



**COUNTY OF KENOSHA**

---

**Division of Planning and Development**

# CONDITIONAL USE PERMIT PROCEDURES



KENOSHA COUNTY

DEPARTMENT OF PLANNING  
AND DEVELOPMENT



# COUNTY OF KENOSHA

---

## Division of Planning and Development

---

### CONDITIONAL USE PERMIT PROCEDURES

---

- ☐ 1. Contact the Department of Planning & Development and check with staff to determine if your proposed use is a permitted use, an accessory use or a conditional use. If it is a conditional use, then a conditional use permit must be applied for and received prior to occupying or using the site for that use. Note: If the proposed conditional use is part of a proposed land division see the Certified Survey Map Information and Procedures. If the proposed conditional use is part of a proposed rezoning petition see the Rezoning Application Form.

- ☐ 2. Contact the Department of Public Works & Development and schedule a pre-conference meeting, which is required for all conditional use permit requests.

Meeting Date: \_\_\_\_\_

- ☐ 3. Complete and submit the Kenosha County Conditional Use Permit Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

- ☐ 4. Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

- ☐ 5. Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): \_\_\_\_\_

Town Board meeting date (tentative): \_\_\_\_\_

- ☐ 6. Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: \_\_\_\_\_  
(tentative)

- ☐ 7. If denied by the Kenosha County Planning, Development & Extension Education Committee you have thirty (30) days to file an appeal with circuit court.

- ☐ 8. If approved you may proceed with obtaining site plan approval (site plan layout, stormwater, landscaping, lighting, parking/paving etc...).

- ☐ 9. Apply for and obtain any necessary zoning permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with the Kenosha County Department of Planning and Development.

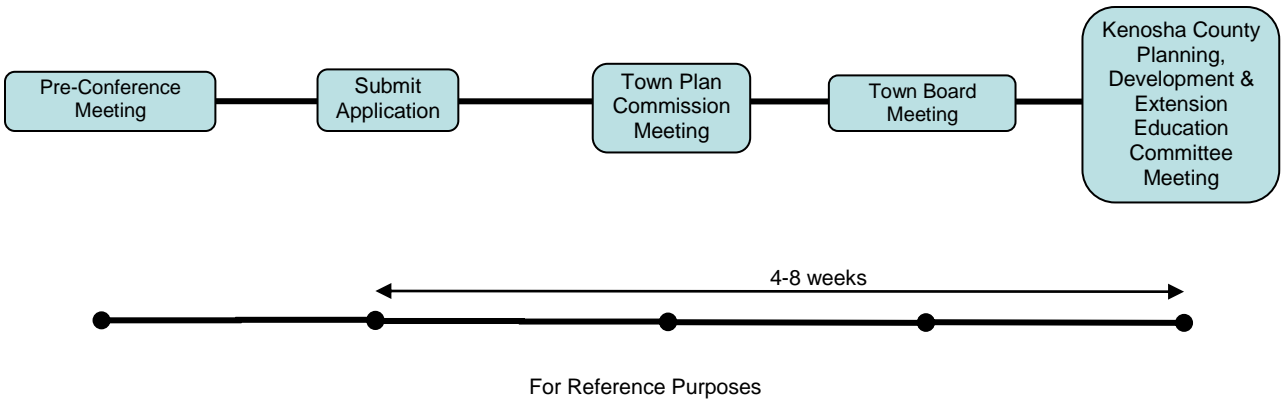
- ☐ 10. Apply for any obtain any necessary building permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with you respective township.

- ☐ 11. Complete any obligations for foundation survey, waiver of liability of foundation survey, stormwater as-built requirement and/or certificate of occupancy.

**IMPORTANT TELEPHONE NUMBERS**

Kenosha County Center	
Department of Public Works & Development Services	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104-9772	
Division of Planning & Development (including Sanitation & Land Conservation) .....	<b>857-1895</b>
Facsimile #.....	857-1920
Public Works Division of Highways .....	857-1870
Administration Building	
Division of Land Information.....	653-2622
Brighton, Town of .....	878-2218
Paris, Town of .....	859-3006
Randall, Town of.....	877-2165
Somers, Town of .....	859-2822
Wheatland, Town of.....	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office .....	884-2300
Wisconsin Department of Transportation - Waukesha Office .....	548-8722

**Conditional Use Permit Timeline**



June 2017



# COUNTY OF KENOSHA

## Division of Planning and Development

RECEIVED  
MAY - 6 2020

RECEIVED  
MAY - 6 2020

### CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Thomas C. Walas

Print Name: Thomas C. Walas

Signature: \_\_\_\_\_

Mailing Address: 5901 Lockhurst Dr.

City: Woodland Hills

State: CA

Zip: 91367

Phone Number: 310-498-3443

E-mail (optional): tomwalas@prodigy.net

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Maria Koerner, Agent

Signature: Maria Koerner

Business Name: Wisconsin Electric Power Company d/b/a We Energies

Mailing Address: 231 W. Michigan Street - P129

City: Milwaukee

State: WI

Zip: 53203

Phone Number: 414-221-2727

E-mail (optional): maria.koerner@we-energies.com

(c) Architect's Name (if applicable):

Print Name: Ryan M Rudie

Signature: Ryan M Rudie

Business Name: Rudie Frank Architecture

Mailing Address: 920 Goold Street

City: Racine

State: WI

Zip: 53402

Phone Number: 262-634-5565

E-mail (optional): \_\_\_\_\_

(d) Engineer's Name (if applicable):

Print Name: Ken Moutvic

Signature: Ken Moutvic 5/1/20

Business Name: Wisconsin Electric Power Company d/b/a We Energies

Mailing Address: W237 N1500 Busse Road

City: Pewaukee

State: WI

Zip: 53188

Phone Number: 262-574-6067

E-mail (optional): ken.moutvic@we-energies.com



CONDITIONAL USE PERMIT APPLICATION

(e) Tax key number(s) of subject site:

_____	_____
_____	_____
_____	_____

Address of the subject site:

\_\_\_\_\_

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

\_\_\_\_\_  
\_\_\_\_\_

Proposed operation or use of the structure or site:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of employees (by shift): \_\_\_\_\_

Hours of Operation: \_\_\_\_\_

Any outdoor entertainment? If so, please explain: \_\_\_\_\_

Any outdoor storage? If so, please explain: \_\_\_\_\_

Zoning district of the property: \_\_\_\_\_

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

**CONDITIONAL USE PERMIT APPLICATION**

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

**(h)** The Kenosha County Department of Planning & Development may ask for additional information.

**(i)** The fee specified in Section 12.05-8 of this ordinance.

Request for Conditional Use Permit ..... \$780.00

(For other fees see the Fee Schedule)

## **PLAN OF OPERATION**

### **LAKESHORE GAS REGULATOR STATION**

**Overview:** Wisconsin Electric Power Company, doing business as We Energies, is proposing to construct, and maintain a new gas regulator station in the Town of Paris, which we refer to as the Lakeshore Gas Regulator Station. This gas regulator station is part of a pipeline project called, Lakeshore Capacity Improvement Project (LCIP) and was approved by the Public Service Commission of Wisconsin (PSCW) in 2019. The gas regulator station will take the high pressure gas from the proposed Lakeshore Lateral Project (LLP) and reduce the pressure for the distribution system in the area to deliver gas to area homes and businesses.

**Site Summary:** The gas regulator station will be approximately  $\frac{3}{4}$  acre located in the northeast corner of the 77.43 acre property. The gas regulator site will have 170 feet of frontage to CTH KR (1<sup>st</sup> Street) and be 250 feet long.

The above ground equipment of the gas regulator station will be fenced within the  $\frac{3}{4}$  acre site area. The fenced area will be approximately 156 feet wide and 147 feet long; set back 55 feet from County Highway KR and offset 7 feet from the edges of the site. The fence will provide security to the regulator station yard as a barrier. For additional safety and security, 12 inches of barbed wire will also be strung at the top of the fence. There will be one secured gate installed on the north side of the regulator station. A sign will be affixed to the fence adjacent to the entrance gate to identify the regulator station and emergency contact information.

The final grade within the fenced area of the regulator station will be crushed aggregate. Landscaping will be planted around the outside of the fenced area on the west, north, and east sides of the regulator station for visual appeal.

Inside the fenced area the above ground facilities will consist of a pig receiver, filter, meter, pipes, valves, and other related appurtenant equipment under and above ground and a building, with gas process heating equipment inside. The building will be 38 feet x 50 feet located approximately 116.5 feet south of CTH KR and 89 feet west of the east property line.

Exterior lighting will be located on the building for safety and security. The lights will operate as light censored or motion-controlled or manually as necessary for construction, maintenance, safety, and security purposes.

A 20 foot wide by 50 foot long access driveway will be constructed from CTH KR to the secured gate of the fenced gas regulator site. The access drive will be a stone tracking pad and located approximately 70 feet west of the east property line.

**Construction:** Construction of the gas regulator station is expected to begin July 2020 depending upon approval from the governing bodies. Materials and equipment will be delivered directly to the site, by truck, periodically during the period of construction. Construction activity will occur Monday through Friday, 7:00 a.m. to 5:00 p.m. and as needed on Saturdays 7:00 a.m. to 5:00 p.m. During construction, dust controls will be utilized as needed. Additionally, measures will be taken to keep CTH KR clear of construction related debris. Refuse, generated from the construction activity, will be removed from the site regularly during construction and completely after construction.

**Operation:** After the gas regulator station is placed in-service, the regulator station will be an unmanned facility. No permanent employees will be located or report to the regulator station on a daily basis. Employees may access the regulator station for routine maintenance (non-emergency), normally between the hours of 7:00 a.m. and 5:00 p.m. In addition, gas regulator station inspections are performed monthly by a one or two person crew. In the unlikely event of an emergency, employees may report to the station as necessary. The employees performing maintenance and inspections of the regulator station typically drive light vans or pick-up trucks. The normal operation of the regulator will not produce any future refuse or contaminants to the environment.

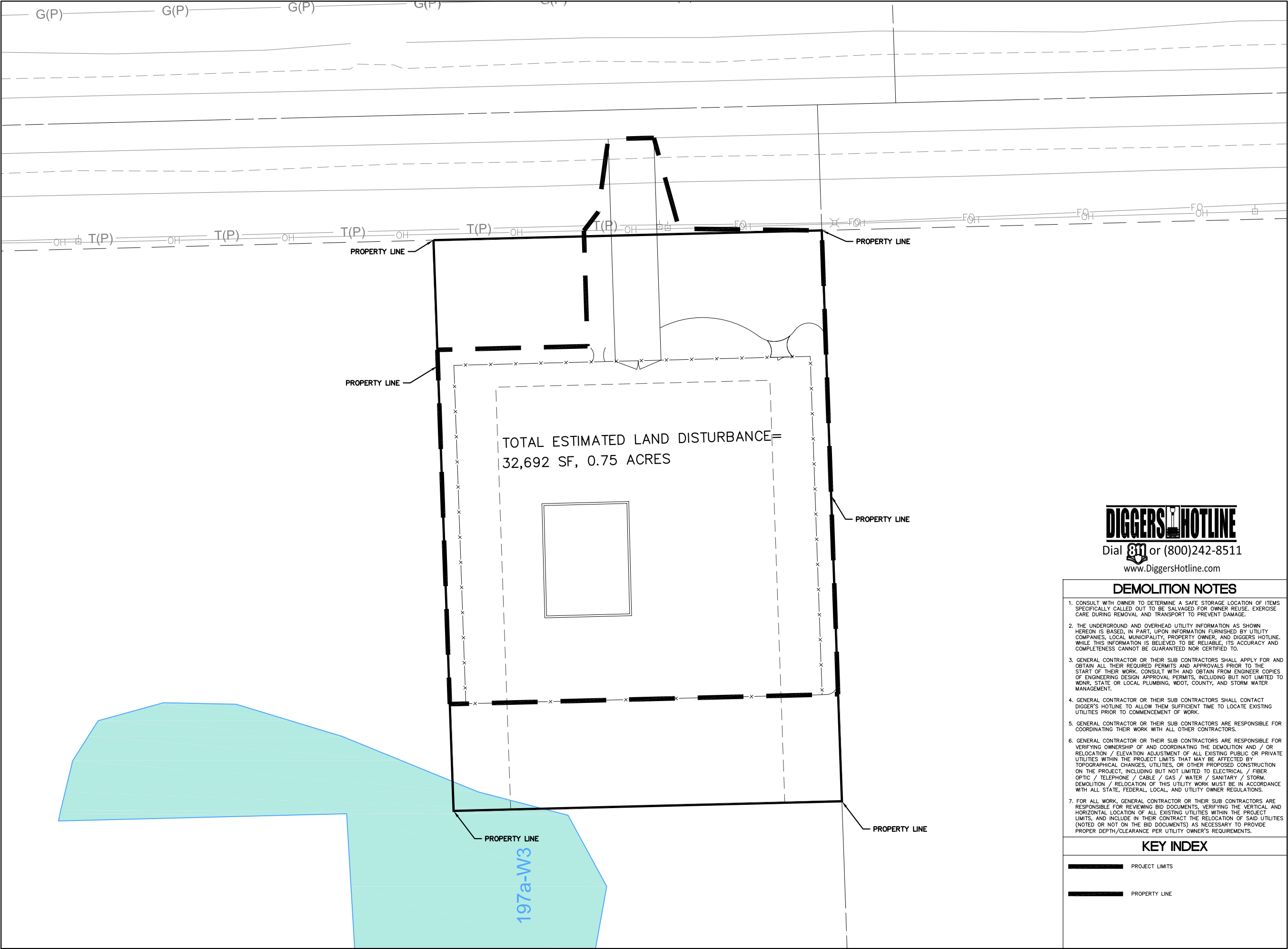
Current Owner: Thomas C. Walas  
5901 Lockhurst Drive  
Woodland Hills, CA 91367

Applicant/  
Future Owner: We Energies  
Property Management P-129  
231 W. Michigan Street  
Milwaukee, WI 53203

Wisconsin Electric Power Company

By: Maria Koerner  
Maria Koerner, Agent for  
Wisconsin Electric Power Company

Date: April 28, 2020



7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217  
kapurinc.com

PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

LOCATION:  
WALAS SITE

CLIENT:

RELEASE:  
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'

SEAL:

all in

SHEET:

SITE DEMOLITION  
PLAN

PROJECT MANAGER: LMN  
PROJECT NUMBER: 19.0206.01  
DATE: 04/03/2020

SHEET NUMBER:

C101



PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

LOCATION:  
WALAS SITE

CLIENT:




RELEASE:  
PRELIMINARY

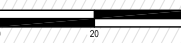
REVISIONS:

#	DATE	DESCRIPTION

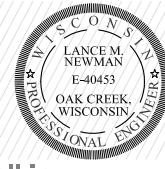
NORTH ARROW:



SCALE: 1" = 40'



SEAL:

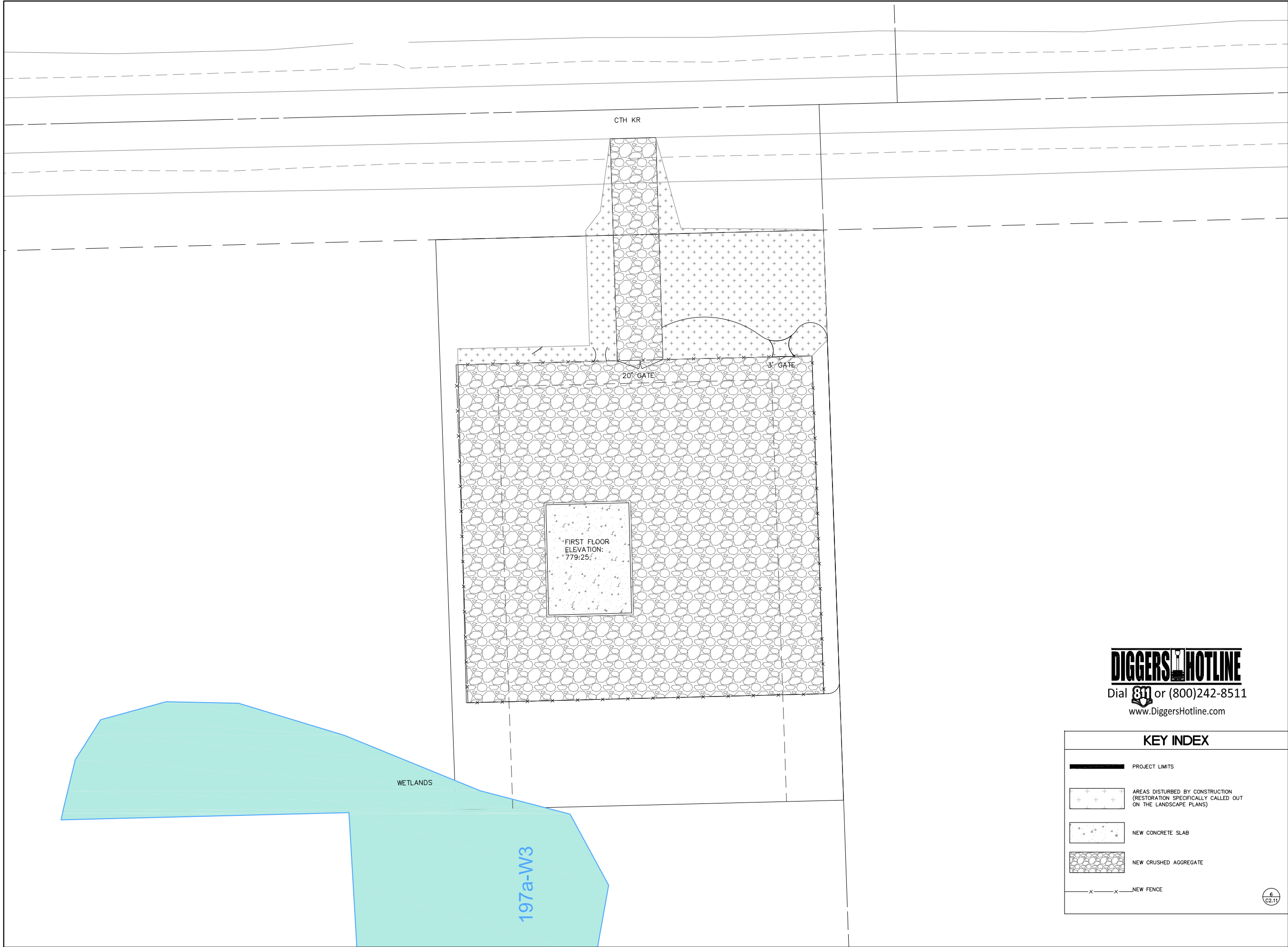


all in

SHEET:  
SITE LAYOUT PLAN

PROJECT MANAGER: LMN  
PROJECT NUMBER: 19.0206.01  
DATE: 04/03/2020

SHEET NUMBER:  
C102





7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

LOCATION:  
WALAS SITE

CLIENT:



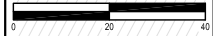
RELEASE:  
PRELIMINARY

REVISIONS:		
#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 40'



SEAL:



all in

SHEET:  
SITE GEOMETRIC  
PLAN

PROJECT MANAGER: LMN  
PROJECT NUMBER: 19.0206.01  
DATE: 04/03/2020

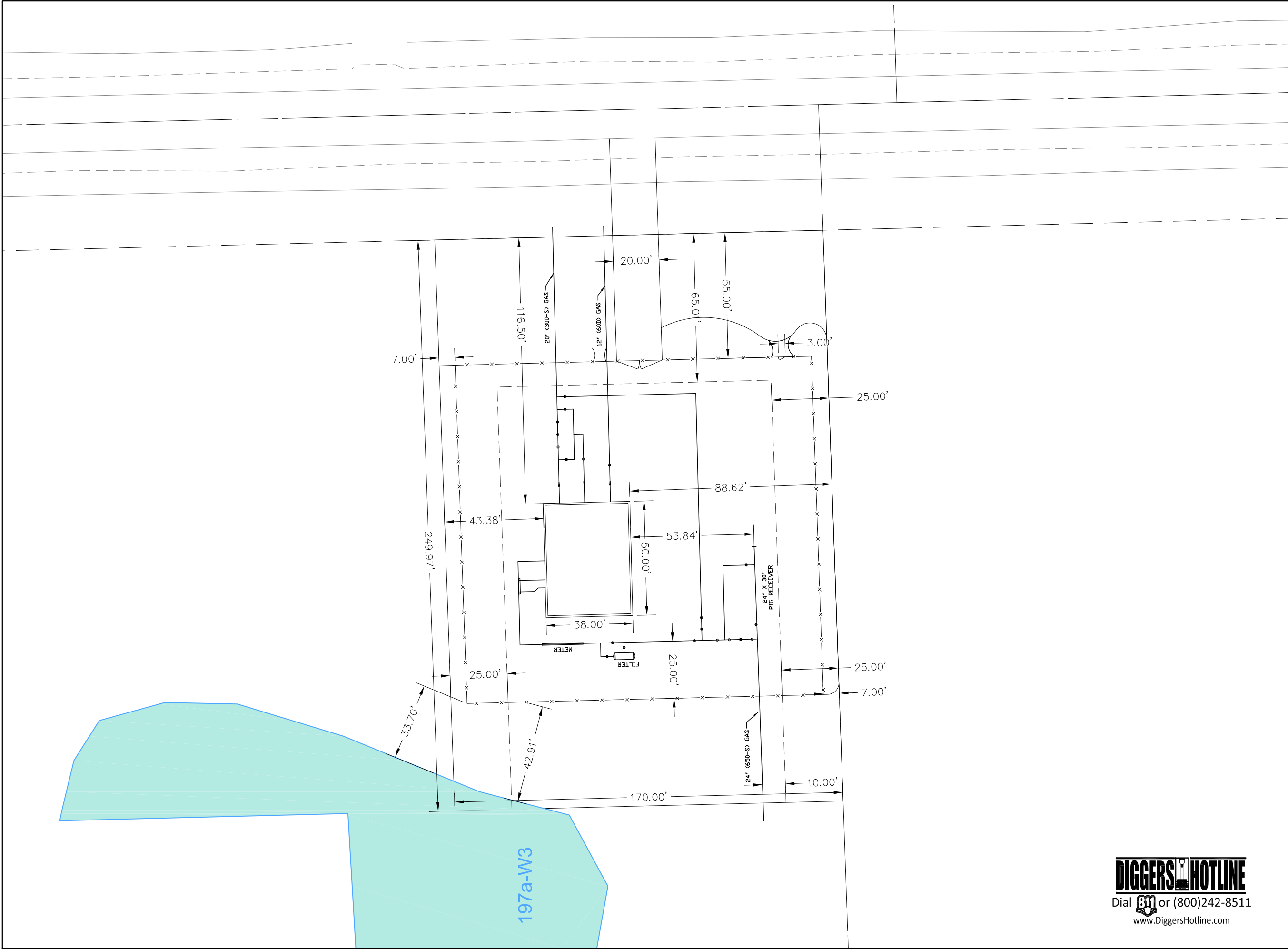
SHEET NUMBER:

