



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	June 1, 2026 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 850 1874 9302 Passcode: 369331
			<u>Computer:</u> https://us02web.zoom.us/j/85018749302?pwd=WC03AtIplz Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the May 4, 2026 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Mylena Oliveira, representing 7B Stevens Point 385, LLC, for a conditional use permit to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), consistent with Ch. 23.02(2)(f)(5)(a).
4. A request from Mylena Oliveira, representing 7B Stevens Point 385, LLC, for a site plan review to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), consistent with 23.02(2)(f)(5)(b).
5. A request from the City of Stevens Point to enter into an easement agreement with the Wisconsin Public Service Corporation for the property located at 4401 State Highway 66 (Parcel ID 281240823230001).
6. A request from the City of Stevens Point to recommend adoption of the Portage County Bicycle & Pedestrian Plan.
7. April 2026 Monthly Report.

8. Director's Report.

Closing Section:

9. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



MINUTES

CITY PLAN COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

Date and Time: May 4, 2026
6:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 6:00 P.M.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schade Stroik, Schuler.

Discussion and Possible Action on:

2. Report of the April 6, 2026 meeting of the City Plan Commission.

- Background: Minutes of the April 6, 2026, meeting of the City Plan Commission were included in the agenda packet.
- Motion: Arntsen moves to accept the meeting minutes.
- Second: Beacom seconds the motion.
- Vote: Unanimous approval.

3. A request from Bailey Voigt, representing I-39 Properties LLC, for a modified sign variance request to install a freestanding sign on the property located at 5101 Woodward Drive (Parcel ID 281240835300053), consistent with Ch. 25.14.

- Background: Associate Planner & Zoning Administrator gives an overview of the request.
- Motion: Schuler moves approval with the conditions.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

4. Public Hearing and action on a request from Benjamin Nusz, representing Mid-State Technical College, for conceptual plan approval of a proposed

development on an unaddressed parcel bounded by Badger Avenue (Parcel ID 281230801310002), consistent with Ch. 23.02(4)(b)(5).

- Background:
 - Benjamin Nusz, representing Mid-State Technical College, gives an overview of the request.
 - Doctor Shelly Mondeik, Mid-State Technical College President, gives a presentation on the request.
 - Chief Moody provides additional information regarding the request.
 - Associate Planner & Zoning Administrator Kuhn provides further overview of the request.
- Public Hearing:
 - Kurt Heuer, Law Enforcement and Jail Academy Director at Mid-State Technical College, speaks about his history in the field and his excitement for this project. He shares a statement from the Gamber Johnson CEO, writing in favor of the project.
 - Carrie Penovich, Aspirus Wisconsin Southeast Division President, shares Aspirus's support of the project and the importance of well-trained responders for a positive patient outcome.
 - Andrea Olson, Fourth District Alderperson, speaks about the pros and cons of the project.
- Discussion:
 - Doctor Shelly Mondeik addresses concerns raised during the public hearing.
 - Chief Moody addresses concerns raised during the public hearing.
- Motion: Schuler moves to approve the conceptual plan.
- Second: Beacom seconds the motion.
- Discussion:
 - Staff answers questions from the commission.
 - Chief Moody answers questions from the commission.
 - Doctor Shelly Mondeik answers questions from the commission.
- Vote: Unanimous approval.

5. Public Hearing and action on a request from Benjamin Nusz, representing Mid-State Technical College, for a conditional use permit to operate a technical college facility on an unaddressed parcel bounded by Badger Avenue (Parcel ID 281230801310002), consistent with Ch. 23.02(1)(c)(3)(d).

- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Kneebone moves to approve the conditional use permit to operate a technical college facility on an unaddressed parcel bounded by Badger Avenue with conditions included.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

6. Public Hearing and action on a request from Paul Gnan, representing the

Central Wisconsin Lutheran High School, for a conditional use permit to operate a parochial high school on the property located at 5225 Heffron Court (Parcel ID 281230802200031), consistent with Ch. 23.02(1)(c)(3)(d).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing:
 - Paul Gnan, Central Wisconsin Lutheran High School Principal, gives an overview of the request.
- Motion: Arntsen moves to approve the request with staff recommendations.
- Second: Rice seconds the motion.
- Vote: Unanimous approval.

7. Public Hearing and action on a request from Tyler Ignatowski, representing Little Captain LLC, to rezone the property located at 2928 Stanley Street (Parcel ID 281240828402021) from the “R-LD” Low-Density Residence District to the “R-4” Multiple Family I Residence District.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Schuler moves to approve the request for rezoning.
- Second: Arntsen seconds the motion.
- Vote: Motion carries with 6 votes in favor and 1 against (Beacom).

8. Public Hearing and action on a request from Tyler Ignatowski, representing Little Captain LLC, to apply a “PD” Planned Development Overlay District designation to the property located at 2928 Stanley Street (Parcel ID 281240828402021), consistent with Ch. 23.02(4)(b)(5).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing:
 - Andrea Olson, Fourth District Alderperson, speaks about accessibility concerns in new housing developments.
- Discussion:
 - Staff answers questions from the commission.
 - Tyler Ignatowski, representing Little Captain LLC, answers questions from the commission.
 - Sam Lang, Ninth District Alderperson, speaks about the landscaping plans.
 - Ginger Keymer, District Three Alderperson, speaks about the density of the project and suggests a comparison of the density of other housing projects.
 - Andrea Olson, District Four Alderperson, speaks about the percentage of green space needed and number of accessible units that could be required in a Planned Development Overlay District.

- Motion: Arntsen moves to postpone action pending staff review.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

9. Public Hearing and action on a request from Tyler Ignatowski, representing Little Captain LLC, for a conditional use permit to construct multi-family residential buildings on the property located at 2928 Stanley Street (Parcel ID 281240828402021), consistent with Ch. 23.01(14)(f) and 23.02(1)(f)(3)(b).

This item was postponed. No action was taken.

10. A request from Tyler Ignatowski, representing Little Captain LLC, for a site plan review to construct multi-family residential buildings on the property located at 2928 Stanley Street (Parcel ID 281240828402021), consistent with Ch. 23.02(4)(b)(1)(2).

This item was postponed. No action was taken.

11. A request from the City of Stevens Point to exercise a buy-back option — Schertz Properties LLC (Doc. No. 706813) for PIN 281240832202963.

- Background: Mayor Wiza provides an overview of the request and answers questions from the commission.
- Motion: Schuler moves to authorize the acquisition of the land.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval.

12. Discussion on Forest Creek Subdivision - Phase 2 Development Strategy and Proposed RFP Process

- Overview: Director Kivela gives an update on phase one of the Forest Creek Subdivision, gives an overview of phase two, and shares information about the RFP process.
- Discussion
 - Jacqui Guthrie, District Two Alderperson, speaks about the values that were able to be promoted in phase one and asks about a plan in case the submissions for phase two are not up to those standards.

13. March 2026 Monthly Report.

- Background: Monthly reports are included in the agenda packet.
- Discussion:
 - Ginger Keymer, District Three Alderperson, asks about annual comparison dates.

14. Director's Report.

- Background: Director's report is included in the agenda packet.

Closing Section:

15. Adjourn

- Meeting adjourned at 8:20 P.M.

Administrative Staff Report

Conditional Use Permit & Site Plan Review

532 Division Street

June 1, 2026



Department of Community
Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> • Mylena Oliveira, representing 7B Stevens Point 385, LLC <p>Staff:</p> <ul style="list-style-type: none"> • Adam Kuhn, Associate Planner akuhn@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 281240829401025 <p>Zone(s):</p> <ul style="list-style-type: none"> • “B-4” Commercial District • “B-TID5” Overlay District <p>Master Plan:</p> <ul style="list-style-type: none"> • Commercial / Office / Multi-Family Residential <p>Council District:</p> <ul style="list-style-type: none"> • District 1 Ald. Christianson <p>Lot Information:</p> <ul style="list-style-type: none"> • Lot Size: 51,510 sq ft (1.183 acres) <p>Current Use:</p> <ul style="list-style-type: none"> • Undeveloped <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • 23.02(2)(f)(5)(a) • 23.02(2)(f)(5)(b) 	<p>Request</p> <ol style="list-style-type: none"> 1. Public Hearing and action on a request from Mylena Oliveira, representing 7B Stevens Point 385, LLC, for a conditional use permit to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), consistent with Ch. 23.02(2)(f)(5)(a). 2. A request from Mylena Oliveira, representing 7B Stevens Point 385, LLC, for a site plan review to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), consistent with 23.02(2)(f)(5)(b). <p>Attachment(s)</p> <ol style="list-style-type: none"> 1. Application 2. Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> 1. 7 Brew is requesting to construct a drive-thru coffee establishment at 532 Division Street. 2. Proposed site improvements include a 530 sq ft coffee shop, a 290 sq ft cooler, eight off-street parking spaces, and two drive-thru lanes. 3. The proposed development would utilize only a portion of the subject property. Parcel boundaries of the subject parcel and the two parcels immediately to the south would be reconfigured into four developable lots. 7 Brew would be located on Lot 1 listed on the proposed CSM, approximately 21,765 sq ft in lot size. 4. The subject property is zoned “B-4” Commercial and is located within the “B-TID5” Overlay District. Drive-thru coffee uses are permitted by right within both the “B-4” and “B-TID5” Districts. 5. The principal structure on the property is proposed to be set back 48 feet from Division Street. The “B-TID5” District allows a maximum five-foot street setback off of Division Street. Proposed street setbacks greater than five feet are considered through a conditional use permit request. 6. New development within the “B-TID5” District requires a site plan review. 7. The Plan Commission and Common Council may attach additional conditions onto these requests as necessary.
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Staff Recommendation

Approve the request for a conditional use permit to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025).

Approve the request for a site plan review to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), subject to the following conditions:

1. A shared access agreement shall be recorded with the property located at 500 Division Street (Parcel ID 281240829401026) and Lot 2 on the preliminary certified survey map.
2. A building permit shall be obtained prior to the start of construction.
3. An erosion control permit shall be obtained prior to the start of construction.

Vicinity Map



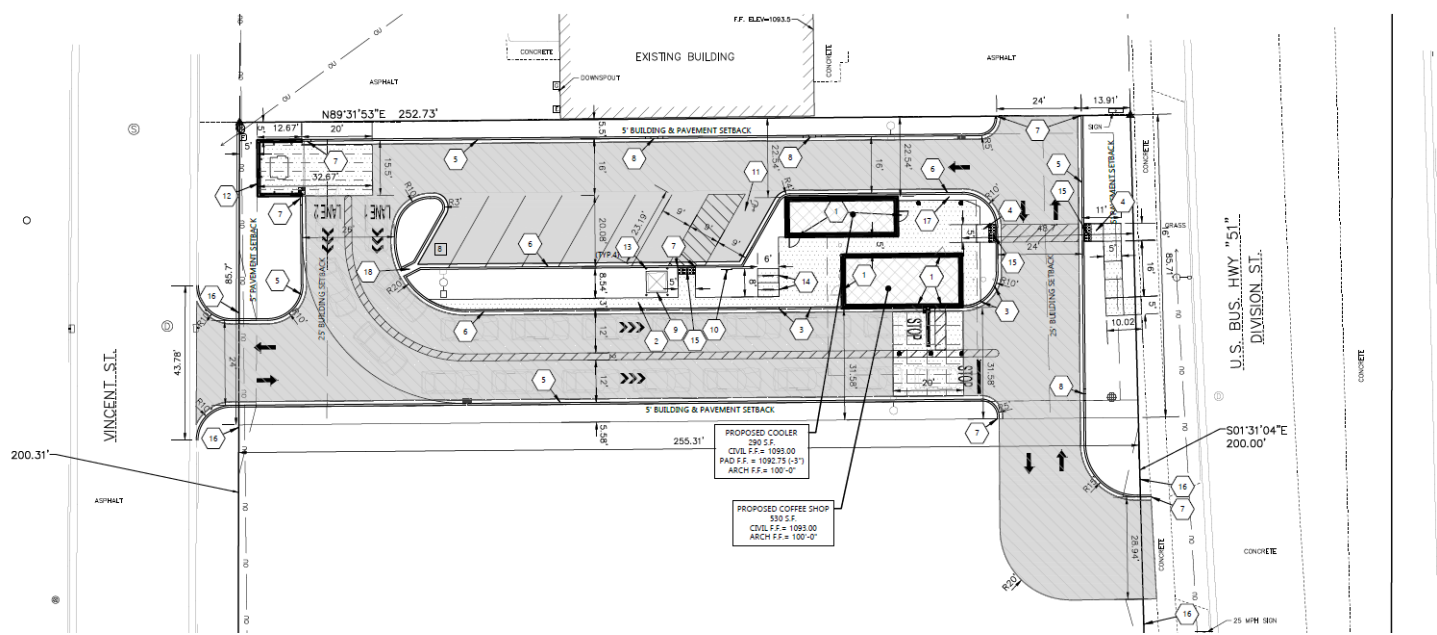
Background

Overview: 7 Brew is requesting to construct a drive-thru coffee establishment at 532 Division Street. Proposed site improvements include a 530 sq ft coffee shop, a 290 sq ft cooler, eight off-street parking spaces, and two drive-thru lanes. The proposed development would utilize only a portion of the subject property. Parcel boundaries of the subject parcel and the two parcels immediately to the south would be reconfigured into four developable lots. 7 Brew would be located on Lot 1 listed on the proposed CSM, approximately 21,765 sq ft in lot size.

The subject property is zoned "B-4" Commercial and is located within the "B-TID5" Overlay District. Drive-thru coffee uses are permitted by right within both the "B-4" and "B-TID5" Districts. The principal structure on the property is

proposed to be set back 48 feet from Division Street. The “B-TID5” District allows a maximum five-foot street setback off of Division Street. Proposed street setbacks greater than five feet are considered through a conditional use permit request. A greater than five-foot street setback is being requested primarily due to where access off of Division Street is allowed.

Access off of arterial roads – the road classification of Division Street – must be limited to preserve safe traffic flow to and from the street. Based on this viewpoint, along with the ongoing Business 51 reconstruction plan, no new access points are planned for the 7 Brew lot. Instead, access to the 7 Brew parcel would be off of a shared access agreement with the existing lot to the north and proposed lot to the south. With no direct access for the proposed development off of Division Street, a greater building setback is being proposed primarily to assist with the necessary turning radii of delivery trucks that would provide products to and from the site.



Proposed Site Plan

Standards of Review – Conditional Use Permit

1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Analysis: The proposed drive-thru coffee establishment would be built off of Division Street, classified as an arterial street.

Findings: Drive-thru coffee uses are commonplace along arterial streets as such streets are built out to support higher traffic volumes that are associated with drive-thru service uses. Given that traffic control is a major consideration for the proposed development, adequate safeguards were built into the site design so that the land use is not detrimental to the public. Such safeguards include having access points off of multiple streets (Division Street and Vincent Street), consolidating access points off of Division Street with neighboring developments, and having two drive-thru lanes with significant queuing space.

- The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: Drive-thru restaurants are a permitted use within the “B-4” and “B-TID5” Districts. The conditional use permit is requesting a larger building setback off of Division Street.

Findings: Having an increased building setback off of Division Street would be consistent with neighboring buildings. Based on the application and plan submittal, staff believes that the use will not be injurious to the property or surrounding neighborhood.

- The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

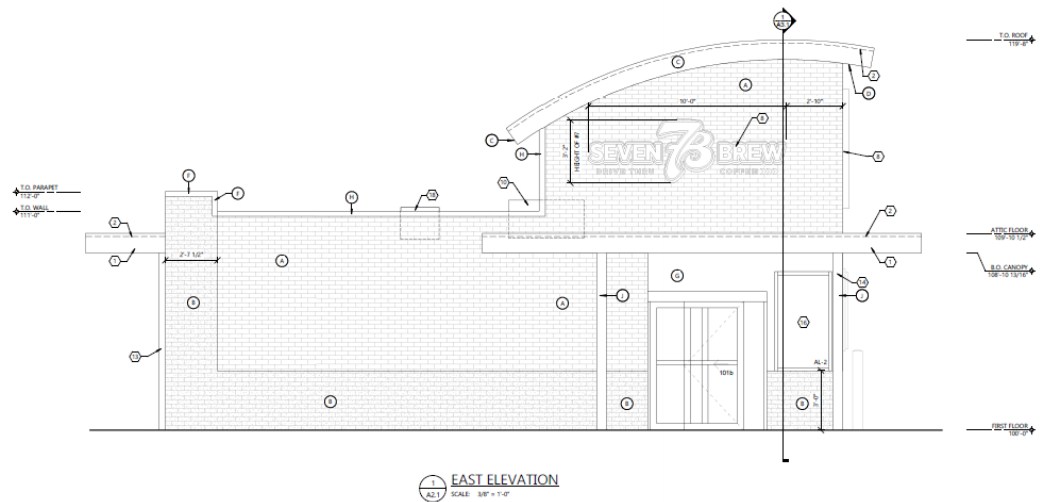
Analysis: The respective area is in an established and developed area of the city.

Findings: See standards one and two above.

- The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: Cement board is the predominant siding material that would be used on the coffee shop building. Other façade materials include aluminum around the doors, and windows along the east and west elevations.

Peak building height is proposed to be 19’ 8”. Please see the site plan review section below for additional architectural standards tied to the “B-TID5” District.



Findings: Staff believes that the proposed development is of a uniform design for the Division Street corridor. A variation in building height and façade materials used provides contrast and ensures a complimentary feel to other retail uses along the street corridor.

- Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.**

Analysis: Utility connections are planned off of Division Street. Please note that as the development would be under construction while Division Street is under reconstruction, utility connections will exist based both on existing conditions and the final plan set for the road reconstruction. Adequate greenspace exists on the

property to handle anticipated drainage needs. As discussed earlier, access will be off of both Vincent Street and Division Street (the latter via shared access agreements with adjacent properties).

Findings: Staff believes that access and traffic circulation for all road users will not be negatively impacted with the proposed request.

6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: See the ‘Background’ section above. The City’s stacking requirements outline a minimum of six queuing spaces to be provided in the drive-thru lane, measured from the order box. Two drive-thru lanes are proposed and can provide 10 stacking spaces per lane.

Findings: Staff believes that safe access into and out of the subject property is provided with the proposed land use.

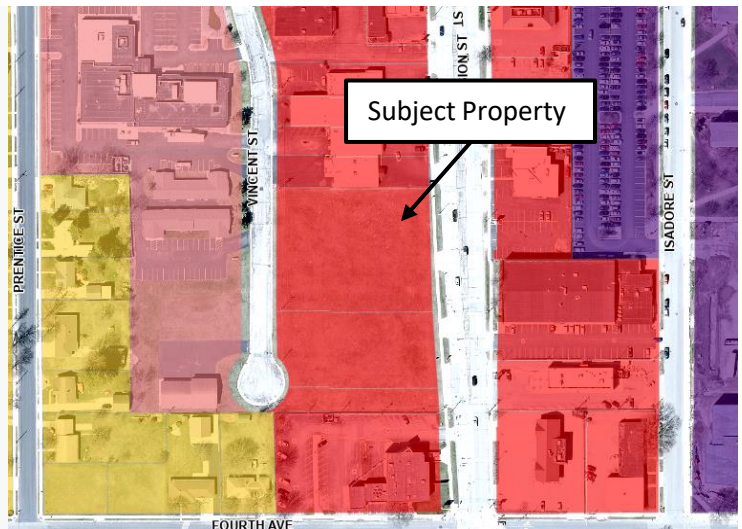
7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.

Analysis: The subject property is zoned “B-4”

Commercial and has a future land use designation of ‘Commercial/Office/High-Density Residential.’ The “B-4” District is established to “provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.”

Zoning

- C - Conservancy
- RLD - Low Density
- R1 - Suburban Single Family Residential
- R2 - Single Family Residential
- R3 - Single and Two Family Residential
- R4 - Multiple Family I Residential
- R5 - Multiple Family II Residential
- B1 - Neighborhood Business
- B2 - Central Business Transition
- B3 - Central Business
- B4 - Commercial
- B5 - Highway Commercial
- M1 - Light Industrial
- M2 - Heavy Industrial
- U1 - University Facilities District
- PD - Planned Development District
- PID - Planned Industrial Development District
- Split Zoned



Future Land Use

- Residential
- Multi-family (3+ units)
- Mobile Home Park
- Commercial / Office / Multi-family
- Professional Office / Multi-family
- Downtown District
- Business Park District
- Institutional / Government
- UWSP
- Industry
- Park
- Not Developable / Restrictive Ownership
- Vacant
- Road Right-of-Way
- Water Bodies



Findings: Staff believes that the proposed commercial use aligns with the zoning and future land use designation of the subject property.

- 8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The property and use meets minimum performance standards in the “B-4” District, and meets minimum performance standards of the “B-TID5” District provided that this conditional use permit request is granted. Several Building Code requirements exist with the proposed land use and would need to be met as a condition for receiving temporary occupancy.

Findings: This standard is met provided.

- 9. The proposal will not result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.**

Analysis: N/A

Findings: N/A

- 10. Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

Analysis: N/A

Findings: N/A

- 11. Principal: Access to the site shall be safe.**

- a) All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: Access is proposed to be off of Division Street and Vincent Street.

Finding: This standard is met.

- b) The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: Division Street access will be off of existing shared access aprons.

Findings: This standard is met.

c) The driveway shall not be too close to neighboring intersections.

Analysis: Driveways serving multi-family residential and other non-residential land uses must be separated at least 100 feet from a street intersection consisting of an arterial street. The proposed driveways greatly exceed this 100' separation requirement.

Findings: This standard is met.

d) Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.

Analysis: Based on the amount of street frontage provided, the City's Zoning Code permits a maximum of one driveway per street frontage. As stated earlier, access off of Division Street is being planned with neighboring lots.

Findings: Staff believes that the proposed driveway is located appropriately to avoid conflict and confusion.

e) Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).

Analysis: The applicant is requesting to use one driveway per street frontage. The Public Works Director has recommended the quantity and location of these driveways.

Findings: This standard is met.

f) The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.

Analysis: The traffic flow on the site to the street is anticipated to flow smoothly. Access can occur off of both Division Street and Vincent Street, with most traffic expected to come from the former.

Findings: This standard is met.

g) Intersections are visible and not visually screened.

Analysis: The intersections are not screened from view.

Findings: Vision obstructions should not be a concern.

h) Adequate drainage and snow storage is provided.

Analysis: Adequate drainage exists on the property, and snow storage is expected to be located towards the west end of the property.

Findings: This standard is met.

i) Minimum size requirements are maintained for safe vehicle circulation.

Analysis: The lot provides for adequate traffic aisles, as required by the City's Zoning Code.

Findings: This standard is met.

j) Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: Additional lighting is planned to be located on the exterior of the building and site to meet minimum Building Code requirements.

Findings: This standard is met.

k) Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Please see above. The driveways should not cause a negative impact on the adjacent properties.

Findings: This standard is met.

12. There shall be adequate utilities to serve the site.

a. The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Please see above. The property has the needed utilities and access to support the proposed land use.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: Refuse storage is proposed on the west end of the subject property. The storage area will be screened from public view.

Findings: This standard is met.

b. Lighting shall be located to minimize intrusion onto neighboring properties.

Analysis: Additional lighting is planned to be located on the exterior of the building and site to meet minimum Building Code requirements.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: Any noise generated is expected to be located within the building and site.

Findings: This standard is met.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided, or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit. Please keep in mind that State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Standards of Review – Site Plan Review

1. Buildings are aligned and close to the street. Buildings form the space of the street.

Analysis: The proposed development is 48 feet from Division Street. While the conditional use request is seeking to allow a setback off of Division Street greater than the five feet that is allowed, staff believes that both structures are positioned as close to the street as possible given the proposed use. For example, all off-street parking spaces are provided behind the proposed structures to better shield it from public view. Likewise, the drive-thru lanes are uniquely positioned to span almost the entirety of the lot's width to utilize a greater portion of the property's front yard.

Findings: This standard is met.

2. Buildings oversee the street with active fronts as opposed to blank fronts. The first floor and upper floors should include windows as well as entrances. Wider entrances, door framing, canopies, and other techniques should be used to identify the entrance.

Analysis: Each structure is one story in height.

Findings: Cement board is the predominant siding material that would be used on the coffee shop building. Other façade materials include aluminum around the doors, and windows along the east and west elevations. Peak building height is proposed to be 19' 8". The height of the principal structure varies along the building width to provide greater contrast and be consistent with other structures built along Division Street.

3. Property lines are physically defined by buildings or street walls.

Analysis: A street setback of 48' is proposed off of Division Street. At its closest point, 22' 6" of side yard setback is proposed, and over 155' of setback is proposed from the rear lot line.

Findings: Although the proposed street setbacks are larger than other projects recently approved in the "B-TID5" District, staff believes that the orientation of the two structures and its corresponding drive-in lanes better achieves the goal of having property lines being defined by the buildings and use that exists within. For example, while the coffee shop is set back 48 feet from Division Street North, the drive-in lanes are roughly 15 feet from the street lot line and better achieve this objective.

