

**AGENDA**  
**City of Monona Plan Commission**  
**Monona Public Library - Municipal Room**  
**1000 Nichols Road, Monona, WI**  
**Monday January 9, 2017**  
**7:00p.m.**

1. Call to Order
2. Roll Call
3. Approval of Minutes of October 24, 2016 and December 12, 2016
4. Appearances
5. Unfinished Business
  - A. Consideration of Action on Request by Grant Signs, on Behalf of Property Owner Teran He Teran LLC, for Approval of a Landscape Ground Sign Permit for the Property at 950 E Broadway, the Broadway Car Wash. (Case No. S-032-2016)
  - B. Public Hearing on Request by Plan Force Group, Representing Owners Border Foods of Wisconsin, LLC, and Marvin Development of South Dakota, LLC for a Zoning Permit for Exterior Alterations to the Taco Bell at 100 E Broadway. (Case No. 2-008-2016)
  - C. Consideration of Action on Request by Plan Force Group, Representing Property Owner Border Foods of Wisconsin, LLC, and Marvin Development of South Dakota, LLC for Approval of a Zoning Permit for Exterior Alterations to the Taco Bell at 100 E Broadway. (Case No. 2-008-2016)
  - D. Public Hearing on Request by Phil Troia, PDQ Food Stores Inc., Represented by Dan Bertler of Supreme Structures, Inc. for a Zoning Permit, Site Plans, and Building Elevations for Redevelopment of the Sites at 105 E Broadway and 6400 Monona Drive for a new PDQ Convenience Store, Two-Bay Car Wash and Gas Canopy with 10 Fueling Dispensers. (Case No. 2-009-2016)
  - E. Consideration of Action on Request by Phil Troia, PDQ Food Stores Inc., Represented by Dan Bertler of Supreme Structures, Inc. for a Zoning Permit, Site Plans, and Building Elevations for Redevelopment of the Sites at 105 E Broadway and 6400 Monona Drive for a new PDQ Convenience Store, Two-Bay Car Wash and Gas Canopy with 10 Fueling Dispensers. (Case No. 2-009-2016)
6. New Business
  - A. Consideration of Action on Request by Everbrite, LLC and Plan Force Group, Representing Property Owner Border Foods of Wisconsin, LLC, and Marvin Development of South Dakota, LLC for Approval of Signage Permits for the Taco Bell at 100 E Broadway. (Case No. S-001-2017)
7. Reports of Staff and Commission Members
  - A. Staff Report Regarding Status of Development Project Proposals.

- i. Upcoming Meetings: January 23, 2016 and February 13, 2016
  - Library and City Hall Parking Lots, Future Discussion of UniverCity Year Projects

B. Plan Commission Requests for Information Concerning Development Projects.

8. Adjournment

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608)222-2525, FAX: (608)222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of an a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above state meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above state meeting will take no action other than the governmental body specifically referred to above in this notice.

Agenda posted 1/4/2017 on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, [www.mymonona.com](http://www.mymonona.com).

**Minutes  
Plan Commission Meeting  
October 24, 2016  
7:00pm**

Chair Busse called the meeting of the City of Monona Plan Commission to order at 7:06 pm.

Present: Chair Alder Jim Busse, Mr. Grif Dorschel, Mr. Chris Homburg, Ms. Susan Fox, Alder Brian Holmquist and Mr. Dale Ganser

Excused: Ms. Kathy Thomas and Mr. Robert Stein

Also present: City Planner & Economic Development Director Sonja Reichertz

**Approval of Minutes**

A motion by Mr. Dorschel, seconded by Mr. Ganser, to approve the minutes of October 10, 2016 carried with no corrections.

**Appearances**

There were no appearances.

**Unfinished Business**

**A. Public Hearing on Request by La Rae Richard, The Cozy Home, for a Zoning Permit and Façade Improvement Grant Application for the Property at 6328 Monona Drive.**

La Rae Richard, The Cozy Home, explained that she is relocating her business to 6328 Monona Drive from the Lake Edge shopping center 12 months. Ms. Richard explained that the existing building at 6328 Monona Drive is not consistent with the look and feel of her business and a Façade Grant would help with the substantial exterior improvements they have planned. Ms. Richard stated that nothing in the plans has changed since the previous meeting.

**B. Consideration of Action on Request by La Rae Richard, The Cozy Home, for a Zoning Permit and Façade Improvement Grant Application for the Property at 6328 Monona Drive.**

Planner Reichertz recommended approval. Mr. Homburg clarified that this is also an approval of a zoning permit for use, not just building alterations and façade improvements, as written in the report.

A motion was made by Mr. Homburg and seconded by Ms. Fox to approve a zoning permit for building use, building alterations, and approval of a façade improvement grant application, as proposed, and according to Section 13-1-180 of the Monona Municipal Code of Ordinances, for the property at 6328 Monona Drive, with the following findings of fact and conditions of approval:

**Findings of Fact:**

1. The property at 6328 Monona Drive is an eligible property to receive funding under the Façade Improvement Grant Program.

2. The Plan Commission determined that the proposed plans and designs conform to the Urban Design Guidelines for Monona Drive and that the proposed improvements are eligible projects as listed in the Façade Improvement Program guide.
3. The Finance and Personnel Committee reviewed the grant request on 10/17/2016 and approved funding in the amount of \$10,000.

Conditions of Approval:

1. All required building permits from state and local agencies shall be obtained.
2. The project shall be completed within 12 months of Plan Commission approval.
3. Upon project completion, the applicant shall notify the City planner to inspect the project for full compliance with the documents and approvals granted, and the City Planner and applicant will sign a Close-Out Form acknowledging successful completion and that the applicant has complied with all terms of the agreement with the City.
4. Upon receipt of the Close-Out Form, the applicant may submit the Reimbursement Request Form to the City Planner along with necessary documentation such as paid invoices, and if found to be in compliance, the City will issue a reimbursement check to the applicant for the grant amount approved.
5. Any future sign permit applicants shall be submitted for review and approval by the Plan Commission.
6. Installation of an alarm system and Knox box is required, as noted by the Fire Chief and Building Inspector.
7. Any work in the City Right-Of-Way (ROW) requires approval of a ROW Permit and submittal of a ROW Permit fee of \$50.00.
8. Residential units on the second floor are not approved at this time.

The motion carried.

**New Business**

**A. Public Hearing on Request by Plan Force Group, Representing Owners Border Foods of Wisconsin, LLC and Marvin Development of South Dakota, LLC for a Zoning Permit for Exterior Alterations to the Taco Bell at 100 E Broadway.**

Barbara Schneider, Border Foods of Wisconsin, LLC, said it is time for an exterior refresh at the restaurant. Ms. Schneider said that because of the East Broadway Design Standards, this is not the typical design that Taco Bell approves. She gave the example of the new Taco Bells on Commerce and Washington in Madison as more prototypical designs. Ms. Schneider noted that there are no proposed site changes. The architectural changes include squared towers and the color purple. The purple color will serve as a backdrop to a metal slat wall that provides definition to the building and will have LED lighting behind it. The plans show an added a tower on the north elevation so the slat wall would have something to tie into. Ms. Schneider stated that Red Robin, Buffalo Wild Wings, and Staples have introduced new colors to the district.

**B. Prehearing Conference on Request by Plan Force Group, Representing Property Owner Border Foods of Wisconsin, LLC, and Marvin Development of South Dakota, LLC for a Zoning Permit for Exterior Alterations to the Taco Bell at 100 E Broadway.**

Planner Reichertz explained that the property is located in the Pier 37 East Broadway Commercial Center, which follows a General Development Plan with specific design guidelines, which include sloped roofs and earth toned colors. A zoning permit is required for substantial building alterations.

Mr. Homburg said that the design meets the intent of the guidelines, since the remaining sloped roof on the building is still prominent and the color purple does not bother him. He noted it appears that more signage has been added to the building. Ms. Schneider stated that they are not proposing any signage at this time, and will come back at the next meeting with their proposals. Staff clarified that more than one sign may be allowed if the building fronts on more than one street.

Alder Holmquist said that the overall design is good. He noted that one of the towers is completely blank in the proposed designs. It currently has signage on it. He wondered if there was another design element that would break up the blank space.

Mr. Ganser asked if all three proposed colors are corporate colors because the current cream color on the restaurant ties into the rest of the shopping center and wanted to know if it would be possible to maintain that color.

Mr. Ganser also asked about the LED lighting. Ms. Schneider stated that Taco Bell has LED lights in about twenty locations and they have not received any complaints about it being too bright.

Ms. Fox said that the purple color can be an extrapolation of burgundy and a mural could be a cool concept on the blank wall. Mr. Dorschel had no problem with the design.

**Unfinished Business**

**C. Plan Commission Review and Recommendation to City Council on Recodification Summary by General Code Regarding Land Use Legislation Sections of the Monona Municipal Code of Ordinances.**

Alder Mary O'Connor, 5103 Winnequah Road, spoke to clarify that when she initiated the impervious surface discussion, the intentions were to reduce water runoff and address aesthetic concerns.

The Plan Commission first discussed the proposed grading ordinance. The ordinance ties the natural grade to the finished grade. The difference between the two elevations shall not exceed more than 2 feet by right, but a special exception may be granted by the Plan Commission for up to 8 feet of change. Any request over 8 feet would go to ZBA. Chair Busse asked for an example of when the grade would change 8 ft. Mr. Homburg said that there could be a situation where an older house is sunk and it would be a favorable improvement, or a vacant lot that needs to be built up to be at the street grade. Mr. Homburg also stated that the word "cumulative" needs to be in the ordinance to keep people from coming back for requests to further raise the grade. Ms. Fox asked how the cumulative grade change will be monitored. Staff said the information will be kept in the property file and a table will track the grade change over time.

The Commission discussed proposed definition changes including height, grading plan, lot coverage, impervious surface, finished and natural grade, and a revised definition of family. In the family definition, the phrase domestic partnership is defined by a 2007 City of Monona Resolution. The Commission discussed the height definition and where to start the measurement on the property. Staff explained height is currently measured from mean ground level in front of the

structure. The proposed height measurement starts from any point of the finished elevation along the structure. There was discussion about changing the starting point of measurement to the lowest point so a stepped back roof line could not be built, which could end up with more than 35 feet as viewed from the street, but only 35 when measured from its associated point of finished grade. The Commission agreed to have the measurement start at the lowest point of the finished grade adjacent to the structure at any point along the foundation.

Mr. Homburg stated that the impervious surface definition should be measured to the ordinary high water line instead of the water's edge, since it is a point identified by the DNR. Alder Holmquist stated that there is already an impervious surface definition in the stormwater utility section of the Code (Sec. 9-4-4) and thought we might want to keep the two definitions consistent. The Commission agreed the proposed definition by staff is more appropriate than the one in Sec. 9-4-4. There was consensus that the proposed definition should include gravel under non-permeable surfaces.

Staff provided resources on purposes of regulating impervious surface. There was general consensus that regulating impervious surface could improve water quality, mitigate water runoff concerns, and aesthetic concerns. The most recent draft ordinance has a tired approach and allows for a special exception permit from the Plan Commission in specific topographic situations, like if there was a depressed surface on the property and the homeowner needed a longer driveway to get around it. Mr. Homburg stated that referencing topographic conditions is not a reasonable condition because it is more applicable to grading. The Commission also requested the addition of the word "substantial" when referring to "no negative impact."

Staff introduced information on short-term rentals. The City Council referred this item to the Plan Commission in order to first establish a clearer policy direction and possibly amend the ordinance accordingly. The current interpretation of the zoning code is that any rental less than 30 days is not consistent with single family residential neighborhoods. Staff explained that Cedarburg, WI had a similar ordinance interpretation and when it was challenged, they lost with the courts stating that the ordinance was ambiguous and should therefore be construed in favor of private property rights. Staff discussed the pros and cons of short-term rentals, and added that she has not received any complaints for short-term rentals that appear to be operating in Monona currently.

There were questions about the distinction between a bed-and-breakfast and a short-term rental. The Commission's consensus was that there are fair reasons on both sides of why a short-term rental should be permitted or prohibited. The Commission felt that if they became more popular in the future, we could revisit an ordinance that would permit them with regulations. Since there have been no complaints, they are not very common, and the Plan Commission did not believe they would become substantially more common in the future, that there was no need to amend the ordinance at this time. The Commission noted that if there are many short-term rentals operating in the future that room-tax should be collected.

Staff reviewed changes to the historic conservation ordinance as recommended by the Landmarks Commission. Because it is a part of the zoning code, the Plan Commission must review it and make a recommendation to the Council. The proposed ordinance starts with a nomination form and when complete the City Planner refers it to the Landmarks Commission for a public notice and hearing. The Council ultimately decides designation. Currently, if there is a proposed change to a landmark it is referred to the Landmarks Commission and then to the Plan Commission. If the Plan Commission deems it appropriate they will then refer it to Council. Staff noted proposed changes would simplify the process by replacing the Plan Commission with Landmarks.

Mr. Dorschel asked if anyone can petition a property to become a landmark, even without the owner's permission. There are many detrimental effects of receiving a designation and the fact that

anyone could start the process is a little disturbing. Planner Reichertz explained that the state law requires that the owner be notified but does not require their consent. Mr. Homburg stated that he does not want the Plan Commission completely taken out of the ordinance, because the Commission still controls the zoning regulations. Staff explained that the historic conservation ordinance does not change the Plan Commission's zoning authority in any way.

There was further discussion on the nomination process and the designation effects for property owners. Alder O'Connor spoke on behalf of the Landmarks Commission and stated that in Monona's case, designation is more of a way to explain Monona's history than restrict alterations. The ultimate consensus was to recommend approval of the ordinance to Council as written, but add a statement to clarify that this section shall not prohibit compliance with other zoning permit review by the Plan Commission.

A motion was made by Mr. Homburg, seconded by Mr. Ganser, to recommend approval to the City Council of the land use legislation sections of the Monona Municipal Code of Ordinances with the amendments as discussed and agreed upon by the Plan Commission and as written below:

**Maximum Impervious Surface:**

- (1) **Lots over 10,000 Square Feet. 65%.** A special exception permit may be granted by the Plan Commission up to 70% impervious surface if the applicant demonstrates there is no substantial negative impact caused by the additional impervious surface to the adjoining water bodies or adjacent parcels as a result of stormwater runoff.
- (2) **Lots less than 10,000 Square Feet. 70%.** A special exception permit may be granted by the Plan Commission up to 75% impervious surface if the applicant demonstrates there is no substantial negative impact caused by the additional impervious surface to the adjoining water bodies or adjacent parcels as a result of stormwater runoff.
- (3) Any request above and beyond the special exceptions allowed in sub (1) and sub (2) shall be reviewed as a variance request by the Zoning Board of Appeals.

**Grading Requirements:** The difference between the natural grade of the property and the finished grade of the property shall not cumulatively exceed 2 feet at any point on the lot, as shown on a submitted grading plan certified by a professional landscape architect, engineer, or surveyor. A special exception permit may be granted by the Plan Commission for a grade change of up to 8 feet if the applicant demonstrates there is no substantial negative impact to adjoining water bodies or adjacent parcels. These regulations shall not prohibit compliance with floodplain development regulations. Any request above 8 feet shall be reviewed as a variance request by the Zoning Board of Appeals.

**Height.** A distance to be measured from the lowest point of the finished grade to any point along the structure's foundation to the deck line of a mansard roof, the midpoint of a shed roof, to the highest point of a flat, round or arch-type roof, or to the midpoint of the highest gable on a pitched or hip roof.

**Impervious Surface.** Any area covered by building footprints and paved surfaces including principal buildings, accessory buildings, driveways, walkways, patios, and parking areas, including any non-permeable gravel, concrete, or asphalt surfaces. For waterfront properties, the lot area used to calculate impervious surface shall include any land between the meander line and the ordinary high water mark.

**Lot Coverage.** Area of the lot covered by all structures including but not limited to detached garages, carports, gazebos, screen enclosures, patios, decks, storage buildings, sheds & enclosures, pet houses/runs.

**Grading Plan.** A plan that generally documents the natural grade and finished grade at important reference points such as property boundaries, building edges, building entrances, driveway entrances and top and bottom of retaining walls.

**Natural Grade.** Refers to the elevation (height) of the ground prior to any land alteration or construction, as measured at any point on the property.

**Finished Grade.** Refers to the finished elevation (height) of the ground following construction or land altering activities, as measured at any point on the property.

**Family.** One or more persons related by blood, marriage, domestic partnership, or adoption, including foster children, to a member of the family occupying the dwelling unit.

#### **Sec. 13-1-64 Historic Conservation.**

(a) **Purpose and Intent.** The protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value are in the public interest. The purpose of historic conservation is to:

- 1) Protect, enhance and perpetuate improvements and districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- 2) Safeguard the city's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- 3) Stabilize and improve property values;
- 4) Foster civic pride in the beauty and noble accomplishments of the past;
- 5) Protect and enhance the city's attractions to residents, tourist and visitors, and serve as a support and stimulus to business and industry;
- 6) Strengthen the economy of the city; and
- 7) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city.

(b) **Definitions**

- (1) **Landmark.** Any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation, and which has been designated as a landmark pursuant to the provisions of this Chapter.
- (2) **Landmark Site.** Any parcel of land of historic significance due to a substantial value in tracing the history of aboriginal people, or upon which an historic event has occurred, and which has been designated as a landmark site under this Chapter, or a parcel, or part thereof, on which is situated a landmark.

(c) **Designation.** The Common Council, after considering the recommendation of the Landmarks Commission under sub. (g) below, may designate a landmark according to this section.

(d) **Landmarks and Landmark Sites Designation Criteria.** The Landmarks Commission may designate as a landmark or landmark site any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historical, architectural or cultural significance to the city, such as historic structures or sites which:

- (1) Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
- (2) Are associated with the lives of important persons or with important events in national, state or local history; or

- (3) Embody the distinguishing characteristics of an architectural type inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship; or
  - (4) Are representative of the notable work of a master builder, designer, or architect; or.
  - (5) Exhibit important archaeological or anthropological significance.
- (e) **Nomination.** Any person may nominate a site, improvement, or site with improvements for designation as a landmark. The person shall submit the nomination to the City Planning Division, to the attention of the City Planner, on a nomination form approved by the Landmarks Commission. The nomination shall clearly identify the proposed landmark, landmark site, and document why it qualifies under sub. (d). The City Planner may ask the person to submit additional information and documentation as needed to complete or clarify the nomination. When the City Planner determines that the nomination is complete, the City Planner shall refer the nomination to the Landmarks Commission. Any property nominated for landmark status located within a redevelopment area or tax increment financing district shall also be referred to the Community Development Authority for review and recommendation prior to Common Council Action.
- (f) **Landmarks Commission Review and Public Hearing.** Whenever the Landmarks Commission receives a complete, accurate nomination under sub. (e), the Commission shall review the nomination. As part of its review, the Commission shall hold a public hearing on the nomination, preceded by a Class 2 notice and notice to each owner of record on each lot on which the proposed landmark is located, and to each owner of record of each lot located within two hundred (200) feet of the lot on which the proposed landmark is located. The Commission may also conduct its own investigation of the facts, as it deems necessary.
- (g) **Landmarks Action.** After the Landmarks Commission holds a public hearing and completes its review under sub. (f), the Commission shall report to the Common Council a recommendation supporting or opposing the proposed landmark designation. The Commission shall send notice of the recommendation to each owner of record on each lot on which the proposed landmark is located, and to each owner of record of each lot located within two hundred (200) feet of any lot on which the site or structure is located, at least 10 days before any meeting at which the Common Council may act on the Commission's recommendation.
- (h) **Common Council Action.** After considering the Landmark Commission's report recommendation under sub. (g), and based on the standards under sub. (d), the Common Council shall vote to designate or decline to designate the property as a landmark. The City Clerk shall promptly notify the Building Inspector of each landmark designation. The City Clerk shall record the designation with the Dane County Register of Deeds at the City's expense.
- (i) **Voluntary Supplemental Restrictions.** The Common Council may at any time supplement the terms of a landmark designation, pursuant to an agreement between the landmark owner and the Landmarks Commission, to enhance the preservation and protection of the landmark.
- (j) **Recognition of Landmarks.** Whenever the Common Council designates a landmark under sub. (h), the Landmarks Commission shall affix a plaque identifying the property as a landmark to the landmark or landmark site with the permission of the owner, or in the absence of permission in the public right of way as approved by the Public Works Director. The plaque shall be placed so that it is easily visible to passing pedestrians. In the case of a landmark structure, the plaque shall include the accepted name of the landmark, the date of its construction, and other information that the Landmarks Commission considers appropriate. In the case of a landmark that is not a structure, the plaque shall include the common name of the landmark and other information that the

Commission considers appropriate. If the Commission determines that because the landmark is ecologically or culturally sensitive a plaque would be inappropriate, no plaque is required. No person may remove or modify a plaque without approval of the City Planner.

- (k) **Amending a Landmark Designation.** Any person may petition the Landmarks Commission to amend a Landmark Designation. The process for amending a landmark shall be the same as for designating a landmark under subsections e-h above.
- (l) **Determination of Effect on Proposed Use or Improvement.** If an application for a zoning, building or demolition permit under this Code involves a landmark or landmark site designated as such, the Landmarks Commission shall determine:
  - (1) Whether the proposed work would detrimentally change, destroy, or adversely affect any architectural feature of the landmark; and
  - (2) In the case of a new construction, whether the exterior or such construction would be in harmony with the external appearance of other landmarks on the site or nearby; and
  - (3) Whether the proposal would significantly alter or destroy the historic characteristics of the landmark or the landmark site.
- (m) **Action on Permit Application.** The permit application shall be first referred to the Landmarks Commission for consideration. The Landmarks Commission shall make a determination as to the matters referred to in subsection (l), and shall forward its determination to the appropriate body for action in accordance with section 13-1-182 (Zoning Permits in Single-Family and Two-Family Residence District), 13-1-183 (Zoning Permits in all other Districts), 15-1-23 (Building Permits), and 15-1-83 (Demolition Permits). Notwithstanding the previous sentence, upon the recommendation of the Landmarks Commission, and after consideration of the purpose and intent of this section, the Landmarks Commission shall refer the application with an advisory report to the Common Council for consideration of acquisition or preservation of the landmark or landmark site. The City Planner shall provide notice to the state historic preservation officer of any proposed action which would affect a designated landmark in accordance with section 66.1111, Stats.

The motion carried.

### **Reports of Staff and Commission Members**

- A. **Staff Report Regarding Status of Development Project Proposals.** The next meeting is November 14, 2016. The November 28, 2016 meeting is canceled and there will most likely be only one meeting in December on the 12th.
- B. **Plan Commission Requests for Information Concerning Development Projects.** Alder Holmquist said he has been asked if there is a rule that regulates when and how businesses can have a sidewalk and/or yard sale. Planner Reichertz said there is no specific regulation under retail zoning, but could be in the property maintenance section. Alder Holmquist stated that property maintenance is more tied to single family, and is concerned that this may not fall under any ruling. Staff also said it could be with outdoor storage regulations. Alder Holmquist explained that some businesses bring items for sale out on their property and they do not have the same neat and orderly appearance.

### **Adjournment**

A motion by Mr. Dorschel, seconded by Ms. Fox to adjourn was carried. (9:00 pm)  
Respectfully submitted by: Sonja Reichertz, City Planner & Economic Development Director

**Minutes**  
**Joint Meeting of the City of Monona Plan Commission & Community Development Authority**  
**December 12, 2016**  
**7:00pm**

CDA Chair Stolper called the joint meeting of the City of Monona Plan Commission and Community Development Authority to order at 7:00pm.

Present: Plan Commission Chair Alder Jim Busse, Mr. Grif Dorschel, Ms. Susan Fox, Mr. Chris Homburg, Ms. Kathy Thomas, Alder Brian Holmquist, Mr. Dale Ganser, Mr. Robert Stein, Chair Stolper, Mr. Andrew Homburg, Mr. Scott Kelly, Ms. Alder Mary O'Connor, Mr. Alder Doug Wood, and Mr. David Lombardo

Excused: Mr. John Surdyk

Also present: City Planner & Economic Development Director Sonja Reichertz, Mayor Bob Miller, City Administrator April Little

**Appearances**

Alder Doug Wood appeared before the Commission/CDA and remarked that he had recently had some serious personal health issues and that he is lucky and grateful to be with the Commissions this evening. He expressed his gratitude to his family, friends, and hospital staff for being extremely supportive and patient with him throughout his treatment and recovery.

**Unfinished Business**

There was no unfinished business.

**New Business**

**A. Presentation of an update to the City of Monona 2007 Strategic Housing Plan from UW Course Urban and Regional Planning 590 – Graduate Student Workshop, with Professor Kurt Paulsen, as part of the City of Monona’s UniverCity Year.**

Planner Reichertz explained the UniverCity Year partnership with UW-Madison and described the classes involved and their final presentations. Staff welcomed UW-Madison professors and academic staff Jason Vargo.

Ms. Emily Lutz, Mr. Alexander Brown, and Ms. Ruanda McFerren presented on behalf of the Graduate Student Workshop and explained their Strategic Housing Plan project. Ms. Lutz stated that there are four major components of the plan and two main strategies to improve the housing stock, either through rehabilitation or redevelopment. She explained that a lot has been accomplished since the 2007 plan including the Renew Monona Program and hiring a code enforcement officer. Ms. Lutz stated that Monona is not affordable for many first time home buyers and that there is a demand for loans to both purchase and rehabilitate homes.

Mr. Brown described the existing local and state loan programs currently available for Monona residents. He stated that there is no advantage to concentrating loans based on geographic areas and recommended that the Renew Monona eligibility be based on household income.

Ms. McFerren stated options for housing redevelopment in Monona either through mixed-use properties or small lot subdivisions. She explained mixed-use and small lot subdivision concepts and

stated approaches to guide future development. For small lot subdivisions, the planning workshop recommended creating a small lot subdivision ordinance, creating small lot subdivision guidelines, or making no changes which could possibly hinder development. Ms. McFerren also explained the emerging issue of short term rentals and stated that Monona could prohibit them all together, permit them with regulations, or take a hands off approach. She stated that this is not currently an issue for the City, but it may become more relevant in the future.

There were no further comments at this time.

**B. Presentation of Redevelopment Concepts for Redevelopment Area No. 7 from UW Course Real Estate 611 – Residential Property Development, Professor Tom Landgraf, as part of the City of Monona’s UniverCity Year.**

Professor Tom Landgraf introduced himself and explained his role in the UniverCity Year. He is a real estate professor in the UW Business School and teaches both a fall and spring course that focuses on redevelopment. Mr. Landgraf explained the scope of work for the fall semester and described all of the development options for lots 1 and 2 in Redevelopment Area Number 7. 38 students formed 8 groups, and produced eight different development concepts for the blocks on Monona Drive between Dean, Lofty and Gordon. He stated that these projects have either a senior living or mixed-use component and will increase the tax base. He said that the hardest part of getting these projects off the ground is the land acquisition component. Groups detailed their project’s financial feasibility, TIF request, parking, density, sources of financing, expected rents, etc. This detailed information will all be shared with City Staff to distribute to the Commisison & CDA.

Mr. Landgraf said that his class next semester will look at tying in development options with the recommendations from the Urban and Regional Planning workshop. The class will focus on pocket neighborhoods and small lot subdivisions, accessory dwelling units, and remodeling for energy efficiency for seniors that want to stay in Monona and age in place.

**C. Discussion and Questions Regarding the UniverCity Year Presentations.**

Mayor Bob Miller stated that he was very impressed by the first round of UniverCity Year presentations and that the students’ work achieves the goals of the partnership. He also said that the students have done a lot of the necessary legwork in order to pursue future development. Mayor Miller asked the students what their initial impressions of Monona were and if those impressions changed throughout the semester. He also asked if they would want to live in Monona and if not, what amenities would attract them to the city.

A real estate student said that the quality of schools is an attraction, but a challenge is the lack of trendy things to do for young professionals. The population is shrinking and the demographics are getting older. Mr. Ganser asked the student to identify possible trendy things to bring to Monona. The student responded that he would like to see mixed-use development with retail, a boutique grocery, and pizza and/or sub shops. He said he would like something similar to Monroe Street, Atwood Avenue, or Williamson Street in Madison. He also said that he would like to see more options for night life.

Mr. Walter Jankowski stated from the audience that one of the concept plans from the real estate students’ presentations included a rooftop bar with fire pits. He explained that the graphics were cool and worth looking at. Professor Landgraf said that the Plan Commission and CDA will receive a copy of the graphics and plans.

Another real estate student said that she is originally from Fond du Lac, WI, which is a comparable community to Monona. She said her prior perception of Monona was that it was a suburb of Madison

and a quieter neighborhood. She stated that Monona needs more multi-family units for people to rent. The goal of her group's development project was to create a destination in Monona.

Chair Busse commented on the Workshop's recommendation for development with reduced parking. He said that internal transportation is very limited in Monona and it is challenging for people to give up their vehicle, especially if they work on the other side of Madison. Professor Paulsen stated that the Urban and Regional Planning transportation workshop group conducted a survey with parents in the community, and the results showed an overwhelming concern about kids being able to safely walk to school without sidewalks and that the lack of sidewalks is a big barrier for purchasing a home in Monona.

Mr. Ian Aley, an Urban and Regional Planning graduate student, stated that as part of the housing project he conducted a series of interviews with people in Monona to learn more about their experience living in the city. He said that access to buses and sidewalks was a major complaint. He suggested a bilateral agreement with Madison Metro similar to Sun Prairie.

Ms. Thomas said that Public Works once conducted an assessment for sidewalks and people did not want them. She also stated that for a long time Monona had a "family focus" and described that sometimes the cost of development is greater than the taxes and the resources that the projects bring in. She said that it is not because the mill rate goes up, but property values have gone up so much which burdens many families. She stated that whatever Monona does it cannot add to the existing burden.

Mr. Ganser said that he thinks the residential tax-payer is being burdened by the low value of commercial property on Monona Drive. He said that because Monona has so much commercial, it is hurting the residential property in the City. He stated that the City needs to address Monona Drive redevelopment in an aggressive way.

Professor Landgraf stated that his class identified the tax value from sites 1 and 2 was around \$58,000 compared to one example project that had a tax value of \$500,000. He said that none of the groups ended up within a project that did not at least triple the value. Landgraf said the single most important barrier to development is land assemblage. There are many individual parcels with different property owners and the solution to this barrier is for the community to become more active. He said that land assemblage puts a lot of pressure on the developer and if the City could acquire all the parcels in side 1 and 2, the spot could easily become a destination like the riverfront.

Alder Wood supported the suggestion to be more aggressive in land assemblage, but stated that they have been busy with the riverfront redevelopment. He said that Monona has not traditionally acquired real estate by condemnation. Alder Wood said that the problems on the north end of Monona Drive are because the properties have long term owners who do not have any debt and can support a cash flow with small sales. He also stated that the City has recently added a lot of senior housing including Frost Woods Commons and Monona Heritage. Alder Wood said that often times what Monona wants is not always what developers want to build and that using TIF assistance can give the City more control over the project. Alder Wood pointed out that the data students shared shows Monona is unaffordable; however the median income is relatively low and asked why. Dr. Paulsen explained that the median household income is for existing property owners, not potential buyers.

Ms. McFerren explained that many people her age have monthly student loan payments. She said that all of her friends who recently bought homes could only do it because of financial support from their parents.

Ms. Thomas asked for the ratio of senior housing units compared to the senior population in Monona. Do the housing developments serve Monona residents or other people from Wisconsin?

Mr. Andrew Homburg said that he would like the classes to think about what Monona could do to incentivize developers to build the “cool stuff”. He stated that they often struggle with the commercial aspect of development and would like input on how to get developers to incorporate it in their plans. Professor Landgraf said that this will be a significant piece of what his class will do next semester. Lowering commercial rent can provide incentive to non-chain restaurants. He stated that restaurants are important because they keep people in the neighborhood.

Alder Wood stated that the reports were excellent and are great resources for the City. He said he likes the idea of expanding the Renew Monona program. Ms. Thomas said that Monona has tried for years to get high end retail, but have been most successful with vintage and repurposing stores like The Cozy Home. She likes these kinds of commercial stores because they are destination oriented.

Chair Stolper suspended the joint meeting at 8:18 and the Plan Commission and CDA reconvened separately.

Respectfully submitted by:  
Sonja Reichertz, City Planner

**Minutes  
Plan Commission Meeting  
December 12, 2016  
7:00pm**

Chair Busse called the meeting of the City of Monona Plan Commission to order at 8:20 pm.

Present: Chair Alder Jim Busse, Mr. Grif Dorschel, Mr. Chris Homburg, Ms. Susan Fox, Alder Brian Holmquist, Mr. Dale Ganser, Ms. Kathy Thomas and Mr. Robert Stein

Also present: City Planner & Economic Development Director Sonja Reichertz

**Approval of Minutes**

A motion was made by Mr. Dorschel seconded by Alder Holmquist to approve the minutes of October 24, 2016.

Mr. Homburg requested revisions to include the specific ordinance language that was approved.

A motion by Mr. Homburg, seconded by Ms. Thomas, to table the minutes of October 24, 2016 was carried.

**Appearances**

There were no appearances.

**New Business**

**A. Consideration of Action on Request by Grant Signs, on Behalf of Property Owner Teran He Teran LLC, for Approval of a Landscape Ground Sign Permit for the Property at 950 E Broadway, the Broadway Car Wash.**

Planner Reichertz summarized the staff report, stating that the sign meets requirements for height, size, and setback but may not meet evaluation factors for the design's compatibility with building characteristics, adjacent uses, and adjacent signs.

Mr. Homburg said the base of the sign as plain white is not the best choice for compatibility with building characteristics.

Mr. Stein agreed; a tan base with an angled element on the sign might be better to match the building colors and angled roof lines.

Ms. Thomas said she believes the two tenant panels clash and do not match the building. She asked if the text "Coin Laundry" and "Touchless Car Wash" are the names of the businesses.

Alder Holmquist, Ms. Fox, and Mr. Dorschel agreed that there should be more continuity between the sign and building. Alder Holmquist asked if the signage plan for the building also includes references for ground sign requirements. Reichertz replied that she did not have this information on hand but will check files at City Hall for more information.

