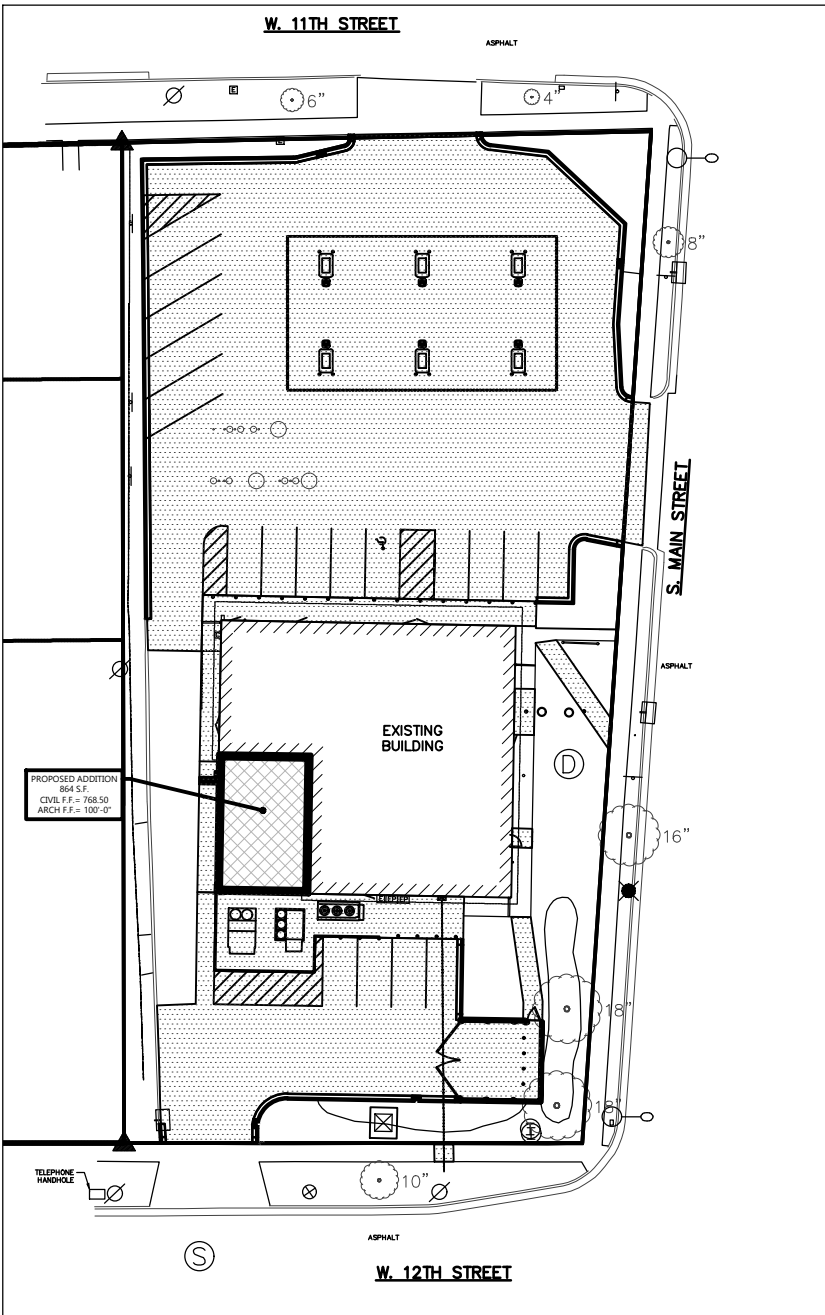
- ### GENERAL PROJECT NOTES
- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
 - CONTRACTOR SHALL OBTAIN AN EXCAVATION IN THE RIGHT OF WAY PERMIT FROM CITY ENGINEERING PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT OF WAY.
 - EXCAVATOR TO REFERENCE STRUCTURAL PLANS FOR FOOTING/FOUNDATION SCOPE.

CONSTRUCTION STAKING SERVICES

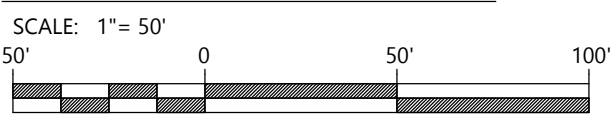
CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

BENCHMARK NOTE

BENCHMARKS SHOWN ON THIS PLAN ARE ON NAVD 88 DATUM



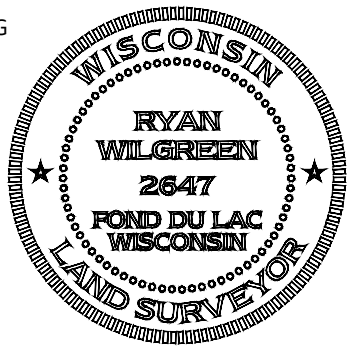
SITE PLAN OVERVIEW



LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.			
SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	1000.00 TC 1000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
1000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
1000.00 BG 1000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	1000.00 TW 1000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
EXISTING SIGN	EXISTING UTILITY POLE		
EXISTING HANDICAP PARKING STALL	EXISTING UTILITY POLE WITH GUY WIRE		
EXISTING WATER VALVE IN BOX	EXISTING STREET LIGHT		
EXISTING WATER VALVE IN MANHOLE	EXISTING TELEPHONE PEDESTAL		
EXISTING WATER SERVICE VALVE	EXISTING ELECTRIC PEDESTAL		
EXISTING WELL	EXISTING ELECTRIC BOX		
EXISTING STORM CATCH BASIN	EXISTING FLOOD LIGHT		
EXISTING STORM CURB INLET	EXISTING TELEPHONE MANHOLE		
EXISTING SQUARE CATCH BASIN	EXISTING CABLE TV PEDESTAL		
EXISTING LIGHT POLE	EXISTING GAS VALVE		
1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	EXISTING HEDGE		
3/4" REBAR SET WEIGHING 1.50 LB/FT.	EXISTING WOODED AREA		
1-1/4" REBAR FOUND	EXISTING MARSH AREA		
3/4" REBAR FOUND	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		
2" IRON PIPE FOUND	EXISTING CONIFEROUS TREE		
1" IRON PIPE FOUND	EXISTING SHRUB		
SECTION CORNER	EXISTING STUMP		
PROPOSED SITE SYMBOLS			
PROPOSED SIGN	PROPOSED STORM FIELD INLET - ST FI		
PROPOSED HANDICAP PARKING STALL	PROPOSED LIGHT POLE		
PROPOSED WATER VALVE IN BOX	PROPOSED DRAINAGE FLOW		
PROPOSED WATER VALVE IN MANHOLE	PROPOSED APRON END SECTION		
PROPOSED WATER SERVICE VALVE	SOIL BORING		
PROPOSED WELL	CENTER LINE		
PROPOSED STORM CATCH BASIN - ST CB	PROPOSED CLEANOUT		
PROPOSED STORM CURB INLET - ST CI	PROPOSED DOWNSPOUT TO GRADE		
	PROPOSED DOWNSPOUT TO RISER		

EXISTING LINETYPES	
EXISTING CHAINLINK FENCE	POL - EXISTING POLISH SEWER AND MANHOLE
EXISTING WOOD FENCE	P - EXISTING PROCESS SEWER AND MANHOLE
EXISTING BARBED WIRE FENCE	CLW - EXISTING CLEAR WATER LINE
EXISTING CURB AND GUTTER	FO - EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING GUARD RAIL	E - EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING GROUND CONTOUR	T - EXISTING UNDERGROUND TELEPHONE CABLE
ST - EXISTING STORM SEWER AND MANHOLE	G - EXISTING UNDERGROUND GAS LINE
SA - EXISTING SANITARY SEWER AND MANHOLE	OU - EXISTING OVERHEAD UTILITY LINE
EXISTING WATER LINE AND HYDRANT	RAILROAD TRACKS
INTERIOR PROPERTY LINE	RIGHT-OF-WAY LINE
PROPOSED LINETYPES	
PROPOSED CHAINLINK FENCE	POL - PROPOSED POLISH SEWER AND MANHOLE
PROPOSED WOOD FENCE	P - PROPOSED PROCESS SEWER AND MANHOLE
PROPOSED BARBED WIRE FENCE	CLW - PROPOSED CLEAR WATER LINE
PROPOSED CURB AND GUTTER	FO - PROPOSED UNDERGROUND FIBER OPTIC LINE
PROPOSED GUARD RAIL	E - PROPOSED UNDERGROUND ELECTRIC CABLE
PROPOSED GROUND CONTOUR	T - PROPOSED UNDERGROUND TELEPHONE CABLE
ST - PROPOSED STORM SEWER AND MANHOLE - ST MH	G - PROPOSED UNDERGROUND GAS LINE
SA - PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU - PROPOSED OVERHEAD UTILITY LINE
PROPOSED WATER LINE AND HYDRANT	MATCHLINE
PROPOSED PROPERTY LINE	GRADING/SEEDING LIMITS



I HEREBY CERTIFY THAT THE ELEVATIONS SHOWN ON THIS DRAWING ARE A TRUE AND CORRECT REPRESENTATION OF THE EXISTING CONDITIONS AS OBTAINED BY FIELD SURVEY ON APRIL 8, 2025.

RYAN WILGREEN P.L.S. No. S-2647

CIVIL COVER SHEET



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED ADDITION AND ALTERATION FOR:
KWIK TRIP #613
456 S MAIN ST • FOND DU LAC, WI 54935



SHEET DATES

SHEET ISSUE JUNE 6, 2025

REVISIONS

JOB NUMBER

250121900

SHEET NUMBER

C001

PERMIT SET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO FIELD TELEVIEW ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVIEWING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERALS ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVIEWING OF THESE LATERALS SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVIEWING.
- C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF-ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL PROTECT TOPSOIL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR FILL FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE. PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, CONTRACTOR SHALL RETEST, AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
2. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3/4" INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE 19 GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12" MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TREE WASHING, AND STRIPES/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
3. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
4. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND BEFORE FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
8. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08 & ACI 318-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
- a. CONCRETE SHALL BE REINFORCED AS FOLLOWS:
- 1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
- 2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
- 3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
- 4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
- b. CONSTRUCTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOGGLED JOINT WHERE INDICATED ON THE PLANS.
2. DUMPSITER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 12" OF AGGREGATE BASE.
- a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
- 1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
- 2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
- 3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
- 4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
- b. DUMPSITER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1) CONSTRUCTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
- 2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 8" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
- a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
- 1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
- 2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
- 3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
- 4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
- b. HEAVY DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1) CONSTRUCTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER
4. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 6" OF CONCRETE OVER 12" OF 3/4" CRUSHED AGGREGATE.
- a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
- 1) REINFORCEMENT SHALL MEET THE STANDARDS OF ASTM A-615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
- 2) CONCRETE SHALL UTILIZE #3 BAR 3' ON-CENTER FOR DEPTHS UP TO 6" AND #4 BAR 3' ON-CENTER FOR CONCRETE OVER 6" IN DEPTH.
- 3) BAR: DEFORMED, EXCEPT THAT PLAIN BARS MAY BE USED FOR SPIRALS.
- 4) MAIN REINFORCING BARS, OTHER BARS NOT LISTED ABOVE: GRADE 60
- 5) THE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. THE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 30" O.C.
- 6) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- b. LIGHT DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1) CONSTRUCTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER
- c. CONCRETE ACCESSORIES TO BE USED AS FOLLOWS: USE OF ACCESSORIES OTHER THAN LISTED REQUIRES OWNER APPROVAL.
1. EXPANSION JOINT FILLER: NON-EXTRUDING RESILIENT BITUMINOUS TYPE, ASTM D 1751.
2. CURING COMPOUND: ASTM C 309 TYPE 1 (ACCEPTABLE PRODUCTS ARE SPEC CHEM ECO-CURE OR EUCLID CHEMICAL TAMMSUREWB).
3. CURING AND SEALING COMPOUND: ASTM C1315, TYPE 1, CLASS B AND C WITH A MAXIMUM OF 700 GRAMS PER LITER OF VOC'S (WATER BASED ACRYLIC). ACCEPTABLE PRODUCTS ARE TK PRODUCTS TRI-COTE 26U/EUCLID CHEMICAL SUPER DIAMOND CLEAR).
4. BOND BREAKER: 4 MIL POLYETHYLENE FILM OR 15# BUILDING PAPER.
- F. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
5. STRENGTH TO BE MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
6. ALL CONCRETE SUBJECT TO FREEZING AND THAWING SHALL HAVE A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.45 (4500 PSI AT 28 DAYS OR MORE). ALL STEEL REINFORCED CONCRETE SUBJECT TO BRACKISH WATER, SALT SPRAY OR DEICERS SHALL HAVE A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.40 (5000 PSI AT 28 DAYS OR MORE).
7. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
8. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
9. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER
10. ALL CONCRETE EXPOSED TO FREEZING AND THAWING AND/OR REQUIRED TO BE WATERTIGHT SHALL HAVE AN AIR CONTENT OF 4.5% TO 7.5%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT IN ALL MEMBERS (AFTER PUMPING IF APPLICABLE). NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL FROM EXCEL ENGINEERING, INC. & KWIK TRIP'S ENGINEERING TEAM. CALCIUM CHLORIDE SHALL NOT BE USED.
11. READY-MIXED CONCRETE: ASTM C-94, EXCEPT WHERE "CONCRETE MIX DESIGN SCHEDULE TABLE" IS MORE RESTRICTIVE. SEE CONCRETE MIX DESIGN SCHEDULE IN THE PLANSET.