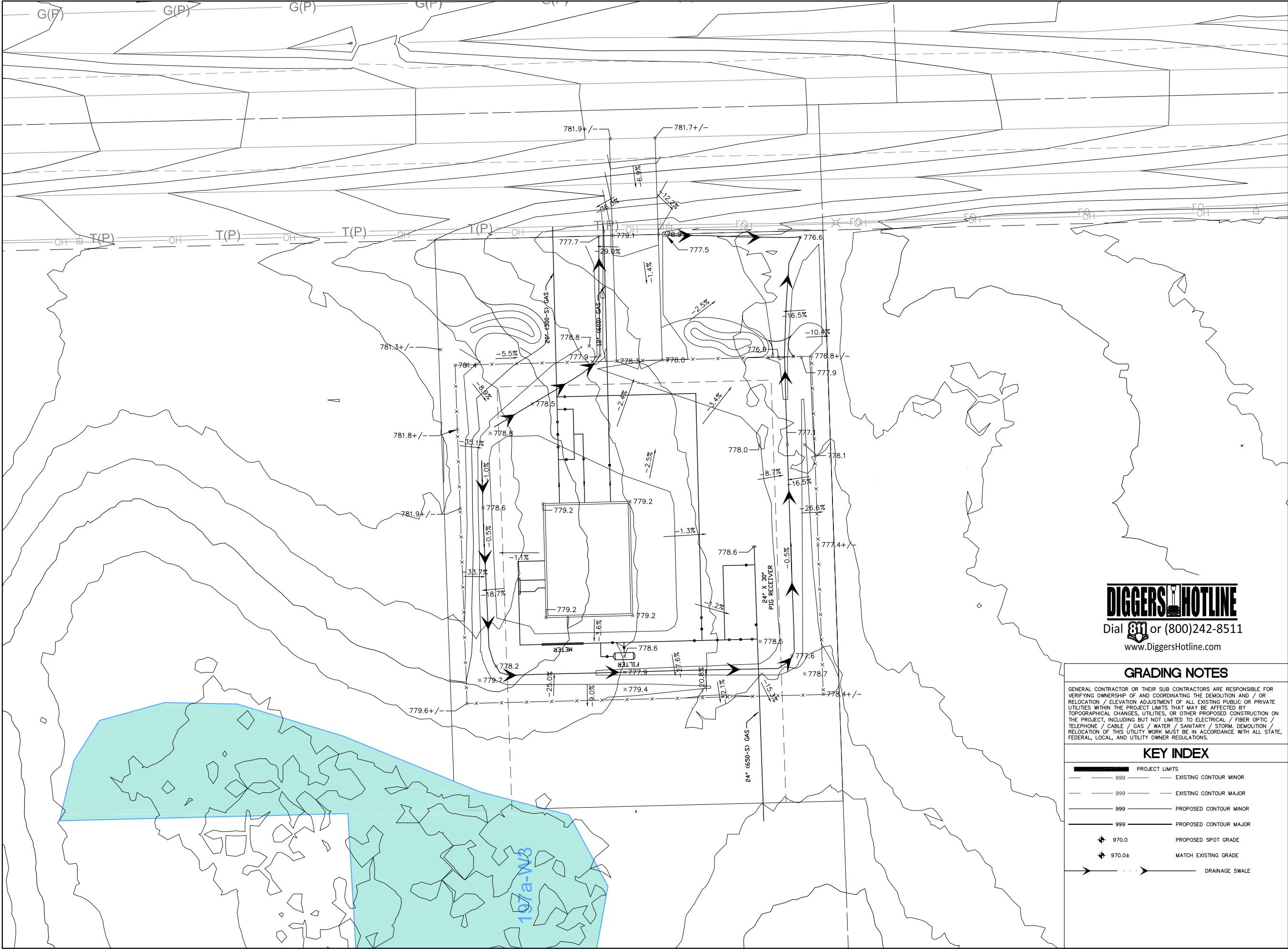
C103

DIGGERSHOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com





7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217  
kapurinc.com

PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

LOCATION:  
WALAS SITE

CLIENT:

RELEASE:  
PRELIMINARY

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'

SEAL:

all in

SHEET:  
SITE GRADING PLAN

PROJECT MANAGER: LMN  
PROJECT NUMBER: 18.0206.01  
DATE: 04/03/2020

SHEET NUMBER:  
C104



Dial 811 or (800)242-8511  
www.DiggersHotline.com

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- 999

---

EXISTING CONTOUR MINOR
- 999

---

EXISTING CONTOUR MAJOR
- 999

---

PROPOSED CONTOUR MINOR
- 999

---

PROPOSED CONTOUR MAJOR
- 970.0

PROPOSED SPOT GRADE
- 970.0±

MATCH EXISTING GRADE
- DRAINAGE SWALE



FILENAME: S:\Clients\WE Energies\180276 WE Energies Lakeshore Lateral\Survey\DWG\Walas Site\C105 - SITE UTILITY PLAN.dwg

7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217  
kapurinc.com

PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

LOCATION:  
WALAS SITE

CLIENT:

RELEASE:  
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'

SEAL:

all in

SHEET:  
SITE UTILITY PLAN

PROJECT MANAGER: LWN  
PROJECT NUMBER: 18.0206.01  
DATE: 04/03/2020

SHEET NUMBER:  
C105

UTILITY NOTES

CAUTION

PROJECT LIMITS

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPOUT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS' HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.





PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

CLIENT:

**we energies** 

[illegible]

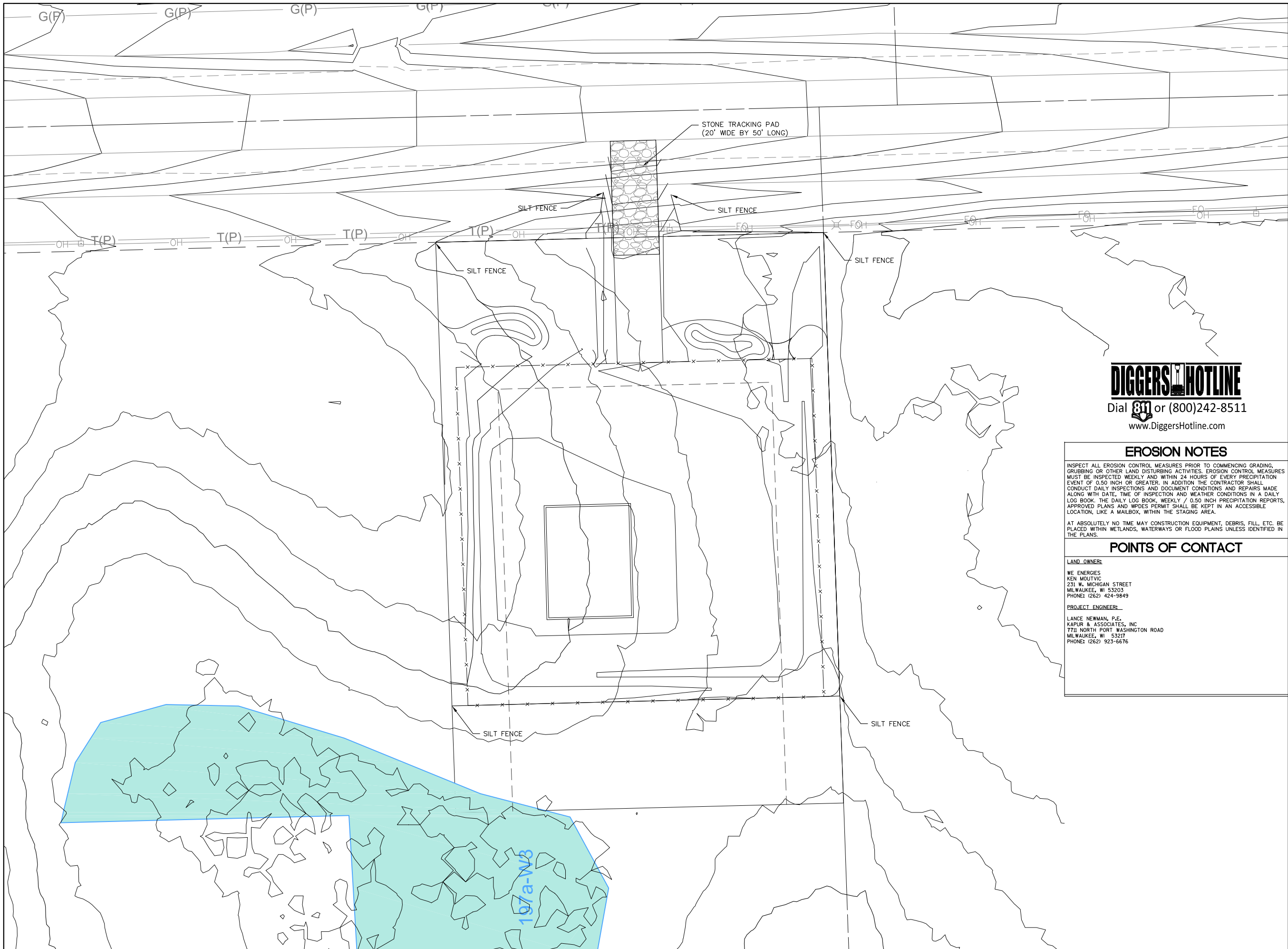
Age Group	Percentage
18-24	35%
25-34	30%
35-44	25%
45-54	20%
55-64	15%
65-74	10%
75+	5%



SHEET:  
SITE EROSION  
CONTROL PLAN

SHEET NUMBER:

**C106**



FILENAME: S:\\_Clients\WE Energies\180276 WE Energies Lakeshore Lateral\Survey\DWG\Walas Site\C106 - SITE EROSION CONTROL PLAN.dwg



PROJECT:  
**WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION**

LOCATION:  
**WALAS SITE**

CLIENT:  
  
**we energies** 

RELEASE:  
**PRELIMINARY**

REVISIONS:		
#	DATE	DESCRIPTION

REVISIONS:		
#	DATE	DESCRIPTION



all in

SHEET:  
**SITE EROSION  
CONTROL PLAN**

PROJECT MANAGER: LWN  
PROJECT NUMBER: 19.0206.01  
DATE: 04/03/2020

SHEET NUMBER:

**C201**

## EROSION CONTROL MEASURES

- CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: [http://dnr.wi.gov/topic/StormwaterStandards/const\\_standards.html](http://dnr.wi.gov/topic/StormwaterStandards/const_standards.html)
- INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:  
  
ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WEDGOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <https://resources.dot.gov/Documents/doing-business-consultants/const-races/tools/pal/pal-7-14.pdf>
- INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.  
  
B. PLACEMENT OF SPILL MATERIAL, DEBRIS, SOLS, ETC. ON TOP OF INLETS/CATCH BASINS EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.  
  
C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT DEPOSITED BETWEEN 1/3 TO ¼ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.  
  
D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPERE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.  
  
E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.
- A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION. TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:  
  
A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.  
  
B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PAD WILL BE UNDERLAIN WITH WIDGOT TYPE R GEOTEXTILE FABRIC.  
  
C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.  
  
D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.  
  
E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.  
  
F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.  
  
G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

## EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

- OBTAIN PLAN APPROVAL FROM THE \_\_\_\_\_, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
- CONSTRUCTION IS SCHEDULED TO BEGIN IN \_\_\_\_\_, DEPENDING ON WEATHER & GROUND CONDITIONS.
- A GRAVEL TRACKING PAD UNDERLAIN WITH WIDGOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
- SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
- FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE STORM WATER POND TO FINISH GRADES WITH CLAY LINER PER PROJECT PLANS AND DETAILS. CONTRACTOR SHALL CONSTRUCT POND INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION (REFER TO DETAIL \_\_\_\_\_ ON SHEET \_\_\_\_\_ FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE.
- STORM WATER POND SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 2 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
- SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
- CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
- TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
- UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
- AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
- FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
- AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
- THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/STORM WATER POND SHALL BE DREGGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE STORM WATER POND IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
- IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
- BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
- WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

- THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:  
  
A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.  
  
B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.  
  
C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.  
  
D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.  
  
E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.  
  
F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT. SILT SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.  
  
G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.  
  
H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.  
  
I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.  
  
J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.  
  
K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.  
  
L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.  
  
M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.  
  
N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.  
  
O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.  
  
P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:  
  
A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.  
  
B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.  
  
C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.  
  
D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATOP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.  
  
E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.  
  
F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS./ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL, THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS./ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS./ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLANT SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.  
  
G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.  
  
H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.  
  
I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOO IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.  
  
J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.  
  
K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.  
  
L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.  
  
M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.  
  
N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.  
  
O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.  
  
P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
- A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
- LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

## DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

- THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD NUMBER 1061.
- A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS, OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
- A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC HEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
- POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
- A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
- A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
- IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
- DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:  
  
A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.  
  
B. OBSERVED WATER TABLE AT TIME OF DEWATERING.  
  
C. MAINTENANCE ACTIVITIES  
  
D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED, WEATHER CONDITIONS DURING APPLICATION, METHOD OF APPLICATION.

- DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
- OBSERVED WATER TABLE AT TIME OF DEWATERING.
- MAINTENANCE ACTIVITIES
- NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED, WEATHER CONDITIONS DURING APPLICATION, METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

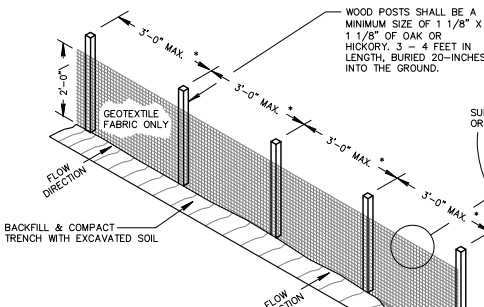
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING – [https://dnr.wi.gov/topic/Stormwater/documents/Dewatering\\_1061.pdf](https://dnr.wi.gov/topic/Stormwater/documents/Dewatering_1061.pdf)

WDNR TECHNICAL STANDARD 1051 FOR POLYMER – <http://dnr.wi.gov/topic/StormWater/documents/gnr1051.pdf>

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY 0.50 INCH PRECIPITATION RECORDS, APPROVED PLANS, WDNR PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACE.



### GENERAL NOTES:

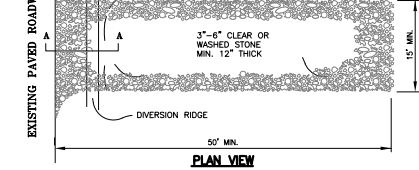
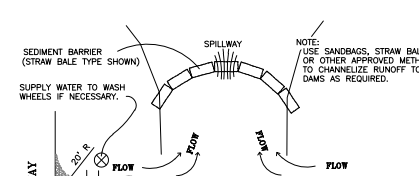
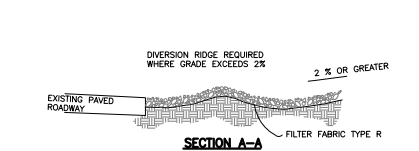
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

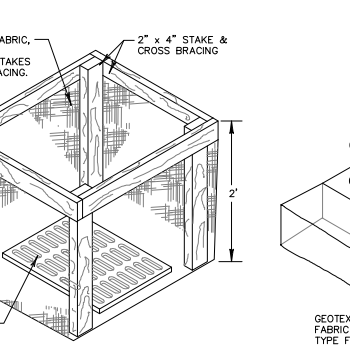
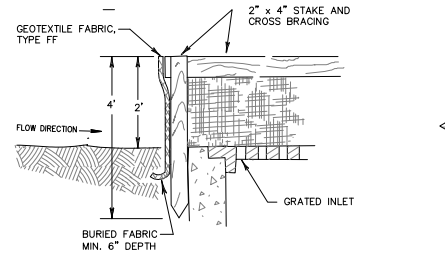
\*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

### AXONOMETRIC VIEW

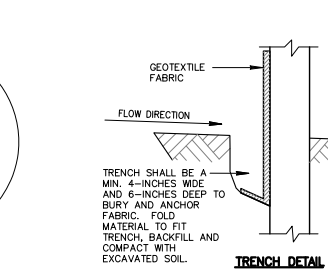


## 2 STONE TRACKING CONSTRUCTION ENTRANCE

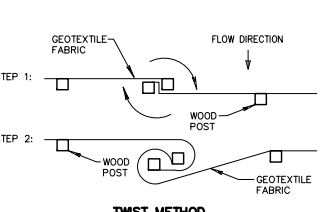


### INLET PROTECTION, TYPE A

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC #3800-2015-08		



### TRENCH DETAIL



### TWIST METHOD

## 1 FILTER FABRIC SILT FENCE DETAIL

### GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3"-TO 6"-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

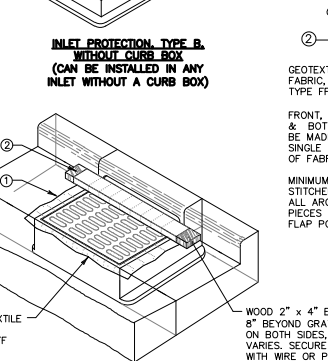
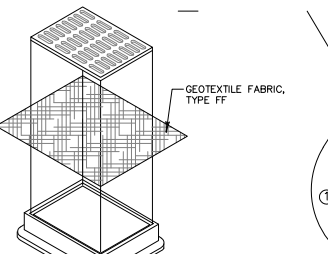
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES AT CURVES HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



### INLET PROTECTION, TYPE C, WITH CURB BOX

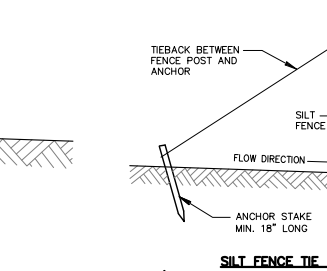
### GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

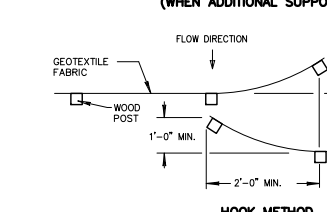
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHEN REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

## 4 INLET PROTECTION DETAIL




### TRENCH DETAIL



### JOINING TWO LENGTHS OF SILT FENCE








7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217  
kapurinc.com

PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION


LOCATION:  
WALAS SITE


CLIENT:  



RELEASE:  
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:  


SCALE: 1" = 40'  



SEAL:  


all in

SHEET:  
SITE LANDSCAPE  
PLAN

PROJECT MANAGER: LMN  
PROJECT NUMBER: 19.0206.01  
DATE: 04/03/2020

SHEET NUMBER:  
L101



Dial 811 or (800)242-8511  
www.DiggersHotline.com

# Plant Schedule

Scientific Name		Common Name	Quantity	Spacing	Install Size
Deciduous Trees					
KCT	Gymnocladus dioica	Kentucky Coffee Tree (MALE SPECIES)	1	Per Plan	2.5" caliber B&B
Evergreen Trees:					
BHS	Picea glauca var. densata	Black Hills Spruce	1	Per Plan	5' tall B&B
Evergreen Shrubs					
KCJ	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay Compact Juniper	5	Per Plan	#5 cont.
Deciduous Shrubs					
CPL	Syringa vulgaris	Common Purple Lilac	19	Per Plan	3' B&B
NWR	Rosa rugosa 'Nearly Wild'	Nearly Wild Rose	10	Per Plan	#3 cont.
RTD	Cornus sericea	Red Twig Dogwood	20	Per Plan	3' B&B
Perennials					
BES	Rudbeckia hirta	Black Eyed Susan	23	Per Plan	#1 cont.
HMS	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	58	Per Plan	#1 cont.
KBL	Liatris spicata 'Kobold'	Kobold Liatris	23	Per Plan	#1 cont.
PDS	Sporobolus heterolepus	Prairie Dropseed	8	Per Plan	#1 cont.
PPC	Heuchera 'Palace Purple'	Palace Purple Coral bell	23	Per Plan	#1 cont.
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.					

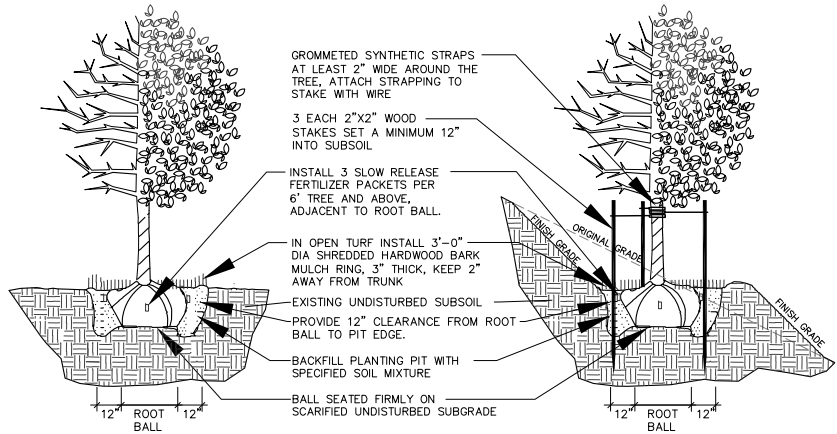
## 1 LANDSCAPE SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK MULCHES FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH SHOVEL CUT EDGE. NO WEED FABRIC IN PERENNIAL AREAS. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING – ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

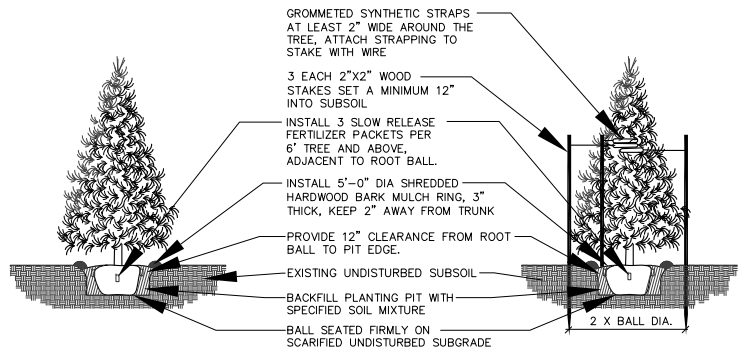
## 2 LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



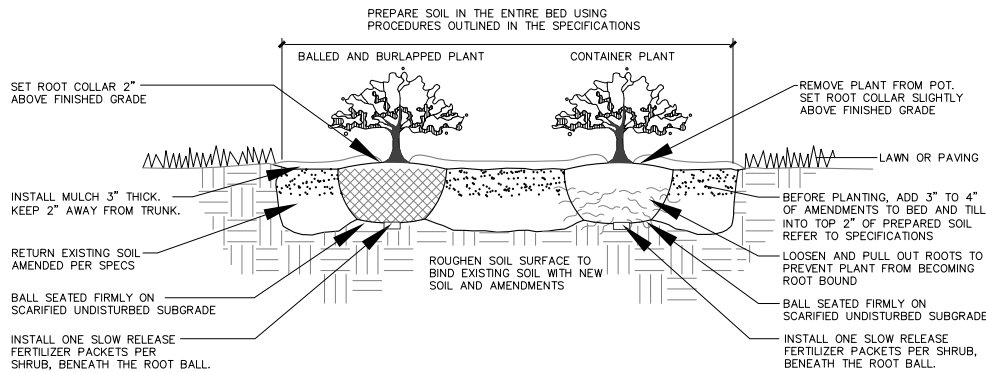
## 3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.



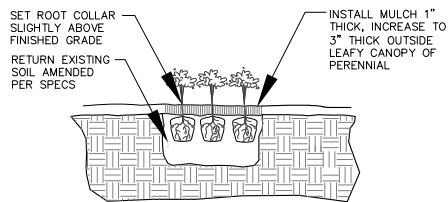
## 4 EVERGREEN TREE PLANTING & STAKING

N.T.S.



## 5 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.



## 6 PERENNIAL PLANTING

N.T.S.