Mr. Ganser said the sign fits the ordinance for size requirements, but is concerned that if other tenants wanted a ground sign they would not have the option, and that aesthetically it adds nothing to Broadway. He said the sign design has a temporary sort of aesthetic with the business

identification, font style, and colors rather than the permanent aesthetic the building and corridor should have.

A motion was made by Alder Holmquist, seconded by Ms. Thomas, to table this item so the applicants can address comments for a future revised submittal. The motion carried.

A motion was made by Ms. Thomas, seconded by Mr. Stein, to remove the item from the table for additional discussion. The motion carried.

Ms. Thomas continued that the colors are not compatible with each other or with the building and they are not corporate colors, so wondered why they need to be proposed as presented. The font orientation is also not compatible; coin laundry is presented on an angle and the car wash font is horizontal.

Alder Holmquist suggested the applicant review other multi-tenant ground signs in Monona. The bases are often compatible with the building and there is more permanence to the graphics design.

Mr. Homburg agreed with the comments about the temporary nature of the design.

Ms. Fox commented on the color choices, stating the gold in particular was jarring and very different from the building design.

A motion was made by Alder Holmquist, seconded by Ms. Thomas, to table this item to allow the applicants to revised plans, taking into consideration any additional requirements of the approved signage plan as well as Plan Commission comments regarding the sign structure/base, and font type, orientation, and tenant panel color for greater compatibility with the building characteristics and adjacent signs.

The motion carried unanimously.

**B. Public Hearing on Request by Phil Troia, PDQ Food Stores Inc., Represented by Dan Bertler of Supreme Structures, Inc. for a Zoning Permit, Site Plans, and Building Elevations for Redevelopment of the Sites at 105 E Broadway and 6400 Monona Drive for a new PDQ Convenience Store, Two-Bay Car Wash and Gas Canopy with 10 Fueling Dispensers.**

Mr. Homburg abstained from this item.

Dan Bertler, Supreme Structures reviewed the proposed redevelopment of the sites at 105 E Broadway and 6400 Monona Drive, including the proposed ~6,000 SF convenience store, new 10 pump gas canopy, 2 bay car wash, and other site improvements including parking, landscaping, and vehicle access points and circulation. He explained the site plan is driven by the phasing timeline; the existing PDQ store will remain open while a new store is built on the 6400 Monona Drive site. The store will be expanded including made-to-order deli, wine, bakery, and natural foods. It will be a 24 hour store, with more employment. The two-bay car wash includes a wing wall on the east side and a 15-20' roof overhang beyond the dryers to help direct noise and shield views. At 50 feet from the dryers, the decibel level is around 75. Mr. Bertler stated he met with the owner of the property at 6328 Monona Drive, La Rae Richard, and said she is in favor of the improvements including the car wash. He reviewed changes to the landscaping plan which included an access to Ms. Richard's property. The drive aisle between Monona Drive and Roselawn was reduced in width to add more greenspace. Regarding lighting, he said the site will include recessed LED lighting with automatic dimming in the gas canopy to reduce light pollution. Architecturally, the stone matches Monona Drive. The flat portions of the roof actually include a parapet that is intended to screen mechanical

equipment. The car wash also includes high speed doors that shut right away after a car exits or enters the building.

There were no other appearances and the public hearing was declared closed.

**C. Prehearing Conference on Request by Phil Troia, PDQ Food Stores Inc., Represented by Dan Bertler of Supreme Structures, Inc. for a Zoning Permit, Site Plans, and Building Elevations for Redevelopment of the Sites at 105 E Broadway and 6400 Monona Drive for a new PDQ Convenience Store, Two-Bay Car Wash and Gas Canopy with 10 Fueling Dispensers.**

Mr. Homburg abstained from this item.

Planner Reichertz summarized comments in the staff report including whether the proposed use as gas station / convenience store / car wash is acceptable, noting the car wash is a new use on site, the applicable design guidelines recommend pitched roofs, and that some pitched roofs can also screen rooftop mechanicals (such as the Red Robin and Qdoba buildings), green space percentage may be slightly lower than the recommended 30% but is far greater than the existing 5%, the parking provided meets requirements, landscaping exceeds points requirements, lighting plans need to be submitted, trash enclosure materials need to be submitted, and a pedestrian walkway is recommended from the sidewalk on Broadway to the building. She also noted that the concept proposed for a relocated message center area is one idea proposed for discussion.

Dan Bertler added that the convenience store has both pitched roofs and flat roofs. He said he felt the flat roof was appropriate because it incorporates both styles in the surrounding area, including the condo building next door which has a flat roof.

Ms. Thomas said the proposed use is not the most desirable use for the site; however it is a big improvement over the existing properties. She said the architecture and landscaping looked good, but had some concerns with the car wash. She said that if it is screened well and does not look like a car wash then it may be okay. She said it is a great idea to incorporate the City's signage into the property.

Mr. Stein said it looked like a good improvement. He asked what the car wash hours will be. Mr. Bertler replied they are asking for a 24 hour car wash but they are open to some limitations if the Plan Commission desires. At another PDQ location on Lien Road which is near residential, they close the car wash at midnight.

Mr. Stein asked if the condominium units adjacent to the car wash have windows. Planner Reichertz replied that the condos currently share a wall with the building at 6400 Monona Drive so there are no windows there, and she will take photos for the next meeting. Mr. Stein suggested that the plantings near the car wash be put in raised planters to better deal with salt from vehicles. He asked how wide the sidewalk was next to the building where the building bumps out into the sidewalk. Mr. Bertler said the sidewalk was 9.5' wide.

Mr. Dorschel said he has no problem with the proposed uses and that the proposed redevelopment is an improvement over the existing. He said it is good that the car wash hours are flexible to some extent, and that something should be coordinated to incorporate city signage onto the corner of the site. He said he was a little conflicted with the flat roof, but overall some variation between flat and pitched seemed fine.

Ms. Fox said the variation in the roof style seemed fine. She thinks a community sign should definitely be incorporated but would like to see a different option. She has some concerns with the car wash, and would like to know that if it becomes an issue it will be dealt with.

Mr. Ganser prefaced his statements by saying he supports PDQ business but feels this proposal is ironic following a presentation by the UW students which promoted more mixed-use development on Monona Drive. He agreed that it would be an improvement over existing, but that it is not the highest and best use for the property. He said to put such a large land area together for a single story, single use building is about as poor of a use he can think of for this property. He added that the gas station use is also being expanded from only 4 pumps to 10 and that it feels more like a truck stop than a place for Monona residents.

Mr. Bertler added that PDQ does not intend to ever leave the corner of Monona Drive and Broadway and that remodeling the existing store is not feasible due to outdated mechanical systems and other issues, which led them to the proposed remodel and expansion on both sites.

Chair Busse asked staff if this property was in a redevelopment area. Reichertz replied no, it is not, so it does not require CDA / Council authorization.

Alder Holmquist said he felt the proposal was a very good fit because of its location as a gateway into Monona and the traffic at the intersection. He said the overall layout is good because its current layout, gas canopy orientation and traffic circulation is very poor. He asked the applicants to consider hook style lighting if light fixtures are proposed on site. He is concerned about the straight drive aisle becoming a cut-through from Monona Drive to Roselawn. He is fine with the variation in roof pitches. He would like to see a pedestrian walkway added from Broadway because it is a safety problem if they are forced to walk through the gas canopy and car wash loading area. He added that it might be wise to rethink the location of the bike racks as well, since bicycles would need to navigate through drive aisles and parking to get to the rack.

Chair Busse asked about trucks emptying dumpsters. Mr. Bertler confirmed that the trucks would exit onto Roselawn.

There was discussion regarding the proposed signage and city gateway structure element at the corner of the property. Planner Reichertz explained that the State DOT owns the Right-of-Way (ROW) where the three structures are located – one structure that previously contained an electronic message center (EMC) and two monument wall sign structures. The DOT required Monona to remove the EMC which was previously discussed by the Plan Commission. The two wall structures also encroach into DOT ROW, and DOT is prohibiting Monona from doing anything to make any of these structures more functional, which includes filling the empty EMC space with new signage. A possible solution is to move all three structures onto PDQ property which PDQ has agreed to do, and PDQ proposed a design element that would incorporate the City design elements as well as PDQ signage.

Chair Busse said he would not want to allow signage taller for the City than what businesses are allowed to have.

The Plan Commission discussed whether a design element that is taller than 5 feet could be allowed (like the sails feature) and if the PDQ signed portion of the structure could be kept to 5 feet. Ms. Thomas said if it is an architectural feature then it may not be considered a ground sign. She said this is important to getting the EMC again. Mr. Ganser said there are already a lot of Monona entrance signs in that area.

## **Unfinished Business**

### **A. Plan Commission review and Recommendation to City Council on Recodification Summary by General Code Regarding Land Use Legislation Sections of the Monona Municipal Code of Ordinances.**

Planner Reichertz explained revisions to section 13-1-80 Single Family Residence District Regarding Overhang Allowances into the Required Setback Areas. She also explained revisions to section 13-1-183 Regarding Zoning and Occupancy Permit Procedures. Regarding the overhangs, she provided ordinance language allowing a permitted 2.5' encroachment into setback areas for roof overhangs that are not supported to the ground. Other area communities allow similar encroachments. The City Attorney has interpreted our ordinance to mean that overhangs must fall within the setback allowance. Planner Reichertz and the Building Inspector believe the 2.5' encroachment still meets the intent of the zoning code and should be permitted. Reichertz also proposed a permitted encroachment for uncovered steps not over three feet above the ground level which are necessary for access to a permitted building. The Plan Commission consensus was that this makes sense.

A motion was made by Ms. Thomas, seconded by Mr. Homburg, to approve the ordinance as proposed in the draft dated 12/9/2016, with the revision that for accessory buildings, the language should be maintained that states that overhangs shall not project more than one third (1/3) into the setback area in the side and rear yard.

The motion carried.

The second change proposed was regarding clarification of public hearing procedures. Section 13-1-183 is revised to require mailing of public hearing notices for a prehearing conference and formal action for all zoning permits before the Plan Commission. The Plan Commission agreed with this change, and noted that it is consistent with current practice.

A motion was made by Mr. Stein, seconded by Mr. Dorschel, to approve the ordinance revisions to Section 13-1-183 regarding clarification of public hearing notifications as proposed in the drafted dated 12/9/2016.

The motion carried.

## **Reports of Staff and Commission Members**

### **A. Staff Report Regarding Status of Development Project Proposals.**

Staff said upcoming applications include the Taco Bell architectural alterations and reconstruction of the Library and City Hall parking lots. The next meeting is January 9<sup>th</sup>.

### **B. Plan Commission Requests for Information Concerning Development Projects.**

There were no questions.

## **Adjournment**

A motion by Mr. Dorschel, seconded by Mr. Stein to adjourn was carried. (9:45 pm)

Respectfully submitted by:

Sonja Reichertz, City Planner & Economic Development Director

**PLAN COMMISSION STAFF REPORT  
CITY OF MONONA**

**MEETING DATE: January 9, 2017  
AGENDA ITEM 5.A.  
CASE NO. S-032-2016**

**Project:** Consideration of Action on a Sign Permit Request for Broadway Car Wash  
**Project Address:** 1002 E Broadway  
**Applicants:** Signage Company Grant Signs (DP Industries) and Property Owner Teran He Teran, LLC

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**Proposal Summary:**

Plans have been submitted for a new landscape ground sign at the Broadway Car Wash (1002 E Broadway) located in the multi-tenant building at 950 E Broadway. Plans include a new aluminum/polycarbonate ground sign for the car wash and coin laundry tenants separated by a divider bar. Landscaping plans include Wisconsin juniper surrounding the base of the sign. There is currently no other off-building signage for this multi-tenant building. This item was scheduled for action at the last meeting on December 12<sup>th</sup>. After discussion, the item was tabled. The Commission cited concerns with the proposed design, and its compatibility with adjacent signs and building characteristics. The revised design is attached, with tenant colors, font style and orientation revisions, as well as a different color for the sign structure/base.

**Applicable Regulations, Policy, or Practice:**

According to Sec. 13-1-220(b) of the Zoning Code, all landscape ground signs shall be reviewed and approved by the Plan Commission. All signs shall be reviewed according to the standards in the Sign Code and according to the following evaluation factors:

- 1) Conformance to the Zoning and Sign Code.
- 2) Minimization of conflict with vehicular or pedestrian circulation.
- 3) Compatibility with the building characteristics, adjacent uses and adjacent signs.
- 4) Compatibility with specific physical site conditions which warrant approval of the sign.
- 5) Materials and maintenance aspects.
- 6) Legibility and visual clarity.

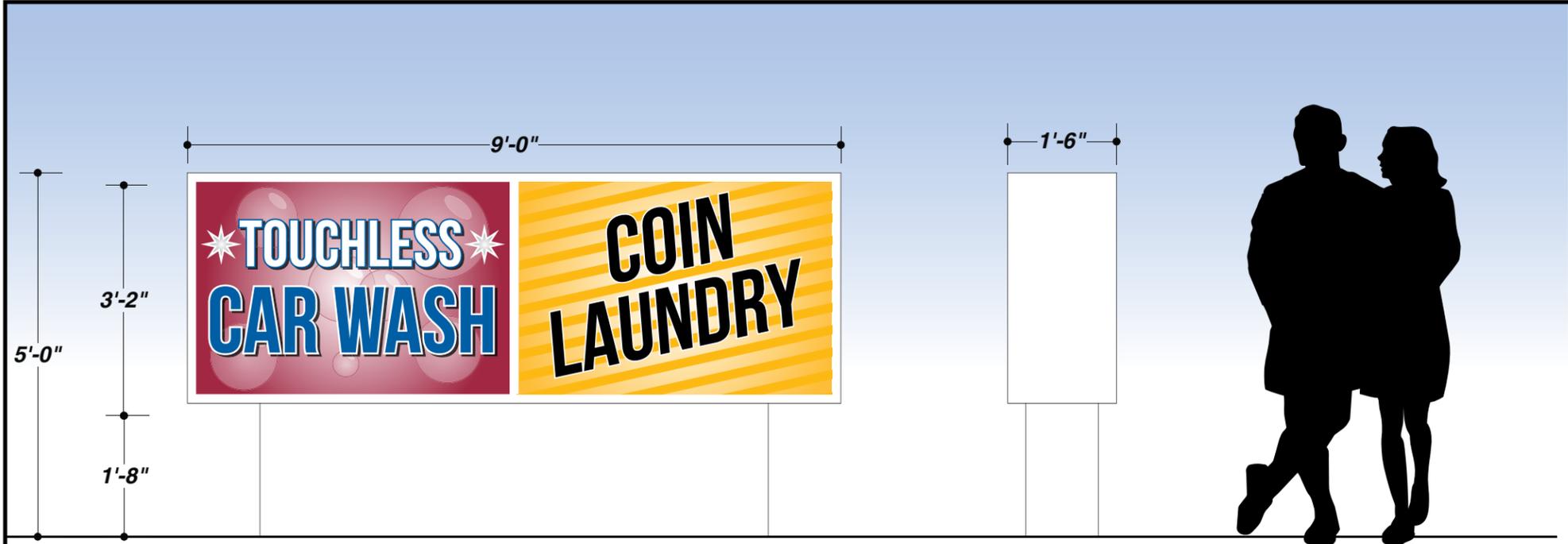
**Sign Standards & Staff Comments:**

- The landscape ground sign complies with sign code requirements for height (max 60" from ground; plans 60" high), size (max 60 SF; plans 45 SF), setback (min 15' from curb; plans 15' from curb), and landscaping around the base of the sign.
- The code states that a landscape ground sign should be designed of materials complimentary to and harmonious with the building and site.
- Typically a landscape ground sign for a multi-tenant building designates a project, business, or building rather than an individual tenant name. Only one ground sign is allowed per site. If this sign is permitted by the Plan Commission, no other off-building signage would be allowed for the rest of the building tenants.

**Recommendation:**

Approval of a landscape ground sign permit request for the Broadway Car Wash at 1002 E Broadway, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances, is recommended with the following conditions of approval:

1. Landscaping shall be planted at the time of the sign's installation and maintained as shown on the approved landscaping plan.
2. No other off-building signage is permitted for this site.



SIMULATED NIGHT VIEW

## PREVIOUS DESIGN - FOR PLAN COMMISSION REFERENCE

**JOB DESCRIPTION**

*D/F LED-ILLUMINATED MONUMENT SIGN*

**CABINET**  
 - WHITE POLYCARBONATE FACE W/ DIVIDER BAR  
 - DIGITAL PRINT APPLIED

**ALUMINUM POLE COVER PAINTED AS SHOWN**

- R1: 11.02.16 • CS • UPDATED DESIGN PER CUSTOMER INSTRUCTIONS
- R2: 11.08.16 • CS • CHANGED BLACK PAINT TO WHITE
- R3: 11.08.16 • CS • ADDED DIVIDER BAR

FILE NAME: 56365-01a-3 DATE: 10.27.16 SCALE: 3/4" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER \_\_\_\_\_

JOB NAME: BROADWAY CAR WASH

LOCATION: 1002 E. BROADWAY MONONA, WI

DRAWN BY: CS SALESMAN: KRISTEN EASTMAN

DESIGN APPROVED BY: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

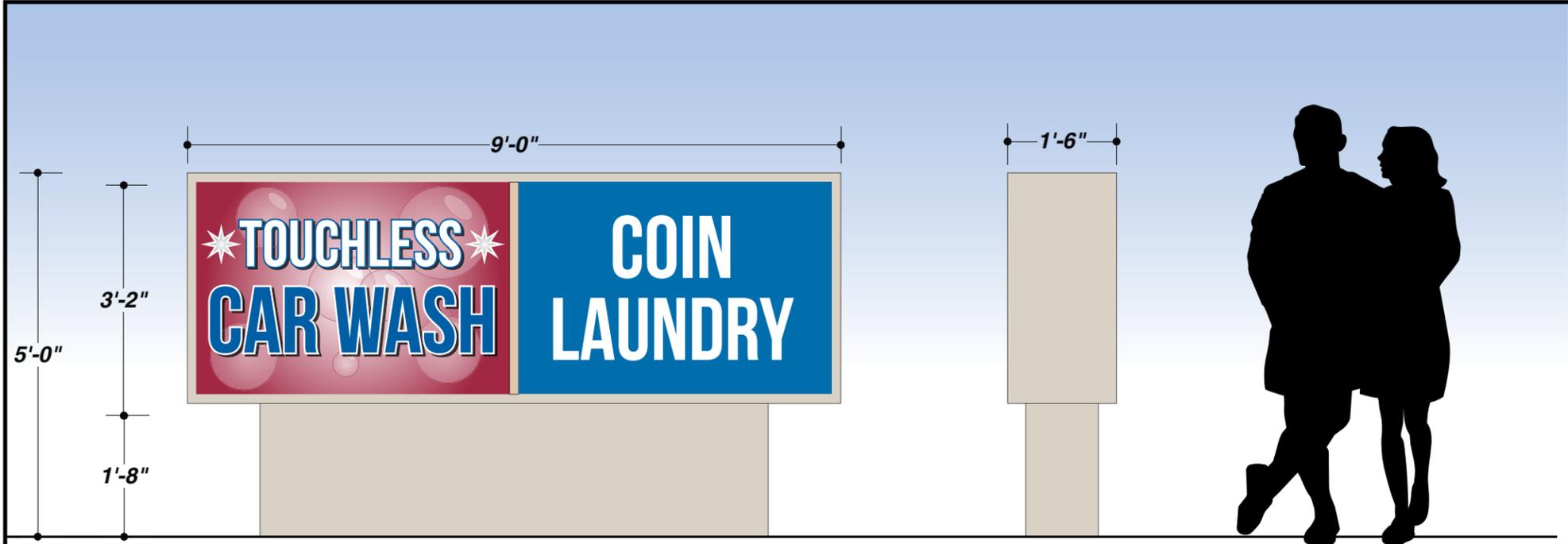
DATE: \_\_\_\_\_

**TOTAL SQ. FT. OF SIGNAGE: 28.5 ft<sup>2</sup>**

WHITE (PAINT)

UNLESS OTHERWISE SPECIFIED:  
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.  
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**GRANT**  
**SIGNS**  
DP INDUSTRIES, LLC

608.  
838.7794

**JOB DESCRIPTION**

*D/F LED-ILLUMINATED MONUMENT SIGN*

**CABINET**  
- WHITE POLYCARBONATE FACE W/ DIVIDER BAR  
- DIGITAL PRINT & VINYL APPLIED

*ALUMINUM POLE COVER PAINTED AS SHOWN*

- R1: 11.02.16 • CS • UPDATED DESIGN PER CUSTOMER INSTRUCTIONS
- R2: 11.08.16 • CS • CHANGED BLACK PAINT TO WHITE
- R3: 11.08.16 • CS • ADDED DIVIDER BAR
- R4: 12.13.16 • CS • CHANGED COLOR DESIGN

3630-97 BRISTOL BLUE (VINYL) 

SW 6105 DIVINE WHITE (PAINT) 

**TOTAL SQ. FT. OF SIGNAGE: 28.5 ft<sup>2</sup>**

UNLESS OTHERWISE SPECIFIED:  
• ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.

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2810 SYENE RD - MADISON, WI 53713

608.838.7794



FILE NAME: 56365-01a-4 DATE: 10.27.16 SCALE: 1/2" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER

JOB NAME: BROADWAY CAR WASH

LOCATION: 1002 E. BROADWAY MONONA, WI

DRAWN BY: CS SALESMAN: KRISTEN EASTMAN

DESIGN APPROVED BY: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

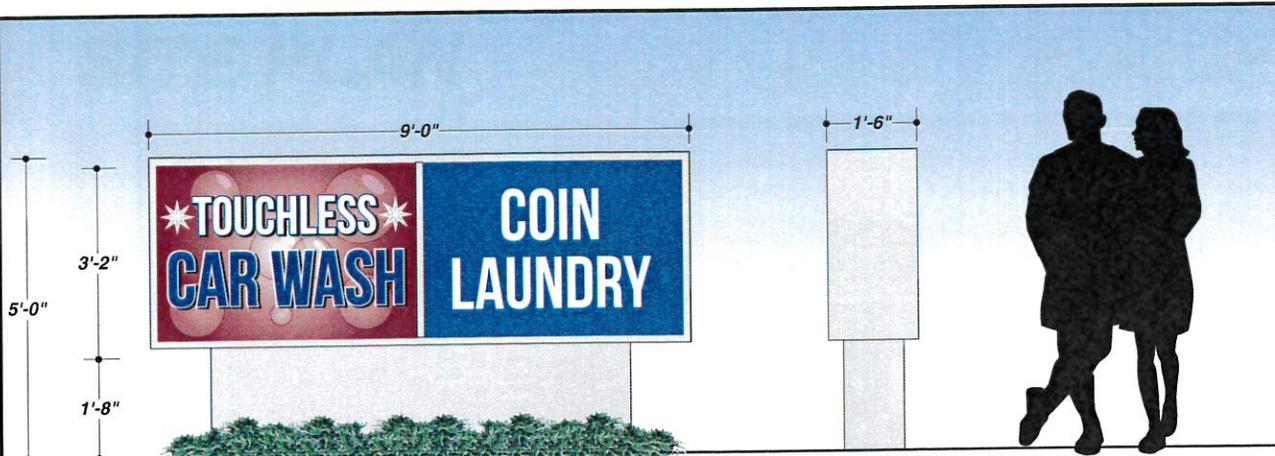


# SITE PLAN

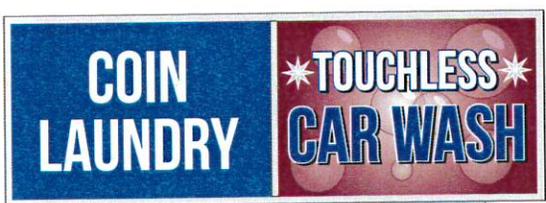


FILE NAME	SITE PLAN	DATE	11.30.16
JOB NAME	BROADWAY CAR WASH		
LOCATION			

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SIMULATED NIGHT VIEW



SIDE 2



SIGN LOCATION



QTY (1) WISCONSIN JUNIPER PER SIDE OF BASE OF SIGN

- 3630-97 BRISTOL BLUE (VINYL)
- SW 6105 DIVINE WHITE (PAINT)

**JOB DESCRIPTION**

D/F LED-ILLUMINATED MONUMENT SIGN  
 CABINET  
 - WHITE POLYCARBONATE FACE W/ DIVIDER BAR  
 - DIGITAL PRINT & VINYL APPLIED  
 ALUMINUM POLE COVER PAINTED AS SHOWN  
 LANDSCAPING  
 - WISCONSIN JUNIPER AT BASE OF SIGN  
 - 1 ON EACH SIDE

- R1: 11.02.16 CS • UPDATED DESIGN PER CUSTOMER INSTRUCTIONS
- R2: 11.08.16 CS • CHANGED BLACK PAINT TO WHITE
- R3: 11.08.16 CS • ADDED DIVIDER BAR
- R4: 12.13.16 CS • CHANGED COLOR DESIGN

FILE NAME: 56365-01a-4 DATE: 10.27.16 SCALE: 1/2" = 1'-0"  
 FILE TYPE:  OUT  PROD  OTHER LANDSCAPING  
 JOB NAME: BROADWAY CAR WASH  
 LOCATION: 1002 E. BROADWAY MONONA, WI  
 DRAWN BY: CS SALESMAN: KRISTEN EASTMAN

DESIGN APPROVED BY:  
 AUTHORIZED SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

TOTAL SQ. FT. OF SIGNAGE: 28.5 ft<sup>2</sup>

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**PLAN COMMISSION STAFF REPORT  
CITY OF MONONA**

**MEETING DATE: January 9, 2017  
AGENDA ITEM 5B & 5C  
CASE NO. 2-008-2016**

**Project:** Public Hearing and Consideration of Action on Zoning Permit Request for Exterior Alterations to the Taco Bell  
**Project Address:** 100 E Broadway  
**Applicants:** Border Foods of Wisconsin, LLC, and Marvin Development of South Dakota, Owners; Plan Force Group, Architects.

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**Proposal Summary:**

Plans have been submitted describing the requested exterior alterations for the Taco Bell at 100 E Broadway and are summarized below as follows:

- Installation of a new exterior insulation and finish system (EIFS) in a purple color under an attached slat wall, which extends approximately one foot from the building with smaller LED lights behind it
- Squaring the existing sloped towers
- Exterior paint with a new color palette
- Replacement of existing light fixtures with LED fixtures

**Applicable Regulations, Policy, or Practice:**

The property is zoned Community Design District. A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the Community Design District (CDD) are forwarded to the Plan Commission for review and approval.

The Property is located in the Pier 37 East Broadway Commercial Center, which follows a General Development Plan with specific design guidelines. The proposed exterior alterations have inconsistencies with the guidelines and require Plan Commission approval. No changes are proposed to the parking lot, landscaping, or other site elements.

**Recommendation:**

Approval of a zoning permit and building elevations for the proposed architectural alterations to the Taco Bell at 100 E Broadway, according to Section 13-1-180 of the Monona Municipal Zoning Code, is recommended with the following findings of fact and conditions of approval:

**Findings of Fact:**

1. The Plan Commission determined the proposed architectural alterations, including color and roof form, to be consistent with the E Broadway Design Guidelines.

**Conditions of Approval:**

1. All required state and local building permits shall be obtained.
2. The existing building EIFS color shall remain the cream color, not camelback.

## Proposal

Border Foods of Wisconsin, LLC, and Marvin Development of South Dakota, Represented by Plan Force Group, are proposing exterior alterations to the existing Taco Bell at 100 E Broadway in order to provide new visual interest to the store and to update the store to its new prototype design.

## Process

1. Public Hearing and Prehearing Conference Held 10/24/2016: The purpose of a prehearing conference is to familiarize the Plan Commission with the application, to allow the Commission to request revisions or additional information, and ask questions of the applicant. A public hearing notice was mailed to property owners within a 300' radius of the property at 100 E Broadway.
  - There was consensus that the color palette was acceptable and consistent with the E Broadway Design Guidelines for color. The Commission requested retaining the existing cream color rather than the proposed change to a darker brown (camelback) to be more consistent with the rest of the Pier 37 buildings. Revised plans show the cream color only.
  - There was consensus that the flat parapet roofs in combination with preserving most of the existing sloped roofs, largely met the intent of the E Broadway Design Guidelines for roof form.
  - Signage plans have been submitted and are listed for action under a separate agenda item.
  - The Commission asked about LED lighting. Staff took photos of the Johnson Creek Taco Bell to show evening lighting of a slat wall. See attached.
2. Plan Commission Public Hearing and Consideration of Action scheduled for 1/9/17.

## Zoning

The property is zoned Community Design District. A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the Community Design District (CDD) are forwarded to the Plan Commission for review and approval.

## Lighting

Replacement of existing light fixtures with LED fixtures, but all existing poles will remain.

## Building Design Elements

The Plan Commission shall determine if the proposed alterations are consistent with Pier 37's design guidelines. Discussion occurred at the prehearing conference and is summarized above.

## Signage

Signage plans have not been submitted as part of this prehearing conference. Any sign permit requests that accompany a zoning permit require approval by the Plan Commission. Therefore any permit requests in the future shall return to Plan Commission for review and approval.

**PLAN COMMISSION STAFF REPORT  
CITY OF MONONA**

**MEETING DATE: January 9, 2017  
AGENDA ITEM 6.A.  
CASE NO. S-001-2017**

**Project:** Consideration of Action on a Sign Permit Request for Taco Bell  
**Project Address:** 100 E Broadway  
**Applicants:** Everbrite LLC and Plan Force Group, representing owners Border Foods of Wisconsin, LLC and Marvin Development of South Dakota, LLC.

---

**Proposal Summary:**

Taco Bell has requested approval of a zoning permit for architectural alterations to the property at 100 E Broadway, scheduled for action at the 1/9/17 Plan Commission meeting. Any signage permits that accompany a zoning permit must also receive Plan Commission approval, according to the Sign Code.

**Applicable Regulations, Policy, or Practice:**

According to Sec. 13-1-220(b) of the Zoning Code, all landscape ground signs shall be reviewed and approved by the Plan Commission. All signs shall be reviewed according to the standards in the Sign Code and according to the following evaluation factors:

- 1) Conformance to the Zoning and Sign Code.
- 2) Minimization of conflict with vehicular or pedestrian circulation.
- 3) Compatibility with the building characteristics, adjacent uses and adjacent signs.
- 4) Compatibility with specific physical site conditions which warrant approval of the sign.
- 5) Materials and maintenance aspects.
- 6) Legibility and visual clarity.

**Sign Standards & Staff Comments:**

- One wall sign per building is allowed. Where a building fronts on more than one street and is designed with more than one front, additional wall signs may be approved. This Taco Bell clearly fronts on more than one street and is designed with more than one front.
- The existing building has 3 wall signs. The proposed new signage includes 3 wall signs.
- Total square footage of signage proposed is 56 SF.

**Recommendation:**

Approval of sign permits for three wall signs requested for the Taco Bell at 100 E Broadway, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances, is recommended.

# Border Foods of Wisconsin, LLC \_\_\_\_\_

5425 Boone Ave. North  
New Hope, MN 55428  
**Direct Telephone:** 763-489-2970  
**Direct Fax:** 763-489-2971

December 29, 2016

Planning Commission  
City of Monona, WI  
5211 Schluter Road  
Monona, WI 53716

RE: Taco Bell  
100 E. Broadway  
Monona, WI

Dear Planning Commission Members:

In response to Planning Commission Member input, the following items have been revised from our initial proposal.

#### Building Color:

The existing cream color shall remain on the North, South and East elevations instead of the Camelback color as originally proposed.

#### Signage:

Taco Bell Corp. has changed the logo and signage fonts since our previous appearance at the Planning Commission. Our proposal now includes this new logo and font. The result of this new image is that our signage request has been reduced from 75.5 total square feet of signage to 56.35 for a decrease of 19.15 square feet or 25.36% from the proposal we would have made.

New	Sq. Ft	Elevations	Total Sq Ft.	Previously Proposed	Sq. Ft	Elevations	Total Sq. Ft.
Swing Bell	13.8	2	27.6	Swing Bell	21.5	2	43
Canopy Letters	9.42	2	18.84	Canopy Letters	9.75	2	19.5
Channel Letters	9.91	1	9.91	Channel Letters	13.0	1	13
Total			56.35	Total			75.5

The revised signage proposal is as follows:

On the South elevation, the letters Taco Bell have been removed from the slats. The eyebrow canopy has "Taco Bell" letters on the top of the canopy and are internally illuminated.

On the West elevation, the eyebrow canopy has "Taco Bell" letters on the top of the canopy and are internally illuminated.

On the North elevation, the bell has been removed from the tower.

The Tower to the left on the North elevation.

Slats have been added to the upper half of the tower over a purple background.

With respect, we ask that our proposal be allowed to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Schneider', with a stylized, cursive script.

Barbara Schneider  
VP Development

A handwritten signature in black ink, appearing to read 'Aaron Engler', with a stylized, cursive script.