4. Building facades facing the street shall exhibit a high level of architectural design. In no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent role in the facade design. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).

Analysis: Windows play a prominent role on the coffee shop as large window panels are oriented on the primary elevations of the building. These window panels complement the adjacent dark brown masonry façade and the cement board and aluminum siding.

Findings: This standard is met.

5. Two or more story buildings are preferred over one story buildings.

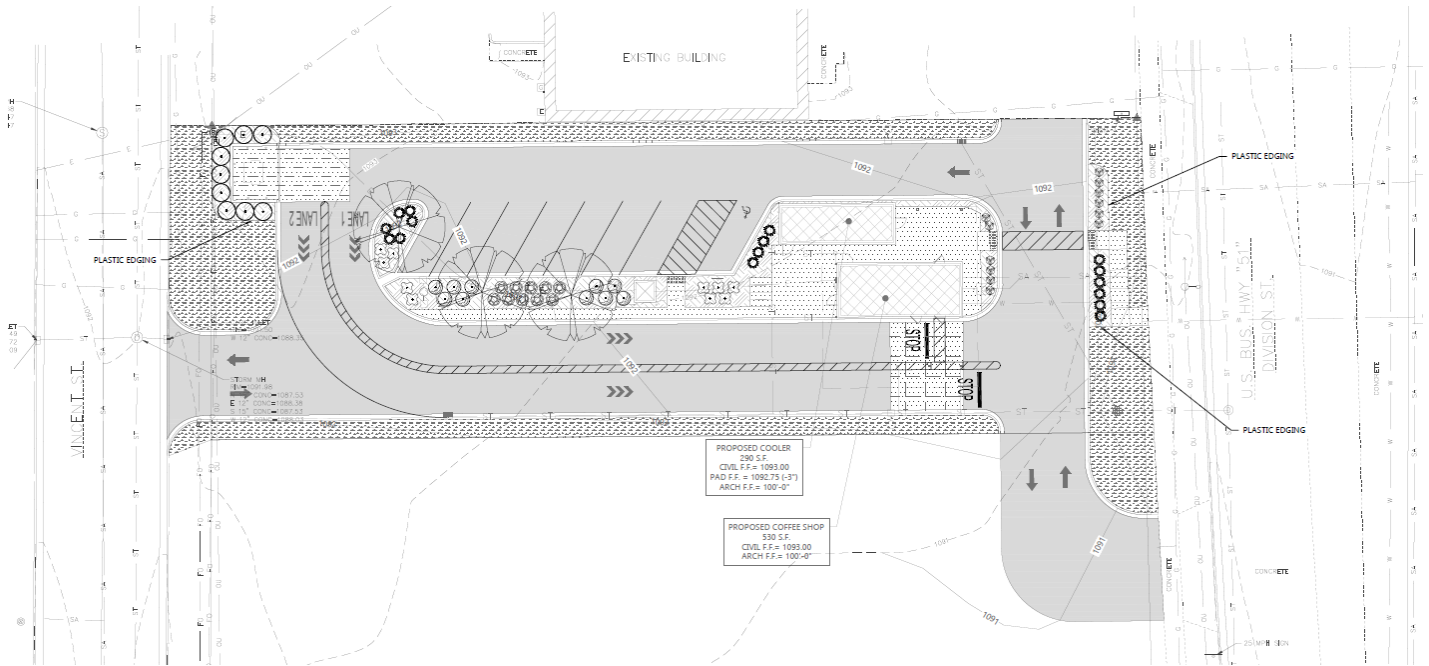
Analysis: Both structures are one story in height.

Findings: The proposed coffee shop would be 19' 8" in height. Although both structures are not two stories in height, the height of the coffee shop is arguably taller than other one-story commercial uses and better achieves the goal of having taller structures line the Division Street Corridor.

6. Landscaping shall be of high quality and installed at a rate that is appropriate that enhances the proposed site and surrounding properties.

Analysis: A landscaping plan has been provided by the applicant. Alternating plantings of trees and shrubs line the off-street parking area. With the layout of both parking lots, terminal islands are also proposed to be landscaped with a mixture of spirea's and birch trees. Other shrubs and perennials line the exterior perimeter of the coffee shop and along the internal sidewalk connecting the coffee shop with Division Street.

Findings: Based on the variety of landscaping proposed) and its location throughout the parking lot, staff believes that planned landscaping enhances the proposed site and surrounding properties.



7. Vehicle storage, garbage, and mechanical equipment are kept away from the street and screened from public view.

Analysis: The proposed off-street parking area is screened from public view with the proposed structures. While the parking area would be visible off of Vincent Street, trees have been purposely located in the westernmost terminal island to provide additional screening. Additionally, a trash enclosure is proposed near the west lot line and is screen from public view via high-rise shrubs.

Findings: This standard is met.

8. Parking (not including on-street parking) should be away from the street and screened from public view.

Analysis: The proposed off-street parking area is screened from public view with the proposed structures. While the parking area would be visible off of Vincent Street, trees have been purposely located in the westernmost terminal island to provide additional screening.

Findings: This standard is met.

9. The building design is coordinated with the street space. The city may require the improvement of the streetscape adjacent to the property including installation of trees, paving, sidewalk, lighting, street furniture, etc. Street trees are limited to a list approved by the City Forester.

Analysis: The developer has been consulting with City staff as it relates to positioning both structures appropriately with planned improvements on Business 51. Staff believes that the proposed development would not interfere with the planned street design of Division Street.

Findings: This standard is met.

10. Safety: Buildings should be close to the street but should acknowledge their neighboring building setbacks. Safety of entrances as well as vision around corners should be addressed in the review process.

Analysis: The proposed buildings meet setback requirements in the “B-TID5” District either by right or via the conditional use process. Sufficient access exists to and within the property for fire/EMS vehicles.

Findings: This standard is met.



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use	<input type="checkbox"/>	Amend <input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	7B Stevens Point 385, LLC	Contact Name	Mylena Oliveira
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Pointmed Properties, LLC	Owner's Name	Todd Fairchild (Reach out to Mark)
Address	520 Vincent Street	Address	520 Vincent Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3

Legal Description of Subject Property

PART OF Lot One (1) of CERTIFIED SURVEY MAP NO. 824-3-182 recorded in the Office of the Register of Deeds for Portage County, Wisconsin on June 17, 1975, in Volume 3 of Certified Survey Maps, Page 182 as Document No. 308498, said certified survey map being a part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-nine (29), Township Twenty-four (24) North, Range Eight (8) East; also a parcel of land two (2) feet wide and 258.65 feet in length, lying southerly of and adjacent to Lot One (1) of Certified Survey Map No. 824-3-182, as described in Volume 351, Page 595, located in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-nine (29), Township Twenty-four (24) North, Range Eight (8) East, all located in the City of Stevens Point, Portage County, Wisconsin.

Designated Future Land Use Category	Current Use of Property
commercial (Drive-thru restaurant)	vacant land

Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Please see the Project Narrative.

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

--

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

--

Current Zoning Surrounding Subject Property

North:	B4 (Commercial District)	South:	B4 (Commercial District)
East:	B4 (Commercial District)	West:	

Current Land Use Surrounding Subject Property



North:	Strip Mall	South:	vacant parcel / Old National Bank
East:	Michele's Restaurant & Catering	West:	

EXHIBITS

		Additional Exhibits If Any:
Owner Information Sheet	<input type="checkbox"/>	
Letter to District Alderperson	<input checked="" type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input checked="" type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Building Elevations	<input checked="" type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input checked="" type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
 <p>Digitally signed by Mylena Oliveira DN: cn=US, o=Plaza Street Partners, ou=Pre-Development Coordinator, c=Mylena Oliveira Date: 2025.01.22 12:47:20-0600'</p>		 <p>dotloop verified 05/04/26 2:43 PM CDT 3UAK-UQSS-QOMI-DUDZ</p>	5/4/2026

Todd A Fairchild member Pointmed Properties, LLC



APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	7B Stevens Point 385, LLC	Contact Name	Mylena Oliveira
Address	3400 College Blvd, Suite 200	Address	3400 College Blvd, Suite 200
City, State, Zip	Leawood, KS 66211	City, State, Zip	Leawood, KS 66211
Telephone	(816) 406 2667	Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Pointmed Properties, LLC	Owner's Name	Todd Fairchild (reach out to Mark)
Address	520 Vincent Street	Address	520 Vincent Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
PART OF Lot One (1) of CERTIFIED SURVEY MAP NO. 824-3-182 recorded in the Office of the Register of Deeds for Portage County, Wisconsin on June 17, 1975, in Volume 3 of Certified Survey Maps, Page 182 as Document No. 308498, said certified survey map being a part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-nine (29), Township Twenty-four (24) North, Range Eight (8) East; also a parcel of land two (2) feet wide and 258.65 feet in length, lying southerly of and adjacent to Lot One (1) of Certified Survey Map No. 824-3-182, as described in Volume 351, Page 595, located in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-nine (29), Township Twenty-four (24) North, Range Eight (8) East, all located in the City of Stevens Point, Portage County, Wisconsin.		
Area of Subject Property (Acres/Sq Ft)		
0.5 acres / 21,765 Sq Ft		
Current Zoning District(s)		
B4 (Commercial District) with "B-TID5" Tax Increment District 5		



Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
commercial	vacant land	Drive-thru restaurant	
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
Current Zoning Surrounding Subject Property			
North:	B4 (Commercial District)	South:	B4 (Commercial District)
East:	B4 (Commercial District)	West:	
Current Land Use Surrounding Subject Property			
North:	Strip Mall	South:	vacant parcel / Old National Bank
East:	Michele's Restaurant & Catering	West:	

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson	<input checked="" type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input checked="" type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Building Elevations	<input checked="" type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input checked="" type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
 <p>Digitally signed by Mylena Oliveira DN: c=US, E= O=Plaza Street Partners, OU=Pre-Development Coordinator, CN=Mylena Oliveira Date: 2026.01.22 12:47:53-0600</p>		 <p>dotloop verified 05/04/26 2:43 PM CDT FK13-45E0-DC22-A10A</p>	05/04/2026

Todd A Fairchild, member Pointmed Properties, LLC

Mylena Oliveira

From: noreply@civicplus.com
Sent: Wednesday, December 10, 2025 3:46 PM
To: Mylena Oliveira
Subject: Online Form Submittal: Contact Alderperson - District 1

Categories: Jurisdiction

Contact Alderperson - District 1

First and Last Name:	Mylena Oliveira
Street Address:	532 Division St
City	Stevens Point
State:	WI
Zip:	54481
Phone Number:	8164062667
Email Address:	

Please enter your questions or comments below:

Seven Brew Coffee - Notification
Parcel ID: 281240829401025
Address: A portion of 532 Division St, Stevens Point, WI 54481
Alderperson: Ald. Marc Christianson

Good afternoon Ald. Christianson,

I am reaching out on behalf of 7B Stevens Point 385, LLC, to propose a free-standing Seven Brew Coffee for a parcel of land containing approximately 0.58 acres in a portion of 532 Division St, currently vacant land. The current parcel will be split into two.

This parcel is zoned B-4" Commercial and is located within the "B-TID5" Overlay District. As part of our entitlement process, we attended the Pre-App meeting on 10/23 and received preliminary feedback from staff.

I can provide a preliminary site plan and elevations via email for your reference.

We are happy to partner with the operator to expand their brand in the Stevens Point area!
Please let me know if you have any questions or need any additional information.
Thank you



May 4th, 2026

City of Stevens Point
Community Development Department
1515 Strong's Avenue, Stevens Point, WI 54481
P: (715) 346-1567
communitydevelopment@stevenspoint.com

**RE: 7-Brew – Portion of 532 Division St, Stevens Point, WI 54481– Parcel #
281240829401025
Project Narrative**

To Whom it May Concern:

Please accept this Project Narrative for the Conditional Use Permit (“CUP”), Site Plan (“SP”) and CSM Applications for the proposed 7-Brew development.

A. Project Description

Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development.

7B Stevens Point 385, LLC, doing business as Plaza Street Partners, LLC, is proposing a CUP and SP for a parcel of land containing approximately 0.5 acres located at the west side of US-51 BUS/Division St. in the City of Stevens Point, Wisconsin (“City”) for the construction of a new Seven Brew Coffee kiosk with a drive-thru, walk-in cooler, and a dumpster enclosure. The property is situated in the Lot 1, CSM No. 824-3-182 & part of the SW ¼ of the SE ¼, located in the NW ¼ & SW ¼ of the SE 1/4 , Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, and currently exists as vacant land. The intent is to split the existing parcel into two and develop the northern portion. The remainder of the parcels will be developed by others at a different timeline. Parcels 3 and 4 areas are also being updated in the proposed CSM and will also be developed by others at a different time.

The Site is bound on the north by a Strip Mall, east by Michele's Restaurant & Catering, on the south by the remainder of the vacant parcel and Old National Bank, and to the west by Residences. A vicinity map is included in Appendix A for reference. The proposed CUP/SP comprises a 530 sq. ft. building, an accessory cooler structure, two drive-through lanes and 8

parking spaces to provide drive-through only coffee service to City customers.

7 Brew is anticipating starting construction upon permit approval by the City, which is currently being estimated by Sept/2026. The total length of construction is estimated to be between 75 and 120 days, depending on the weather. The goal is to have the Site ready for the 7 Brew opening in December of 2026. The 7 Brew construction timeline aligns well with the redevelopment of Business 51 proposed by the City.

B. Public Benefit

The Site is located along a major commercial corridor of the City and the proposed improvements will greatly improve the appearance and use of the property to better serve the surrounding community. The future business created by the proposed CUP/SP will also result in the creation of a minimum of 40 jobs and sales tax benefits for the City. The annual unit volume (“AUV”) of a 7 Brew is between \$1.8M and \$3.4M.

C. Project Compliance, Compatibility, and Impact

How will the proposed development reinforce the existing or planned character of the neighborhood?

The Site is designated as B4 (Commercial District) with “B-TID5” Tax Increment District 5 per Chapter 23 of the Zoning Code of the City of Stevens Point. A link to the code is included in Appendix A.

Although the proposed 7 Brew is a standalone drive-thru building, the project aligns with the intent and overarching goals of the Division Street TID 5 zoning district by supporting safe, efficient redevelopment, protecting the character of the commercial corridor, and promoting public health, safety, and general welfare. As discussed during the Pre-Application meeting, the building was intentionally set back beyond the maximum allowed setback to accommodate a cross-access connection to the strip mall to the north and remaining parcel to the south, supporting safe circulation and coordinated development within the area. We have contacted the neighboring property owner, who is agreeable to this connection. In addition, the increased setback is necessary to safely accommodate delivery vehicles and fire apparatus circulation. To further cooperate with B51 reconstruction, we propose the curb cut to be further south and shared between the overall development.

While traditional commercial design along Division Street emphasizes compact development and minimal setbacks, additional distance from the right-of-way is necessary in this case to safely accommodate delivery vehicles and fire truck circulation. This adjustment maintains functional safety and operational viability while still meeting the broader zoning objectives of coordinated redevelopment, infrastructure adequacy, and a stable, well-functioning commercial environment.

The proposed development complies with City code requirements by coordinating the building design with the surrounding street space through the installation of new trees, paving, lighting, sidewalks, and bike racks that enhance interconnectivity and pedestrian

comfort. Building façades facing the street incorporate a high level of architectural design with no blank walls and utilize high-quality, durable materials—including two-tone Nichiha brick and glazing—that reinforce a permanent, high-quality character consistent with the City’s design objectives. Although the building does not provide interior public access or restrooms, pedestrians are accommodated through a walk-up ordering window and covered canopy with patio seating, supporting its role as an informal “third place” along the corridor. The site layout also acknowledges adjacent building setbacks while prioritizing safe entrances, clear sightlines, and visibility around corners, ensuring the development promotes safety, functionality, and a cohesive streetscape consistent with City standards.

It is not anticipated that the Site will have any adverse impacts on public facilities, including fire, police, sanitation, roads, parks, or schools.

There are no known water features, wetlands, or wildlife habitats located within the Site.

7 Brew and their development team will adhere to the City’s Code and specific requirements applicable to the subject site. 7 Brew and their development team intend to fully cooperate with City staff to ensure all comments are addressed for the CUP/SP and any other future applications.

D. Operations

Employees greet customers in their vehicles and take orders using iPads, allowing service to begin before cars reach the window. The two drive-thru lanes and this ordering system create an efficient flow that minimizes wait times and reduces vehicle stacking. Although the City requires a lower minimum stacking length, 7 Brew is providing a longer stacking area to accommodate peak-hour demand on site and to prevent spillover or interference with adjacent businesses.

- **Hours of Operation:** Su-Th: 5:30 am – 10 pm / Fr-Sa: 5:30 am – 11 pm
- **Peak hours:** 7 am - 10 am (busier on Friday-Saturday-Sunday)
- **Service time:** under 4min from order to pick up

E. Summary

Based on the proposed design and site layout, the following steps will be taken to reduce potential impacts on adjacent properties:

1. Coordinated Site Layout and Setbacks

The building placement and circulation are designed to respect neighboring building setbacks while maintaining safe vehicle and pedestrian movement. Clear sightlines around corners and well-defined access points will minimize conflicts and enhance overall safety.

2. Shared Access and Connectivity

A cross-access connection to the adjacent properties has been incorporated to promote shared circulation, reduce redundant curb cuts, and improve traffic flow for both sites.

3. High-Quality Architecture and Materials

Façades are fully articulated with durable, permanent materials such as Nichiha brick and

glazing, avoiding blank walls and reducing visual impacts on adjacent properties.

4. Landscaping and Streetscape Enhancements

New trees, paving, lighting, and landscape elements will be installed to buffer the site edges, soften views from adjacent properties, and enhance the overall streetscape character.

5. Pedestrian-Oriented Design

Sidewalks, bike racks, and a walk-up ordering window with canopy seating support pedestrian activity without generating additional building access conflicts or impacts to neighboring sites.

6. Operational Safety Measures

Entrances, circulation routes, and service areas are designed to safely accommodate deliveries and emergency vehicles, reducing the potential for spillover traffic, congestion, or operational conflicts on adjacent properties.

7. Lighting and Visibility Controls

Site lighting will be designed to provide adequate illumination for safety while minimizing glare and light spillover onto neighboring properties.

Together, these measures ensure the project integrates sensitively with surrounding properties while meeting City code requirements and supporting safe, orderly redevelopment.

7 Brew and their development team are committed to providing a suitable development that upholds the vision and guidelines set forth in the City of Stevens Point Zoning Code. The proposed development is compatible with the surrounding community and the proposed improvements enhance the current state of the Site, as well as promote future employment opportunities and long-term economic growth.

References:

1. [CHAPTER 23 ZONING CODE CITY OF STEVENS POINT](#)

APPENDIX A

VICINITY MAP

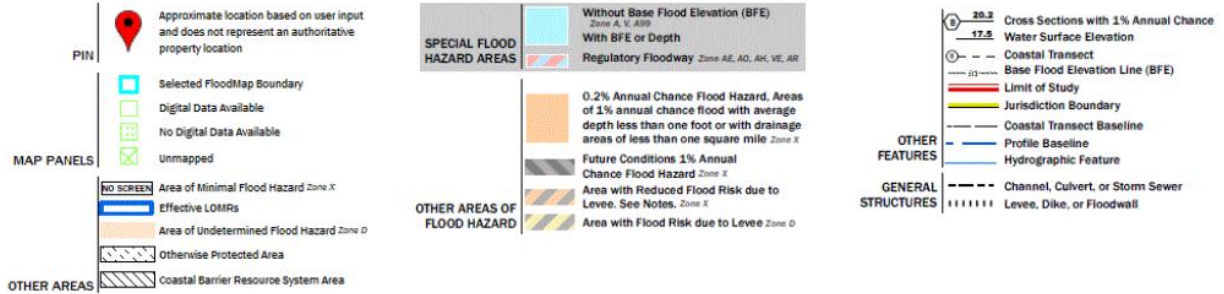
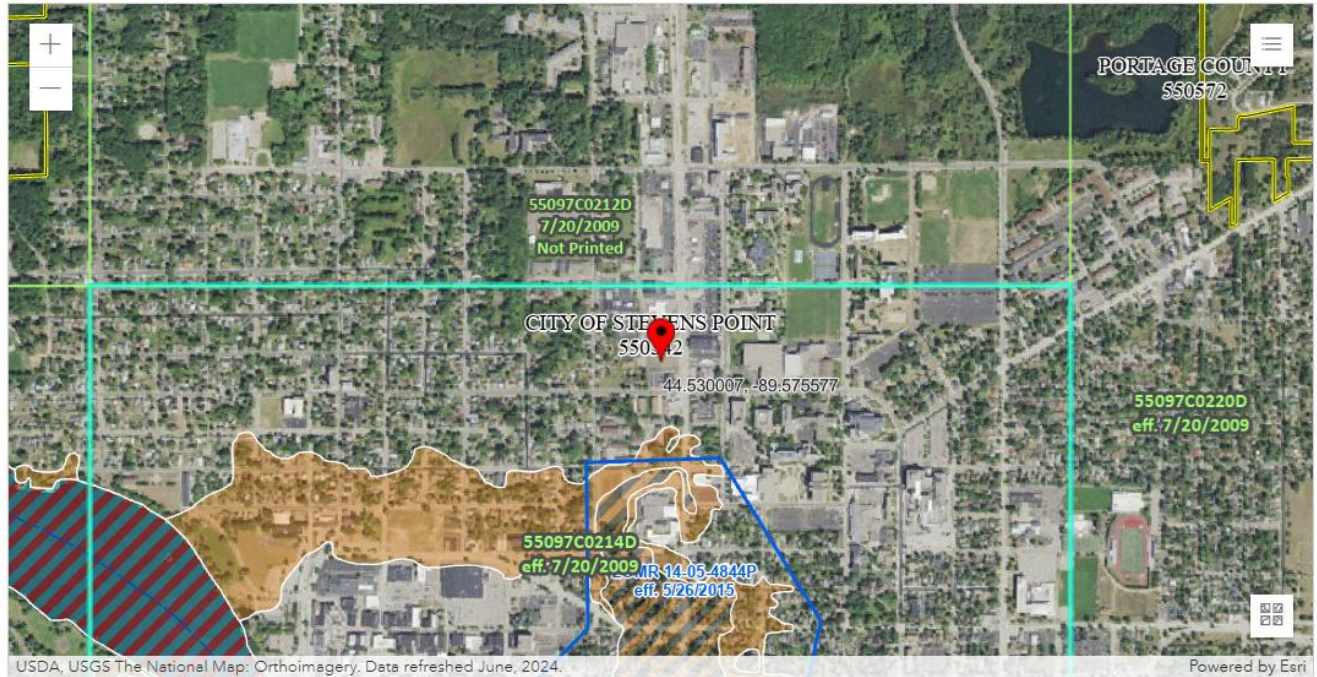
FEMA FLOOD MAP

SITE DATA/OWNER INFORMATION
SUMMARY TABLE



APPENDIX A

FEMA FLOOD MAP



APPENDIX A

SITE DATA/OWNER
INFORMATION SUMMARY TABLE

CURRENT PROPERTY OWNER	Pointmed Properties, LLC 520 Vincent Street Stevens Point, WI 54481 Attn: Todd Fairchild fairchta@yahoo.com
ADDRESS	532 Division St, Stevens Point, WI 54481
PARCEL ID	281240829401025
SITE AREA	0.5 acres
ZONING	B4 (Commercial District) with "B-TID5" Tax Increment District 5
FUTURE LAND USE	Commercial

PROPOSED COFFEE SHOP FOR: 7-BREW STEVENS POINT

STEVENS POINT, WI



Always a Better Plan

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

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST • STEVENS POINT, WI 54481