- G. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIREING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W14 X W14 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE.
- H. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- I. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- J. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- K. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNERS BEING PLACED AND DETAILING OF STEEL REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE CRIMPED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A CONCRETE SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- L. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301, CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS AND TWO SETS OF COMPOSITE SAMPLE FOR EACH DAY'S POUR OR EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C39. TEST TWO SPECIMENS AT 1 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
- M. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- N. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONTRACT TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE. DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
- O. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED AND MANUFACTURED TOPSOIL FROM OFF SITE SOURCE WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH GRADING OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF AZTRINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- B. SEEDED LAWNS:
1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREeping RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1-9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.

- C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%.
- D. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- E. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD, FIRM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
- F. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- G. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- H. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. CONTRACTOR TO FIELD TELEVIEW ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVIEWING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERALS ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVIEWING OF THESE LATERALS SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVIEWING.
- C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. ALL SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
- D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION YWYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (2-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
- I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY SEWER.
- J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CONCRETE MIX DESIGN SCHEDULE TABLE						
TYPE OF CONSTRUCTION	MIN 28 DAY COMPRES STRENGTH H (PSI) (ASTM C39)	MIN 28 DAY COMPRES STRENGTH H (PSI) (ASTM C143) (C)	MAX SLUMP +/- 1" (ASTM C143) (C)	MAX AGGREGATE SIZE (INCH)	% AIR ENTRAINING +/- 1.5%	MAX W/C RATIO
FOOTINGS	3000	4 D	1-1/2	3/8	MAX	--
FOUNDATION WALLS AND CANOPY FOOTINGS/PIERS	4500	4 D	1	6	0.45	--
EXTERIOR SLABS, WALKS, AND CURBS	4500	4 D	1	6	0.45	520
CMU BLOCK FILL	2500	7 D	3/8	--	--	--
(A) MAXIMUM REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS BY WEIGHT IS: FLY ASH 20%, SLAG 30%. TOTAL REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS SHALL BE AT LEAST 40% (LESS THAN 40% AS APPROVED BY PROJECT ENGINEER) BUT NOT GREATER THAN 60%.						
(B) MAXIMUM REPLACEMENT OF PORTLAND CEMENT WITH SUPPLEMENTARY CEMENTITIOUS MATERIALS BY WEIGHT IS: FLY ASH 20%, SLAG 30%. DESIGN STRENGTH AT TIME OF STEEL ERECTION AND BACKFILLING RESPECTIVELY. THIS TIME PERIOD IS 21 DAYS UNLESS DIRECTED OTHERWISE.						
(C) SLUMP MAY BE INCREASED WHEN CHEMICAL ADMIXTURES ARE USED. PROVIDED THAT THE ADMIXTURE TREATED CONCRETE HAD THE SAME OR LOWER WATER/CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. CONCRETE MIXES SHALL BE PROPORTIONED TO ACHIEVE A MAXIMUM SLUMP OF 8" FOR CONCRETE CONTAINING HIGH RANGE WATER REDUCING ADMIXTURE AND 4" FOR CONCRETE CONTAINING A MID-RANGE WATER REDUCING ADMIXTURE. MIXES SHALL HAVE A WATER SLUMP OF 2"-3" (3" TO 4" FOR CONCRETE RECEIVING A "DRY-SHAKE" HARDENER). MAXIMUM OF 4" WATER SLUMP FOR ALL OTHER CONCRETE OR HIGHER SLUMPS MAY BE CONSIDERED AS LONG AS THEY ARE ACHIEVED THROUGH THE USE OF APPROPRIATE ADMIXTURE USAGE.						
(D) HIGH EARLY STRENGTH CONCRETE TO BE SUPPLIED ONLY WHEN APPROVED BY KWIK TRIP.						
(E) FOR COLD WEATHER CONDITIONS, SPECIFIED MINIMUM REPLACEMENT OF PORTLAND CEMENT MAY BE REDUCED BY UP TO 5% WITH PERMISSION OF OWNER.						
(F) CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE APPROXIMATE SET TIMES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS AND ADJUST MIX DESIGN AS NECESSARY TO ASSURE SET TIME IS ACCEPTABLE TO COMPLETE PLACING AND FINISHING OF SLAB IN A TIMELY MANNER. FOR COLD WEATHER CONCRETE, NON-CHLORIDE SET ACCELERATING ADMIXTURES MAY BE USED UPON APPROVAL OF ENGINEER. FOR HOT WEATHER CONCRETE SET RETARDING ADMIXTURES MAY BE USED UPON APPROVAL OF ENGINEER.						

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SCH40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Pavement Underdrain	Single Wall Perforated HDPE-Socketed	ASTM F667	ASTM F667	ASTM D1056 Grade 2A2 Gasketed



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

**Kwik
TRIP**

**Kwik
STAR**

PROJECT INFORMATION

PROPOSED ADDITION AND ALTERATION FOR:
KWIK TRIP #613
456 S MAIN ST • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 6, 2025

REVISIONS

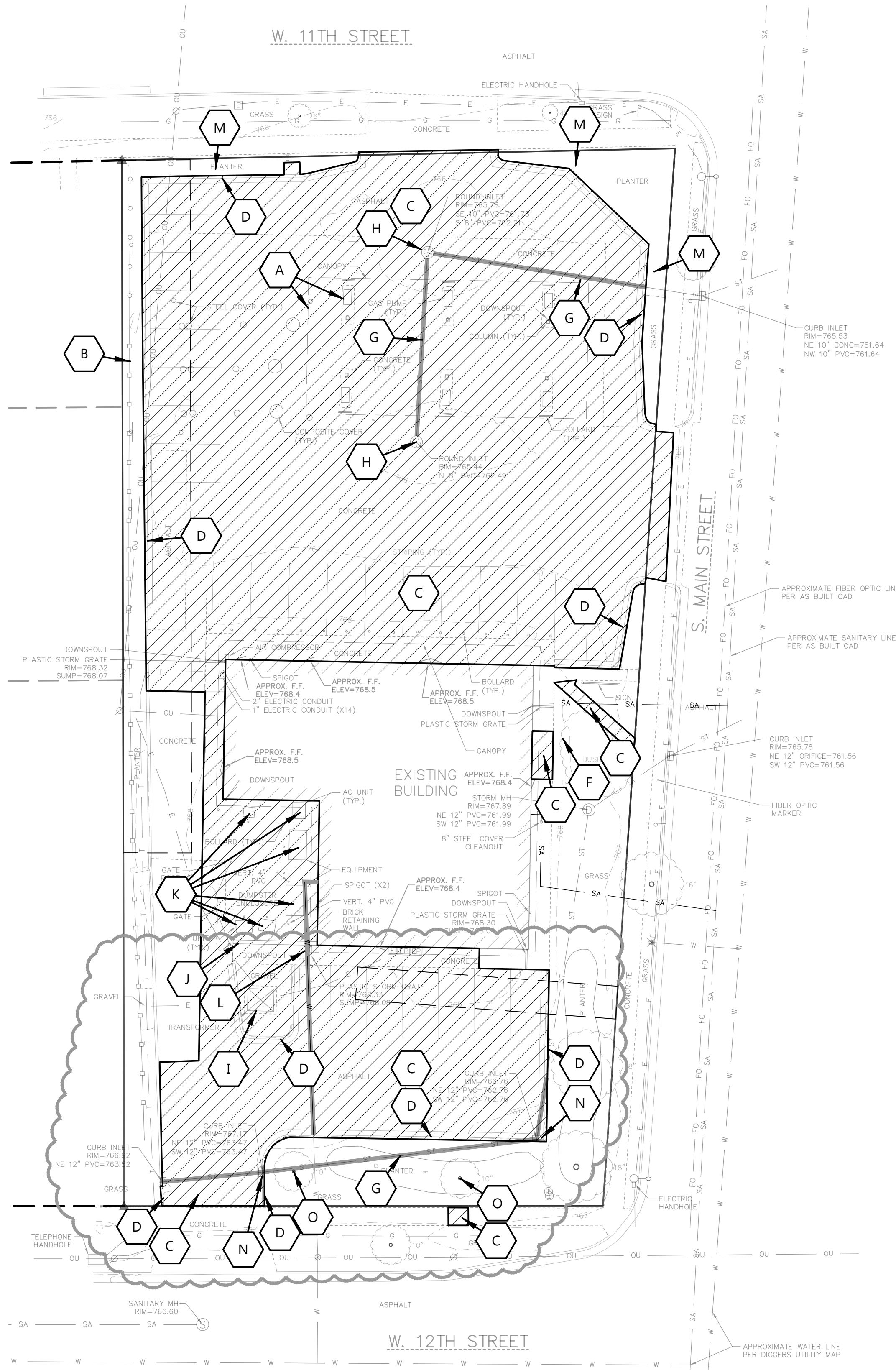
AD1 AUG. 13, 2025

JOB NUMBER

250121900

SHEET NUMBER

C020



KEYNOTES

- | | |
|---|---|
| A | REMOVE EXISTING FUEL PUMPS, CANOPY AND RELATED CONSTRUCTION |
| B | PROTECT |
| C | SAWCUT AND REMOVE PAVEMENT |
| D | SAWCUT (AS NECESSARY) AND REMOVE CURB |
| F | REMOVE EXISTING LANDSCAPING |
| G | REMOVE STORM PIPING |
| H | REMOVE STORM STRUCTURE |
| I | REMOVE EXISTING TRANSFORMER |
| J | REMOVE EXISTING DUMPSTER ENCLOSURE |
| K | REMOVE EXISTING MECHANICAL EQUIPMENT |
| L | REMOVE 66' OF WATER SERVICE |
| M | PROTECT EXISTING LANDSCAPING. IF REMOVAL IS NECESSARY REPLACE IN KIND |
| N | RELOCATE STORM STRUCTURE (SEE SHEET C400 FOR PROPOSED LOCATION) |
| O | REMOVE TREE |

SCALE: 1"= 20'



CIVIL EXISTING SITE AND DEMOLITION PLAN

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

**Kwik
TRIP****Kwik
STAR**

PROJECT INFORMATION

PROPOSED ADDITION AND ALTERATION FOR:

KWIK TRIP #613

456 S MAIN ST • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 6, 2025

REVISIONS

AD1 AUG. 13, 2025

PERMIT SET

JOB NUMBER

250121900

SHEET NUMBER

C100

ALTERNATES:

- PROVIDE ALTERNATE TO REPLACE WEST DRIVE ISLE PAVEMENT WITH CONCRETE PER KWIK TRIP STANDARDS.