Aaron Engler  
Director, Corporate Initiatives

CC: Dean Madson

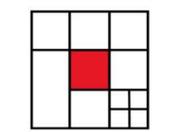


**1 SITE PLAN**  
1" = 16'-0"



**SITE/BUILDING DATA**

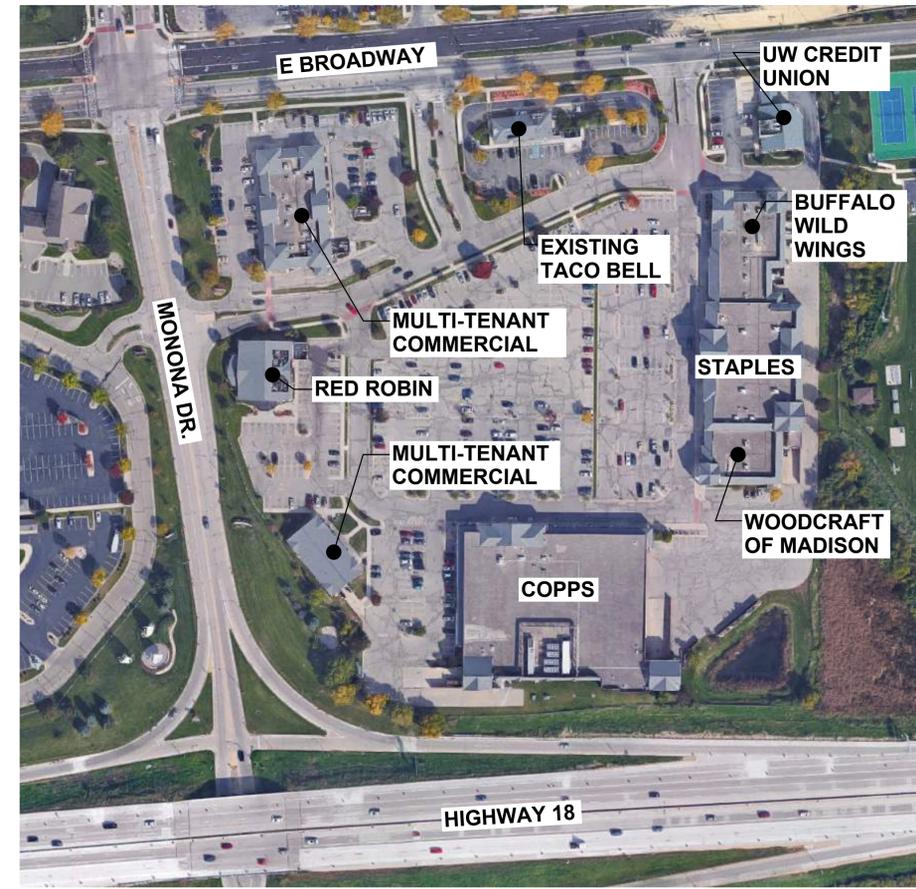
SITE AREA: 0.949 ACRES 41,865 S.F.  
 BUILDING AREA: 2,950 S.F.  
 PARKING SPACES PROVIDED: 31 TOTAL SPACES OF WHICH 2 ARE ACCESSIBLE.  
 PAVED SURFACE AREA: 26,000 S.F. ±  
 PERCENTAGE OF SITE: 62.12% ±  
 GREEN SPACE AREA: 12,916 S.F. ±  
 PERCENTAGE OF SITE: 30.87% ±  
 BUILDING AREA: 2,950 S.F. ±  
 PERCENTAGE OF SITE: 7.02% ±



**RYAN A. SCHROEDER**  
 ARCHITECT  
 4931 West 35<sup>th</sup> Street  
 Suite 200  
 St. Louis Park, Minnesota  
 952.541.9969



**TACO BELL**  
 100 E. BROADWAY  
 MONONA, WI



**2 SITE / OVERALL DEVELOPMENT AERIAL VIEW**  
NOT TO SCALE



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin.

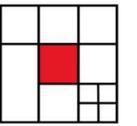
SIGNATURE: \_\_\_\_\_

REGISTRATION: \_\_\_\_\_

PRINT HISTORY	DATE
PRELIM DESIGN REVIEW	07.15.2016
PRELIM DESIGN REVIEW	08.03.2016
PRELIM DESIGN REVIEW	10.03.2016
PLANNING COMMISSION	12.26.2016
PLANNING COMMISSION	12.30.2016

**SITE PLAN AND AERIAL**

PROJECT: 2016.06.15  
 DRAWN: DM  
 CHECKED: RS



RYAN A. SCHROEDER

ARCHITECT

4931 West 35<sup>th</sup> Street  
Suite 200  
St. Louis Park, Minnesota  
952.541.9969



**TACO BELL**  
100 E. BROADWAY  
MONONA, WI



**1 SOUTH ELEVATION: ENTRY**  
1/4" = 1'-0"

- 1 EXISTING METAL FLASHING AND GUTTER TO REMAIN
- 2 EXISTING SHINGLE ROOF TO REMAIN
- 3 PREFINISHED METAL FLASHING "DARK BRONZE"
- 4 NEW EIFS ACCENT BAND "CUSTOM PURPLE" TB 2603C
- 5 NEW PREFINISHED LED BACKLITE METAL SLATS "DARK BRONZE"
- 6 NEW AND EXISTING EIFS AND PAINT "ROCKWOOD CLAY"
- 7 EXISTING EIFS TO REMAIN. PAINT TO MATCH EXISTING
- 8 EXISTING BRICK TO REMAIN. PATCH AND REGROUT AS REQUIRED.
- 9 NEW AND EXISTING EIFS AND PAINT "CAMEL BACK"



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



**3 WEST ELEVATION**  
1/4" = 1'-0"



**4 NORTH ELEVATION: DRIVE THRU**  
1/4" = 1'-0"

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

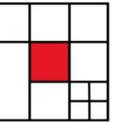
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REGISTRATION: \_\_\_\_\_

PRINT HISTORY	DATE
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PRELIM DESIGN REVIEW	08.03.2016
PRELIM DESIGN REVIEW	10.03.2016
PLANNING COMMISSION	12.26.2016
PLANNING COMMISSION	12.30.2016

**EXTERIOR ELEVATIONS**

PROJECT: 2016.06.15  
DRAWN: DM  
CHECKED: RS



RYAN A. SCHROEDER

ARCHITECT

4931 West 35<sup>th</sup> Street  
Suite 200  
St. Louis Park, Minnesota

952.541.9969



**TACO  
BELL**  
100 E. BROADWAY  
MONONA, WI



**1 SOUTH ELEVATION: EXISTING ENTRY**  
1/16" = 1'-0"



**5 PREVIOUS SOUTH ELEVATION: ENTRY**  
1/16" = 1'-0"



**9 PROPOSED SOUTH ELEVATION: ENTRY**  
1/8" = 1'-0"



**2 EAST ELEVATION - EXISTING**  
1/16" = 1'-0"



**6 PREVIOUS EAST ELEVATION**  
1/16" = 1'-0"



**10 PROPOSED EAST ELEVATION**  
1/8" = 1'-0"



**3 NORTH ELEVATION: DRIVE THRU - EXISTING**  
1/16" = 1'-0"



**7 PREVIOUS NORTH ELEVATION: DRIVE THRU**  
1/16" = 1'-0"



**11 PROPOSED NORTH ELEVATION: DRIVE THRU**  
1/8" = 1'-0"



**4 WEST ELEVATION: FRONT ENTRY - EXISTING**  
1/16" = 1'-0"



**8 PREVIOUS WEST ELEVATION: FRONT ENTRY**  
1/16" = 1'-0"



**12 PROPOSED WEST ELEVATION: FRONT ENTRY**  
1/8" = 1'-0"

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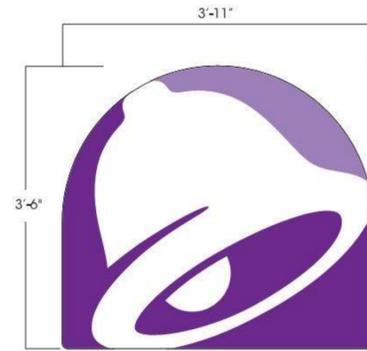
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REGISTRATION: \_\_\_\_\_

PRINT HISTORY	DATE
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PRELIM DESIGN REVIEW	10.03.2016
PLANNING COMMISSION	12.26.2016
PLANNING COMMISSION	12.30.2016

**EXISTING AND NEW  
EXTERIOR ELEVATIONS**

PROJECT: 2016.06.15  
DRAWN: DM  
CHECKED: RS



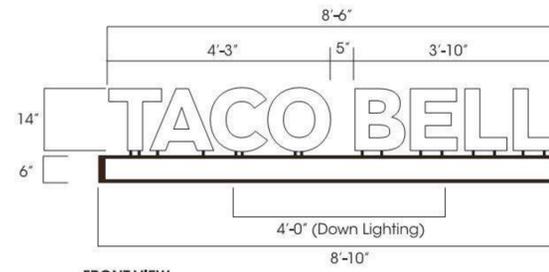
Sign Area: 13.8 Sq. Ft. (Squared)

**GENERAL SPECIFICATIONS:**

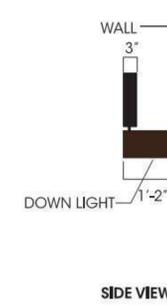
3" aluminum returns & trim cap w/ black finish  
Internally illuminated w/ white LEDs

**COLORS:**

Dark Purple PMS 2603  
Light Purple PMS 2577  
Black  
White



FRONT VIEW



SIDE VIEW

**GENERAL SPECIFICATIONS:**

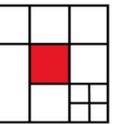
Materials: Aluminum shapes & sheets;  
Steel shapes, sheets & tubes  
Decoration(Canopy): Tiger Drylac 49/66230 w/ White Poly Insert  
Decoration (Letters): White Faces w/ Black Jewelite  
Trim Caps, Black Returns  
Letter Area Squared: 9.42 Sq. Ft.  
Wind Load: 110mph wind speed 3 second gust - exposure c

**ELECTRICAL**

Illumination:  
- White LEDs  
Power Supply:  
- LED Power Supply  
Line Load:  
- (1) 20 Amp circuit

**COLORS:**

Exterior:  
Canopy: Tiger Drylac 49/66230  
Letters: Black Returns



RYAN A. SCHROEDER

ARCHITECT

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**TACO BELL**  
100 E. BROADWAY  
MONONA, WI

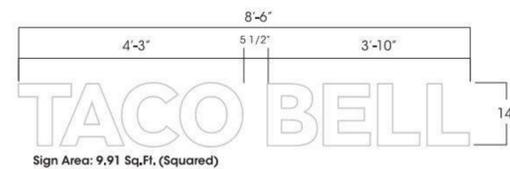
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	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: E008079 Description: 3'-6" x 3'-11" Single Face Bell Logo	Project No: 350970-1 Date: 9/6/16 Drawn By: RB	
	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com			

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	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: <b>V-958</b> Description: 6' x 8'-10" x 14" Building Canopy w/ 14" Channel Letter Set	Project No: 351053-1 Date: 11/2/16 Drawn By: RB	
	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com			

**1 BELL SIGN**



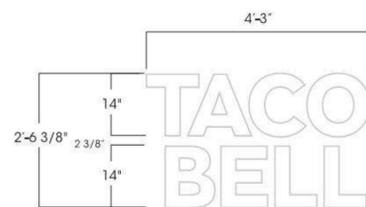
Sign Area: 9.91 Sq. Ft. (Squared)

**GENERAL SPECIFICATIONS:**

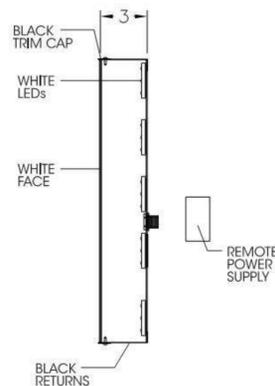
3" aluminum returns & trim cap w/ black finish  
Internally illuminated w/ Agilight Pro 160-65k white LEDs

**COLORS:**

White Faces



Sign Area: 10.75 Sq. Ft. (Squared)



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	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: E008191 Description: 14" Channel Letter Set	Project No: 350970-1 Date: 11/2/16 Drawn By: RB	
	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com			

**3 CHANNEL LETTERS**

**2 CANOPY**

I hereby certify the this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

SIGNATURE: \_\_\_\_\_

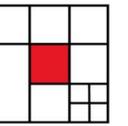
REGISTRATION: \_\_\_\_\_

PRINT HISTORY	DATE
PRELIM DESIGN REVIEW	07.15.2016
PRELIM DESIGN REVIEW	08.03.2016
PRELIM DESIGN REVIEW	10.03.2016
PLANNING COMMISSION	12.26.2016
PLANNING COMMISSION	12.30.2016

**SIGNAGE CUT SHEETS**

PROJECT: 2016.06.15  
DRAWN: DM  
CHECKED: RS

TACO BELL  
MONONA REMODEL



RYAN A. SCHROEDER

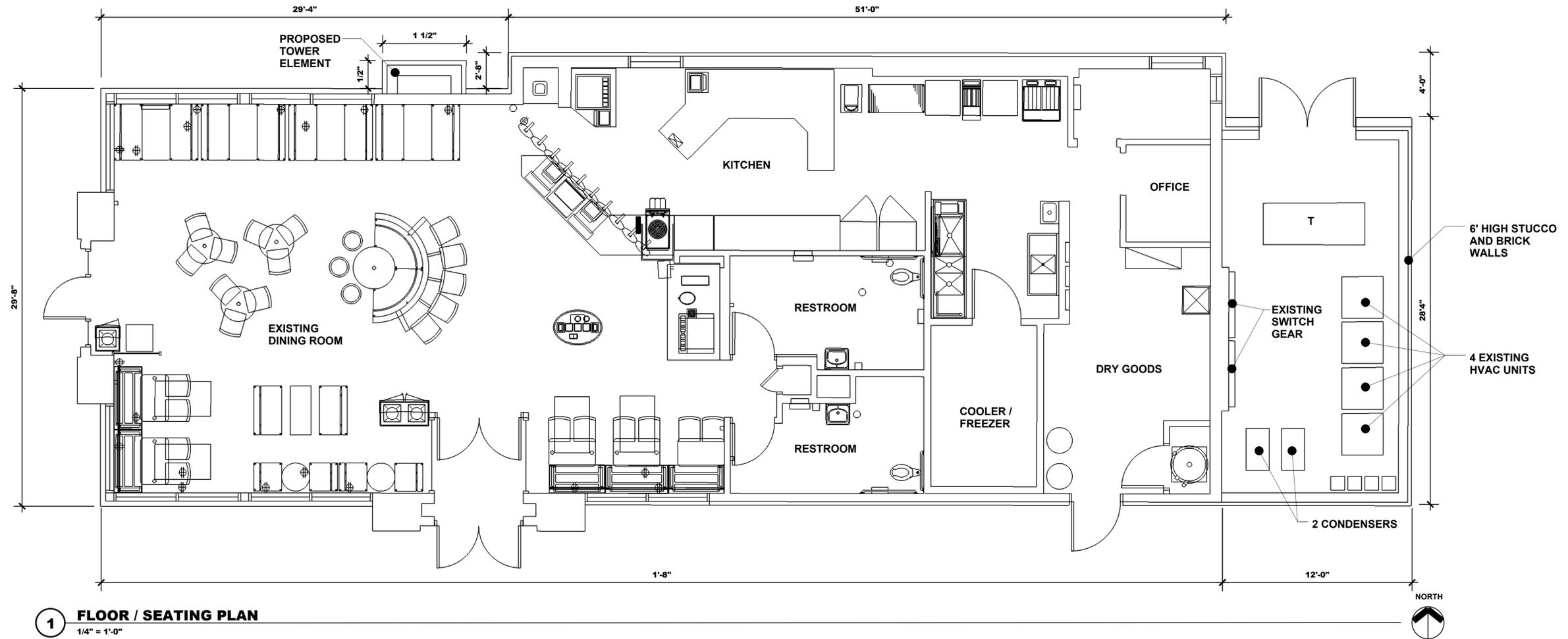
ARCHITECT

4931 West 35<sup>th</sup> Street  
Suite 200  
St. Louis Park, Minnesota

952.541.9969



**TACO  
BELL**  
100 E. BROADWAY  
MONONA, WI



**1 FLOOR / SEATING PLAN**  
1/4" = 1'-0"

I hereby certify the this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

SIGNATURE: \_\_\_\_\_

REGISTRATION: \_\_\_\_\_

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PRELIM DESIGN REVIEW	10.03.2016
PLANNING COMMISSION	12.26.2016
PLANNING COMMISSION	12.30.2016

**FLOOR PLAN**

PROJECT: 2016.06.15  
DRAWN: DM  
CHECKED: RS



1 TACO BELL VIEW LOOKING NORTH



2 TACO BELL VIEW LOOKING SOUTHEAST



3 TACO BELL VIEW LOOKING SOUTHWEST



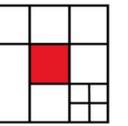
4 TACO BELL VIEW LOOKING NORTHWEST



5 TACO BELL VIEW LOOKING SOUTHEAST



6 TACO BELL VIEW LOOKING WEST



RYAN A. SCHROEDER

ARCHITECT

4931 West 35<sup>th</sup> Street  
Suite 200  
St. Louis Park, Minnesota

952.541.9969



TACO  
BELL  
100 E. BROADWAY  
MONONA, WI

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

SIGNATURE: \_\_\_\_\_

REGISTRATION: \_\_\_\_\_

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PRELIM DESIGN REVIEW	10.03.2016
PLANNING COMMISSION	12.26.2016
PLANNING COMMISSION	12.30.2016

**EXTERIOR VIEWS  
EXISTING**

PROJECT: 2016.06.15  
DRAWN: DM  
CHECKED: RS

**PLAN COMMISSION STAFF REPORT  
CITY OF MONONA**

**MEETING DATE: January 9, 2017  
AGENDA ITEM 5.D. & 5.E.  
CASE NO. 2-009-2016**

**Project:** Public Hearing and Consideration of Action on Request for a Zoning Permit, Site Plans, and Building Elevations for a new PDQ Convenience Store, Two-Bay Car Wash and Gas Canopy with 10 Fueling Dispensers.  
**Project Address:** 105 E Broadway and 6400 Monona Drive  
**Applicants:** Phil Troia, PDQ Food Stores Inc., Owners;  
Dan Bertler, Supreme Structures, Architects

---

**Proposal Summary:**

Plans have been submitted describing the requested redevelopment for the existing PDQ site at 105 E Broadway and the property at 6400 Monona Drive which includes removal of existing buildings on the property and construction of a new 6,000 SF convenience store, a 2,700 SF two-bay carwash and a gas canopy with 10 fueling dispensers. Action is requested at the January 9, 2017 Plan Commission meeting.

**Applicable Regulations, Policy, or Practice:**

There are two parcels that are part of the proposed redevelopment. 105 E Broadway, the current location of PDQ, is zoned Community Design District (CDD). The property to the north at 6400 Monona Drive is zoned Retail Business (RB), and is currently developed with the blue-roofed commercial building that is largely vacant.

A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the CDD and RB districts are forwarded to the Plan Commission for review and approval. The Plan Commission must review the plans for consistency with the CDD and RB zoning districts, as well as Appendix A of the Zoning Code for parking lot, landscaping, and lighting standards, building and signage design elements, and other sections that apply including the Stormwater and Erosion Control Ordinance.

**Recommendation:**

Approval of a zoning permit, building elevations, and site plans for tear-down of the existing buildings and structures at 105 E Broadway and 6400 Monona Drive, and reconstruction for a new ~6,000 SF PDQ convenience store, two-bay car wash, and 10 pump gas canopy, as proposed, according to Section 13-1-180 is recommended with the following findings of fact and conditions of approval:

Findings of Fact:

1. The building architecture and design substantially comply with applicable sections of the Monona Drive Urban Design Guidelines and E Broadway Urban Design Guidelines.
2. The E Broadway Design Guidelines and Appendix A of the Zoning Code include guidelines that the site should be covered in 30% open green space. The site plan shows a proposed 23% green space. This is acceptable due to the substantial increase over the existing site green space of 5%.

Conditions of Approval:

1. All required state and local building permits shall be obtained.

2. A monitored alarm system and Knox Box are required and plans shall be submitted to the City's Fire Chief prior to granting of occupancy permits.
3. Demolition of the existing building at 6400 Monona Drive will result in an exposed unfinished wall on the building at 115 E Broadway, as the two buildings currently share a common wall. Detailed plans to address this newly exposed wall, resulting in a finished architecture on the building at 115 E Broadway, shall be submitted for Plan Commission review and approval prior to granting of occupancy permits for the PDQ redevelopment.
4. The proposed red car wash bay doors shall be replaced with earth tone colored doors on plans submitted for approval by the City Planner in order to comply with the applicable Design Guidelines prior to granting of building permits.
5. Revised plans, revised stormwater management plan report, and a letter that addresses each comment found in the 1/5/17 letter from Vierbicher Associates shall be submitted for approval by the City's consulting engineer prior to approval of stormwater and erosion control permits.
6. Verification of adequate available capacity in the City's storm sewers in Monona Drive downstream of the site for the proposed additional runoff from the site shall be submitted for approval by the City's consulting engineer prior to approval of stormwater and erosion control permits.
7. A City of Monona standard stormwater facilities maintenance agreement ("Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures") modified specifically for this site including maintenance provisions for catch basin sumps, inlet filters, storm sewers, grass swales, and bio-retention area shall be submitted for approval by the City's consulting engineer prior to approval of stormwater and erosion control permits.
8. Erosion control and stormwater management permit applications shall be submitted to the City's consulting engineer for review and approval.
9. City of Monona requires service laterals to be abandoned at the main which would require opening Monona Drive. This shall be confirmed with the Public Works Director. If Monona Drive is opened then street patching requirements shall apply.
10. Noise emissions from the car wash shall comply with Ordinance No. 13-1-42 of the Zoning Code regarding allowable noise levels. If complaints are received by city staff regarding car wash noise, the Plan Commission reserves the right to limit the operating hours of the car wash or impose additional conditions.
11. The proposed chain link with slats dumpster enclosure gate shall be replaced with a gate made of more decorative material and plans showing this change shall be submitted to the City Planner for review and approval.
12. The proposed bronze finish light fixtures shall be replaced with black finish light fixtures and plans showing this change shall be submitted to the City Planner for review and approval.
13. Landscaping shall be maintained as shown on the approved landscaping plan. Specifically, if plantings are damaged near the car wash due to vehicle salt or other damage, they shall be replaced as shown on the approved landscaping plan.

14. The pedestrian walkway from Broadway to the convenience store building shall be modified as described in the 1/5/17 review letter from Vierbicher Associates.
15. An easement between the two properties allowing for access to the 6328 Monona Drive property from the 6400 Monona Drive Property shall be submitted for staff approval.
16. A lot line adjustment showing consolidation of the property at 105 E Broadway and 6400 Monona Drive into one parcel shall be submitted to staff for review, and to the Dane County Register of Deeds. City review of a Certified Survey Map is not required because new parcels will not be created.
17. Future signage plans shall be submitted for Plan Commission review.
18. The location for a new City of Monona monument sign and street identification feature shown on the site plan is approved. PDQ shall work with the City Attorney to draft an easement that allows a City owned sign and structure to be placed in this location.
19. A preconstruction meeting shall be held prior to beginning construction.

## Proposal

Plans have been submitted describing the requested redevelopment for the existing PDQ site at 105 E Broadway and the property at 6400 Monona Drive which includes removal of existing buildings on the property and construction of a new 6,000 SF convenience store, a 2,700 SF two-bay carwash and a gas canopy with 10 fueling dispensers and 52 parking areas. Action is requested at the January 9, 2017 meeting. A prehearing conference was held on December 12, 2016.

## Process

The proposal requires approval of a zoning permit, including the use, site plans, and building elevations by the Plan Commission. The properties are not located in a redevelopment area, so review by the CDA and City Council is not required.

1. Public Hearing and Prehearing Conference Held 12/12/2016. The purpose of a prehearing conference is to familiarize the Plan Commission with the application, to allow the Commission to request revisions or additional information, and ask questions of the applicant. A public hearing notice was mailed to property owners within a 300' radius of the properties at 105 East Broadway and 6400 Monona Drive. Where revisions were made per Plan Commission comments, notes are included in this staff report sections below.
2. Plan Revisions and Consideration of Action Scheduled for 1/9/17. Revised plans were submitted with a request for approval on 1/9/17. Plans were also reviewed by Darrin Pope of Vierbicher Associates. Public hearing notices were mailed again.

## Zoning

The properties are zoned Community Design District (CDD) and Retail Business (RB). A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. The Plan Commission must review the plans for consistency with the CDD and RB zoning districts, as well as Appendix A of the Zoning Code for parking lot, landscaping, and lighting standards, building and signage design elements, and other sections that apply including the Stormwater and Erosion Control Ordinance.

The RB zoning district is characterized by retail trade, service, office, financial, professional, ancillary residential and entertainment activities serving the community. The CDD is expected to include a compatible mix of residential, commercial, industrial or open space uses which realize the goals of the master plan. The use must also be reviewed per the general use performance standards of the code, and the general operational and site performance standards.

The proposed use as a gas station and convenience store is consistent with the existing use as a gas station and convenience store. A car wash would be a new use added to the site. At the prehearing conference, there were questions of whether the proposed use is the highest and best use for this site, and if it is consistent with the long range plans of the city for this area. A supplemental report is attached per the request of the Plan Commission Chair regarding this topic.

## Building Design

The Monona Drive Urban Design Guidelines and the East Broadway Design Guidelines apply to this property.

### Monona Drive Urban Design Guidelines

The proposed building face sits mainly along Monona Drive, while the gas canopy and auto-circulation area relates more to Broadway. The streetscape along Monona Drive, the building architecture and design, and site design should strive to achieve an overall continuity and image while achieving a visual quality that reflects a sense of place. The Guidelines encourage building and site design to compliment and extend the character of the Monona Drive streetscape. A seating area is proposed at the building entrance. The proposed outdoor spaces should be consistent with design guidelines including: Aesthetically pleasing pedestrian areas or continuation of the use of streetscape elements in front of buildings, which may include pedestrian walks, lighting, plantings or other amenities. Building relationships should form exterior public spaces that relate to pedestrian-scaled and detailed facades.

### Broadway Corridor Plan

The property sits within the district for E Broadway Design Guidelines.

- Four sided architecture is shown, as required, with stone veneer and EIFS. **Demolition of the 6400 Monona Drive property which currently shares a wall with the Crawford's Landing Condominiums will leave the condo wall exposed.** No plans have been submitted for final design of the condo wall, but a finished surface will be required. The letter of application mentions this issue but provides no details.
- **No exposed roof top mechanical equipment will be permitted.** Sloped roofs will hide roof top mechanicals according to applicant. Some ground mounted mechanicals are enclosed by dumpster enclosure.
- **Roof form:** Sloping roofs between 9/12 – 12/12 pitch are desired. The prehearing conference plans were part sloped part flat. All now include pitched roof.
- **Roof material:** Cedar shingles or high grade asphalt shingles with cedar textured appearance are preferred especially within the zone of critical application. The renderings show "architectural shingle roof."
- **Roof color:** resembling weathered gray or cedar or a range of earth tones in browns, grays, and green. The renderings show use of gray shingles.
- **Siding materials:** brick, stone, cedar shingle, 4-8" planed redwood clapboards (with corner boards), tongue and groove planed redwood vertical siding. The building materials include stone that matches the decorative monument walls and entrance features along Monona Drive. The rest of the material is EIFS. Architectural drawings are included.

## Site Design

Sheet C100 shows the proposed redeveloped locations of the building and gas canopy in dashed lines, overlaid on top of the existing site. The gas canopy is rotated from existing to run parallel to Broadway instead of Monona Drive, and the convenience store is moved to the northern site along with customer parking. No changes are proposed to ingress and egress points (except minor alteration to Roselawn Ave. entrance). Additional comments on site layout and design, with regard to details such as vehicle circulation and grading, will be detailed in a review by Vierbicher Associates.

### Lot Coverage

Sec.VII (a)(2) of Appendix A of the Zoning Code, and the East Broadway Design Guidelines require that "all sites will generally be required to cover up to thirty percent (30%) of the site in open green

space.” The proposed site covers 23% of the site in green space which is short of the 30% however it is well above the existing conditions of 5% greenspace.

Area Calculations		
	Existing	Proposed
Total Site Area	67,526 SF (1.55 acres)	67,526 SF (1.55 acres)
Green Space	3,331 SF (0.08 acres) – 5%	16,121 SF (0.37 acres) – 23%
Impervious Space	64,195 SF (1.47 acres) – 95%	51,405 SF (1.18 acres) – 77%

Setbacks

The CDD and RB zoning districts do not include dimensional guidelines for building setbacks from property lines. Instead, proposals are reviewed in accordance with the district performance standards, general site performance standards, surrounding uses, and other applicable ordinances and plans (such as the urban design guidelines).

According to the site plan, the proposed building setback from the Monona Drive curb is more than 65 feet and more than 130 feet from Broadway. It may be more desirable to match the Monona Drive setback of the new building with the building to the north to establish a consistent setback line on the east side of Monona Drive; however, this would require loss of parking stalls and re-working the site plan substantially. The Plan Commission did not identify concerns regarding the proposed setbacks.

Vehicle Access / Circulation and Traffic

Per Sec. 13-1-61(b) of the Zoning Code, safe and efficient vehicular circulation, parking, and loading shall be assured. Vehicle circulation and access was reviewed by the City’s consulting engineer according to the vehicle circulation of the city’s largest fire truck (46’); he identified no concerns.

Two driveway curb cuts currently serve the site from the northbound lanes on Monona Drive and one curb-cut for westbound traffic on Broadway. Two are right-in / right-out only, and the third curb-cut furthest north is full access. There is a fourth curb-cut on Roselawn Ave that is also full access. These are all existing curb-cut locations, with modifications proposed to the Roselawn access.

- The Commission identified a concern regarding vehicles using the drive aisle between Monona Drive and Roselawn as a cut-through for vehicles. A speed hump was added.
- New receiver curb and cutter has been added to provide access from the site’s northern drive aisle to the rear of the 6328 Monona Drive property. An easement between the two property owners allow for access to the 6328 Monona Drive property from the 6400 Monona Drive Property shall be submitted for staff approval.

Pedestrian/Bicycle Access

The pedestrian connections section of the design guidelines is as follows: Establish clearly visible and direct pedestrian paths between adjacent buildings, between buildings and parking areas, and between buildings and transit facilities. Provide a change in paving material, texture, or color to alert users to the potential for conflict, improve visibility, enhance safety, and provide added aesthetic appeal when pedestrian circulation paths cross vehicular routes. Sidewalks and bicycle lanes are located on both sides of E Broadway and Monona Drive.

- A walkway is shown on the site plan connecting the sidewalk along Monona Drive to the building. A new path is shown from Broadway, however it is only 4’ wide, painted, and routed through the parking lot. Paint will need to be maintained and pedestrian safety may still be an issue. Vierbicher’s report identifies issues with ADA compliance, and modifications are required as part of this conditional use permit. Bicycle parking should be provided near the building; a 4 bike rack is shown near the southwest corner of the convenience store.

**Drive-Through**

There is no drive-through proposed, however the new two-bay car wash proposed should be screened like a drive-through would be required to be. The design guidelines state, “When a drive-through is part of the building program, architecturally integrate the element into the building rather than designing it as a separate attached entity.” The applicants propose a wing wall on the car wash to help shield vehicles from view as they exit and direct noise away from residential uses.

- Note that the garage doors on all sides of car wash are a bright ride. Design guidelines typically call for earth tones.

**Parking**

Parking standards are regulated by Appendix A of the Zoning Code. These standards are outlined in the table below. The proposed development meets exceeds the minimum requirements.

Parking Summary					
	Stalls Required	Convenience Store SF Proposed	No. of Stalls Required	No. of Stalls Proposed	Difference Between Req./Proposed
Retail/Service	1 for ea.300 SF	6,072	20	50	+20

**Outdoor Storage, Trash and Mechanical Locations**

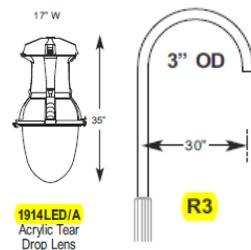
Enclosure location is shown to the north of the building. Screening is required. Enclosure material shall match building materials. Dumpster enclosure includes chain link fence with brown slats.

- Typically the Plan Commission requires decorative gates and has not allowed chain link fence with slats. The rendering also shows a stone veneer wall on the Monona Drive side which meets guidelines for decorative enclosures.

**Lighting**

New information submitted. Design guidelines encourage use of fixtures compatible with the shepherd’s hook style on Broadway and Monona Drive. Three parking lot poles are proposed using a shepherd’s hook design shown at right.

- Dark bronze finish is proposed. Plan Commission should consider requiring black finish to match Monona Drive fixtures.
- Four wall packs are proposed, and LED under canopy lighting.
- Lighting intensity does not exceed 3 foot candles at any property line which complies with the code.



**Landscaping**

Landscaping standards are regulated by Appendix A of the Zoning Code. Points standards are to be the minimum standards on the site, and acceptance of the landscaping plan will also be based on the distribution of landscaping on the site. A landscape plan (Sheet L101) is provided. An important area to focus on landscaping is near the car wash to be used as screening and a noise buffer for the condominiums next door, as well as around parking areas.

Minimum Canopy Tree and Parking Space Requirements:

- All off-street vehicular parking areas with more than six vehicles shall provide and maintain one canopy-type tree for each twelve parking spaces, or fraction thereof, over the initial six spaces.

- Canopy trees shall be located in tree islands, or within ten feet of the periphery of the parking area surface.
- The preservation of desirable existing trees is encouraged. Existing mature trees which are a minimum of 2" - 2½" inch caliper and are within the distance requirements may be applied toward the canopy standard.
- All newly planted canopy trees must also have a minimum of 2" - 2½" inch caliper.
- 50 parking stalls are shown. 50 stalls X 15 points per stall = 750 points required and 4 canopy trees.
- 1234 points are required, with 8 canopy trees.
- Exceeds requirements.

## **Engineering Review**

See attached report regarding: Site Layout & Design; Stormwater Management and Erosion Control; Utilities and Vehicle Circulation. Darrin Pope recommends approval with the conditions listed on page 8 of his report, and included in this staff report.

## **Department Head Review**

Plans were distributed to City Department Heads for their review. Comments are below:

- Police: This would be a huge improvement to the lot, but we're had complaints from the condos about snow plowing and dumpster collection, so I'd be concerned about the car wash noise. Is that going to be in operation 24 hours a day? Also are there going to be diesel pumps available for over the road trucks? If so how would they get in and out?
- Fire: Alarm System and Knox Box Required. State Code may require sprinkler.
- Public Works: They will be utilizing the same entry points / exits, and water and sewer laterals. No initial concerns at this time.

## **Signage**

The sign code requires that if signage permits are requested which accompany a zoning code, the signage permits shall be reviewed and approved by the Plan Commission. Future signage plans shall be submitted for Plan Commission review.

### Community Message Sign and Decorative Monument Street Signs

I previously shared a letter from DOT regarding the current empty sign structure and monument walls. In summary, Monona had an electronic message center (EMC) at this corner inside the decorative stone structure. DOT required Monona to remove it, because such signs are not permitted within DOT right-of-way. Moreover, the three stone structures themselves were placed in DOT ROW without permits and are therefore encroaching structures. Monona reached out regarding acquisition of the ROW so we can maintain the structures and re-install an EMC, however, this won't work because the DOT is studying the Beltline and this ROW is within the study area. Studies will continue for multiple years before they would consider selling the excess ROW.