PROFESSIONAL SEAL



SHEET DATES

ISSUED FOR APPROVAL
IFA JAN. 15, 2026
IFA JAN. 30, 2026
IFA MAR. 2, 2026
IFA MAY 4, 2026

JOB NUMBER

250245600

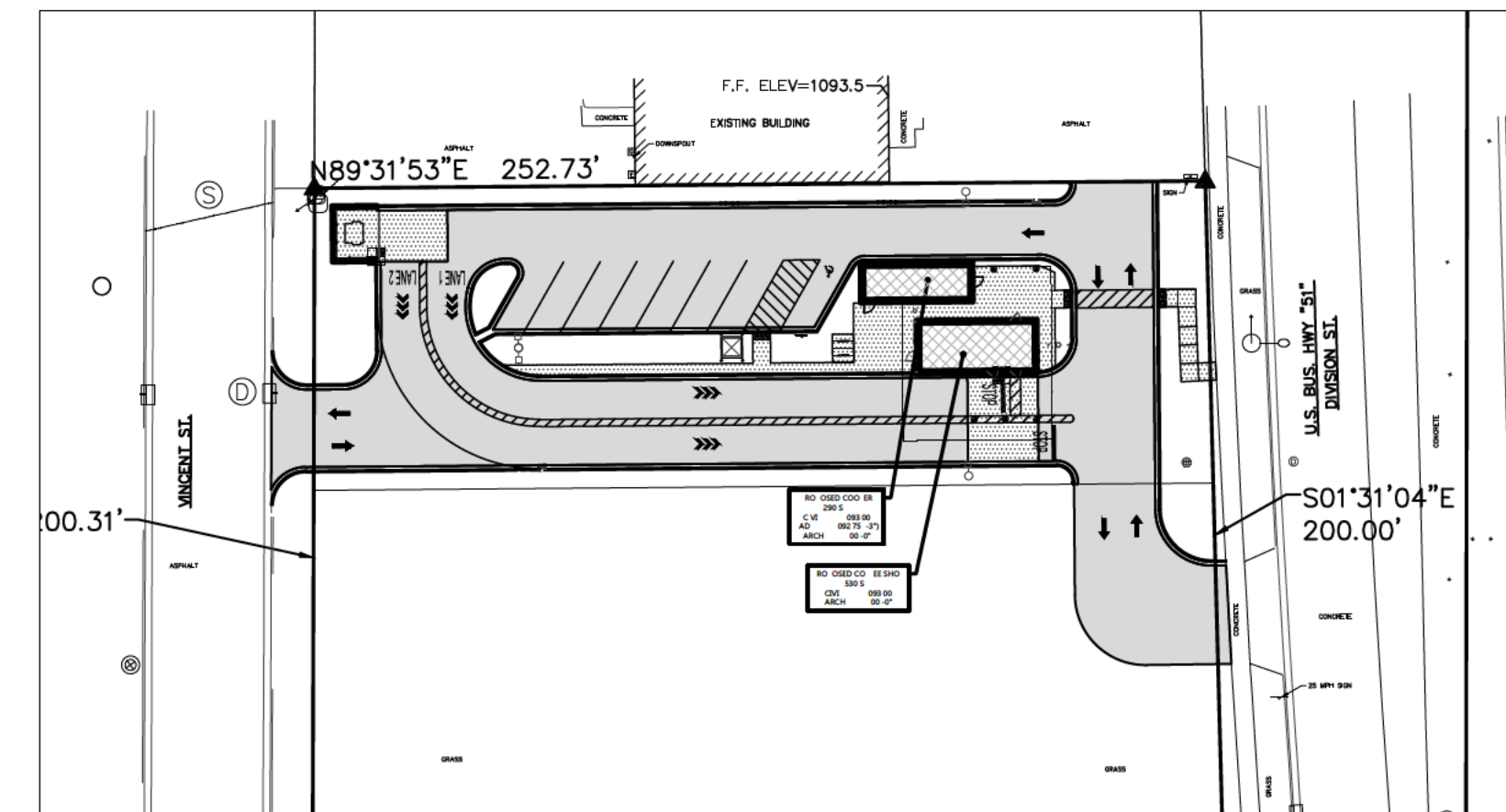
SHEET NUMBER

C0.1

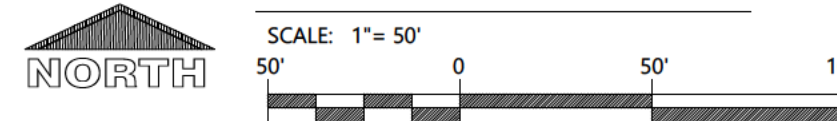
LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 C 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
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
—	EXISTING STORM SEWER AND MANHOLE	G—	EXISTING UNDERGROUND GAS LINE
—	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
—	PROPOSED STORM SEWER AND MANHOLE - ST MH	G—	PROPOSED UNDERGROUND GAS LINE
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU—	PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	MATCHLINE
—	PROPOSED PROPERTY LINE	—	GRADING/SEEDING LIMITS



SITE PLAN OVERVIEW



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800-542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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.
- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBOR FOR WORK ON SOUTH ADJACENT PROPERTY.

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.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

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C1.1A	SITE PLAN
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CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- 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.
- 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 LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVIEWING OF THESE LATERAL(S) 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.
- 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.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL POINT.

31 20 00 EARTH MOVING

- 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.
- 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.
- ALL ORGANIC MATERIALS INSIDE THE BUILDING 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 VERIFY TPOSSL DEPTHS PRIOR TO ANY FILLING. SURFACE WATER MUST BE PREVENTED FROM PASSING 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.
- 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.
- 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.
- 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 BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 - UNDER FOUNDATIONS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 - 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.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 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.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- 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.
- 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.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- 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

- 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.
- EROSION AND SEDIMENT CONTROL IMPLEMENTATIONS DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (WA.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.
 - 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).
 - 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 1 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 R 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, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE EFFECTS OF TRACKING AND SEDIMENT DEPOSITS FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
 - 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 PRIOR TO ANY FILL IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
 - 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).
 - 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.
 - 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.
 - 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/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 - IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 - 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.
- 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 (WA.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOIL REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE (4 LT 58-285)	1-1/2" SURFACE COURSE (4 LT 58-285)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-285)	2-1/2" BINDER COURSE (4 LT 58-285)
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE
- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- DISTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- 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.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-11.
- 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 4" OF 3/4" CRUSHED AGGREGATE BASE. CONSTRUCTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
 2. TYPICAL EXTERIOR CONCRETE - 8" OF CONCRETE OVER 6" AGGREGATE BASE.
 - a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO 1/2 OF THE SLAB:
 - 1) THE BARS AT ALL CONSTRUCTION JOINTS OF THE CONCRETE. THE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
 - 2) DUMPS/TER 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)
 - a. CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBAR ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO 1/2 OF THE SLAB. CONSTRUCTION JOINTS SHALL BE SAWCUT 15" IN DEPTH AND BE PLACED A MAXIMUM OF 15' ON CENTER.
 - DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
 1. STRENGTH FOR A MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
 4. SLUMP SHALL BE 2.5" OR LESS FOR SUMP-FORMED CURB AND GUTTER
 5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SUMP-FORMED CURB AND GUTTER.
 6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
 7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
 - VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING 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. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
 - 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.
 - 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' MAX). 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.
 - 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 CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED 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 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
 - 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 FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF 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 C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. 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.
 - 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.
 - LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
 - TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORT OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE 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.
 - CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- 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 OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE FULVERIZING 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 ATRAZINE 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.
- 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 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. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE. FOLLOW TRACKOUT CONTROL AND SEDIMENT DEVICES IN WORK TECHNICAL STANDARDS 1058 & 1059.
 2. 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 WDRN TECHNICAL STANDARDS 1058 & 1059.
- 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%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- QUALITY DEPRESSION SEEDING: BOTTOM AND SIDE SLOPES OF QUALITY DEPRESSION SHALL BE SEEDED WITH A NATIVE WET PRairie AND UPLAND MIX. PROVIDE SEED UNDER EROSION MATTING. SEEDING SPECIFICATION PER SUPPLIER. PROVIDE 1" OF ENGINEERED SOIL PLANTING BED. THE PLANTING BED SHALL CONSIST OF 75% NATIVE WASHED SAND AND 25% COMPOST.
- RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILL FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
- TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPORTING 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, SUNK SCALDS, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM 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.
- 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.
- 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.
- 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

- 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 UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 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 LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVIEWING OF THESE LATERAL(S) 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.
- ALL SANITARY PIPE 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 PLAN.
- 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 WYE 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 ROST 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 (Z-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 MANUFACTURER'S REQUIREMENTS.
- 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.
- ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8" HORIZONTALLY FROM FOUNDATION WALLS.
- 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.
- 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 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.
- 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.
- 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 STANDARD 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 AND STORM SEWER.
- SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST • STEVENS POINT, WI 54481

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA JAN. 15, 2026
IFA JAN. 30, 2026

JOB NUMBER

250245600

SHEET NUMBER

C0.2

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

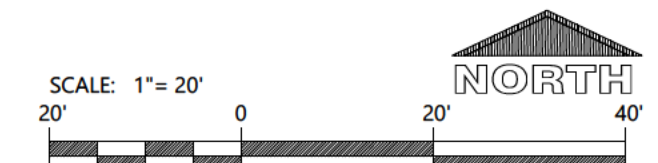
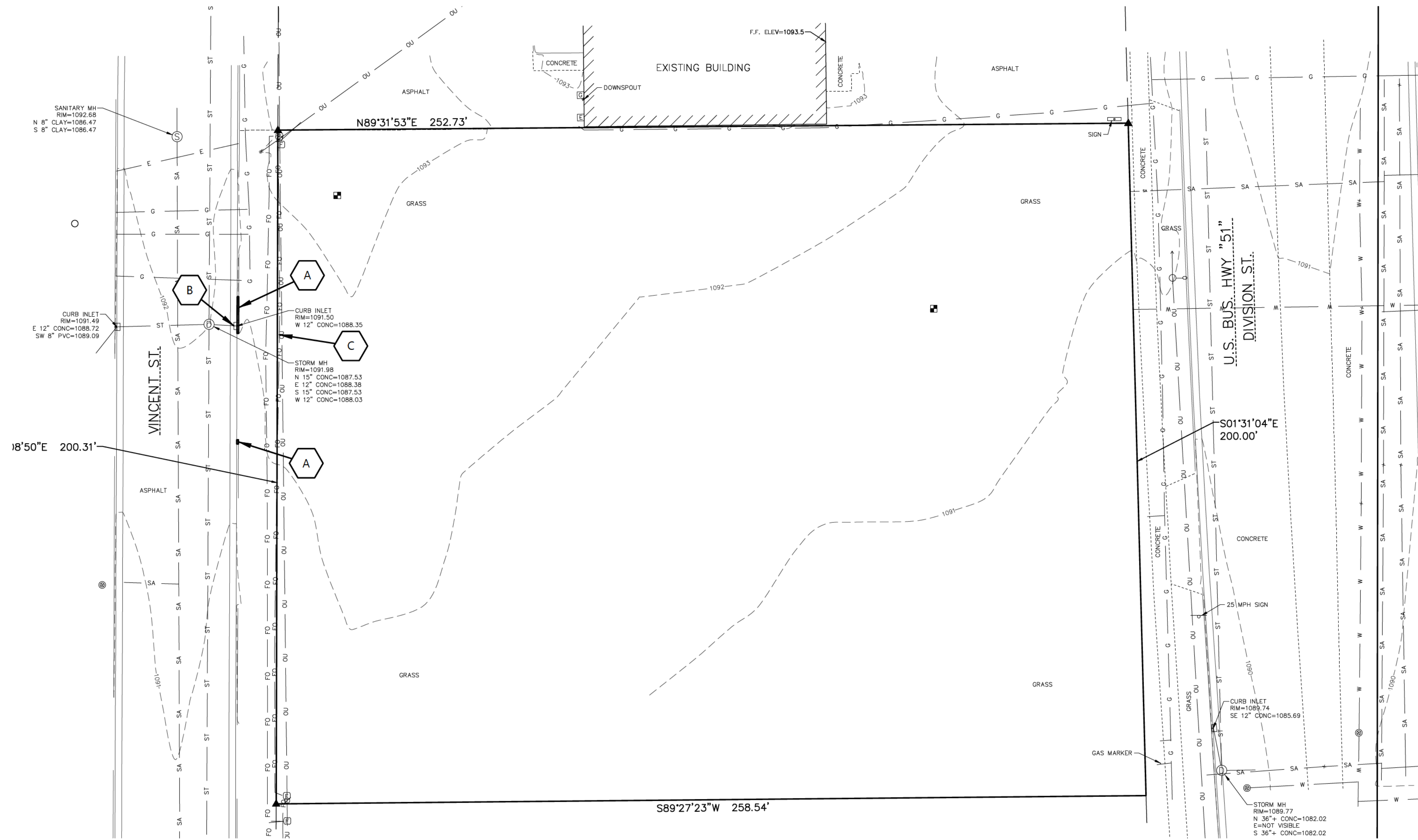
Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN)	ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294	Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. NCS-1281592-KCTV, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 10, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO. 20254509325 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. THIS PLAN IS IN NO WAY A SUBSTITUTE FOR UTILITY LOCATING AT THE TIME OF EXCAVATION.

NOTE: THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2025.

KEYNOTES	
	REMOVE CURB HEAD AS NECESSARY FOR CONSTRUCTION OF DRIVEWAY CONNECTION
	REPLACE RIM WITH FLUSH RIM AS NECESSARY FOR CONSTRUCTION OF DRIVEWAY CONNECTION
	CAUTION, PROTECT EXISTING UTILITIES



CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST • STEVENS POINT, WI 54481

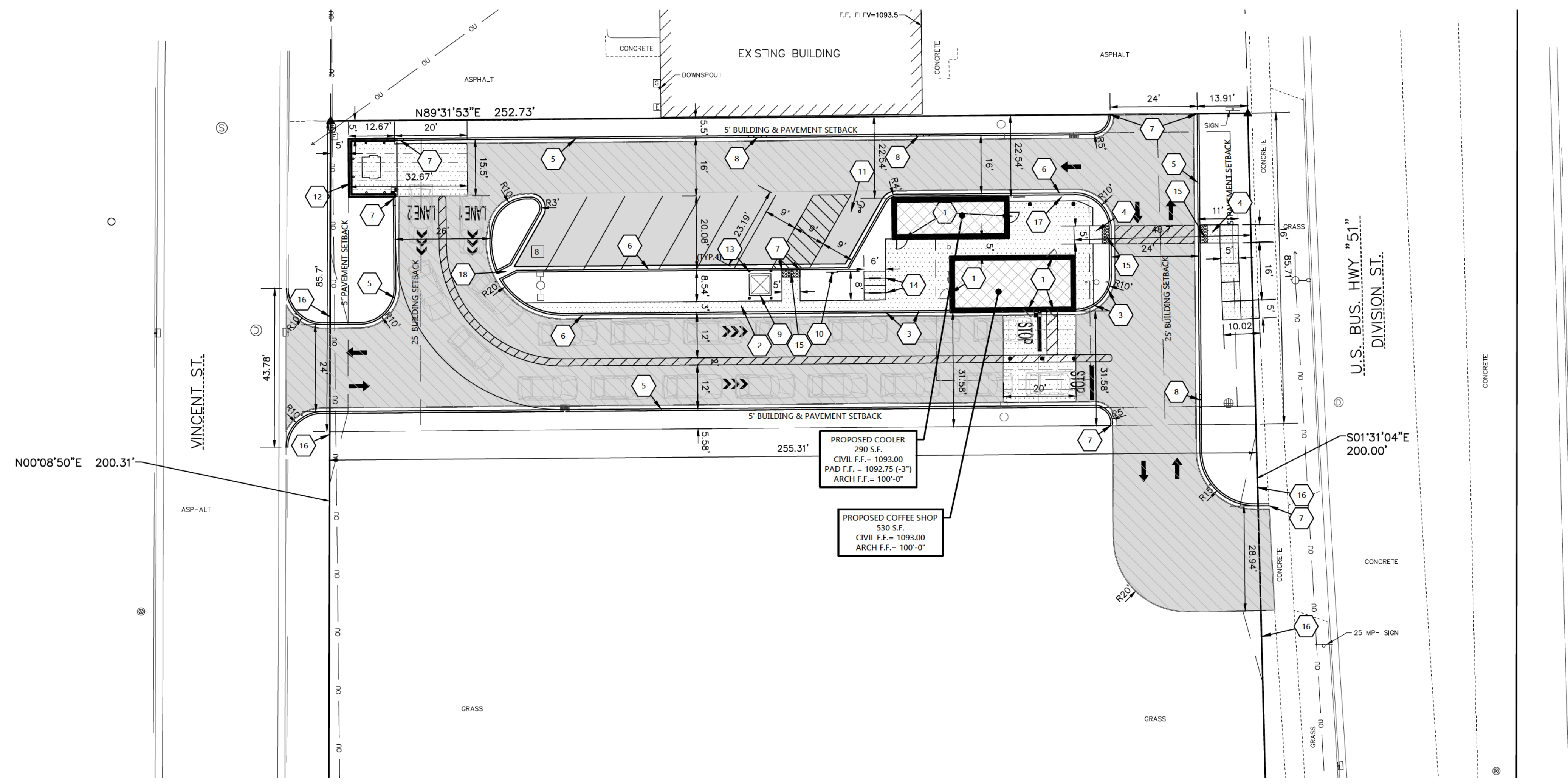
PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL	
IFA	JAN. 15, 2026
IFA	JAN. 30, 2026

JOB NUMBER
250245600

SHEET NUMBER
C1.0



SITE INFORMATION:

PROPERTY AREA: 21,765 S.F. (0.50 ACRES), (7,000 S.F. MIN.)
 EXISTING ZONING: B-4
 PROPOSED ZONING: B-4
 EXISTING USE: VACANT LOT (PREVIOUSLY CAR DEALERSHIP)
 PROPOSED USE: DRIVE THRU COFFEE SHOP
 AREA OF SITE DISTURBANCE: 26,066 S.F. (0.60 ACRES)

SETBACKS:
 BUILDING: FRONT(EAST) = 25'
 SIDE(NORTH/SOUTH) = 5'
 REAR(WEST) = 25'
 PAVEMENT: FRONT(EAST) = 5'
 SIDE(DIRECTION) = 5'
 REAR(REAR) = 5'

PROPOSED BUILDING HEIGHT: 19.83' (MAX. HEIGHT ALLOWED: 35')
 PARKING REQUIRED: 1 STALL PER 100 S.F. OF GROSS FLOOR AREA (8 STALLS REQ.)
 PARKING PROVIDED: 8 STALL (1 H.C. ACCESSIBLE)
 BICYCLE PARKING REQUIRED: 1 BIKE STALL PER 25 AUTO STALLS (4 MIN, 24 MAX) (4 REQ.)
 BICYCLE PARKING PROVIDED: 4 STALLS
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1
 DRIVE THRU STACKING REQUIRED: 2 FROM ORDER POINT TO PICKUP/6 FROM ORDER POINT
 DRIVE THRU STACKING PROVIDED: 20 TOTAL (ORDERS TAKEN BY STAFF WITH TABLETS)

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	0.50	21,765	100.0%
PROJECT SITE	0.50	21,765	100.0%

PROPOSED SITE DATA

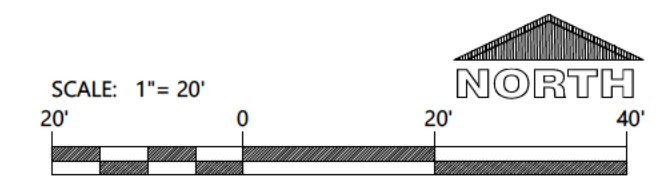
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	820	3.8%
PAVEMENT (ASP. & CONC.)	0.39	16,857	77.5%
TOTAL IMPERVIOUS	0.41	17,677	81.2%
LANDSCAPE/ OPEN SPACE	0.09	4,088	18.8%
PROJECT SITE	0.50	21,765	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	TAPER CURB 0" TO 2" IN 6"
4	CURB RAMP (SEE DETAIL)
5	18" CURB & GUTTER (SEE DETAIL)
6	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
7	CURB TAPER (SEE DETAIL)
8	CURB CUT (SEE DETAIL)
9	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
10	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
11	HANDICAP STALL & STRIPING PER STATE CODES
12	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
13	6" CONCRETE BOLLARDS (TYP.) (SEE DETAIL)
14	BIKE RACK (TYP.) (TYPE & COLOR BY OWNER)
15	DETECTABLE WARNING PLATE PER STATE CODE
16	5' X 20' VISION TRIANGLE
17	PROVIDE THICKENED EDGE FOR EXPOSURE
18	CONCRETE FLUME

LEGEND:

HATCH	PAVEMENT SECTION
[Hatch pattern]	STANDARD ASPHALT
[Hatch pattern]	HEAVY DUTY ASPHALT
[Hatch pattern]	SIDEWALK CONCRETE
[Hatch pattern]	DUMPSTER PAD/APRON CONCRETE
[Hatch pattern]	HEAVY DUTY CONCRETE



CIVIL SITE PLAN



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
 532 DIVISION ST • STEVENS POINT, WI 54481

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	JAN. 15, 2026
IFA	JAN. 30, 2026
IFA	MAY 4, 2026

JOB NUMBER
 250245600

SHEET NUMBER
C1.1A

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST • STEVENS POINT, WI 54481

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	JAN. 15, 2026
IFA	JAN. 30, 2026
IFA	MAR. 2, 2026
IFA	MAR. 25, 2026
IFA	MAY 4, 2026

JOB NUMBER

250245600

SHEET NUMBER

C1.2

CONSTRUCTION SEQUENCE

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. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT TEMPORARY ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE 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. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND 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. PLACE RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

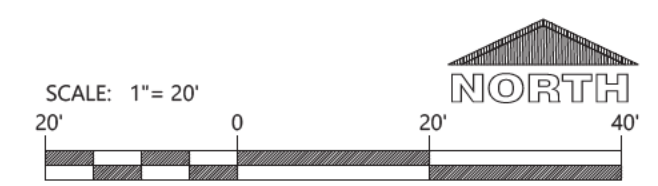
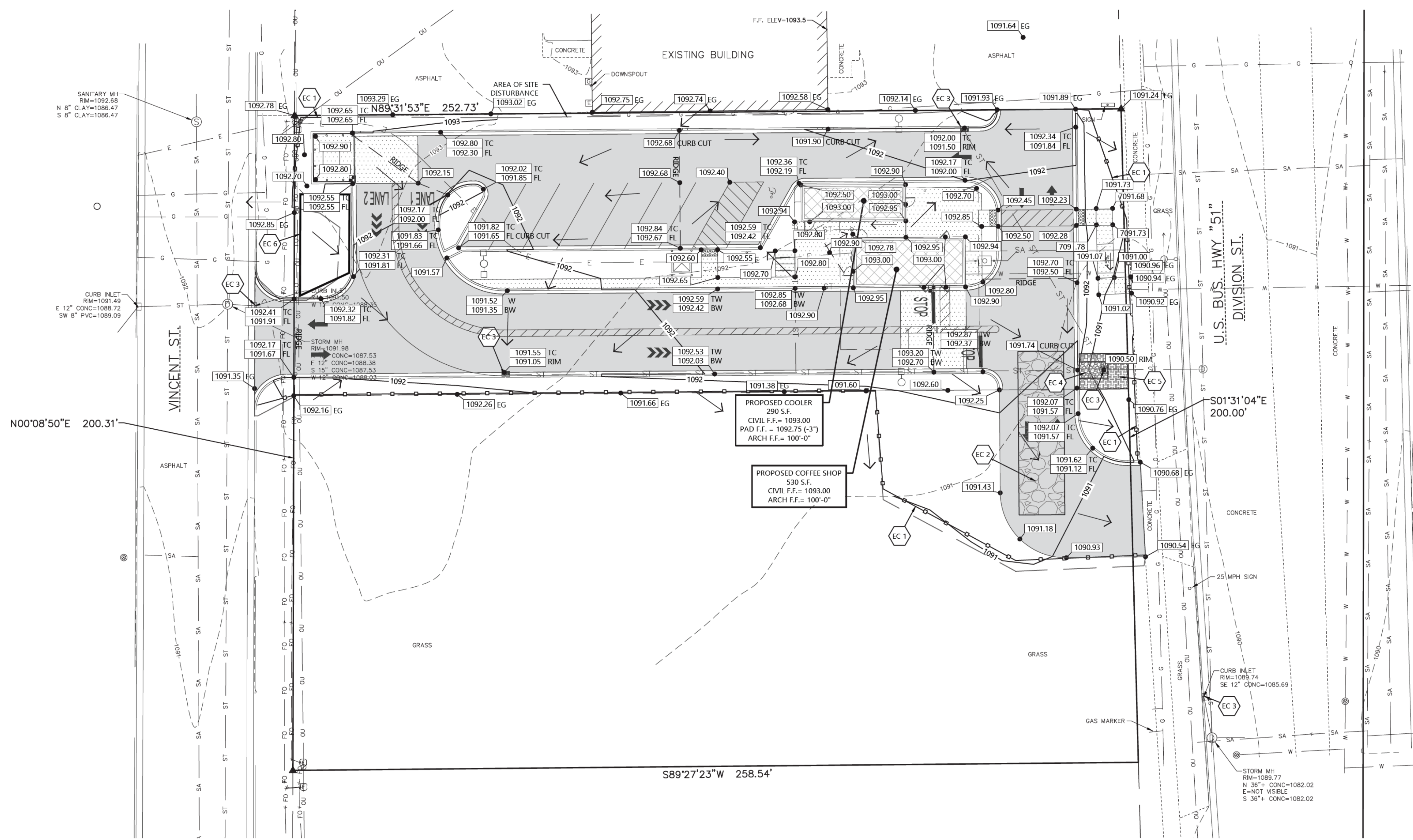
CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