PROJECT:  
WE ENERGIES  
LAKESHORE H.P.  
REGULATION  
STATION

LOCATION:  
WALAS SITE

CLIENT:

we energies **we**

RELEASE:  
PRELIMINARY

REVISIONS:		
#	DATE	DESCRIPTION

SEAL:

all in

SHEET:  
SITE LANDSCAPE  
DETAILS

PROJECT MANAGER:	LWN
PROJECT NUMBER:	19.0206.01
DATE:	04/03/2020

SHEET NUMBER:  
**L201**



A PROPOSED REGULATION STATION FOR:

WE ENERGIES - LAKESHORE HP REG. STATION

C.T.H. "KR" & I-94 ■ KENOSHA, WI

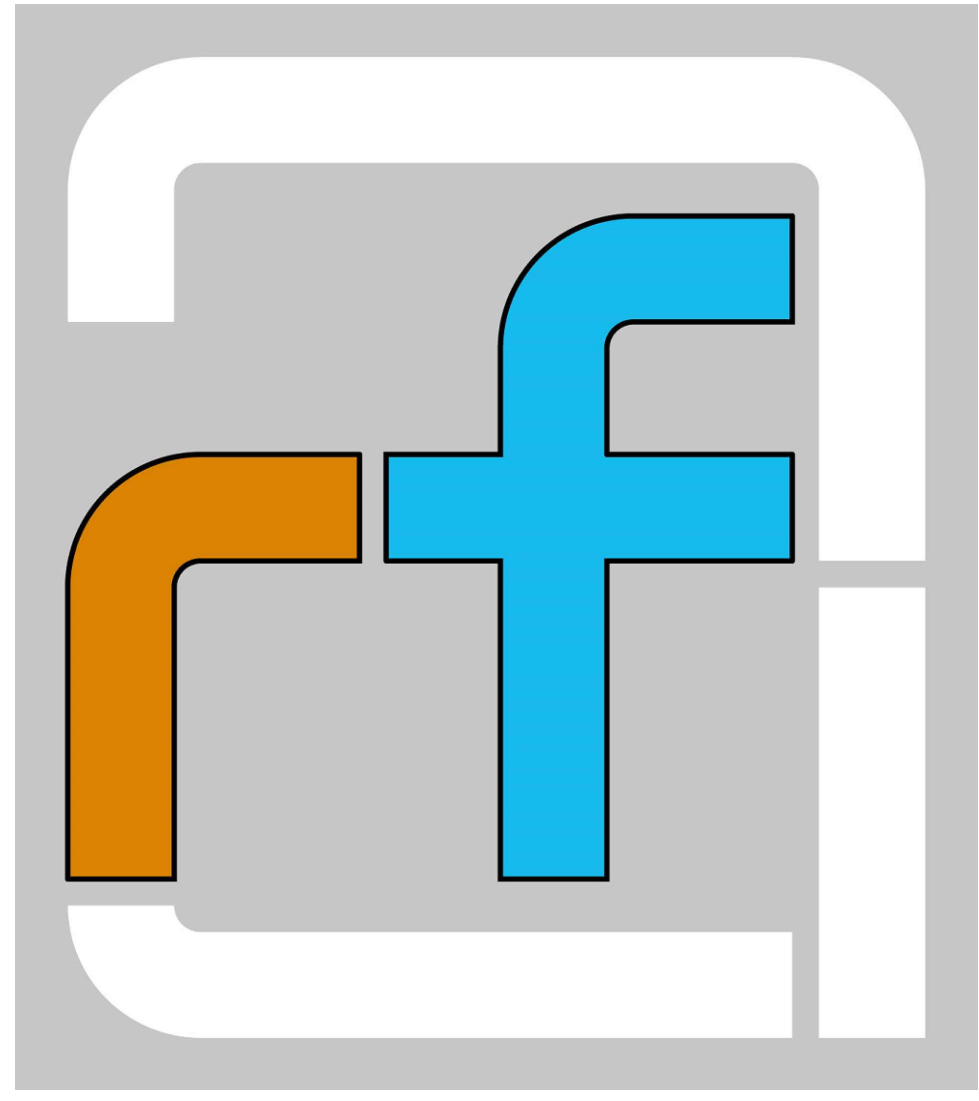
RUDIE | FRANK

ARCHITECTURE

920 GOOLD STREET ■ RACINE, WI 53402 ■ 262.634.5565  
INFO@RUDIEFRANK.COM

PROJECT INFO

OCCUPANCY TYPE: UTILITY  
GROUP: U  
CONSTRUCTION CLASS: IIB  
AREA OF PROJECT: 1,993 Sq. Ft.



REVISIONS

03-27-2020 - REVIEW SET TO OWNER  
03-30-2020 - REVISED SET TO OWNER  
03-30-2020 - ISSUED FINAL PLANS TO OWNER

DATE

MAR. 30, 2020

PROJECT NO.

6-20

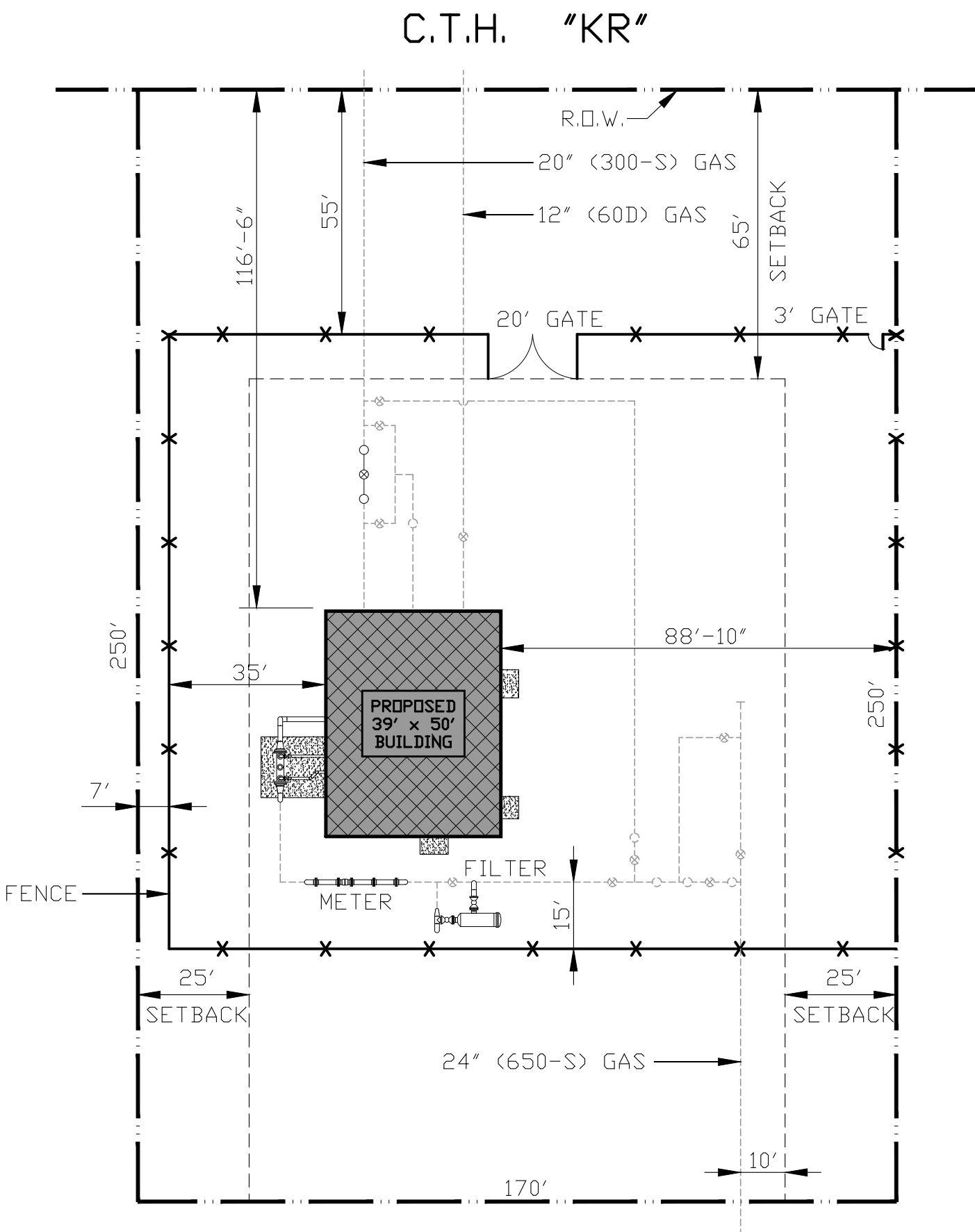
SHEET NO.

1

WE ENERGIES - LAKESHORE HP REGULATION STATION

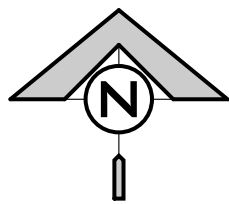
DRAWING INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET SITE PLAN
2	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS FOUNDATION DETAILS
3	FOUNDATION PLAN FLOOR PLAN ROOM & DOOR SCHEDULE
4	POWER / HVAC / LIGHTING PLAN, FRAMING PLAN STRUCTURAL NOTES GROUNDING NOTES
5	EXTERIOR ELEVATIONS DETAILS
6	CROSS SECTIONS
7	CROSS SECTIONS DETAILS
8	DETAILS
9	DETAILS



SITE PLAN

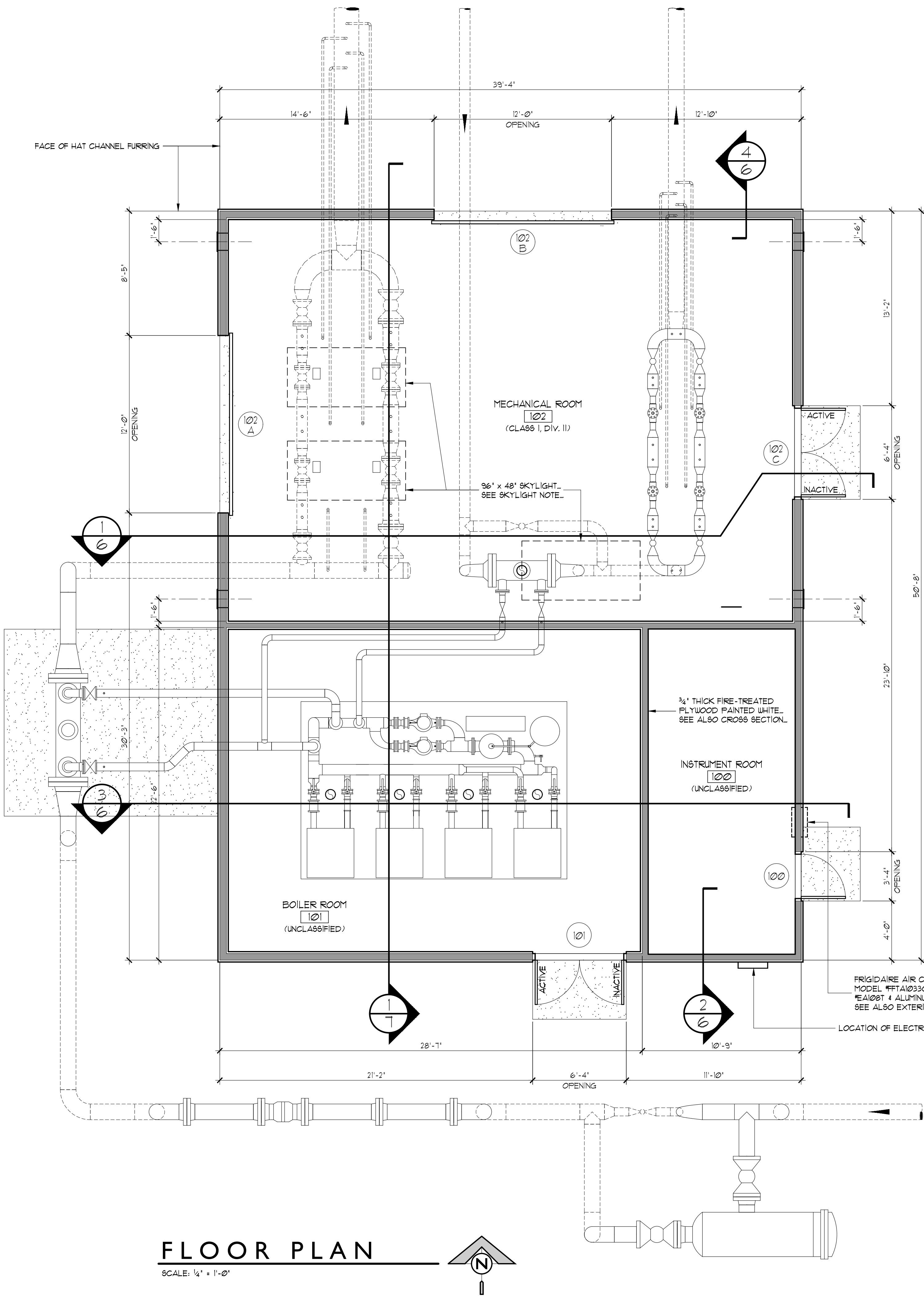
SCALE: 1" = 30'-0"











**NOTE:**  
LIGHTGAGE METAL SUPPLIER IS RESPONSIBLE FOR THE DESIGN OF ALL WORK ABOVE FOUNDATION.

**SKYLIGHT**

UNITS SHALL BE FIXED THERMOFORMED ACRYLIC DOUBLE DOMED W/ EXTRUDED INSULATED CURB SIMILAR TO Wasco Products, Inc. "MODEL CS".

SIZE OF SKYLIGHT AS INDICATED ON FLOOR PLAN.

COLOR TO BE AS SELECTED BY OWNER.

SKYLIGHT SHALL BE FACTORY TESTED TO SUPPORT, WITHOUT FAILURE, A 40 PSF POSITIVE AND 20 PSF NEGATIVE TEST PRESSURE.

SKYLIGHT SHALL HAVE INTEGRAL CONDENSATION GUTTER AND WEEP HOLES FOR DRAINING ANY MOISTURE OUTSIDE.

FURNISH AND INSTALL FLASHING AROUND SKYLIGHT UNIT IN ORDER TO PROVIDE WATER TIGHT CONSTRUCTION.

**FOUNDATION NOTES**

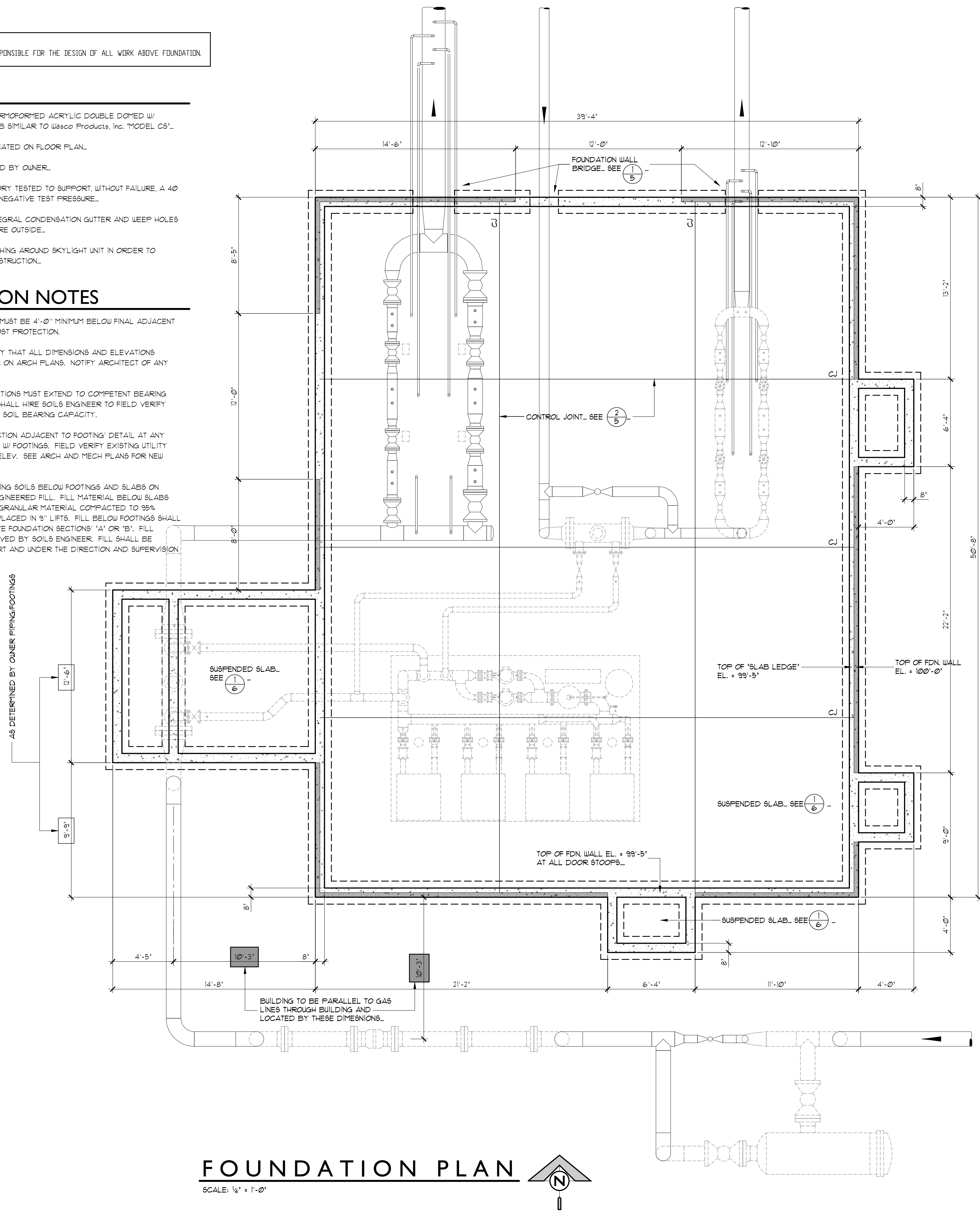
BOTTOM OF ALL FOOTINGS MUST BE 4'-0" MINIMUM BELOW FINAL ADJACENT EXTERIOR GRADE FOR FROST PROTECTION.

CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS AND ELEVATIONS CONFORM TO THOSE SHOWN ON ARCH. PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

EXCAVATIONS FOR FOUNDATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE SOILS ENGINEER TO FIELD VERIFY 2000 PSF NET ALLOWABLE SOIL BEARING CAPACITY.

FOLLOW BURIED CONSTRUCTION ADJACENT TO FOOTING DETAIL AT ANY UTILITY LINE INTERFERENCE W/ FOOTINGS. FIELD VERIFY EXISTING UTILITY LINE SIZE, LOCATION, AND ELEV. SEE ARCH AND MECH PLANS FOR NEW UTILITY LINES.

REMOVE UNSUITABLE EXISTING SOILS BELOW FOOTINGS AND SLABS ON GRADE. REPLACE WITH ENGINEERED FILL. FILL MATERIAL BELOW SLABS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED IN 9" LIFTS. FILL BELOW FOOTINGS SHALL BE AS SHOWN IN ALTERNATE FOUNDATION SECTIONS "A" OR "B". FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER. FILL SHALL BE PLACED PER SOILS REPORT AND UNDER THE DIRECTION AND SUPERVISION OF THE SOILS ENGINEER.



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

### ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				NORTH	SOUTH	EAST	WEST		
100	INSTRUMENT ROOM	SEALED CONCRETE	NONE	PAINTED GYPSUM BD.	PAINTED GYPSUM BD.	PAINTED GYP. BD. W/ FLYWOOD	PAINTED GYPSUM BD.	PAINTED GYPSUM BD.	
102	MECHANICAL ROOM	SEALED CONCRETE	NONE	PRE-FINISHED METAL SIDING	PRE-FINISHED METAL SIDING	PRE-FINISHED METAL SIDING	PRE-FINISHED METAL SIDING	EXPOSED STRUCTURE ABOVE	
103	BOILER ROOM	SEALED CONCRETE	NONE	PRE-FINISHED METAL SIDING	PRE-FINISHED METAL SIDING	PRE-FINISHED METAL SIDING	PRE-FINISHED METAL SIDING	PAINTED GYPSUM BD.	

### DOOR SCHEDULE

NO.	DOOR SIZE	DOOR					FRAME				DETAILS	HARDWARE
		TYPE	MATERIAL	FINISH	GLASS	LOUVER	TYPE	MATERIAL	FINISH	GLASS		
100	3'-0" WIDE x 7'-0" HIGH	FLUSH	18 GAUGE INSULATED HOLLOW MTL.	PAINT	---	---	2" WIDE JAMB & HEAD	16 GAUGE HOLLOW MTL.	PAINT	---	1 2 3 4 8 8 8 7	1 1/2" PAIR BUTTS, PANIC EXIT HARDWARE W/ MORTISE LOCK DEVICE & LEVER TRIM, CLOSER W/ HOLD-OPEN, FULL WEATHERSTRIPPING, ALUMINUM THRESHOLD
101	PAIR OF 3'-0" WIDE x 7'-0" HIGH	FLUSH	18 GAUGE INSULATED HOLLOW MTL.	PAINT	---	24" WIDE x 24" HIGH	2" WIDE JAMB & HEAD	16 GAUGE HOLLOW MTL.	PAINT	---	2 3 5 5 8 8 8 7	EACH DOOR: 1 1/2" PAIR BUTTS, PANIC EXIT HARDWARE W/ SURFACE MOUNTED VERT. ROD DEVICE, CLOSER W/ HOLD-OPEN, FULL WEATHERSTRIPPING, ALUMINUM THRESHOLD. ACTIVE DOOR: NIGHT LATCH. INACTIVE DOOR: DUMPTY LEVER TRIM, ASTRAL
102A	12'-0" WIDE x 8'-0" HIGH COILING DOOR	---	22 GAUGE INSULATED HOLLOW MTL.	PER MANUFACTURER	---	---	2" WIDE JAMB & HEAD	16 GAUGE HOLLOW MTL.	PAINT	---	1 2 3 6 8 8 8 7	
102B	12'-0" WIDE x 8'-0" HIGH COILING DOOR	---	22 GAUGE INSULATED HOLLOW MTL.	PER MANUFACTURER	---	---	2" WIDE JAMB & HEAD	16 GAUGE HOLLOW MTL.	PAINT	---	1 2 3 6 8 8 8 7	
102C	PAIR OF 3'-0" WIDE x 7'-0" HIGH	FLUSH	18 GAUGE INSULATED HOLLOW MTL.	PAINT	---	---	2" WIDE JAMB & HEAD	16 GAUGE HOLLOW MTL.	PAINT	---	2 3 5 5 8 8 8 7	EACH DOOR: 1 1/2" PAIR BUTTS, PANIC EXIT HARDWARE W/ SURFACE MOUNTED VERT. ROD DEVICE, CLOSER W/ HOLD-OPEN, FULL WEATHERSTRIPPING, ALUMINUM THRESHOLD. ACTIVE DOOR: NIGHT LATCH. INACTIVE DOOR: DUMPTY LEVER TRIM, ASTRAL

