

Regular Plan Commission Meeting

Draft Meeting Notice and Agenda

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, September 12, 2016
7:00 pm

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment – This is an opportunity for anyone to address the Plan Commission on any issue NOT on the current agenda. *Please observe the time limit of 3 minutes.* While the Plan Commission encourages input from residents, it may not discuss or act on any issue that is not duly noticed on the agenda.
- III. Consent Agenda – Upon request of any Commissioner, any item may be removed from the Consent Agenda for separate consideration under General Business.
 1. Approval of minutes for the regular meeting held August 1, 2016.
- IV. General Business
 1. Discussion and action to make a recommendation to the Village Board regarding a request from the West Gateway Inc. for a Specific Implementation Plan (SIP) for 1812-1904 Main Street in order to construct a mixed use residential and commercial building as a Planned Development (PD).
 2. Discussion regarding a Development Concept from Kontext Architects for 2106-2109 Water Street in order to construct a commercial building as a Mixed-Use Main Street Development.
- V. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or matt@cross-plains.wi.us.

Regular Plan Commission Meeting

Meeting Notice and Agenda

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, August 1, 2016

7:00 pm

I. **Call to Order, Pledge of Allegiance, and Roll Call**

President Andreoni called the meeting to order at 7:00 pm.

Present: Commissioners Judy Ketelboeter, Pat Andreoni, Todd Duquette, Ron Hilmonowski, Randy Case, Cliff Zander, Mitch Hogan

Also Present: Village Planner – Mike Slavney, Jenny Dechant, Rachel Pientka, Chuck Law

II. **Public Comment** – None.

III. **Consent Agenda** – A motion was made by commissioner Duquette, seconded by Commissioner Zander to adopt the consent agenda as follows:

1. Approval of minutes for the regular meeting held July 11, 2016.
2. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Josh W. Aeschbach of 5141 County Highway P in the Town of Berry from A-1EX (Exclusive Agriculture) to A-2(1) (Agriculture District) for a zoning compliance for existing parcel.
3. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Janice Doyle of 4575 Garfoot Road in the Town of Cross Plains from A-2(4) (Agricultural District) to A-2(2) (Agriculture District) for a shifting of property lines between adjacent land owners.
4. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Gary Nelson of 4924 Scherbel Road in the Town of Berry from A-1EX (Exclusive Agriculture) to A-2(1) (Agriculture District) for the creation of one residential lot.

IV. **General Business**

1. Discussion and action to make a recommendation to the Village Board regarding a request from the West Gateway Inc. for a Specific Implementation Plan (SIP) for 1812-1904 Main Street in order to construct a mixed use residential and commercial building as a Planned Development (PD).

- a. Following discussion a motion was made by Commissioner Ketelboeter, seconded by Commissioner Duquette, and unanimously carried by the Plan

Commission to recommend approval to the Village Board regarding a request from West Gateway Inc. for a Specific Implementation Plan (SIP) for 1812-1904 Main Street to construct a mixed use residential and commercial building including the condition that the Plan Commission concurs with the Staff Report submitted by the Zoning Administrator subject to the following conditions:

- i. The exterior building façade, materials used, color, and pattern be subject to further discussion with samples of material brought to the next Plan Commission meeting.
- ii. The exterior balcony and railings enhanced to feature a more esthetic pleasing design.

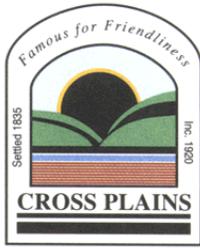
V. Adjournment

A motion was made by Commissioner Duquette, and seconded by Commissioner Hilmonowski, and unanimously carried by the Plan Commission to adjourn the meeting at 7:49 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meeting Law.

Respectfully submitted,

Michael K. Axon, Interim Village Administrator/Parks and Recreation Director



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Plan Commission
From: Michael Axon, Interim Village Administrator/Parks and Recreation Director
Date: September 9, 2016
Re: **Plan Commission** – SIP Review -

Esser Place Development

On August 1, 2016 the Plan Commission recommended approval to the Village Board regarding a request from West Gateway Inc. for a Specific Implementation Plan (SIP) for 1812-1904 Main Street to construct a mixed use residential and commercial building subject to the following conditions:

- i. The exterior building façade, materials used, color, and pattern be subject to further discussion with samples of material brought back to the Plan Commission when made available.
- ii. The exterior balcony and railings enhanced to feature a more esthetic pleasing design to be determined by the Plan Commission.

Recommendation

Village Staff recommends reviewing the materials provided in their packet and making a recommendation to the Village Board for their consideration. Materials were presented to Village Staff and recommended for approval to the Plan Commission.

Kalscheur Implement ~ Hardware Addition

Staff received a “Letter of Intent” from Kontext Architects to redevelop a portion of the existing retail building located at 1113 Main Street, Cross Plains, WI. The redevelopment will include a two story, 6480 square foot addition to the North in order to increase space for a True Value Hardware Store along with storage for the current implement.

The property is located within the Main Street Mixed Use (MSMU) and conditionally allows for this addition. A Certified Survey Map and Conditional Use Permit will be needed to join adjacently owned property and allow for “outside display” for sale purposes.

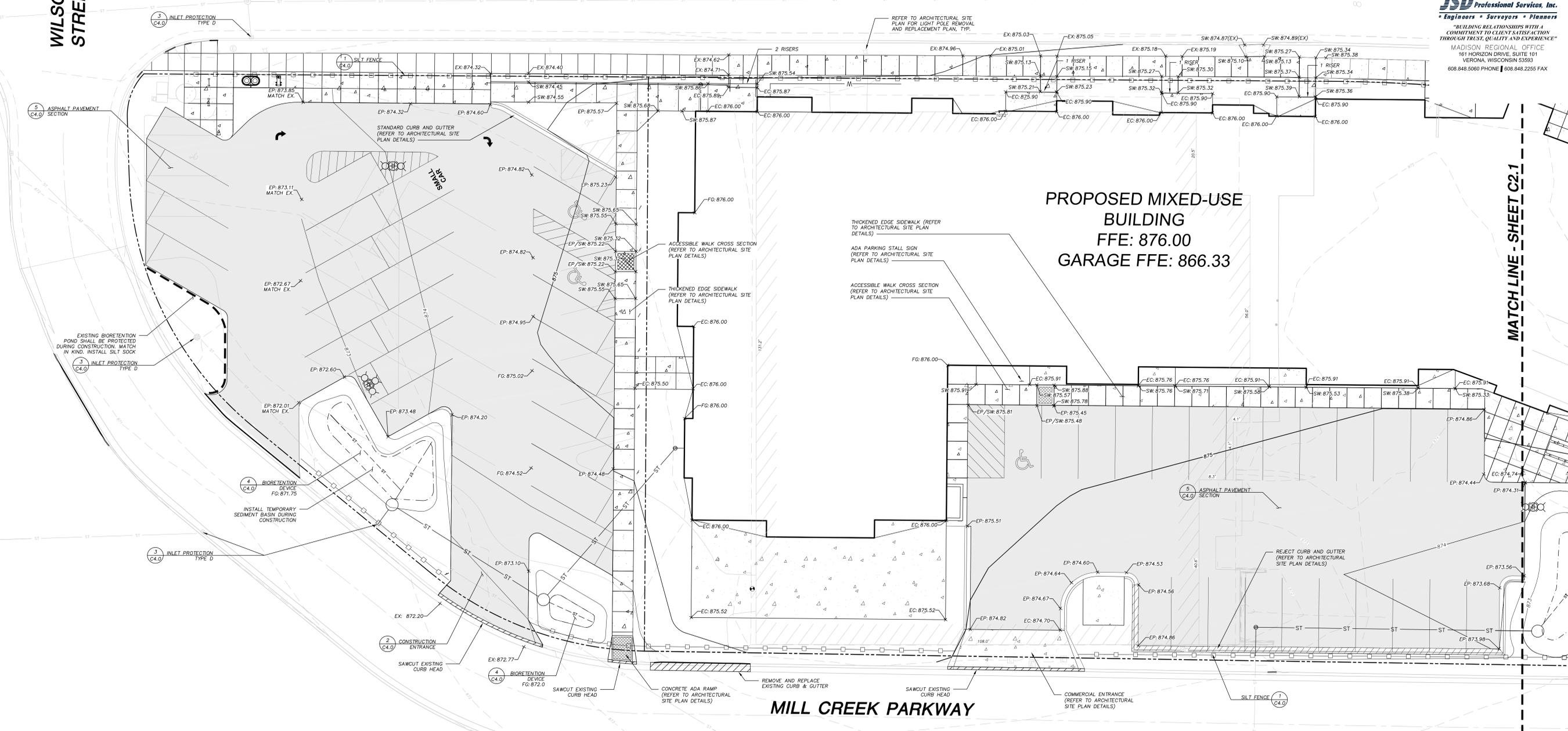
The Main Street Mixed Use District (MSMU) has been added to this packet for your viewing.