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 STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

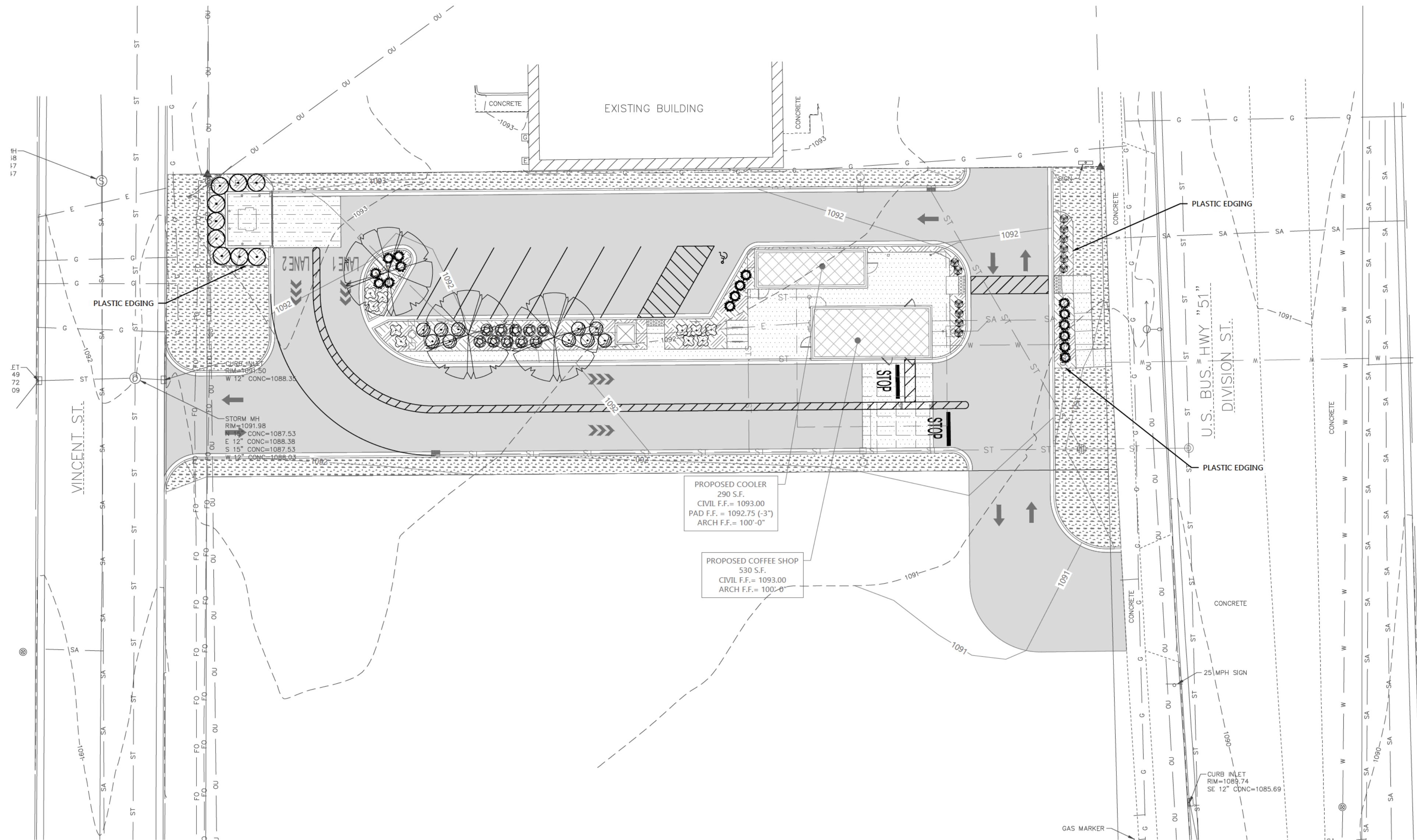
KEYNOTES

EC 1	SILT FENCE
EC 2	STABILIZED CONSTRUCTION ENTRANCE
EC 3	INLET PROTECTION
EC 4	6" D50 RIP RAP OVER FABRIC
EC 5	STORM QUALITY DEPRESSION SEEDING (SEE SPECIFICATIONS)
EC 6	TEMPORARY SOIL STORAGE



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
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PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
☉	Sweet Street Linden	Tilia americana 'Kromm'	3	2 1/2" CAL.	B&B
DECIDUOUS SHRUBS					
☉	Pee Wee Oakleaf Hydrangea	Hydrangea quercifolia 'Pee Wee'	12	3 GAL.	CONT.
☉	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	10	3 GAL.	CONT.
☉	Kodiak Orange Bush Honeysuckle	Diervilla x 'G2X88544'	10	3 GAL.	CONT.
EVERGREEN SHRUBS					
☉	Sea Green Juniper	Juniperus chinensis 'Sea Green'	9	3 GAL.	CONT.
☉	Blue Star Juniper	Juniperus Squamata 'Blue Star'	10	3 GAL.	CONT.
☉	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	16	3 GAL.	CONT.

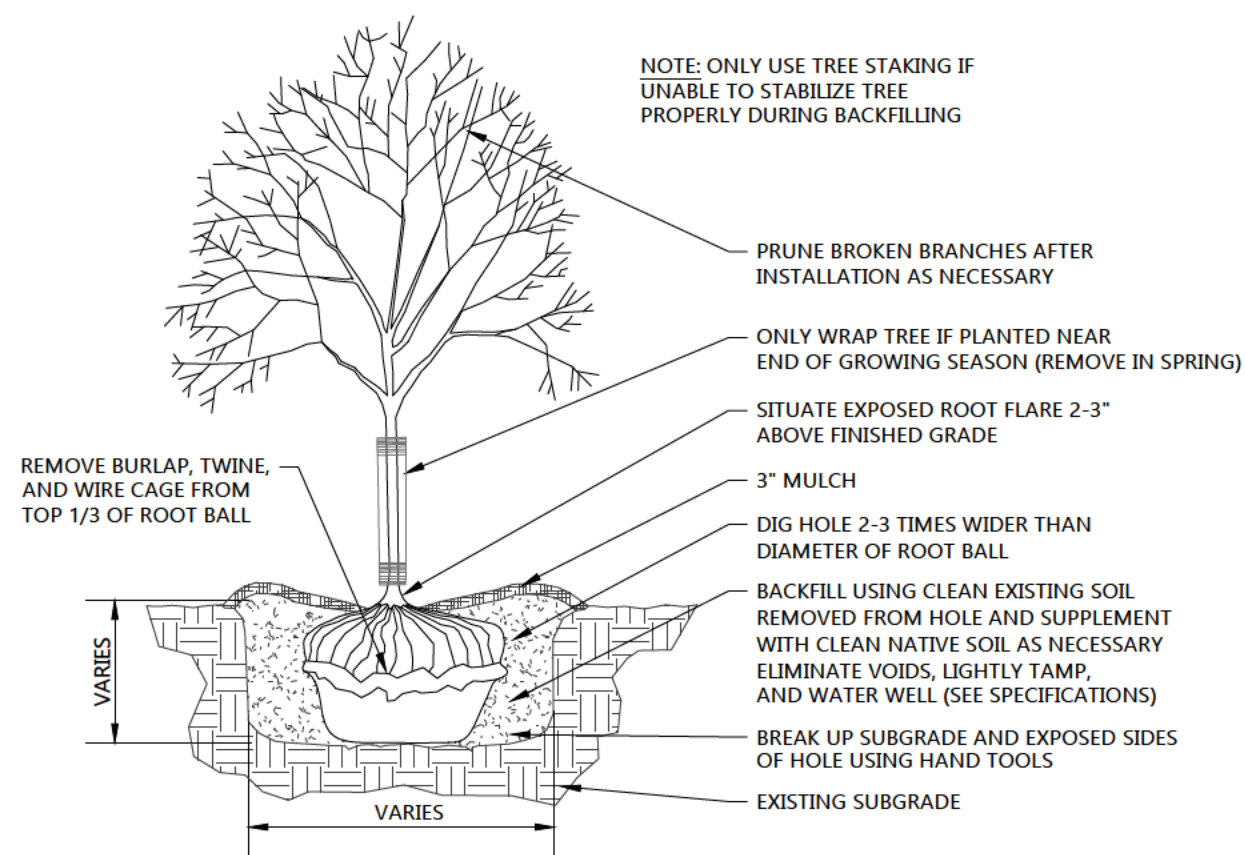
LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
INTERIOR ISLANDS	1 CANOPY OR EVERGREEN TREE PER ISLAND 1 ISLAND = 1 TREE	1 CANOPY TREE
PERIMETER LANDSCAPING	1 CANOPY TREE PER 50 LF, 1 SHRUB PER 15 SF OF LANDSCAPED AREA 95/50 = 1.9 CANOPY TREES 791/15 = 52.7 SHRUBS	2 CANOPY TREES 58 SHRUBS
DUMPSTER SCREENING	PROVIDE LANDSCAPE SCREENING AROUND DUMPSTER ENCLOSURE	SCREENING PROVIDED

- GENERAL NOTES:**
- SEE SHEET C0.2 LANDSCAPE SPECIFICATIONS.
 - DISTURBED BARE SOIL OUTSIDE OF MULCHED AREAS TO BE SEEDED.

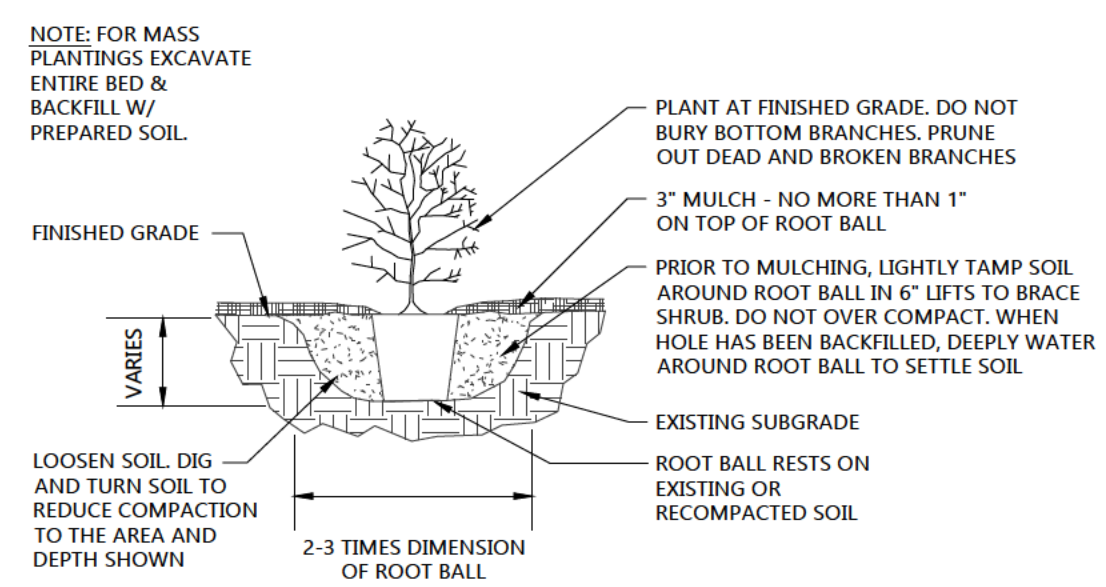
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN

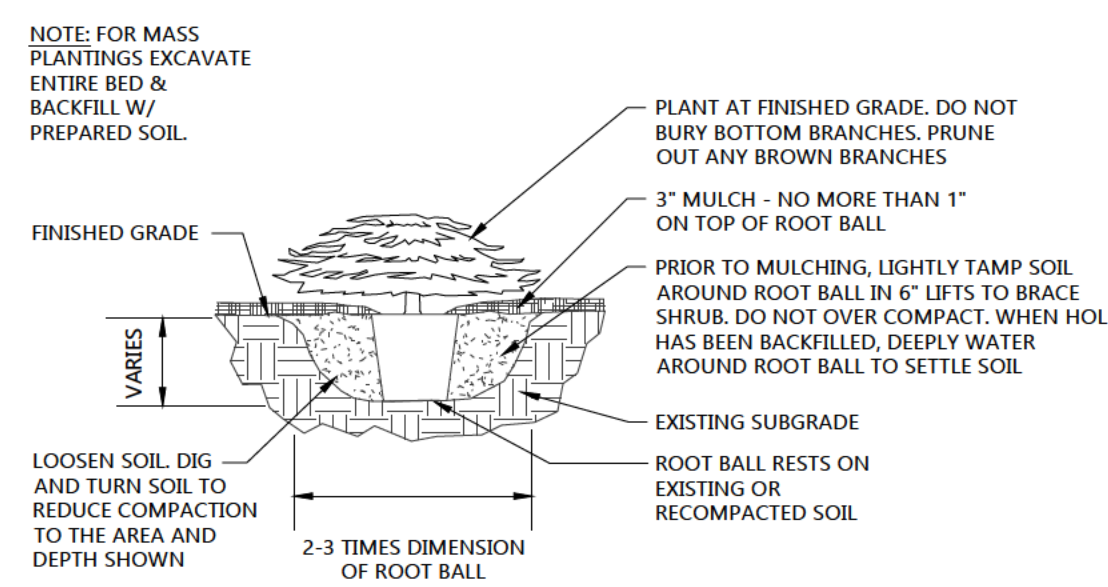
PROFESSIONAL SEAL



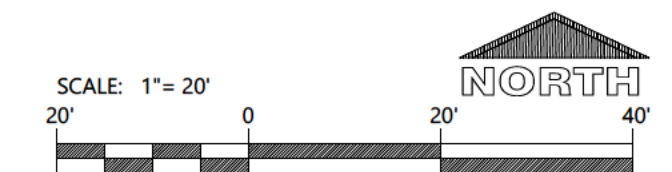
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



SHEET DATES

ISSUED FOR APPROVAL

IFA	JAN. 15, 2026
IFA	JAN. 30, 2026
IFA	MAR. 25, 2026
IFA	MAY. 4, 2026

JOB NUMBER

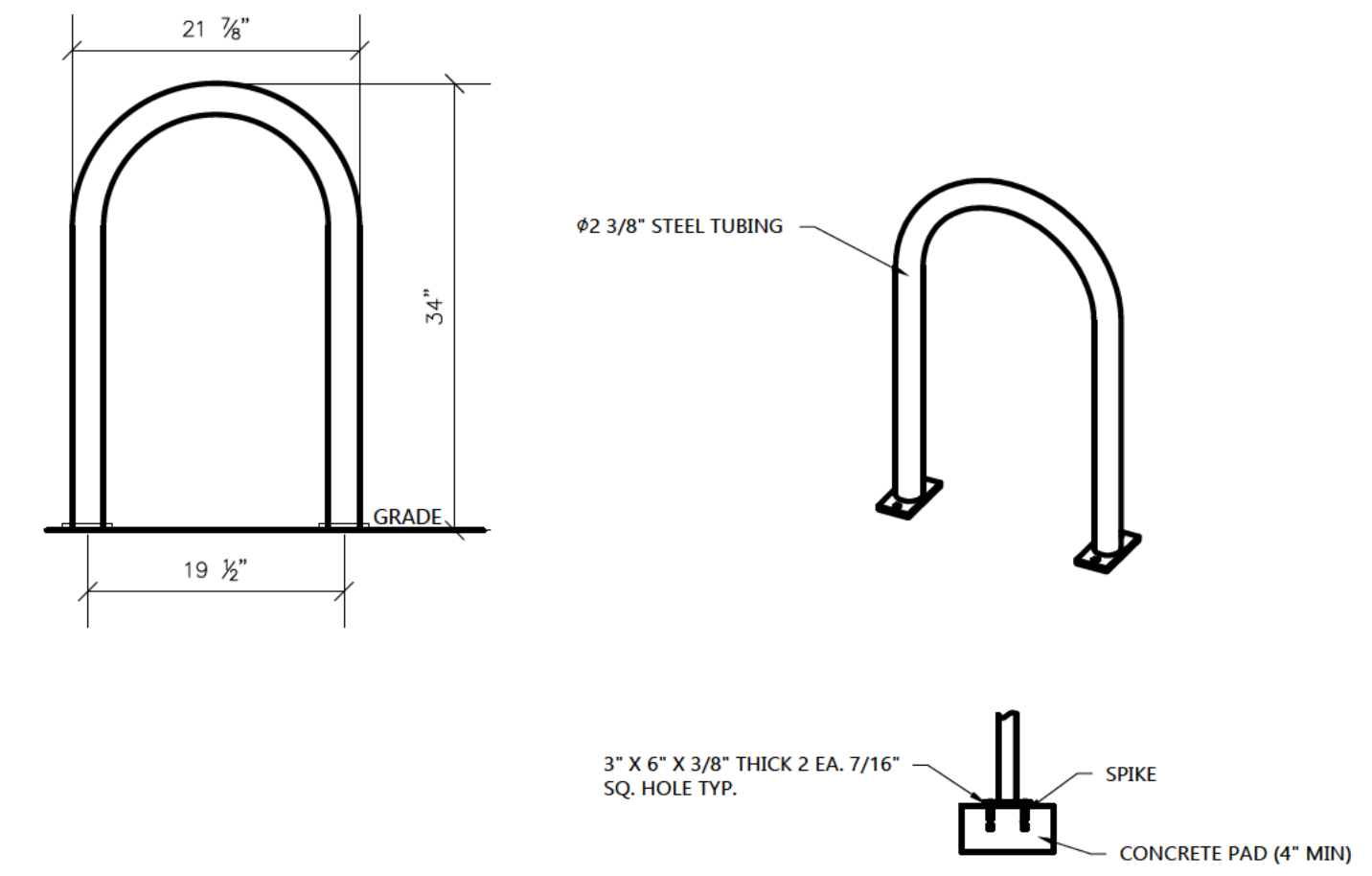
250245600

SHEET NUMBER

C1.4

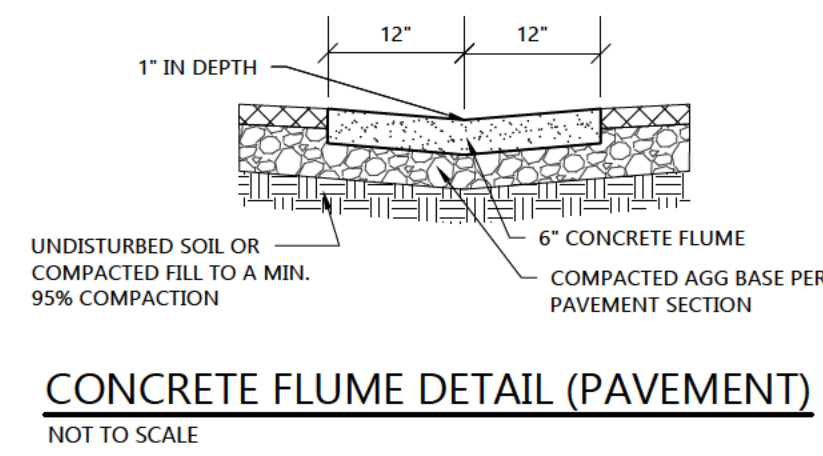
PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST • STEVENS POINT, WI 54481

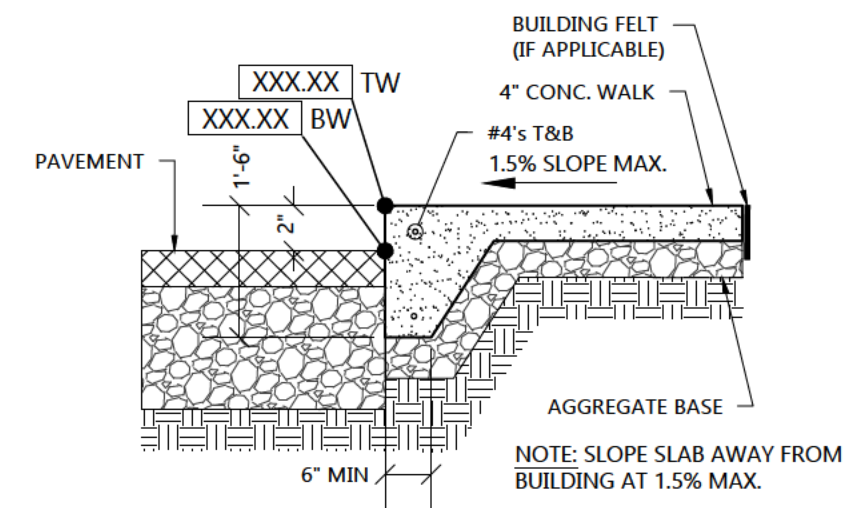


- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. OWNER SHALL SELECT COLOR & FINISH
 3. SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
 4. MANUFACTURED BY MADRAX; PRODUCT: U238-1G (SF); "U" BIKE RACK 2 BIKE

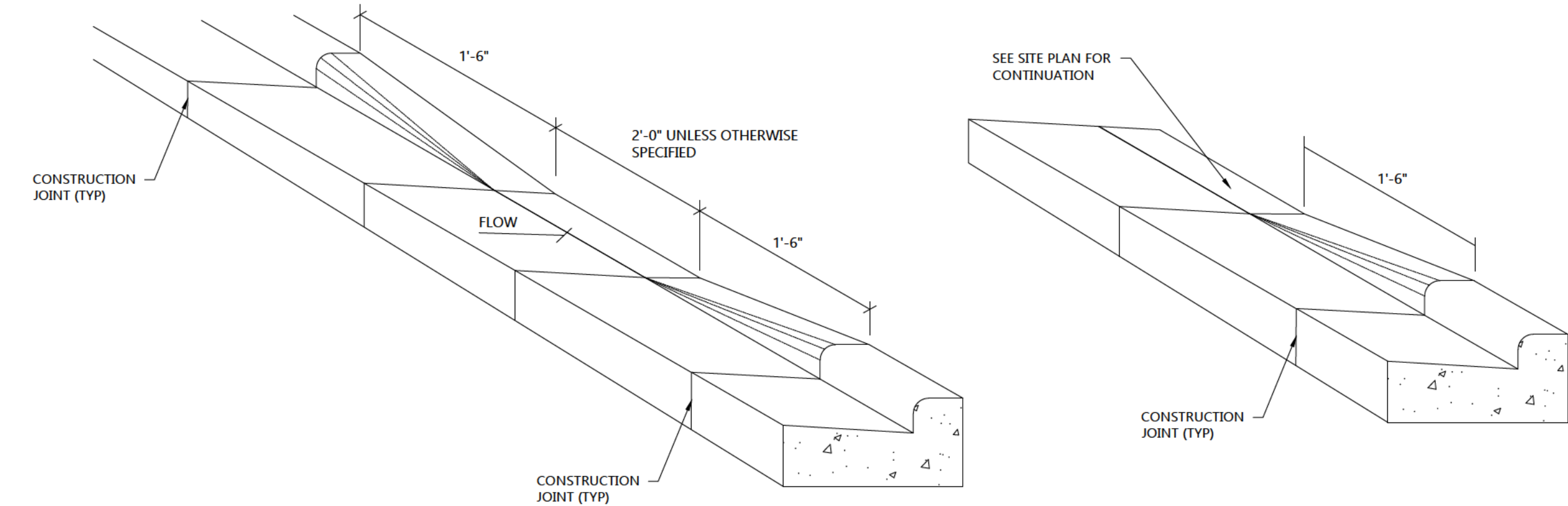
SINGLE LOOP BIKE RACK
NOT TO SCALE



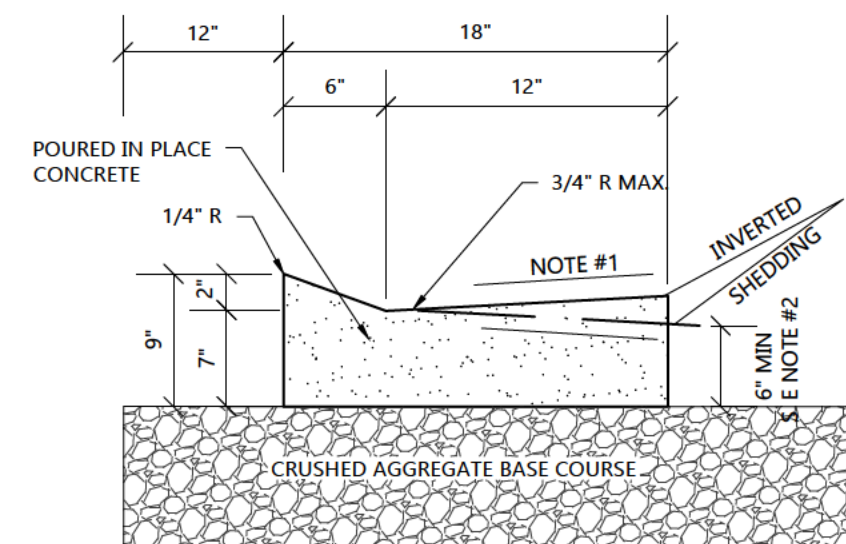
CONCRETE FLUME DETAIL (PAVEMENT)
NOT TO SCALE