SITE INFORMATION:

PROPERTY AREA: 33,541 S.F. (0.77 ACRES).

EXISTING ZONING: C-2 GENERAL BUSINESS

PROPOSED ZONING: C-2 GENERAL BUSINESS

PROPOSED USE: CONVINCE STORE/ GAS STATION

AREA OF SITE DISTURBANCE: 4,107 S.F. (0.09 ACRES)

SETBACKS:

BUILDING: FRONT(EAST) = 20'
STREET(SOUTH/NORTH) = 20'

PAVEMENT: FRONT(EAST) = 10'
SIDE(NORTH/SOUTH) = 10'
REAR(WEST) = 5'

PROPOSED BUILDING HEIGHT: 17.75' (MAX. HEIGHT ALLOWED: 55')

PARKING REQUIRED: 1 SPACE PER 200 S.F. (28 SPACES REQ.)

PARKING PROVIDED: 19 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.10	4,562	13.6%
PAVEMENT (ASP. & CONC.)	0.53	22,975	68.5%
TOTAL IMPERVIOUS	0.63	27,537	82.1%
LANDSCAPE/ OPEN SPACE	0.14	6,004	17.9%
PROJECT SITE	0.77	33,541	100.0%





PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.12	5,428	16.2%
PAVEMENT (ASP. & CONC.)	0.51	22,200	66.2%
TOTAL IMPERVIOUS	0.63	27,628	82.4%
LANDSCAPE/ OPEN SPACE	0.14	5,913	17.6%
PROJECT SITE	0.77	33,541	100.0%

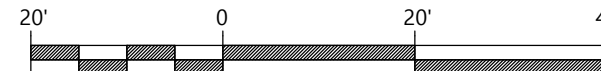
KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	TAPER WALK 0" TO 8" IN 26'
5	CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL) (PROVIDE YELLOW PAINT STRIPPING AT ALL CURB TAPERS)
10	BOARD ON BOARD FENCE (SEE ARCH PLAN FOR DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP BOLLARD (TYP.) (SEE ARCH PLAN FOR DETAIL AND FINAL LOCATION)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PROPOSED FUEL CANOPY AND DISPENSERS (FINAL DESIGN AND DETAILS BY SUPPLIER)
15	PROPOSED MECHANICAL EQUIPMENT (TYP.) (SEE ARCH/ HVAC PLANS)
16	DUMPSITER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
23	PAINT STRIPING (TYP. COLOR TO MATCH PARKING STALL STRIPING)

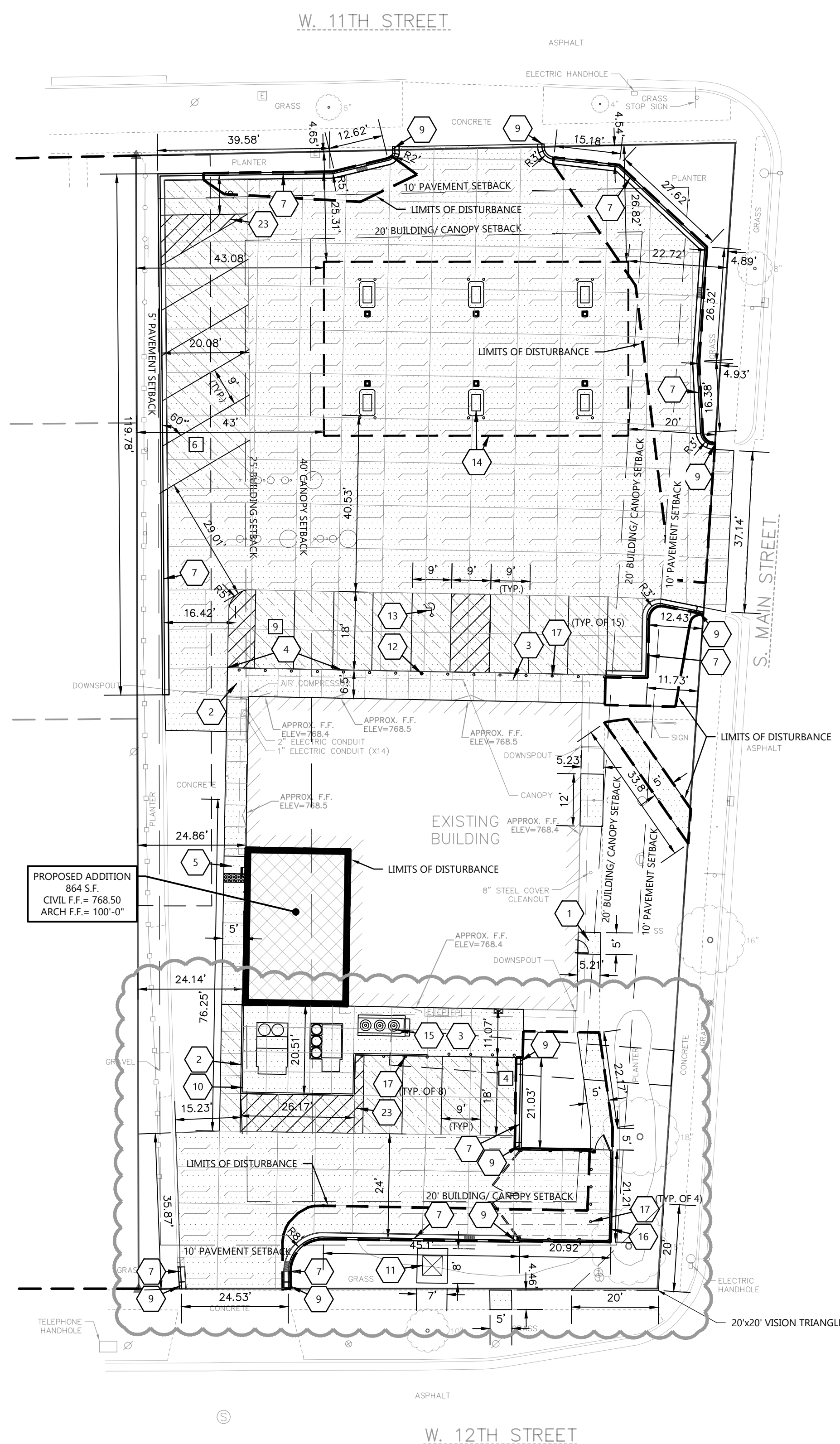
LEGEND:

HATCH	PAVEMENT SECTION
	SIDEWALK CONCRETE
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	DUMPSTER PAD/APRON CONCRETE

SCALE: 1" = 20'



CIVIL SITE PLAN





Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED ADDITION AND ALTERATION FOR:
KWIK TRIP #613
456 S MAIN ST • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 6, 2025

REVISIONS

AD1 AUG. 13, 2025

JOB NUMBER

250121900

SHEET NUMBER

C200

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- THE CITY REQUIRES THE CONTRACTOR, APPLICANT, OR OTHER RESPONSIBLE PARTY TO ENTER WEEKLY INSPECTIONS AND INSPECTIONS WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE ON THE CITY OF FOND DU LAC PERMITTRACK SITE. THE PERMITTRACK APPLICATION IS ACCESSIBLE AT <http://www.myperritrack.com/>.

KEYNOTES

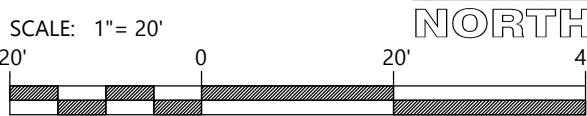
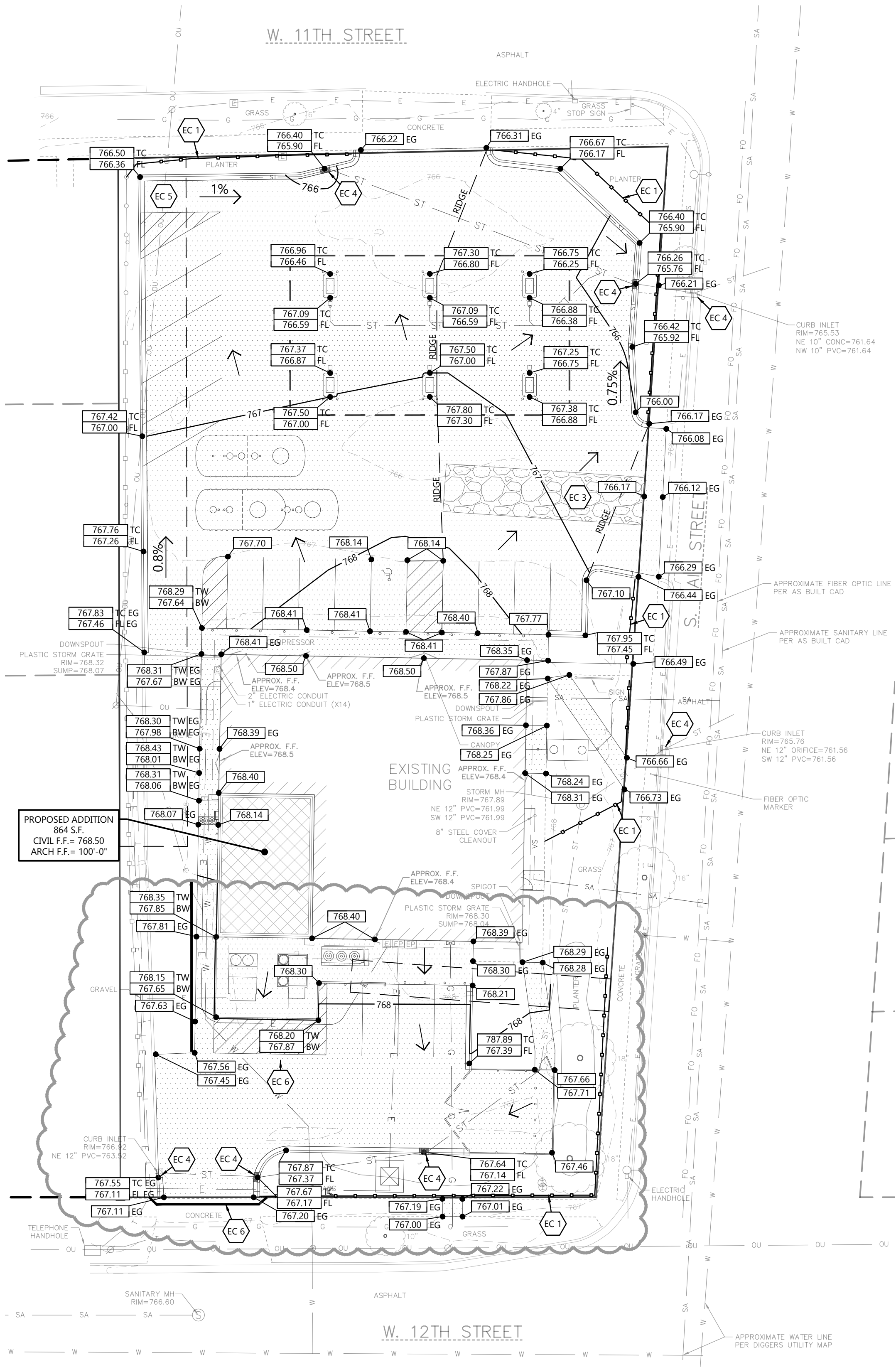
EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
EC 6	SEDIMENT LOG