WILSON STREET

USH 14 (MAIN STREET)

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

ICONICA
True Design-Build
901 Deming Way // Madison, WI 53717
Ph: 608.684.3500 // Fx: 608.684.3535
iconicacreatives.com



PROPOSED MIXED-USE BUILDING
FFE: 876.00
GARAGE FFE: 866.33

MATCH LINE - SHEET C2.1

MILL CREEK PARKWAY

GENERAL NOTES:

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE VILLAGE OF CROSS PLAINS REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

GRADING AND SEEDING NOTES

- 1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-FLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF CROSS PLAINS TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

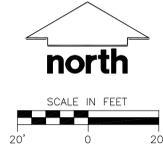
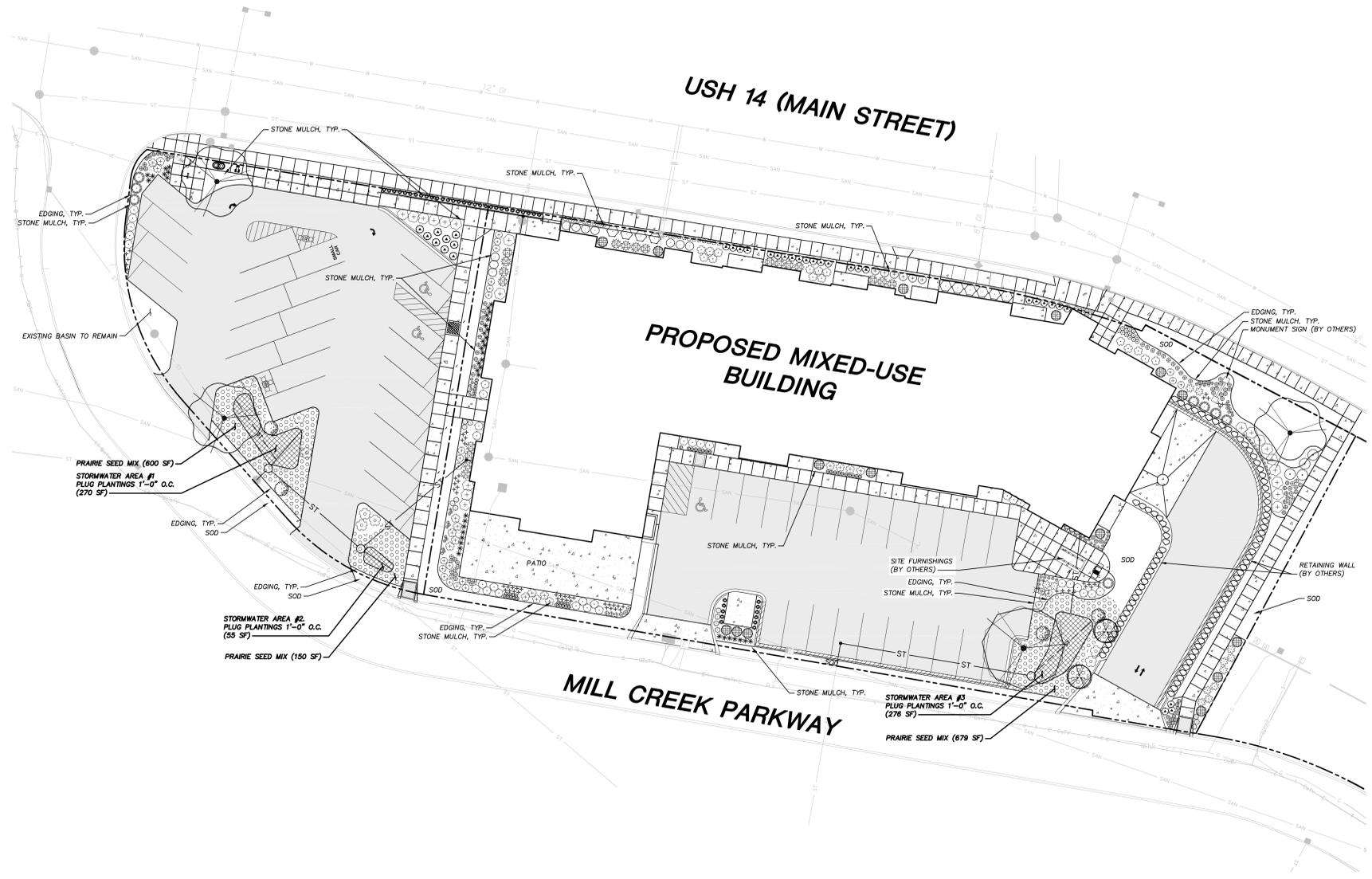
- 1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: https://www.dnr.state.wi.us/fish/for/forwater/tech1616.html.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDRN TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPORT ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDRN STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.3 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDRN TECHNICAL STANDARDS.
10. INSTALL STONE CHECK DAMS IN SWALE SOUTH OF THE PROPOSED GRAVEL PARKING LOT. STONE CHECK DAMS SHALL BE INSTALLED EVERY 75 FEET AT THE INVERT OF THE SWALE. CHECK DAMS SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT ABOVE THE INVERT OF THE SWALE AND EXTENDED TO SWALE SIDE SLOPES, EACH WAY. STONE CHECK DAMS SHALL BE INSTALLED FOLLOWING FINISH GRADING OF SITE AND PRIOR TO PLACEMENT OF GRAVEL SURFACE ON PARKING LOT. TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF SWALE STONE CHECK DAMS. REFER TO DETAIL 4/C4.0 FOR CONSTRUCTION DETAILS OF STONE CHECK DAM.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS B, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDRN REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDRN TECHNICAL STANDARD 1068.
16. ALL SITE GRADING AND DISTURBANCE SHALL BE OUTSIDE 10' WETLAND SETBACK (BUFFER ZONE)
17. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS. REFER TO CSECR NOTE 14 FOR DETAILS.
18. STABILIZATION PRACTICES:
17.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
17.2. * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
17.3. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
17.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
* PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
* TEMPORARY SEEDING, MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
* HYDRO-MULCHING WITH A TACKIFIER
* GEOTEXTILE EROSION MATTING
* SODDING



LEGEND table with symbols for Property Line, Right-of-Way, Easement Line, Proposed Building Addition, Edge of Pavement, Standard Curb and Gutter, Reject Curb and Gutter, Proposed Concrete, Proposed Asphalt Pavement, Proposed 1 Foot Contour, Proposed 5 Foot Contour, Silt Fence, Sawcut, Inlet Protection, Type D, Spot Elevation, Edge of Pavement, Finish Grade, Edge of Concrete, Top of Step, Bottom of Step, Silt Fence, Sawcut, Grade Break, Drainage Direction.

ISSUE DATES:
SIP DRAFT SUB: 07-06-16
SIP SUB: 07-25-16
BID PACKAGE #1: 09-08-16
RFI/SI DATE:
PROJECT #: 20140490
C-2.0
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GRADING AND EROSION CONTROL PLAN



POINT REQUIREMENT	PAVED AREA REQUIREMENT
Zoning: Main Street/Mixed Use	26,944 Sq. Ft. of Pavement
Calculation 1:	Greater of: 80 Landscape Points per 20 Stalls or 60 Points per 10,000 Sq. Ft. of Paved Area
Calculation 1 Formula:	(26,944 Sq. Ft. of Paved Area / 10,000 Sq. Ft.) x 60 Points = 215.5 OR (42 stalls / 20) x 80 points = 168
Total Points Required:	216 Points
Total Points Provided:	990 Points
Code of Ordinances:	Mn. 30% of Points to be Tall Trees, Mn. 40% of Points to be Shrubs
Total Points = 1,008	

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayii</i>	Common Bur Sedge	20	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	20	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	20	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	20	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	20	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	20	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	20	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	20	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	20	1'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	20	1'-0" On Center
<i>Penstemon digitalis</i>	Fogglow Beardtongue	20	1'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	20	1'-0" On Center
<i>Rudbeckia hirta</i>	Black-Eyed Susan	20	1'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	10	1'-0" On Center
TOTAL		270	

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayii</i>	Common Bur Sedge	10	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	10	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	10	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	10	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	10	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	10	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	10	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	10	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	10	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	10	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	10	1'-0" On Center
TOTAL		110	

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayii</i>	Common Bur Sedge	15	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	15	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	15	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	15	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	16	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	16	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	16	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	16	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	15	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	15	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	15	1'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	15	1'-0" On Center
<i>Penstemon digitalis</i>	Fogglow Beardtongue	15	1'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	16	1'-0" On Center
<i>Ratibida pinnata</i>	Yellow Coneflower	15	1'-0" On Center
<i>Rudbeckia hirta</i>	Black-Eyed Susan	15	1'-0" On Center
<i>Veronicastrum virginianum</i>	Culver's Root	15	1'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	16	1'-0" On Center
TOTAL		276	

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - REFER TO THE CIVIL PLAN SHEETS FOR PROPOSED FEATURES IN THE LEGEND AND NOTES.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE VILLAGE OF CROSS PLAINS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

LEGEND (SITE PLAN)

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
=====	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	REJECT CURB AND GUTTER
=====	PROPOSED CONCRETE
=====	PROPOSED ASPHALT PAVEMENT-STANDARD DUTY
=====	POLYETHYLENE EDGING
=====	STORMWATER AREA PLUG PLANTINGS
=====	PRAIRIE SEED MIX