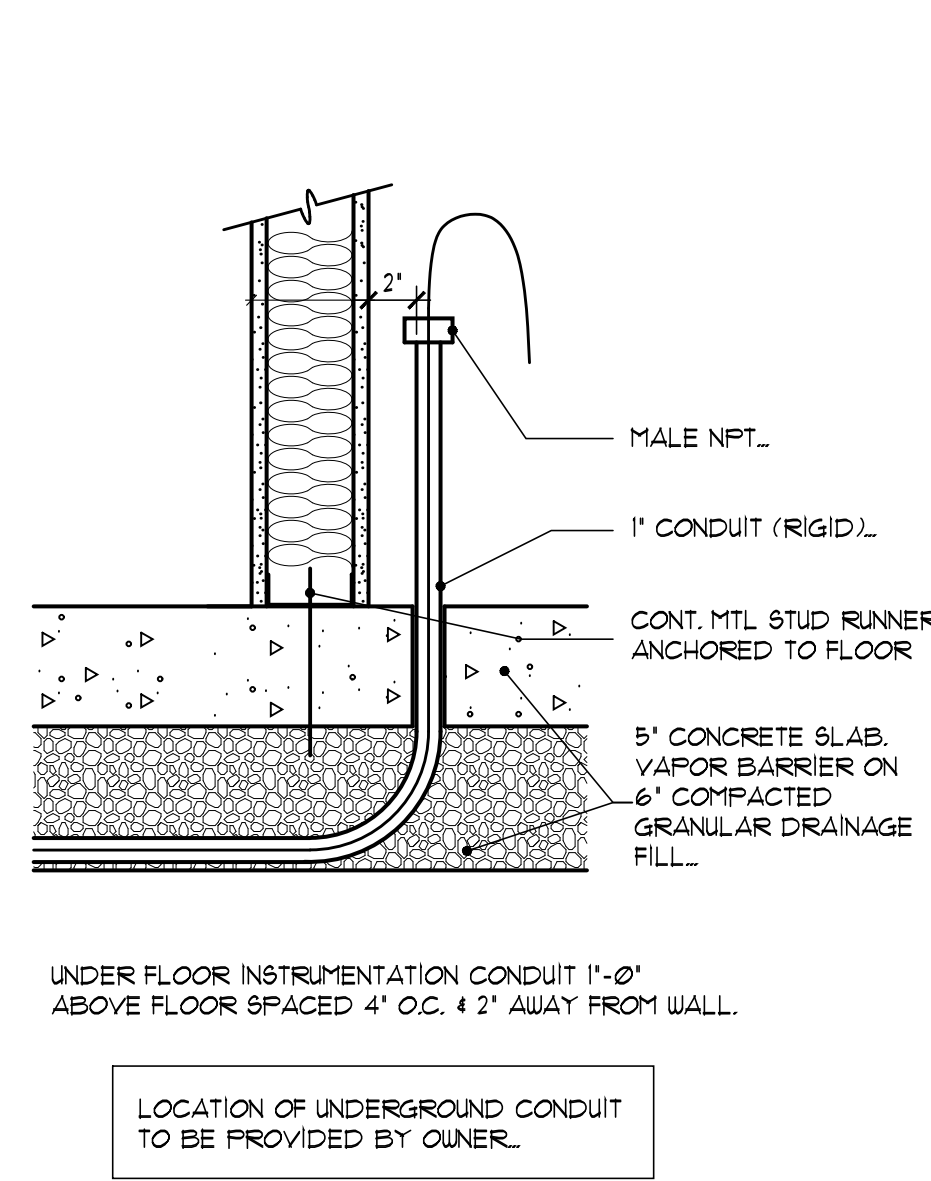


ELECTRICAL LEGEND

	LIGHT SWITCH		DUPLEX OUTLET 12" AFF		SURFACE MOUNTED 48" X 14" FLUORESCENT URAFAROUND FIXTURE W/ 318 LAMPS, 4 ENERGY SAVING BALLAST METALUX OR EQUAL...
	THREE-WAY LIGHT SWITCH		THERMOSTAT		"E-CONOLIGHT E-HL6PICSZ" LIGHT FIXTURE W/ WALL MOUNT ("E-ACM140B) AND PHOTOCELL ("E-ACPI") (OR EQUAL) ON 2" X POLE, HEIGHT AS DETERMINED BY OWNER, SET IN 8" DIAMETER CONCRETE FOOTING...
	EXPLOSION PROOF THREE-WAY LIGHT SWITCH		KILLARK LIGHTING "EPL4530X2G" 45W LED EXPLOSION-PROOF LIGHT W/ GUARD (OR EQUAL)		"KILLARK KFL06050" DOWNWARD CASTING FLOOD LIGHT W/ WALL MOUNT IN COLOR AS SELECTED BY OWNER, (OR EQUAL)
	EXPLOSION PROOF FOUR-WAY LIGHT SWITCH				
	EXPLOSION PROOF DUPLEX OUTLET (12" AFF) AND EXTENSION CORD PLUG (PIGTAIL)				

ELECTRICAL NOTES

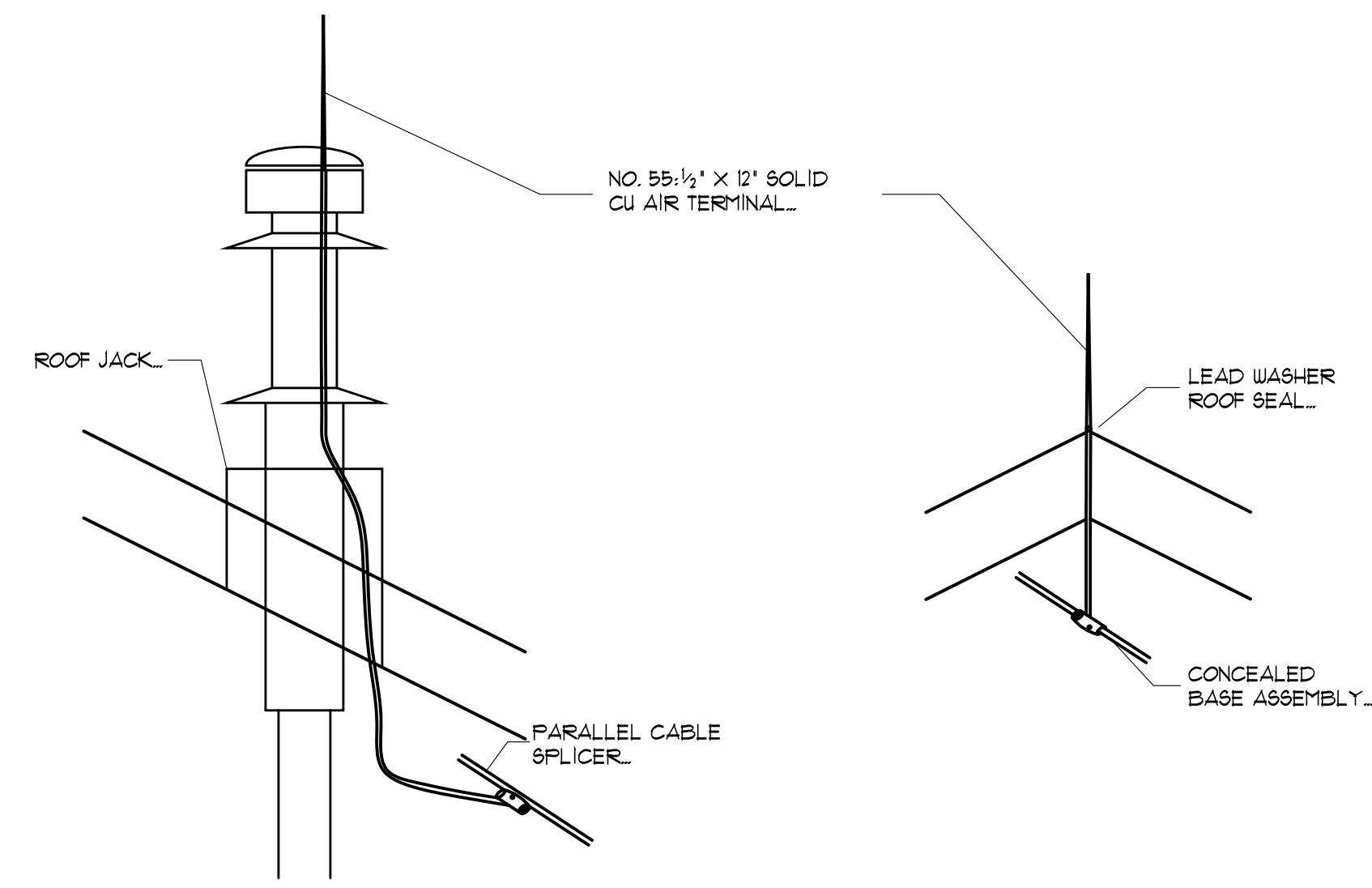
1. ALL CONDUIT FOR LIGHTING, POWER, ETC TO BE SURFACE MOUNTED IN FINISHED AREA 100%.
2. UNDER FLOOR CONDUITS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR FOR OWNER'S USE - NOT TO BE USED FOR ELECTRICAL LINES. ALL CONDUITS TO BE 1" UNLESS NOTED OTHERWISE.
3. ALL OUTLETS, SWITCHES & LIGHT FIXTURES IN MECHANICAL ROOM SHALL BE EXPLOSION PROOF.
4. SPACE ALL CONDUIT 4" O.C. & 4" AWAY FROM EXT. WALL.



CONDUIT PLAN

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

1



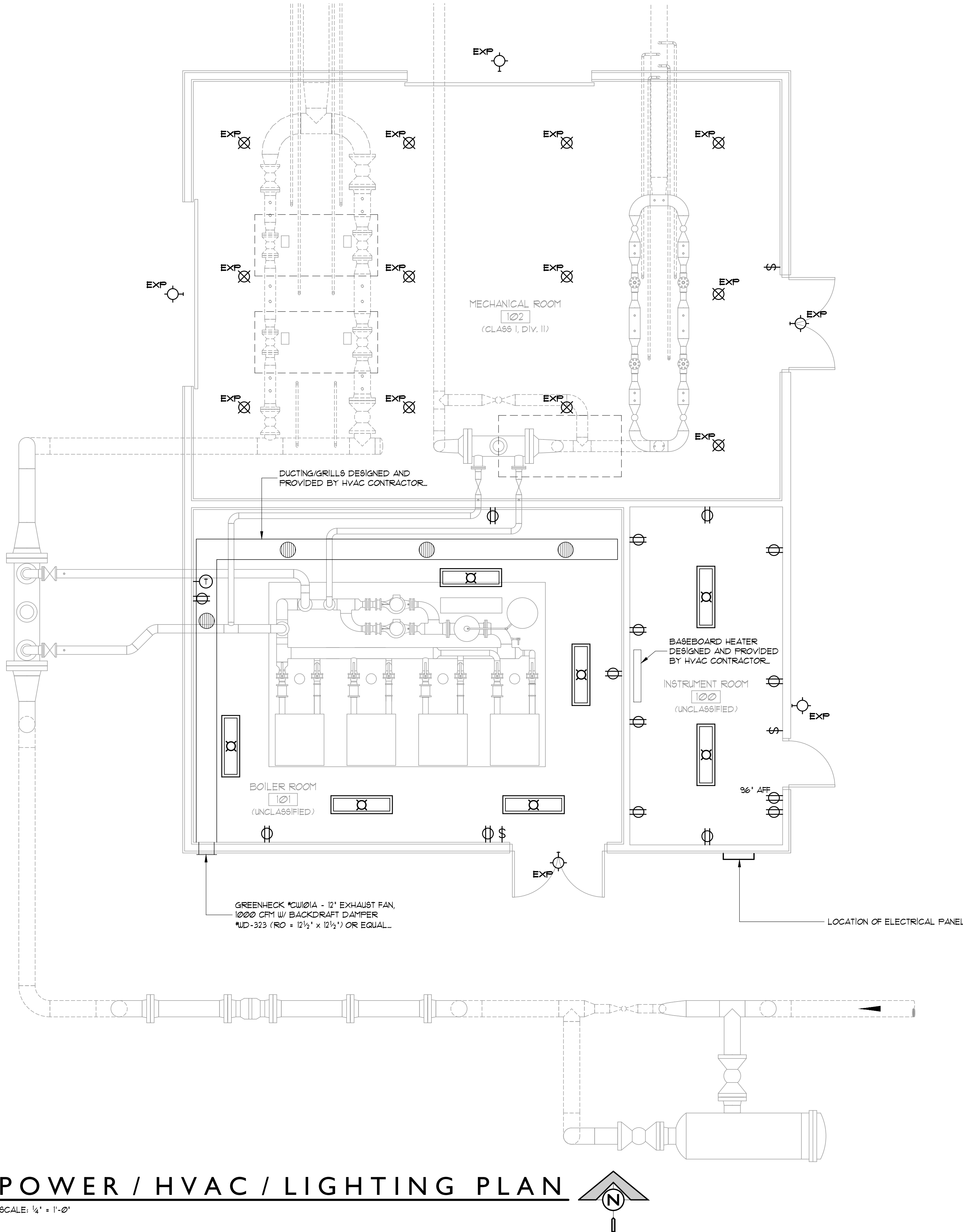
TYPICAL GROUNDING DETAILS

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

2

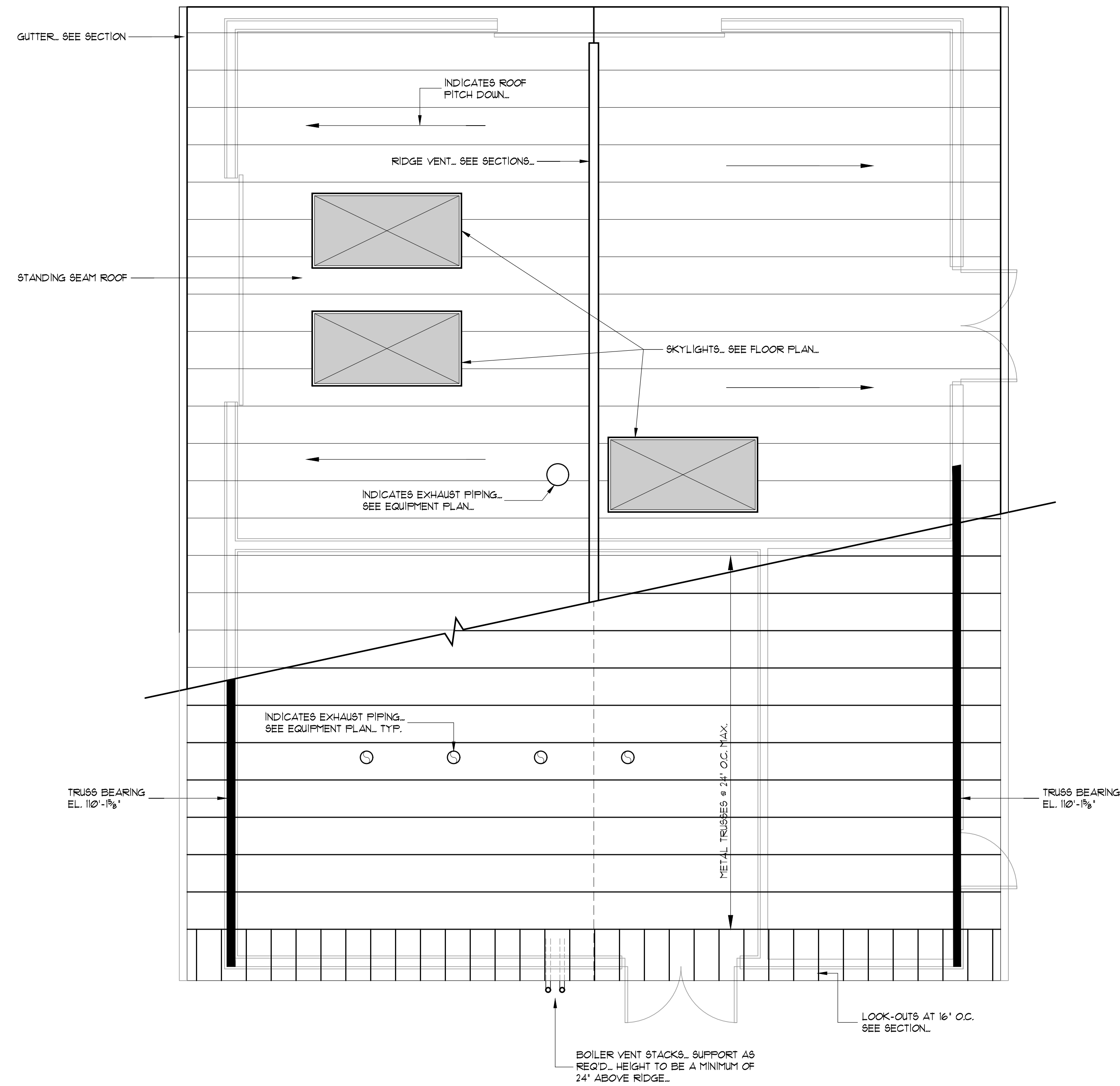
BUILDING GROUND SYSTEM

- 1) GENERAL/ELECTRICAL CONTRACTOR SHALL FURNISH DESIGN AND INSTALL A COMPLETE BUILDING GROUNDING SYSTEM BASED ON STATE AND LOCAL CODES AND THE FOLLOWING GUIDELINES.
- 2) PROVIDE 4# BARE COPPER WIRE LOOP 18" BELOW GRADE AND SPACED 48" AWAY FROM BUILDING.
- 3) INTERCONNECT TO ELECTRIC, TELEPHONE AND OTHER BUILDING GROUNDING SYSTEMS.
- 4) PROVIDE AIR TERMINAL PER EITHER OF THE DETAILS. SEE DETAIL "2" ON THIS SHEET. TAKE CARE TO INSURE THAT ALL POINTS ARE WITHIN 2'-0" OF OUTSIDE BUILDING EDGE, OUTSIDE CORNERS AND RIDGE ENDS, AND THAT MAXIMUM BRACING DOES NOT EXCEED 20'-0" AND THAT MINIMUM PROJECTION ABOVE OBJECT PROJECTED IS 10". (POINTS PROJECTING 24" MAY BE SPACED @ 25' MAX).
- 5) MAINTAIN HORIZONTAL OR DOWNWARD COURSE OF MAIN CONDUCTOR AND INSURE THAT ALL BENDS HAVE AT LEAST AN 8" RADIUS AND DO NOT EXCEED 90 DEGREES.
- 6) ATTACH ALL EXPOSED ROOF, DOWN LEAD AND BONDING CABLES AT 3'-0" ON CENTER MAXIMUM. VERIFY COMPATIBILITY OF ADHESIVE ON MEMBRANE ROOF APPLICATIONS PRIOR TO INSTALLATION.
- 7) "AS-BUILT" DRAWING SHALL BE SUBMITTED IN ACCORDANCE WITH CERTIFICATION PROCEDURES.
- 8) ALL MATERIALS TO BE UNDERWRITER'S LABORATORIES APPROVED WITH LABELS ON CONNECTORS @ 10'-0" INTERVALS AND LABELS ON ALL AIR TERMINALS.
- 9) PROVIDE A TAIL FOR CONNECTION TO EXISTING PLANT GROUNDING GRID. OWNER WILL EXTEND EXISTING GRID TO TAIL PROVIDED BY CONTRACTOR.
- 10) GROUND WIRES INSIDE OF THE BUILDING SHALL BE RUN IN 1" CONDUIT DOWN THE FACE OF THE WALL.