The City requested that PDQ propose a solution that moves these entrance features onto PDQ property so we avoid all issues with DOT ROW. The design shown at the prehearing conference is one concept and is proposed for discussion purposes.

At the prehearing conference, the Commission asked if there were any WisDOT or County regulations / limitations to the sign if it were moved to PDQ property. Staff's opinion was that only Monona has zoning jurisdiction of signs on private property; however, additional research was completed and I consulted with the City Attorney. See below.

- WisDOT still exercises control if the sign is either adjacent to or visible from certain roadways (interstate, federal aid primary highway, National Highway Stems and MAP-21 routes).
- City Staff, including the City Planner, Public Works Director, City Attorney and consultant engineers from Strand Associates, have determined that neither Monona Drive nor Broadway are classified as any of these roadways.
- The Beltline is defined as one of these roadways and this property / sign could be defined as “visible”; however, there is an exception for signs located in urban areas outside of the adjacent area. Staff determined that the sign and beltline are located in an urban area, as defined in statutes, and is outside of the adjacent area, which is defined as within 660 feet of the center line of the highway.
- Because neither of the adjacent roadways are classified as interstate, federal aid primary highway, National Highway Stems and MAP-21 routes, and because the sign area is in an urban area outside of the adjacent area of the Beltline, Staff determined that WisDOT has no authority to regulate this sign if placed on PDQ property.
- Staff is working with the WisDOT to confirm our interpretation so any problems can be avoided if this sign moves forward and is erected on PDQ property.
- Final design of the sign will need to be determined, but it is my understanding that PDQ has completely eliminated their identification from the sign and instead plans to erect two landscape ground signs elsewhere on the site. They have reserved a spot on their property for a City sign and I’ve recommended that PDQ and the City Attorney work on an easement for the sign.



January 5, 2017

Ms. Sonja Reichertz – City Planner & Assistant Economic Development Director  
City of Monona  
5211 Schluter Road **VIA EMAIL**  
Monona, WI 53716

Re: Redevelopment – PDQ Store – 1/3/17 Submittal  
6400 Monona Drive, Monona, Wisconsin  
Site Plan Review

Dear Sonja:

We have received the following documents:

1. Demolition Plan – C100
2. Site Utility Plan – C102
3. Site Grading Plan – C201
4. Erosion Control Plan – C202
5. Site Details – C801
6. Site Details – C802
7. Landscape Plan – L101
8. Stormwater Management Plan Report
  - a. Sediment Control Modeling (SLAMM) Data Sheets
  - b. Storm Sewer Design Worksheets
  - c. Universal Soil Loss Calculations
  - d. Stormwater Maintenance Agreement
9. SLAMM electronic data file

The plans and stormwater management plan report listed above are dated 12/22/16 and were prepared by Angus Young Associates, Inc.

The site is currently developed with a PDQ convenience store/gas station, canopy, commercial building and asphalt pavement drive aisles and parking lot. The site plans show the site redeveloped by the replacement of the of the existing structures with a new PDQ convenience store/gas station, canopy, and carwash.

Previously, we provided comments on concept plans and preliminary stormwater modeling provided via emails by Katie Udell of Angus Young Associates, Inc.

As requested, we have reviewed the above mentioned site plans and documents for general conformity to the City of Monona Code of Ordinances and acceptable engineering practices in regard to layout, grading, utilities, erosion control, stormwater management and on-site vehicle circulation. We understand that city staff will review the proposed site plan for lighting, landscaping, parking, signage and building design elements.

Please note that we have included citation of the City's ordinance and quotation of the ordinance text to provide a contextual background for our comments. Although this lengthens the review letter it eliminates cross-referencing the City's ordinance to confirm the reason for our comments.

Our comments on the currently submitted plans are as follows:

**1. Site Layout and Grading:**

- a. Per Section V.(b), Appendix A of Title 13 of the City of Monona Code of Ordinances, all parking areas shall be graded for drainage according to acceptable engineering practices.
- b. Review Comments:
  - i. According to ADA requirements one accessible space and one van accessible space with an 8' wide van access aisle is required for this site. The plans show the required accessible parking spaces and van access aisle compiling with ADA requirements.
  - ii. A detectable warning field should be added to the sidewalk at the southeast corner of the site where the sidewalk connects to the new asphalt pavement. The orientation of the proposed sidewalk should be revised such that the sidewalk is in the north-south direction as it connects to the asphalt pavement to keep visually impaired pedestrians directed in the same direction as the painted path through the paved area to the entrance of the store. This re-orientation can be accomplished by shifting the sidewalk further to the west.
  - iii. The proposed pavement structure should comply with the requirements of Section V.(a) of Appendix A - Site Design Standards for Parking, Landscaping and Lighting, Title 13 of the City's Code of Ordinances.
    1. The proposed bituminous pavement section exceeds the ordinance minimums for "Type II - Heavy Duty" (3.5" asphalt over 10" gravel base) pavement thicknesses; therefore, it is acceptable.
  - iv. The City of Monona Department of Public Works Residential Driveway Detail allows a maximum grade of 12% for driveway approaches and a 10% maximum grade for the driveway behind the sidewalk with a maximum algebraic difference between the driveway and approach grades of 15%. The Site Grading Plan is lacking existing and proposed spot elevations at the relocated driveway onto Rose lawn Avenue. These spot elevations should be added to the plan and the slopes of the driveway approach and driveway behind the sidewalk should be indicated on the plans.
  - v. It is recommended that the proposed side walk along the westside of Rose lawn Avenue at the proposed relocated driveway entrance be shown darker and with hatching on the Site Grading Plan C201.

- vi. Spot elevations should be added to the Site Grading Plan for the proposed side walk along the westside of Rose lawn Avenue at the proposed relocated driveway entrance.
  - vii. It is recommended that the rip-rap areas be labeled and dimensioned on the Site Grading Plan.
  - viii. It is recommended that a note be added to the Site Grading Plan to see the Site Layout Plan for locations of reject and accept curb & gutter.
  - ix. The intended slope of the grass swale to bioretention basin should be added to the Site Grading Plan.
  - x. It is recommended that a spot grade be added to the Site Grading Plan at the bend point of the grass swale to the bioretention basin.
  - xi. There is an existing storm sewer inlet shown near the southwest corner of the existing retail/condos building to the east of the site. The Site Grading Plans should indicate if the stated rim elevation of this inlet is an adjustment from the existing rim elevation. The Site Grading Plan and the Utility Plan do not indicate where this existing inlet is connected. The plans should be edited to show how this inlet is connected to the site storm sewer, or note that it is connected to storm sewer on the site to the east.
  - xii. Existing grades along the west side of the existing retail/condos building to the east should be added to the Site Grading Plan.
  - xiii. Keynote 17 on the Site Layout Plan for the transformer and associated concrete pad appears to be misplaced as it points to the dumpster enclosure, and not the transformer shown northeast of the carwash.
  - xiv. Designated areas for snow storage should be added to the plans. The bio-retention area cannot be used for snow storage per WDNR Conservation Practice Standard 1004 – Bioretention for Infiltration.
  - xv. It is recommended that handrail details for the stairs referred to by Keynote 20 on the Site Layout Plan be added to the Site Details.
- c. Design Guidelines for East Broadway (3/22/95) – Site Design Standards:
- i. **The outdoor trash area should be screened with an extension of the buildings architecture or an attractive fence or landscaping.** Per the West Elevation on plan sheet A401, it appears that the building wall is to be extended around the dumpster area in compliance with this requirement.
  - ii. **Thirty percent (30%) of the site shall remain in open green space. A minimum of 15% of the area between the front of the building or main building face and the property line should be of a permeable, landscaped surface.** The plan indicates that 23% greenspace is proposed for the proposed site conditions. This percentage is less than the 30 % stated in the Site Design Standards. The submitted plans do not indicate the % permeable area between the front of the building and East Broadway.
  - iii. **Landscaped areas should be provided and spaced in parking lots to break up the massiveness of the pavement.** The plans show landscaped islands extending into the parking area. Therefore, the plans comply with this requirement.

- iv. **Walkways should be provided from the building entrance directly to the sidewalk along Broadway Drive.** The plan shows sidewalk from the PDO Store to the sidewalk on Broadway Drive. Therefore, the plan complies with this requirement.
- v. **Exterior site lighting should match or compliment the Sheppard's crook style fixtures along Broadway Drive.** The Site Lighting Plan indicates tear drop fixtures will be mounted on sheppard's crook style poles, thereby meeting this requirement.

## 2. Utilities:

- a. Per Article D, Section 13-1-61(i) of the City of Monona Code of Ordinances, adequate water supply, drainage, sewage facilities and other utilities necessary for essential services shall be provided.
- b. Review Comments:
  - i. Existing on-site sanitary sewer and water services to the existing building should be shown on the Demolition Plan and notes added to inform the contractor how these existing services are to be abandoned. In most cases, the City of Monona has required services to be abandoned at the main. Please confirm the requirements for this project with the City's Public Works Department and add notes to the Demolition Plan accordingly.
  - ii. Per Section 15-4-11 of the City of Monona Code of Ordinances: If any portion of the proposed building is greater than three hundred (300) feet from the municipal hydrants, the owner shall install at his or her own expense approved fire hydrants.
    - 1. There is an existing municipal hydrant on Monona Drive within three hundred (300) feet of all portions of the proposed buildings. Therefore, this requirement will be met.
  - iii. A note should be added to the Site Utility Plan requiring the contractor to provide a 72 hour notice to the City Water Utility prior connecting to City's water main.
  - iv. The Site Grading Plans and storm water report indicate that additional area from the site will drain to the City's storm sewer system in Monona Drive. A capacity calculation for the existing 12" RCP from the site inlet to the existing inlet in Monona Drive indicates that this pipe would not have sufficient capacity for the additionally proposed runoff. This was brought to the designer's attention, and she will edit the utility plans to include relaying this pipe at a steeper slope to provide the required additional capacity. It is recommended that the engineer who designed the existing storm sewer in Monona Drive be contacted to confirm that there will be adequate existing capacity in the storm sewers downstream.
  - v. There is an existing storm sewer inlet shown near the southwest corner of the existing retail/condos building to the east of the site. The Site Utility Plan does not indicate where this existing inlet is connected. The plan should be edited to show how this inlet is connected to the site storm sewer, or note that it is connected to storm sewer on the site to the east.

## 3. Erosion Control:

- a. The anticipated land disturbance is greater than 3,000 sf. Land disturbance greater than 3,000 sf requires and Erosion Control Permit from the City of Monona per Section 15-2-7 of the City of Monona Code of Ordinances.

- b. Erosion control requirements shall follow Title 15, Chapter 2 of the City of Monona Code of Ordinances. Erosion control plan requirements and performance standards are listed in Section 15-2-12 of the City of Monona Code of Ordinances.
- c. Review Comments:
  - i. The Stone Tracking Pad shown in Detail 03/C801 should be changed to show a minimum width of 24 feet (the full width of the egress point), and WisDOT Type R geotextile fabric should underlie the stone tracking pad regardless of the status of the water table per the "Stone Tracking Pad" requirements of the Dane County Erosion Control and Stormwater Management Manual.
  - ii. For a site this size, it is likely that there will be more than one construction entrance. It is recommended that another stone tracking pad be shown either at the driveway off of Broadway or Monona Drive.
  - iii. The length, width and depth of the rip-rap pads should be dimensioned on the Erosion Control Plan for all storm sewer outfalls and curb cuts.
  - iv. A rip-rap detail should be added to the Site Details.
  - v. The hatch used for the rip-rap pads does not appear to match that shown in the Erosion Control Legend.

#### 4. Stormwater Management:

- a. Stormwater management requirements shall follow Title 15, Chapter 2 of the City of Monona Code of Ordinances. Stormwater management plan requirements are listed in Section 15-2-13.
- b. The construction will disturb more than 3,000 sf on the site which is developed for commercial use. Per s. 15-2-4a(40) of the City of Monona Code of Ordinances, "*Redevelopment* means any construction, alteration or improvement exceeding three thousand square feet of land disturbance performed on sites where the entire site is predominately developed to commercial, industrial, institutional, or multifamily residential uses." Therefore, these proposed site alteration activities meet the definition of "Redevelopment". Per Section 15-2-8(4) of the City of Monona Code of Ordinances, "*Redevelopment*" activities as defined in s. 15-2-4a(40) shall meet the stormwater management performance standards in s. 15-2-13(a)(2) of the City of Monona Code of Ordinances as follows:
  - i. Sediment Control: Section 15-2-13(a)(2)(a): "For *redevelopment* resulting in exposed surface parking lots and associated traffic areas, design practices to retain soil particles greater than 20 microns on the entire site (40% reduction) resulting from a one-year 24-hour event, according to approved procedures, and assuming no sediment resuspension. Under no circumstances shall the site's existing sediment control level or trapping efficiency be reduced as a result of the redevelopment."

##### Review Comments:

- 1. The plans and stormwater report indicate that inlet sumps and a bioretention basin are proposed for sediment control. Modeling (SLAMM) of these proposed practices indicates that a 40.64% reduction in the release of soil particles greater than 20 microns will be provided, thereby meeting the requirements of the City of Monona Code of Ordinances for sediment control.

- ii. Oil & Grease Control: Section 15-2-13(a)(2)(b): "For all stormwater plans for commercial or industrial developments and all other uses where the potential for pollution by oil or grease or both, exists, the first 0.5 inches of stormwater runoff must be treated using the best oil and grease removal technology available." There will be frequent traffic to the site due to the fueling service and convenience store. Therefore, the site will have proposed uses that have potential for pollution by oil or grease or both and the first 0.5 inches of stormwater runoff from these areas must be treated using the best oil and grease removal technology available.

Review Comments:

1. The proposed FlexStorm Inlet Filters PC + will provide an acceptable means to control oil and grease.

- iii. Runoff Rate Control: Sections 15-2-13(a)(2)(c) & (cm). All runoff calculations shall be according to the methodology described in Section 15-2-13(a)(2)(c) of the City of Monona Code of Ordinances. All stormwater facilities shall be designed, installed and maintained to effectively accomplish the following:

1. Maintain predevelopment peak runoff rates for the 2-year, 24-hour storm event (2.9 inches over 24 hour duration).
2. Maintain predevelopment peak runoff rates for the 10-year, 24-hour storm event (4.2 inches over 24 hour duration).
3. Safely pass the 100-year, 24-hour storm event (6.0 inches over 24-hour duration).

These runoff rate control design standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances. "Predevelopment" is interpreted as the existing site conditions.

Review Comments:

1. The submitted plans indicate that there will be a reduction in impervious area. Therefore, there will be an inherent reduction in the stormwater runoff rates from the site, and no runoff rate calculations are required.
2. The Site Grading Plan and stormwater management plan report indicate that the site has been designed to safely pass the 100-year storm event via overland flow routes on site.

- iv. Outlets: Section 15-2-13(a)(2)(d). Discharges from new construction sites must have a stable outlet capable of carrying designed flow, as required in iii above, at a non-erosive velocity. Outlet design must consider flow capacity and flow duration. This requirement applies to both the site outlet and the ultimate outlet to stormwater conveyance or waterbody. These outlet standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances.

Review Comments:

1. Calculations for the length, width and depth of the rip-rap pads, and rip-rap stone size per the Stone Outlet Protection chapter of the Dane County Erosion Control & Stormwater Management Manual should be submitted for review.

The width of the curb cut opening can be substituted for the pipe diameter ( $D_o$ ) in the equations for length and width of the rip-rap pad.

- v. Infiltration: Section 15-2-13(a)(2)(e). All downspouts, driveways and other impervious areas shall be directed to pervious surfaces, **where feasible**, or unless the applicant can demonstrate that the practice is likely to result in groundwater contamination. These infiltration standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances.

Review Comments:

1. Petroleum spills in the fueling area could result in groundwater contamination. Also, subsection 14.51(2)(e)5.iii of Dane County's Stormwater Management Ordinance, prohibits the installation of infiltration systems for fueling areas. The Site Grading Plan indicates that runoff from the fueling area will not drain to infiltration areas, but directly into storm sewer inlets compiling with this requirement.
  2. The Site Grading Plans show that runoff from non-fueling area impervious areas will be directed to pervious grass swales and a bioretention area.
- c. Bio-Retention Area:
- i. It is recommended that an emergency drawdown pipe be added to the bioretention area detail and connected to the overflow structure. The emergency drawdown should be left open for the first growing season to allow establishment of the plug plantings. It is recommended that emergency drawdown is open during winter months to promote bypassing snowmelt with high sodium content and that the emergency drawdown cap or plug be reinstalled in spring.
  - ii. The bio-retention areas cannot be used for snow storage per WDNR Conservation Practice Standard 1004 – Bioretention for Infiltration.

## 5. Erosion Control and Stormwater Management Permit

- a. An application should be submitted to the City Director of Public Works for approval. Fees for these permits are listed in Section 15-2-19. Permits are valid for a period of six (6) months from the date of issuance (Section 15-2-17).
- b. Review Comments:
  - i. The erosion control and stormwater management permit application was not included in the submittal we received.
  - ii. A stormwater management facility maintenance agreement is required by the City's ordinance. A maintenance agreement was included in the stormwater management plan report. The submitted maintenance agreement does not follow the format of the City's standard agreement. The standard agreement template will be provided to the applicant for completion and submittal.

**6. Vehicle Circulation:**

- a. Per Article D, Section 13-1-61(b) of the City of Monona Code of Ordinances, safe and efficient vehicular circulation, parking and loading shall be assured.
- b. Review Comments:
  - i. Given the width of the existing and proposed driveways and drive aisles, we have no concerns with vehicle circulation.
  - ii. Vehicle circulation of the City's largest fire truck was discussed with Monona's Fire Chief, Scott Sullivan. Chief Sullivan had no concerns with vehicle circulation.

**7. Pending other concerns that the Plan Commission may have, we recommend conditional approval of the site plans with the above comments as conditions of approval and receipt and approval of the following items:**

- a. Revised plans, revised stormwater management plan report, and a letter that addresses each comment found in sections 1-5 above.
- b. Verification of adequate available capacity in the City's storm sewers in Monona Drive downstream of the site for the proposed additional runoff from the site.
- c. City of Monona standard stormwater facilities maintenance agreement ("Declaration Of Conditions, Covenants And Restrictions For Maintenance Of Stormwater Management Measures") modified specifically for this site including maintenance provisions for catchbasin sumps, inlet filters, storm sewers, grass swales, and the bioretention area. Bioretention area provisions should include (but are not limited to):
  - i. Standing water in the facility 48 hours after the end of a rain event constitutes a failure. The design engineer must specify repair procedures.
  - ii. This facility is required to be constructed with and maintain a good cover of native plant species. Presence of poor vegetative cover, invasive species, or noxious weeds shall require vegetation maintenance including supplemental plug planting.

If you have any questions, please contact me at 821-3956 in our Madison office.

Sincerely,  
VIERBICHER ASSOCIATES, INC.



Darrin R. Pope, PE

cc: Brad Bruun & Dan Stephany – City of Monona Public Works Dept.  
Ms. Katie Udell – Angus Young Associates, Inc.

# PDQ – 6400 Monona Drive – Project Summary

---

City of Monona, WI

*Plan Commission Meeting: January 9, 2017*

## Contact Information:

---

### Developer:

Dan Bertler, President  
Supreme Structures, Inc.  
2906 Marketplace Dr. Suite A  
Madison, WI 53719  
(608) 442-6420  
[dan@supremestructures.com](mailto:dan@supremestructures.com)

### Architect:

Peter Pichotta, Architect  
Angus Young Associates  
555 S. River Street  
Janesville, WI 53548  
(608) 756-2326  
[peterp@angusyoung.com](mailto:peterp@angusyoung.com)

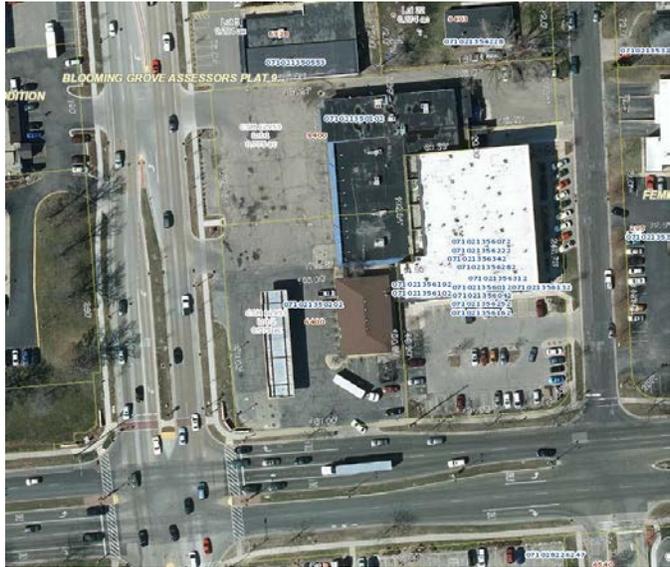
### Landscape Architect:

Katie Udell, PLA, ASLA, LEED  
AP  
Angus Young Associates  
555 S. River Street  
Janesville, WI 53548  
(608) 756-2326  
[katieu@angusyoung.com](mailto:katieu@angusyoung.com)

## Site Summary

---

This site is located in the northeast quadrant of the intersection of Monona Drive and East Broadway. The existing site is a 1.55 acre property with 95% impervious coverage. The site has an existing convenience store, canopy, and commercial building on the north end. The proposed developed would remove the existing buildings on the property and construct a new convenience store with two-bay carwash and with canopy covering 10 fueling dispensers. The proposed site layout will bring the impervious coverage down to about 77%.



There will be a total of 50 parking stalls on site, which includes the 20 parking stalls inherent when fueling. Employee parking is anticipated to be at the southeast corner of the site. A dumpster enclosure on site will match the proposed building materials, and is located to the rear of the site. The existing driveway openings along Monona Drive and East Broadway will be maintained and are not anticipated to be disturbed during proposed redevelopment of the site. A speed hump is proposed near the Rose Lawn Avenue driveway opening.

Pedestrian access is proposed from Monona Drive and East Broadway, with location marked by striping in driveway areas. A patio area at the southwest corner of the building will provide a seating area, as well as a bicycle parking area in close proximity to the building entrance. This will be buffered with two landscape planters.

Stormwater will be handled by 11 storm catch basins, 2 sumps and FlexStorm Inlet Filters to absorb petroleum hydrocarbons, as well as 1 biofilter at the northeast corner of the site. Please see the stormwater and erosion control report for additional information.

## Building Summary

---

The building consists of a 6,100 square foot convenience store/gas station with a 6,400 square foot canopy and an attached 2,700 square foot, 2 lane car wash. The exterior features a prairie style aesthetic of integrated natural stone, cast stone, and natural-toned EIFS finishes. The canopy over the fueling area will have a pedestrian connection to the front entry of the building. The north end of the car wash will have a sound barrier wall on the east side with a canopy, extending 12 feet out from the building. The possibility of new exterior finishes exists for application on to the exposed wall of the neighboring condo building upon demolition of the existing Homburg building and investigation of existing conditions.

The existing intersection signage and PDQ pricing signage are currently within the ROW and are proposed to be relocated to be within the property. A conceptual drawing of a similar PDQ sign is included in this submittal, the final height and scale will be revised to meet City of Monona Ordinances.

## Lighting Summary

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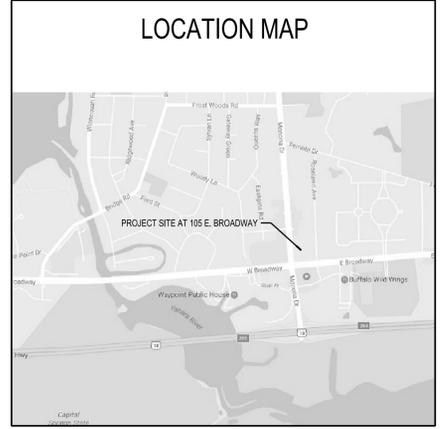
Lighting will be covered with canopy lighting with automatic dimming, wall packs and three light poles to correlate with the shepherd's hook street lights. The light poles will have Sternberg Lighting '1914 LED Libertyville Services fixtures with a hooked arm to match the street lights. Due to this type of fixture, as well as the tightness of the site, the minimum lighting levels at the property lines (mostly along Monona Drive) are above the typical allowable 0.5 fc. There are two wall-mounted lights on the east side of the car wash to provide additional security for this part of the site.



# NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WI

**Angus Young** Architecture  
Engineering  
Interior Design  
*Balance in Creativity*  
555 South River Street Janesville, WI 53548-4783  
Ph: 608.756.2326 Fx: 608.756.0464  
www.angusyoung.com

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**REGULATORY DATA**

**PROJECT ADDRESS**  
105 EAST BROADWAY  
MONONA, WI

**BUILDING CODE**  
2009 INTERNATIONAL BUILDING CODE

**USE AND OCCUPANCY CLASSIFICATION**  
OCCUPANCY - MERCANTILE  
NON-SEPARATED USE

**GENERAL BUILDING HEIGHT AND AREA**  
MAXIMUM AREA =  
MAXIMUM STORIES =  
MAXIMUM HEIGHT =

**TYPE OF CONSTRUCTION**  
TYPE OF CONSTRUCTION

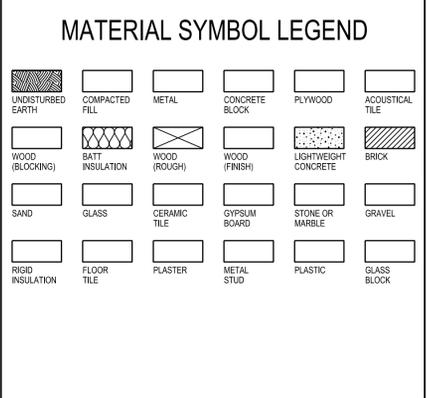
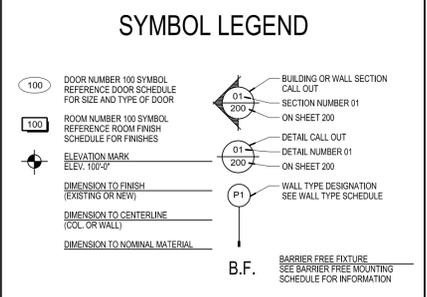
**SHEET INDEX**

**GENERAL**  
G001 COVER SHEET

**CIVIL**  
EXISTING CONDITIONS SITE SURVEY BY HOMBURG CONTRACTORS, INC. FOR REFERENCE ONLY  
C100 SITE DEMOLITION PLAN  
C101 SITE LAYOUT PLAN  
C102 SITE UTILITY PLAN  
C201 SITE GRADING PLAN  
C202 EROSION CONTROL PLAN  
C801 SITE DETAILS  
C802 SITE DETAILS  
L101 LANDSCAPE PLAN

**ARCHITECTURAL**  
A001  
A101 FLOOR PLAN  
A201  
A301  
A401 EXTERIOR ELEVATIONS  
A501  
A601  
A701  
A801  
A802

**ELECTRICAL**  
ES10 SITE LIGHTING PHOTOMETRIC CALCULATIONS



24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

TITLE BLOCK

REGISTRATION STAMP AND SIGNATURE

**NEW PDQ CONVENIENCE STORE AND GAS STATION  
SUPREME STRUCTURES**

PROJECT NUMBER 60790 REVIEWED BY XXX

APPROVED BY XXX DRAWN BY

ISSUANCES REVISIONS

PLAN COMMISSION - 12/23/2016

12/23/2016 10:08:24 AM

**G001**

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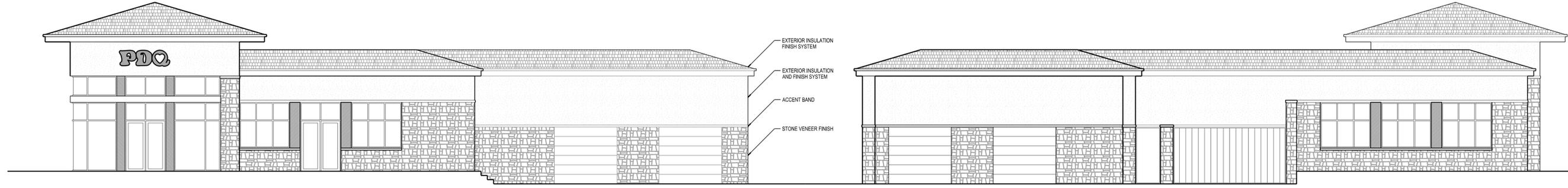
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SCALE: 1/8"=1'-0"  
PLOTTER: P1000

ORIGINAL SIZE: 24" x 36"  
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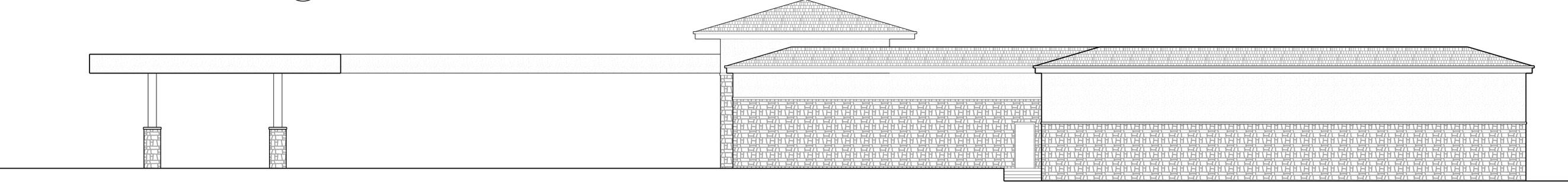


20 SOUTH ELEVATION  
A401 SCALE: 1/8" = 1'-0"

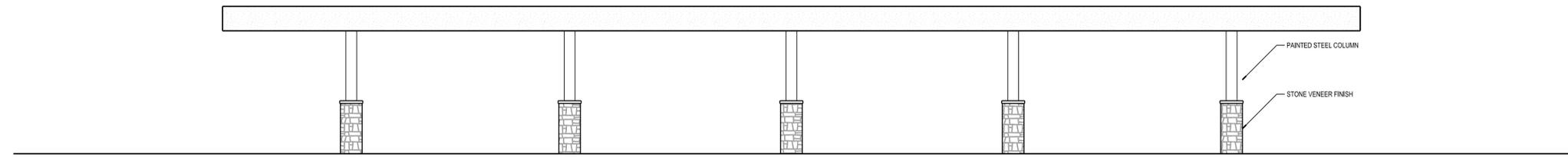
08 NORTH ELEVATION  
A401 SCALE: 1/8" = 1'-0"



19 WEST ELEVATION  
A401 SCALE: 1/8" = 1'-0"



18 EAST ELEVATION  
A401 SCALE: 1/8" = 1'-0"



17 SOUTH ELEVATION AT CANOPY  
A401 SCALE: 1/8" = 1'-0"

EXTERIOR INSULATION FINISH SYSTEM  
EXTERIOR INSULATION AND FINISH SYSTEM  
ACCENT BAND  
STONE VENEER FINISH

ARCHITECTURAL SHINGLE ROOF  
EXTERIOR INSULATION AND FINISH SYSTEM  
ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM

PAINTED STEEL COLUMN  
STONE VENEER FINISH

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ISSUANCES	REVISIONS
PLAN COMMISSION SUBMITTAL - 12/23/2016	

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**PDO**  
100% Employee Owned

**SUPREME STRUCTURES**

NEW PDQ CONVENIENCE STORE AND GAS STATION  
SUPREME STRUCTURES  
MONONA, WISCONSIN

PROJECT NUMBER  
60790

APPROVED BY  
XXX

REVIEWED BY  
XXX

DRAWN BY  
PFP

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EXTERIOR ELEVATIONS

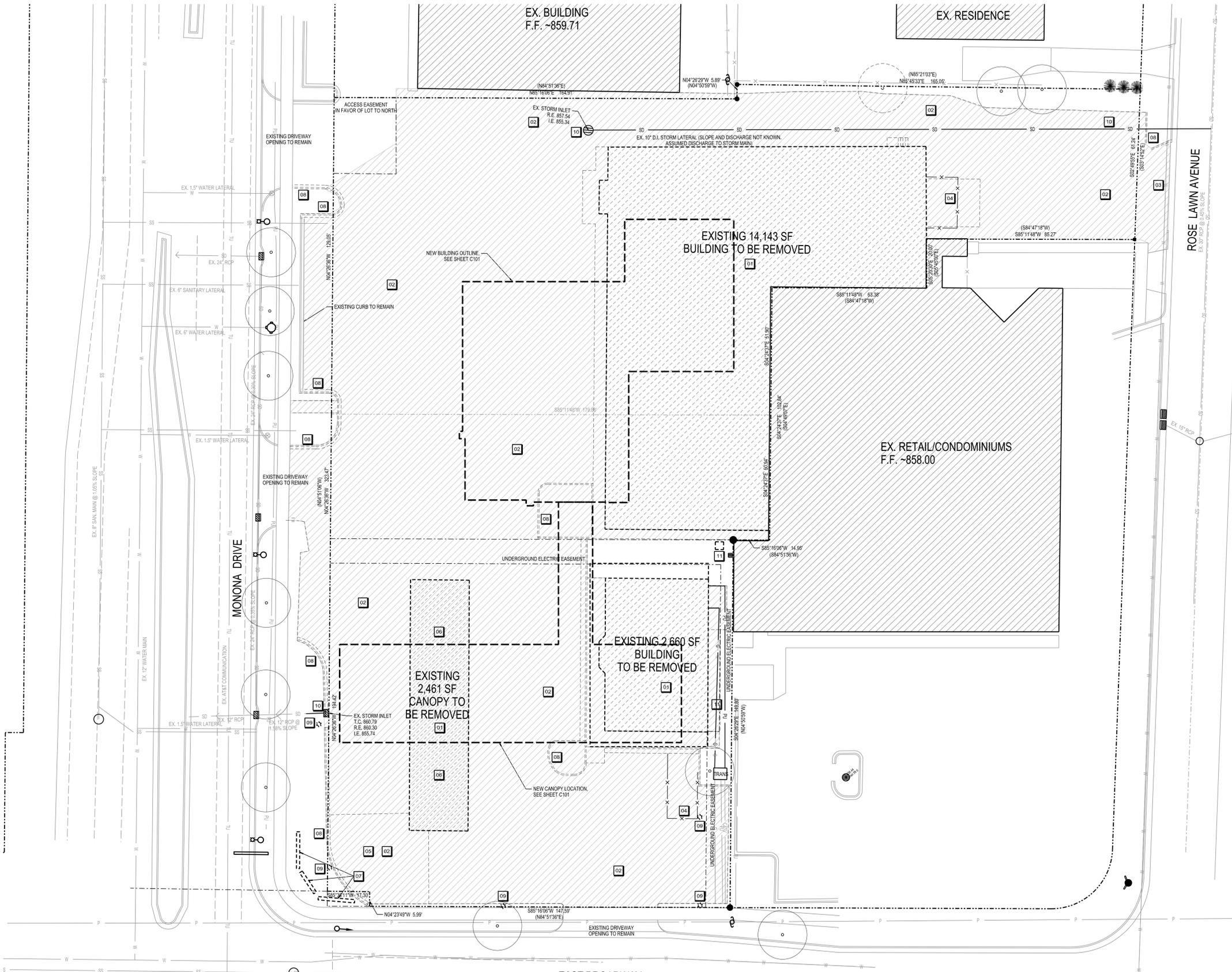
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A401

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ORIGINAL SIZE: 24" x 36"  
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SCALE: 1"=20'-0"  
 PLOTTED BY: kahu



**SITE DEMOLITION PLAN**

SCALE: 1"=20'-0"



CALL TOLL FREE 1-800-242-8511  
 MILWAUKEE AREA 414-259-1181  
 FAX A LOCATE 1-800-338-3860  
 TDD (HEARING IMPAIRED) 1-800-542-2289  
 ONLINE: www.DiggersHotline.com  
 WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

SITE LINE LEGEND	
---	PROPERTY LINE
- - - -	SETBACK LINE
- - - -	EASEMENT LINE
--- XXX ---	EXISTING INTERMEDIATE CONTOUR
--- XXX ---	EXISTING INDEX CONTOUR
--- XXX ---	NEW INTERMEDIATE CONTOUR
--- XXX ---	NEW INDEX CONTOUR
---	PAVEMENT
---	FENCE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
G	GAS
P	ELECTRICAL POWER
PU	UNDERGROUND ELECTRICAL POWER
T	TELEPHONE
TU	UNDERGROUND TELEPHONE

- NOTE: ALL LINE TYPES MAY NOT BE USED IN THIS SET.
- KEYNOTES**
- 01 REMOVE EXISTING BUILDINGS, FOUNDATIONS, AND UTILITIES. COORDINATE WITH UTILITY COMPANIES AND CITY OF MONONA ON PROPER UTILITY DISCONNECTION AND ABANDONMENT.
  - 02 REMOVE EXISTING PAVEMENT. SEE SITE LAYOUT SHEET C101 FOR NEW PAVEMENT LOCATIONS.
  - 03 REMOVE EXISTING DRIVEWAY OPENING ALONG ROSE LAWN AVENUE. PROVIDE NEW DRIVEWAY OPENING AS SHOWN ON C101 IN ACCORDANCE WITH CITY OF MONONA REQUIREMENTS.
  - 04 REMOVE EXISTING FENCE
  - 05 REMOVE EXISTING UNDERGROUND TANKS
  - 06 REMOVE EXISTING FUEL SYSTEM AND DISPENSERS
  - 07 EXISTING CITY OF MONONA STREET IDENTIFICATION SIGNAGE ON STONE WALLS WITHIN OOT ROW TO BE REMOVED.
  - 08 REMOVE EXISTING CURB & GUTTER. SEE SITE LAYOUT PLAN SHEET C101 FOR NEW CURB & GUTTER LOCATIONS.
  - 09 REMOVE EXISTING LIGHT POLES
  - 10 REMOVE EXISTING STORM SEWER. ABANDON ON ROSE LAWN IN ACCORDANCE WITH CITY OF MONONA REQUIREMENTS.
  - 11 COORDINATE WITH MG&E ON ELECTRIC AND GAS UTILITY REMOVAL, RELOCATION AND/OR RECONNECTION

- SITE GENERAL NOTES**
1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
  2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
  4. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
  5. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.