RAISED WALK DETAIL
NOT TO SCALE

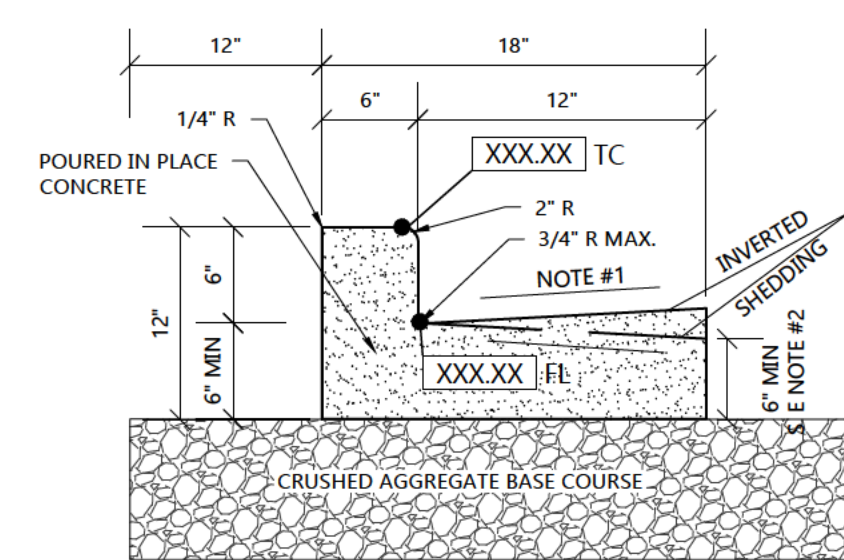


CURB TAPER DETAIL
NOT TO SCALE



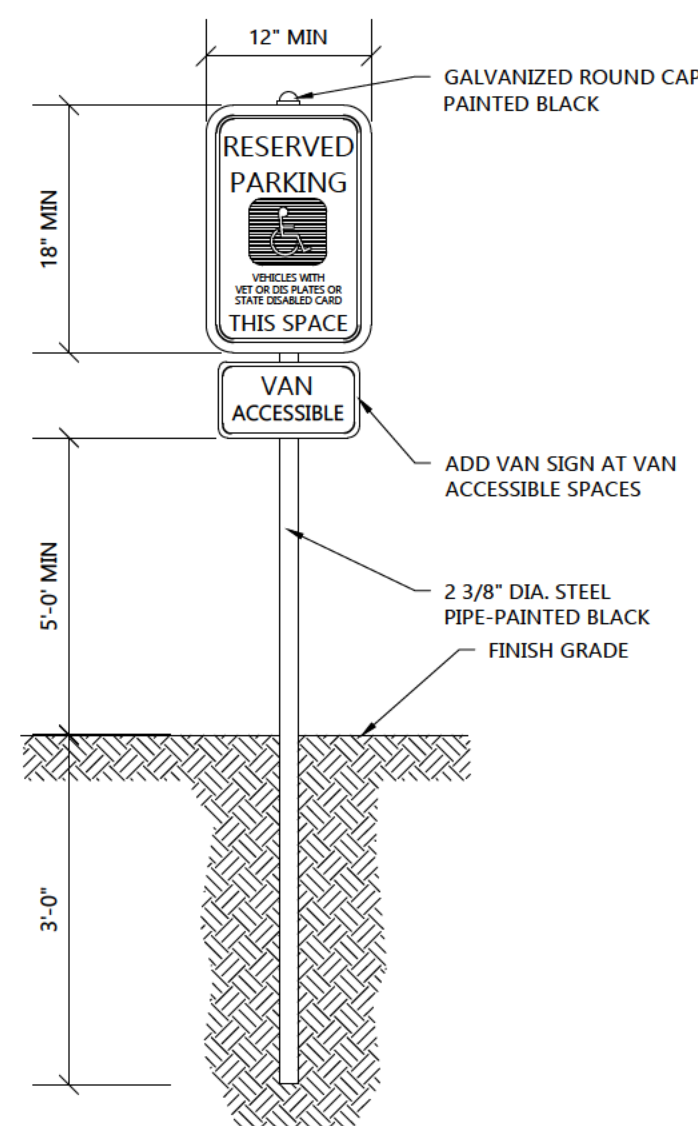
- NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" MOUNTABLE CURB & GUTTER DETAIL
NOT TO SCALE

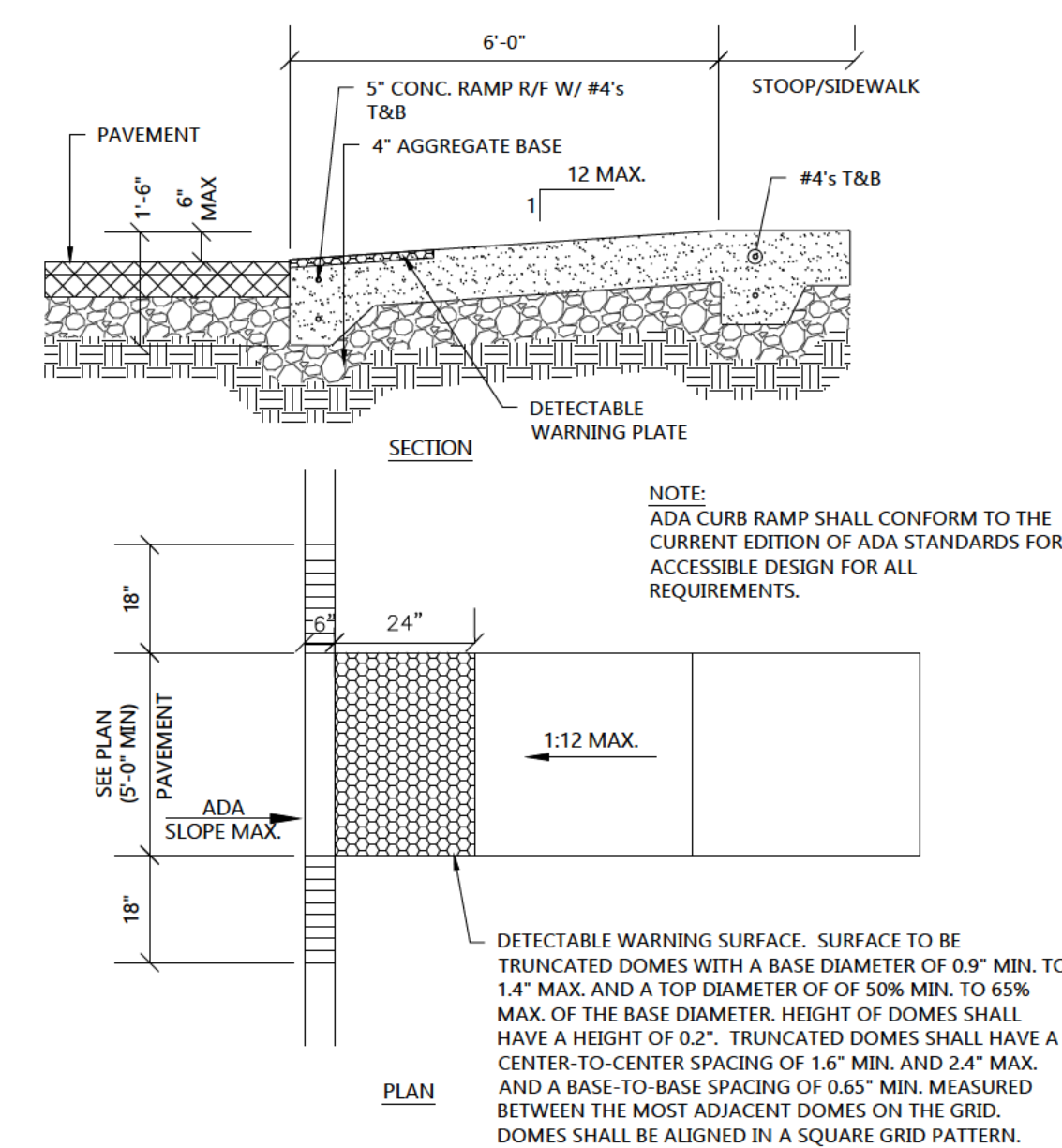


- NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

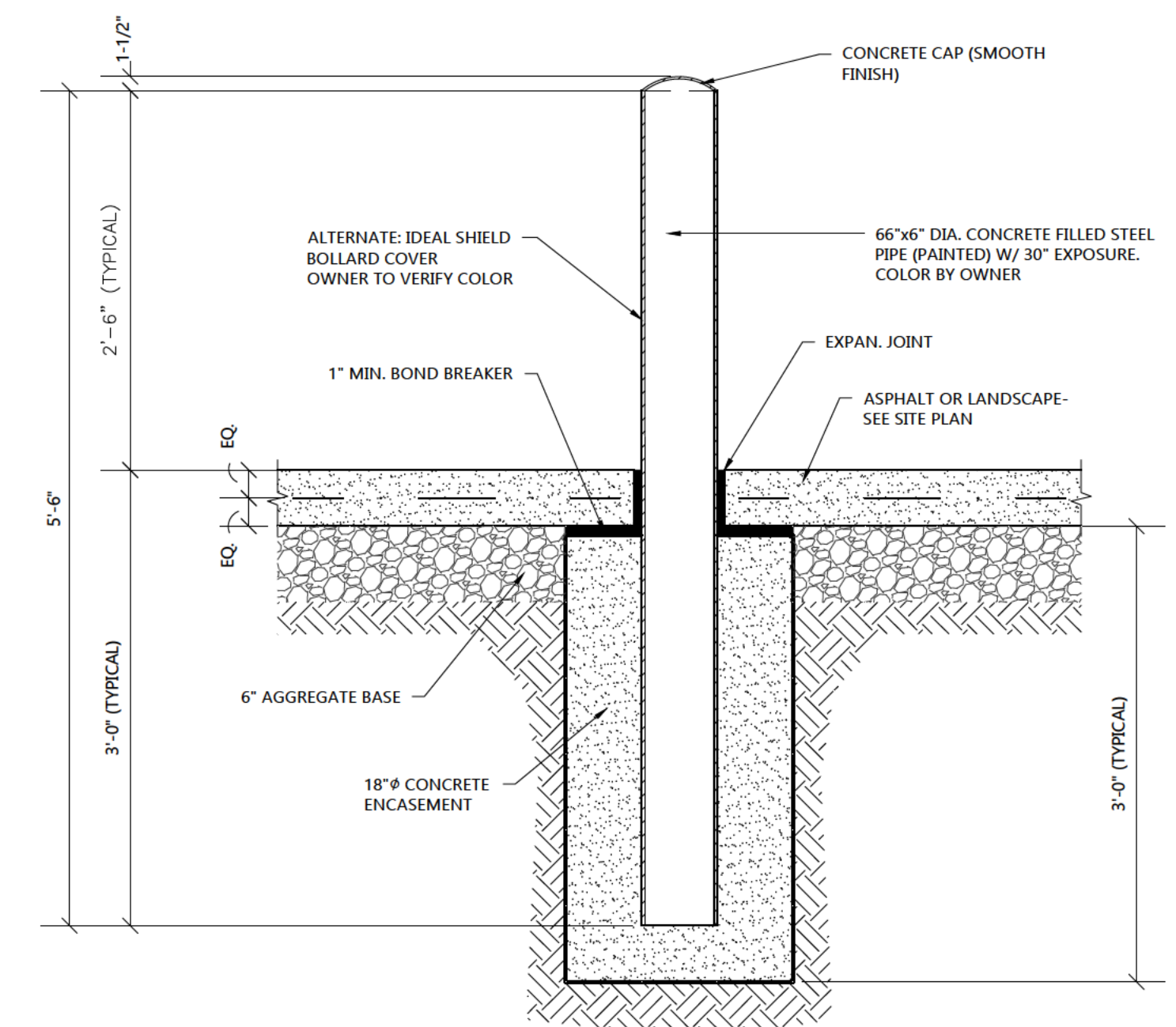
18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL
NOT TO SCALE



CURB RAMP DETAIL
NOT TO SCALE



6" PIPE BOLLARD DETAIL
NOT TO SCALE

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

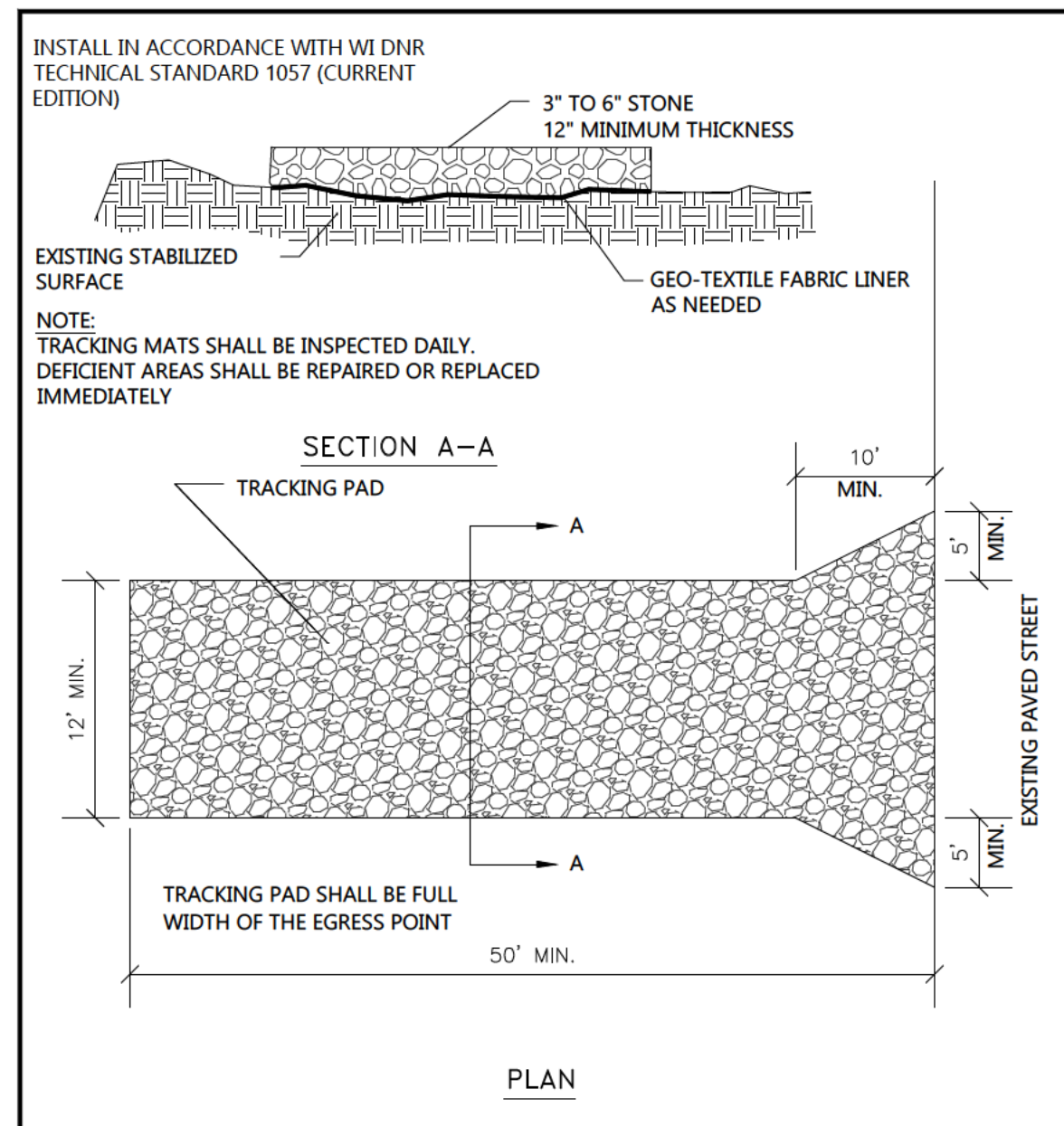
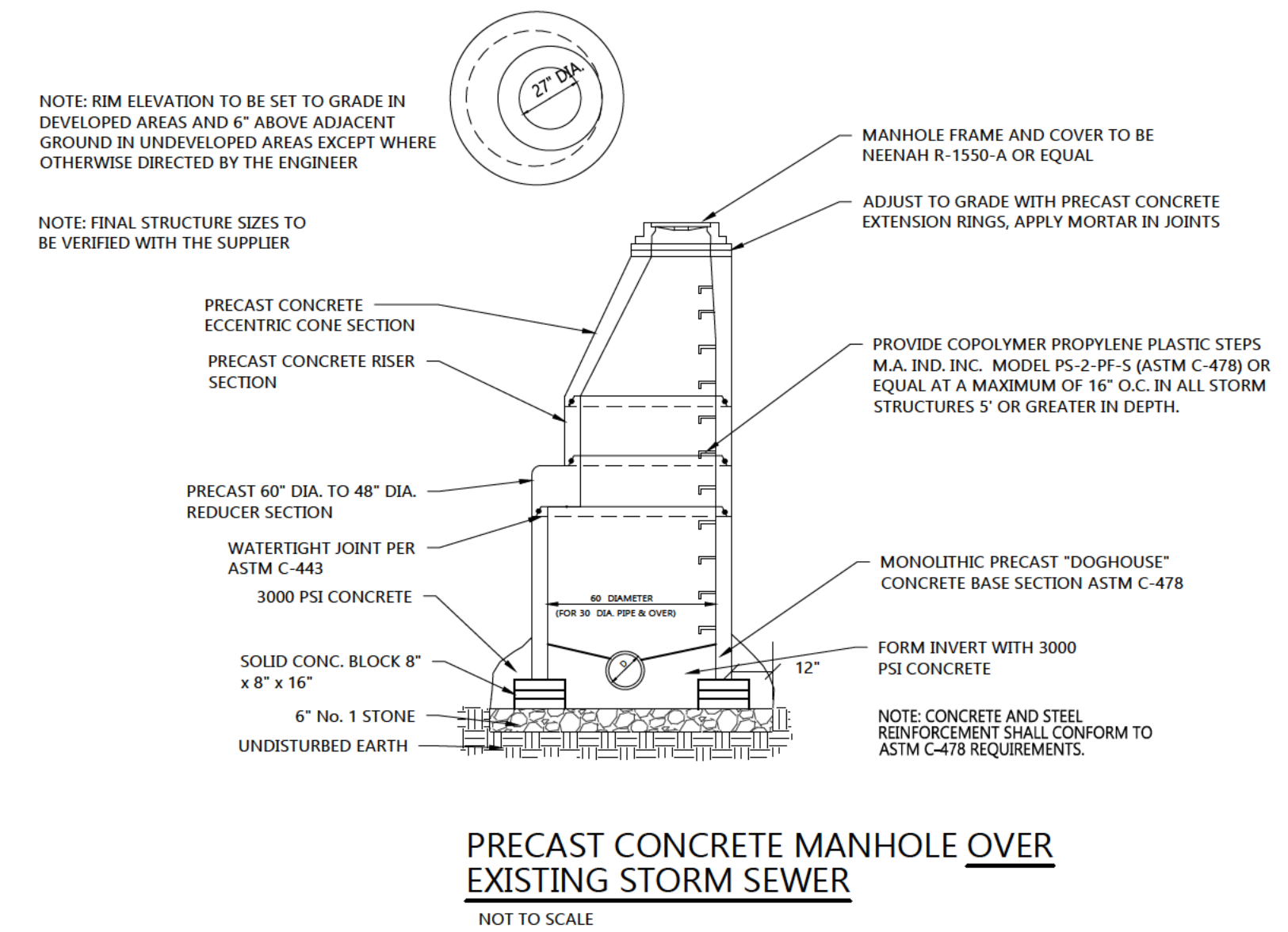
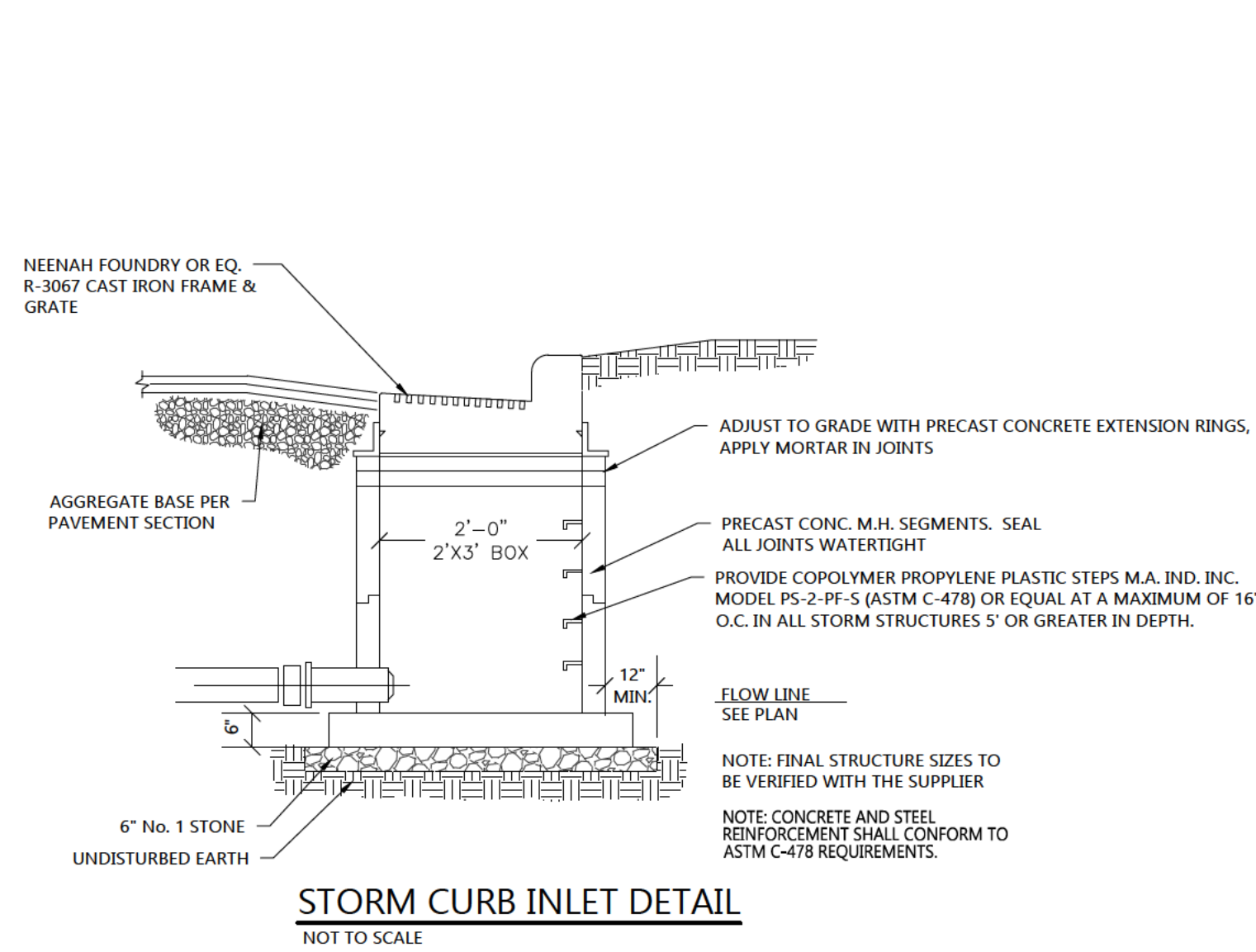
IFA	JAN. 15, 2026
IFA	JAN. 30, 2026
IFA	MAY 4, 2026