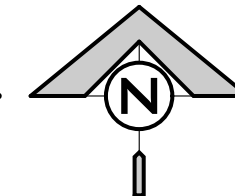
POWER / HVAC / LIGHTING PLAN

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

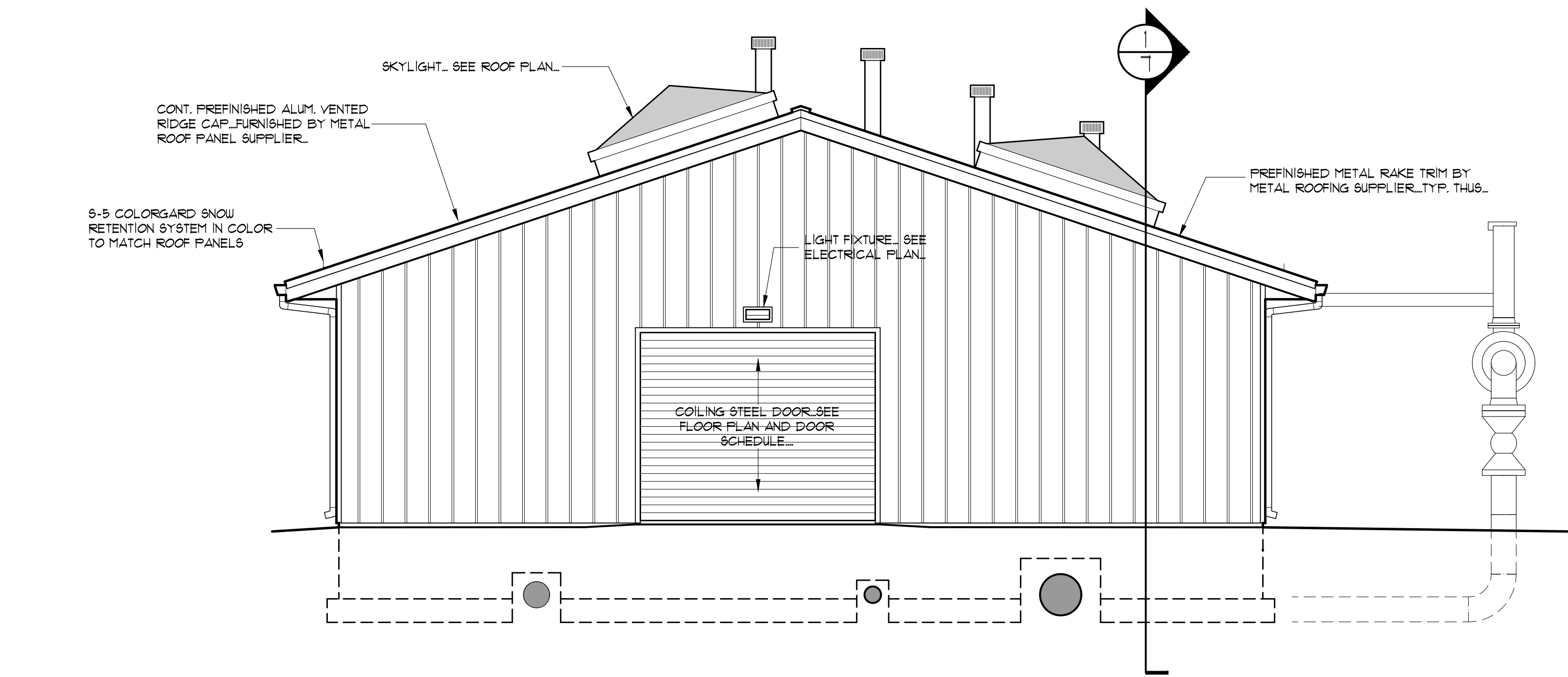


ROOF FRAMING / ROOF PLAN

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

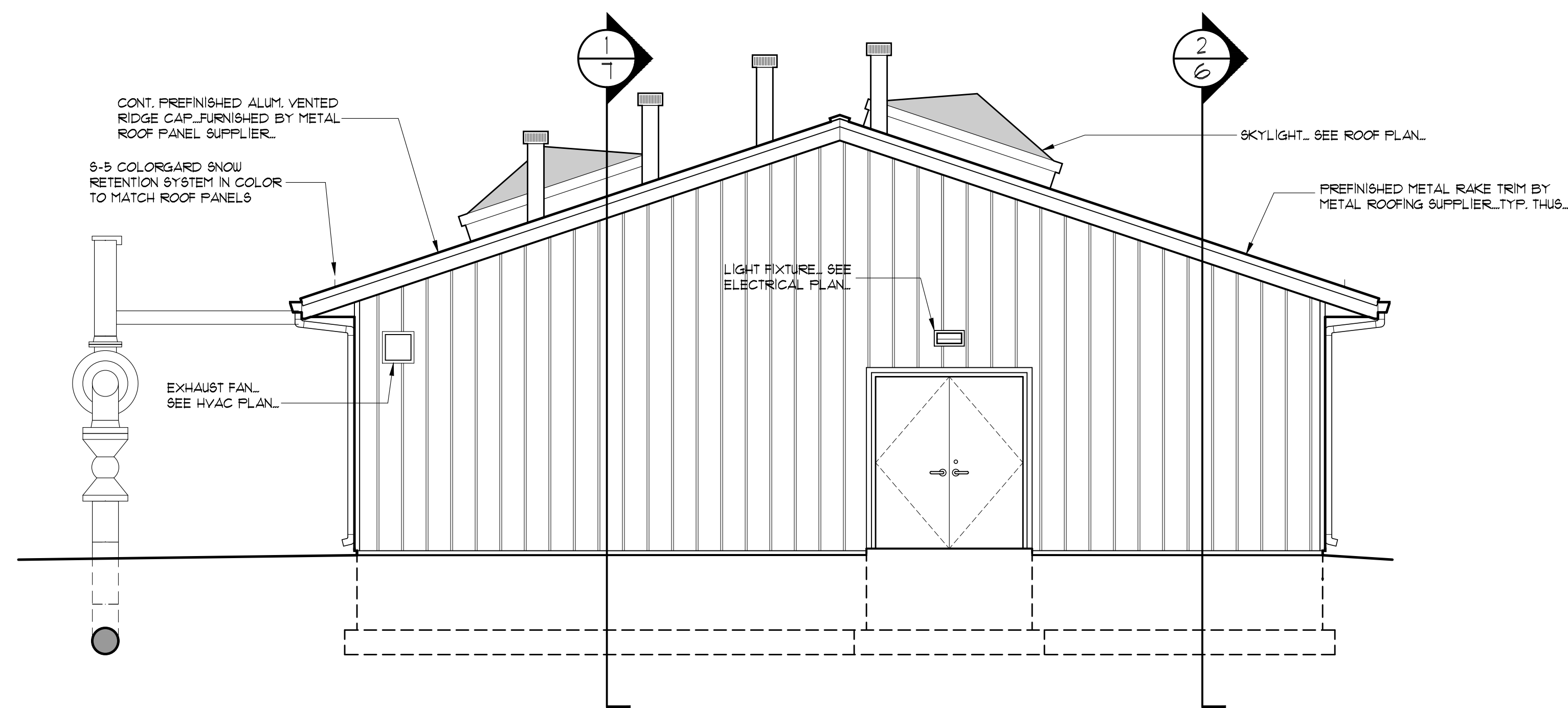






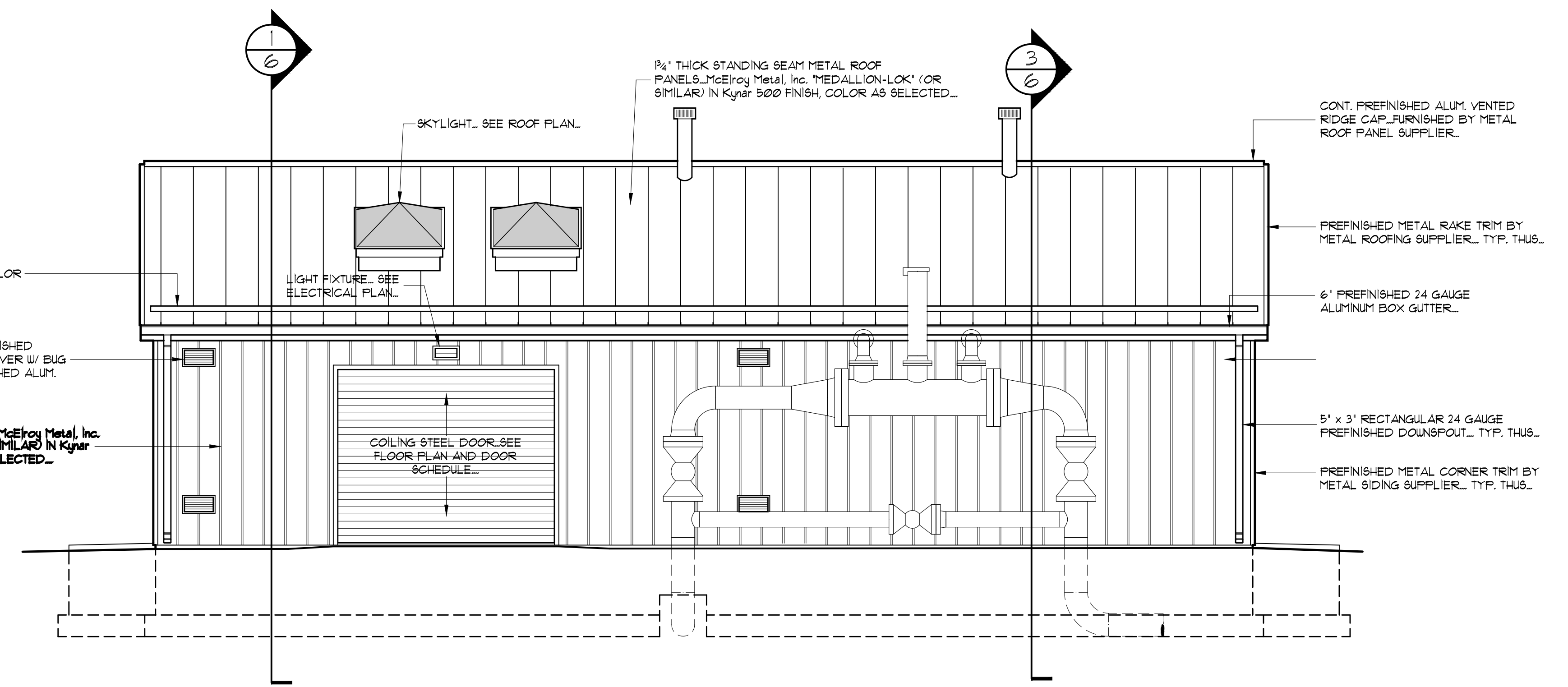
**NORTH ELEVATION**

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



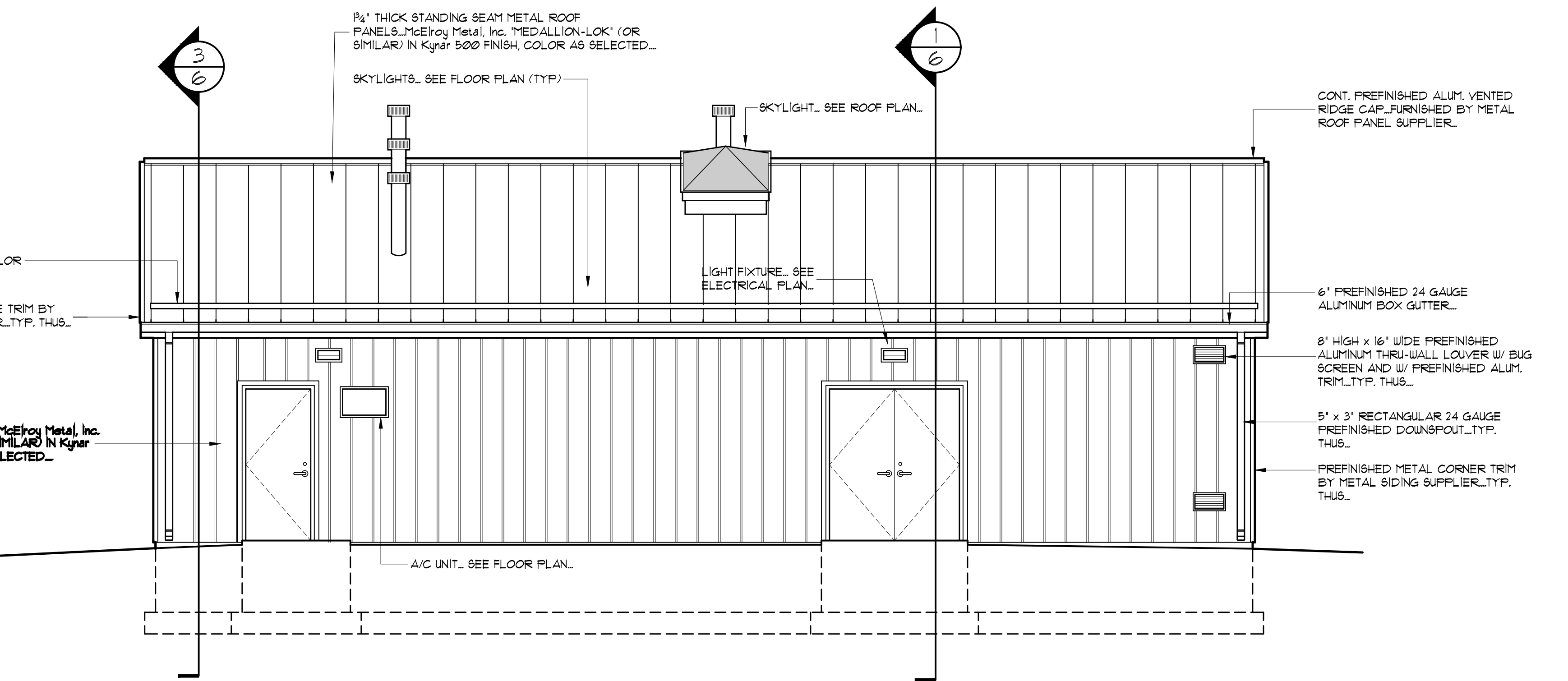
**SOUTH ELEVATION**

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



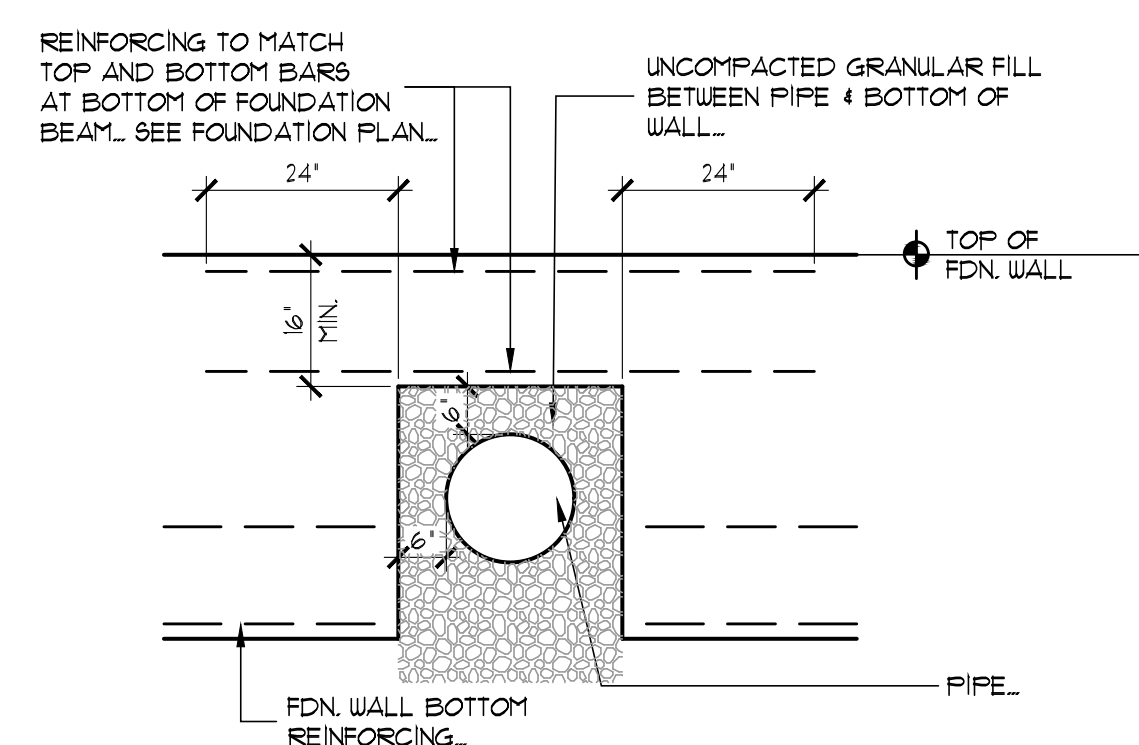
**WEST ELEVATION**

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



**EAST ELEVATION**

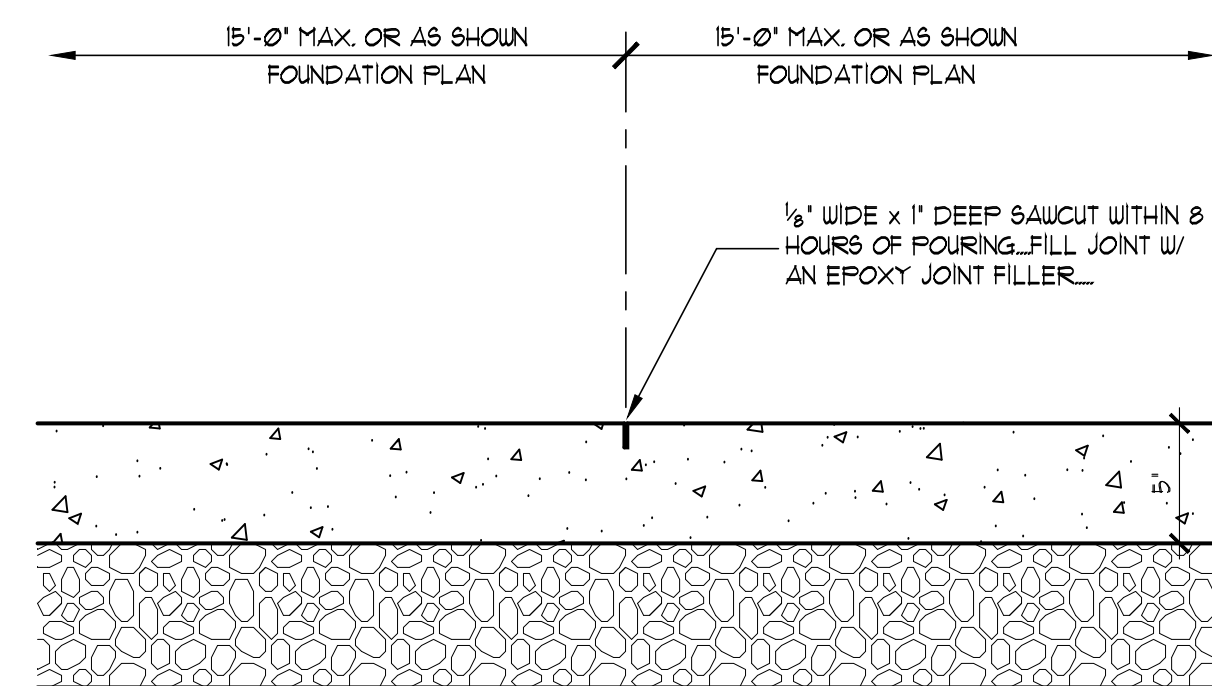
SCALE: 1/4" = 1'-0"



**FOUNDATION WALL BRIDGE**

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

1

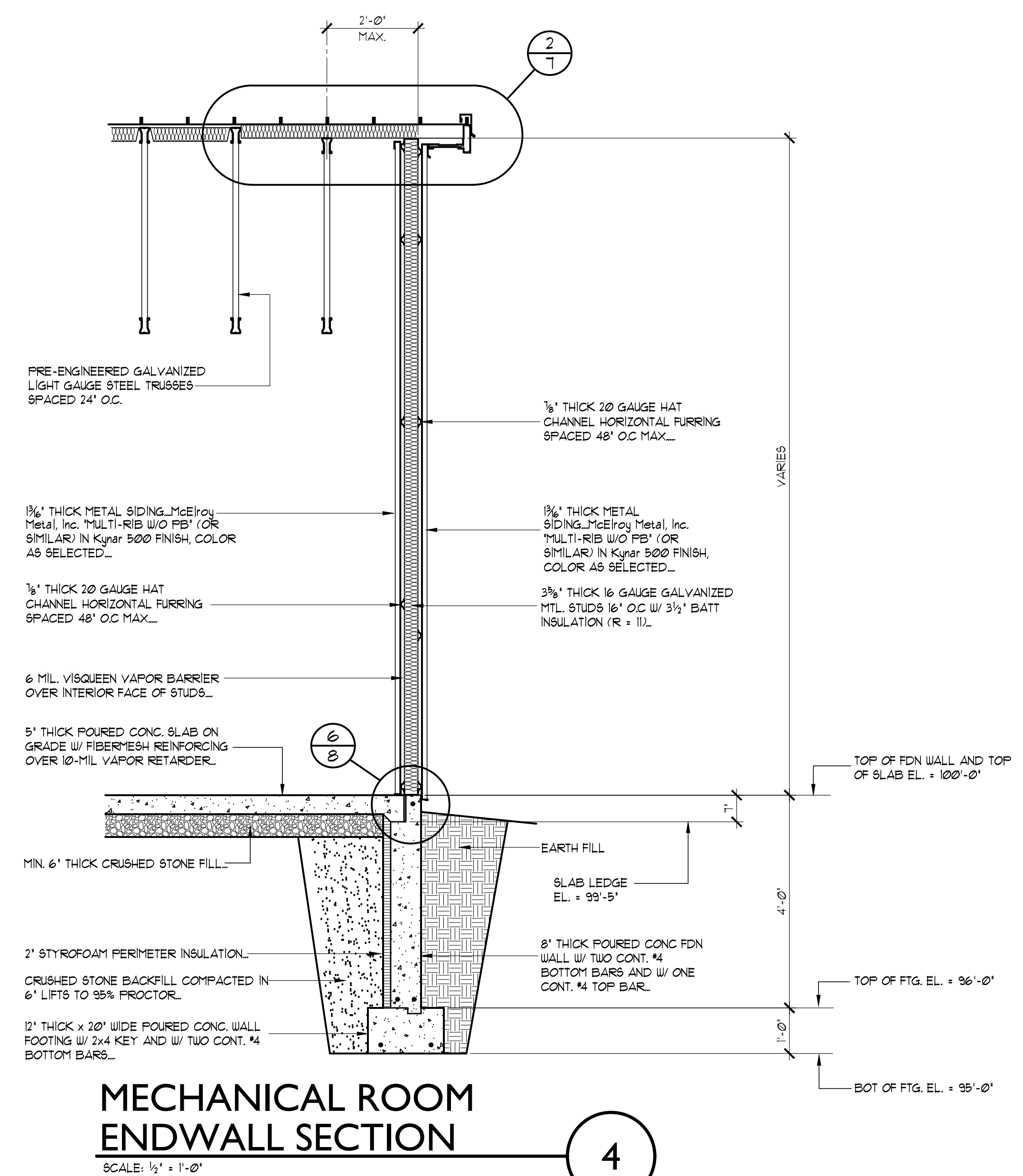
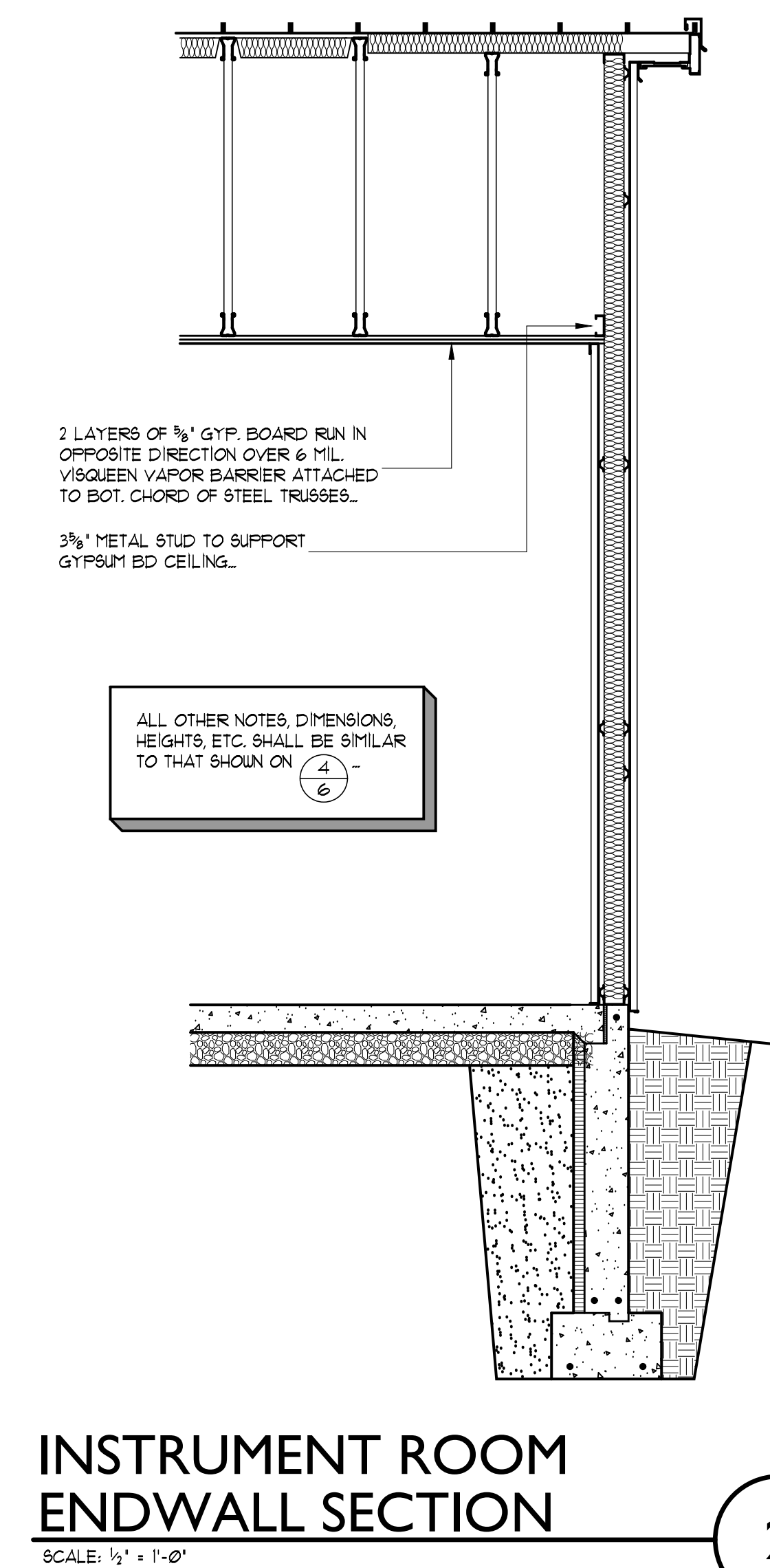


**SLAB CONTROL JOINT DTL.**

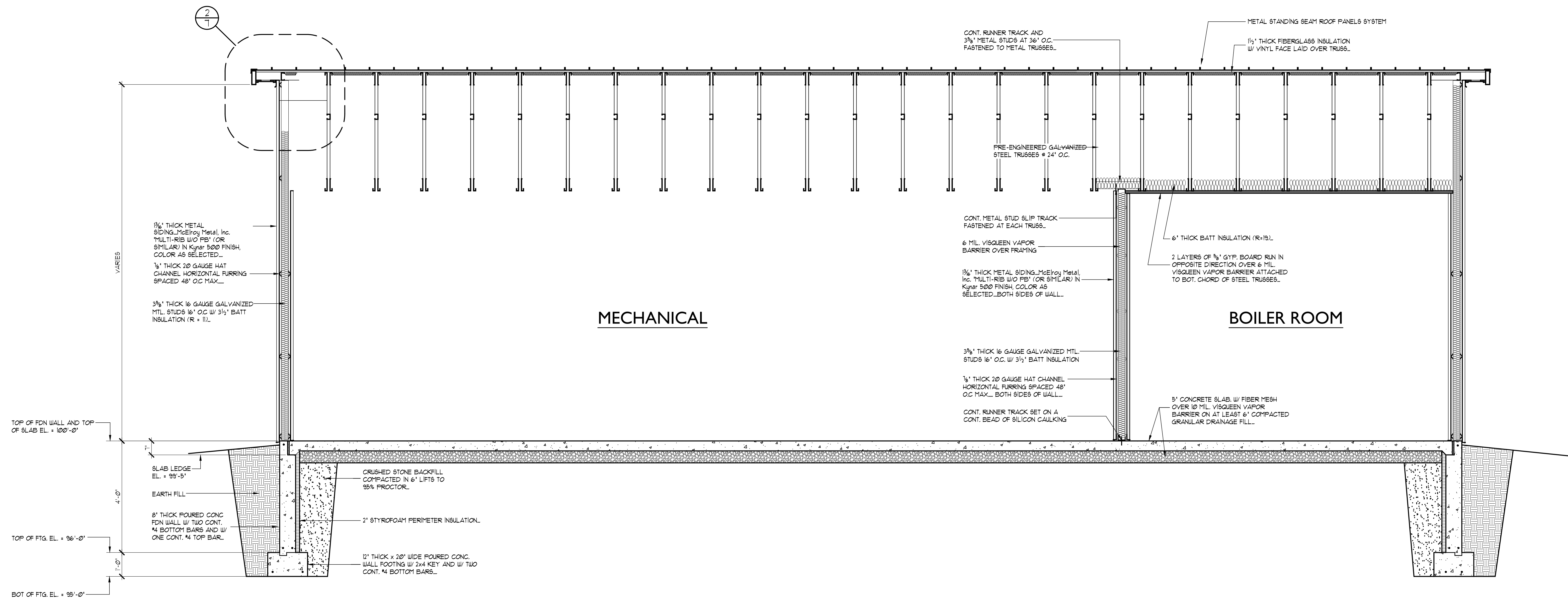
SCALE: 1/2" = 1'-0"