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REVISIONS	ISSUANCES
	PLAN COMMISSION SUBMITTAL - 12/22/2016

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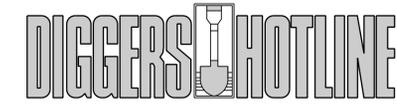
**NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WISCONSIN**

PROJECT NUMBER	60790
APPROVED BY	XXX
REVIEWED BY	XXX
DRAWN BY	KAU
DATE	12/22/2016 4:40:25 PM

**SITE DEMOLITION PLAN**

**C100**

**PRELIMINARY - NOT FOR CONSTRUCTION**



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SS	SANITARY SEWER
W	WATER
G	GAS
P	ELECTRICAL POWER
PU	UNDERGROUND ELECTRICAL POWER
T	TELEPHONE
TU	UNDERGROUND TELEPHONE

NOTE: ALL LINE TYPES MAY NOT BE USED IN THIS SET.

**PARKING REQUIREMENTS**

Store	Area	Parking Calculation	Required
Convenience Store	6072	1 Space per 300 sf Floor Area	20
2-Bay Car Wash	2703	1 Space per 300 sf Floor Area	9
Total Required			29
Parking Provided, excluding fueling dispensers:			30
Parking at fueling dispensers:			20

**PROJECT - SITE CALCULATIONS**

<b>Total Property</b>	67,526 sf	1.55 ac
Retail Business & Neighborhood Small Business		

Existing Site:		
Existing Buildings	19,264 sf	0.44 ac
Existing Pavement	44,931 sf	1.03 ac
<b>Total Existing Impervious</b>	64,195 sf	1.47 ac
<b>Remainder Greenspace</b>	3,331 sf	0.08 ac
		<b>95%</b>

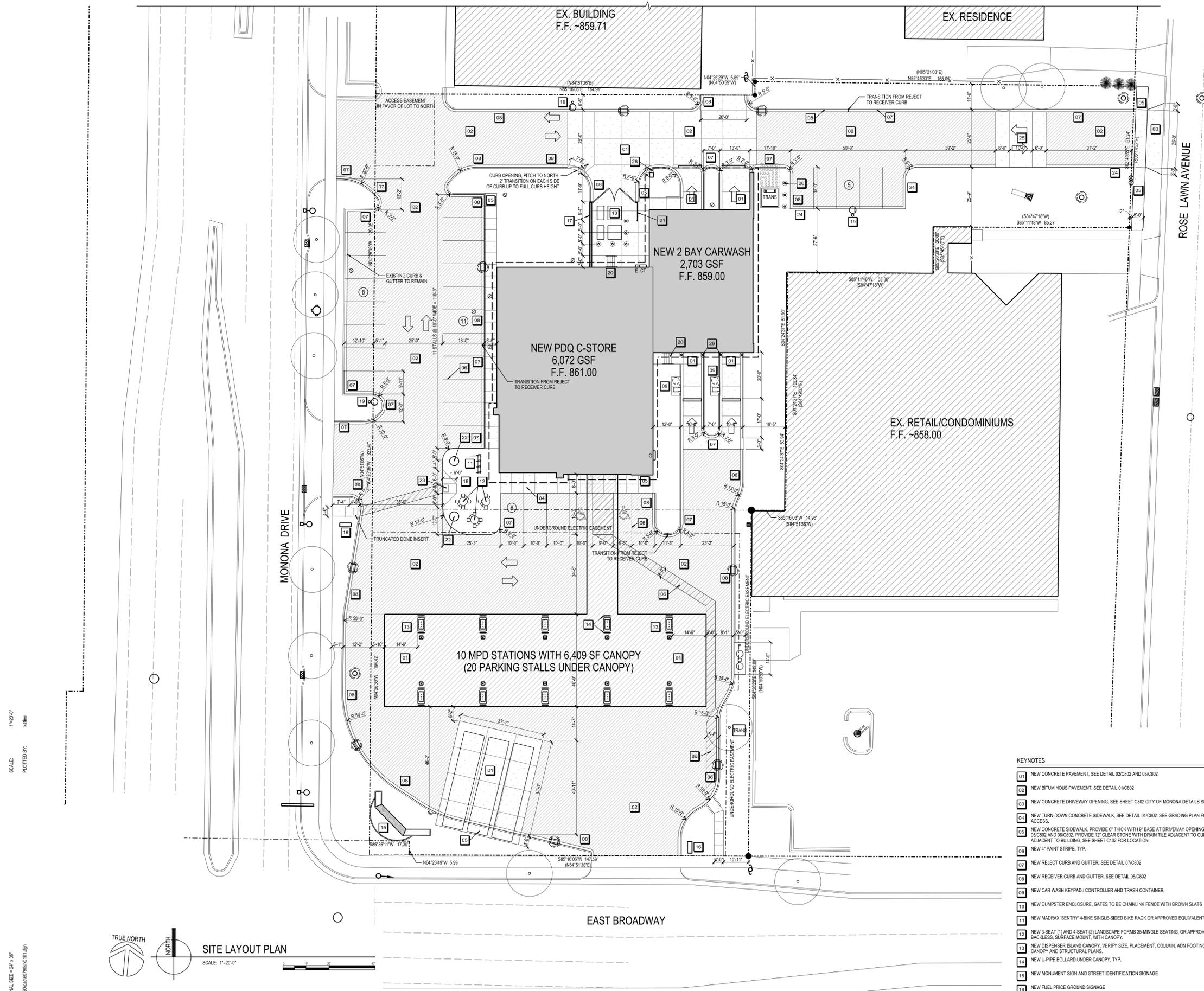
Proposed Site:		
New Building	15,184 sf	0.35 ac
New Pavement	36,539 sf	0.84 ac
<b>Total Impervious</b>	51,723 sf	1.19 ac
<b>Remainder Greenspace</b>	15,803 sf	0.36 ac
		<b>23%</b>
<b>Total New Greenspace:</b>	12,472 sf	

**KEYNOTES**

- 01 NEW CONCRETE PAVEMENT. SEE DETAIL 02/C802 AND 03/C802
- 02 NEW BITUMINOUS PAVEMENT. SEE DETAIL 01/C802
- 03 NEW CONCRETE DRIVEWAY OPENING. SEE SHEET C802 CITY OF MONONA DETAILS SDD-DW-01 AND 02.
- 04 NEW TURN-DOWN CONCRETE SIDEWALK. SEE DETAIL 04/C802. SEE GRADING PLAN FOR BARRIER-FREE ACCESS.
- 05 NEW CONCRETE SIDEWALK. PROVIDE 6" THICK WITH 9" BASE AT DRIVEWAY OPENING. SEE DETAILS 05/C802 AND 06/C802. PROVIDE 1/2" CLEAR STONE WITH DRAIN TILE ADJACENT TO CURBSIDEWALK ADJACENT TO BUILDING. SEE SHEET C102 FOR LOCKING.
- 06 NEW 4" PAINT STRIPE, TYP.
- 07 NEW REJECT CURB AND GUTTER. SEE DETAIL 07/C802
- 08 NEW RECEIVER CURB AND GUTTER. SEE DETAIL 08/C802
- 09 NEW CAR WASH KEYPAD / CONTROLLER AND TRASH CONTAINER.
- 10 NEW DUMPSTER ENCLOSURE. GATES TO BE CHAINLINK FENCE WITH BROWN SLATS
- 11 NEW MADRAX 'SENTRY' 4-BIKE SINGLE-SIDED BIKE RACK OR APPROVED EQUIVALENT.
- 12 NEW 3-SEAT (1) AND 4-SEAT (2) LANDSCAPE FORMS 35-MINGLE SEATING, OR APPROVED EQUIVALENT. BACKLESS, SURFACE MOUNT, WITH CANOPY.
- 13 NEW DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN, ADJ FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS.
- 14 NEW U-PIPE BOLLARD UNDER CANOPY, TYP.
- 15 NEW MONUMENT SIGN AND STREET IDENTIFICATION SIGNAGE
- 16 NEW FUEL PRICE GROUND SIGNAGE
- 17 NEW TRANSFORMER ON CONCRETE PAD
- 18 NEW DECORATIVE COLORED AND STAMPED CONCRETE PATIO. SIMILAR TO DETAIL 04/C802.
- 19 NEW LIGHT POLE. SEE SITE LIGHTING PLAN SHEET ES10
- 20 NEW STAIRS. SEE DETAIL 10/C802
- 21 CHAIN LINK WITH BROWN SLATS, 6' HIGH
- 22 NEW LANDSCAPE PLANTERS (2)
- 23 BARRIER-FREE SIDEWALK CURB RAMP WITH TRUNCATED DOME INSERT. PROVIDE MAX. 1:10 SLOPE ON SIDE SLOPES
- 24 NEW 12" CONCRETE STRIP. SEE DETAIL 11/C802
- 25 NEW CONCRETE SPEED HUMP FLOW THROUGH GUTTER. SEE DETAIL ON SHEET C802 LABELED CITY OF MADISON ENGINEERING DIVISION DIVISION DRAWING 4.10.
- 26 NEW 6" DIAMETER BOLLARD, TYP. SEE DETAIL 09/C802.

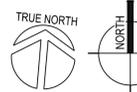
**SITE GENERAL NOTES**

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY. SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
4. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
5. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY. BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING BUILDING AND/OR PROPERTY LINE AS SHOWN ON DRAWING.
6. ALL EXTERIOR CONCRETE SIDEWALKS AND VARD SLABS SHALL BE 4,000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS NOTED OTHERWISE.



**SITE LAYOUT PLAN**

SCALE: 1"=20'-0"



SCALE: 1"=20'-0"  
 PLOTTED BY: ksh

ORIGINAL SIZE: 24" x 36"  
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REVISIONS

NO.	DATE	DESCRIPTION

ISSUANCES

PLAN COMMISSION SUBMITTAL - 12/22/2016

Architecture | Engineering  
 Interiors | Landscape

**Angus Young**

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PROJECT NUMBER: 60790  
 APPROVED BY: JAK  
 REVIEWED BY: XXX  
 DRAWN BY: KAU  
 12/22/2016 4:49:28 PM

SITE LAYOUT PLAN

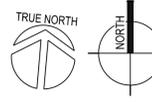
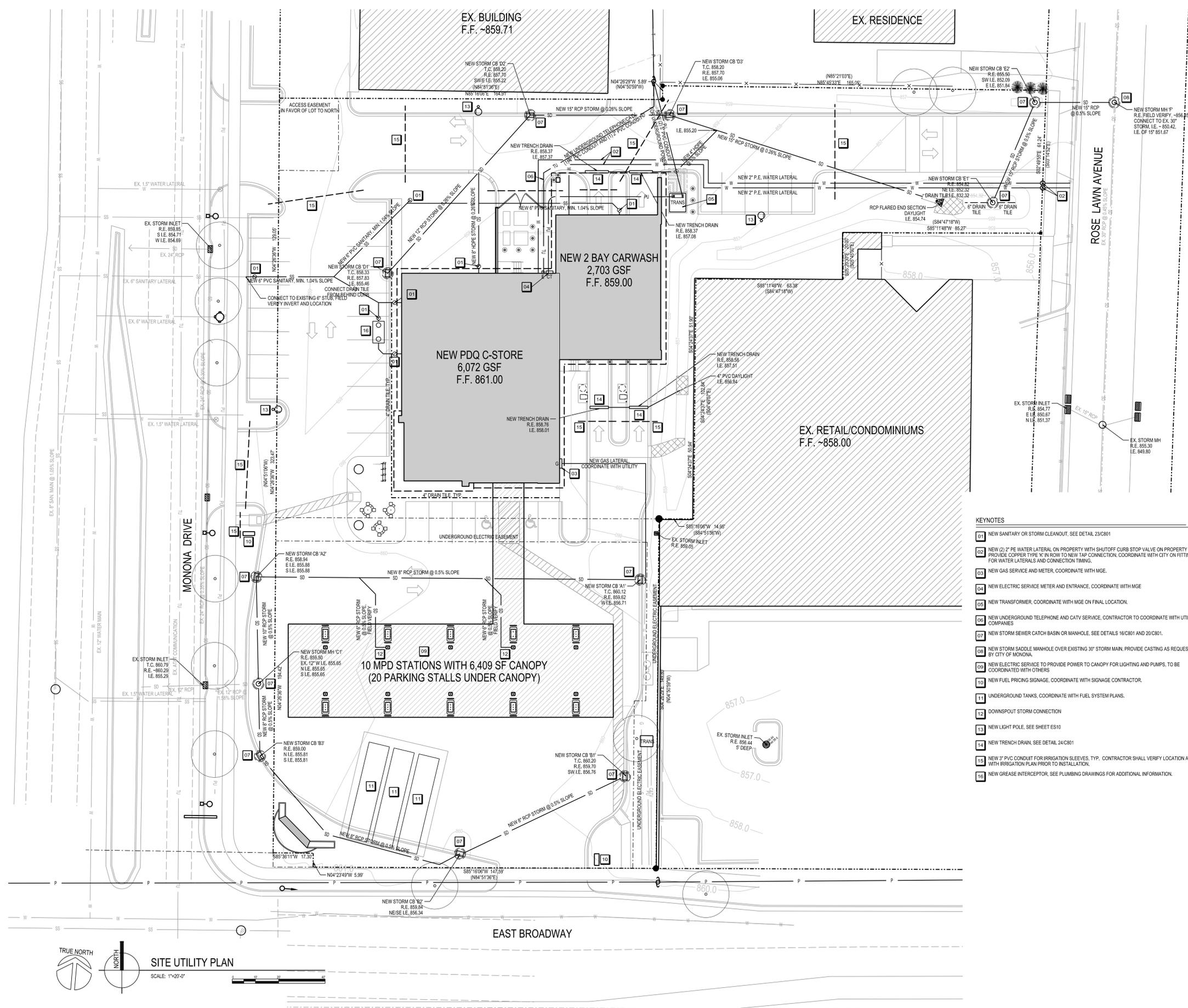
**NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WISCONSIN**

**PRELIMINARY - NOT FOR CONSTRUCTION**

**C101**

ORIGINAL SIZE: 24" x 36"  
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SCALE: 1"=20'-0"  
 PLOTTED BY: kahu



**SITE UTILITY PLAN**  
 SCALE: 1"=20'-0"



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SITE LINE LEGEND	
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SS	SANITARY SEWER
W	WATER
G	GAS
P	ELECTRICAL POWER
PU	UNDERGROUND ELECTRICAL POWER
T	TELEPHONE
TU	UNDERGROUND TELEPHONE

NOTE: ALL LINE TYPES MAY NOT BE USED IN THIS SET.

**GENERAL UTILITY NOTES**

- COMPLY WITH THE WORK SAFETY PRACTICES SPECIFIED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. OSHA PROHIBITS ENTRY INTO "CONFINED SPACES" SUCH AS MANHOLES AND INLETS (SEE 29 CFR SECTION 1910.146). WITHOUT UNDERTAKING CERTAIN SPECIFIC PRACTICES AND PROCEDURES, CONSTRUCTION SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF THE CONSTRUCTION OPERATIONS.
- PERFORM ALL UTILITY WORK IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS.
- PERFORM TRENCH EXCAVATIONS FOR ALL UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF O.S.H.A. 29 CFR PART 1926 SUBPART F, "EXCAVATIONS AND TRENCHES" (WWW.OSHA.GOV).
- COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION.
- VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE PLUMBING ENGINEER PRIOR TO CONSTRUCTION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN IN ROW ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- POTHOLES TO VERIFY THE POSITIONS OF EXISTING UNDERGROUND FACILITIES AT A SUFFICIENT NUMBER OF LOCATIONS IN ORDER TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND THAT SUFFICIENT CLEARANCE IS AVAILABLE.
- WHERE EXISTING GAS, ELECTRIC, CABLE, OR TELEPHONE UTILITIES CONFLICT WITH THE WORK, COORDINATE THE ABANDONMENT, RELOCATION, OFFSET, OR SUPPORT OF THE EXISTING UTILITIES WITH THE APPROPRIATE LOCAL UTILITY COMPANIES. COORDINATE NEW GAS METER AND GAS LINE INSTALLATION, ELECTRIC METER AND ELECTRIC SERVICE INSTALLATION, CABLE SERVICE, AND TELEPHONE SERVICE INSTALLATION WITH THE LOCAL UTILITY COMPANIES.
- RESTORE THE PUBLIC RIGHT-OF-WAY. REPLACE ANY CONCRETE CURB AND GUTTER, BITUMINOUS PAVEMENT, SIDEWALK, OR VEGETATIVE COVER DAMAGED BY THE CONSTRUCTION ACTIVITY. RESTORE DAMAGED TURF WITH SOD WITHIN THE PUBLIC RIGHT-OF-WAY. THE WORK AREA SHOWN IS GENERAL AND MAY NEED TO BE ADJUSTED IN THE FIELD.
- ADJUST ALL CURB STOPS, VALVE BOXES, MAINTENANCE HOLE CASTINGS, CATCHBASIN CASTINGS, CLEANOUT COVERS, HYDRANTS, AND SIMILAR ITEMS TO FINISHED GRADE.
- OBTAIN PERMITS FROM THE CITY AND DOT FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
- TRACER WIRE SHALL BE INSTALLED ABOVE ALL SANITARY, STORM AND WATER LATERALS THAT CONNECT TO A PUBLIC UTILITY. TRACER WIRE SHALL BE A MINIMUM OF 1/2 GAUGE, PLASTIC-COATED COPPER WIRE BURIED WITHIN 6" AND DIRECTLY ABOVE THE TOP OF THE PIPE. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT LEAST EVERY 400'. PROTECT THE WIRE AT THE ACCESS POINTS. THE COLOR OF THE TRACER WIRE SHALL BE AS FOLLOWS:  
 - GREEN FOR SANITARY SEWER  
 - BROWN FOR STORM SEWER  
 - BLUE FOR POTABLE WATER
- NEW GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

**KEYNOTES**

- NEW SANITARY OR STORM CLEANOUT. SEE DETAIL 23/C01
- NEW (2") 2" P.E. WATER LATERAL ON PROPERTY WITH SHUT-OFF CURB STOP VALVE ON PROPERTY LINE. PROVIDE COPPER TYPES 'K' IN ROW TO NEW TAP CONNECTION. COORDINATE WITH CITY ON FITTINGS FOR WATER LATERALS AND CONNECTION TIMING.
- NEW GAS SERVICE AND METER. COORDINATE WITH MGE.
- NEW ELECTRIC SERVICE METER AND ENTRANCE. COORDINATE WITH MGE
- NEW TRANSFORMER. COORDINATE WITH MGE ON FINAL LOCATION.
- NEW UNDERGROUND TELEPHONE AND CATV SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES
- NEW STORM SEWER CATCH BASIN OR MANHOLE. SEE DETAILS 16/C01 AND 20/C01.
- NEW STORM SADDLE MANHOLE OVER EXISTING 30" STORM MAIN. PROVIDE CASTING AS REQUESTED BY CITY OF MONONA.
- NEW ELECTRIC SERVICE TO PROVIDE POWER TO CANOPY FOR LIGHTING AND PUMPS. TO BE COORDINATED WITH OTHERS.
- NEW FUEL PRICING SIGNAGE. COORDINATE WITH SIGNAGE CONTRACTOR.
- UNDERGROUND TANKS. COORDINATE WITH FUEL SYSTEM PLANS.
- DOWNSPOUT STORM CONNECTION
- NEW LIGHT POLE. SEE SHEET ES10
- NEW TRENCH DRAIN. SEE DETAIL 24/C01
- NEW 3" PVC CONDUIT FOR IRRIGATION SLEEVES, TYP. CONTRACTOR SHALL VERIFY LOCATION AND SIZE WITH IRRIGATION PLAN PRIOR TO INSTALLATION.
- NEW GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

**GENERAL NOTES**

- DRAWINGS DO NOT INCLUDE GAS PIPING FROM UNDERGROUND STORAGE TANKS TO PUMPS.
- CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE MIN. 2" THICK FOAM INSULATION CENTERED ON PIPE OVER ALL STORM LATERALS. SEE DETAIL 02/C01.

**UTILITY CONTACTS:**

ELECTRIC AND GAS SERVICE: MGE  
 BRAD ALEXEJUN, 608-252-4785, balexjun@mge.com  
 PUBLIC WATER, SANITARY AND STORM: CITY OF MONONA  
 BRAD BRUUN, 608-222-2525, bbruun@ci.monona.wi.us

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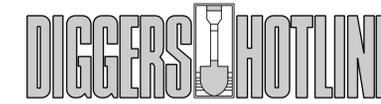
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 APPROVED BY: JAX  
 REVIEWED BY: XXX  
 DRAWN BY: KAU  
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SITE UTILITY PLAN

**NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WISCONSIN**

**PRELIMINARY - NOT FOR CONSTRUCTION**

C102

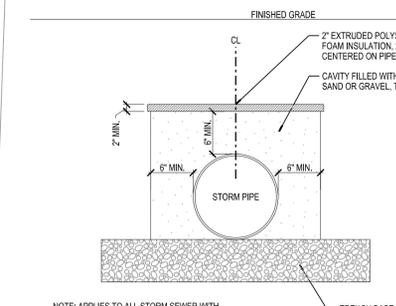


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 ONLINE: www.DiggersHotline.com

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

SITE LINE LEGEND	
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING INDEX CONTOUR
---	NEW INTERMEDIATE CONTOUR
---	NEW INDEX CONTOUR
---	PAVEMENT
---	FENCE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
G	GAS
P	ELECTRICAL POWER
PU	UNDERGROUND ELECTRICAL POWER
T	TELEPHONE
TU	UNDERGROUND TELEPHONE

NOTE: ALL LINE TYPES MAY NOT BE USED IN THIS SET.

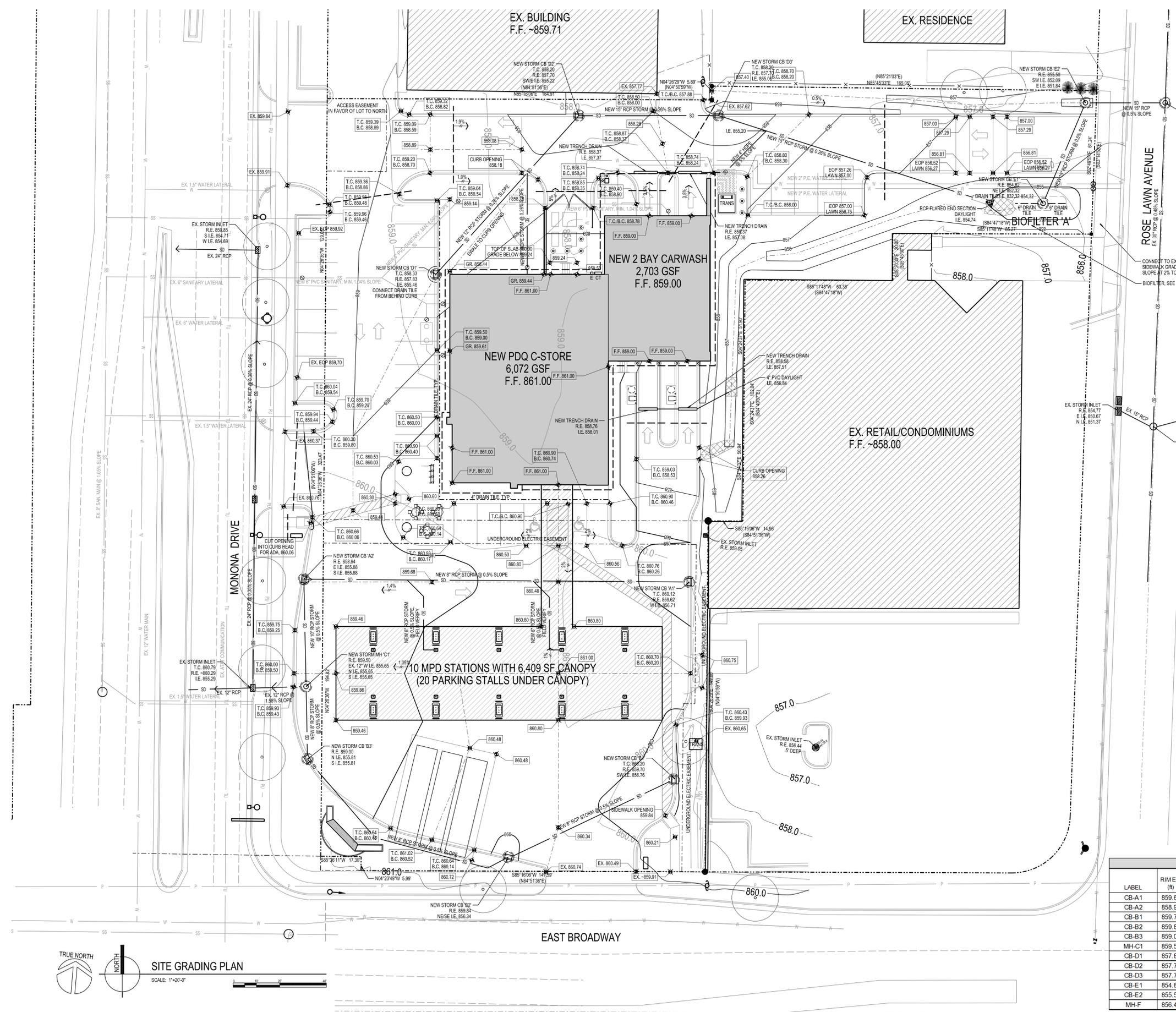


NOTE: APPLIES TO ALL STORM SEWER WITH LESS THAN 4'-0" FROM FINISH GRADE TO INVERT OF STORM LATERAL.

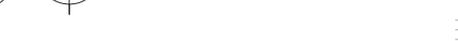
**02**  
**C201**  
 FROST PROTECTION FOR EXTERIOR STORM LATERALS  
 SCALE: 1"=1'-0"

NOTE: ALL STORM PIPING SHALL BE PROTECTED FROM FROST. PROVIDE 2" FOAM INSULATION OVER ALL STORM LATERALS. SEE DETAIL 02/C201.