JOB NUMBER

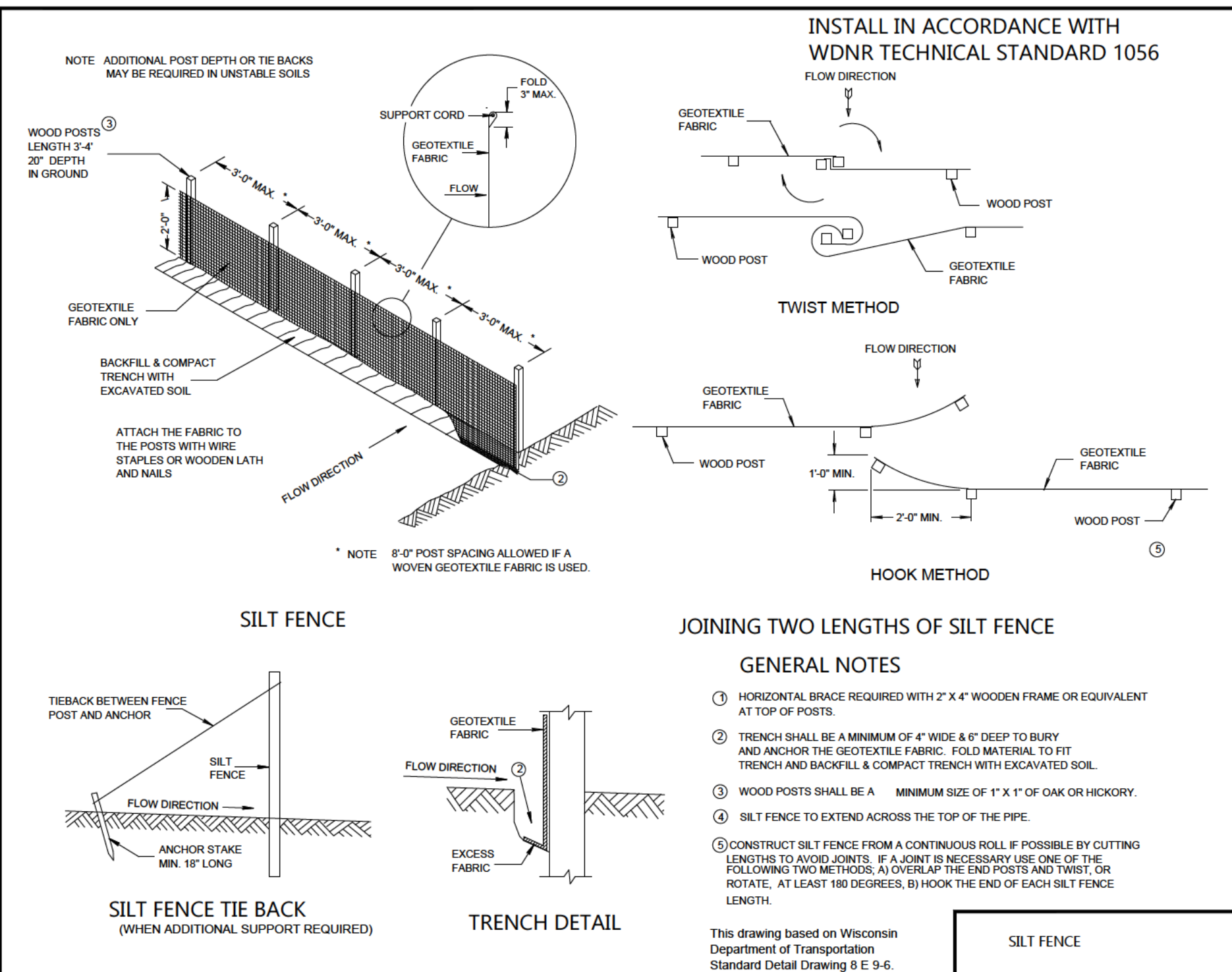
250245600

SHEET NUMBER

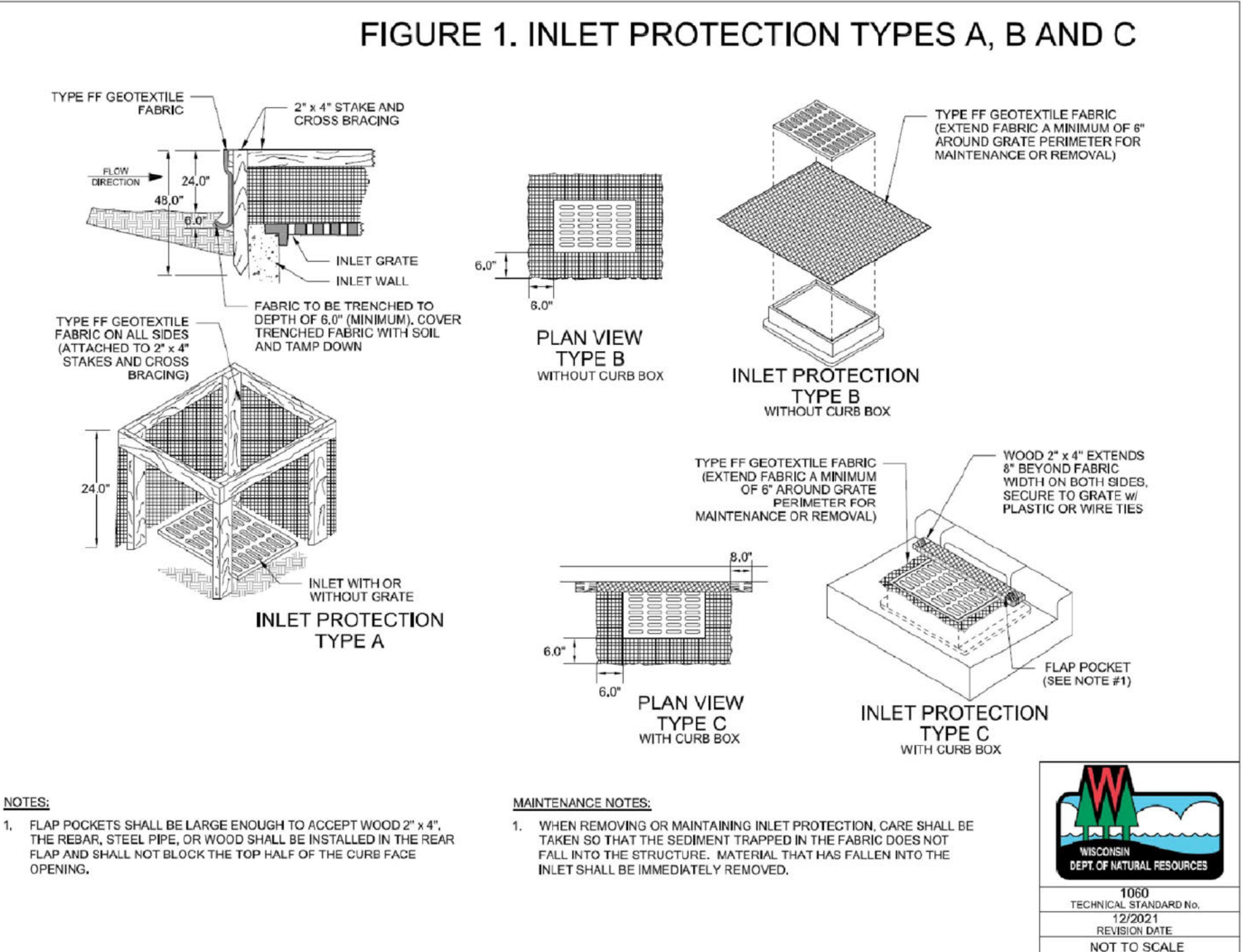
C2.0



TRACKPAD DETAILS
NOT TO SCALE



SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE

CIVIL DETAILS

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA JAN. 15, 2026
IFA JAN. 30, 2026


JOB NUMBER

250245600

SHEET NUMBER

C2.1

Mirada Medium (MRM)
Outdoor LED Area Light



OVERVIEW	
Lumen Package	2000 - 50,000
Wattage Range	48 - 438
Efficiency Range (LPW)	115 - 162
Weight (lbs/kg)	30 (13.6)
Control Options	Weight: A, B, A, L, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

QUICK LINKS

[Ordering Guide](#) | [Performance](#) | [Photometrics](#) | [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wing access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Contact factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-art one piece silicone sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in 35° beam.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also Available in Phospho Converted Amber with Peak Intensity at 600nm.
- 70 or 80CRI Minimum.
- Integral lower (L) and integral half lower (H) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (00% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input (50/60 Hz) or optional High Voltage (347-480 VAC).
- L80 Calculated Life >100k Hours (See Lumen Maintenance chart).
- Total harmonic distortion <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 430 and 488 lumen packages rated to +40°C. 55L lumen package rated to +35°C.
- Power factor > 90.
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth® motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.

Installation

- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (See controls section for more details).
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga wire.
- Includes LSI's traditional 5" drill pattern 63 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

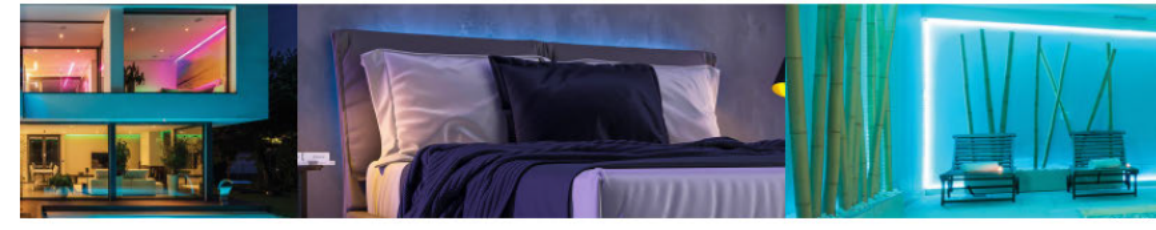
Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant, with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- RoHS compliant.
- Suitable for wet locations.
- IP66 rated Luminaires per IEC 60598.
- ISO 9001 for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 8,018,965 B2)

LSI Industries Inc. 10000 Alliance Dr. Cincinnati, OH 45243 • (513) 377-2200 • www.lsiindustries.com
100 Alliance Dr. Dayton, OH 45424 • (937) 233-1100 • www.lsiindustries.com
100 Alliance Dr. Dayton, OH 45424 • (937) 233-1100 • www.lsiindustries.com

ULTRA NEON FLEX

Project: _____ Type: _____
Name: _____ Date: _____



OVERVIEW

Applications: Indoor/Outdoor IP65
Efficiency: 70-90lm/W
Dimming: TRIAC
LED Type: SMD3535
Operating Temp: -4° to 113° F
Lifespan: 50,000 hours
Warranty: 5 years (Indoors)
3 years (Outdoors)

FEATURES

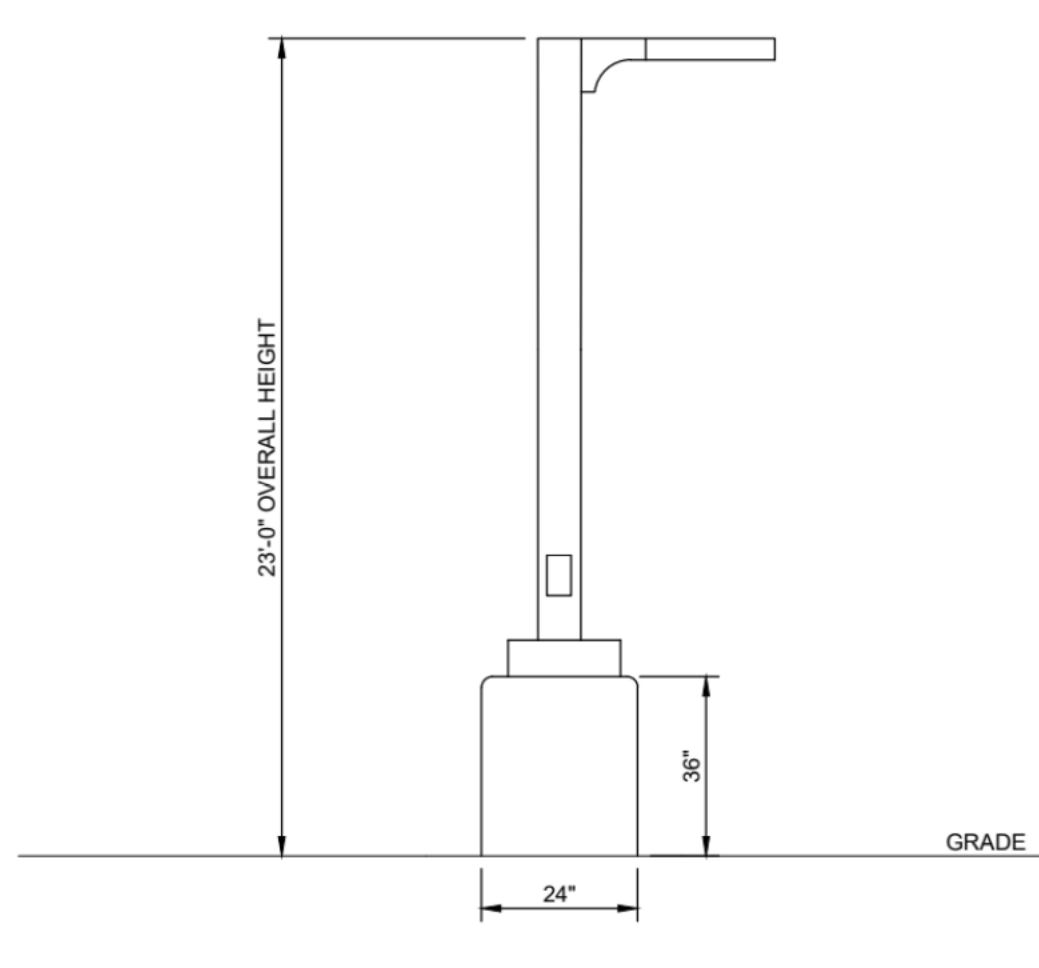
- Uniform, dot-free and smooth neon light up to 164ft (50m) of run length.
- Driverless design with on-board constant current IC driver and rectifier.
- Direct AC power supply with external driver.
- Thick silicone jacket insures electrical safety by ETL and RoHS standards.
- Environmentally-friendly silicone, bend flexibility, impact resistant and inclement weather resistant.
- Advanced silicone extrusion technology.

Top Bend	25mm/h	28mm/h	35mm/h	40mm/h	45mm/h	50mm/h
Side Bend	120mm/h	140mm/h	160mm/h	180mm/h	200mm/h	220mm/h

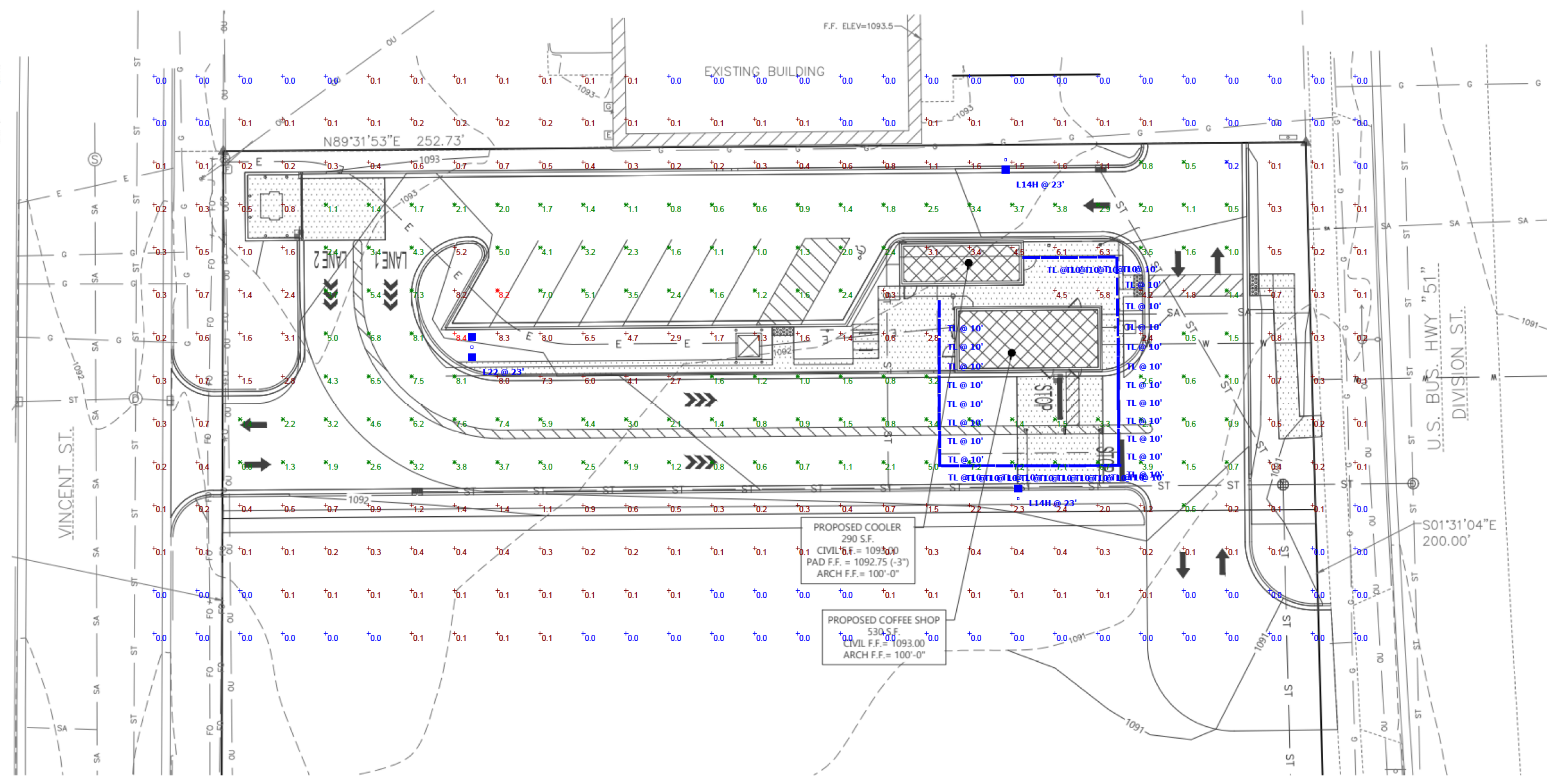
Size	Top Bend 354" x 0.8" x 0.8"	Side Bend 354" x 0.8" x 0.8"	CCT	White/Red/Green/Blue/Amber/Pink
Watts	White: 4.2W/ft	Red/Green/Blue/Amber/Pink: 3W/ft	IP Rating	IP65
Voltage	AC110-120V	Material	Silicone, Copper	
Dimming	TRIAC	LED Qty	Top Bend (TB): 40LED/ft, Side Bend (SB): 40LED/ft	
Beam Angle	120°	Cutting Length	6007.8 (2m) 5028.1 (16ft)	
CRI	White: Ra90	Lifespan	50,000 Hours	
PF	>0.9			

SARIN's Ultra Neon Flex (UNF) is a cutting-edge LED solution designed for both functionality and safety. Its patented driverless design features an on-board constant current driver, allowing for a direct AC power supply without the need for an external driver. The UNF is TRIAC dimmable, offering seamless compatibility with standard dimming systems to create the perfect ambience. Built to withstand the elements, the UNF boasts an IP65 rating for superior resistance to dust and water, making it ideal for indoor and outdoor use.

1-855-987-2746 | LED@SARINenergy.com | SARINenergy.com | ©2022



LIGHT POLE DETAIL
NO SCALE



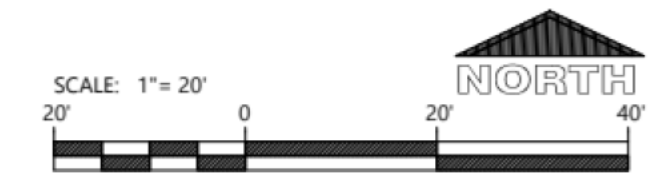
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L14H	2	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-FT-30-70CRI-IL	1	12407	0.9	135
	TL	35			1	400	0.8	2,97786
	L22	1	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-2-30-70CRI	1	19320	0.9	270

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	8.4 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.8 fc	8.2 fc	0.2 fc	41:0:1	14:0:1

SCALE: 1" = 20'



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST • STEVENS POINT, WI 54481

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	JAN. 15, 2026
IFA	JAN. 30, 2026

JOB NUMBER

250245600

SHEET NUMBER

C3.1

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW STEVENS POINT
532 DIVISION ST. • STEVENS POINT, WI 54481

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

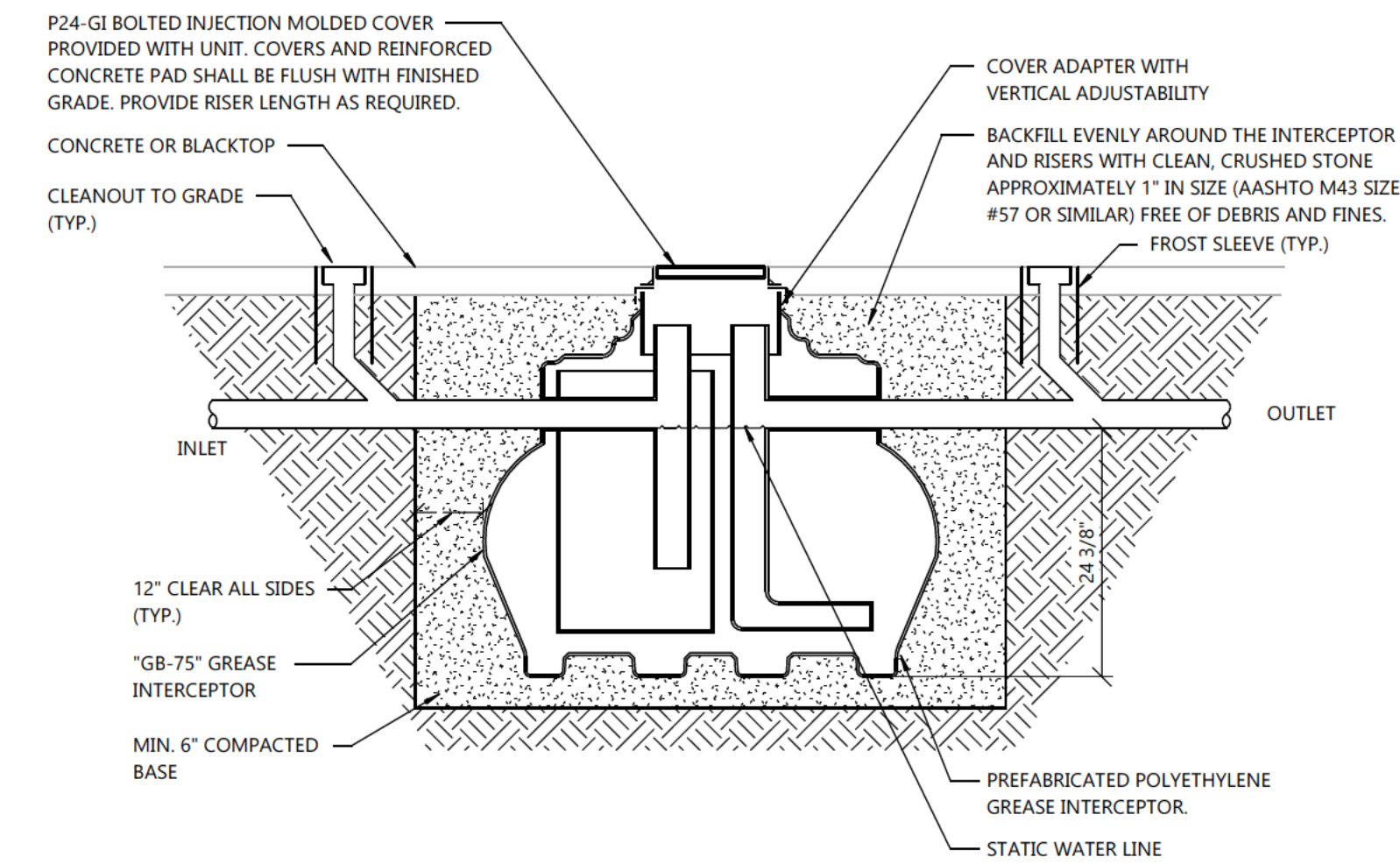
IFA MAR. 2, 2026

JOB NUMBER

260034600

SHEET NUMBER

C3.2



1 EXTERIOR GREASE INTERCEPTOR DETAIL
C3.2 NOT TO SCALE

GREASE INTERCEPTOR CALCULATIONS

Quote: X2E5D252

Reference No. 98750

Project Name: 7 Brew - Stevens Point

CALCULATIONS - USING WISCONSIN PLUMBING CODE

Step 1: Flow rate to grease interceptor

Pipe size flow rate (4 in): 75 GPM
75 GPM

Step 2: Grease Production

Amount of square feet in facility: 530
Grease production value: Coffee Shop
(low / no flatware: 0.005 lbs per serving)
Days between pump-outs: 90 days
 $(530 \times .6) / 14 \times 4 \times 0.005 \times 90 = 40.886$ lbs of FOG
Servings per day x Grease production value x Days between pump-outs = Grease output

SCHIER MODEL	Description
CB-50	GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAN/FPT CONNECTIONS Dimensions: Length: 37", Width: 29", Height: 28.5" Flow Rate/Grease Capacity: 75 GPM / 267 lbs Liquid Capacity: 65 gal

FIXTURE INFORMATION

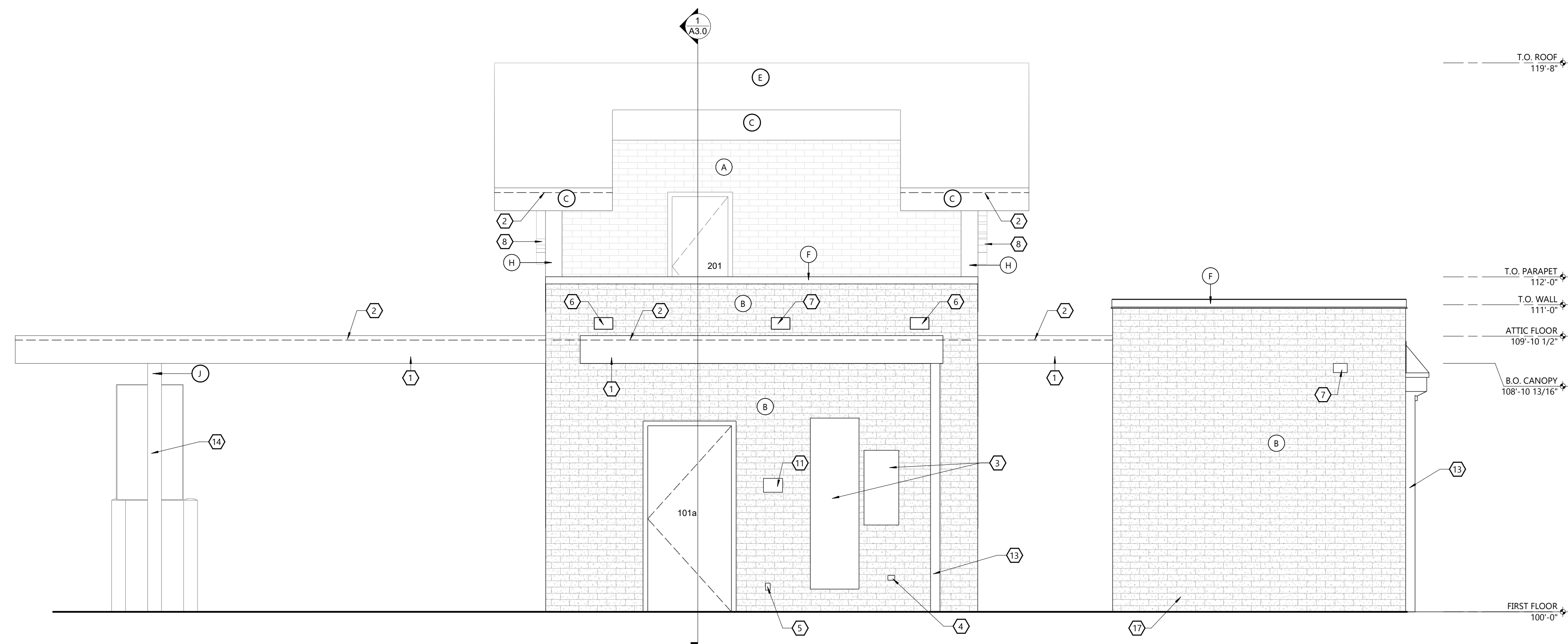
NAME/TAG	TYPE	QTY	DIMENSIONS	CAPACITY
3 Compartment Sink	3 Compartment Sink	1	21" x 21" x 14"	80.18 gal
Floor Sink	Floor Sink	4	N/A	0 gal
Mop Basin	Mop Basin	1	24" x 24" x 10"	24.94 gal
Trench Drain	Floor Sink	2	N/A	0 gal

Specification Note: This Great Basin model has been sized to the flow rate and grease production requirements of the application and may not be substituted by liquid capacity alone. Any substitution requests must be approved by the specifying engineer and the authority having jurisdiction.