2



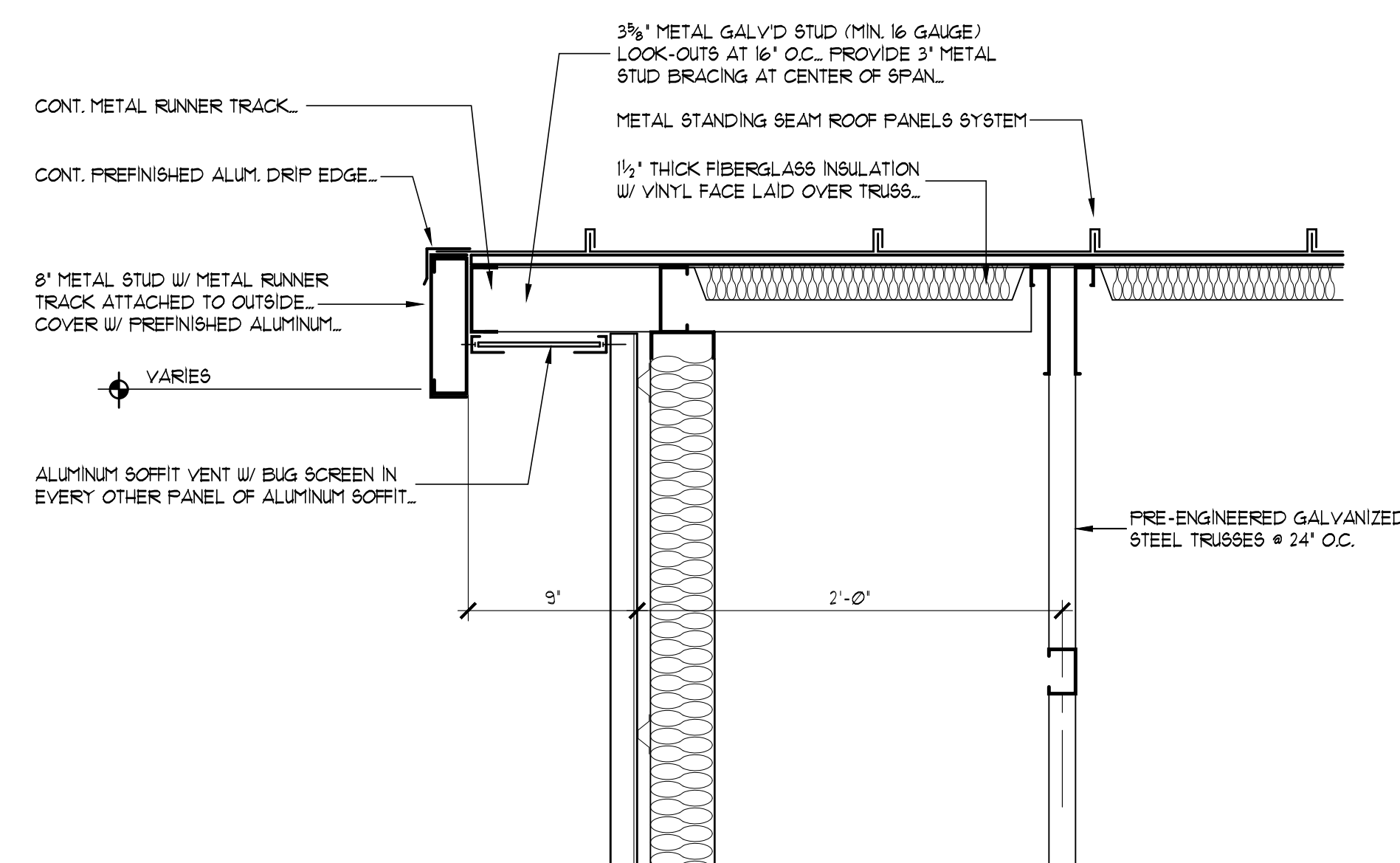






NORTH - SOUTH CROSS SECTION  
THROUGH MECHANICAL & BOILER ROOM

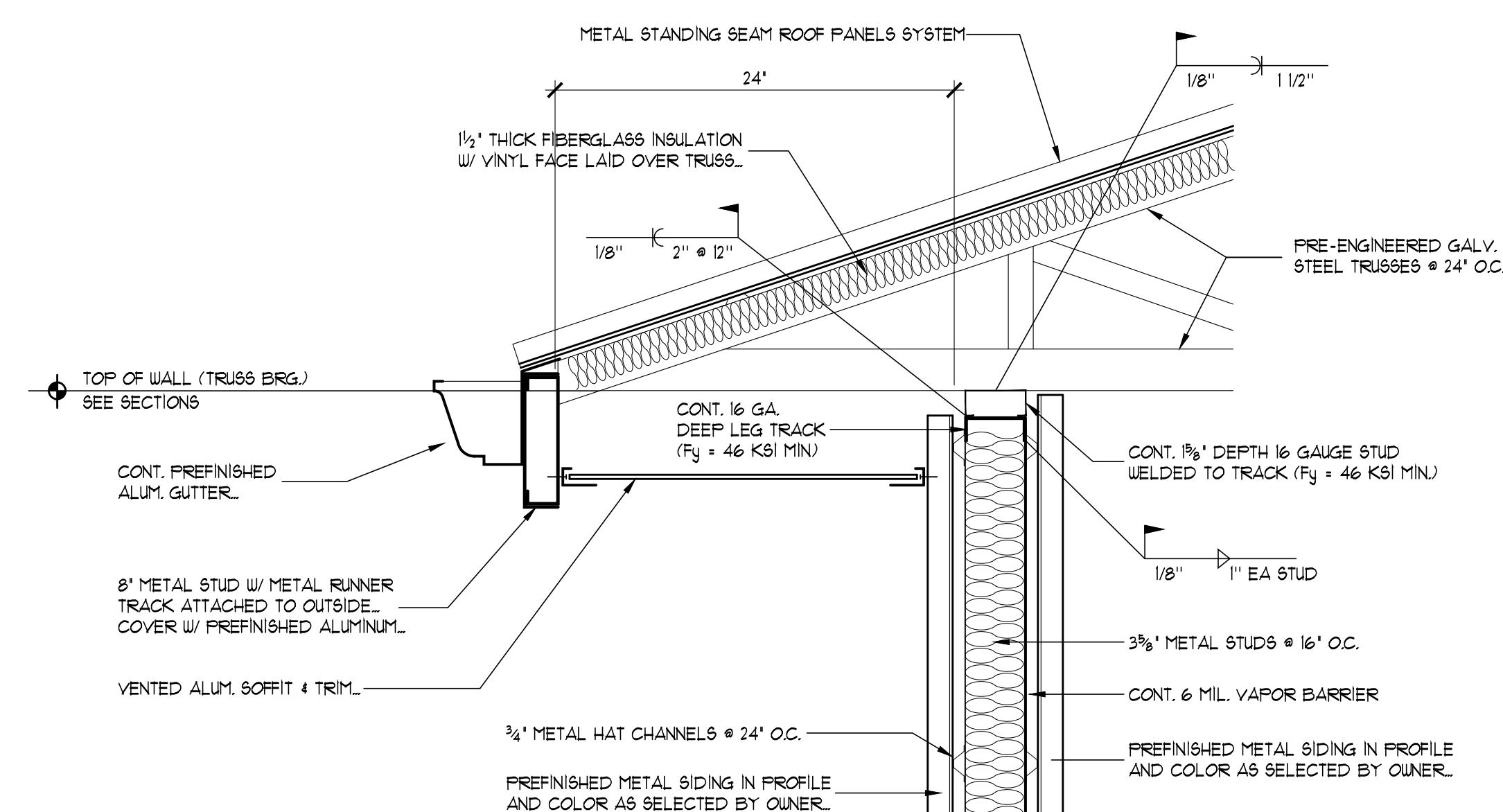
SCALE: 1/2" = 1'-0"



GABLE DETAIL

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

2

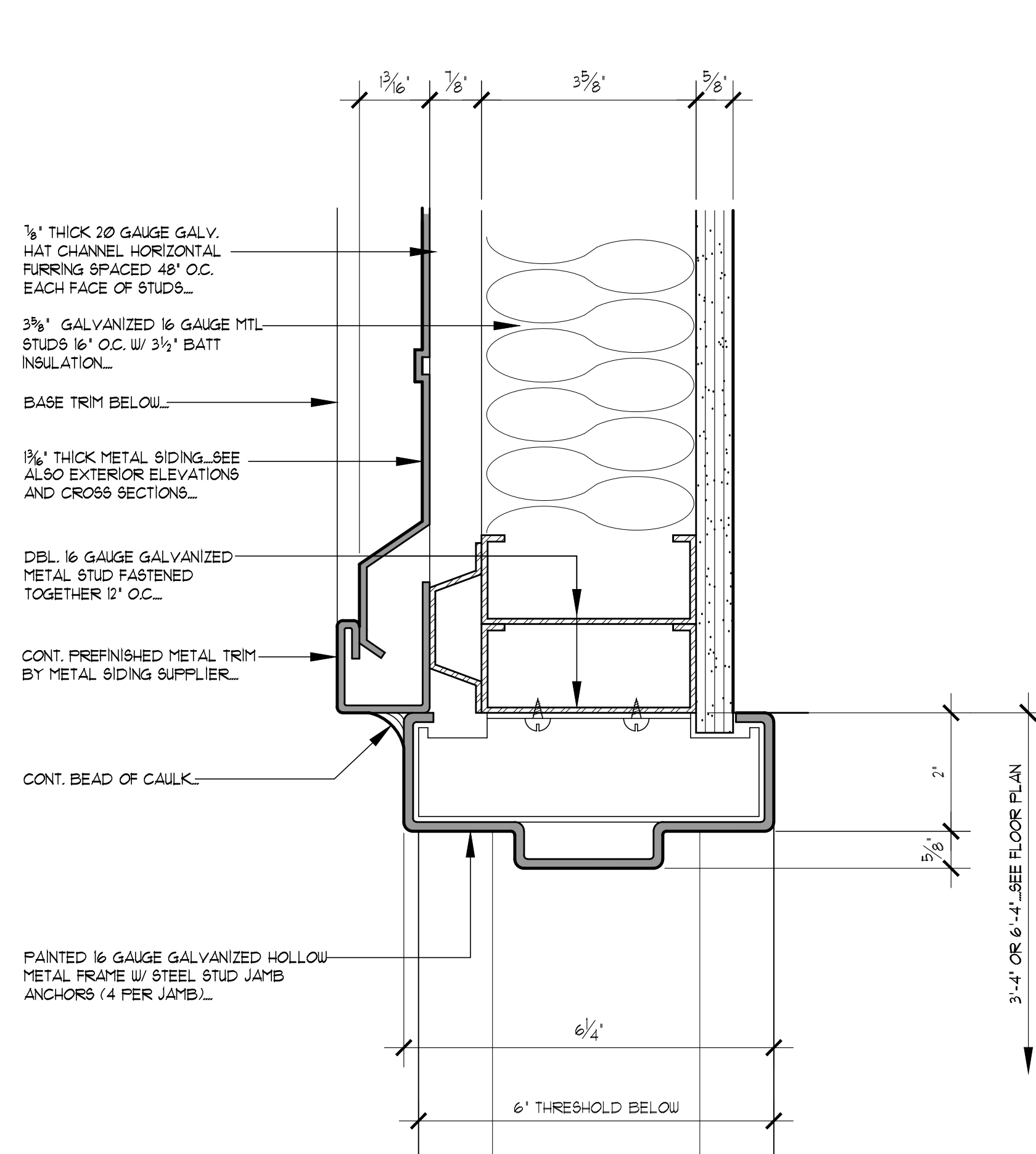


OVERHANG DETAIL

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

3

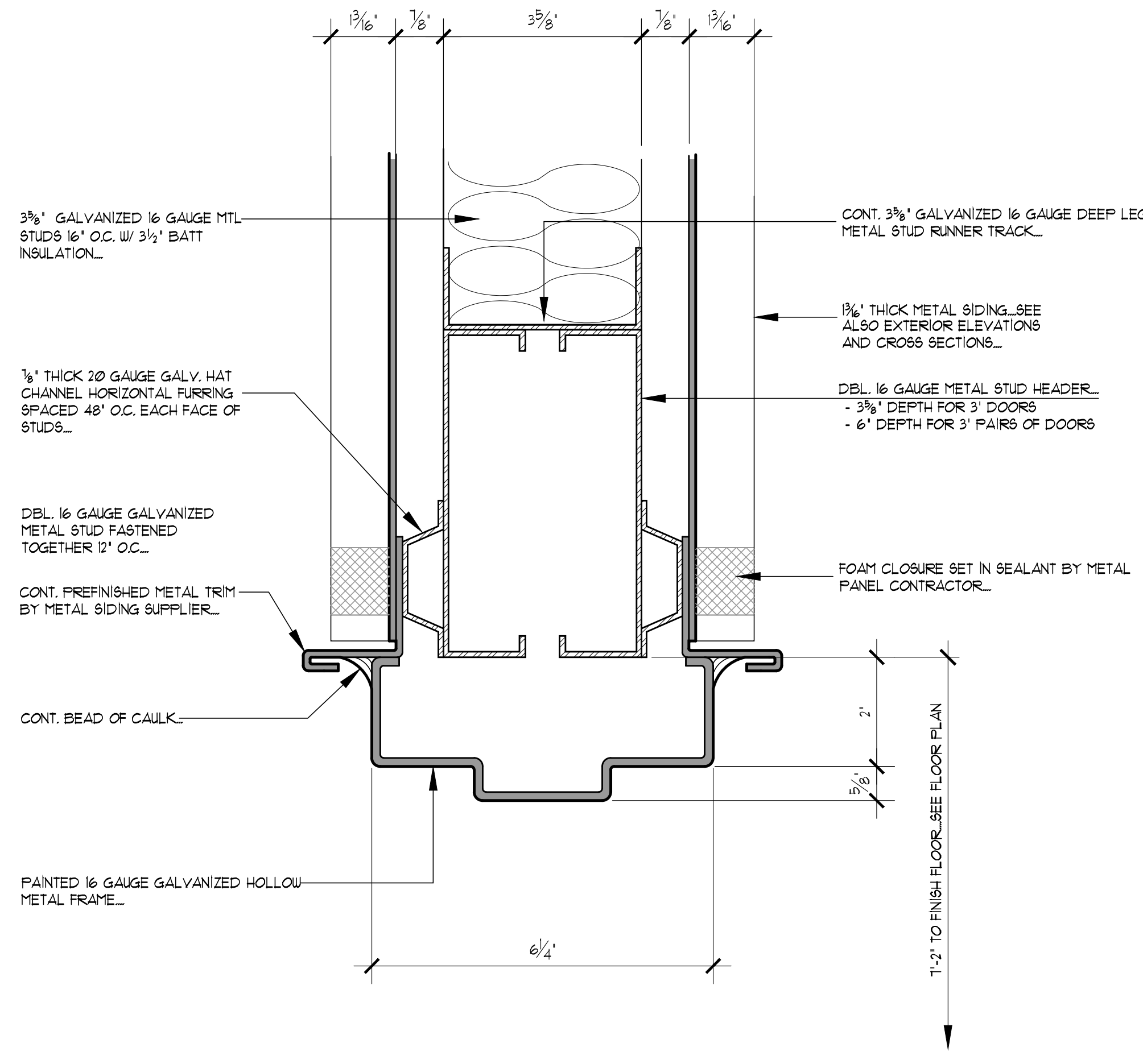




DOOR JAMB DETAIL

SCALE : 6" = 1'-0"

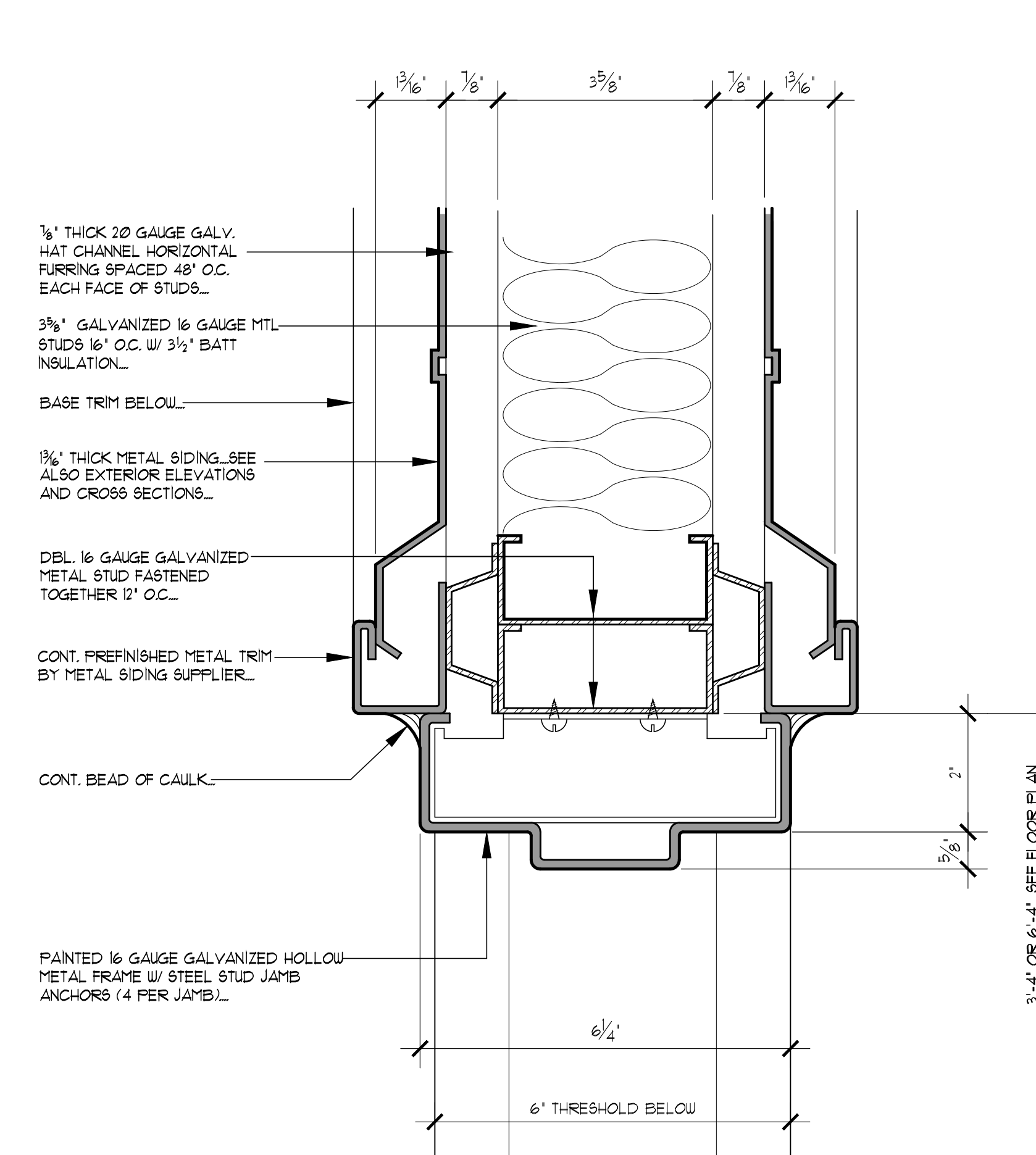
1



DOOR HEAD DETAIL

SCALE : 6" = 1'-0"

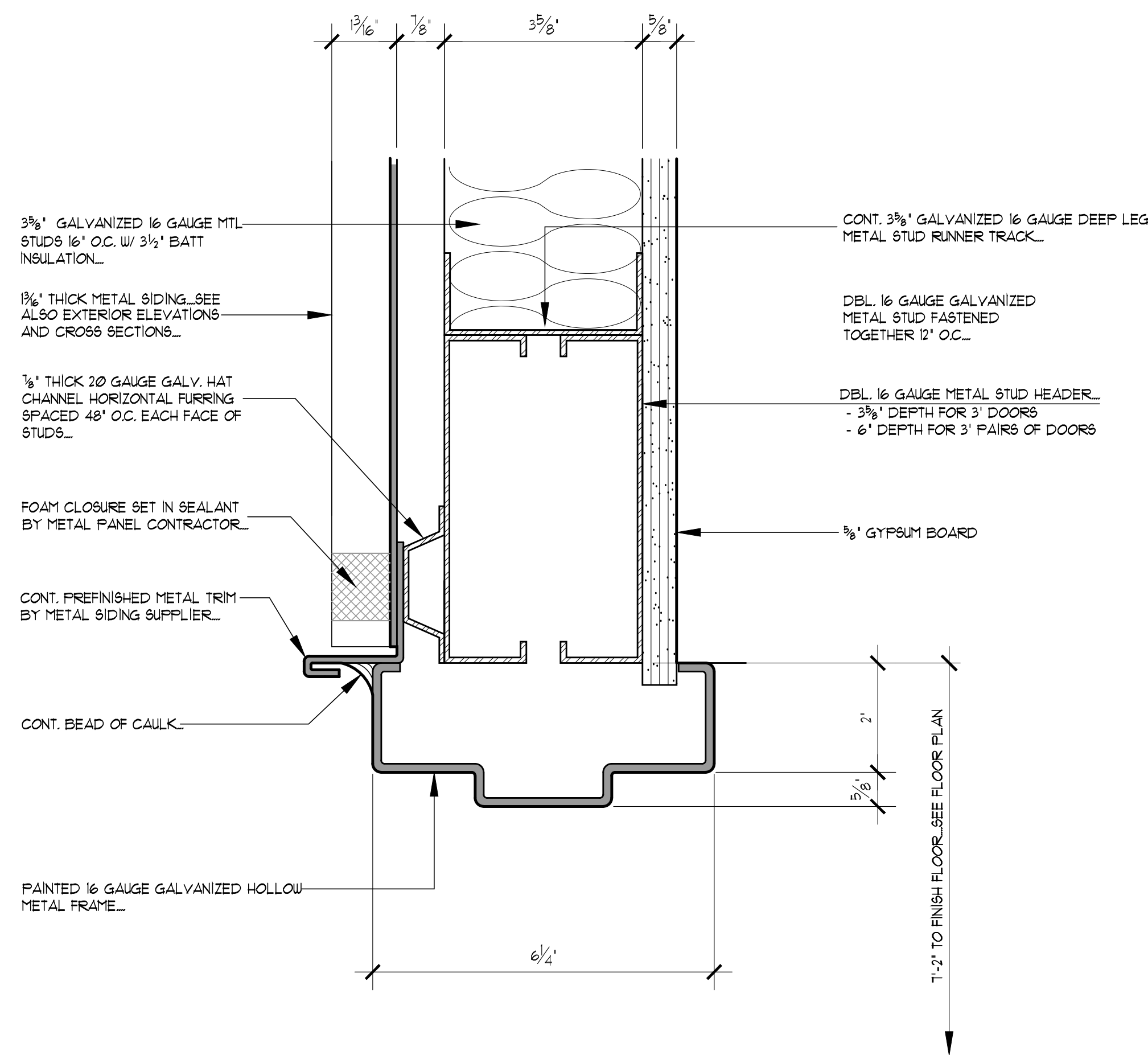
2



DOOR JAMB DETAIL

SCALE : 6" = 1'-0"