PROPOSED STORM SEWER STRUCTURES SCHEDULE										
LABEL	RIM EL. (ft)	INVERT EL. (ft)	SUMP EL. (ft)	SUMP DIAM.	DEPTH EXCLUDING SUMP (ft)	DEPTH WITH SUMP (ft)	Largest Pipe Size	FlexStorm Inlet Filter	Cover over Pipe (ft)	
CB-A1	859.62	856.71	2.00	854.71	4'-0"	2.91	4.91	0.67	PC+	2.24
CB-A2	858.94	855.88	2.00	853.88	4'-0"	3.06	5.06	0.83	PC+	2.23
CB-B1	859.70	856.76	2.00	854.76	4'-0"	2.94	4.94	0.50	PC+	2.44
CB-B2	859.84	856.34	2.00	854.34	4'-0"	3.50	5.50	0.67	PC+	2.83
CB-B3	859.00	855.81	2.00	853.81	4'-0"	3.19	5.19	0.67	PC+	2.52
MH-C1	859.50	855.65	2.00	853.65	4'-0"	3.85	5.85	1.00	None	2.85
CB-D1	857.83	855.46	2.00	853.46	4'-0"	2.37	4.37	1.00	PC+	1.37
CB-D2	857.70	855.22	2.00	853.22	4'-0"	2.48	4.48	1.25	PC+	1.23
CB-D3	857.70	855.06	2.00	853.06	4'-0"	2.64	4.64	1.25	PC+	1.39
CB-E1	854.82	852.32	2.00	850.32	4'-0"	2.50	4.50	1.25	None	1.25
CB-E2	855.50	851.84	2.00	849.84	4'-0"	3.66	5.66	1.25	PC+	2.41
MH-F	856.45	850.42	0.00	n/a	5'-0"	6.03	n/a	2.50	None	3.53



**SITE GRADING PLAN**  
 SCALE: 1"=20'-0"



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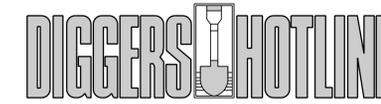
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REVISIONS

NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WISCONSIN

**C201**

**PRELIMINARY - NOT FOR CONSTRUCTION**



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WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

EROSION CONTROL LEGEND	
	SILT FENCING
	INLET PROTECTION
	CONCRETE WASHOUT ZONE
	SLOPE INTERRUPTION/PERIMETER CONTROL - SEDIMENT LOG
	TRACKING PAD
	RP RAP

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

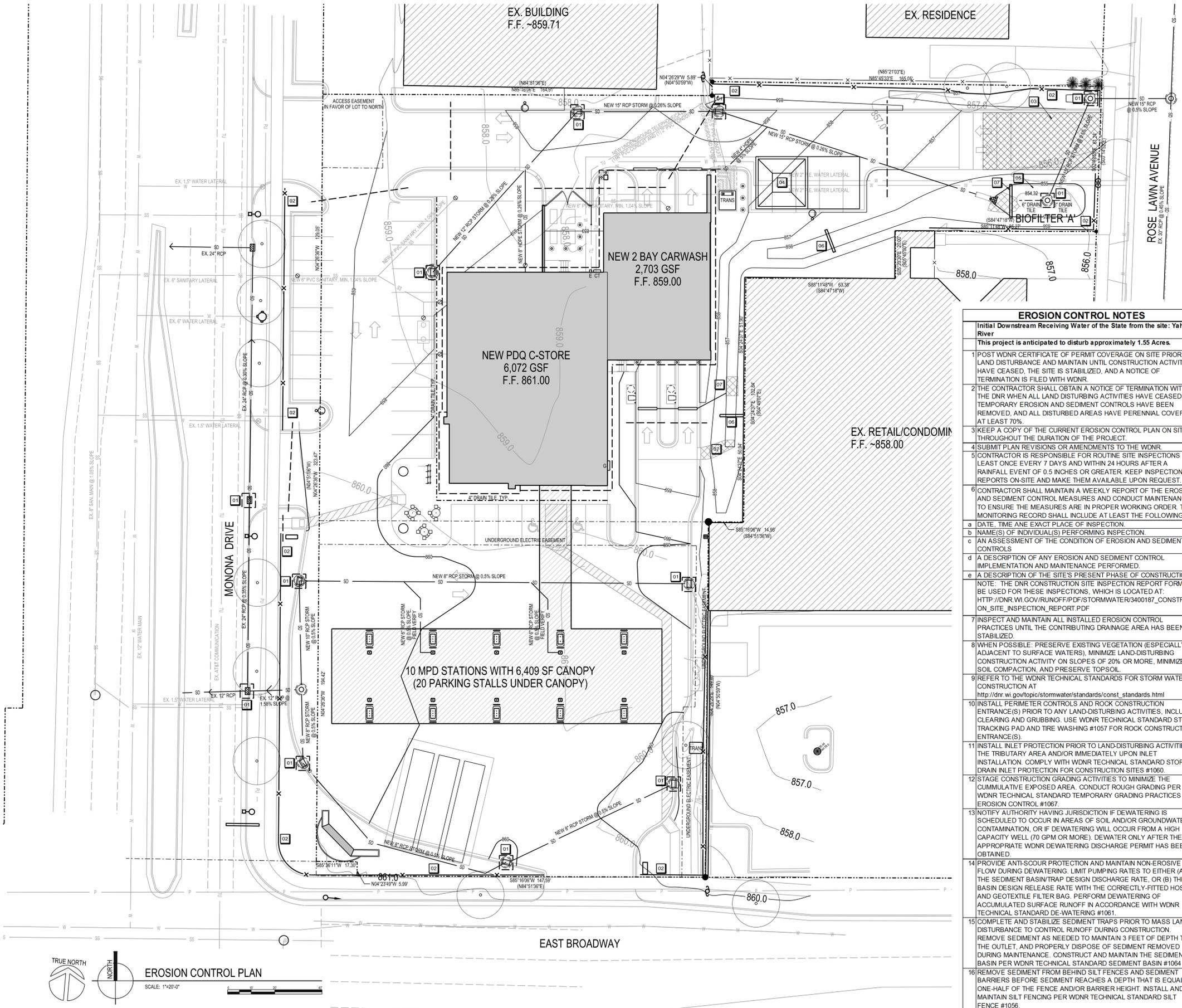
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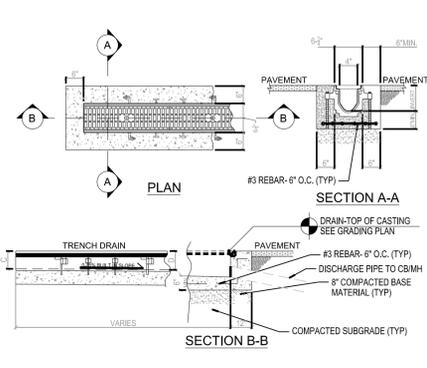
- 01 NEW STORM INLET PROTECTION, SEE DETAIL 21/C801
- 02 NEW SILT FENCING, SEE DETAIL 09/C801
- 03 NEW STONE TRACKING PAD, SEE DETAIL 03/C801
- 04 NEW CONCRETE WASHOUT AREA, SEE DETAIL 07/C801
- 05 UTILIZE BIOPHILIC DEVICE AS SEDIMENT TRAP DURING CONSTRUCTION. PROVIDE TYPE C LINER AND DO NOT BACKFILL WITH SAND/PEA GRAVEL, AND ENGINEERED FILL UNTIL SITE STABILIZATION. TEMPORARILY CAP DRAIN TILE OUTLET (DO NOT INSTALL DRAIN TILE UNTIL SITE STABILIZATION). SURROUND BIOPHILIC TRAP WITH SEDIMENT LOG UNTIL MIN. 70% VEGETATIVE STABILIZATION OF TRIBUTARY AREA IS OBTAINED.
- 06 8" HIGH TRIANGULAR SILT DIKES ALONG DRAINAGE SWALES. TYP. REMOVE FOLLOWING VEGETATION ESTABLISHMENT. SEE DETAILS AT WWW.TRI-SILT.DICOM.
- 07 PROVIDE 6" @ 6" COBBLES UNDERLAIN BY LANDSCAPE FABRIC UNDERLAIN BY 18" WASHED SAND AT PIPE OUTLET. DURING CONSTRUCTION PROTECT CURB OPENINGS AND PIPE OUTLET WITH SEDIMENT LOG PLACED IN FRONT OF OPENING.

EROSION CONTROL NOTES

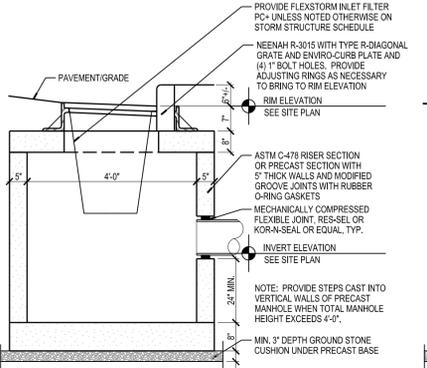
- Initial Downstream Receiving Water of the State from the site: Yahara River**
- This project is anticipated to disturb approximately 1.55 Acres.**
- 1 POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE PRIOR TO LAND DISTURBANCE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
  - 2 THE CONTRACTOR SHALL OBTAIN A NOTICE OF TERMINATION WITH THE DNR WHEN ALL LAND DISTURBING ACTIVITIES HAVE CEASED, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS HAVE BEEN REMOVED, AND ALL DISTURBED AREAS HAVE PERENNIAL COVER OF AT LEAST 70%.
  - 3 KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
  - 4 SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR.
  - 5 CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
  - 6 CONTRACTOR SHALL MAINTAIN A WEEKLY REPORT OF THE EROSION AND SEDIMENT CONTROL MEASURES AND CONDUCT MAINTENANCE TO ENSURE THE MEASURES ARE IN PROPER WORKING ORDER. THE MONITORING RECORD SHALL INCLUDE AT LEAST THE FOLLOWING:
    - a. DATE, TIME AND EXACT PLACE OF INSPECTION
    - b. NAME(S) OF INDIVIDUAL(S) PERFORMING INSPECTION
    - c. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS
    - d. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
    - e. A DESCRIPTION OF THE SITE'S PRESENT PHASE OF CONSTRUCTION
 NOTE: THE DNR CONSTRUCTION SITE INSPECTION REPORT FORM CAN BE USED FOR THESE INSPECTIONS, WHICH IS LOCATED AT: [HTTP://DNR.WI.GOV/RUNOFF/PDF/STORMWATER/3400187\\_CONSTRUCTION\\_SITE\\_INSPECTION\\_REPORT.PDF](http://dnr.wi.gov/runoff/PDF/STORMWATER/3400187_CONSTRUCTION_SITE_INSPECTION_REPORT.PDF)
  - 7 INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
  - 8 WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
  - 9 REFER TO THE WDNR TECHNICAL STANDARDS FOR STORM WATER CONSTRUCTION AT [http://dnr.wi.gov/topsoil/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topsoil/stormwater/standards/const_standards.html)
  - 10 INSTALL PERIMETER CONTROLS AND ROCK CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
  - 11 INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE TRIBUTARY AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
  - 12 STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT ROUGH GRADING PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
  - 13 NOTIFY AUTHORITY HAVING JURISDICTION IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
  - 14 PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
  - 15 COMPLETE AND STABILIZE SEDIMENT TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064
  - 16 REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056.

- 17 REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062
- 18 INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 19 IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- 20 IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
- 21 STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS.
- 22 SWEEP/CLEAN UP ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- 23 CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1058.
- 24 PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- 25 COORDINATE WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL LEAVE THE SITE. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- 26 FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- 27 INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, SWALES, ETC.), OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION.
- 28 CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/bow/>
- 29 PROVIDE SEDIMENT LOG AROUND PERIMETER OF BIOPHILIC DEVICE TO PROTECT FROM CLOGGING OF DEVICE. REMOVE FOLLOWING STABILIZATION OF TRIBUTARY AREA. DO NOT REMOVE UNTIL ANY EROSION PROBLEMS FLOWING TO DEVICE ARE FIXED.

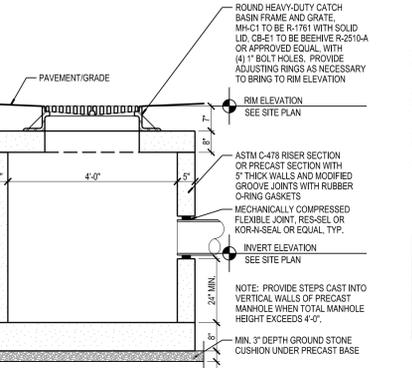




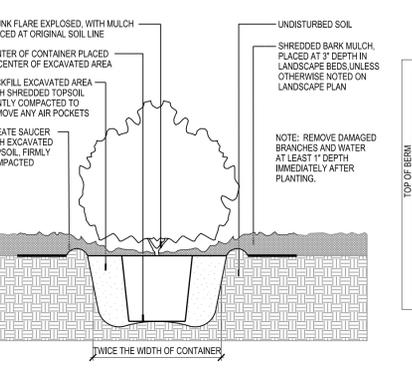
**24 TRENCH DRAIN**  
C801 SCALE: 1/2"=1'-0"



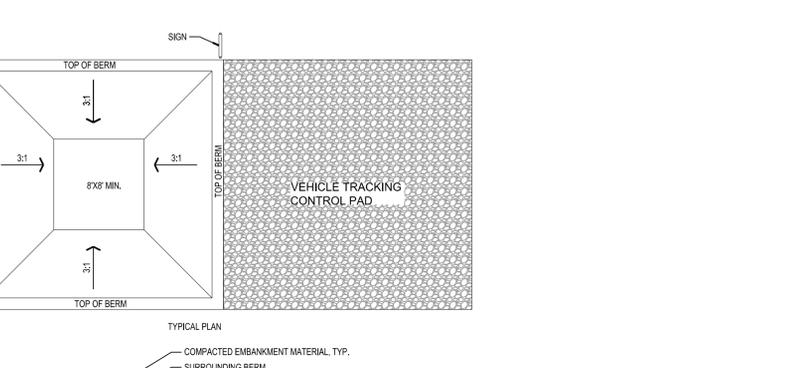
**20 STORM CURB CATCH BASIN**  
C801 SCALE: 1/2"=1'-0"



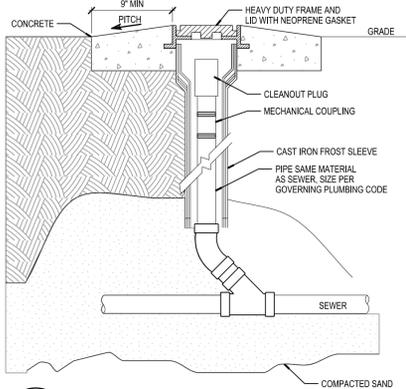
**16 STORM CATCH BASIN / MANHOLE DETAIL**  
C801 SCALE: 1/2"=1'-0"



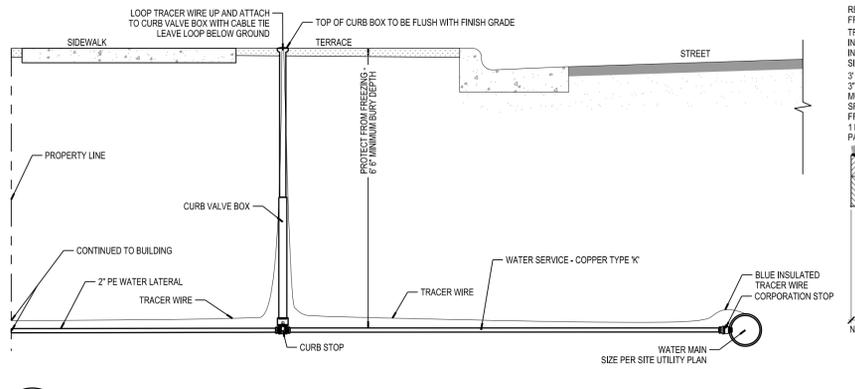
**12 CONTAINER PLANTING IN LANDSCAPE BED**  
C801 SCALE: 1"=1'-0"



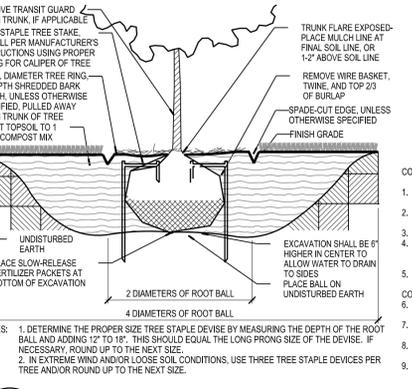
**03 STONE TRACKING PAD DETAIL**  
C801 SCALE: NOT TO SCALE



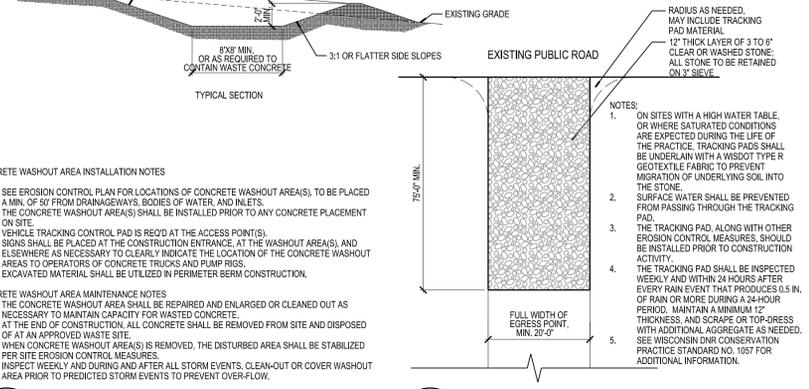
**23 YARD CLEANOUT**  
C801 SCALE: NONE



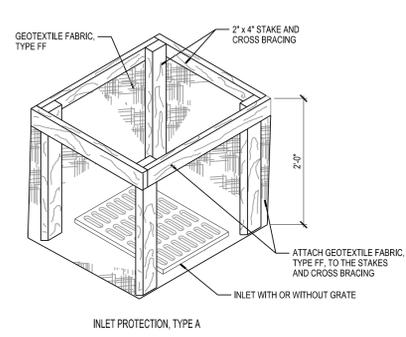
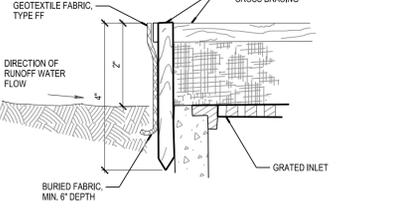
**19 CORPORATION STOP WATER SERVICE CONNECTION WITH CURB STOP**  
C801 SCALE: 1/2"=1'-0"



**11 B.B. SHRUB AND TREE PLANTING DETAIL**  
C801 SCALE: NONE



**07 CONCRETE WASHOUT AREA**  
C801 SCALE: NOT TO SCALE



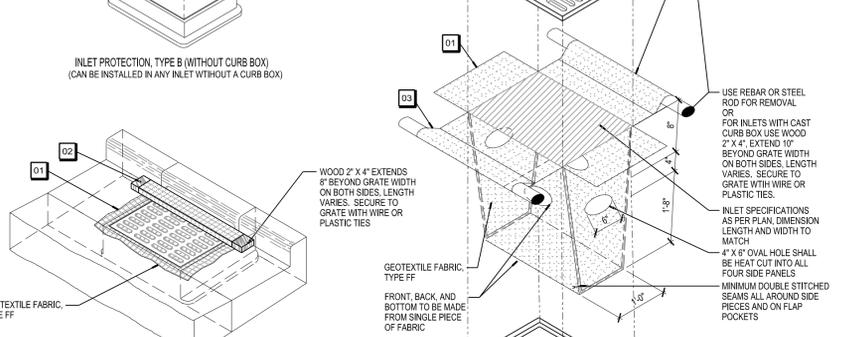
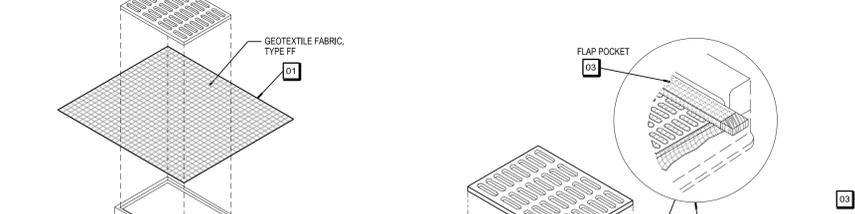
**KEYNOTES**

- 01 FINISHED SIZE, INCLUDED FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 02 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 03 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

**GENERAL NOTES**

- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

**21 STORM DRAIN INLET PROTECTION**  
C801 SCALE: 1/2"=1'-0"



**INSTALLATION NOTES - TYPE D:**

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, THE CONTRACTOR SHALL CATCH THE BAG USING PLASTIC ZIP TIES. TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

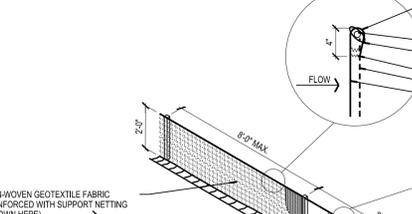
**INSTALLATION NOTES - TYPE B & C:**

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FABRIC HAND-HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

**NOTE:** THIS DRAWING IS BASED ON WISCONSIN DOT STANDARD DETAIL DRAWINGS 102 AND 102 AND PROVIDED BY WISCONSIN DNR.

**19 CORPORATION STOP WATER SERVICE CONNECTION WITH CURB STOP**  
C801 SCALE: 1/2"=1'-0"



**GENERAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS, THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK, AND ANY APPLICABLE SPECIAL PROVISIONS.
- ALTERNATES A & B ARE EQUAL AND EITHER MAY BE USED.
- INSTALL SILT FENCING PRIOR TO DISTURBING UP-SLOPE AREAS.
- REMOVE FENCING WHEN SOIL HAS BEEN PERMANENTLY STABILIZED.

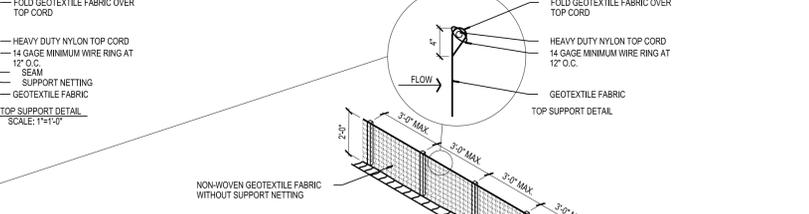
**KEYNOTES:**

- 01 CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ARCHITECT.
- 02 EXCAVATE A 4" WIDE x 4" DEEP TRENCH ALONG INTENDED FENCE LINE TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD FABRIC TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- 03 GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUIVALENT.
- 04 FENCE POSTS SHALL BE AS FOLLOWS:  
STEEL: STUDDED TTEE OR T TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT WITH FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT.  
WOOD: 1 1/8" x 1 1/8" OAK OR HICKORY OR 4" DIAMETER ROUND PRESSURE TREATED OR 1 1/2" x 3/4" PRESSURE TREATED WITH STRONG DIRECTION ORIENTED WITH THE SLOPE.

**MAINTENANCE:**

- MAINTAIN AND INSPECT FENCE WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PROLONGED RAINFALL.
- REMOVE SEDIMENT DEPOSITS AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH 1/2 FENCE HEIGHT, WHICHEVER OCCURS FIRST.
- REPAIR OR REPLACE FENCE WHEN TORN, SAGGING, OVERTOPPED, BLOWN OVERLAYING DOWN, SHOWS A LACK OF MATERIAL INTEGRITY, OR IN ANY WAY IS NOT FUNCTIONING AS DESIGNED.

**09 OVERLAND FLOW SILT FENCE DETAILS**  
C801 SCALE: NOT TO SCALE



**GENERAL NOTES:**

- ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
- SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD.
- THE TRACKING PAD, ALONG WITH OTHER EROSION CONTROL MEASURES, SHOULD BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY.
- THE TRACKING PAD SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 IN. OF RAIN OR MORE DURING A 24-HOUR PERIOD. MAINTAIN A MINIMUM 1/2" THICKNESS AND SCRAPE OR TOP-DRESS WITH ADDITIONAL AGGREGATE AS NEEDED. SEE WISCONSIN DNR CONSERVATION PRACTICE STANDARD NO. 1057 FOR ADDITIONAL INFORMATION.

**03 STONE TRACKING PAD DETAIL**  
C801 SCALE: NOT TO SCALE

ORIGINAL SIZE: 24" x 36"  
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PLOTTED BY: kshu

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NEW PDQ CONVENIENCE STORE AND GAS STATION  
SUPREME STRUCTURES  
MONONA, WISCONSIN

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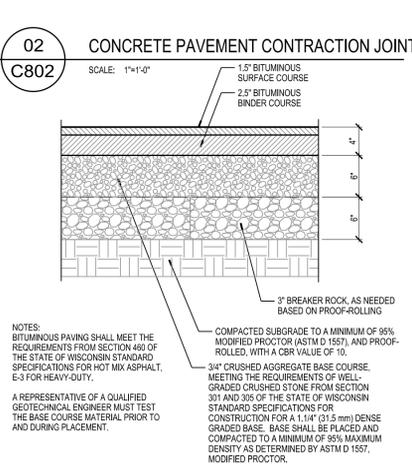
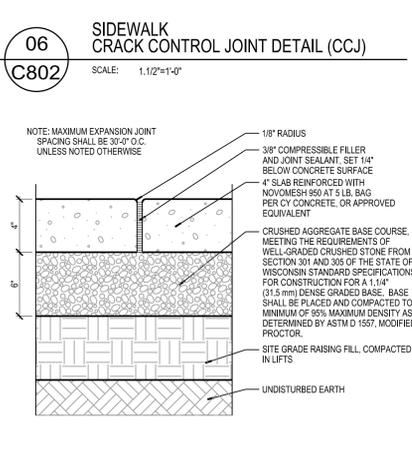
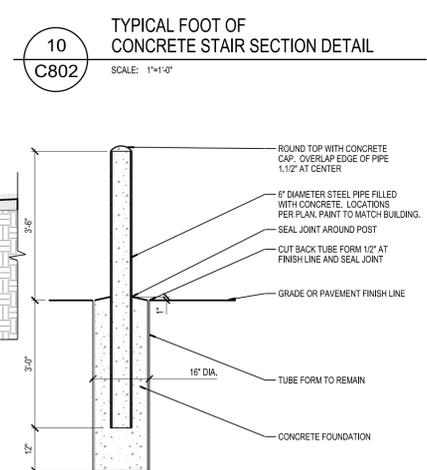
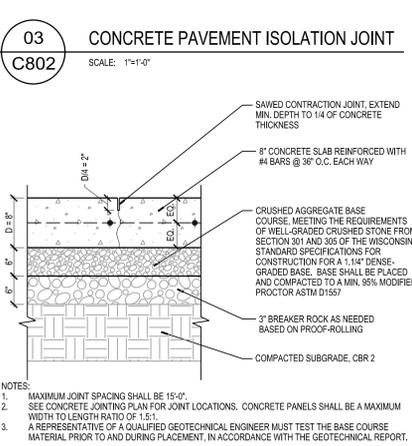
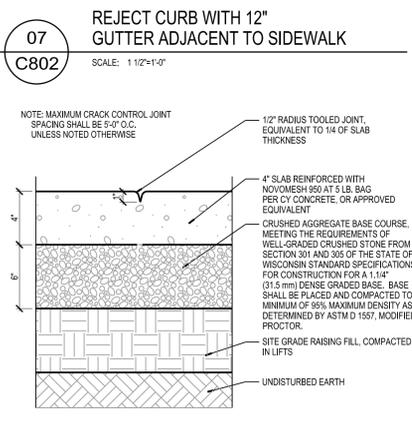
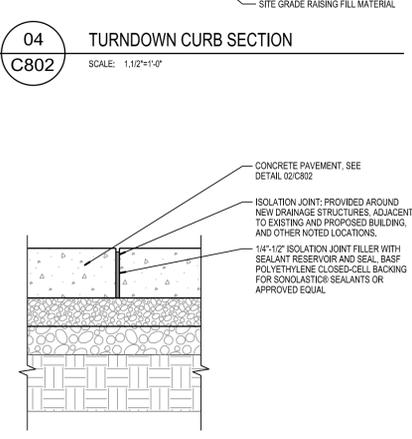
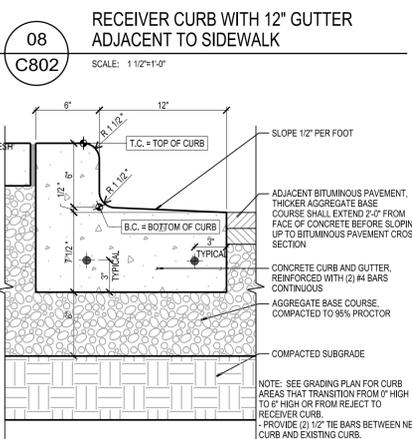
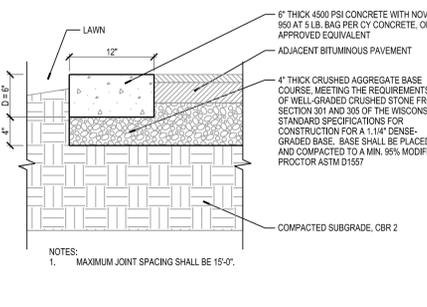
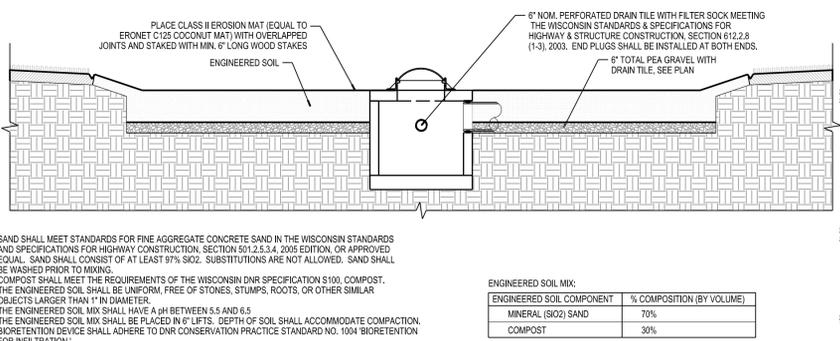
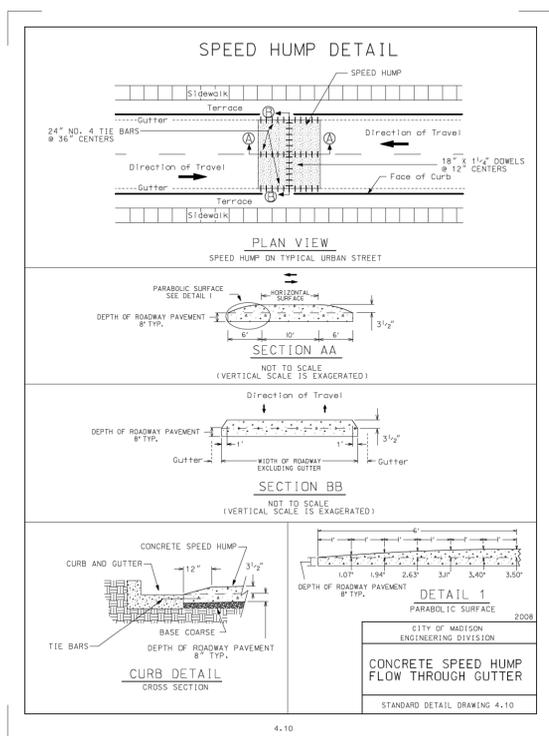
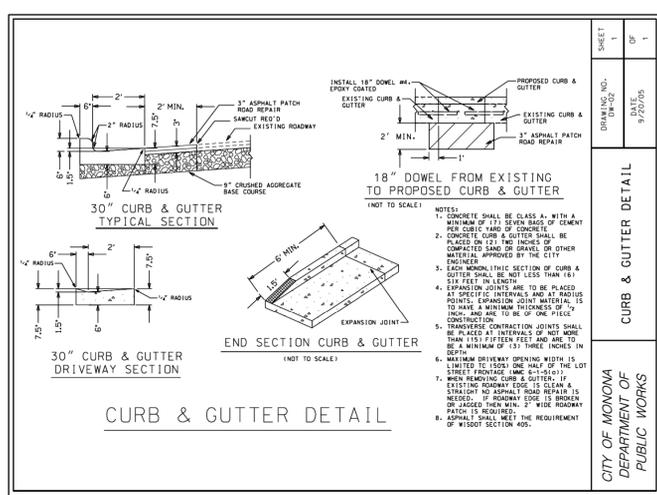
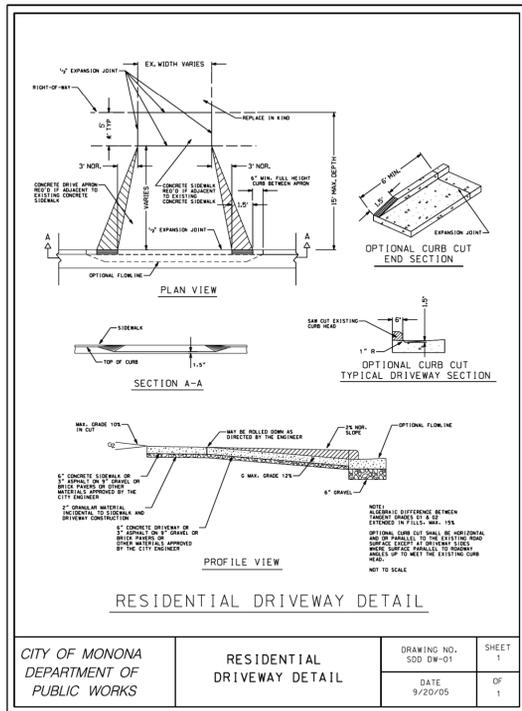
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NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WISCONSIN

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 SCALE: 1/8"=1'-0"  
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C802



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 ONLINE: www.DiggersHotline.com  
 WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

LANDSCAPE SYMBOL LEGEND		
		SHADE TREE
		EVERGREEN SHRUB OR TREE
		ORNAMENTAL GRASS
		EXISTING VEGETATION
		EXISTING EVERGREEN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

**LANDSCAPE REQUIREMENTS**

Provide one 2.5" cal. canopy tree for each 12 parking spaces or fraction thereof, over the initial 6 stalls. 50 Parking stalls = min. 4 canopy trees.  
 Provide 15 landscape points per parking stall. 50 parking stalls x 15 points = min. 750 landscape points required.

Plant, Min. Planted Size	Point Value	Quantity	Provided Landscape Points	
Existing Street ROW Canopy Trees, 2-2.5" Cal.	50	ea	7	350
New Parking Canopy Trees, 1.5-2" Cal. (Also calculated in min. Canopy Tree Requirement)	30	ea	5	150
Existing Parking Canopy Trees, 2-2.5" Cal. (Also calculated in min. Canopy Tree Requirement)	50	ea	3	150
Low Ornamental Trees, 5' H	20	ea	4	80
Evergreen Trees, 4' H	30	ea	2	60
Tall Shrubs, 2.5-4' H	9	ea	19	171
Low Shrubs, 15-24" H	3	ea	91	273
<b>Subtotal</b>				<b>1234</b>

**LANDSCAPE GENERAL NOTES**

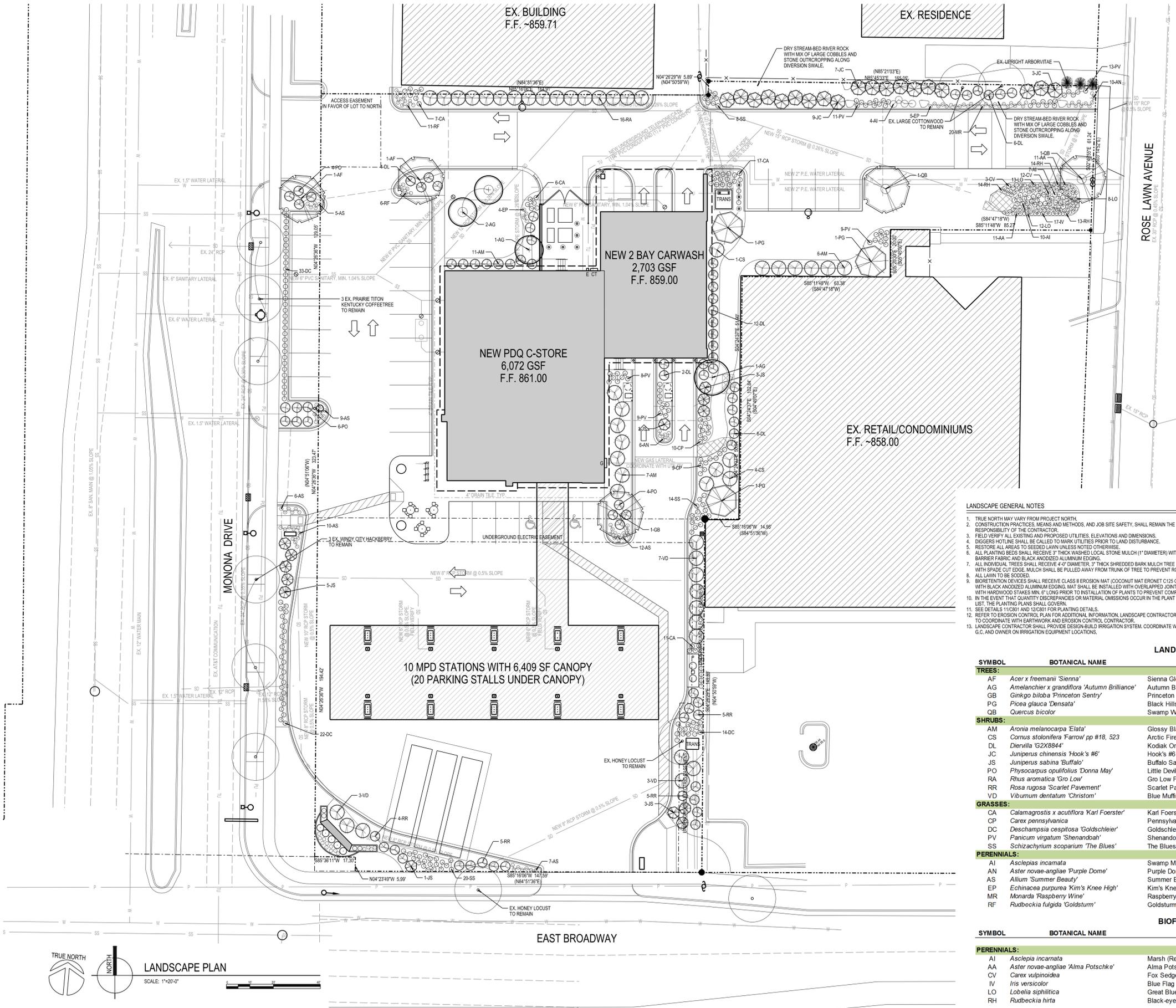
- TRUE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
- RESTORE ALL AREAS TO SEEDED LAWN UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL RECEIVE 3" THICK WASHED LOCAL STONE MULCH (1" DIAMETER) WITH WEED BARRIER FABRIC AND BLACK ANODIZED ALUMINUM EDGING.
- ALL INDIVIDUAL TREES SHALL RECEIVE 4" DIAMETER, 3" THICK SHREDDED BARK MULCH TREE RING WITH SPADE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
- ALL LAWN TO BE SOODED.
- BIORETENTION DEVICES SHALL RECEIVE CLASS II EROSION MAT (COCONUT MAT ERONET C125 OR EQUIVALENT) WITH BLACK ANODIZED ALUMINUM EDGING. MAT SHALL BE INSTALLED WITH OVERLAPPED JOINTS AND STAKED WITH HARDWOOD STAKES MIN. 6" LONG PRIOR TO INSTALLATION OF PLANTS TO PREVENT COMPACTION.
- IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- SEE DETAILS 110201 AND 120201 FOR PLANTING DETAILS.
- REFER TO EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION. LANDSCAPE CONTRACTOR TO COORDINATE WITH EARTHWORK AND EROSION CONTROL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL PROVIDE DESIGN-BUILD IRRIGATION SYSTEM, COORDINATE WITH G.C. AND OWNER ON IRRIGATION EQUIPMENT LOCATIONS.