Please contact support@schierproducts.com for technical and procurement support for the specified Great Basin model.

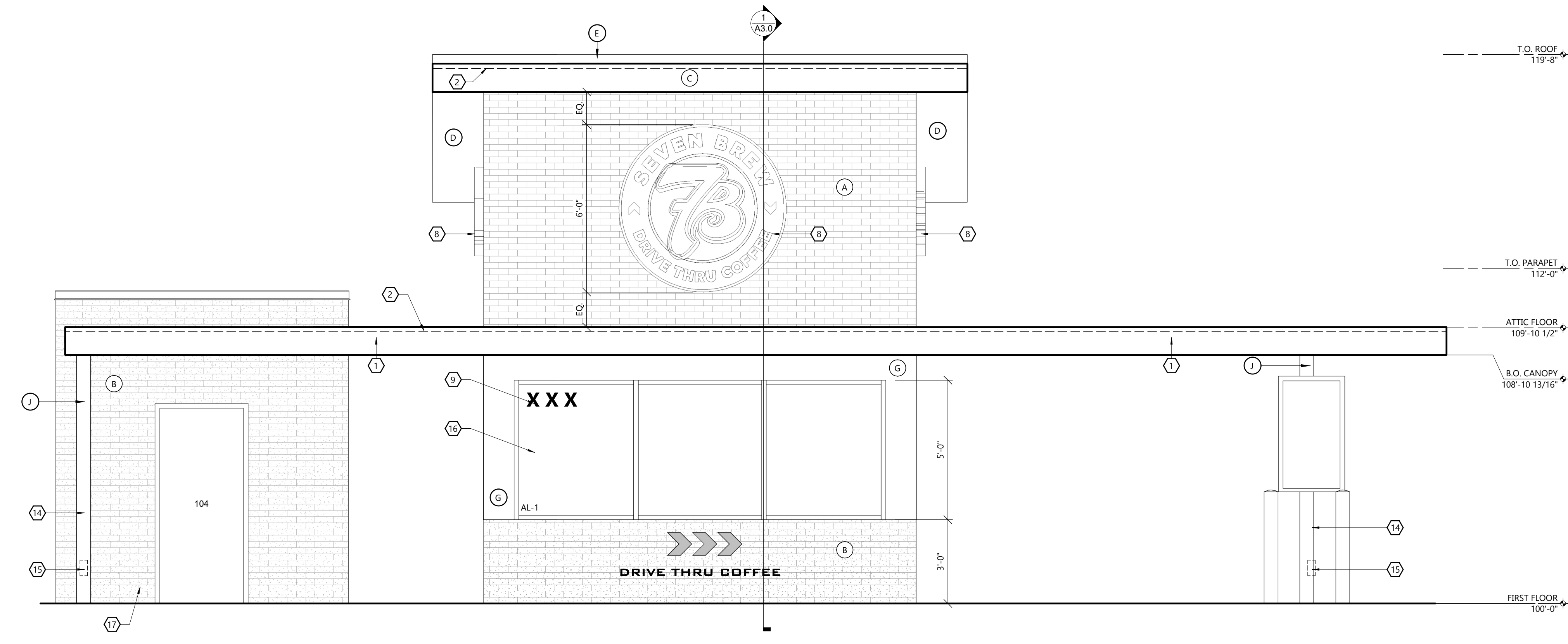
GB-75

Description: GREASE INTERCEPTOR 50 GPM, 4" PLAN/FPT CONNECTIONS
Dimensions: Length: 47", Width: 33", Height: 42.75"
Flow Rate/Grease Capacity: 50 GPM/730 lbs
Liquid Capacity: 125 gal



1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
SIGNAGE SHOWN IS FOR REPRESENTATION
AND COORDINATION ONLY. REFER TO
PERMITTED SIGN PACKAGE FOR PRECISE
LOCATION AND SIGNAGE QUANTITY.



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. CANOPY.
• REFER TO THE STRUCTURAL DRAWINGS.
2. SURFACE-MOUNTED LED NEON FLEX LIGHTING, SHOWN DASHED.
• REFER TO THE ELECTRICAL DRAWINGS.
3. ELECTRICAL EQUIPMENT.
• REFER TO THE ELECTRICAL DRAWINGS.
4. FROST PROOF HOSE BIB.
• REFER TO THE PLUMBING DRAWINGS.
5. EXTERIOR WEATHER-PROOF OUTLET.
• REFER TO THE ELECTRICAL DRAWINGS.
6. THROUGH WALL SCUPPER ROOF DRAIN.
7. OVERFLOW SCUPPER ROOF DRAIN.
8. STOREFRONT SIGN, SUPPLIED AND INSTALLED BY SIGN CONTRACTOR.
9. ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE.
10. OUTLINE OF MECHANICAL UNIT BEYOND.
• REFER TO THE MECHANICAL DRAWINGS.
11. KEY KNOX BOX.
12. 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE.
13. EXPOSED DOWNSPOUT, GALVANIZED, PAINTED. CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM.
• REFER TO THE CIVIL DRAWINGS.
14. STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM.
• REFER TO THE CIVIL DRAWINGS.
15. TUBE LIGHT MOUNTED TO COLUMN AT 6' A.F.F.
• REFER TO THE ELECTRICAL DRAWINGS.
16. 1" INSULATED TEMPERED THERMAL WINDOWS w/ LOW-E GLASS. CLEAR.
• REFER TO SHEET A4.1 FOR ENERGY COMPLIANCE INFORMATION.
17. REMOTE COOLER.
• COORDINATE LOCATION WITH CIVIL DRAWINGS.
18. ICE MACHINE CONDENSER BEYOND, PROVIDED BY OWNER.

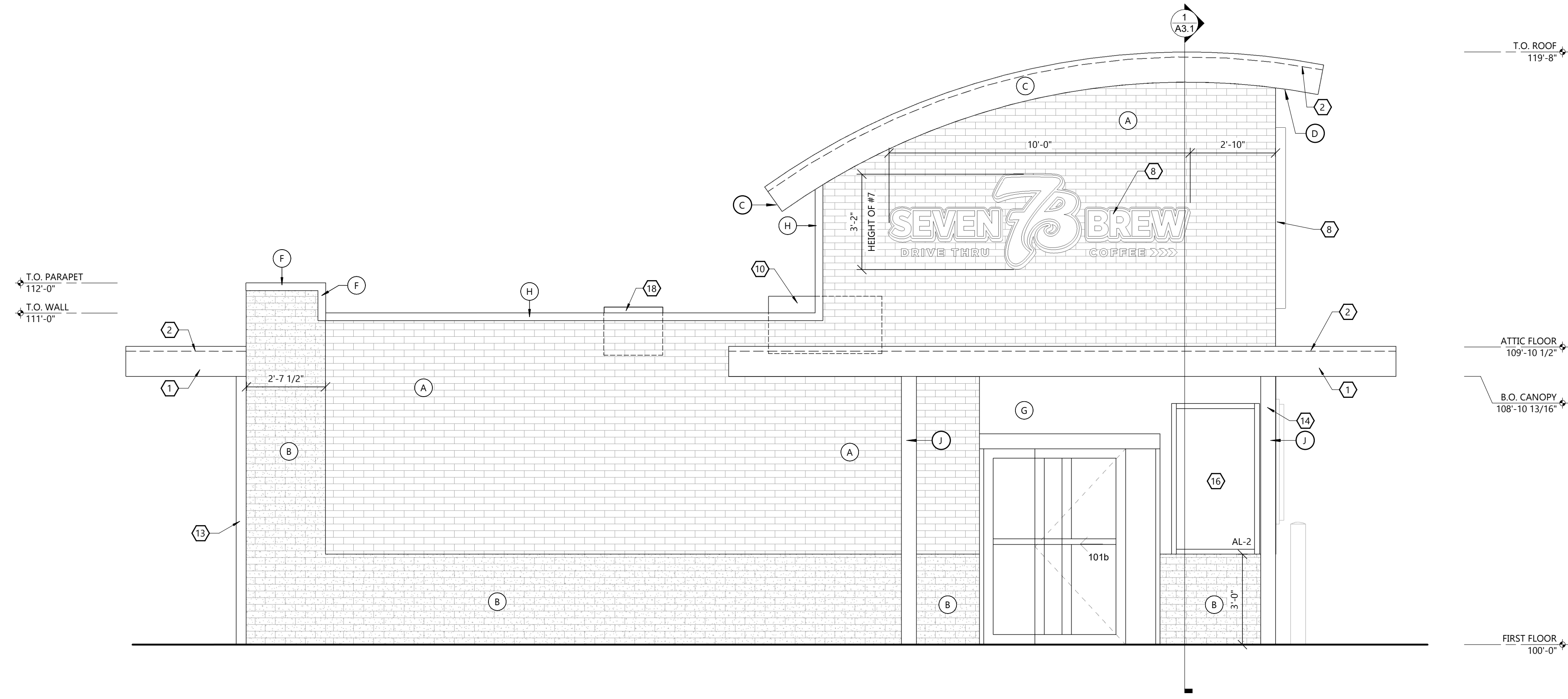
EXTERIOR ELEVATION MATERIALS

- A. ARCHITECTURAL CEMENT BOARD SIDING (PL-2).
- B. ARCHITECTURAL CEMENT BOARD SIDING (PL-1).
- C. BRAKE METAL FASCIA (MP-2).
- D. SOFFIT PANELS (MP-3).
- E. STANDING SEAM ROOF PANELS (MP-2).
- F. BRAKE METAL CAP (MP-3).
- G. CLEAR ANODIZED ALUMINUM (MP-5).
- H. BRAKE METAL CAP (MP-4).
- J. BRAKE METAL TUBE COLUMN (MP-2).

FINISH MATERIALS SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
PL-1	DECORATIVE PANEL	BRAND: NICHHA MODERNBRICK COLOR: MIDNIGHT FIBER CEMENT PANEL	EXTERIOR WAINSCOT AND REAR WALL
PL-2	DECORATIVE PANEL	BRAND: NICHHA CANYONBRICK COLOR: SHALE BROWN FIBER CEMENT PANEL	EXTERIOR WALLS ABOVE WAINSCOT AND ATTIC REAR
MP-1	METAL PANEL & BRAKE METAL	BRAND: PAC-CLAD 16" METAL WALL PANEL COLOR: CITYSCAPE	TRASH ENCLOSURE GATE AND TRIM
MP-2	BRAKE METAL	COLOR: PACIFIC BLUE FINISH: SMOOTH	METAL ROOF, COPING AND CANOPY COLUMNS
MP-3	BRAKE METAL	COLOR: ONYX FINISH: SMOOTH	METAL SOFFIT AND METAL COPING
MP-4	BRAKE METAL	COLOR: SANDSTONE FINISH: SMOOTH	METAL COPING AT SIDE WALLS
MP-5	BRAKE METAL	COLOR: CLEAR ANODIZED FINISH: SMOOTH	TRIM AT STOREFRONT
C-1	ACOUSTIC CEILING TILE	VINYLROCK 2x4 CEILING TILE VINYL FACED	MAIN BUILDING CEILING FINISH - CLASS A
GL-1	GALVALUME METAL PANEL	CEILING AND WALL FINISH COLOR: FACTORY FINISH	DRY STORAGE WALLS AND CEILING FINISH - CLASS A
B-1	METAL COVE BASE	METAL BASE COLOR: WHITE	SERVICE AREA AND TOILET
F-1	RESILIENT VINYL FLOORING	PROTECT-ALL FLOORING COLOR: LIGHT GRAY	MAIN BUILDING AND DRY STORAGE FLOOR FINISH
WA1	ABET LAMINATI "STRATIFICATION"	8MM 405 WHITE 63 X 165	INTERIOR WALL FINISH - CLASS A

FINISH MATERIALS SCHEDULE NOTES:
a. PROVIDE COMPLETE ARCHITECTURAL SIDING SYSTEM AND ACCESSORIES, INCLUDING MATCHING MANUFACTURER FABRICATED CORNERS, FLASHINGS, AND TRIMS. SIDING INSTALLATION PER MANUFACTURER INSTALLATION INSTRUCTIONS.



1 EAST ELEVATION
A2.1 SCALE: 3/8" = 1'-0"

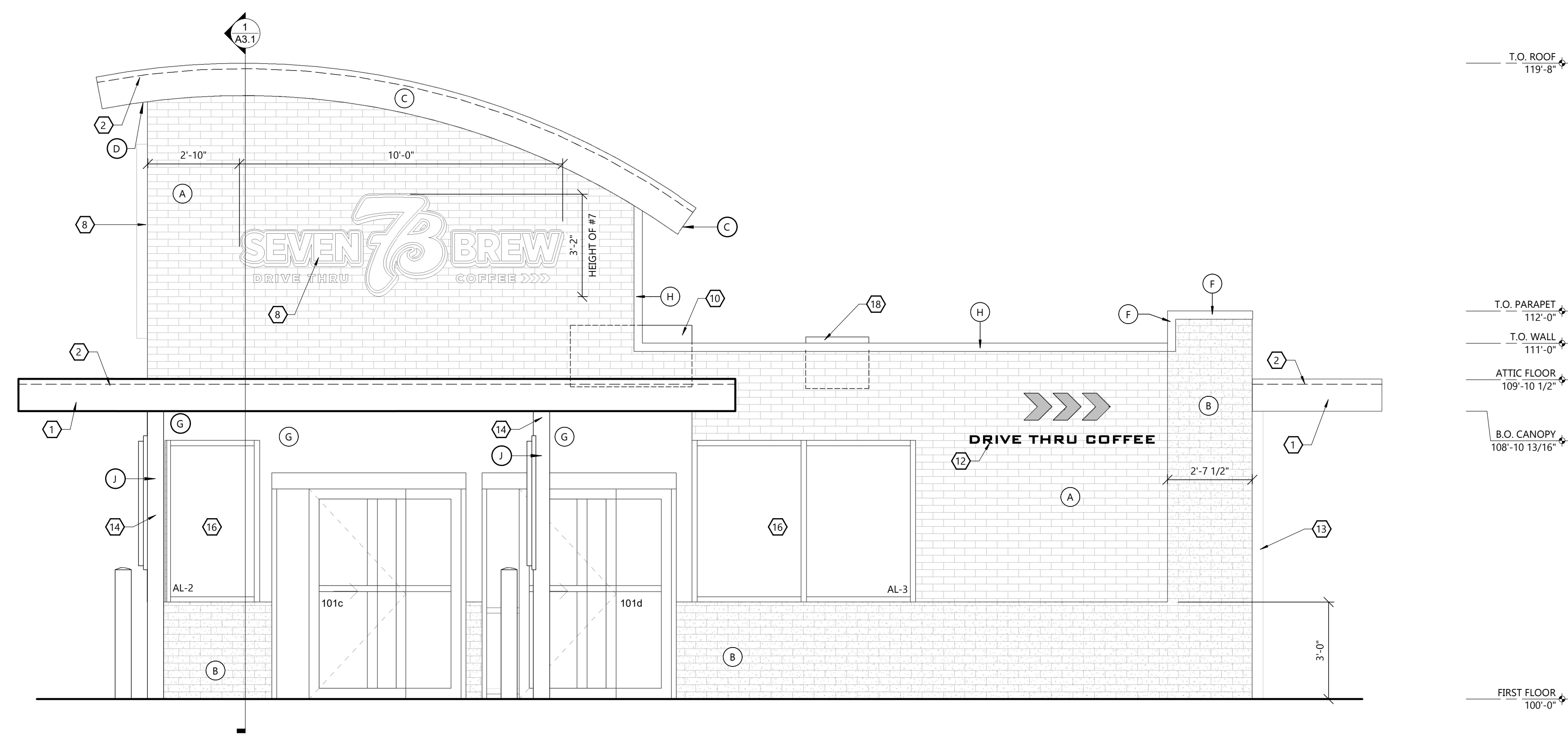
EXTERIOR ELEVATION KEYNOTES

1. CANOPY.
 - REFER TO THE STRUCTURAL DRAWINGS.
2. SURFACE-MOUNTED LED NEON FLEX LIGHTING, SHOWN DASHED.
 - REFER TO THE ELECTRICAL DRAWINGS.
3. ELECTRICAL EQUIPMENT.
 - REFER TO THE ELECTRICAL DRAWINGS.
4. FROST PROOF HOSE BIB.
 - REFER TO THE PLUMBING DRAWINGS.
5. EXTERIOR WEATHER-PROOF OUTLET.
 - REFER TO THE ELECTRICAL DRAWINGS.
6. THROUGH WALL SCUPPER ROOF DRAIN.
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12. 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE.
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 - REFER TO THE CIVIL DRAWINGS.
14. STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM.
 - REFER TO THE CIVIL DRAWINGS.
15. TUBE LIGHT MOUNTED TO COLUMN AT 6' A.F.F.
 - REFER TO THE ELECTRICAL DRAWINGS.
16. 1" INSULATED TEMPERED THERMAL WINDOWS w/ LOW-E GLASS. CLEAR.
 - REFER TO SHEET A4.1 FOR ENERGY COMPLIANCE INFORMATION.
17. REMOTE COOLER.
 - COORDINATE LOCATION WITH CIVIL DRAWINGS.
18. ICE MACHINE CONDENSER BEYOND, PROVIDED BY OWNER.

EXTERIOR ELEVATION MATERIALS

- A. ARCHITECTURAL CEMENT BOARD SIDING (PL-2).
- B. ARCHITECTURAL CEMENT BOARD SIDING (PL-1).
- C. BRAKE METAL FASCIA (MP-2)
- D. SOFFIT PANELS (MP-3).
- E. STANDING SEAM ROOF PANELS (MP-2).
- F. BRAKE METAL CAP (MP-3).
- G. CLEAR ANODIZED ALUMINUM (MP-5).
- H. BRAKE METAL CAP (MP-4).
- J. BRAKE METAL TUBE COLUMN (MP-2).

NOTE:
SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY; REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY.