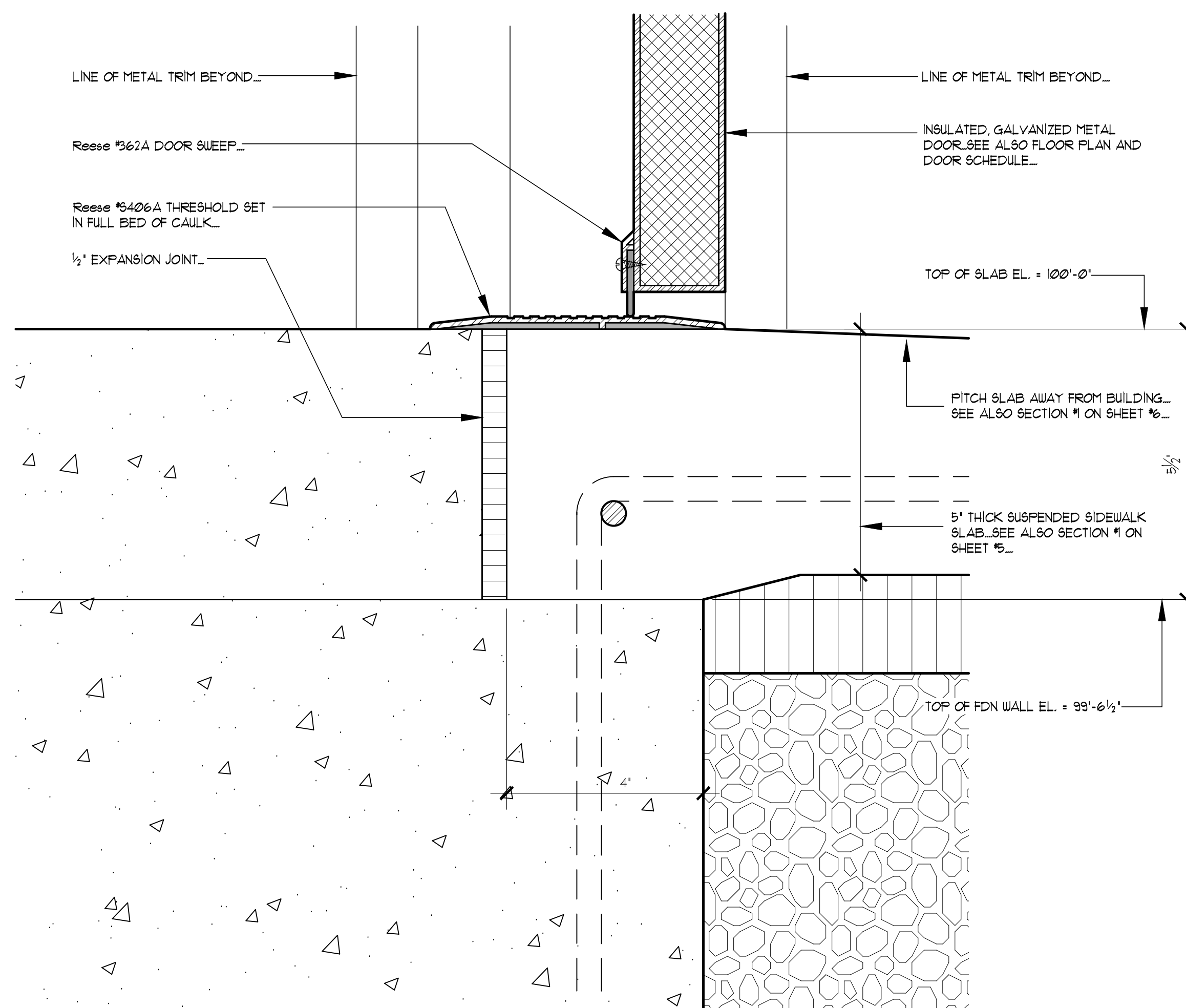
3



DOOR HEAD DETAIL

SCALE : 6" = 1'-0"

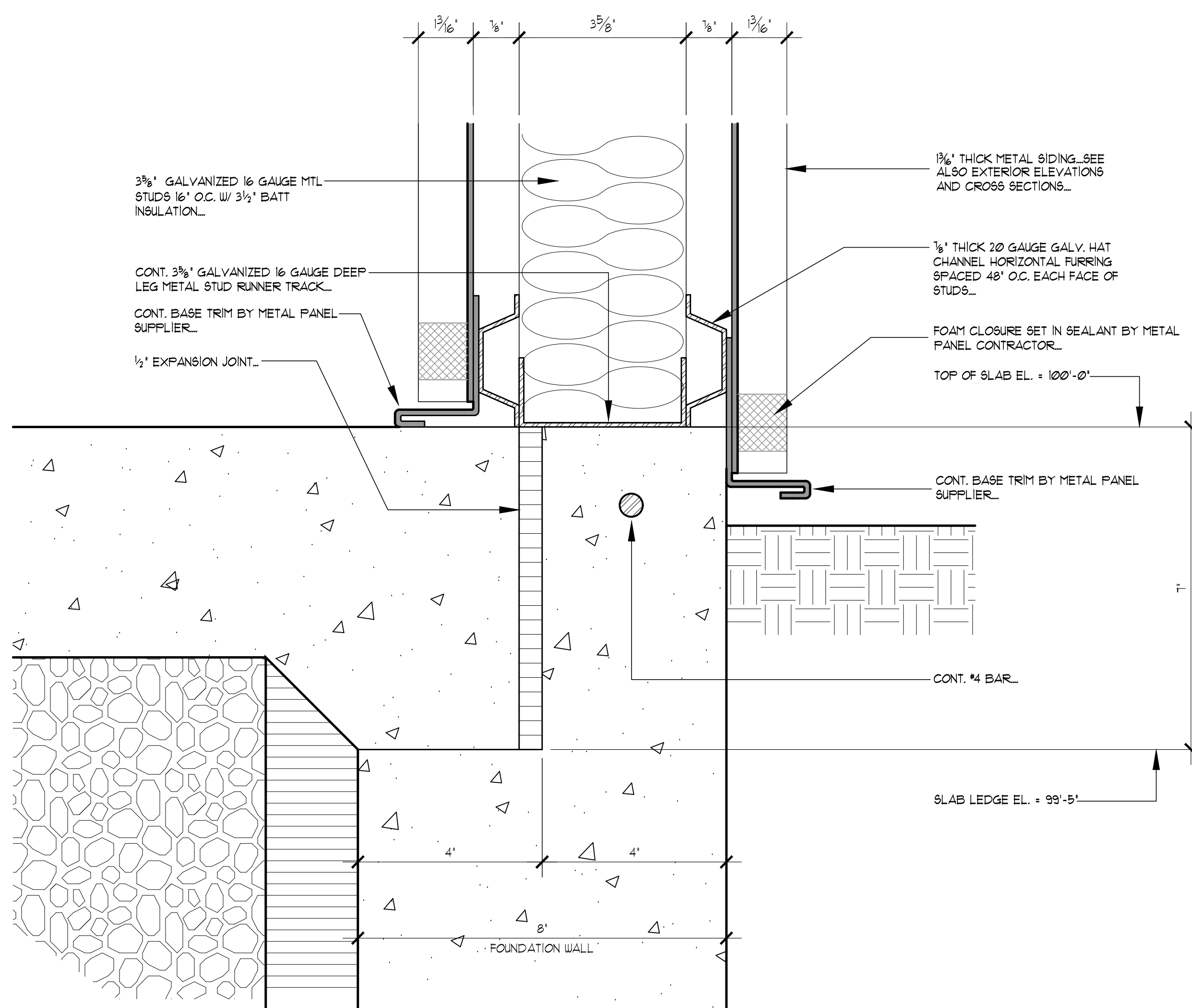
4



DOOR SILL DETAIL

SCALE : 6" = 1'-0"

5

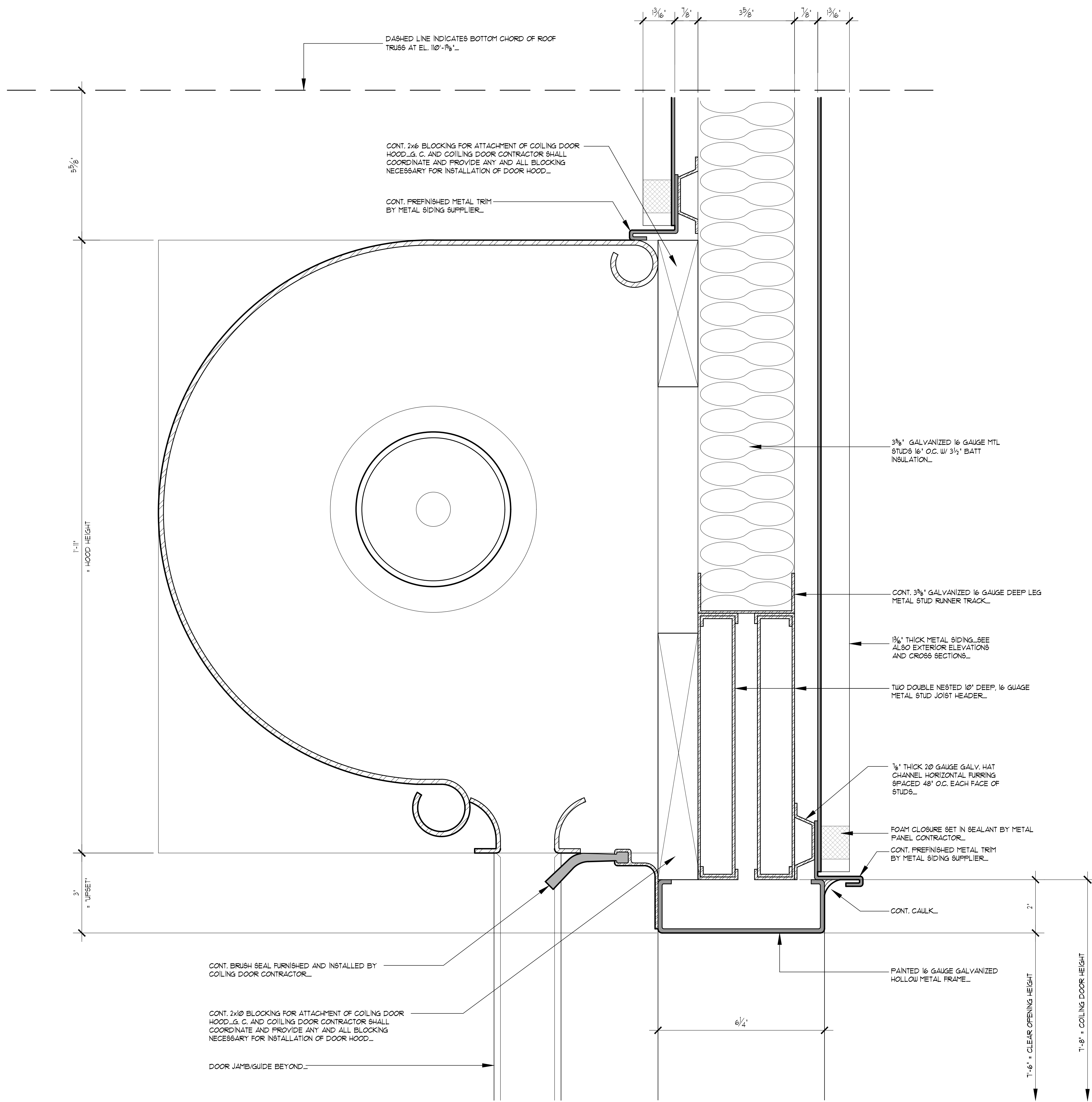


WALL BASE DETAIL

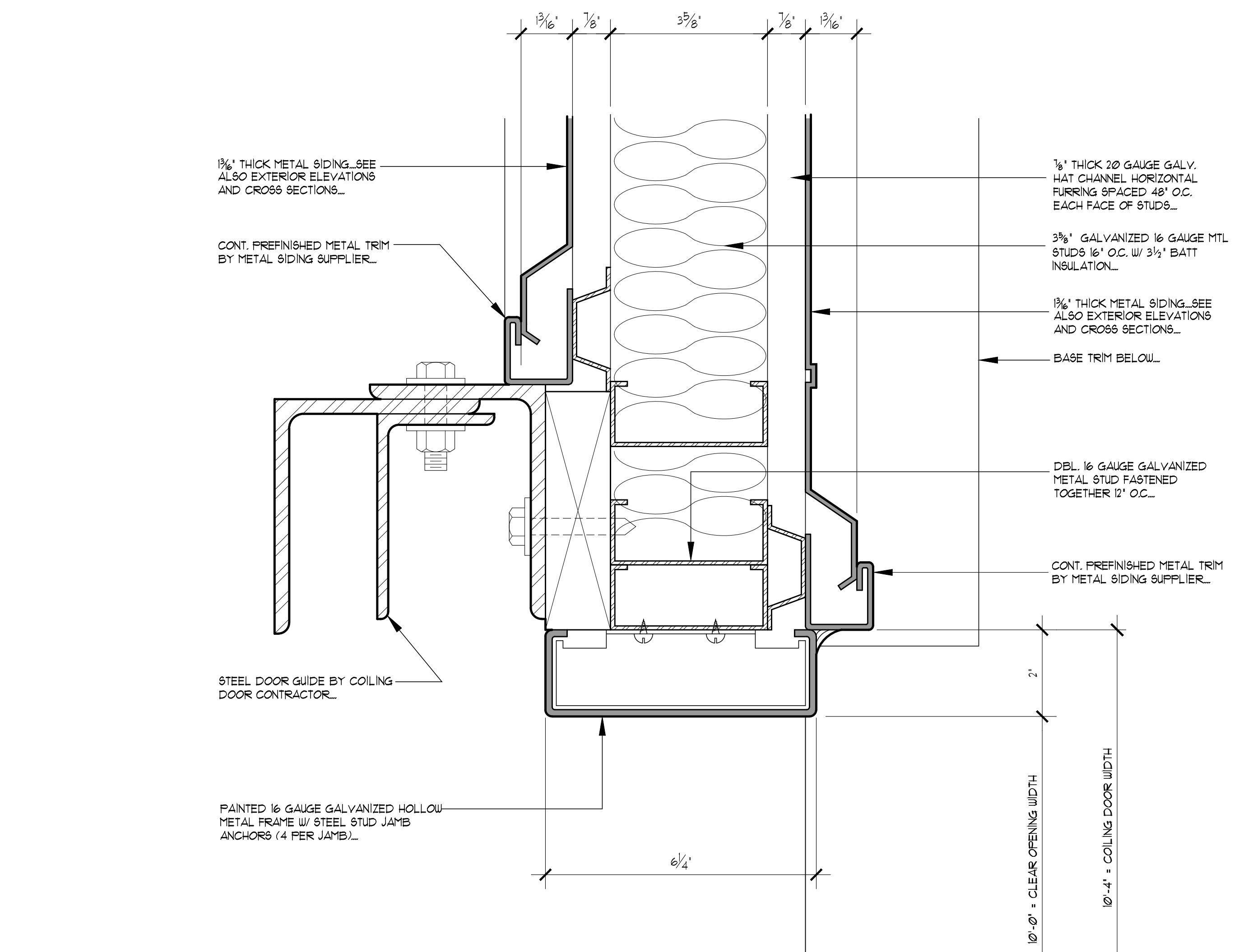
SCALE : 6" = 1'-0"

6

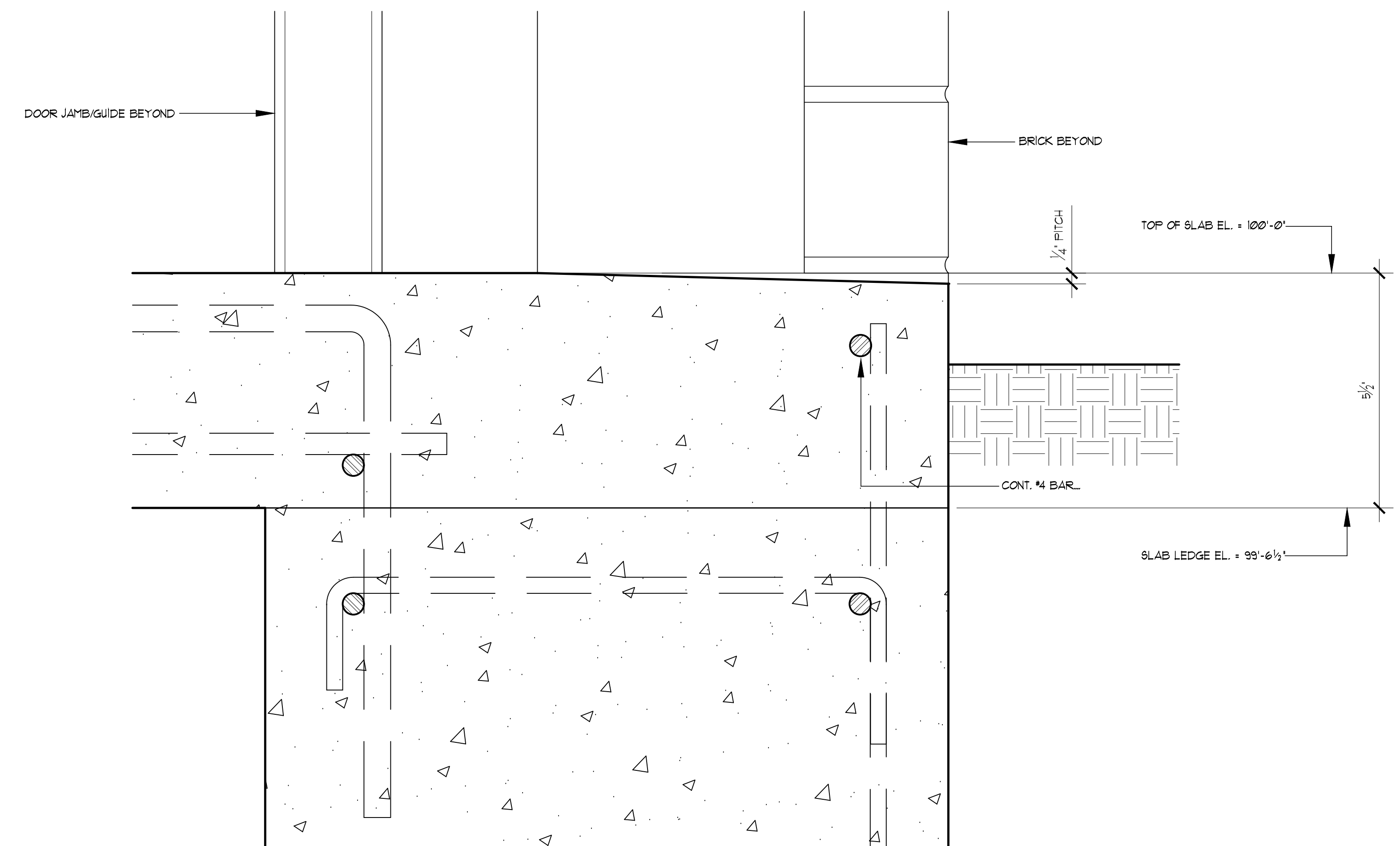




COILING DOOR HEAD DETAIL  
SCALE : 6" = 1'-0"



COILING DOOR JAMB DETAIL  
SCALE : 6" = 1'-0"



COILING DOOR SILL DETAIL  
SCALE : 6" = 1'-0"



THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

Source: Kenosha County Department of Planning and Development

**F. PUBLIC DISTRICTS**

**12.24-1 I-1 INSTITUTIONAL DISTRICT**

**(a) Primary Purpose and Characteristics**

The I-1 Institutional District is intended to provide for areas which are under private or public ownership and where the uses in those areas for public purposes or institutional purposes, whether public or private, are anticipated to be permanent. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

**(b) Principal Uses**

- 1 Churches
- 2 Hospitals, sanitariums, nursing homes and clinics
- 3 Libraries, museums and art galleries
- 4 Private youth development organizations such as YMCA, Junior Achievement, Boys Club of America and Campfire Girls
- 5 Public or private schools, colleges and universities
- 6 Public administrative offices and public service buildings including fire and police stations, community centers, public emergency shelters
- 7 Public utility offices

**(c) Accessory Uses**

- 1 Garages for storage of vehicles used in conjunction with the operation of the principal use.
- 2 Residential quarters for caretakers or clergy
- 3 Service buildings and facilities normally accessory to the principal uses
- 4 Solar energy system
- 5 Small wind energy system

**(d) Conditional Uses (see also section 12.29-8) (8/6/02)**

- 1 Airport, heliport pads, aircraft hangars for storage and equipment maintenance; aircraft sales and service.
- 2 Bus terminals
- 3 Cemeteries
- 4 Large wind energy system
- 5 Penal, reform, disciplinary and mental institutions
- 6 Power and heat generating plants
- 7 Railroad depots
- 8 School auditoriums, gymnasiums and stadiums
- 9 **Utility substations**

- 10 Water storage tanks and towers and radio and television transmitting and receiving towers, microwave relay stations
- (e) Lot Area and Width
  - 1 Institutional uses served by public sanitary sewage facilities shall provide a minimum lot area of 10,000 square feet and a minimum lot frontage of 75 feet in width, and
  - 2 Institutional uses served by on-site soil absorption sewage disposal systems or other approved private means of sewage disposal, shall provide a minimum lot area of 40,000 square feet and a minimum lot frontage of 150 feet in width.
- (f) Building Height and Area
  - 1 No building or parts of a building shall exceed 60 feet in height.
  - 2 No maximum or minimum building area shall be required in the I-1 Institutional District due to the variety of uses within this district and the diverse building demands of each use.
- (g) Yards
  - 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State and County trunk highways and not less than 30 feet from the right-of-way of all other roads. (8/6/02)
  - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
  - 3 Side yard - not less than 10 feet in width on each side of all structures.
  - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer Systems
  - 1 Public sanitary sewer systems
  - 2 On-site sewage disposal absorption system



**C.****CONDITIONAL USES****12.29-1 PURPOSE**

A conditional use, as used in this ordinance, is designed to be a flexibility device designed to cope with situations where a particular use, although not inherently inconsistent with the use classification of a particular district, could create special problems and hazards if allowed to develop and locate as a matter of right in a particular district and therefore is in need of special consideration. Often the effects of these uses on the surrounding environment cannot be foreseen until a specific site has been proposed. The nature, character or circumstances of these uses are so unique or so dependent upon specific contemporary conditions that predetermination of permissibility by right or the detailing in the ordinance of all of the specific standards, regulations or conditions necessary or appropriate to such permissibility is not practical, it being recognized that the county is faced with practical difficulties in defining with precision in advance the conditions under which a conditional use permit will be granted. Those conditional uses hereinafter designated as such are deemed to have one or more of the following characteristics when located within certain districts:

- (a) Hazardous, dangerous or harmful to adjoining or nearby parcels, waters or the environment
- (b) Noxious, offensive, a nuisance or otherwise adverse to adjoining or nearby parcels, water or the environment
- (c) Inconsistent with or otherwise adverse to adjoining or nearby land or water uses in the absence of certain conditions

**12.29-2 INTENT**

It is the intent of the Kenosha County Board of Supervisors to allow the hereinafter designated conditional uses within the areas designated by this ordinance in accordance with section 12.29-5(g) of this ordinance and only when the conditions imposed thereon are met. Any conditions so imposed as a basis for granting the conditional use permit shall be binding on all grantees, assignees, heirs, legatees, donees, transferees and trustees of the petitioner.