**LANDSCAPE PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
<b>TREES:</b>						
AF	<i>Acer x freemanii 'Sienna'</i>	Sienna Glen Freeman Maple	1.5-2" Cal.	B.B.	50' H x 35' W	2
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Apple Serviceberry	6" High Multistem	B.B.	15' H x 15' W	4
GB	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	2" Cal.	B.B.	60' H x 25' W	1
PG	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	6" High	B.B.	35' H x 20' W	3
QB	<i>Quercus bicolor</i>	Swamp White Oak	1.5-2" Cal.	B.B.	50' H x 40' W	2
<b>SHRUBS:</b>						
AM	<i>Aronia melanocarpa 'Elati'</i>	Glossy Black Chokeberry	3' H	Container	5' H x 4' W	24
CS	<i>Cornus stolonifera 'Farrow' pp #18, 523</i>	Arctic Fire Compact Redtwig Dogwood	4-5 Gallon	Container	3-5' H x W	5
DL	<i>Diervilla 'G2X884'</i>	Kodiak Orange Diervilla	15" High	2-4 Gallon	3-4' H x 3-4' W	40
JC	<i>Juniperus chinensis 'Hook's #6'</i>	Hook's #6 Upright Juniper	4' High	Cont.	12' H x 4-6' W	19
JS	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Savin Juniper	12-18" High	Cont.	18" H x 5' W	13
PO	<i>Physocarpus opulifolius 'Donna May'</i>	Little Devil Ninebark	18-24" H	3 Gallon	3-4' H x 3-4' W	14
RA	<i>Rhus aromatica 'Gro Low'</i>	Gro Low Fragrant Sumac	18-24" H	2-4 Gallon	2-3' H x 5-6' W	16
RR	<i>Rosa rugosa 'Scarlet Pavement'</i>	Scarlet Pavement Rugosa Rose	2-3 Gallon	Container	2.5' H x 3.5' W	19
VD	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	4-5 Gallon	Container	6' H x 5' W	13
<b>GRASSES:</b>						
CA	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	Gallon		5' H x 2' W	41
CP	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	Gallon		15" H x 15" W	19
DC	<i>Deschampsia cespitosa 'Goldschleier'</i>	Goldschleier Tufted Hair Grass	Gallon		24" H x W	76
PV	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	Gallon		3' H x 2' W	50
SS	<i>Schizachyrium scoparium 'The Blues'</i>	The Blues Little Bluestem	Gallon		3' H x 18" W	42
<b>PERENNIALS:</b>						
AI	<i>Asclepias incarnata</i>	Swamp Milkweed	4.5" Pot		4' H x 2.5' W	4
AN	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome Aster	1 Gallon		18" H x 15-18" W	16
AS	<i>Allium 'Summer Beauty'</i>	Summer Beauty Ornamental Onion	Gallon		12-18" H x W	49
EP	<i>Echinacea purpurea 'Kim's Knee High'</i>	Kim's Knee High Purple Coneflower	4.5" Pot		18" H x 18" W	9
MR	<i>Monarda 'Raspberry Wine'</i>	Raspberry Wine Bee Balm	4.5" Pot		36" H x 18" W	20
RF	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Black-eyed Susan	1 Gallon		30" H x 24" W	17

**BIOFLITER PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
<b>PERENNIALS:</b>						
AI	<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	4.5" Pot		3' H x 2' W	17
AA	<i>Aster novae-angliae 'Alma Putschke'</i>	Alma Putschke New England Aster	4.5" Pot		3-4' H x 4' W	22
CV	<i>Carex vulpinoidea</i>	Carex Sedge	Gallon		3' H x 2' W	15
IV	<i>Iris versicolor</i>	Blue Flag Iris	4.5" Pot		2.5' H x 2' W	17
LO	<i>Lobelia siphilitica</i>	Great Blue Lobelia	Plug		1-2' H	33
RH	<i>Rudbeckia hirta</i>	Black-eyed Susan	Plug		1-3' H	41



SCALE: 1"=20'-0"  
 ORIGINAL SIZE: 24" x 36"  
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REVISIONS

NEW PDQ CONVENIENCE STORE AND GAS STATION SUPREME STRUCTURES MONONA, WISCONSIN

LANDSCAPE PLAN

L101

PRELIMINARY - NOT FOR CONSTRUCTION







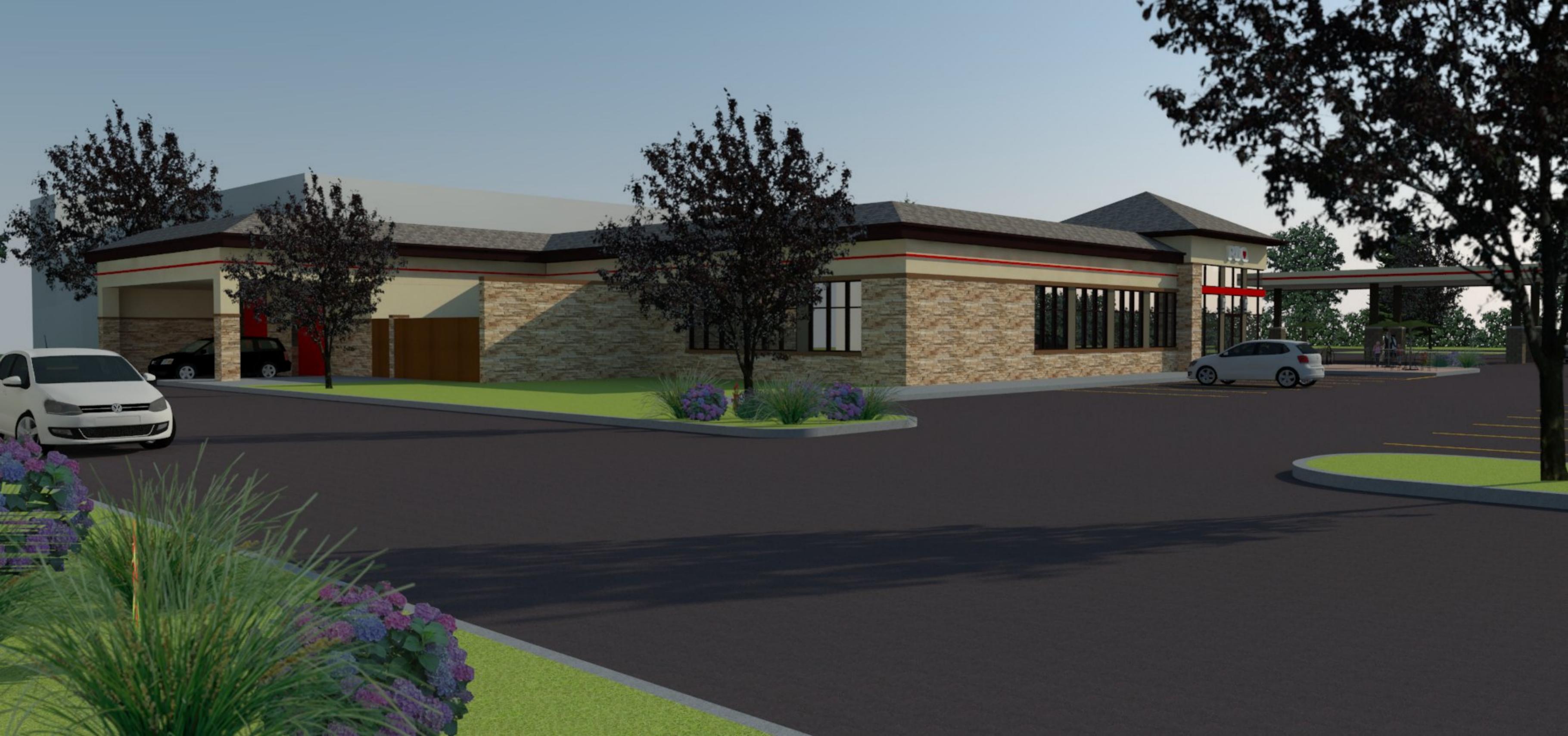


PDO 



PDA





## DESCRIPTION

Recessed 6-inch LED shallow lens downlight is available in various distributions, lumen and CRI/CCT options. Suitable for shallow commercial construction and can be used for both new or renovation work. Optional non-conductive polymer "Dead Front" trim available. Insulation must be kept 3" from top and sides of housing. Use for general area lighting where high efficiency and visual comfort are required.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### MECHANICAL

#### Frame

Boat shaped galvanized steel frame with adjustable plaster lip accommodates ceilings up to 1/2" - 2" thick. May be used for new construction or remodeling installations. Provided with (2) remodel clips to secure frame when installed from below the ceiling.

#### Mounting Brackets

Bar hanger receivers adjusts 2" vertically from above the ceiling or thru the aperture. Use with No Fuss™ bar hangers or with 1/2" EMT. Removable to facilitate installation from below the ceiling.

#### No Fuss™ Bar Hangers

Captive preinstalled bar hanger locks to tee grid with a screwdriver or pliers. Centering mechanism allows consistent positioning of fixtures.

### OPTICAL

#### LED Module

Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation. Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity. See ordering information for available CRI / CCT options. Passive thermal management achieves L70 at 50,000 hours in non IC applications. Integral diffuse lens provides visual shielding. Integral connector allows quick connection to housing flex.

#### Beam Forming Optics

Optional beam forming optics replace diffuse lens and provide narrow flood or flood distribution for long throws of light.

#### Reflector

Standard one piece parabolic aluminum reflector combines high optical efficiency with visual comfort. Non-conductive polymer "Dead Front" trim also available. Attaches to LED module with (3) speed clamps minimizing light leaks to lens. Self-flanged standard with an optional white painted flange.

#### Trim Retention

Reflectors are retained with two torsion springs holding the flange tightly to the finished ceiling surface.

### ELECTRICAL

#### Junction Box

(6) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (12) #12 AWG (six in, six out) 90°C conductors and feed thru branch wiring.

#### Driver

Integral UNV 120 - 277V 50/60 Hz constant current driver provides noise free operation. For 347V input use Halo transformer H347 or H347200. Continuous, flicker-free dimming from 100% to 10% with leading or trailing edge phase cut at 120V or 0 -10V analog control.

#### Emergency Option

Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting. Available with remote charge indicator and test switch.

### Compliance

- cULus listed for wet location
- IP66 Ingress Protection Rated
- Certified for wet locations, insulation must be kept 3" from top and sides.
- Airtight per ASTM-E283.
- Optional City of Chicago environmental air (CCEA) marking for plenum applications.
- EMI/RFI emissions per FCC 47CFR Part 18 non-consumer limits.
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08.
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.
- ENERGY STAR® listed for commercial applications, reference database for current listings.



**PD610**  
**PD615**  
**PD620**  
**PD630**

**PDM6A**

**64V**  
**64VDFW**

**1000, 1500,**  
**2000 & 3000**  
**Lumen Series**

**LED**  
**6-Inch Aperture**  
**Shallow Lens**  
**Downlight**



THD: ≤ 20%
PF: ≥ 0.90
T Ambient -30 - +40°C
Sound Rating ≤ 22dba

Lumens	1000 Series	
Input Voltage	120V	277V
Input Current	.103 A	.058 A
Input Power	12.1 W	13.2 W
Efficiency	88 LPW	88 LPW
Inrush Current	.037 A	.077 A

Lumens	1500 Series	
Input Voltage	120V	277V
Input Current	.146 A	.072 A
Input Power	17.1 W	17.9 W
Efficiency	87 LPW	87 LPW
Inrush Current	.047 A	1.04 A

Lumens	2000 Series	
Input Voltage	120V	277V
Input Current	.175 A	.086 A
Input Power	20.78 W	21.06 W
Efficiency	89 LPW	89 LPW
Inrush Current	.054 A	1.21 A

Lumens	3000 Series	
Input Voltage	120V	277V
Input Current	.299 A	.145 A
Input Power	35.72 W	36.4 W
Efficiency	82 LPW	82 LPW
Inrush Current	.085 A	2.0 A

## ORDERING INFORMATION

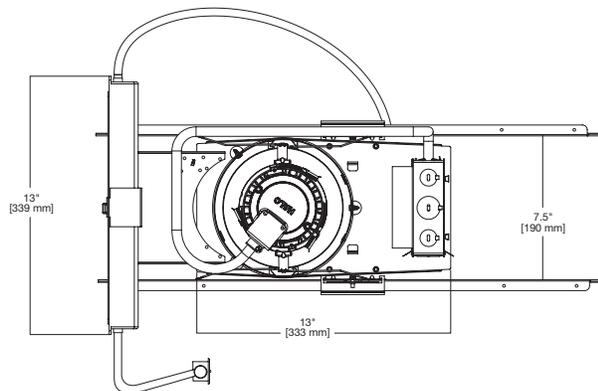
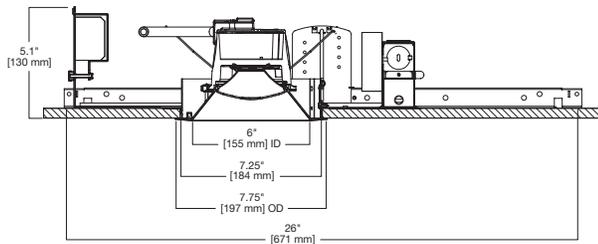
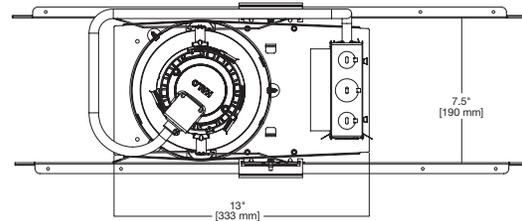
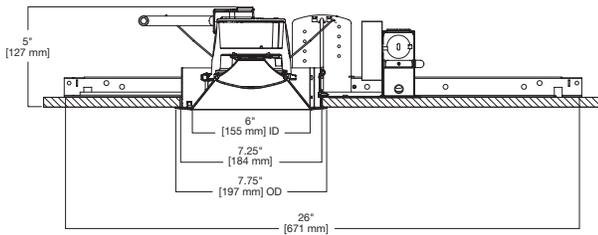
**SAMPLE NUMBER:** PD610ED010REM-PDM6A827-64VC

A complete luminaire consists of a housing, LED module and reflector, order separately.

Housing	Lumens	Driver	Options	LED Module	CRI/CCT
<b>PD6</b> = 6" aperture LED downlight <b>PD6CP</b> = 6" aperture LED downlight, CCEA listed for City of Chicago plenum requirements	<b>10</b> = 1,000 lumens (nominal) <b>15</b> = 1,500 lumens (nominal) <b>20</b> = 2,000 lumens (nominal)	<b>ED010</b> = 120-277V 50/60Hz, 0-10V and LE/TE phase cut dimming	<b>REM</b> = Emergency operation with remote indicator and test switch (not available with PD6CP housing)	<b>PDM6A</b> = Downlight LED module for PD6 housing, provides 1,000, 1,500, 2,000, or 3,000 lumens (nominal) depending on connected housing type	<b>827</b> = 80 CRI, 2700K CCT <b>927</b> = 90 CRI, 2700K CCT <b>830</b> = 80 CRI, 3000K CCT <b>930</b> = 90 CRI, 3000K CCT <b>835</b> = 80 CRI, 3500K CCT <b>935</b> = 90 CRI, 3500K CCT <b>840</b> = 80 CRI, 4000K CCT <b>940</b> = 90 CRI, 4000K CCT
	<b>30</b> = 3,000 lumens (nominal)	<b>D010</b> = 120-277V 50/60Hz, 0-10V dimming (3,000 lumen only)			

Reflector	Finish Option	Flange Option	Accessories
<b>64V</b> = 6" shallow parabolic reflector <b>64VDFW</b> = 6" non-conductive polymer shallow parabolic reflector (white finish only)	<b>C</b> = Specular clear <b>G</b> = Specular gold <b>H</b> = Semi-specular clear <b>W</b> = White (white flange)	<b>Blank</b> = Polished flange standard with C, G, & H reflector finishes <b>Blank</b> = White flange standard with W <b>WF</b> = White flange option available with C, G, & H reflector finishes	<b>HB128APK</b> = L channel hanger bar, 26", "No-Fuss", pair (replacement) <b>RMB22</b> = 22" long wood joist mounting bars, pair <b>BFR56NFL</b> = Beam forming reflector kit, narrow flood distribution <b>BFR56FL</b> = Beam forming reflector kit, flood distribution <b>BFR56MH</b> = Media holder, accepts one 3.45" lens <b>L345SF</b> = 3.45" diameter soft focus lens <b>H347</b> = Step down transformer for 347V input, 75VA max <b>H347200</b> = Step down transformer for 347V input, 200VA max <b>PORLWTPD1</b> = LumaWatt Pro Wireless Sensor Kit (0-10V only)

## DIMENSIONS



## COMPLIANCE TABLE

### 1000 LUMEN

80 CRI																
Catalog #	PD610ED010- PDM6A827				PD610ED010- PDM6A830				PD610ED010- PDM6A835				PD610ED010- PDM6A840			
	LUMENS	LPW	ES	T24												
64VC	1111	83			1194	89			1267	95			1277	95		
64VCWF	1090	81			1172	87			1243	93			1254	94		
64VDFW	1039	86			1124	93			1189	98			1194	99		
64VG	1092	81			1173	88			1245	93			1256	94		
64VGWF	1079	80			1159	87			1230	92			1241	93		
64VH	1069	80			1149	86			1219	91			1229	92		
64VHWF	1063	79			1143	85			1213	90			1223	91		
64VW	1110	83			1193	89			1266	94			1277	95		

90 CRI																
Catalog #	PD610ED010- PDM6A927				PD610ED010- PDM6A930				PD610ED010- PDM6A935				PD610ED010- PDM6A940			
	LUMENS	LPW	ES	T24												
64VC	856	64			918	69			987	74			1094	82		
64VCWF	840	63			901	67			969	72			1074	80		
64VDFW	795	66			857	71			919	76			1028	85		
64VG	841	63			902	67			970	72			1075	80		
64VGWF	831	62			891	67			959	72			1063	79		
64VH	824	61			883	66			950	71			1053	79		
64VHWF	819	61			879	66			945	71			1048	78		
64VW	855	64			917	68			987	74			1094	82		

### 1500 LUMEN

80 CRI																
Catalog #	PD615ED010- PDM6A827				PD615ED010- PDM6A830				PD615ED010- PDM6A835				PD615ED010- PDM6A840			
	LUMENS	LPW	ES	T24												
64VC	1525	82			1639	89			1739	94			1754	95		
64VCWF	1497	81			1609	87			1707	92			1721	93		
64VDFW	1376	80			1488	87			1573	92			1580	92		
64VG	1499	81			1611	87			1709	92			1724	93		
64VGWF	1481	80			1592	86			1689	91			1703	92		
64VH	1467	79			1577	85			1673	90			1688	91		
64VHWF	1460	79			1569	85			1665	90			1679	91		
64VW	1524	82			1638	89			1738	94			1753	95		

90 CRI																
Catalog #	PD615ED010- PDM6A927				PD615ED010- PDM6A930				PD615ED010- PDM6A935				PD615ED010- PDM6A940			
	LUMENS	LPW	ES	T24												
64VC	1175	64			1260	68			1356	73			1502	81		
64VCWF	1153	62			1237	67			1331	72			1475	80		
64VDFW	1051	61			1134	66			1216	71			1360	80		
64VG	1155	62			1239	67			1332	72			1477	80		
64VGWF	1141	62			1224	66			1317	71			1459	79		
64VH	1131	61			1213	66			1304	71			1446	78		
64VHWF	1125	61			1207	65			1298	70			1438	78		
64VW	1174	63			1259	68			1355	73			1501	81		

**ES**

ES = ENERGY STAR® Compliant

**T24**

T24 = Can be used to comply with California Title 24 Non-Residential

COMPLIANCE TABLE continued

2000 LUMEN

80 CRI																
Catalog #	PD620ED010- PDM6A827				PD620ED010- PDM6A830				PD620ED010- PDM6A835				PD620ED010- PDM6A840			
	LUMENS	LPW	ES	T24												
64VC	1855	84	ES	T24	1994	91	ES	T24	2116	96	ES	T24	2134	97	ES	T24
64VCWF	1821	83	ES	T24	1957	89	ES	T24	2076	94	ES	T24	2094	95	ES	T24
64VDFW	1743	84	ES	T24	1885	91	ES	T24	1994	96	ES	T24	2003	96	ES	T24
64VG	1823	83	ES	T24	1960	89	ES	T24	2079	95	ES	T24	2097	95	ES	T24
64VGWF	1802	82	ES	T24	1936	88	ES	T24	2054	93	ES	T24	2072	94	ES	T24
64VH	1785	81	ES	T24	1918	87	ES	T24	2036	93	ES	T24	2053	93	ES	T24
64VHWF	1776	81	ES	T24	1909	87	ES	T24	2025	92	ES	T24	2043	93	ES	T24
64VW	1854	84	ES	T24	1992	91	ES	T24	2114	96	ES	T24	2132	97	ES	T24

90 CRI																
Catalog #	PD620ED010- PDM6A927				PD620ED010- PDM6A930				PD620ED010- PDM6A935				PD620ED010- PDM6A940			
	LUMENS	LPW	ES	T24												
64VC	1430	65	ES	T24	1533	70	ES	T24	1649	75	ES	T24	1828	83	ES	T24
64VCWF	1403	64	ES	T24	1505	68	ES	T24	1619	74	ES	T24	1794	82	ES	T24
64VDFW	1333	64	ES	T24	1437	69	ES	T24	1542	74	ES	T24	1724	83	ES	T24
64VG	1405	64	ES	T24	1507	68	ES	T24	1621	74	ES	T24	1796	82	ES	T24
64VGWF	1388	63	ES	T24	1489	68	ES	T24	1602	73	ES	T24	1775	81	ES	T24
64VH	1376	63	ES	T24	1475	67	ES	T24	1587	72	ES	T24	1759	80	ES	T24
64VHWF	1369	62	ES	T24	1468	67	ES	T24	1579	72	ES	T24	1750	80	ES	T24
64VW	1429	65	ES	T24	1532	70	ES	T24	1648	75	ES	T24	1827	83	ES	T24

3000 LUMEN

80 CRI																
Catalog #	PD630D010- PDM6A827				PD630D010- PDM6A830				PD630D010- PDM6A835				PD630D010- PDM6A840			
	LUMENS	LPW	ES	T24												
64VC	2772	78	ES	T24	2979	83	ES	T24	3161	89	ES	T24	3189	89	ES	T24
64VCWF	2721	76	ES	T24	2924	82	ES	T24	3103	87	ES	T24	3129	88	ES	T24
64VDFW	2573	72	ES	T24	2782	78	ES	T24	2944	82	ES	T24	2956	83	ES	T24
64VG	2724	76	ES	T24	2928	82	ES	T24	3107	87	ES	T24	3134	88	ES	T24
64VGWF	2692	75	ES	T24	2893	81	ES	T24	3070	86	ES	T24	3096	87	ES	T24
64VH	2667	75	ES	T24	2867	80	ES	T24	3042	85	ES	T24	3068	86	ES	T24
64VHWF	2654	74	ES	T24	2852	80	ES	T24	3027	85	ES	T24	3053	86	ES	T24
64VW	2770	78	ES	T24	2977	83	ES	T24	3159	88	ES	T24	3186	89	ES	T24

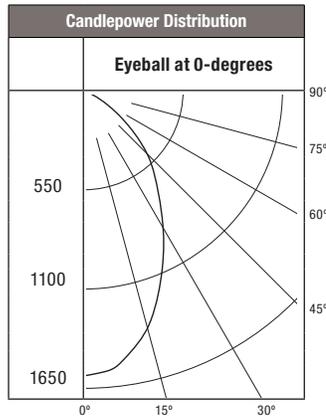
90 CRI																
Catalog #	PD630D010- PDM6A927				PD630D010- PDM6A930				PD630D010- PDM6A935				PD630D010- PDM6A940			
	LUMENS	LPW	ES	T24												
64VC	2136	60	ES	T24	2291	64	ES	T24	2464	69	ES	T24	2731	77	ES	T24
64VCWF	2097	59	ES	T24	2249	63	ES	T24	2419	68	ES	T24	2681	75	ES	T24
64VDFW	1967	55	ES	T24	2121	59	ES	T24	2275	64	ES	T24	2545	71	ES	T24
64VG	2100	59	ES	T24	2252	63	ES	T24	2422	68	ES	T24	2684	75	ES	T24
64VGWF	2075	58	ES	T24	2225	62	ES	T24	2393	67	ES	T24	2652	74	ES	T24
64VH	2056	58	ES	T24	2204	62	ES	T24	2371	66	ES	T24	2628	74	ES	T24
64VHWF	2045	57	ES	T24	2193	61	ES	T24	2359	66	ES	T24	2615	73	ES	T24
64VW	2135	60	ES	T24	2290	64	ES	T24	2463	69	ES	T24	2729	76	ES	T24

**ES** ES = ENERGY STAR® Compliant

**T24** T24 = Can be used to comply with California Title 24 Non-Residential

## PHOTOMETRY - 2000 lumen / 80 CRI / 64VC TRIM

<b>PD620ED010-PDM6A835-64VC</b>
Spacing Criteria = 0.92
Lumens per Watt = 96.2 Lm/W
Test No. P137453
Test Model: PD620ED010-PDM6A835-64VC



Candela Distribution	
Degrees Vertical	Candela
0*	1582
5	1558
10	1476
20	1203
30	879
40	608
50	364
60	131
70	10
80	0
90	0

\*CBCP

Luminance	
(Average Candela/M <sup>2</sup> )	
Degree	Avg. 0° Luminance
45	38469
55	22527
65	7355
75	0
85	0

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	52.3	5	5
7	32.3	6.4	6.4
8	24.7	7.2	7.2
9	19.5	8.2	8.2
10	15.8	9	9
12	11	10.8	10.8

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot. Footcandle values are initial, apply appropriate light loss factors where necessary.

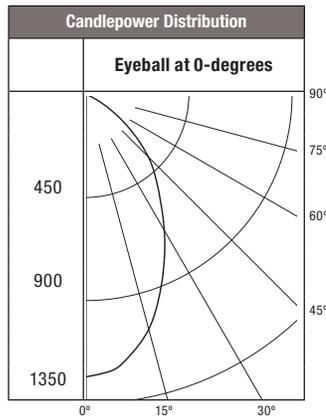
Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	1003	47.4
0-40	1461	69.1
0-60	2053	97.1
0-90	2116	100

Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

## PHOTOMETRY - 2000 lumen / 90 CRI / 64VC TRIM

<b>PD620ED010-PDM6A935-64VC</b>
Spacing Criteria = 0.92
Lumens per Watt = 75 Lm/W
Test No. P137457
Test Model: PD620ED010-PDM6A935-64VC



Candela Distribution	
Degrees Vertical	Candela
0*	1233
5	1215
10	1150
20	938
30	685
40	474
50	284
60	102
70	8
80	0
90	0

\*CBCP

Luminance	
(Average Candela/M <sup>2</sup> )	
Degree	Avg. 0° Luminance
45	29988
55	17567
65	5733
75	0
85	0

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	40.8	5	5
7	25.2	6.4	6.4
8	19.3	7.2	7.2
9	15.2	8.2	8.2
10	12.3	9	9
12	8.6	10.8	10.8

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot. Footcandle values are initial, apply appropriate light loss factors where necessary.

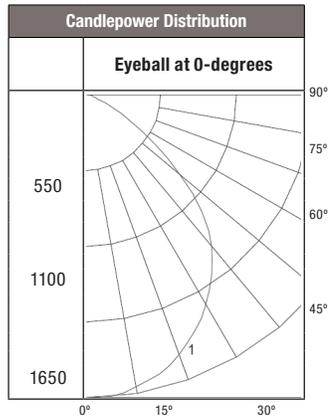
Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	782	47.4
0-40	1139	69.1
0-60	1601	97.1
0-90	1649	100

Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

## PHOTOMETRY - 2000 lumen / 80 CRI / 64VDFW TRIM

<b>PD620ED010-PDM6A835-64VDFW</b>
Spacing Criteria = 1.20
Lumens per Watt = 96 Lm/W
Test No. P189214
Test Model: PD620D010- PDM835-64VDFW



Candela Distribution	
Degrees Vertical	Candela
0*	974.5
5	972.5
10	952.8
20	888.5
30	779.5
40	635.2
50	401.6
60	171.3
70	54.2
80	24.4
90	0

\*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	41438
55	26192
65	12817
75	7449
85	8106

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	24.9	6.4	56.4
7	15.4	8.2	8.2
8	11.8	9.4	9.4
9	9.3	10.6	10.6
10	7.5	11.8	11.8
12	5.2	14.2	14.2

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot. Footcandle values are initial, apply appropriate light loss factors where necessary.

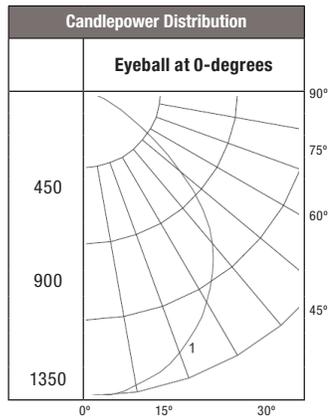
Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	739.65	37.10
0-40	1183.69	59.40
0-60	1838.93	92.20
0-90	1993.89	100

Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

## PHOTOMETRY - 2000 lumen / 90 CRI / 64VDFW TRIM

<b>PD620ED010- PDM6A935-64VDFW</b>
Spacing Criteria = 1.20
Lumens per Watt = 74 Lm/W
Test No. P189218
Test Model: PD620D010- PDM935-64VDFW



Candela Distribution	
Degrees Vertical	Candela
0*	753.5
5	752.0
10	736.8
20	687.0
30	602.7
40	491.2
50	310.5
60	132.5
70	41.9
80	18.9
90	0

\*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	32043
55	20253
65	9914
75	5756
85	6221

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	32.2	6.4	6.4
7	19.9	8.2	8.2
8	15.2	9.4	9.4
9	12	10.6	10.6
10	9.7	11.8	11.8
12	6.8	14.2	14.2

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot. Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	571.94	37.10
0-40	915.28	59.40
0-60	1421.94	92.20
0-90	1541.76	100

Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 7W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K and 4000K CCT (18W, 26W, 38W) or 3500K CCT (7W).

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

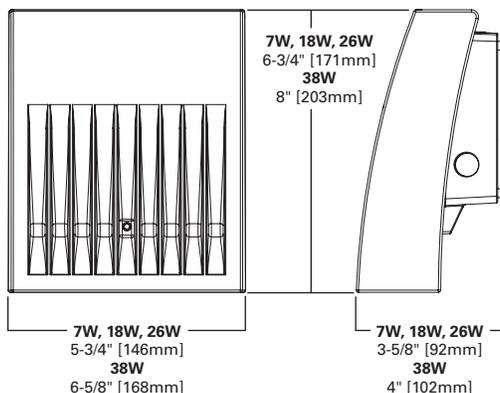
Five-year warranty.