TOTAL LAND DISTURBANCE

APPROX. 0.09 AC

Itemized cost of Erosion Control:

Topsail, Seed, and Mulch = \$1.50/SY x 28 = \$42
Sediment Log = \$50ea. x 5 = \$250
Inlet Protection = \$50 x 7 = \$350
Silt Fence = 363' x \$1/lin. ft = \$363
Total Erosion Control Cost Estimate = \$1,005



CIVIL GRADING AND EROSION CONTROL PLAN

**KWIK
TRIP****KWIK
STAR**

PROPOSED ADDITION AND ALTERATION FOR:

KWIK TRIP #613

456 S MAIN ST • FUND DU LAC, WI 54933

SHEET DATES

HEET ISSUE JUNE 6, 2025

REVISIONS

AD1 AUG. 13, 2025

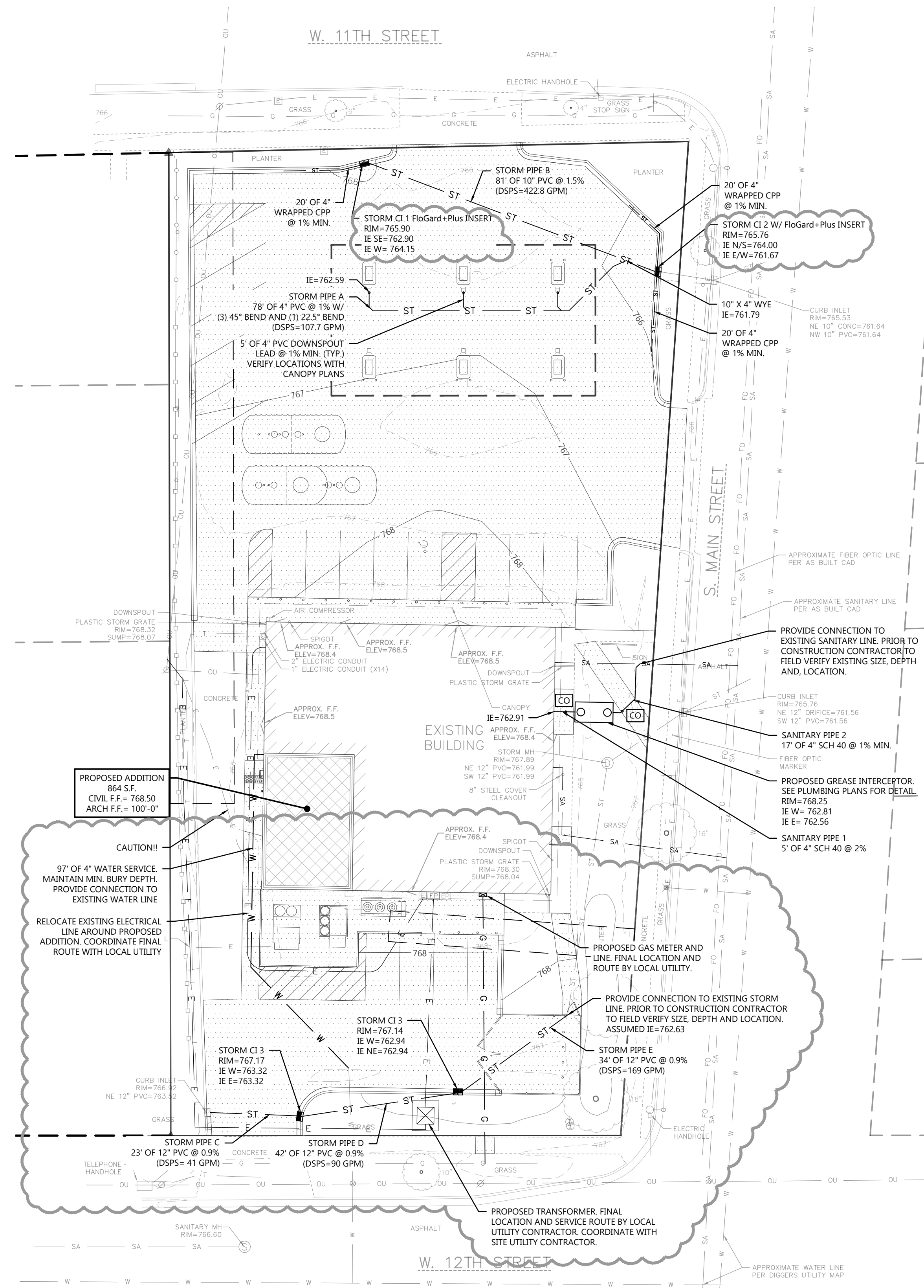
PERMIT SET

DB NUMBER

50121900

SHEET NUMBER

C400



SCALE: 1" = 20'



CIVIL UTILITY PLAN



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

**Kwik
TRIP**

**Kwik
STAR**

PROJECT INFORMATION

PROPOSED ADDITION AND ALTERATION FOR:
KWIK TRIP #613
456 S MAIN ST • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 6, 2025

REVISIONS

AD1 AUG. 13, 2025

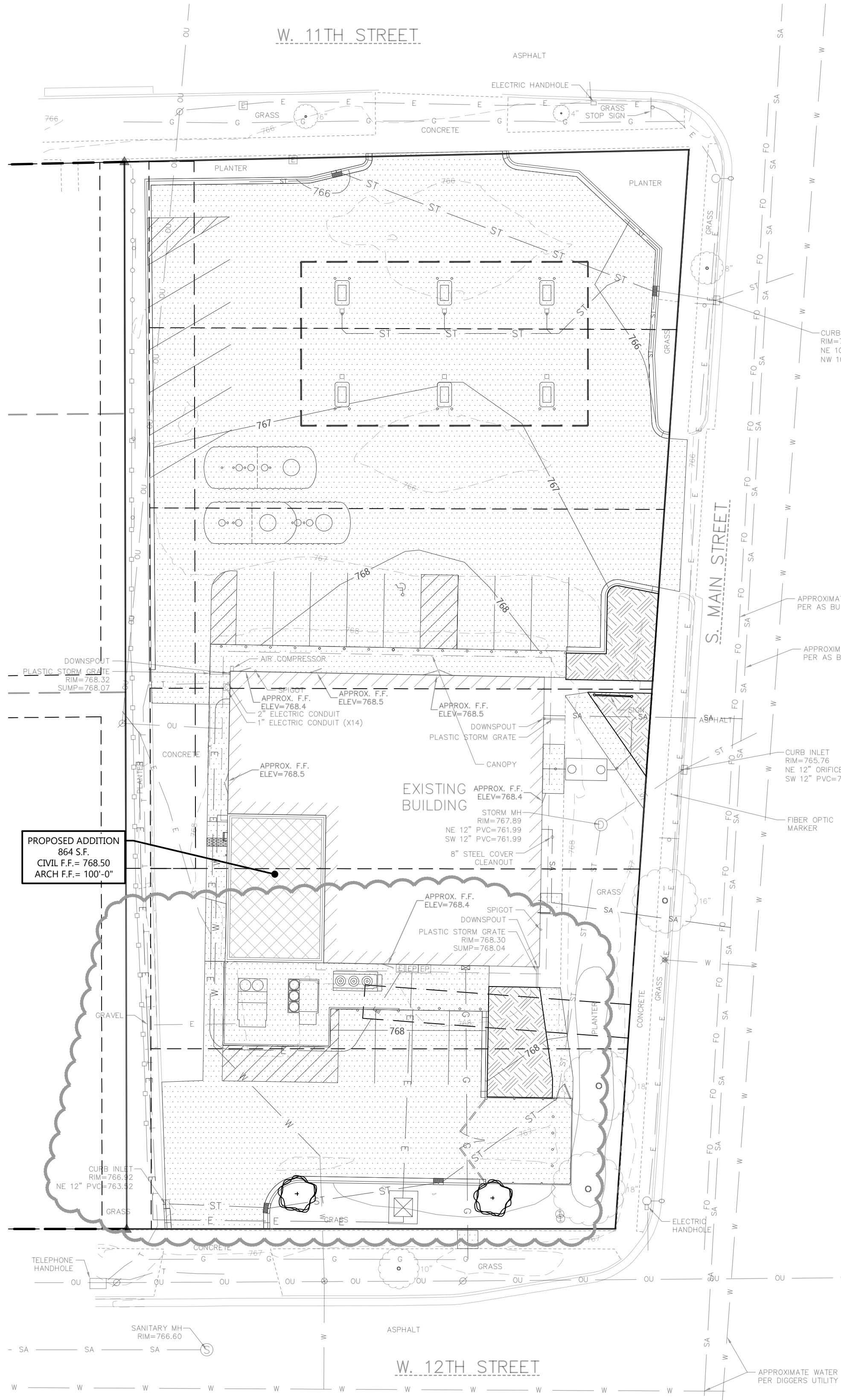
PERMIT SET

JOB NUMBER

250121900

SHEET NUMBER

C700



HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH (MATCH EXISTING)

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	2

SCALE: 1" = 20'



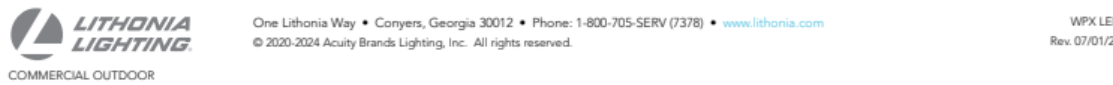
CIVIL LANDSCAPE AND RESTORATION PLAN



Series	Length (ft)	Height (ft)	Width (ft)	Area (sq ft)	Weight (lb)	Power (W)	Beam Angle (°)	Color Temp (K)	Life (hrs)	Notes
WPX1	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000	Standard
WPX2	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000	Standard
WPX3	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000	Standard

Ordering Information									
Series	Length (ft)	Height (ft)	Width (ft)	Area (sq ft)	Weight (lb)	Power (W)	Beam Angle (°)	Color Temp (K)	Life (hrs)
WPX1	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000
WPX2	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000
WPX3	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000

Features & Specifications									
INTENDED USE The WPX LED wall packs are designed to provide a cost-effective, long-lasting solution for the exterior lighting needs of commercial and industrial facilities. The WPX LED wall packs are ideal for use in a variety of applications, including parking lots, loading docks, and building exteriors. The WPX LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
CONSTRUCTION The WPX LED wall packs are constructed from high-quality, durable materials. The WPX LED wall packs are designed to provide a long-lasting, reliable solution for the exterior lighting needs of commercial and industrial facilities. The WPX LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
ELECTRICAL The WPX LED wall packs are designed to provide a long-lasting, reliable solution for the exterior lighting needs of commercial and industrial facilities. The WPX LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
WARRANTY The WPX LED wall packs are designed to provide a long-lasting, reliable solution for the exterior lighting needs of commercial and industrial facilities. The WPX LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									



Series	Length (ft)	Height (ft)	Width (ft)	Area (sq ft)	Weight (lb)	Power (W)	Beam Angle (°)	Color Temp (K)	Life (hrs)	Notes
TWS1	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000	Standard
TWS2	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000	Standard
TWS3	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000	Standard

Ordering Information									
Series	Length (ft)	Height (ft)	Width (ft)	Area (sq ft)	Weight (lb)	Power (W)	Beam Angle (°)	Color Temp (K)	Life (hrs)
TWS1	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000
TWS2	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000
TWS3	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000