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
1	1	<i>Betula nigra</i>	River Birch	B & B	2" Cal	75
2	2	<i>Betula nigra</i> 'Little King' TM	Fox Valley Birch	B & B	1.5" Cal	10
3	3	<i>Gymnocladia dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffeetree	B & B	2" Cal	75
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
15	15	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae	B & B	Min. 4' tall	12
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
10	10	<i>Buxus</i> x 'Green Velvet'	Boxwood	2 gal	18" Min. Ht.	3
9	9	<i>Cornus sericea</i> 'Isanti'	Isanti Redosier Dogwood	3 gal	3' Ht.	5
17	17	<i>Diervilla sessilifolia</i> 'LPDC Podaras'	Cool Splash Dwarf Bush Honeysuckle	2 gal	18" Min. Ht.	1
13	13	<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Forsythia	2 gal	18" Min. Ht.	1
15	15	<i>Hydrangea arborescens</i> 'Ryon Goiney'	Smooth Hydrangea	3 gal	Min. 24" tall	3
12	12	<i>Hydrangea paniculata</i> 'SMHPLQF'	Quick Fire Hydrangea	3 gal	Min. 24" tall	3
25	25	<i>Itea virginica</i> 'Sprich'	Virginia Sweetspire	2 gal	18" Min. Ht.	1
9	9	<i>Juniperus</i> x 'pfitzeriana 'Kalay's Compact'	Juniper	3 gal	15-18" Min. Ht.	2
8	8	<i>Juniperus</i> x 'pfitzeriana 'Sea Green'	Sea Green Juniper	5 gal	3' Ht.	5
20	20	<i>Philadelphus</i> x 'Snowbelle'	Snowbelle Mock Orange	3 gal	Min. 24" tall	3
23	23	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	3 gal	18" Min. Ht.	1
6	6	<i>Rhus aromatica</i> 'Gra-Low'	Gra-Low Fragrant Sumac	2 gal	18" Min. Ht.	1
4	4	<i>Salix integra</i> 'Hakura Nishiki'	Nishiki Willow	3 gal	3' Ht.	5
4	4	<i>Symphoricarpos orbiculatus</i>	Indian Currant Coralberry	3 gal	Min. 24" tall	3
10	10	<i>Symphoricarpos</i> x 'chenaultii 'Hancock'	Hancock Coralberry	2 gal	18" Min. Ht.	1
20	20	<i>Syringa pubescens</i> 'Miss Kim'	Miss Kim Korean Lilac	5 gal	3' Ht.	5
19	19	<i>Taxus</i> x 'media 'tauntonii'	Tauntou Yew	3 gal	18" Min. Ht.	2
12	12	<i>Weigela florida</i> 'Minuet'	Minuet Weigela	2 gal	18" Min. Ht.	1
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
42	42	<i>Brunnera macrophylla</i> 'Jack Frost' TM	Siberian Bugloss	1 gal	10-12" Ht.	0
25	25	<i>Echinacea purpurea</i> 'Bright Star'	Purple Coneflower	1 gal	10-12" Ht.	0
32	32	<i>Geranium</i> x 'Tiny Monster'	Tiny Monster Geranium	1 gal	6" Ht.	0
67	67	<i>Iberis sempervirens</i>	Candytuft	1 gal	6" Ht.	0
32	32	<i>Rudbeckia tribula</i>	Brown-Eyed Susan	1 gal	10-12" Ht.	0
52	52	<i>Salvia nemorosa</i> 'Moinacht'	Maynight Salvia	1 gal	10-12" Ht.	0
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
42	42	<i>Calamagrostis</i> x 'acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	12-18" Ht.	0
41	41	<i>Panicum virgatum</i> 'North Wind'	North Wind Switch Grass	1 gal	12-18" Ht.	0
67	67	<i>Schizochyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	1 gal	10-12" Ht.	0

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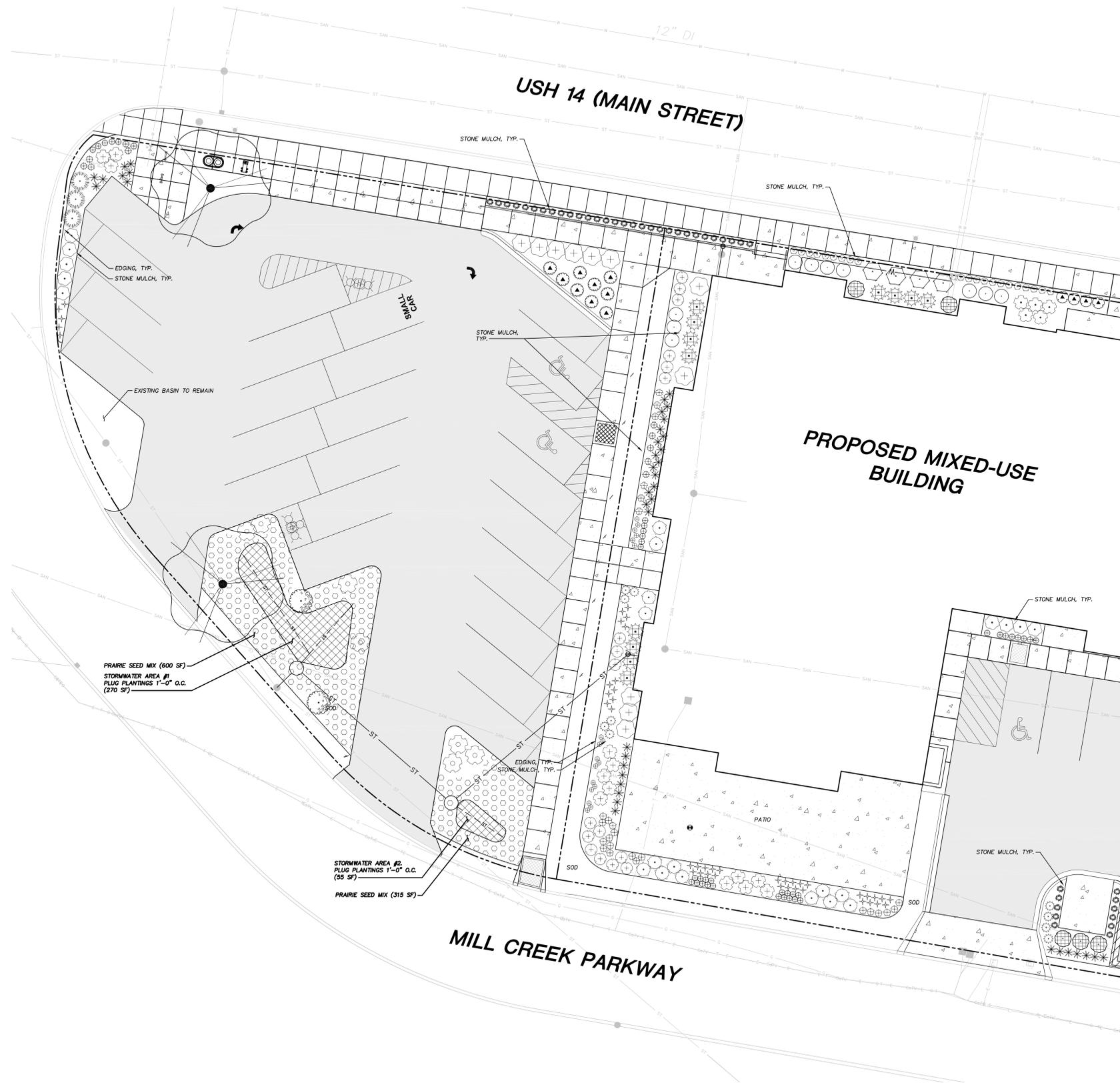
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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. REFER TO THE CIVIL PLAN SHEETS FOR PROPOSED FEATURES IN THE LEGEND AND NOTES.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE VILLAGE OF CROSS PLAINS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
6. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
7. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

LEGEND (SITE PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ===== EDGE OF PAVEMENT
- ===== STANDARD CURB AND GUTTER
- ===== REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- ASPHALT PAVEMENT-STANDARD DUTY
- POLYETHYLENE EDGING
- STORMWATER AREA PLUG PLANTINGS
- PRAIRIE SEED MIX

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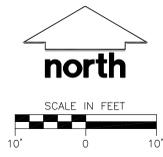
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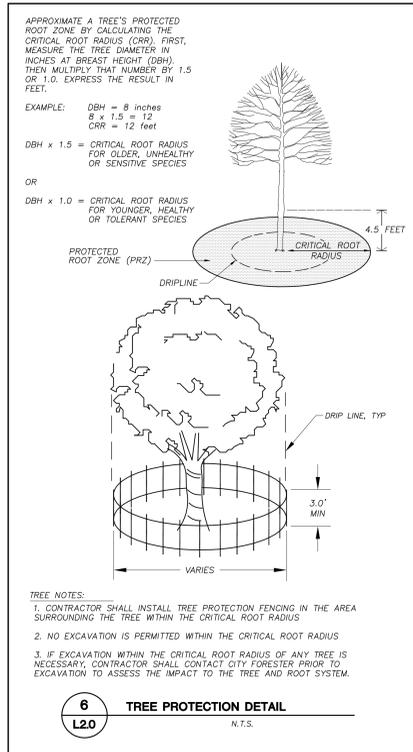
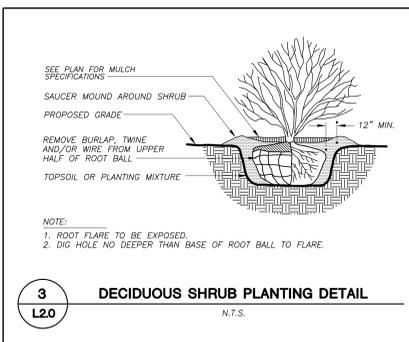
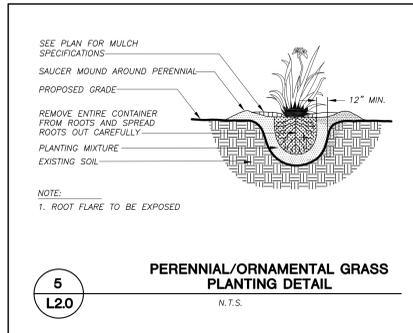
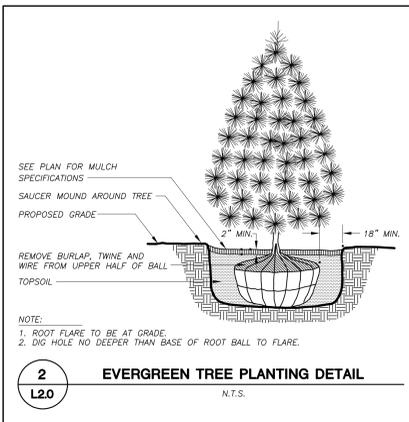
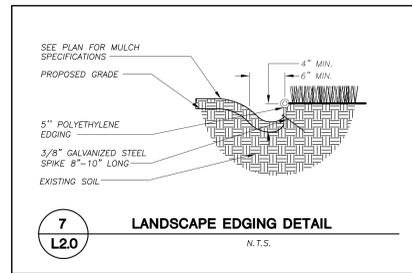
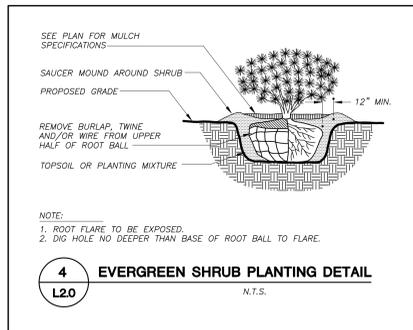
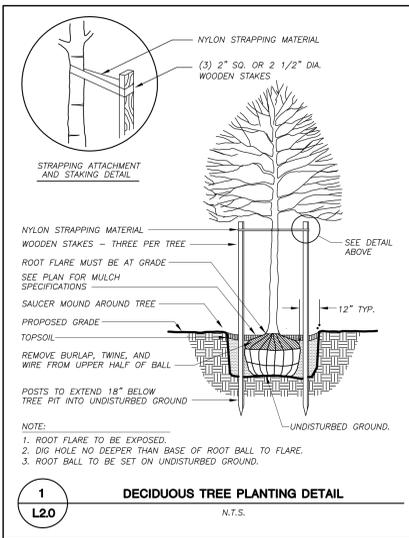
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WEST LANDSCAPE PLAN



LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-C-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF CROSS PLAINS REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL THE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO SEEDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 A. PLANTING AREAS = 2"
 B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - STONE MULCH: LANDSCAPE PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. TREE PARKING ISLANDS SHALL RECEIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES. WASHED STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

- MATERIALS - SHREDED HARDWOOD BARK MULCH: ALL STORMWATER AREAS SHALL RECEIVE SHREDED HARDWOOD BARK MULCH OVER ENTIRE PLUG PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 2" DIAMETER WASHED STONE MULCH TREE RING BREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULATE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL FOLLOW PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS: SOD ALL AREAS SPECIFIED ON PLAN PER THESE NOTES. TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD, ONLY IMPROVED TYPES OF SOD (LITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 3 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDMR TECHNICAL STANDARDS FOR ROOTSTOCK AND PLUG PLANTINGS FOR BIORETENTION BASINS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. HOWEVER, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

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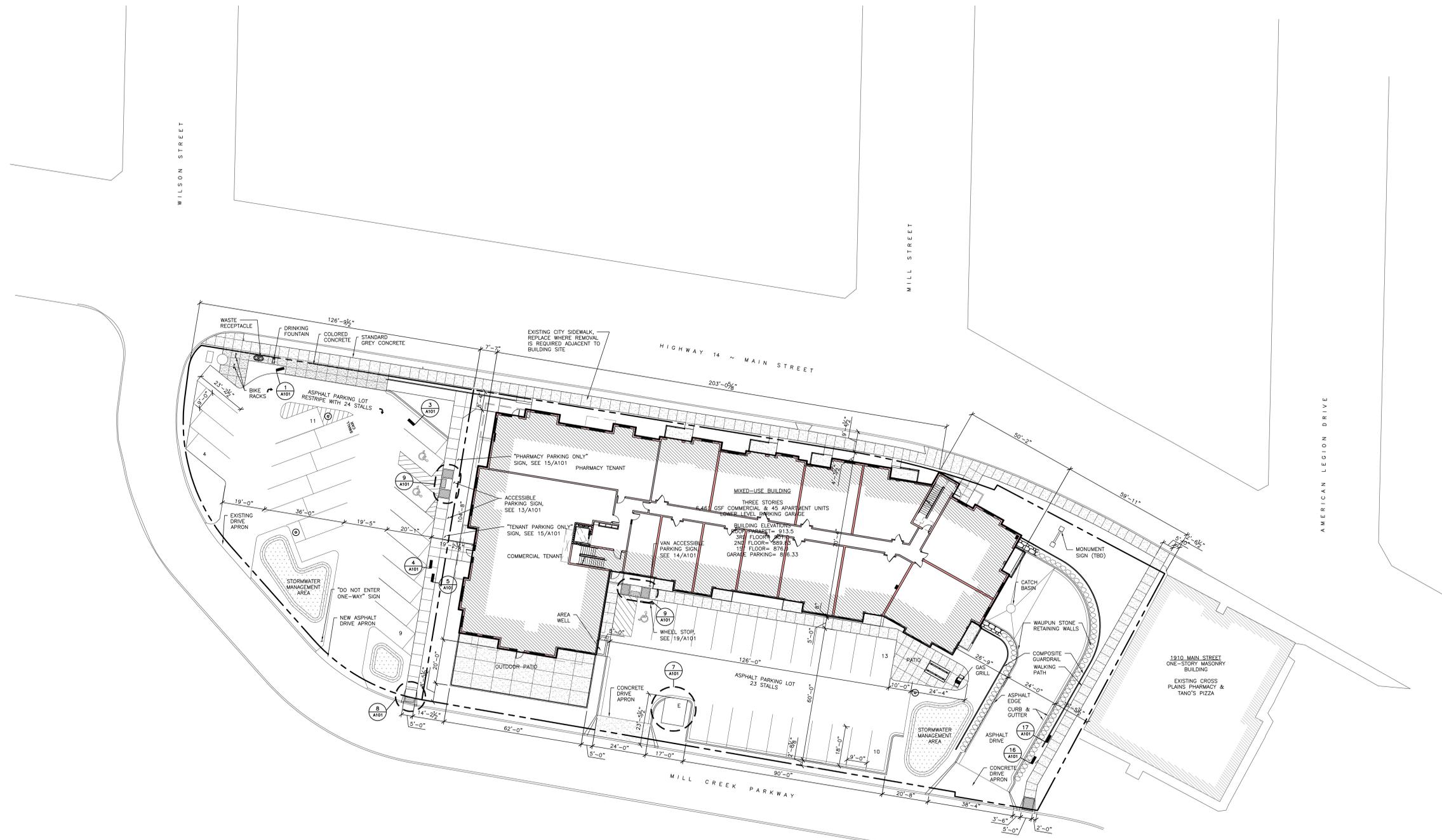
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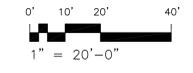
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MADISON, WI 53717



DEVELOPMENT SUMMARY			
BASEMENT LEVEL: 46 PARKING STALLS 25 TENANT STORAGE LOCKERS BUILDING TRASH ROOM, ELECTRICAL, GAS AND WATER SERVICE ROOMS	FIRST FLOOR: (1) UNIT A - STUDIO (2) UNIT A1 - STUDIO (2) UNIT B - 1 BEDROOM (1) UNIT B1 - 1 BEDROOM (1) UNIT B2 - 1 BEDROOM (2) UNIT C - 2 BEDROOM + DEN (1) UNIT D - 1 BEDROOM + DEN (1) UNIT E - 2 BEDROOM 11 UNITS TOTAL 2,044 GSF RETAIL TENANT SPACE 4,417 GSF COMMERCIAL TENANT SPACE	SECOND FLOOR SUMMARY: (2) UNIT A - STUDIO (2) UNIT A1 - STUDIO (3) UNIT B - 1 BEDROOM (1) UNIT B1 - 1 BEDROOM (1) UNIT B2 - 1 BEDROOM (4) UNIT C - 2 BEDROOM + DEN (1) UNIT D - 1 BEDROOM + DEN (1) UNIT E - 2 BEDROOM (1) UNIT F - 2 BEDROOM (1) UNIT G - 2 BEDROOM + DEN 17 UNITS TOTAL 10 TENANT STORAGE LOCKERS	THIRD FLOOR SUMMARY: (2) UNIT A - STUDIO (2) UNIT A1 - STUDIO (3) UNIT B - 1 BEDROOM (1) UNIT B1 - 1 BEDROOM (1) UNIT B2 - 1 BEDROOM (4) UNIT C - 2 BEDROOM + DEN (1) UNIT D - 1 BEDROOM + DEN (1) UNIT E - 2 BEDROOM (1) UNIT F - 2 BEDROOM (1) UNIT G - 2 BEDROOM + DEN 17 UNITS TOTAL 10 TENANT STORAGE LOCKERS
BUILDING SQUARE FOOTAGE: 17,769 SF BASEMENT LEVEL 17,750 SF FIRST FLOOR LEVEL 17,618 SF SECOND FLOOR LEVEL 17,592 SF THIRD FLOOR LEVEL 70,718 SF TOTAL 6,461 SF TOTAL COMMERCIAL 64,257 SF TOTAL RESIDENTIAL	APARTMENT UNIT SUMMARY: (5) UNIT A - STUDIO (6) UNIT B1 - 1 BEDROOM (3) UNIT B2 - 1 BEDROOM (10) UNIT C - 2 BEDROOM (3) UNIT D - 1 BEDROOM + DEN (2) UNIT E - 2 BEDROOM (3) UNIT F - 2 BEDROOM (2) UNIT G - 1 BEDROOM + DEN 45 UNITS TOTAL	PARKING SUMMARY: 24 MUNICIPAL PARKING LOT STALLS 23 SURFACE PARKING STALLS 46 UNDERGROUND PARKING STALLS 93 TOTAL STALLS PROVIDED 1.5 PER MULTI-FAMILY RES. UNIT 4061.5 = 67.5 RESIDENTIAL 1 PER 300SF COMMERCIAL AREA 5,975/300 = 19.9 87 STALLS TOTAL REQUIRED PER ZONING ORDINANCE NOTE: BICYCLE PARKING FACILITIES PROVIDED AND SHARED PARKING WITH RESIDENTIAL + RETAIL USES WILL BE IMPLEMENTED	SITE SUMMARY: 15,894 SF IMPERVIOUS SURFACE AREA (38%) 550 SF RETENTION PONDS (1.3%) 17,750 SF BUILDING FOOTPRINT (42.5%) 41,673 SF TOTAL SITE AREA (LOT 1)