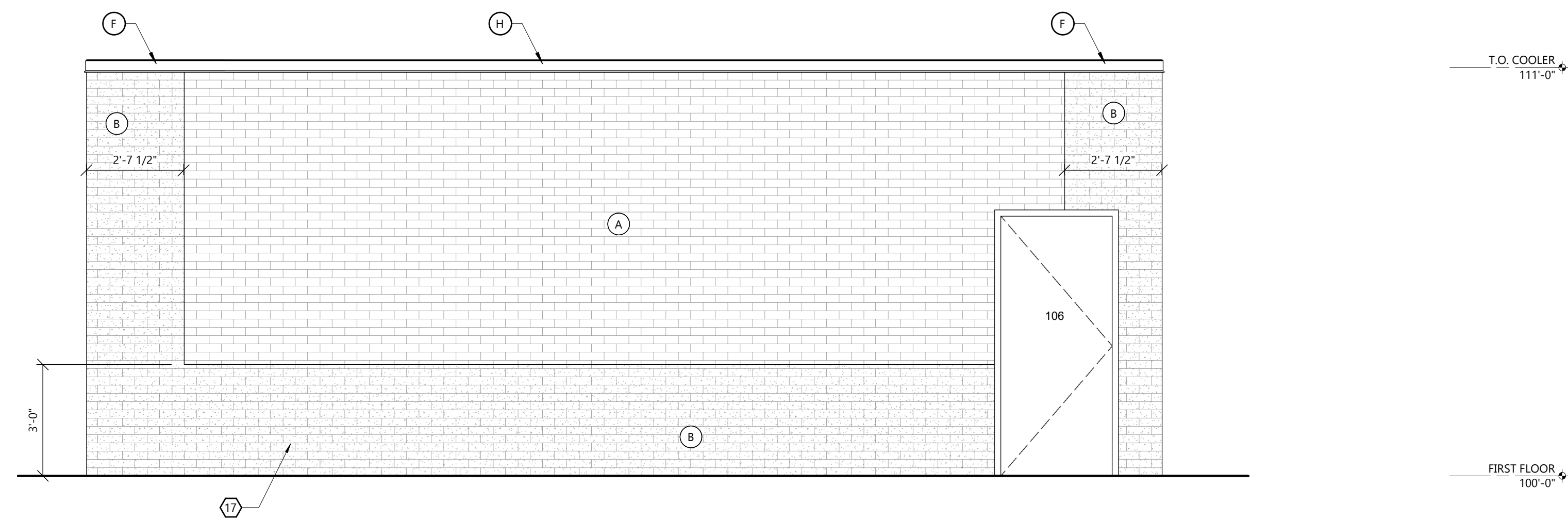


2 WEST ELEVATION
A2.1 SCALE: 3/8" = 1'-0"

FINISH MATERIALS SCHEDULE

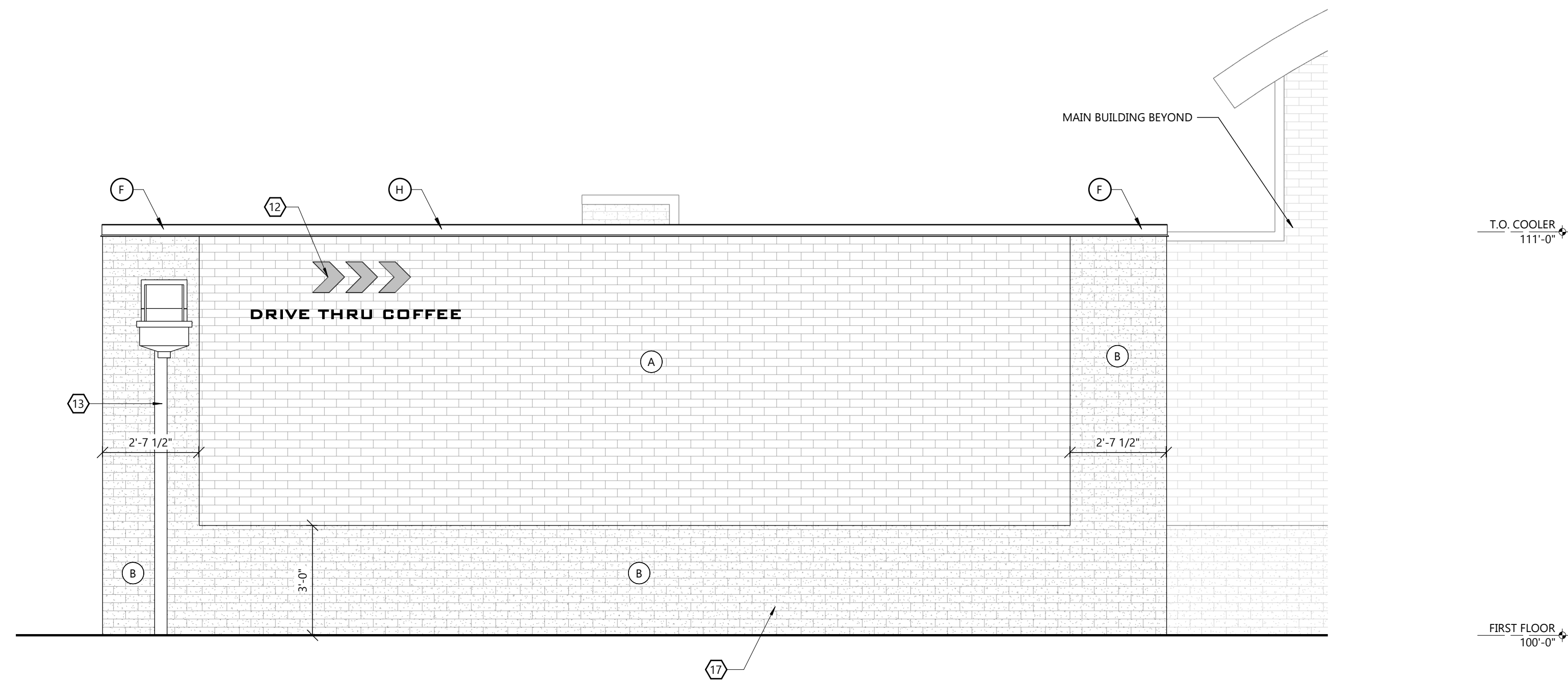
SYMBOL	ITEM	DESCRIPTION	REMARKS
PL-1	DECORATIVE PANEL	BRAND: NICHHA MODERNBRICK COLOR: MIDNIGHT FIBER CEMENT PANEL	EXTERIOR WAINSCOT AND REAR WALL
PL-2	DECORATIVE PANEL	BRAND: NICHHA CANYONBRICK COLOR: SHALE BROWN FIBER CEMENT PANEL	EXTERIOR WALLS ABOVE WAINSCOT AND ATTIC REAR
MP-1	METAL PANEL & BRAKE METAL	BRAND: PAC-CLAD 16" METAL WALL PANEL COLOR: CITYSCAPE	TRASH ENCLOSURE GATE AND TRIM
MP-2	BRAKE METAL	COLOR: PACIFIC BLUE FINISH: SMOOTH	METAL ROOF, COPING AND CANOPY COLUMNS
MP-3	BRAKE METAL	COLOR: ONYX FINISH: SMOOTH	METAL SOFFIT AND METAL COPING
MP-4	BRAKE METAL	COLOR: SANDSTONE FINISH: SMOOTH	METAL COPING AT SIDE WALLS
MP-5	BRAKE METAL	COLOR: CLEAR ANODIZED FINISH: SMOOTH	TRIM AT STOREFRONT
C-1	ACOUSTIC CEILING TILE	VINYLROCK 2x4 CEILING TILE VINYL FACED	MAIN BUILDING CEILING FINISH - CLASS A
GL-1	GALVALUME METAL PANEL	CEILING AND WALL FINISH COLOR: FACTORY FINISH	DRY STORAGE WALLS AND CEILING FINISH - CLASS A
B-1	METAL COVE BASE	METAL BASE COLOR: WHITE	SERVICE AREA AND TOILET
F-1	RESILIENT VINYL FLOORING	PROTECT-ALL FLOORING COLOR: LIGHT GRAY	MAIN BUILDING AND DRY STORAGE FLOOR FINISH
WA1	ABET LAMINATI "STRATIFICATION"	8MM 405 WHITE 63 X 165	INTERIOR WALL FINISH - CLASS A

FINISH MATERIALS SCHEDULE NOTES:
a. PROVIDE COMPLETE ARCHITECTURAL SIDING SYSTEM AND ACCESSORIES, INCLUDING MATCHING MANUFACTURER FABRICATED CORNERS, FLASHINGS, AND TRIMS. SIDING INSTALLATION PER MANUFACTURER INSTALLATION INSTRUCTIONS.



2 WEST COOLER ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
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AND COORDINATION ONLY. REFER TO
PERMITTED SIGN PACKAGE FOR PRECISE
LOCATION AND SIGNAGE QUANTITY.



1 EAST COOLER ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. CANOPY.
 - REFER TO THE STRUCTURAL DRAWINGS.
2. SURFACE-MOUNTED LED NEON FLEX LIGHTING, SHOWN DASHED.
 - REFER TO THE ELECTRICAL DRAWINGS.
3. ELECTRICAL EQUIPMENT.
 - REFER TO THE ELECTRICAL DRAWINGS.
4. FROST PROOF HOSE BIB.
 - REFER TO THE PLUMBING DRAWINGS.
5. EXTERIOR WEATHER-PROOF OUTLET.
 - REFER TO THE ELECTRICAL DRAWINGS.
6. THROUGH WALL SCUPPER ROOF DRAIN.
7. OVERFLOW SCUPPER ROOF DRAIN.
8. STOREFRONT SIGN, SUPPLIED AND INSTALLED BY SIGN CONTRACTOR.
9. ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE.
10. OUTLINE OF MECHANICAL UNIT BEYOND.
 - REFER TO THE MECHANICAL DRAWINGS.
11. KEY KNOX BOX.
12. 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE.
13. EXPOSED DOWNSPOUT, GALVANIZED, PAINTED. CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM.
 - REFER TO THE CIVIL DRAWINGS.
14. STRUCTURAL CANOPY COLUMN, RAINWATER DOWNSPOUT WITHIN. CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM.
 - REFER TO THE CIVIL DRAWINGS.
15. TUBE LIGHT MOUNTED TO COLUMN AT 6' A.F.F.
 - REFER TO THE ELECTRICAL DRAWINGS.
16. 1" INSULATED TEMPERED THERMAL WINDOWS w/ LOW-E GLASS, CLEAR.
 - REFER TO SHEET A4.1 FOR ENERGY COMPLIANCE INFORMATION.
17. REMOTE COOLER.
 - COORDINATE LOCATION WITH CIVIL DRAWINGS.
18. ICE MACHINE CONDENSER BEYOND, PROVIDED BY OWNER.

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FINISH MATERIALS SCHEDULE

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CERTIFIED SURVEY MAP

FOR
POINTMED PROPERTIES, LLC

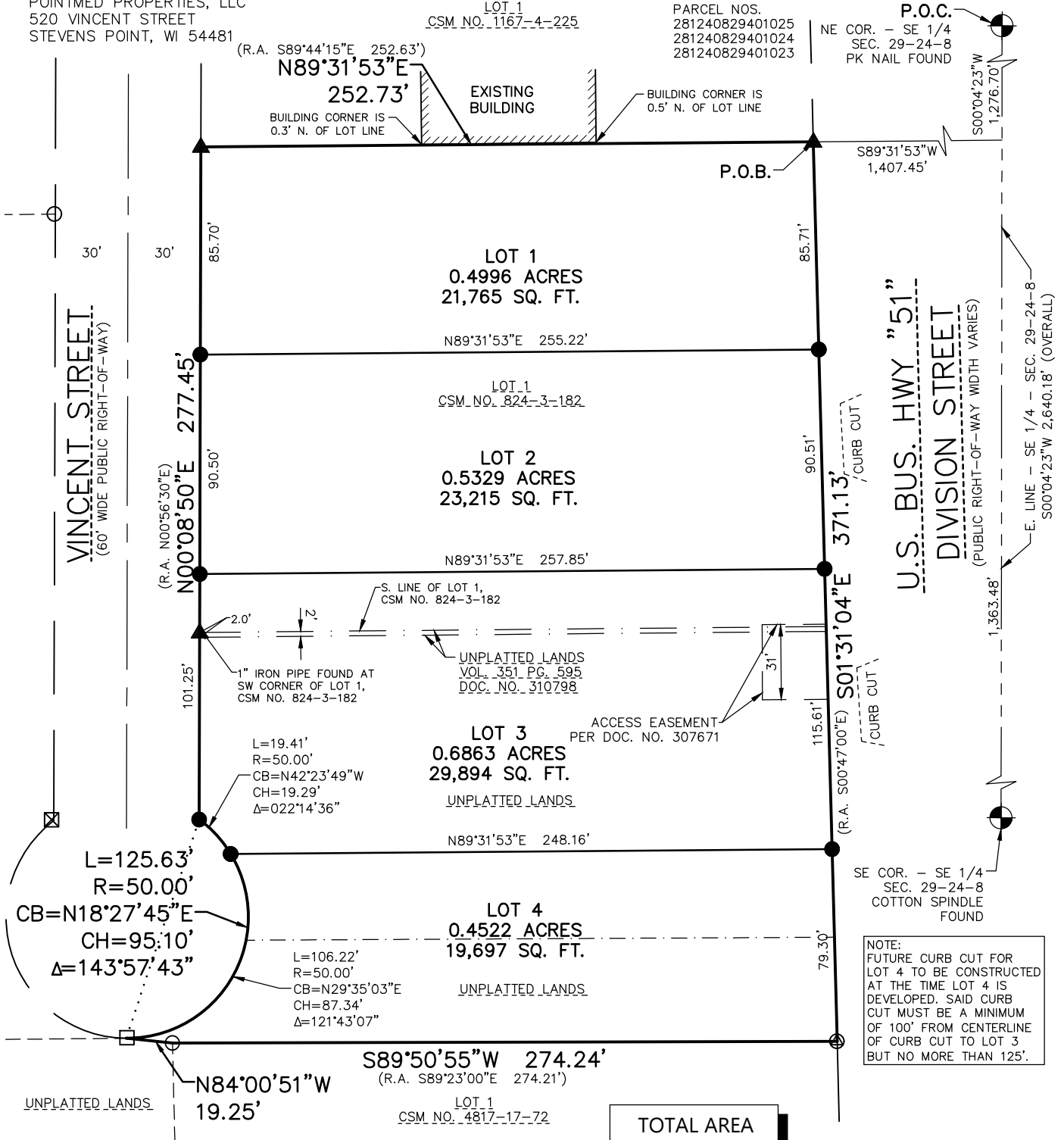
LOT 1, CSM NO. 824-3-182 & PART OF THE SW 1/4 OF THE SE 1/4, LOCATED IN THE NW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

OWNER:
POINTMED PROPERTIES, LLC
520 VINCENT STREET
STEVENS POINT, WI 54481

LOT 1
CSM NO. 1167-4-225

PARCEL NOS.
281240829401025
281240829401024
281240829401023

P.O.C.
NE COR. - SE 1/4
SEC. 29-24-8
PK NAIL FOUND

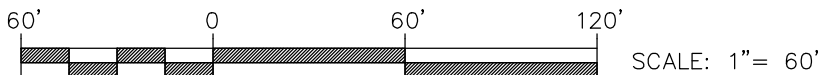


TOTAL AREA
2.171 ACRES
94,571 SQ. FT.

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ⊙ - 3/4" IRON PIPE FOUND
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- ⊠ - 1" REBAR FOUND
- - 1-1/4" REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND
- (R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY. THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29 HAS A BEARING OF NORTH 00°-04'-23" EAST.



SHEET 1 OF 3 SHEETS



EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 250360200

CERTIFIED SURVEY MAP

LOT 1, CSM NO. 824-3-182 & PART OF THE SW 1/4 OF
THE SE 1/4, LOCATED IN THE NW 1/4 & SW 1/4 OF THE
SE 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST,
CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Pointmed Properties, LLC bounded and described as follows:

Lot 1 of Certified Survey Map No. 824-3-182, recorded in Volume 3 of Certified Survey Maps on Page 182 in the Portage County Register of Deeds Office as Document No. 308498 and part of the Southwest 1/4 of the Southeast 1/4, being located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin being more particularly described as follows:

Commencing at Northeast corner of the Southeast 1/4 of said Section 29; thence South 00°-04'-23" West along the East line of said Southeast 1/4, a distance of 1,276.70 feet; thence South 89°-31'-53" West, a distance of 1,407.45 feet to the Northeast corner of said Lot 1, said point being the point of beginning; thence South 01°-31'-04" East along the West right-of-way line of Division Street, a distance of 371.13 feet; thence South 89°-50'-55" West along the North line of Lot 1 of Certified Survey Map No. 4817-17-72, recorded in Volume 17 on Page 72 in the Portage County Register of Deeds Office as Document No. 442380, a distance of 274.24 feet; thence North 84°-00'-51" West, a distance of 19.25 feet to the Easterly right-of-way line of Vincent Street; thence Northeasterly 125.63 feet along said Easterly line on a curve to the left having a radius of 50.00 feet, the chord of said curve bears North 18°-27'-45" East, a chord distance of 95.10 feet; thence North 00°-08'-50" East along the East right-of-way line of Vincent Street, a distance of 277.45 feet to the Northwest corner of said Lot 1; thence North 89°-31'-53" East along the North line of said Lot 1, a distance of 252.73 feet to the point of beginning and containing 2.171 acres (94,571 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Stevens Point in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 250360200

CERTIFIED SURVEY MAP

LOT 1, CSM NO. 824-3-182 & PART OF THE SW 1/4 OF THE SE 1/4, LOCATED IN THE NW 1/4 & SW 1/4 OF THE SE 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Pointmed Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Pointmed Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Stevens Point

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

Pointmed Properties, LLC

_____, _____
(Print) (Title)

STATE OF _____)

_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CITY OF STEVENS POINT ACCEPTANCE CERTIFICATE

I hereby certify that this map and the accompanying information is hereby (approved) (conditionally approved) pursuant to the building and safety ordinances of Stevens Point on the basis of the following (facts)(conditions)

Community Development Office (Date)



5/13/2026

Wisconsin Public Service Corporation
P.O. Box 19001
Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

CITY OF STEVENS POINT AIRPORT

***1515 Strong Ave
Stevens Point, Wisconsin, 54481***

Dear Customer:

In an effort to provide improved service and reliability Wisconsin Public Service Corporation is planning on rebuilding the electric facilities on your property at ***4435A State Highway 66, in the City of Stevens Point, County of Portage, State of Wisconsin.*** This work involves replacing underground electric cables and above-ground equipment, such as pedestals and transformers on your property in locations shown on the attached easement which, when executed, would grant us the right to install and maintain the necessary facilities.

I have enclosed two copies of the easement for your review. The exhibit is only temporary until the final one can be completed. When the final exhibit is complete, we will send it along with a copy of the easement for your review. After you review the exhibit, the document will be recorded with the Office of the Register of Deeds. Signing this document will allow Wisconsin Public Service Corporation to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

*You will note that the documents **require** you to sign them in the presence of a **Notary Public**.* Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return one of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **WMIS-3499030**.

Ana Rivera-Groe- Right of Way Agent
Wisconsin Public Service Corporation
(920) 433-1151

Ana.RiveraGroe@wisconsinpublicservice.com | A subsidiary of the WEC Energy Group

Enclosed

3343983

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between CITY OF STEVENS POINT AIRPORT ("Grantor") and WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lot 1 of Certified Survey Map No. 10340 Recorded in the Portage County Register of Deeds Volume 46 of Certified Survey Maps on Page 70 as Document 781619, being part of the Southeast Quarter of the Southwest Quarter (SE ¼ - SW ¼) and the Southwest Quarter of the Southeast Quarter (SW ¼ - SE ¼) of Section 22 Township 24 North, Range 8 East, in the City of Stevens Point, County of Portage, State of Wisconsin, as shown on the attached Exhibit "A".

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

281-24-0823230001

1. **Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

CITY OF STEVENS POINT AIRPORT

Organization name

Sign Name

Print name & title

Sign Name

Print name & title

STATE)
OF _____)

)SS

COUNTY)
OF _____)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ CITY OF STEVENS POINT AIRPORT, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

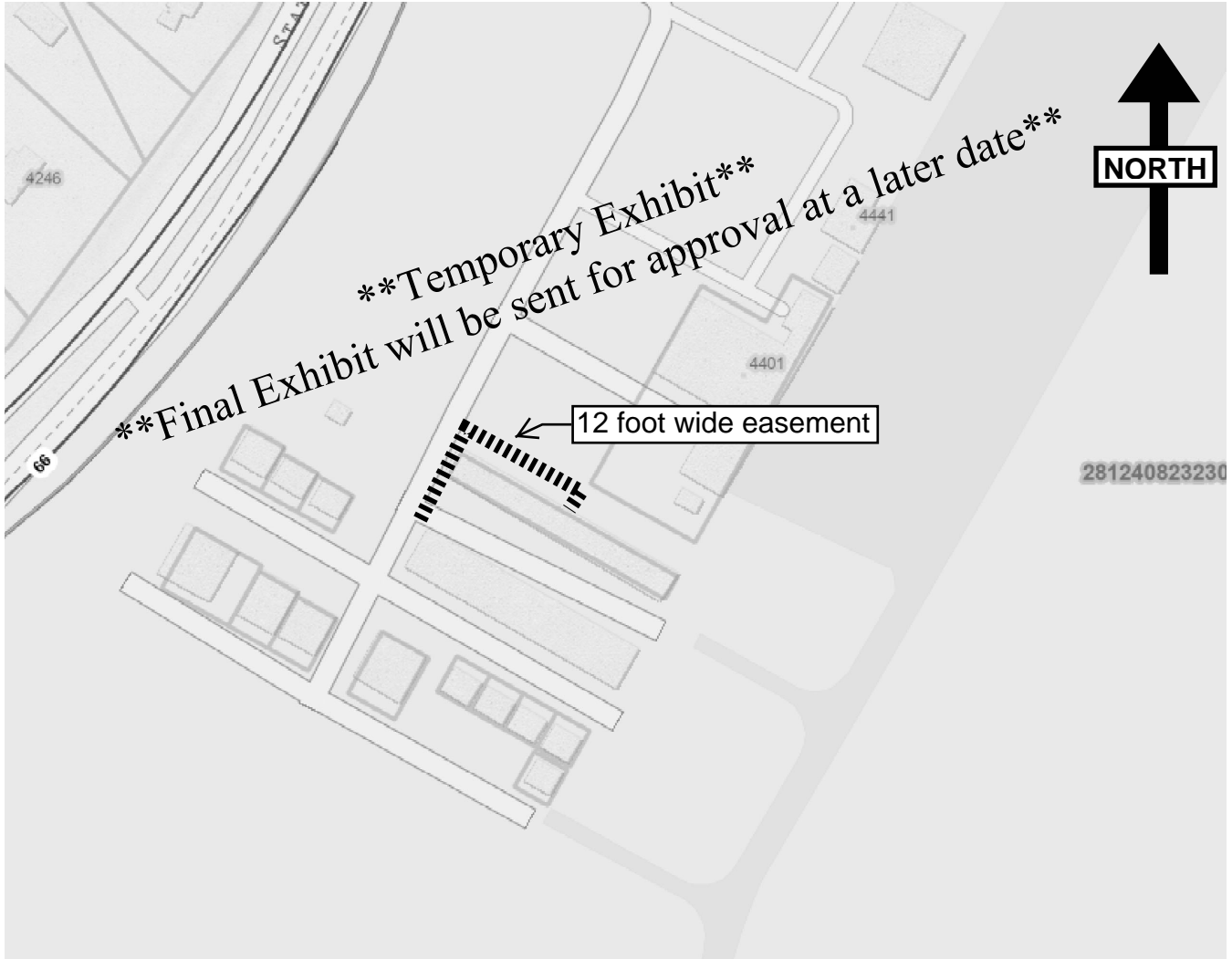
My Commission expires:

This instrument drafted by: Ana Rivera-Groe
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1494285	WMIS-3499030	3343983	INT11-494-285

Temporary Exhibit "A"

Not to Scale - For Reference Only



Doc ID: 3343983

County: Portage

WR Number WMIS-3499030

Tax Parcel Number: 281-24-0823230001

Date: 4/29/2026



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: June 1, 2026

RE: Review of Portage County Bicycle & Pedestrian Plan

Bicycle & Pedestrian Plan: In January, the Commission reviewed the draft Portage County Bicycle & Pedestrian Plan. Feedback received by this Commission, along with the governing bodies of our partnering communities through the SS4A Program, have been sent to the contracted consultant to edit the Plan accordingly. Such edits include the following:

- Improved Figures 4.1 and 4.2 (page 30). Communities have been reordered based on highest biking/walking rates.
- Added High Injury Network map from the Comprehensive Safety Action Plan (page 34).
- Expanded bicycle and pedestrian facility types in Chapter 5:
 - Added image of a one-way protected bike lane (page 41)
 - Added definition and image of a Raised Bike Lane (page 42)
 - Added definition and image of a Protected Transit Stop (page 42)
 - Removed sharrows on collector/arterial streets (page 44)
 - Added Raised Crosswalks & Speed Tables (page 52)
- Updated Vision for 2045 (page 54). Included the SS4A grant goal of reducing traffic fatalities and serious injuries to zero by 2045.
- Revised and expanded action items (bullet points) under Strategies (pages 55 to 58), including:
 - Expanded strategy #3 under Goal A to emphasize rural villages and school areas as well (page 55)
 - Added employer incentives for bicycle commuting (page 56 – bullet point 3 of Strategy 3, Goal B)

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- Added requirement for bicycle training as part of driver's education (page 57 – bullet point 4 of Strategy 1, Goal D)
- Added adoption of "20 is Plenty" policy recommendation (page 57 – bullet point 3 of Strategy 3, Goal D)
- Added incorporation of multilingual educational materials (page 57 – bullet point 3 of Strategy 4, Goal D)
- Updated "Other Program and Policy Recommendations" (pages 71-72), including
 - Added to page 71: Provide bicycle parking at popular transit stops
 - Added to page 71: Continue providing bicycle racks on all transit uses
 - Added to page 71: Improve prompt snow removal from sidewalks and trails
 - Removed from page 72: Conduct a bike share feasibility study to determine the potential for a small scale bike share system in Stevens Point
- Added a new figure 9.1 (page 92), which illustrates safety benefits of protected bike lanes to support their use as traffic-calming measures.
- Added two general urban area bikeway recommendations (page 93):
 - Include protected bike lanes in reconstructed streets in downtown Stevens Point
 - Use temporary demonstration activities to evaluate permanent treatments
- Added new recommendation for crosswalk visibility enhancements (page 104)
- Updated Table 9.16 (page 105) to improve location descriptions of recommended pedestrian crossing enhancements

With the above changes, staff is ready to go through the approval process of adopting the Plan. For the City, this Commission and the Bicycle & Pedestrian Street Safety Commission will make a recommendation to the Common Council whether or not to recommend adoption of the Plan. The Bicycle & Pedestrian Street Safety Commission recommended approval of the Plan during their May 13, 2026 meeting. All other partnering communities are going through their approval process, with the goal of the Portage County Board taking final action during their July or August meeting.

Please review the proposed Plan and be ready to provide comments. If you have any questions, please let me know.

View County Bicycle & Pedestrian Plan [here](#).

Community Development Report, April 2026

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	433 Forest St N	\$573,720.00	\$1,807.00
	1	5500 Forest Creek Rd	\$405,000.00	\$1,163.00
	1	5526 Forest Creek Rd	\$354,000.00	\$1,163.00
	1	5492 Golla Rd	\$410,000.00	\$1,163.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	105	\$961,917.15	\$8,189.19
Commercial	26	\$607,387.25	\$4,373.90

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
135	\$3,312,024.40	\$17,859.09	391	\$11,271,462.99	\$67,931.19

2025	359	\$15,737,889.08	\$59,421.69
2024	415	\$20,227,514.37	\$103,946.45
2023	440	\$25,106,655.62	\$91,252.55

Violation Report

Abandoned Vehicle on Property	4
Bulk Waste at Curb Early	10
Commercial Building Violation	1
Construction Work Without Permits	1
Debris on Property	10
Exterior Violations on House	1
Illegal Pets or Livestock	1
Infestation	0
Interior Housing Violations	2
Native Lawn Plan	0 ++
Potholes	0 +
Property Encumbrance	0
Public Works Violation	4 +
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	2
Trash Containers Improperly Stored	1
Vacant Building/Home	0
Vehicle Parked on Grass	2
Vision Obstruction in Roadway or Intersection	1
Zoning Violations	4
Total Violations / Total Service Fees Billed	44 \$950
Voluntary Compliance Rate for Tagged/Verbal	0/0 0%

+ Referred to another department

++ Perpetual