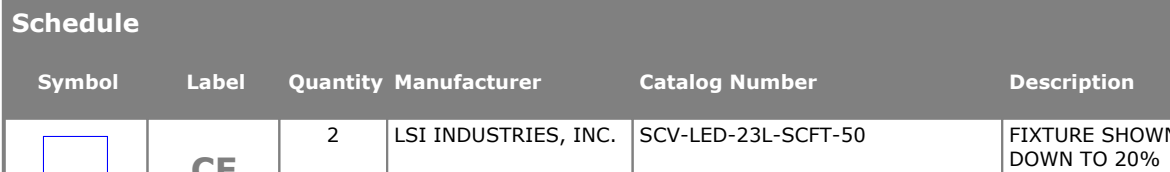
Features & Specifications									
INTENDED USE The TWS LED wall packs are designed to provide a cost-effective, long-lasting solution for the exterior lighting needs of commercial and industrial facilities. The TWS LED wall packs are ideal for use in a variety of applications, including parking lots, loading docks, and building exteriors. The TWS LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
CONSTRUCTION The TWS LED wall packs are constructed from high-quality, durable materials. The TWS LED wall packs are designed to provide a long-lasting, reliable solution for the exterior lighting needs of commercial and industrial facilities. The TWS LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
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Ordering Information									
Series	Length (ft)	Height (ft)	Width (ft)	Area (sq ft)	Weight (lb)	Power (W)	Beam Angle (°)	Color Temp (K)	Life (hrs)
SCV1	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000
SCV2	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000
SCV3	1.71 (16.4m)	1.71 (16.4m)	1.71 (16.4m)	2.92 (27.1m²)	4.0 (36.3kg)	100W	120°	5000K	50,000

Features & Specifications									
INTENDED USE The SCV LED wall packs are designed to provide a cost-effective, long-lasting solution for the exterior lighting needs of commercial and industrial facilities. The SCV LED wall packs are ideal for use in a variety of applications, including parking lots, loading docks, and building exteriors. The SCV LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
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ELECTRICAL The SCV LED wall packs are designed to provide a long-lasting, reliable solution for the exterior lighting needs of commercial and industrial facilities. The SCV LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
WARRANTY The SCV LED wall packs are designed to provide a long-lasting, reliable solution for the exterior lighting needs of commercial and industrial facilities. The SCV LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									

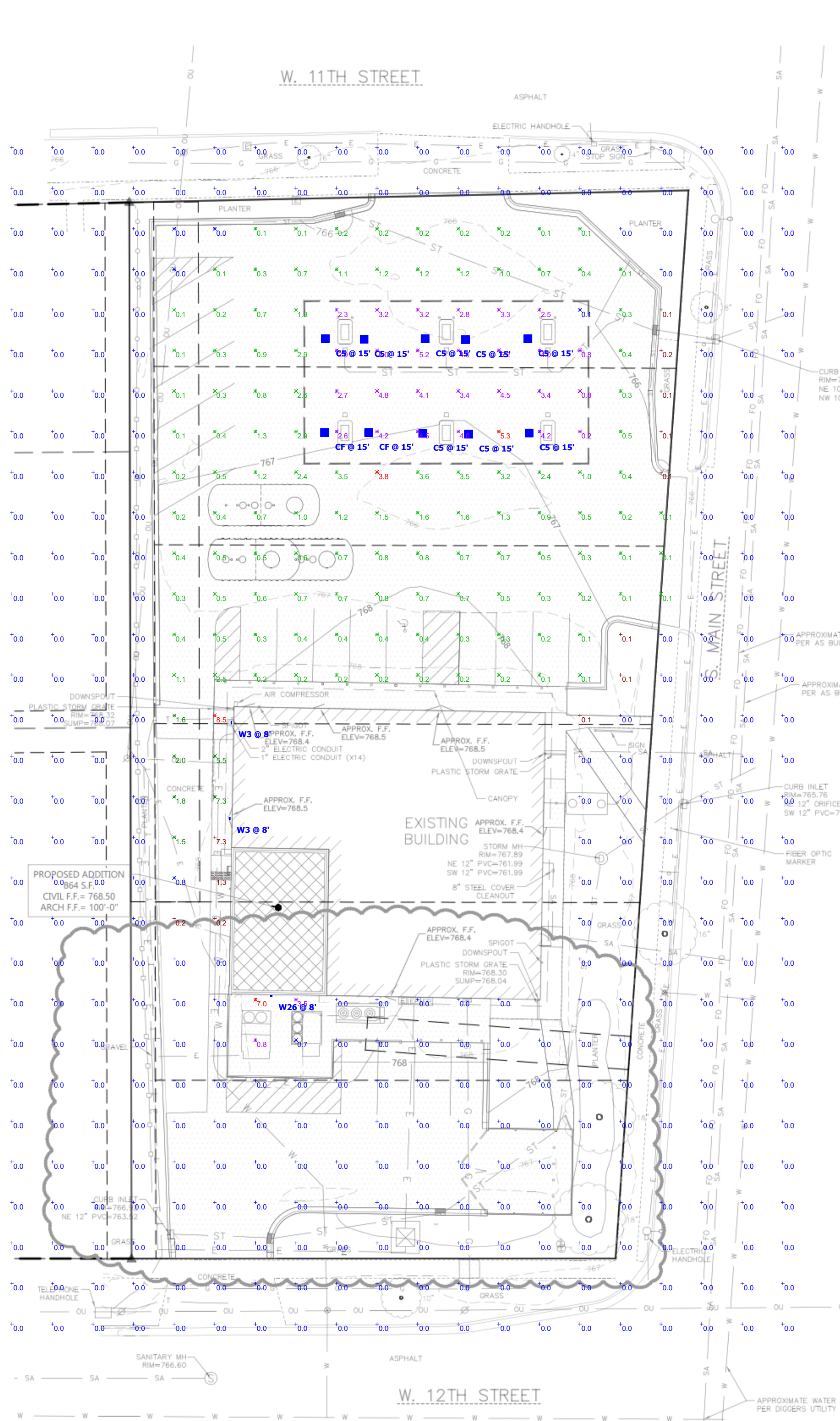
Features & Specifications									
INTENDED USE The SCV LED wall packs are designed to provide a cost-effective, long-lasting solution for the exterior lighting needs of commercial and industrial facilities. The SCV LED wall packs are ideal for use in a variety of applications, including parking lots, loading docks, and building exteriors. The SCV LED wall packs are designed to provide a uniform, wide distribution of light, making them ideal for use in areas where a wide, uniform distribution of light is required.									
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	CF		1	Lithonia Lighting	TWS LED P1 50K MVOLT PE DDB M4	
	W26		1	Lithonia Lighting	TWS LED P1 50K MVOLT PE DDB M4	
	W3		2	Lithonia Lighting	WPX1 LED P2 50K Mvolt	
	C5		8	LSI INDUSTRIES, INC.	SCV-LED-10L-SC-50	FIXTURE SHOWN DOWN TO 20%

Statistics

Description	Avg	Symbol	Max	Min	Max/Min	Avg/Min
CALC ZONE	0.4 fc	+	8.5 fc	0.0 fc	N/A	N/A
CANOPY	3.3 fc	+	5.3 fc	0.1 fc	53.0:1	33.0:1
LOAD/UNLOADING DOCK	3.6 fc	+	8.5 fc	0.8 fc	10.6:1	4.5:1
PARKING LOT	0.7 fc	+	3.8 fc	0.0 fc	N/A	N/A
TRASH	3.0 fc	+	7.0 fc	0.7 fc	10.0:1	4.3:1



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

PROPOSED ADDITION AND ALTERATION FOR:

KWIK TRIP #613

456 S MAIN ST • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 6, 2025

REVISIONS

AD1 AUG. 13, 2025

PERMIT SET

JOB NUMBER

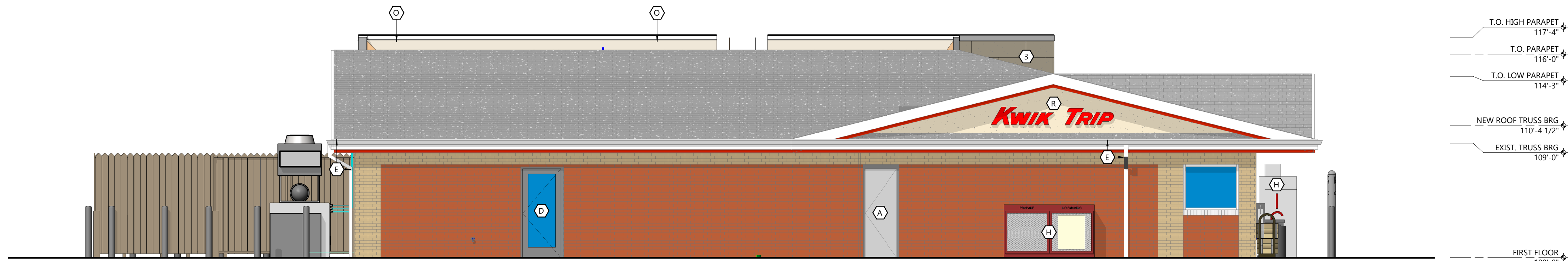
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SHEET NUMBER

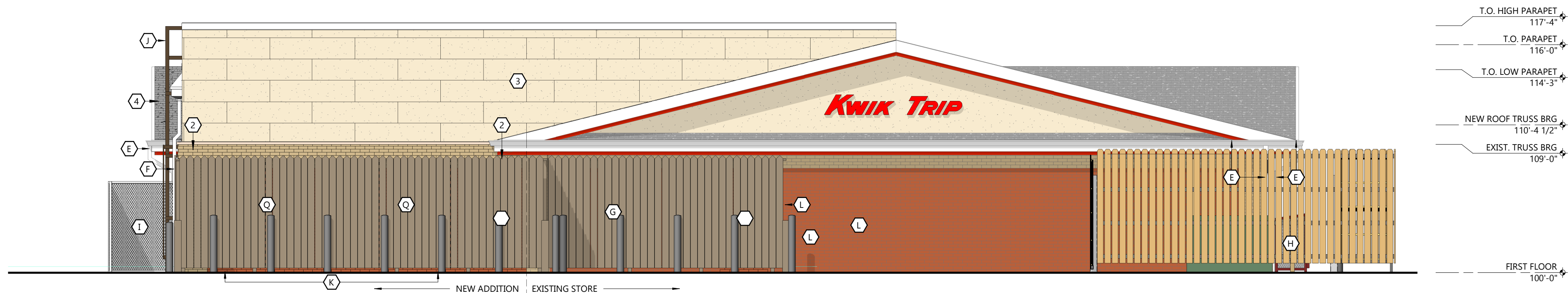
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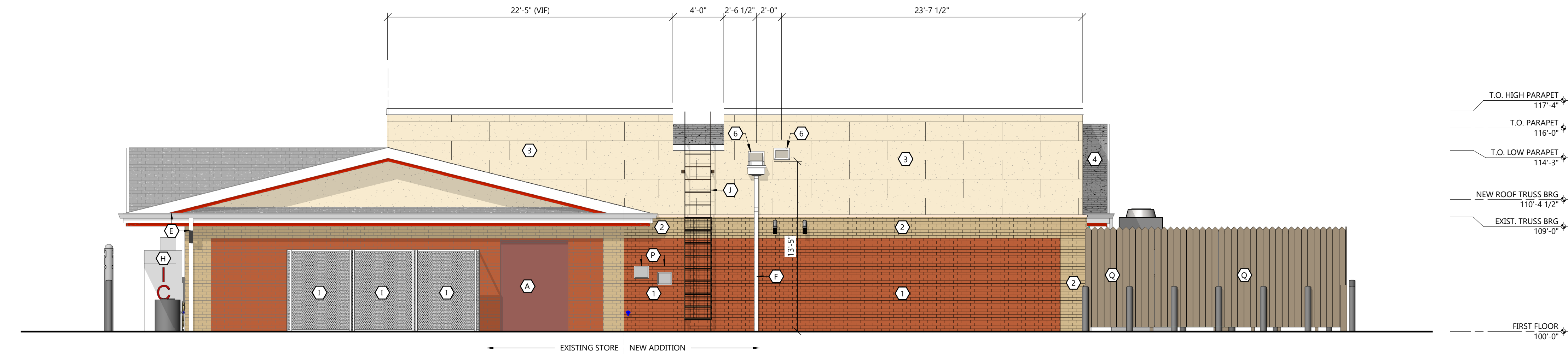
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEY

- 6 PREFINISHED METAL FASCIA / GUTTER
PROFILE: MATCH EXISTING
COLOR: MATCH EXISTING (WHITE)
- 5 PREFINISHED METAL COPING
MANUF: UNA-CLAD 24 GA.
COLOR: MATCH EXISTING (WHITE)
- 4 ASPHALT SHINGLES
MANUF: MATCH EXISTING
STYLE: MATCH EXISTING
COLOR: MATCH EXISTING
- 3 NICHHA WALL PANELS
PRODUCT: TUFFBLOCK MODERN SERIES
COLOR: MORNING MIST
- 2 BRICK #2
STYLE: MATCH EXISTING
COLOR: MATCH EXISTING (TAN)
- 1 BRICK #1
STYLE: MATCH EXISTING
COLOR: MATCH EXISTING (RED)

EXTERIOR KEYNOTES

- A EXISTING DOOR AND FRAME TO REMAIN.
- B EXISTING ALUMINUM STOREFRONT DOOR / WINDOW FRAME AND GLAZING TO REMAIN.
- C NEW DOOR AND FRAME. FINISH TO MATCH EXISTING
• SEE DOOR SCHEDULE
- D NEW ALUMINUM STOREFRONT DOOR / WINDOW FRAME. FINISH TO MATCH EXISTING
• SEE DOOR SCHEDULE
- E EXISTING GUTTER AND DOWNSPOUT TO REMAIN.
- F NEW / RELOCATED DOWNSPOUT. MATCH EXISTING.
- G MEP SERVICE EQUIPMENT
• SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION
- H EXISTING EXTERIOR MERCHANDISER TO REMAIN
- I EXISTING CHAIN LINK FENCE ENCLOSURE TO REMAIN
- J ROOF ACCESS LADDER w/ SECURITY GATE
- K PIPE BOLLARDS
• SEE DETAIL: 1/A000
- L EXISTING MEP EQUIPMENT - TO REMAIN
- M WALL PACK UNIT @ 8'-0" AFF
• SEE ELECTRICAL DRAWINGS
- N MASONRY VENEER CONTROL JOINT (SEE SHEET A320)
- O WOOD FRAMED PARAPET WALL w/ KICKER. RUN TPO MEMBRANE UP BACK AND ENDS OF KICKER.
- P FLUSH MOUNT CO2 AND RTI BOXES.
• MASONRY VENEER INSTALLER TO COORDINATE SIZES AND LOCATION W/ CONTRACTOR BEFORE INSTALLING MASONRY VENEER.
- Q 1x6 SOLID PLASTIC BOARD DUMPSTER ENCLOSURE FENCING.
• SEE SHEET A700
- R NEW / RELOCATED EXTERIOR BUILDING SIGNAGE
• SEE ELECTRICAL DRAWINGS



EXCEL

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



PROPOSED ADDITION AND ALTERATIONS FOR:

KWIK TRIP #613

456 S. MAIN STREET • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE, 25, 2025

REVISIONS

AD1 AUG. 13, 2025

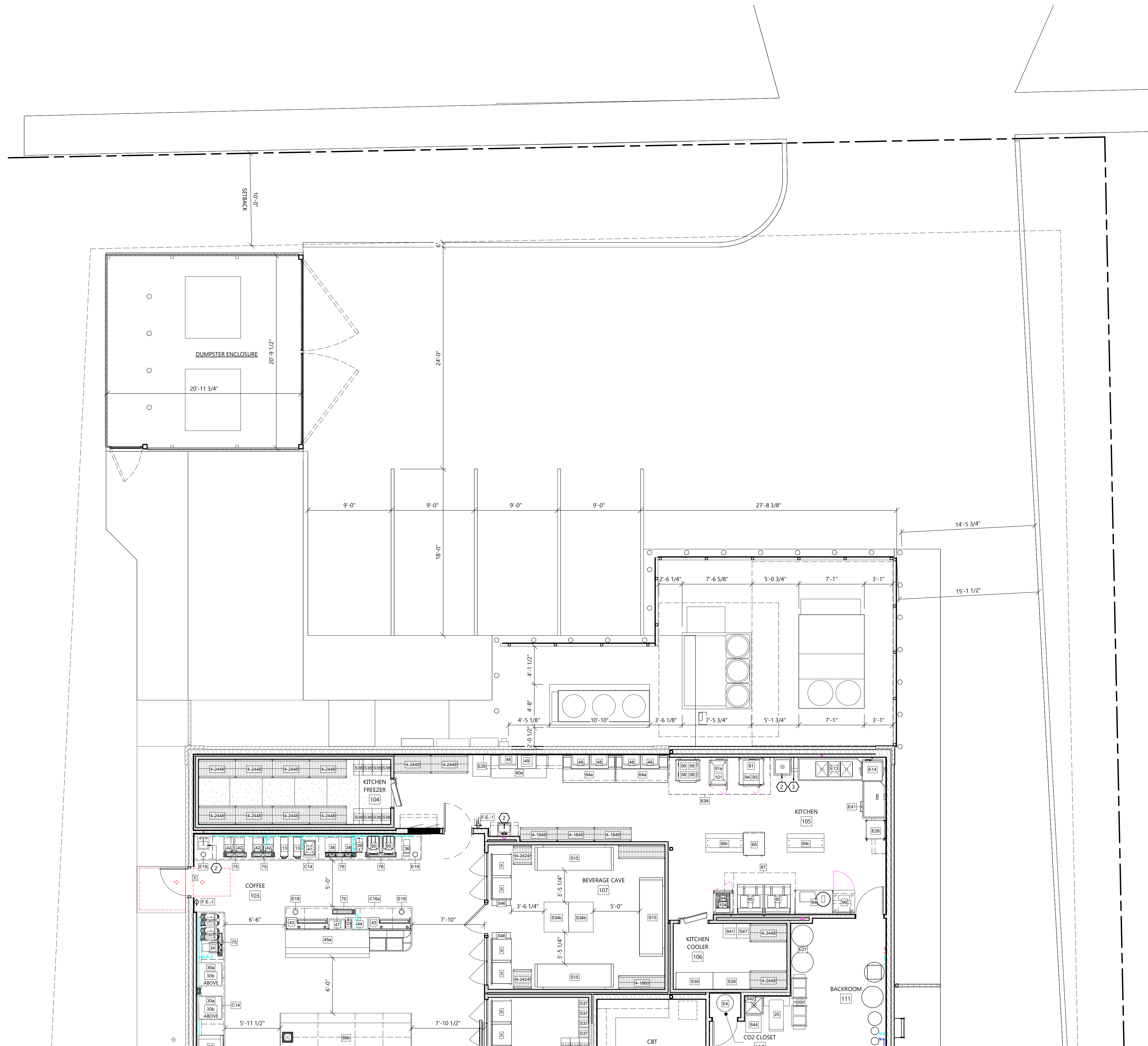
JOB NUMBER

250121900

SHEET NUMBER

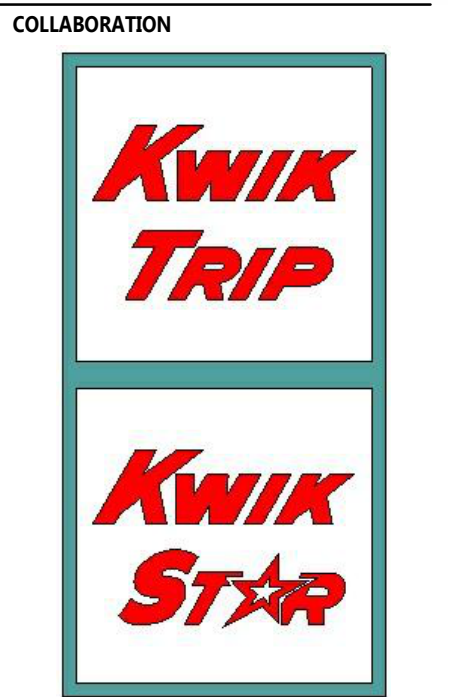
A200

REVIEW SET #3



NOTE:
• NORTH ARROW IS 180° FROM CIVIL DRAWINGS

EQUIPMENT PLAN
NORTH
SCALE: 3/16" = 1'-0"
0' 5' 10'



PROJECT INFORMATION

PROPOSED ADDITION AND ALTERATIONS FOR:
KWIK TRIP #613
456 S. MAIN STREET • FOND DU LAC, WI 54935

PROFESSIONAL SEAL

SHEET DATES	
SHEET ISSUE	JUNE, 25, 2025
REVISIONS	
AD1	AUG. 13, 2025

JOB NUMBER
250121900

SHEET NUMBER
A120

NOTICE OF BOARD OF APPEALS HEARING

NOTICE IS HEREBY GIVEN that the **BOARD OF APPEALS** of the City of Fond du Lac, Wisconsin, will take action on the following appeal on **Monday, September 8, 2025**. The 3:00 pm meeting will be conducted in Meeting Room A (first floor) of the City-County Government Center, 160 S Macy Street. All persons having an interest are invited to participate. Written correspondence for inclusion with agenda materials should be submitted to the City Clerk. The meeting agenda for the Board of Appeals can be accessed on the Calendar tab on the home page of the City's website: www.fdl.wi.gov

APPEAL NO. 2025-13

Location of Variance Request: 456 S Main Street, Fond du Lac, WI 54935

Zoning Code Regulations:

Section 720-47(D) Enclosure of Operation Business Districts prohibits trash enclosures from being located within the front yard.

Proposal:

Allow the construction of a trash enclosure within the front yard area at the southeast corner of the property – Main Street and E 12th Street front yard areas.

Intent of Variance Request:

The variance request asks for a waiver to allow the construction of a trash enclosure within the front yard area of both Main Street and E 12th Street.

Dated this 18th day of August, 2025

Margaret Hefter
City Clerk

Board of Appeals 2025-13

456 S Main Street

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-15-43-546-00	506 S MAIN ST	1422 W MARIO LN	OAK CREEK	WI	53154
FDL-15-17-15-41-036-00	436 CENTER ST	436 CENTER ST	FOND DU LAC	WI	54935
FDL-15-17-15-41-036-00	436 CENTER ST	436 CENTER ST	FOND DU LAC	WI	54935
FDL-15-17-15-44-831-00	21 E 13TH ST	21 E 13TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-533-00	38 W 12TH ST	W10433 BLACKHAWK TRL	FOX LAKE	WI	53933
FDL-15-17-15-42-336-00	10 E 11TH ST	10 E 11TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-44-778-00	19 E 12TH ST	747 CRESTVIEW LN	FOND DU LAC	WI	54935
FDL-15-17-15-44-778-00	19 E 12TH ST	747 CRESTVIEW LN	FOND DU LAC	WI	54935
FDL-15-17-15-42-290-00	461 LINDEN ST	461 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-335-00	459 S MAIN ST	459 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-550-00	37 W 13TH ST	75 ADAMS ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-548-00	27 W 13TH ST	27 W 13TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-41-178-00	16 E 11TH ST	N8557 TOWN HALL RD	ELDORADO	WI	54932
FDL-15-17-15-42-294-00	445 LINDEN ST	445 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-41-179-00	22 E 11TH ST	22 E 11TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-536-00	16 W 12TH ST	16 W 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-549-00	33 W 13TH ST	33 W 13TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-509-00	476 LINDEN ST	476 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-502-00	475 S MAIN ST	N8352 MAPLEWOOD CT	FOND DU LAC	WI	54937
FDL-15-17-15-43-500-00	15 E 12TH ST	1229 PRIMROSE LN	FOND DU LAC	WI	54935
FDL-15-17-15-43-511-00	43 W 12TH ST	43 W 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-288-01	42 W 11TH ST	42 W 11TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-545-00	505 S MAIN ST	N5386 DENEVEU LN	FOND DU LAC	WI	54937
FDL-15-17-15-41-037-00	440 CENTER ST	191 8TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-44-779-00	20 E 12TH ST	20 E 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-542-00	493 S MAIN ST	493 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-328-00	422 S MAIN ST	422 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-298-00	423 LINDEN ST	423 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-541-00	16 E 12TH ST	16 E 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-534-00	32 W 12TH ST	32 W 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-532-00	42 W 12TH ST	395 RIVER VIEW DR	GRAFTON	WI	53024
FDL-15-17-15-43-501-00	9 E 12TH ST	9 E 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-331-01	444 S MAIN ST	1626 OAK STREET	LACROSSE	WI	54602