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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MADISON, WI 53717

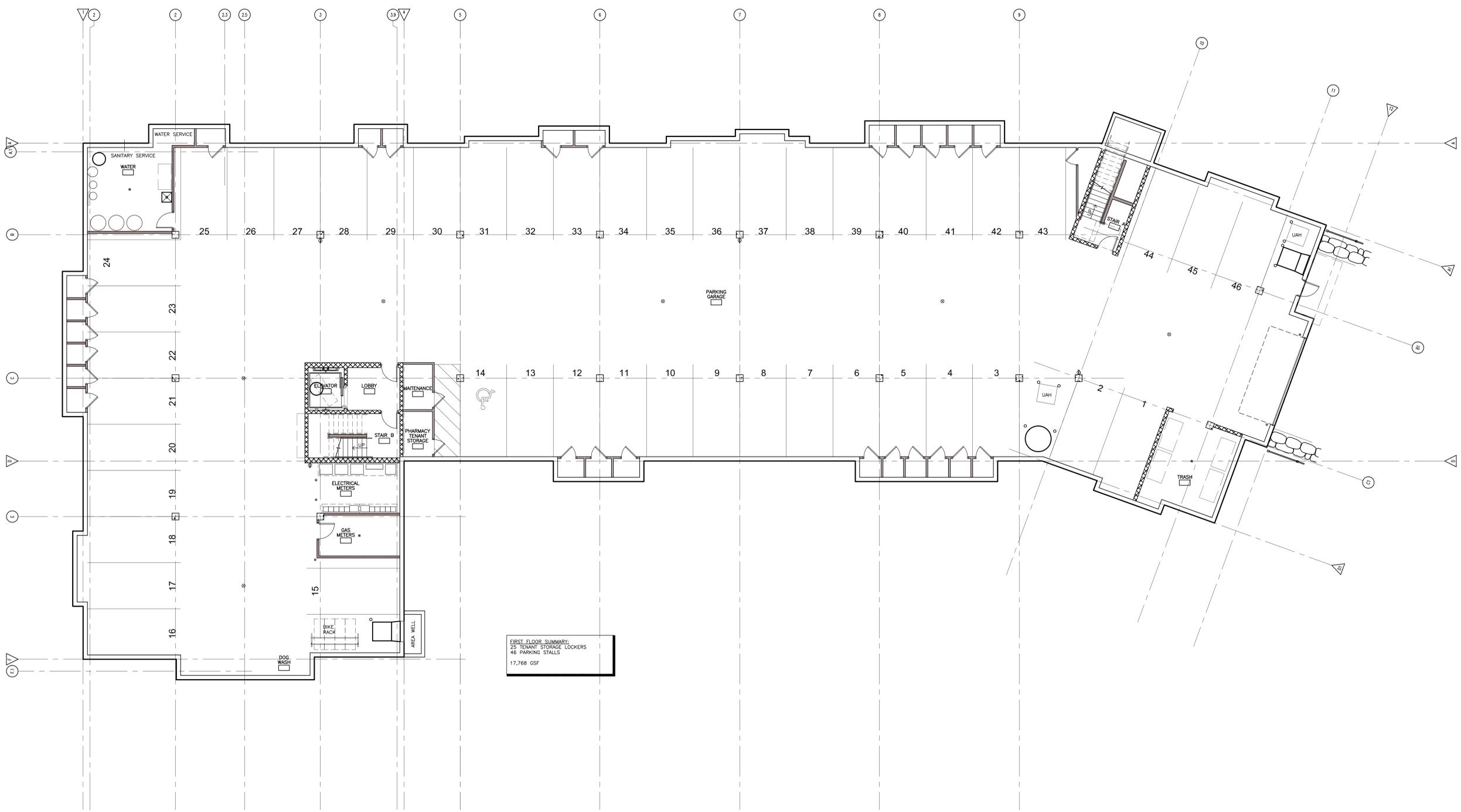
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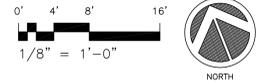
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A200



FIRST FLOOR SUMMARY:
25 TENANT STORAGE LOCKERS
46 PARKING STALLS
17,768 GSF

1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



ESSER PLACE MIXED-USE

1900 MILL CREEK PARKWAY
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

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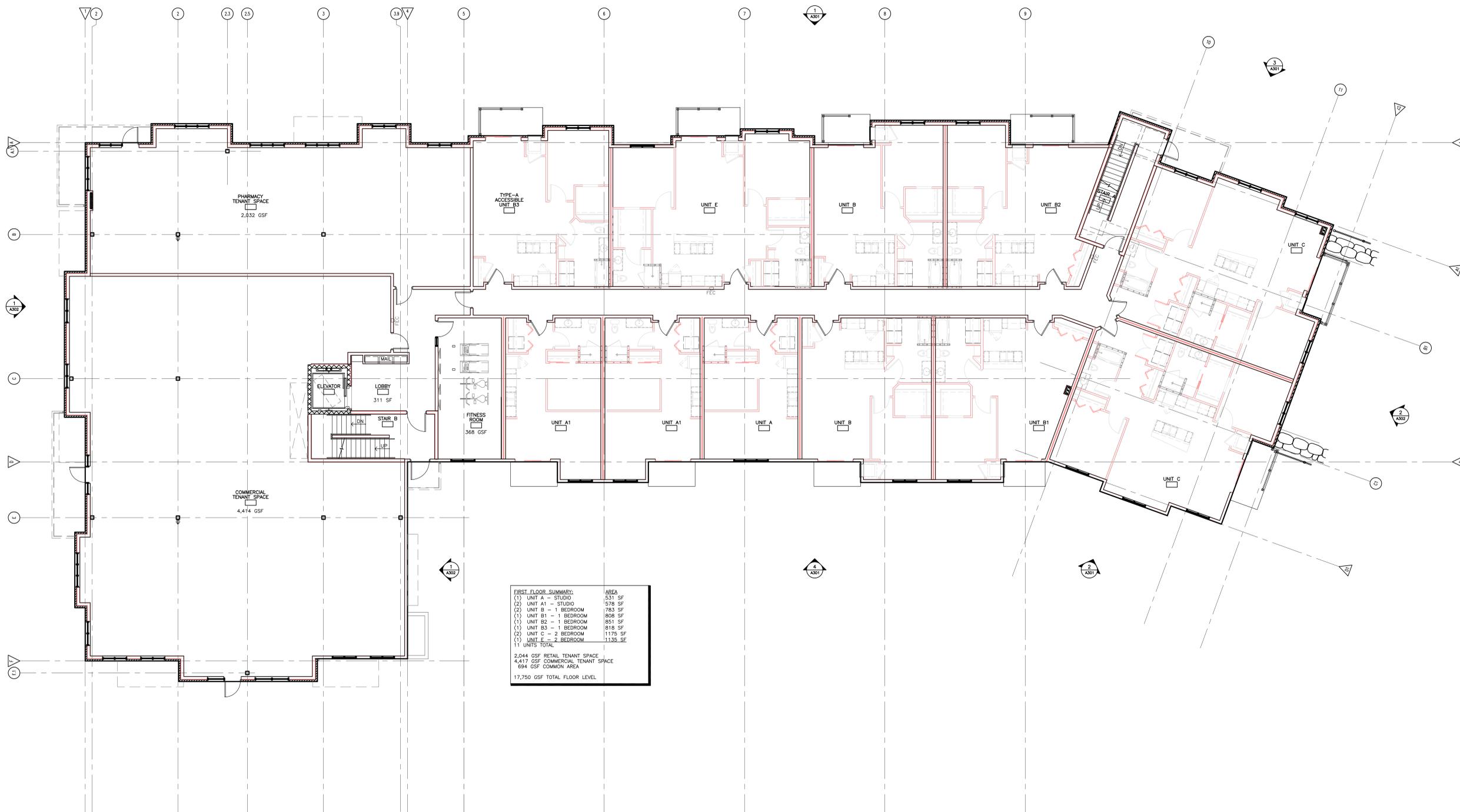
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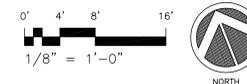
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FIRST FLOOR SUMMARY:	AREA
(1) UNIT A - STUDIO	531 SF
(2) UNIT A1 - STUDIO	578 SF
(2) UNIT B - 1 BEDROOM	783 SF
(1) UNIT B1 - 1 BEDROOM	808 SF
(1) UNIT B2 - 1 BEDROOM	851 SF
(1) UNIT B3 - 1 BEDROOM	818 SF
(2) UNIT C - 2 BEDROOM	1175 SF
(1) UNIT E - 2 BEDROOM	1135 SF
11 UNITS TOTAL	
2,044 GSF RETAIL TENANT SPACE	
4,417 GSF COMMERCIAL TENANT SPACE	
694 GSF COMMON AREA	
17,750 GSF TOTAL FLOOR LEVEL	

1 FIRST FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"



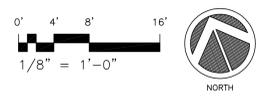
ESSER PLACE MIXED-USE
1900 MILL CREEK PARKWAY
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717