**12.29-3 PERMITS**

The Kenosha County Planning, Development & Extension Education Committee may authorize the Department of Planning and Development to issue a conditional use permit for conditional uses as specified in each of the aforementioned districts set forth in sections 12.20 to 12.26 after review and a public hearing, as provided herein, provided that such conditional uses and structures are in accord with the provisions of this ordinance, its purpose and intent. (11/5/84)

**12.29-4 APPLICATION (8/6/02)**

- (a) Prior to application, the petitioner shall set up a pre-application conference with Planning and Development staff. This conference is intended to inform the petitioner of the purpose and objectives of these regulations. In so doing, the petitioner and the planning staff may reach mutual conclusions regarding the possible effect of the project on abutting properties and the petitioner will gain a better understanding of subsequent required procedures.
- (b) Applications for conditional use permits shall be made in triplicate to the Department of Planning and Development on forms furnished by the Department of Planning and Development and shall include the following:

- 1 Name, address and phone number of the applicant, owner of the site, architect, professional engineer, contractor, and authorized agent.
- 2 Description of the subject site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees, and the zoning district within which the subject site is located.
- 3 Plat of survey and/or a site plan layout consisting of a survey prepared by a land surveyor registered by the State of Wisconsin or other map drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout or map shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping. Such plans as, for example, a plan of operation, may be required as well as impact statements. (11/5/86)
- 4 For shoreland and floodland conditional uses, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Department of Planning and Development. (11/5/84)
- 5 Additional information relative to the elimination or alleviation or control of the danger, hazard or nuisance sought to be averted as may be required by the Planning, Development & Extension Education Committee or the Department of Planning and Development, such as, without limitation due to enumeration, ground surface elevations, basement and first floor elevations, utility elevations, detailed landscape plans, plans of operation, hours, parking plans and waste disposal plans as defined in this ordinance, historic and probable future flood water elevations, areas subject to inundation by flood waters, depths of inundation, floodproofing measures, soil type, slope, and boundaries, and plans for proposed structures giving dimensions and elevations pertinent to the determination of the hydraulic capacity of the structure or its effects on flood flows. (11/5/84)
- 6 A list of property owners and parties of interest and their addresses certified by the Kenosha County Assessor's Office as required by section 12.05(1)(e) of this ordinance.

- 7 An agreement to abide by the terms of this ordinance and any permit issued pursuant to it.
- 8 The fee as required by section 12.05-8 of this Ordinance.

#### **12.29-5 REVIEW AND APPROVAL**

- (a) After receipt of a petition for a conditional use permit, the Department of Planning and Development shall place the matter on the agenda for a public hearing before the Kenosha County Planning, Development & Extension Education Committee provided, however, that the requirements of 12.06-4 of this ordinance are complied with. (11/5/84)
- (b) Notice of the aforementioned public hearing shall be published as a class 2 notice in a newspaper of general circulation within Kenosha County pursuant to Chapter 985 of the Wisconsin Statutes and the Wisconsin Open Meeting Law, section 19.81 to 19.98 of the Wisconsin Statutes. In addition, notice of said public hearing shall be mailed to the last known address of all property owners certified by the Kenosha County Assessor as being owners of property within 300 feet of the subject property or parties of interest as defined in this ordinance. Failure to receive notice shall not invalidate any action taken by the committee. After publication and notice, the petitioner may request the Planning, Development & Extension Education Committee for a one-month postponement of the public hearing for good cause and no further publication or notice shall be required, provided, however, that notice of the adjourned hearing date is given in the record at the time of the published hearing. In the event the subject property lies within the shoreland jurisdiction of this ordinance, notice of the public hearing, at least 10 days before the hearing, and a copy of the application shall be mailed to the Southeast District office of the Department of Natural Resources in accordance with section NR115.05(6)(h) of the Wisconsin Administrative Code. In the event the subject property lies within a floodland district, notice of the public hearing and a copy of the application shall be mailed to the Southeast District Office of the Department of Natural Resources in accordance with section NR116.20(2)(c) of the Wisconsin Administrative Code. In the event the subject property is zoned A-1, notice shall be given as required by Wisconsin Statute, section 91.48(2) to the State Department of Agriculture, Trade and Consumer Protection. (3/1/94)
- (c) Upon receiving a petition for a conditional use permit, the Department of Planning and Development shall forward a copy of the petition to the town board and/or town planning commission of the town wherein the parcel is located and of any other town that may be immediately adjacent or opposite of such parcel and shall allow such board or planning commission 45 days to comment on said application. Within said period of 45 days, the town board and/or planning commission shall forward their recommendation to the county Planning, Development & Extension Education Committee along with standards or conditions which are found by them to be necessary for the issuance of a conditional use permit. Said standards or conditions shall be considered by the Planning, Development & Extension Education Committee. In the event that the town board or town planning commission recommends denial of the conditional use permit, said denial shall be considered by the Planning, Development & Extension Education Committee in rendering its decision. (11/5/84)
- (d) In hearing a petition requesting the issuance of a conditional use permit, the Planning, Development & Extension Education Committee shall call the petition at the public hearing. Upon the call of the petition, the petition shall be read by the Chairman of the Committee, and



at the conclusion thereof, the chairman shall hear and receive any evidence or sworn testimony presented by the petitioner or his authorized agent. At the conclusion of the petitioner's presentation, the Chairman shall first ask for any public comments from those in support of the petition and secondly from those in opposition to the petition. Any relevant and material evidence or sworn testimony presented by individuals either in favor of or in opposition to the petition shall be received by the Chairman provided however that said evidence or sworn testimony is properly identifiable for the record. Lastly, the Chairman shall ask for a recommendation from the Department of Planning and Development. (11/5/84)

- (e) Upon receiving the recommendation of the Department of Planning and Development, the Committee may table the petition for a period of up to three months from the date of public hearing so as to allow the petitioner an opportunity to provide any further information deemed pertinent by the Committee or so as to allow the committee members an opportunity to view the site in accordance with the guidelines set forth in section 12.36-11 or consider the conditions for issuing a conditional use permit or to view similar uses already in existence in accordance with the guidelines set forth in section 12.36-11 if a comparison is warranted. All deliberations and decisions of the committee relating to the issuance of a conditional use permit shall, however, be made at a meeting held in conformance with the Wisconsin Open Meeting Law.
- (f) Upon having received all evidence and hearing all sworn testimony relating to the petition, the Planning, Development & Extension Education Committee shall review the site plan, existing and proposed structures, architectural plans, neighboring land and water uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewage and water systems, the proposed operation, the effects of the proposed use, structure, operation and improvement upon flood damage protection, water quality, shoreland cover, natural beauty and wildlife habitat, and any other pertinent requirements deemed necessary by the committee so as to eliminate, alleviate, or control any hazard, danger, harm, nuisance, adversity or inconsistency that exists or could develop. Upon completion of said review, the committee chairman shall entertain a motion that the committee either grant or deny the petition based upon specific findings and conclusions. (11/5/84)
- (g) In making its determination, the committee shall make the following findings:
  - 1 Identification of the hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency sought to be averted.
  - 2 The effect of the proposed conditional use on drainage, traffic circulation, and the provision of public services.
  - 3 Existing and proposed methods of eliminating, alleviating or controlling the identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency.
  - 4 That regardless of any other provisions of this ordinance to the contrary allowing for a conditional use permit for a particular use on a particular parcel, that the proposed and applied for use on a particular parcel is not inherently inconsistent with either the district in which it is located or adjoining districts or neighbor-hoods.
- (h) Unless specifically altered by section 12.29-8 of this ordinance, compliance with all of the minimum provisions of this ordinance, dealing with such matters as, without limitation due to enumeration, lot area and width, building height and area, yards, sanitary systems, signs,

parking, loading, traffic and highway access and performance standards shall be required of all conditional uses. Variances shall only be granted as provided in section 12.36 of this ordinance.

- (i) The decision of the committee shall be final unless a motion to review the decision of the committee is made and seconded at the County Board Meeting immediately following the decision of the Committee. All evidence or sworn testimony presented at said public hearing shall be preserved by the Kenosha County Department of Planning and Development. Notice of conditional uses granted in the A-1 Agricultural Preservation District shall be given to the State Department of Agriculture within 10 days following the decision. Notice of conditional uses granted in a floodland district or in any other area where the shoreland jurisdiction is applicable shall be given to the Southeast District office of the State Department of Natural Resources within 10 days following the decision. (3/1/94)
- (j) Any decision of the Kenosha County Planning, Development & Extension Education Committee or the Kenosha County Board of Supervisors related to the granting or denial of a conditional use permit may be appealed as provided for in section 12.35 of this ordinance. (11/5/84)
- (k) Any conditional use permit granted by the committee shall not be valid unless recorded by the applicant in the office of the Kenosha County Register of Deeds within 5 days after the issuance of the permit. Any recording fees shall be paid by the applicant. In addition, the Department of Planning and Development shall keep a record and/or map of all such conditional uses and permits which shall be open to the public.

#### **12.29-6 EXISTING USES**

- (a) All uses existing at the effective date of this ordinance which would be classified as conditional uses in the particular zoning district concerned if they were to be established after the effective date of this ordinance, are hereby declared to be conforming conditional uses to the extent of the existing operation only. Any addition, alteration, extension, repair or other proposed change in the existing operation shall be subject to the conditional use procedures as if such use were being established anew.
- (b) Campgrounds; contractor yards; salvage, wrecking, junk, demolition, and scrap yards; towing services; mineral extraction and related uses; and sanitary landfill uses shall within 180 days after the effective date of this ordinance register with the Department of Planning and Development and submit pertinent data relative to the present operation, including the boundaries of the operation, ownership data, maps or site plan showing the existing layout, and such other data as may be necessary to enable the Department of Planning and Development to create a permanent file establishing the size, layout and operational characteristics of the existing operation. A permit shall be granted to such existing operations for the extent of the existing operation only. The Department of Planning and Development may make a finding that an adequate file already exists concerning an existing operation and may accordingly waive the registration requirement and issue a permit accordingly. Notwithstanding the fact that the aforementioned use may not be permitted within a given district, any addition, extension, or change in the operation of the aforementioned uses may be permitted, provided that such addition, extension or change shall be subject to the conditional use procedures set forth in this ordinance.

- (c) Any other use not mentioned above which was a conforming conditional use before adoption or amendment of this ordinance, but is not a permitted conditional use in the district in which it is now located, shall be considered a legal non-conforming use and shall be subject to the requirements of section 12.28-1 through 12.28-11 of this ordinance.

#### **12.29-7 REVOCATION OF CONDITIONAL USE PERMIT**

Upon a complaint filed alleging non-compliance with the terms of the conditional use permit by any interested party with the Department of Planning and Development, or upon the motion of the Department of Planning and Development, the Planning, Development & Extension Education Committee shall schedule an open hearing within 45 days of the filing of the complaint and shall conduct a hearing pursuant to the general outline set forth in section 12.29-5. Upon a finding that the standards, regulations and conditions set forth in granting the conditional use permit have been violated, the Planning, Development & Extension Education Committee may suspend the conditional use permit until such time as there is compliance with the standards, regulations and conditions imposed in the past. In the alternative, the Committee may revoke the conditional use permit. Any continued operation of the conditional use after a suspension or revocation shall be deemed a violation of this ordinance and subject to the fines set forth in section 12.33 of this ordinance. The action of the Committee may be appealed pursuant to section 12.35 of this ordinance. Any failure to revoke a conditional use permit for past violations shall not operate as a waiver of the right to suppress future violations. (11/5/84)

#### **12.29-8 STANDARDS FOR CONDITIONAL USES**

- (a) In addition to the specific conditions required herein, additional reasonable conditions or requirements which bear a direct relationship to the hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency sought to be eliminated, alleviated or controlled such as without limitation due to enumeration: environmental, economic or social impact statements, storm drainage plans, landscaping, architectural design, type of construction, floodproofing, ground cover, anchoring of structures, construction commencement and completion dates in accordance with section 12.05-3 of this ordinance, sureties, letters of credit, performance bonds, waivers, lighting, fencing, location, size and number of signs, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements, plat of survey maps, certified survey maps, easement or street dedications, increased building areas, increased water supply, essential services and utilities, sanitary and sewage requirements, installation of pollution abatement, security, and/or safety systems, higher performance standards, stages for development of the conditional use, future review of the conditional use operation, conditions surrounding termination of the conditional use permit and the period of time for which the conditional use will be permitted may be required by the Planning, Development & Extension Education Committee if upon its finding these are necessary to fulfill the purpose and intent of this ordinance and so as to eliminate, alleviate or control the hazard, danger, harm, noxiousness, offensiveness, nuisance, adversity or inconsistency sought to be averted. Where studies or impact statements are required, the committee can address problems called to its attention by the imposition of certain conditions aimed at eliminating, alleviating or controlling the problems. (11/5/84)
- (b) The following uses are deemed by the Kenosha County Board of Supervisors to be hazardous, dangerous, harmful, noxious, offensive, a nuisance or otherwise adverse to adjoining or nearby parcels, waters or the environment or inconsistent with or otherwise adverse to adjoining or

nearby land or water uses and therefore should be required to meet certain additional regulations, standards, and conditions hereinafter set forth and/or standards and conditions imposed by the Planning, Development & Extension Education Committee in accordance with section 12.29-5(g) so as to eliminate, alleviate or control the hazard, danger, harm, noxiousness, offensiveness, nuisance, adversity or inconsistency prior to being permitted in the particular district wherein said use is listed as a conditional use: (11/5/84)

- 1 Abrasives and asbestos in the M-2 District.
  - a There shall be adequate containment and disposal of waste and by-products used in the manufacturing of abrasives and asbestos.
  - b There shall be sufficient safeguards to insure against pollution and contamination of surrounding areas so as to insure against damage to the surrounding environment and to further insure against health hazards.
  - c The Department of Planning and Development shall be permitted access to the property and buildings located thereon at any time upon request to determine compliance with the specific conditions set forth by the Planning, Development & Extension Education Committee. (11/5/84)
- 2 Reserved for future use (3/16/04)
- 3 Airstrips, landing fields and hangars for personal or agricultural related uses in the A-1, A-2 and A-4 Districts and airports, heliport pads, aircraft hangars for storage and equipment maintenance and aircraft sales and maintenance in the I-1 District.
  - a The area shall be sufficient and the site otherwise adequate to meet the standards of the federal aviation agency and the Wisconsin Department of Transportation and any other Federal or State agency retaining jurisdiction over such airstrips and landing fields in accordance with their proposed rules and regulations. In no case shall the parcel be less than 35 acres in size.
  - b Any building, hangar or other structure shall be at least one hundred (100) feet from any street or boundary line.
  - c Any proposed runway or landing strips shall be situated so that the approach zones are free of any flight obstructions, such as towers, chimneys, other tall structures or natural obstructions outside the airport site.
  - d There shall be sufficient distance between the end of each usable landing strip to satisfy the requirements of the aforementioned agencies, and no landing strip shall be within 200 feet of any property line. If air rights or easements have been acquired from the owners of abutting properties in which approach zones fall, satisfactory evidence thereof shall be submitted with the application.

- b Such construction or maintenance is done in a manner designed to minimize adverse impact upon the natural functions of the wetland.
- 149 Utility facilities (except buildings and substations) such as underground watertight conduits, telephone and electric poles, etc., constructed in conformance with section NR 116.17 of the Wisconsin Administrative Code in the FPO District, provided that: (11/5/86)
  - a Those requirements set forth for the granting of a conditional use permit for bridges and approaches in the FPO District shall be complied with.
- 150 Utility substations, microwave relay stations, and cellular relay stations in the A-1, A-2, A-3, A-4, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, B-1, B-2, B-3, B-4, M-1, M-2, I-1 and C-2 Districts. (8/9/94)
  - a All utility substations, microwave relay stations, and cellular relay stations shall be securely fenced and marked with appropriate warning signs.
  - b The height of tower-mounted utility substations, microwave relay stations, and cellular relay stations shall not exceed three (3) times their distance from the nearest property line.
- 151 Washing, refining or processing of rock, slate, gravel, sand or minerals processed from the top soil in the M-3 District
  - a A detailed site plan shall be presented to the Planning, Development & Extension Education Committee along with a storm water drainage plan prepared by a certified engineer. (11/5/84)
  - b Impact statements as deemed appropriate by the Planning, Development & Extension Education Committee may be required. (11/5/84)
  - c Ingress and egress to the premises shall be determined with due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance. Roads shall be maintained in a dust-free condition.
- 152 Water storage tanks and towers and radio and television transmitting and receiving towers in the B-5 and I-1 Districts. (8/9/94)
  - a Towers shall not be located closer than 50 feet to any structure.
  - b All towers shall be securely anchored and lit with warning lights as deemed appropriate.
  - c All federal and state licenses shall be filed with the Planning and Development Administrator's office.

### **III. GENERAL LAND USE REGULATIONS**

#### **A. GENERAL PROVISIONS**

##### **12.07-1 INTRODUCTION**

The proper regulation of the use of certain structures, lands and waters, only through the use of the zoning districts contained within this ordinance is neither feasible nor adequate. Therefore, the following regulations, which shall be applied in addition to the district regulations, are necessary to accomplish the intent of this ordinance.

##### **12.07-2 COMPLIANCE**

No structure, land, water, or air shall hereafter be used or developed and no structure or part thereof shall hereafter be located, erected, moved, placed, reconstructed, extended, enlarged, converted, demolished, or structurally altered without full compliance with the provisions of this ordinance and all other applicable local, county and state regulations.

#### **B. USE REGULATIONS**

##### **12.08-1 USES ALLOWED**

Only the following uses, structures and their essential services shall be allowed in any district:

- (a) Principal uses and structures specified for a district and permitted as a matter of right.
- (b) Accessory uses and structures are permitted as a matter of right in any district but not until their principal structure is present or under construction. Uses accessory to residential district developments shall not involve the conduct of any business, trade or industry except as may be provided in sections 12.09-1 and 12.09-2 of this ordinance. No accessory structure shall be occupied as a separate dwelling unit. Accessory uses and structures are further regulated by section 12.08-2 of this Ordinance. (6/2/92)
- (c) Conditional uses, as defined in section 12.29-1 and their accessory uses may be permitted only in specified districts after review, public hearing and approval by the Kenosha County Planning, Development & Extension Education Committee in accordance with procedures and standards established in this ordinance. (11/5/84)
- (d) Stipulated Shoreland Uses, as may be provided for section 12.18-9 of this ordinance.
- (e) Temporary uses and structures, as may be provided for under this ordinance.

##### **12.08-2 SITE PLAN REVIEW**

###### **PURPOSE AND INTENT**

The purpose of this section is to provide an integrated approach toward site and building development and a process to review and approve Site Plans for land uses which are subject to a Zoning Permit for any principle use or conditional use in any district except the A-1, A-2, and A-4 agricultural districts, the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 residential districts. The intent is to promote compatible development, stability of property values, and to prevent impairment or depreciation of property values of development, changes or additions to existing structures and redevelopment



## PROCESS AND SUBMITTALS

The Department of Planning and Development shall review and approve the following plans as applicable:

Building Plan

Site Plan

Parking Plan

Landscape Plan

Lighting Plan (including photometrics)

Storm Water Management Plan

Utility Plan

Traffic Impact Analysis (TIA) Plan **Not applicable**

Natural Resource Protection Plan **Not applicable**

Such plans are necessary to identify existing and proposed structures, architectural plans, building construction plans, neighboring uses, parking areas, driveway locations, loading and unloading, highway access, traffic generation and circulation, drainage, sewerage and water systems, location and type of lighting, type, size and location of signs, utilization of landscaping and open space, emergency vehicle accessibility, and the proposed operation for all development classified as a principal or accessory use .  
(8/6/02)

### (a) STANDARDS AND PRINCIPLES

The following principles are established to implement and define the purpose and intent set forth above,

#### 1 Building Design and Architecture

No building shall be permitted in which the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards or is so identical with those adjoining as to create excessive monotony or drabness.

Buildings shall avoid a “box like” appearance having horizontal and vertical articulation. Integration of features like cornices, staggered parapet walls, wall offsets, recessed or extended windows and entries, covered arcades or similar design elements shall be used. Building additions shall be designed to be consistent with the existing building(s) in conjunction with the principles of this section.

#### 2 Building Facades

No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties by a mixture of materials, banding, textures and colors. Buildings shall have four-sided architecture.

#### 3 Building Materials

A minimum of 50 percent of a façade facing an existing or future street or a façade that is visible by the general public shall be finished with a combination of windows, brick, native or manufactured stone, textured concrete block, decorative masonry material or

decorative precast concrete panels. Smooth face concrete block is only permitted as an accent band. Additions to existing buildings shall be permitted to maintain the appearance and materials of the existing façade so as to maintain a consistent appearance.

4 Building Scale and Mass.

The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

5 Building Rooflines and Roof Shapes.

The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.

6 Equipment and Mechanicals.

Roof-mounted equipment and mechanicals shall be screened from public view, when viewed from grade level as measured from the lot lines and abutting street centerlines, in a manner matching the architectural style and materials of the building. A professional line-of-sight study may be required verifying this provision. Roof-mounted equipment and mechanicals added to an existing building shall comply with this provision. Roof drains, leaders and downspouts shall be integrated into the exterior design of the building.

Ground Equipment and mechanicals shall be screened from public view with a combination of solid fencing or walls and landscaping as deemed appropriate.

7 Colors

Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.

a Frequent changes in material or color shall be avoided.

b The use of bold, primary colors should not be used for building facades except for accent elements.

c The use of bright colors, including but not limited to fluorescent, “hot”, and “dayglow” colors is prohibited.

8 Location and Orientation

No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

9 Erosion Control and Storm Water

Appropriate erosion control and storm water management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. Storm water management ponds and open drainage ways shall be designed to be visual amenities. The Department of

Planning and Development or the Planning, Development and Extension Education Committee may require that drainage easements be executed.

- 10      **Traffic Circulation**  
Buildings and uses shall provide for safe traffic circulation and safe driveway locations. Clear and identifiable patterns of circulation shall be designed to minimize conflicts between pedestrian, automobile and truck traffic.
  - 11      **Site Access and Parking**  
Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the Department of Planning and Development. Site cross-access lanes and associated easements shall be provided where deemed necessary by the Department of Planning and Development and shall be a minimum of 24 feet wide. Subject to the requirements as set forth in Section 12.13-2a Dimensions of Parking and Section 12.13-3 Parking Requirements.
  - 12      **Public Services and Utilities**  
Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.
  - 13      **Lighting**  
Subject to the requirements as set forth in Section 12.12-4 (da) Exterior Lighting Standards and 12.13-3(o) Lighting.
  - 14      **Buffers and Screening**  
Appropriate buffers shall be provided between dissimilar uses. Dumpsters and other trash receptacles shall be screened from view with solid fencing or walls as deemed appropriate by the Department of Planning and Development.
  - 15      **Landscaping and Open Space**  
Buildings and uses shall make appropriate use of open spaces. Subject to the requirements as set forth in Section 12.12-11 Landscaping. The development applicant shall commit, in writing, to maintain all required landscaping.
- (b)      Appeals. Any person or persons aggrieved by any decisions of the Zoning Administrator or the Land Use Committee related to plan review may appeal the decision to the Zoning Board of Adjustments pursuant to section 12.36-5 of this Ordinance.