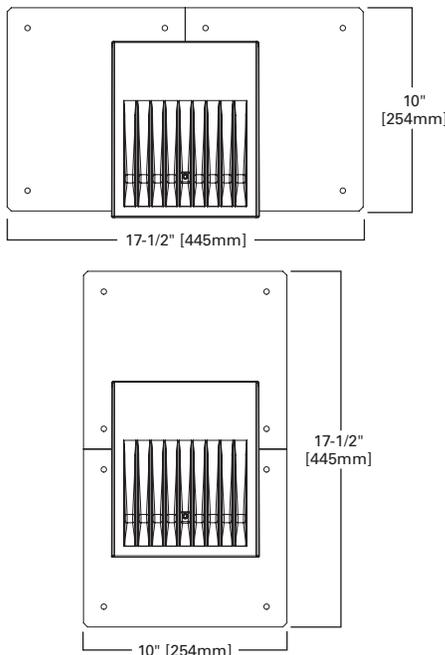
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1A, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2B	XTOR2B-W	XTOR3B	XTOR3B-W	XTOR4B	XTOR4B-W
Delivered Lumens (Wall Mount)	772	2,135	2,103	2,751	2,710	4,269	4,205
Delivered Lumens (With Flood Accessory Kit) <sup>1</sup>	468	1,495	1,472	2,099	2,068	3,168	3,121
B.U.G. Rating <sup>2</sup>	B0-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	5,000	4,000	5,000	4,000	5,000	4,000
CRI (Color Rendering Index)	65	70	70	70	70	70	70
Power Consumption (Watts)	7W	18W	18W	26W	26W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series			
	XTOR1A	XTOR2B	XTOR3B	XTOR4B
120V	0.05A	0.15A	0.22A	0.34A
208V	0.03A	0.09A	0.13A	0.17A
240V	0.03A	0.08A	0.11A	0.17A
277V	0.03A	0.07A	0.10A	0.15A
347V	0.025A	0.06A	0.082A	0.12A

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR1A Model</b>		
25°C	> 92%	290,000
40°C	> 92%	290,000
50°C	> 91%	270,000
<b>XTOR2B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR3B Model</b>		
25°C	> 91%	280,000
40°C	> 91%	270,000
50°C	> 88%	240,000
<b>XTOR4B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
<b>XTOR1A</b> =Small Door, 7W <b>XTOR2B</b> =Small Door, 18W <b>XTOR3B</b> =Small Door, 26W <b>XTOR4B</b> =Medium Door, 38W	<b>[Blank]</b> =Bright White (Standard), 5000K <b>W</b> =Neutral White, 4000K <sup>1</sup> <b>N</b> =Neutral Warm White, 3500K	<b>[Blank]</b> =Carbon Bronze (Standard) <b>WT</b> =Summit White <b>BK</b> =Black <b>BZ</b> =Bronze <b>AP</b> =Grey <b>GM</b> =Graphite Metallic	<b>PC1</b> =Photocontrol 120V <sup>2</sup> <b>PC2</b> =Photocontrol 208-277V <sup>2,3</sup> <b>347V</b> =347V <sup>4</sup> <b>HA</b> =50°C High Ambient <sup>4</sup>	<b>WG/XTOR</b> =Wire Guard <sup>5</sup> <b>XTORFLD-KNC</b> =Knuckle Floodlight Kit <sup>6</sup> <b>XTORFLD-TRN</b> =Trunnion Floodlight Kit <sup>6</sup> <b>XTORFLD-KNC-WT</b> =Knuckle Floodlight Kit, Summit White <sup>6</sup> <b>XTORFLD-TRN-WT</b> =Trunnion Floodlight Kit, Summit White <sup>6</sup> <b>EWP/XTOR</b> =Escutcheon Wall Plate, Carbon Bronze <b>EWP/XTOR-WT</b> =Escutcheon Wall Plate, Summit White

NOTES:

- 2B, 3B, and 4B models only.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

7W Series	18W Series	26W Series	38W Series
<b>XTOR1A</b> =7W, 5000K, Carbon Bronze	<b>XTOR2B</b> =18W, 5000K, Carbon Bronze	<b>XTOR3B</b> =26W, 5000K, Carbon Bronze	<b>XTOR4B</b> =38W, 5000K, Carbon Bronze
<b>XTOR1A-WT</b> =7W, 5000K, Summit White	<b>XTOR2B-W</b> =18W, 4000K, Carbon Bronze	<b>XTOR3B-W</b> =26W, 4000K, Carbon Bronze	<b>XTOR4B-W</b> =38W, 4000K, Carbon Bronze
<b>XTOR1A-PC1</b> =7W, 5000K, 120V PC, Carbon Bronze	<b>XTOR2B-WT</b> =18W, 5000K, Summit White	<b>XTOR3B-WT</b> =26W, Summit White	<b>XTOR4B-WT</b> =38W, 5000K, Summit White
	<b>XTOR2B-PC1</b> =18W, 5000K, 120V PC, Carbon Bronze	<b>XTOR3B-PC1</b> =26W, 120V PC, Carbon Bronze	<b>XTOR4B-PC1</b> =38W, 5000K, 120V PC, Carbon Bronze
	<b>XTOR2B-W-PC1</b> =18W, 4000K, 120V PC, Carbon Bronze		<b>XTOR4B-W-PC1</b> =38W, 4000K, 120V PC, Carbon Bronze

**1914 LED LIBERTYVILLE SERIES**

**SPECIFICATIONS**

**GENERAL**

- Luminaire housing shall be 356 die cast aluminum.
- The luminaire shall be available with acrylic tear drop acorn, a sag glass lens or a flat lens.
- Optic shall be IP66 rated.
- The luminaire shall measure 17" diameter by 35" tall with acrylic tear drop; 17" diameter x 21 1/2" tall with flat lens or 17" diameter 23 3/4" tall with sag lens.
- The luminaire shall have LED light sources with down-lighting optics.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.

**FITTER / DRIVER HOUSING**

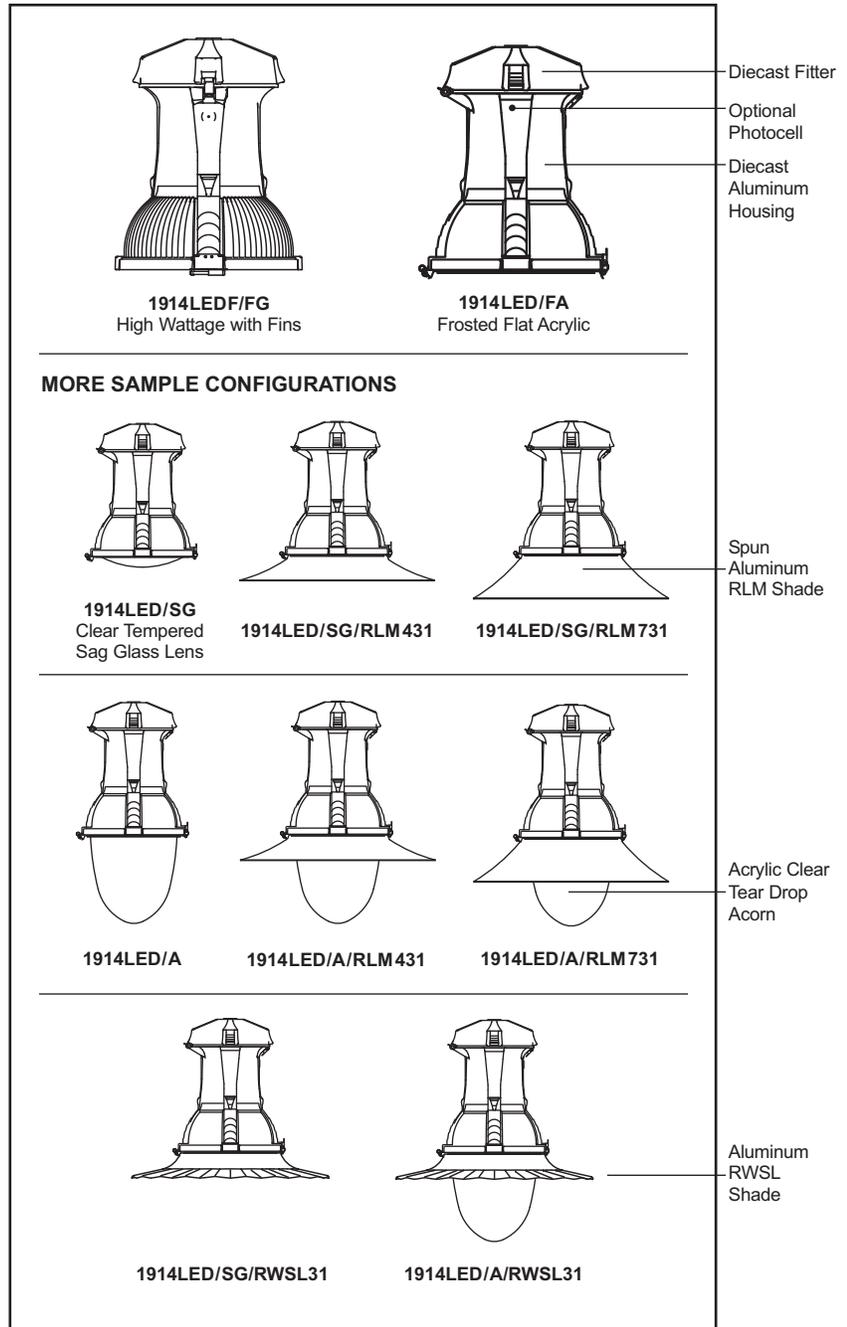
- The fitter shall be heavy wall die cast aluminum alloy for high tensile strength and corrosion resistance.
- The fitter shall be hinged with a stainless steel pin and secured with a tool-less stainless steel spring latch.
- The housing shall be fully gasketed.

**DRIVER MOUNT**

- The LED driver shall be securely mounted inside the housing for optimized performance and longevity.

**LIGHT SOURCES**

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LED arrays shall be mounted to minimize up-light.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.



**1914 EPA = 1.55 (ft<sup>2</sup>)  
WEIGHT = 75 LBS**

**LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

# 1914 LED LIBERTYVILLE SERIES

# SPECIFICATIONS

**LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating data shall be determined in accordance with IESNA LM-80.

**OPTICS**

- The luminaire shall be provided with individual, acrylic, refractor type optics applied to each LED.
- The luminaire shall provide Type \_\_\_\_ (2, 3, 4 or 5) light distribution per the IESNA classifications.
- Testing shall be done in accordance with IESNA LM-79.
- Offered with clear flat glass (FG), flat medium diffuse acrylic (SV1), flat heavy diffuse acrylic (SV2), clear sag glass (SG), frosted sag glass (FSG) lenses and acrylic tear drop (A).

**PERFORMANCE**

- The luminaire shall meet the requirements for 0% uplight depending on options (UO in BUG).
- The LEDs and LED driver shall operate over a -40°C (-40°F) to +50°C (122°F) ambient air temperature range.

*(Continued on next page)*

**INITIAL DELIVERED LUMEN DATA ("A" LENS)**

Light Source	T2	T3	T4	T5	Watts
40L50-MDL21 <sup>2</sup>	22885	22800	22035	24330	286
40L45-MDL21 <sup>2</sup>	21250	21170	20460	22595	286
40L35-MDL21 <sup>2</sup>	19615	19540	18885	20855	286
40L50-MDL14 <sup>2</sup>	17630	17600	17200	18690	185
40L45-MDL14 <sup>2</sup>	16370	16340	15970	17355	185
40L35-MDL14 <sup>2</sup>	15110	15085	14745	16020	185
40L50-MDL10	14340	14325	13960	15345	136
40L45-MDL10	13315	13305	12960	14250	136
40L35-MDL10	12290	12280	11965	13150	136
33L50-MDL10	12140	11975	11320	12760	112
33L45-MDL10	11275	11120	10510	11850	112
33L35-MDL10	10405	10265	9705	10940	112
21L50-MDL10	8160	8025	7450	8250	76
21L45-MDL10	7575	7455	6915	7660	76
21L35-MDL10	6995	6880	6385	7070	76
21L50-MDL07	5700	5610	5180	5745	51
21L45-MDL07	5295	5210	4810	5335	51
21L35-MDL07	4885	4810	4440	4920	51

<sup>2</sup> See footnotes, last page

**1914 LED LIBERTYVILLE SERIES****SPECIFICATIONS****LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

- The High Performance white LEDs will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.
- The High Brightness, High Output LEDs shall be 4500K (3500K or 6000K option) color temperature with a typical of 75 CRI.
- The luminaire shall have a minimum \_\_\_\_\_ (see table) initial delivered lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

**ELECTRONIC DRIVERS**

- The driver shall be U.L. Recognized.
- The driver shall have overload as well as short circuit protection.
- The driver shall be a DC voltage output, constant current design, 50/60HZ.
- The driver shall have a minimum efficiency of 90%.
- The driver shall be rated at full load with THD<20%.
- The driver accepts input voltage from 120-277 (MDL). Optional 347-480 (MDH).
- The driver is dimmable using 0-10V signal.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections.

**LUMINAIRE HOUSING**

- The luminaire shall be made of heavy wall cast aluminum alloy.
- For the higher power LED sources (MDL14 and MDL21) the luminaire shall be provided with optimized cast aluminum heat sink fins on the housing to provide maximum life and performance. (Finned body option available on lower power models).

**RLM OPTIONS**

- The luminaire shall be available with field installable RLM shades.
- The shades shall be spun aluminum.

**ARMS**

- The arms shall be cast aluminum and/or extruded aluminum.
- Arms with decorative filigree shall have meticulously detailed scroll work and gracefully curved brackets.
- The arms shall be pre-wired for ease of installation.
- The arms shall be bolted to a post mount adaptor which is welded to the pole to ensure proper alignment to the base.
- **(Twin TA and twin 579 arms)** The arms shall be attached to a decorative center hub which will fit the center tenon of the pole (not shown).

**PHOTOCELL OPTIONS****Twist-Lock Type**

- Photocells shall be twist-lock design.
- Photocell shall be electronic switch type.

*(Continued on next page)*

**1914 LED LIBERTYVILLE SERIES****SPECIFICATIONS****LIST NO.  
1914 LED  
LIBERTYVILLE  
SERIES**

- Photocells shall be mounted in the housing on the photocell bracket and pre-wired to the driver.
- On multi-fixture poles the photocell shall be mounted on top of pole/arm/hangstraight. The photocell is not pre-wired since drivers are mounted in the fitters and packaged separately.
- Photocell time delay is 2 minutes to turn on at 1.5 foot-candles and 2 minutes to turn off at no more than 6 foot-candles.
- The photocell is 120-277 volt.

**Electronic Button Cell Type**

- Photocells shall electronic button type.
- Photocells shall be mounted in the housing and pre-wired to the driver.
- On multi-fixture poles, the photocell shall be mounted in the pole shaft on an access plate. The photocell is not pre-wired since driver are mounted in the fitters and packaged separately.
- The photocell shall turn on at 1.5 foot-candle and turn off 5-10 seconds at no more than 2-3 foot-candles.
- The photocell is 120-277 volt.

**FINISH**

- Prior to coating, the luminaire shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse-osmosis water rinsing and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coat.
- The finish coat shall be an electrostatically applied semi-gloss, super durable polyester powder coat, baked on at 400°F, to provide a durable, color retentive finish.
- \*The optional \_\_\_\_\_ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process.

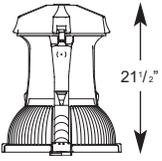
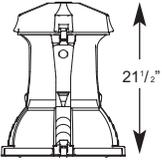
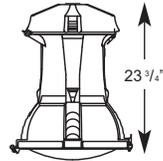
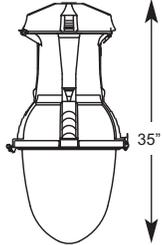
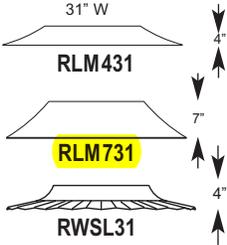
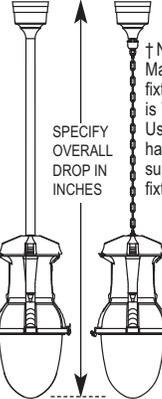
**WARRANTY**

- The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture.
- The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than three (3) simultaneous non-operating LEDs.
- The driver shall be warranted for seven (7) years.

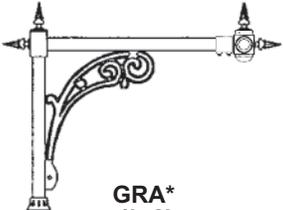
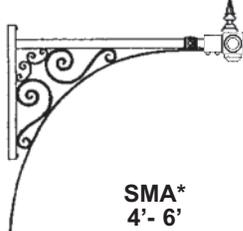
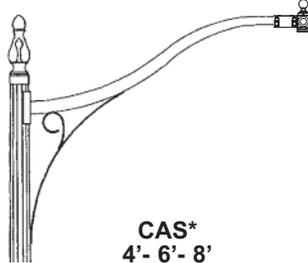
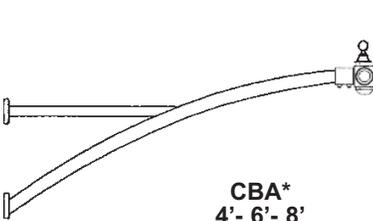
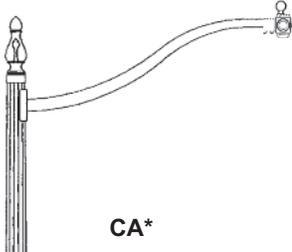
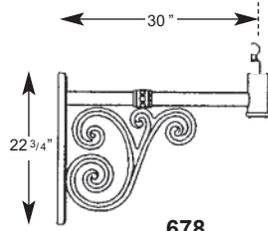
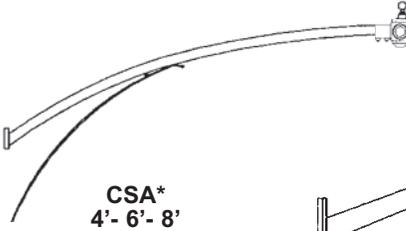
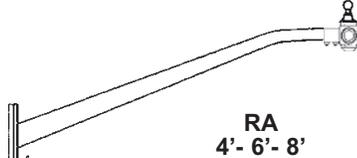
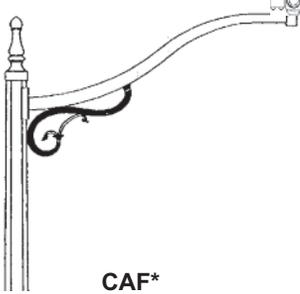
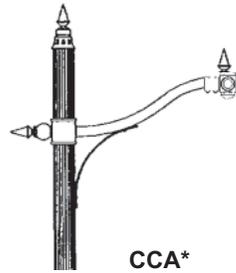
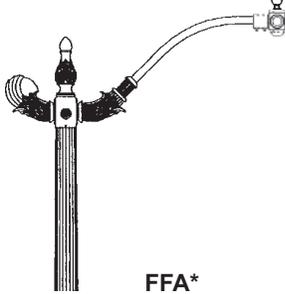
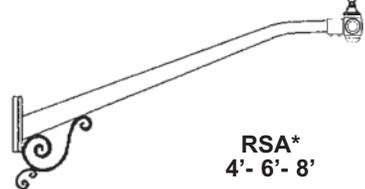
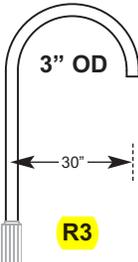
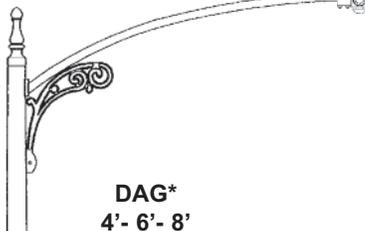
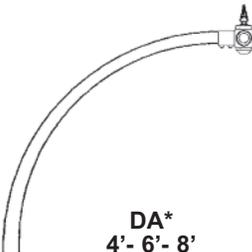
# 1914 LED LIBERTYVILLE

# FIXTURES / ARMS PM - WB

## FIXTURES / SHADES HANGING BRACKETS†

<p>17" W</p>  <p>21 1/2"</p>	<p>17" W</p>  <p>21 1/2"</p>	<p>17" W</p>  <p>23 3/4"</p>	<p>17" W</p>  <p>35"</p>	<p>31" W</p>  <p>4"</p> <p>7"</p> <p>4"</p>	 <p>↑ Note: Maximum fixture weight is 75 lbs. Use sufficient hardware to support fixture weight.</p> <p>SPECIFY OVERALL DROP IN INCHES</p>
<p>High Wattage with Fins</p> <p><b>1914LEDF/FG</b> Flat Glass</p> <p><b>1914LEDF/SV1</b> Textured Flat Acrylic</p> <p><b>1914LEDF/SV2</b> Frosted Flat Acrylic</p>	<p><b>1914LED/FG</b> Flat Glass</p> <p><b>1914LED/SV1</b> Textured Flat Acrylic</p> <p><b>1914LED/SV2</b> Frosted Flat Acrylic</p>	<p><b>1914LED/SG</b> Sag Glass</p> <p><b>1914LED/FSG</b> Frosted Sag Glass</p>	<p><b>1914LED/A</b> Acrylic Tear Drop Lens</p>	<p><b>RLM431</b></p> <p><b>RLM731</b></p> <p><b>RWSL31</b></p> <p>HS Hangstraights</p> <p><b>HS-H</b> Horizontal 8 1/4"W x 10 5/8"H</p> <p><b>HS-C</b> Clamp 12 1/2"W x 10 5/8"H</p>	<p><b>SH28†</b> Stem Hung</p> <p><b>CH28†</b> Chain Hung</p>

## ARMS - POST MOUNT (PM) or WALL BRACKETS (WB) See Arms Section for more information

 <p><b>GRA*</b> 4'- 6'</p>	 <p><b>SMA*</b> 4'- 6'</p>	 <p><b>CAS*</b> 4'- 6'- 8'</p>	 <p><b>CBA*</b> 4'- 6'- 8'</p>
 <p><b>CA*</b></p>	 <p>30"</p> <p>22 3/4"</p> <p><b>678</b></p>	 <p><b>CSA*</b> 4'- 6'- 8'</p>	 <p><b>RA</b> 4'- 6'- 8'</p>
 <p><b>CAF*</b> 4'- 6'- 8'</p>	 <p><b>CCA*</b> 4'- 6'</p>	 <p><b>FFA*</b> 4'- 6'- 8'</p>	 <p><b>RSA*</b> 4'- 6'- 8'</p>
 <p>10-16</p> <p><b>3693 Scrolls for R3 (Optional)</b></p>	 <p>3" OD</p> <p>30"</p> <p><b>R3</b></p>	 <p><b>DAG*</b> 4'- 6'- 8'</p>	 <p><b>DA*</b> 4'- 6'- 8'</p>

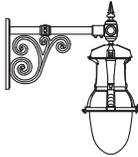
\*Shown with Optional HS Hangstraight

# BUILDING A PART NUMBER

## POST & ARM FIXTURES

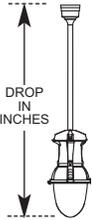
### ARM MOUNTED FIXTURE

NO. OF ARMS	FIXTURE/LENS/RLM (IF REQUIRED) POSTARM	POST	POST CAP	LIGHT SOURCE			DRIVER	OPTIONS	FINISH
		(See Pole or Roadway Post Section)		LED	COLOR	TYPE			
1	1914LED/A/CA6	6420SRTF	RSB4	33L	45	T5	MDL10	HS-H	BKT



## WALL FIXTURES

FIXTURE/LENS/RLM (IF REQUIRED) WALL BRACKET ARM	LIGHT SOURCE			DRIVER	OPTIONS	FINISH
	LED	COLOR	TYPE			
1914LED/A/678WB	40L	45	T3	MDL14		BKT



## HANGING FIXTURES

FIXTURE/LENS (IF REQUIRED) HANGING BRACKET	OVERALL DROP IN INCHES	LIGHT SOURCE			DRIVER	OPTIONS	FINISH
		LED	COLOR	TYPE			
1914LED/A/SH28	72 INCHES	21L	45	T5	MDL07		BKT

## PART NUMBER SELECTIONS

### FIXTURES

- 1914LED
- 1914LEDF<sup>2</sup>

### LENS

- FG
- SV1
- SV2
- SG
- FSG
- A

### POST ARMS

- 678PM
- R3
- CA4<sup>1</sup>
- CA6<sup>1</sup>
- CA8<sup>1</sup>
- CAF4<sup>1</sup>
- CAF6<sup>1</sup>
- CAF8<sup>1</sup>
- CAS4<sup>1</sup>
- CAS6<sup>1</sup>
- CAS8<sup>1</sup>
- CBA4<sup>1</sup>
- CBA6<sup>1</sup>
- CBA8<sup>1</sup>
- CCA4<sup>1</sup>
- CCA6<sup>1</sup>
- CSA4<sup>1</sup>
- CSA6<sup>1</sup>
- CSA8<sup>1</sup>
- DA4<sup>1</sup>

### POST ARMS

- DA6<sup>1</sup>
- DA8<sup>1</sup>
- DAG4<sup>1</sup>
- DAG6<sup>1</sup>
- DAG8<sup>1</sup>
- FFA4<sup>1</sup>
- FFA6<sup>1</sup>
- R3 single
- R3 twin
- RA4<sup>1</sup>
- RA6<sup>1</sup>
- RA8<sup>1</sup>
- RSA4<sup>1</sup>
- RSA6<sup>1</sup>
- RSA8<sup>1</sup>
- QPM
- SMA4<sup>1</sup>
- SMA6<sup>1</sup>
- TAPT
- TASUPT

### WALL BRACKET ARMS

- 678WB
- R2WB
- TASUWB
- TAWB

### SHADES

- RLM431
- RLM731
- RWSL31

### HANGING BRACKETS

- CH28
- SH28

### LIGHT SOURCES

LED	COLOR TEMP. (K)	TYPE
21L	50(00)	T2
33L	45(00)	T3
40L	35(00)	T4
		T5

\*Consult factory for other color temperatures

### DRIVER

VOLTS	TYPE	mA
120-277	MDL	21 <sup>A</sup>
347-480	MDH	14 <sup>A</sup>
		10
		07 <sup>B</sup>

<sup>A</sup> 40 LED only

<sup>B</sup> 21 LED only

### STANDARD FINISHES\*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

\*Smooth Finishes are available upon request

### CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

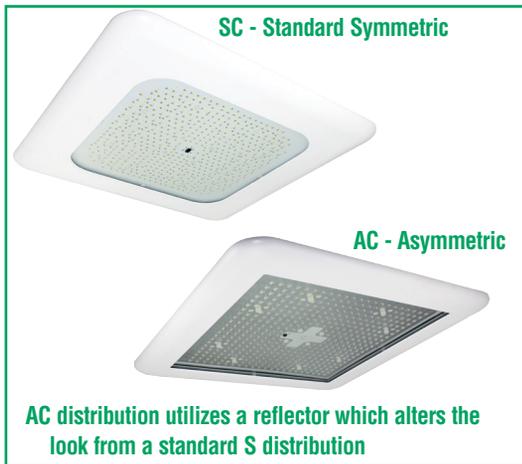
### STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

### NOTES:

- 1 Add (S) Spike or (B) Ball after arm number to designate type of finial.
- 2 Required with MDL21 and MDL14 drivers.
- 3 Only with Acrylic Tear Drop Lens.

# LED CANOPY LIGHT - LEGACY™ (CRU)



## DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

US & Int'l. patents pending.

**HOUSING** - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

**LEDS** - Select, mid-power, high brightness, LED chips; Cool White 5000K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Choice of High Output (HO) or Very High Output (VHO).

**OPTICS / DISTRIBUTION** - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

**OPTICAL UNIT** - Features an ultra-slim 3/4" profile die cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**PRESSURE STABILIZING VENT** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**HAZARDOUS LOCATION** - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions.

**DRIVER** - State-of-the-art driver technology superior energy-efficiency and optimum light output. LSI driver components are fully encased in potting for IP65 moisture resistance. Complies with IEC and FCC standards. Surge protected at 10KV. 0-10 V dimming supplied standard with all drive currents.

**DRIVER HOUSING** - Die cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

**OPERATING TEMPERATURE** - -40°C to 50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. LSI drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

**FINISH** - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**INSTALLATION** - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

**SHIPPING WEIGHT** - 25 pounds (single pack), 50 pounds (double pack).

**EXPECTED LIFE** - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Applications layouts are available upon request. Contact LSI Petroleum Lighting or [petroleum.apps@lsi-industries.com](mailto:petroleum.apps@lsi-industries.com)

**Class 1, Division 2** – Standard on HO only

**T5 Temperature Classification** – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

**Gas Groups A,B,C, and D** – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

04/29/16

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LSI INDUSTRIES INC.

# LED CANOPY LIGHT - LEGACY™ (CRU)

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRU SC LED HO CW UE WHT**

Prefix	Distribution <sup>1</sup>	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
<b>CRU</b>	<b>SC</b> - Standard Symmetric AC - Asymmetric	<b>LED</b>	<b>HO</b> - High Output VHO - Very High Output	<b>CW</b> - Cool White (5000K)	<b>UE</b> - Universal Voltage (120-277V)  347-480V <sup>2</sup>	<b>WHT</b> - White BRZ - Bronze BLK - Black	2L - Bi-Level Switching <sup>3</sup>

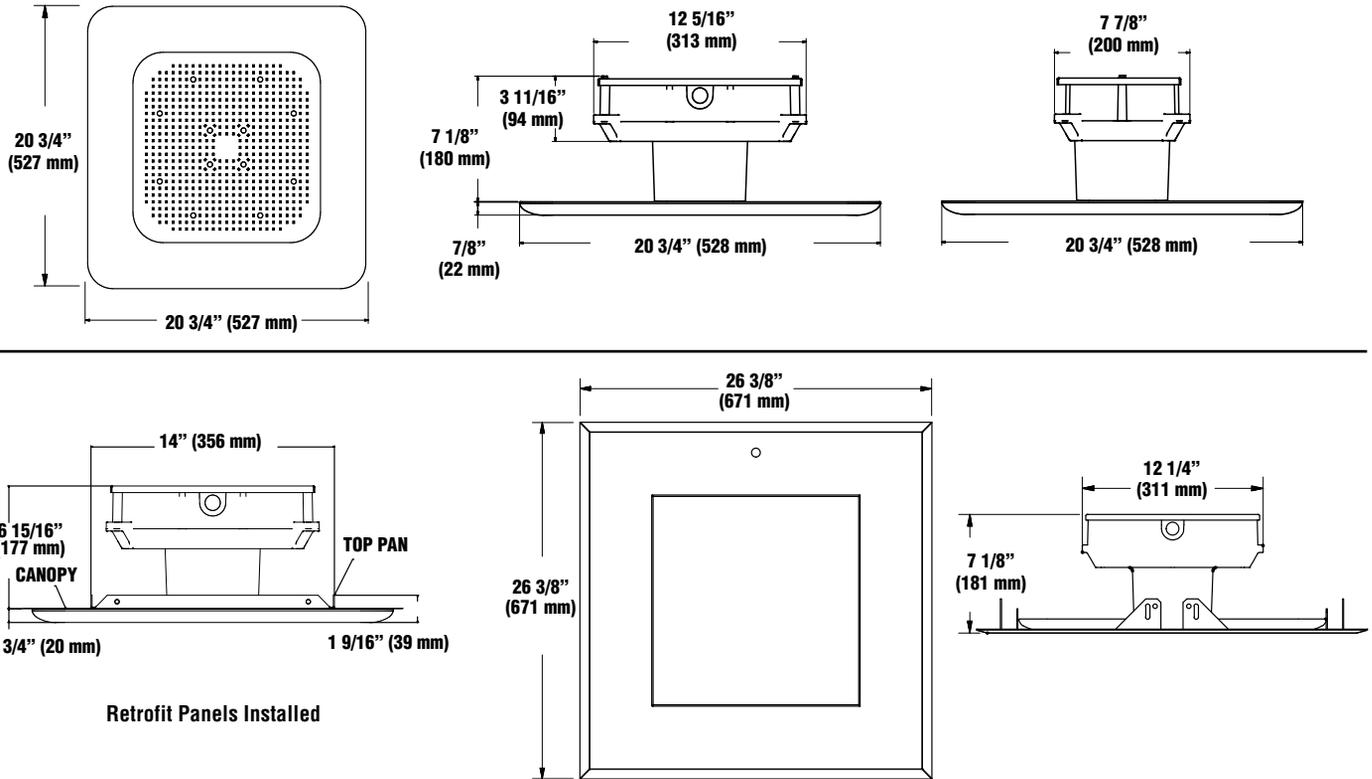
### FOOTNOTES:

- 1- AC distribution utilizes a reflector which alters the look from a standard S distribution.
- 2- 347V only available in HO drive current.
- 3- Bi-Level available on "HO" drive current only. It provides a manually operated, 2 position toggle switch to permit switching from "HO" (high) to 50% of power (low) drive currents.

## ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) <sup>1</sup>	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	CRU FKL - Flange Kit <sup>2</sup>	537530WHT
Retrofit 2x2 Cover Panel Blank (no holes)	357282	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit RIC Cover Panel Blank (no holes)	354702	2- Flange Kit used to mount CRU in double deck applications	

## DIMENSIONS



CRU FKL (for double deck applications)

## LIGHT OUTPUT - CRU

		Lumens	Watts	LPW
		SC	SC	SC
Cool White	HO - High Output	18,000	140	129
	VHO - Very High Output	21,900	164	134



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_



# CITY OF MONONA

## LANDSCAPING REQUIREMENTS WORKSHEET

This worksheet is to be completed for Plan Commission proposals where a landscaping plan is required. Please complete the white fields with the project specific information.

Landscaping Summary				
Existing Canopy Trees (50 pts. 2"+ Cal.)	Qty.	Size	Total Plants	Total Points
Existing Cottonwood	2	~24"	10	500
Existing Honey Locust	2	~8-10"		
Existing Prairie Titon Kentucky Coffeetree	3	~2.5"		
Existing Windy City Hackberry	3	~2.5"		
Canopy Trees (30 pts. 1.5-2" Cal.)	Qty.	Size	Total Plants	Total Points
- Sienna Glen Freeman Maple	2	1.5-2"	5	150
- Princeton Sentry Ginkgo	1	1.5-2"		
- Swamp White Oak	2	1.5-2"		
Evergreen Trees (30 pts.)	Qty.	Size	Total Plants	Total Points
- Black Hills Spruce	2	6' H	2	60
Low Ornamental Trees (20 pts.)	Qty.	Size	Total Plants	Total Points
- Autumn Brilliance Apple Serviceberry	4	6' H	4	80
Tall Shrubs (9 pts.)	Qty.	Size	Total Plants	Total Points
- Hook's #6 Upright Juniper	19	4' H	19	171
Low Shrubs (3 pts.)	Qty.	Size	Total Plants	Total points
- Glossy Black Chokeberry	7	15"	91	273
- Gro-Low Sumac	16	15"		
- Arctic Fire Compact Redtwig Dogwood	4	15"		
- Kodiak Orange Diervilla	6	15"		
- Little Devil Ninebark	14	15"		
- Buffalo Savin Juniper	12	15"		
- Blue Muffin Viburnum	13	15' H		
- Scarlet Pavement Rugosa Rose	19	15"		
			<b>Required</b>	<b>Proposed</b>
<b>Total Points</b>			<b>750 (50 x 15)</b>	<b>1234</b>
<b>Total Canopy Trees</b>			<b>4 (50 Parking Stalls)</b>	<b>8</b>