SECOND FLOOR SUMMARY:		AREA
(2)	UNIT A - STUDIO	531 SF
(2)	UNIT A1 - STUDIO	578 SF
(3)	UNIT B - 1 BEDROOM	783 SF
(1)	UNIT B1 - 1 BEDROOM	808 SF
(1)	UNIT B2 - 1 BEDROOM	851 SF
(3)	UNIT C - 2 BEDROOM	1175 SF
(1)	UNIT C1 - 2 BEDROOM	1259 SF
(1)	UNIT D - 1 BEDROOM + DEN	903 SF
(1)	UNIT E - 2 BEDROOM	1135 SF
(1)	UNIT F - 2 BEDROOM	1219 SF
(1)	UNIT G - 2 BEDROOM + DEN	1254 SF
17 UNITS TOTAL		
10 TENANT STORAGE LOCKERS		
17,618 GSF TOTAL FLOOR LEVEL		

1 SECOND FLOOR PLAN
A202 SCALE: 1/8" = 1'-0"



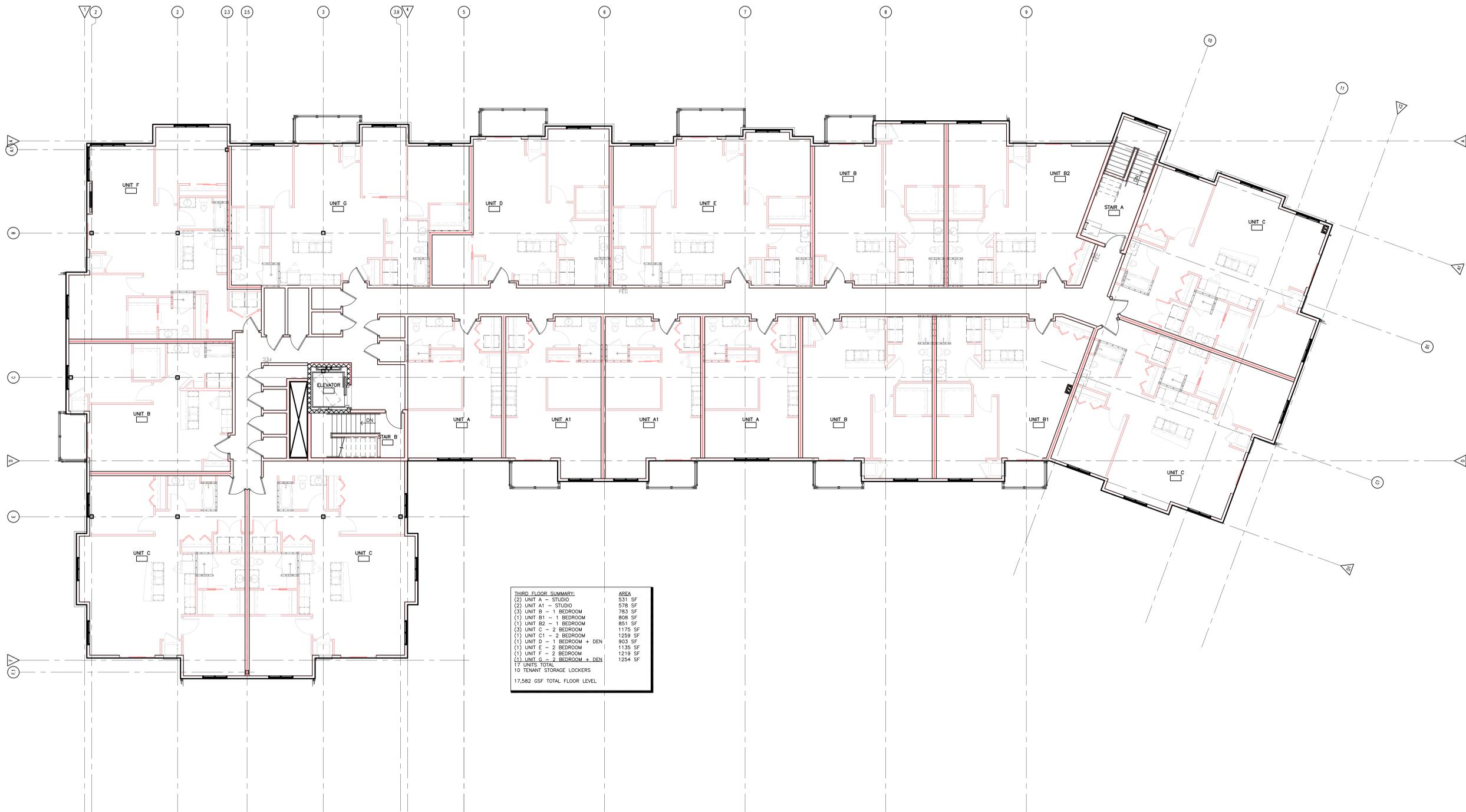
ISSUE DATES:
SD BID SET: 05-24-16
BID PACKAGE #1: 09-08-16

RF/ISI DATE:

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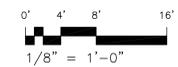
PROJECT #: 20140490
SHEET NUMBER

A202



THIRD FLOOR SUMMARY:	AREA
(2) UNIT A - STUDIO	531 SF
(2) UNIT A1 - STUDIO	578 SF
(3) UNIT B - 1 BEDROOM	783 SF
(1) UNIT B1 - 1 BEDROOM	808 SF
(1) UNIT B2 - 1 BEDROOM	851 SF
(3) UNIT C - 2 BEDROOM	1175 SF
(1) UNIT C1 - 2 BEDROOM	1259 SF
(1) UNIT D - 1 BEDROOM + DEN	903 SF
(1) UNIT E - 2 BEDROOM	1135 SF
(1) UNIT F - 2 BEDROOM	1219 SF
(1) UNIT G - 2 BEDROOM + DEN	1254 SF
17 UNITS TOTAL	
10 TENANT STORAGE LOCKERS	
17,582 GSF TOTAL FLOOR LEVEL	

1 THIRD FLOOR PLAN
A203 SCALE: 1/8" = 1'-0"



ESSER PLACE MIXED-USE
1900 MILL CREEK PARKWAY
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:
SD BID SET: 05-24-16
BID PACKAGE #1: 09-08-16

RFI/SD DATE:

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PROJECT #: 20140490
SHEET NUMBER

A203



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL KEY			
HATCH		COLOR	REMARKS
	BRICK MASONRY VENEER	BRICK COLOR TBD	MORTAR - GREY MASONRY SILLS & COPING - LIMESTONE
	SPLITFACE MASONRY BLOCK	COLOR TBD	
	HORIZONTAL SIDING	4" EXPOSURE LP SMARTSIDE COLORS VARY	540 SERIES LP TRIM COLOR - WHITE
	HORIZONTAL SIDING	7" EXPOSURE LP SMARTSIDE COLORS VARY	540 SERIES LP TRIM COLOR - WHITE

ISSUE DATES:

GDP DRAFT SUB:	05-02-16
SIP DRAFT SUB:	07-05-16
SIP SUB:	07-25-16
DESIGN REVIEW:	08-22-16

RFI/SI DATE:

Schematic Design Phase:
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PROJECT #: 20140490
SHEET NUMBER

A301









116 East Dayton Street P: 608.825.0094 kontextarchitects.com
Madison, WI 53703 P: 608.251.7515
F: 866.926.9351

August 31, 2016

Plan Commission
Village Hall
2417 Brewery Road
Cross Plains, WI 53528

Re: Cross Plains True Value
1113 Main Street
Letter of Intent, Concept Plan Review

Commissioners:

The intent of this project is to redevelop a portion of the existing retail building located at 1113 Main Street, Cross Plains, WI to leasable space. This will include a complete two story, 6480 square foot addition to the North in order to increase the leasable space and to replace the space lost to the Tenant, True Value, for the building Owner, Kalscheur Implement Co.

Furthermore, the Owner intends to remodel the existing store, specifically the sales and office area. The main public entrance for the retail space is proposed to be to the North, adjacent to the proposed on-site parking. The choice to provide this entrance here is driven by the lack of on street parking adjacent to the main facade building. A primary entrance for the Owner will be located to the West façade off the parking lot.

There are minimal intentions for the primary existing façade. The extent of updates will be contingent upon funding. However, we intend that the additions will meet the requirements of the downtown design standards.

Thank you for your consideration. We look forward to your input so that we may proceed expeditiously with the next steps.

Sincerely,

Kelly Thompson
Principal Architect

EXISTING CONDITIONS SURVEY

PART OF LOTS 1, 2 AND 3, AND ALL OF LOTS 4, 5 AND 6, BLOCK 1, PLAT OF FOXVILLE, RECORDED IN VOLUME B, PAGE 26, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 07 EAST, VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

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MADISON REGIONAL OFFICE
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 608.848.5060 PHONE | 608.848.2255 FAX
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 KENOSHA | APPLETON | WAUSAU
 www.jsdinc.com

SERVICES PROVIDED TO:

ICONICA
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

PROJECT:
**CROSS PLAINS
 RETAIL CENTER**

PROJECT LOCATION:
 VILLAGE OF CROSS PLAINS
 DANE COUNTY, WI

JSD PROJECT NO.: 16-7234

SEAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: _____ DATE: 07/08/2016
 DRAWN: CJO
 APPROVED: TJB

PLAN MODIFICATIONS: _____ DATE: _____



Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
**EXISTING
 CONDITIONS
 MAP**

MAP NO.: D-204

SHEET NUMBER:



- LEGEND**
- GOVERNMENT CORNER
 - CHISELED 'X' FOUND
 - 3/4" REBAR FOUND
 - CONTROL POINT
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - BOLLARD
 - SIGN
 - SANITARY MANHOLE
 - CLEAN OUT
 - HYDRANT
 - WATERMAIN OR GASMAIN VALVE
 - ROUND CASTED INLET
 - CURB INLET
 - GAS REGULATOR/METER
 - MANHOLE - UNVERIFIED TYPE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - AIR CONDITION UNIT
 - LIGHT POLE
 - POWER POLE W/GUY
 - Vault
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - DECIDUOUS TREE
 - HANDICAP PARKING
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD ELECTRIC DISTRIBUTION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE
 - BUILDING
 - WALL LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS PAVEMENT STRIPING
 - DISCONTINUED MAPPED PIPE LINE
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 29 AND 30, AND JULY 08, 2016.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE SOUTH LINE OF THE NORTH HALF OF SECTION 03, TOWNSHIP 07 NORTH, RANGE 07 EAST, BEARS N 89°48'32" E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS AN ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SECTION 03, T07N, R07E, ELEVATION = 912.18'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO. 20162619792, 20162619794, 20162619797, 20162619799, 20162619802, 20162619806 WITH A CLEAR DATE OF 29 JUNE, 2016. DIGGERS' HOTLINE TICKET NO. 20161612962, 20161612961, 20161612920, 20161612929, 20161612946, 20161612952 WITH A CLEAR DATE OF 18 APRIL, 2016. DIGGERS' HOTLINE TICKET NO. 20161004084, 20161004082, 20161004074, 20161004066, 20161004062, 20161004057 WITH A CLEAR DATE OF 08 MARCH, 2016.
 - UTILITY TABLE INFORMATION ACQUIRED FROM RECENT AS-BUILT DOT PLANS FOR U.S. HIGHWAY 14.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 TDS TELECOM
 MADISON GAS & ELECTRIC
 CHARTER COMMUNICATIONS
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
 PROFESSIONAL LAND SURVEYOR

DATE



STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	862.30	N	858.45	12"	RCP
		W	858.13	24"	RCP
		E	858.13	24"	RCP
STM-2	862.50	S	858.45	12"	RCP
		W	858.14	24"	RCP
		E	858.16	24"	RCP
STM-3	862.76	N	859.16	12"	RCP
		W	858.27	24"	RCP
		E	858.31	24"	RCP
STM-4	862.79	NE	858.94	18"	RCP
		SE	859.89	12"	RCP
		W	858.48	24"	RCP
STM-5	862.30	N	-	-	-
		E	-	-	-

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	861.55	N	-	12"	RCP
		S	-	12"	RCP
CBS-1	862.91	N	859.53	-	RCP
		W	858.58	-	RCP
CBS-2	861.25	S	858.74	-	RCP
		W	858.58	-	RCP

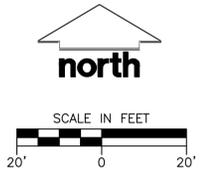
SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.36	N	850.35	8"	PVC
		E	849.36	18"	PVC
SAN-2	862.34	S	849.29	10"	PVC
		W	849.73	18"	PVC
SAN-3	862.29	SE	849.81	18"	PVC
		NW	849.92	18"	PVC
SAN-4	863.03	E	850.08	18"	PVC
		N	851.62	8"	PVC
		W	851.42	18"	PVC
		S	851.37	18"	PVC
		S	856.24	8"	PVC
		S	851.62	8"	PVC

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	867.42	TN OF HYDRANT ON EAST SIDE OF WATER ST NEAR 2109 WATER ST
BM-2	864.72	TN OF HYDRANT NEAR NORTHEAST QUAD OF U.S.H. 14 AND MARKET ST

* TN=TOP NUT



VICINITY MAP
 NOT TO SCALE



ICONICA
True Design-Build

901 Deming Way // Madison, WI 53717
Ph: 608.664.3500 // Fx: 608.664.3535
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CROSS PLAINS TRUE VALUE

Main Street
Cross Plains, Wisconsin
KALSCHUR IMPLEMENT INC.
1113 Main Street
Cross Plains, Wisconsin 53528

ISSUE DATES:
AUG 31, 2016

RFI/SI DATE:

Schematic Design Phase:

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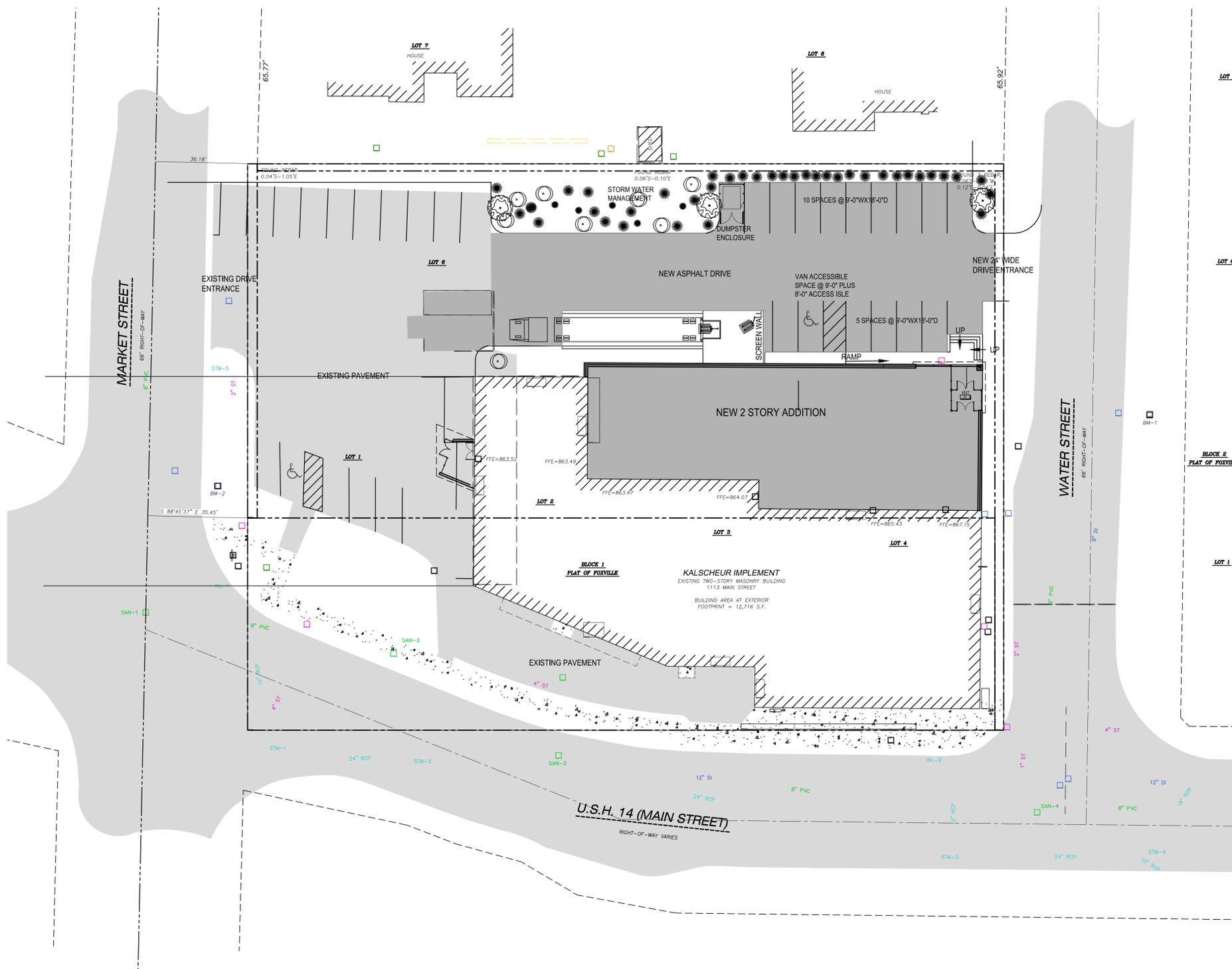
C1.1

2014 Iconica, Inc.

NORTHWEST CORNER
SECTION 03, TOWN, R07E
ALUMINUM MONUMENT
N=498,999.83
E=747,500.42

N 01°42'33" E 2630.92'

1,127.47'