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456 S Main Street

FDL-15-17-15-43-538-00	485 S MAIN ST	W1133 OLD BRIDGE RD	CAMPBELLSPORT	WI	53010
FDL-15-17-15-43-504-00	467 S MAIN ST	467 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-329-00	428 S MAIN ST	W2715 POPLAR RD	FOND DU LAC	WI	54937
FDL-15-17-15-42-295-00	439 LINDEN ST	439 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-297-00	429 LINDEN ST	429 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-535-00	22 W 12TH ST	22 W 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-44-777-00	29 E 12TH ST	29 E 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-333-00	463 S MAIN ST	463 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-339-00	429 S MAIN ST	429 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-503-00	471 S MAIN ST	471 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-289-01	460 LINDEN ST	460 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-508-00	21 W 12TH ST	21 W 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-543-00	15 E 13TH ST	114 S MAIN ST #116	FOND DU LAC	WI	54935
FDL-15-17-15-43-544-00	11 E 13TH ST	11 E 13TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-268-00	440 LINDEN ST	440 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-510-00	470 LINDEN ST	470 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-293-00	15 W 11TH ST	N9637 DARBOY DR	APPLETON	WI	54915
FDL-15-17-15-42-296-00	435 LINDEN ST	PO BOX 46	MERCER	WI	54547
FDL-15-17-15-42-291-00	18 W 11TH ST	N6908 TOWER RD	FOND DU LAC	WI	54937
FDL-15-17-15-42-337-00	439 S MAIN ST	439 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-539-00	12 E 12TH ST	5710 STATE ROAD 21	OMRO	WI	54963
FDL-15-17-15-42-292-00	22 W 11TH ST	22 W 11TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-340-00	423 S MAIN ST	423 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-267-00	432 LINDEN ST	432 LINDEN ST.	FOND DU LAC	WI	54935
FDL-15-17-15-42-270-00	41 W 11TH ST	41 W 11TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-44-780-00	24 E 12TH ST	114 S MAIN ST #116	FOND DU LAC	WI	54935
FDL-15-17-15-42-269-00	446 LINDEN ST	446 LINDEN ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-334-00	461 S MAIN ST	461 S MAIN ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-507-00	15 W 12TH ST	15 W 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-43-547-00	23 W 13TH ST	3485 LAKE DR	HARTFORD	WI	53027
FDL-15-17-15-41-035-00	430 CENTER ST	15730 MARLIN PL	LAKE BALBOA	CA	91406
FDL-15-17-15-41-035-00	430 CENTER ST	15730 MARLIN PL	LAKE BALBOA	CA	91406
FDL-15-17-15-43-540-00	14 E 12TH ST	14 E 12TH ST	FOND DU LAC	WI	54935
FDL-15-17-15-42-332-00	456 S MAIN ST	1626 OAK ST	LA CROSSE	WI	54603

**BOARD OF APPEALS AGENDA
CITY OF FOND DU LAC, WISCONSIN
305 Fond du Lac Ave (Twohig Funeral Home) (ACTION ITEM)**

Subject: Public Hearing Held September 8, 2025 (ACTION ITEM)
Appeal 2025-14
Zoning Code Regulations:
Schedule VIII Design Standards and Specifications for
Sign require a setback of 5 ft for ground signs in the
C-2 General Commercial District.

Proposal:
Allow the installation of a 31.5 sq ft ground sign
less than 5 ft from the property line.

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Memo__Maps.pdf

REDACTED_Application.pdf

Public_Notice.pdf

The CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 25, 2025
To: Board of Appeals
From: Dyann Benson, Community Development Director
Re: Appeal No. 2025-14 – 305 Fond du Lac Avenue
Applicant: Twohig Funeral Home

Zoning:
Site: C-2 (General Commercial District)
North: C-2/R-1 (Single Family Residential District)
South: C-2/R-1
East: R-1
West: R-1

Land Use:
Site: Twohig Funeral Home
North: Parking Lot/Hope Lutheran Church
South: Commercial/Residential
East: Residential
West: Residential

Variance Request

Zoning Code Regulations:

Schedule VIII Design Standards and Specifications for Sign requires a setback of 5 ft for ground signs in the C-2 General Commercial District.

Proposal:

Allow the installation of a 31.5 sq ft ground sign less than 5 ft from the property line.

Analysis

The property is located at the northeast intersection of Fond du Lac Avenue and Sixth Street. The west entrance to the building sits at the corner of those two streets with a small landscape area where the two sidewalks intersect. The applicant is seeking to install a 31.5 sq ft ground sign made of etched stone. The zoning code requires ground signs in the C-2 District to be setback not less than 5 feet from the property line.

The intent of setbacks is to provide some visibility along the right of way. The north side of 6th Street has a bump out which provides additional green space and serves as the similar role to a standard property line setback.

Staff does recommend favorable consideration of the request

Criteria for Variance Approval

In granting a variance the Board of Appeals must find that, for a use variance there is no reasonable use of the property without a variance; and for an area variance there is no practical way for the property owner to accomplish the intended objective of zoning code requirements.

The applicant must demonstrate that a unique condition of the property exists to prevent compliance with zoning code regulations. To qualify for a variance, an applicant must demonstrate that the property meets three requirements:

1. **Unique Property Limitations.** Physical characteristics of the property that are not generally shared by other properties must be evident that affect compliance with ordinance requirements.
2. **No Harm to Public Interest.** A variance may not be granted which results in harm to the interests of neighbors, the community, and the general public. Lack of opposition does not mean that the proposed construction would not harm the public interest.
3. **Unnecessary Hardship.** Unique property limitations must create unnecessary hardship to justify an exception to zoning regulations. The hardship must not be self-imposed; loss of profit, construction without a permit, additional expense to comply with zoning ordinances, are not unnecessary hardships.

Statement of Hardship

The property owner must bear the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

The orientation of the building and the property significantly limits the location of a ground sign that is visible yet connects the property to the use.

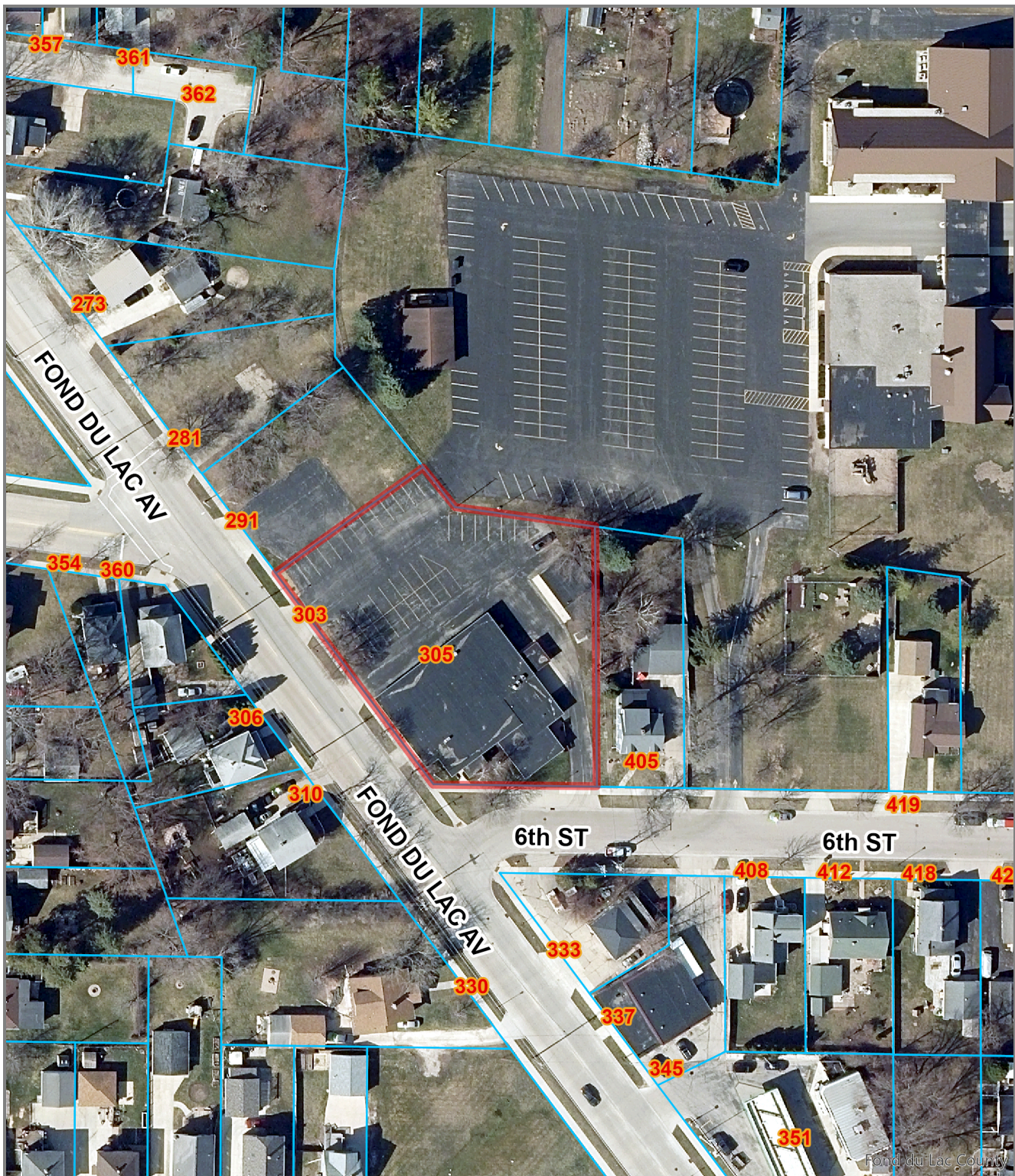
Recommendation and Findings

A motion for variance approval or denial must state the findings in support of the action.

Community Development staff recommends a motion to **approve the variance** request based on findings referenced herein, and specifically because unique property conditions of the building and lot orientation along Fond du Lac Avenue and 6th Street makes strict compliance with the zoning code difficult. Please note the following conditions:

1. Submittal of a sign permit to Inspections.
2. If illuminated, all illumination must be contained within the parcel and cannot spill out into the right of way.

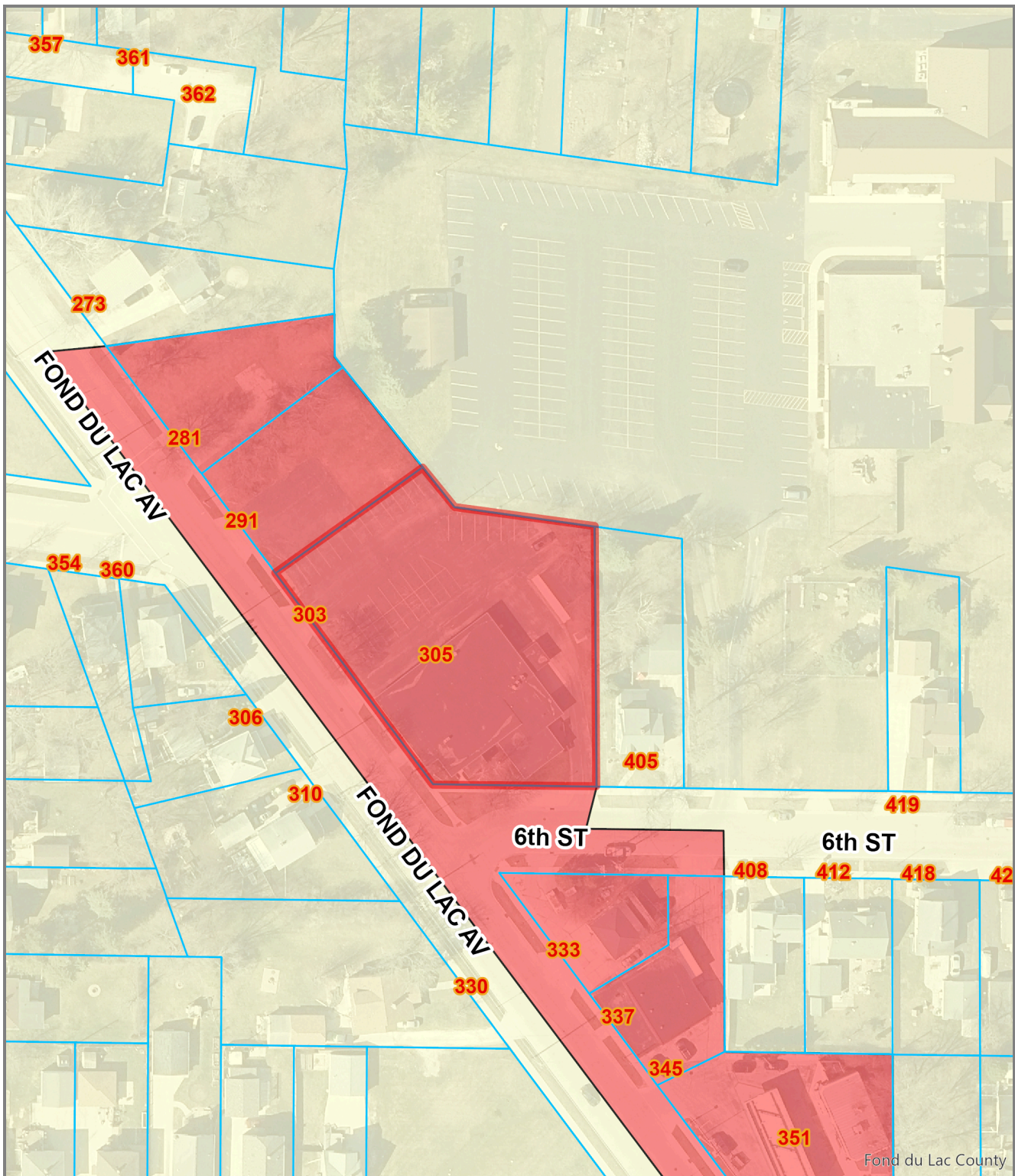
Aerial - 305 Fond du Lac Avenue



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
8/25/2025

Zoning - 305 Fond du Lac Avenue



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
8/25/2025

**APPLICATION FOR ZONING VARIANCE****PROPERTY LOCATION:** 305 Fond du Lac AveTax Key Number (Vacant Land): FDL-15-17-14-24-835-00**Project Applicant**Name Roffers Landscaping, LLCMailing Address P.O. Box 788City Fond du LacState WIZIP Code 54936**Landowner (Complete this information if the project applicant is not the property owner.)**Name Twohig Funeral Home (Matt Myrhum)Mailing Address 305 Fond du Lac AveCity Fond du LacState WIZIP Code 54935-5342**Landowner Certification**

If the person requesting a variance is not the owner of the property affected by the proposal, the consent of the landowner is necessary. Refer to the LANDOWNER AUTHORIZATION form included with the variance application packet.

VARIANCE PROPOSAL

A variance is an exception to a regulation of the zoning code. Describe the purpose of the variance request.

The customer would like the Natural Stone Monument Sign up by the front SW corner of the building. The Natural Stone is 7' wide x 4.5' tall with "Twohig Funeral Home: Cremation Service". It would add nice curb appeal to the property with the improvements.

ALTERNATIVES

Describe alternatives to your proposal such as other locations, designs, and construction techniques. If the alternatives are not reasonable, provide the reason(s) for rejection.

The customer wants this particular location so it's more viewable from the main Rd.

CRITERIA FOR VARIANCE APPROVAL

To obtain a variance, the applicant must demonstrate that a unique condition of the property exists to prevent compliance with zoning code regulations. A variance is not intended as an accommodation for a property owner's convenience. To qualify for a variance, an applicant must demonstrate that the property meets the following three requirements:

1. Unique Property Limitations
2. No Harm to Public Interest
3. Unnecessary Hardship

1. UNIQUE PROPERTY LIMITATION(S)

Physical characteristics of the property that are not generally shared by other properties – such as a steep slope, wetland, unusual lot boundaries, unusual lot size – must be evident that affect compliance with ordinance requirements. The preference of an applicant (growing family, need for a larger garage, bigger sign, etc.) is not a factor for variance approval. The *property* must qualify for the variance, *not the particular situation of the property owner*.

Describe the unique property limitations that prevent compliance with code requirements:

The property is limited to sign locations. It would be 5' off the south & west sidewalks. It wouldn't block the view for traffic due to the wide frontage between the sidewalk & roadway. Please see photos attached.

2. NO HARM TO PUBLIC INTEREST

A variance may not be granted which results in harm to the interests of neighbors, the community, and the general public. Lack of opposition does not mean that the proposed construction would not harm the public interest.

Describe why approval of your proposal will not harm any adjacent or nearby property:

The sign placement would not harm any surrounding properties or block the view of any traffic with the placement we are proposing.

3. UNNECESSARY HARDSHIP

The unique property limitations must create the unnecessary hardship to justify an exception to zoning regulations. The hardship must not be self-imposed; loss of profit, construction without a permit, additional expense to comply with zoning ordinances, are not unnecessary hardships.

Describe why unique limitations of the *property* make compliance with zoning regulations difficult or impossible:

The public sidewalk is close to the building which limits the distance of the sign away from it.

LANDOWNER AUTHORIZATION

TO: City of Fond du Lac

Community Development Department

Re: VARIANCE REQUEST

LOCATION OF VARIANCE REQUEST:

Twohig Funeral Home and Cremation
305 Fond du Lac Ave
Fond du Lac, WI 54935

The undersigned Matt Myrham is the owner of property

NAME OF PROPERTY OWNER (PLEASE PRINT)

referenced above. The undersigned authorizes Luke Roffer

to sign and file a variance application that affects the referenced property.

Matt Myrham
SIGNATURE OF LAND OWNER OR AUTHORIZED AGENT

8-20-25
DATE









NOTICE OF BOARD OF APPEALS HEARING

NOTICE IS HEREBY GIVEN that the **BOARD OF APPEALS** of the City of Fond du Lac, Wisconsin, will take action on the following appeal on **Monday, September 8, 2025**. The 3:00 pm meeting will be conducted in Meeting Room A (first floor) of the City-County Government Center, 160 S Macy Street. All persons having an interest are invited to participate. Written correspondence for inclusion with agenda materials should be submitted to the City Clerk. The meeting agenda for the Board of Appeals can be accessed on the Calendar tab on the home page of the City's website: www.fdl.wi.gov

APPEAL NO. 2025-14

Location of Variance Request: 305 Fond du Lac, Fond du Lac, WI 54935

Zoning Code Regulations:

Schedule VIII Design Standards and Specifications for Sign requires a setback of 5 ft for ground signs in the C-2 General Commercial District.

Proposal:

Allow the installation of a 31.5 sq ft ground sign less than 5 ft from the property line.

Intent of Variance Request:

The variance request asks for a waiver to allow the installation of a 31.5 sq ft ground sign less than 5 ft from the property line.

Dated this 21st day of August, 2025

Margaret Hefter, City Clerk

Board of Appeals 2025-14
305 Fond du Lac Avenue

PIN	Street_address	MailingAddress1	MailingCity	MailingState	MailingZip
FDL-15-17-14-24-828-00	264 S FOND DU LAC AVE	N6908 TOWER RD	FOND DU LAC, WI	WI	54937
FDL-15-17-14-24-908-00	354 6TH ST	354 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-839-00	345 6TH ST	345 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-829-00	263 FOND DU LAC AVE	263 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-14-24-905-00	291 LEXINGTON ST	291 LEXINGTON ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-832-00	0 VINCENT ST	PO BOX 150	FOND DU LAC	WI	54936
FDL-15-17-14-24-793-00	361 5TH ST	361 5TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-831-00	273 FOND DU LAC AVE	273 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-14-13-611-00	428 6TH ST	428 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-916-00	337 FOND DU LAC AVE	337 FOND DU LAC ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-911-00	310 FOND DU LAC AVE	310 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-14-24-910-00	306 FOND DU LAC AVE	306 FOND DU LAC AVE	FOND DU LAC	WI	54935
FDL-15-17-14-13-609-00	419 6TH ST	419 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-789-00	392 4TH ST	392 4TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-13-557-02	260 VINCENT ST	260 VINCENT ST	FOND DU LAC	WI	54935
FDL-15-17-14-13-557-02	260 VINCENT ST	260 VINCENT ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-913-00	330 FOND DU LAC AVE	W3917 COUNTY ROAD Q	FOND DU LAC	WI	54937
FDL-15-17-14-24-903-00	303 LEXINGTON ST	303 LEXINGTON ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-900-00	367 8TH ST	367 8TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-915-00	333 FOND DU LAC AVE	N8788 COUNTY RD E	RIPON	WI	54971
FDL-15-17-14-24-904-00	297 LEXINGTON ST	297 LEXINGTON ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-906-00	285 LEXINGTON ST	285 LEXINGTON ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-914-00	0 FOND DU LAC AVE	PO BOX 337	BRANDON	WI	53919
FDL-15-17-14-24-838-00	0 FOND DU LAC AVE	PO BOX 337	BRANDON	WI	53919
FDL-15-17-14-13-614-00	408 6TH ST	408 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-786-00	380 4TH ST	380 4TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-13-613-00	412 6TH ST	412 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-907-00	348 6TH ST	348 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-835-00	305 FOND DU LAC AVE	1315 W WASHINGTON ST	WEST BEND	WI	53095
FDL-15-17-14-24-836-00	291 FOND DU LAC AVE	1315 W WASHINGTON ST	WEST BEND	WI	53095
FDL-15-17-14-24-837-00	281 FOND DU LAC AVE	1315 W WASHINGTON ST	WEST BEND	WI	53095
FDL-15-17-14-24-899-00	363 8TH ST	363 8TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-830-00	269 FOND DU LAC AVE	W6912 FOX DR	FOND DU LAC	WI	54937

Board of Appeals 2025-14
305 Fond du Lac Avenue

FDL-15-17-14-24-834-00	405 6TH ST	405 E 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-890-00	342 6TH ST	342 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-901-00	371 8TH ST	371 8TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-909-00	360 6TH ST	360 6TH STREET	FOND DU LAC	WI	54935
FDL-15-17-14-24-902-00	373 8TH ST	373 8TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-13-615-00	351 FOND DU LAC AVE	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
FDL-15-17-14-13-612-00	418 6TH ST	418 6TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-13-616-00	0 8TH ST	667 PRAIRIE PKY	FOND DU LAC	WI	54935
FDL-15-17-14-24-787-00	386 4TH ST	398 4TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-788-00	390 4TH ST	398 4TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-24-790-00	398 4TH ST	398 4TH ST	FOND DU LAC	WI	54935
FDL-15-17-14-13-554-00	404 4TH ST	404 4TH ST	FOND DU LAC	WI	54935