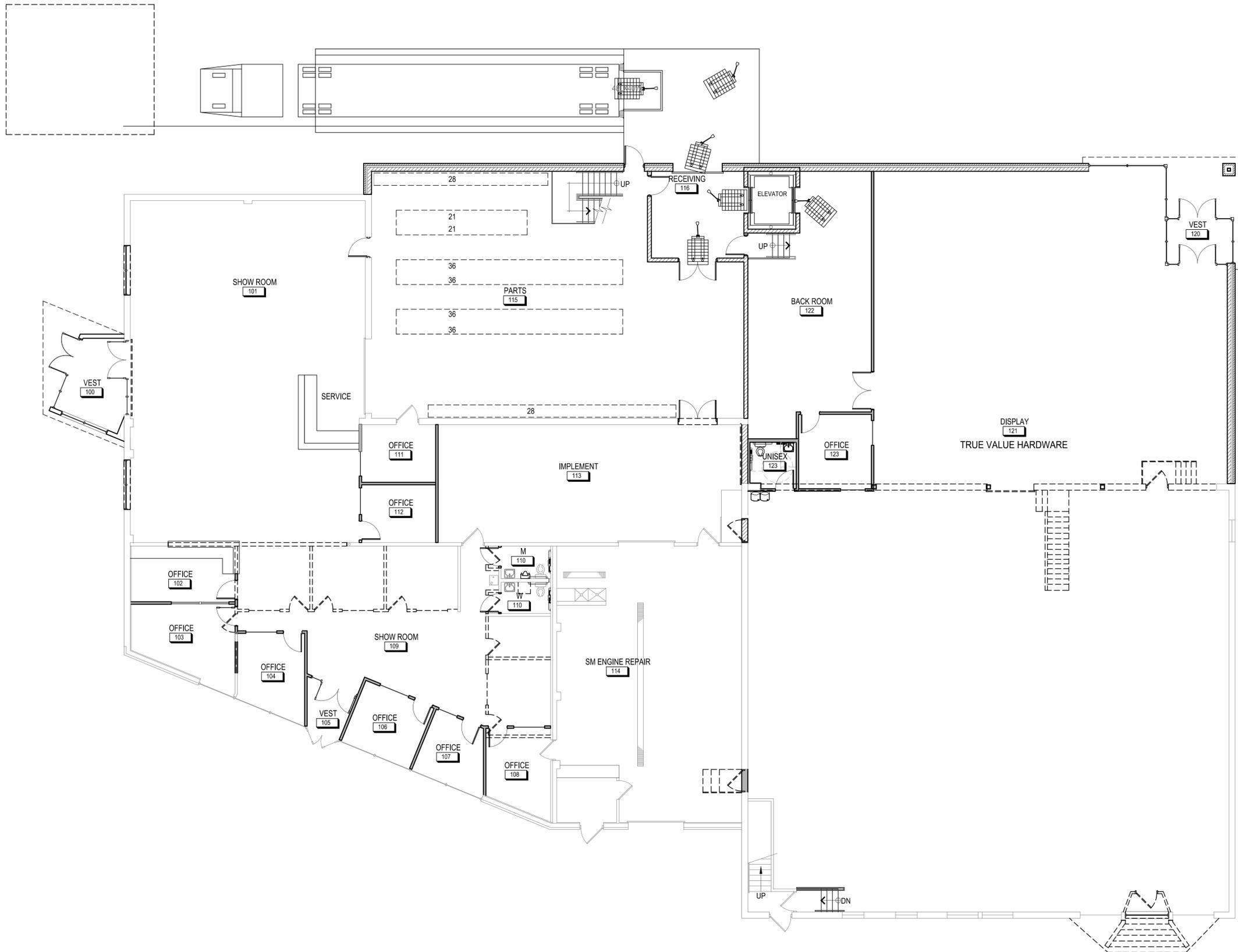


1 SITE PLAN
C1.1 Scale: 1"= 20'-0"



PLOT DATE:

PLOT DATE: _____



1 FIRST FLOOR PLAN
 A1.1 Scale: 1/8"=1'-0"



CROSS PLAINS TRUE VALUE

KALSCHER IMPLEMENT INC.
 1113 M... S...
 C... P... W... 53528

ISSUE DATES:
 AUG 31, 2016

RFI/SI DATE:

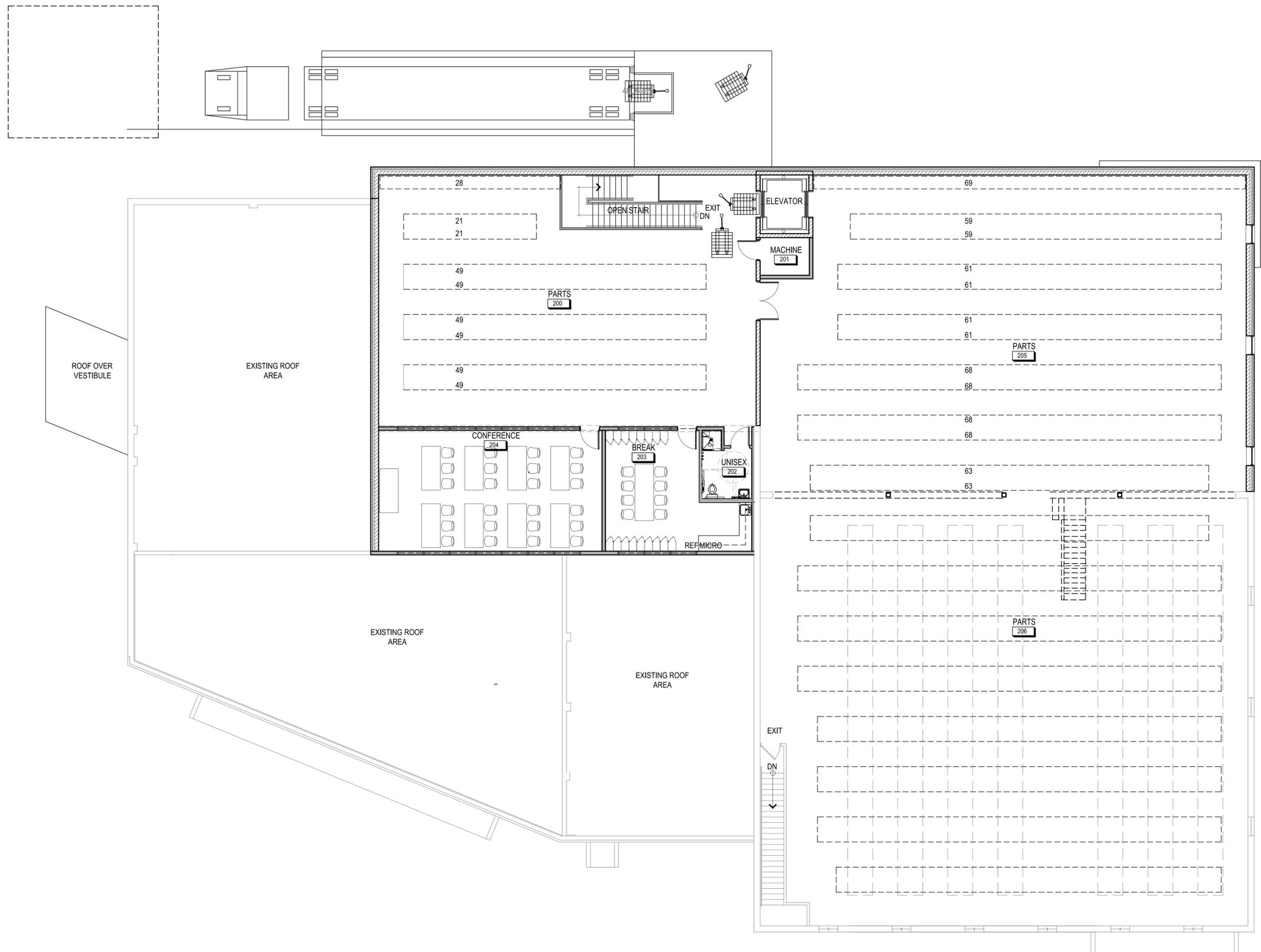
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PROJECT #:
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A1.1

PLOT DATE:



1 SECOND FLOOR PLAN
 A1.2 Scale: 1/8"=1'-0"



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CROSS PLAINS TRUE VALUE
 Main Street
 Cross Plains, Wisconsin

KALSCHER IMPLEMENT INC.
 1113 Main Street
 Cross Plains, Wisconsin, 53528

ISSUE DATES:
 AUG 31, 2016

RFI/SI DATE:

Schematic Design Phase:
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A1.2

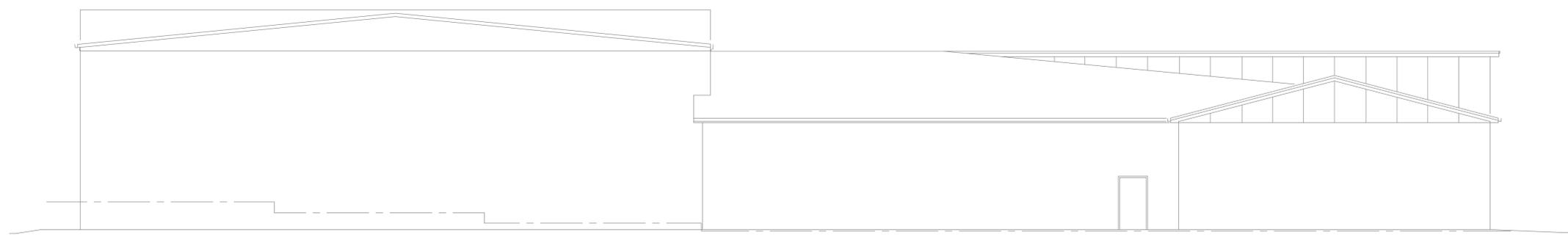
PLOT DATE:



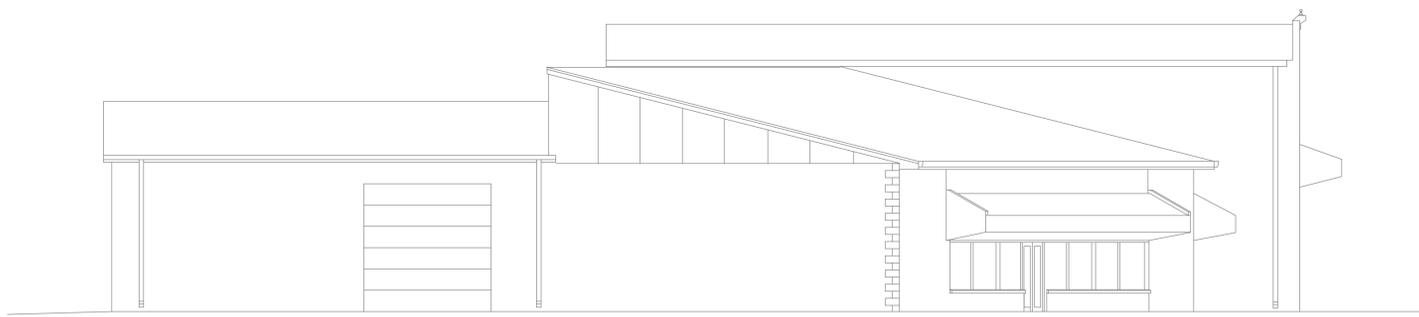
1 SOUTH ELEVATION
A2.0 Scale: 1/8"=1'-0"



2 EAST ELEVATION
A2.0 Scale: 1/8"=1'-0"



3 NORTH ELEVATION
A2.0 Scale: 1/8"=1'-0"



4 WEST ELEVATION
A2.0 Scale: 1/8"=1'-0"



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CROSS PLAINS TRUE VALUE
Main Street
Cross Plains, Wisconsin

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1113 Main Street
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ISSUE DATES:
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PROJECT #:
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A2.0

PLOT DATE:

