

Zoning Board of Appeals Agenda
April 30, 2026
Reedsburg City Hall Council Chambers
12:00 PM

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON FEBRUARY 17, 2026:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consider a zoning variance request for the 25' front building setback per §690 Schedule 3 and for the 10' parking setback per § 690-64(B) for new building additions and tanks at Foremost Farms USA-Reedsburg Plant – 633 Booster Blvd; Parcel #276-1140-00000 – Excel Engineering – Eric Drazkowski, P.E.

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

City of Reedsburg
Zoning Board of Appeals Minutes
February 17, 2026

Present: Walter Luepke, Richard Braun, Jesse Arias and Jerry Zuhlke

Absent: Nathan Johnson

Others: Brian Duvall

Brian Duvall called the meeting to order at 12:00 PM.

Motion by Luepke, seconded by Arias to approve the minutes from the December 17, 2024, meeting.

Motion approved 3-0

Consider a zoning variance request for a 5.5' rear setback for a deck. The standard is 19' per §690-46 (E)(3)(c) Last southside property on Woodland Trail; Parcel #276-2046-12160 – Looye Buildings LLC.

The property was approved for a 10' rear setback to build a duplex in 2021. Applicants are asking for 5.5' setback to build a deck on the duplex. There is a 32'-wide easement along the south side of the lot line to allow utilities and utility access. There are no objections from neighbors or RUC.

Motion by Luepke, seconded by Arias to approve the variance request as presented.

Motion approved 4-0

Motion by Braun, seconded by Luepke to adjourn at 12:10 pm.

Motion approved 4-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer
City of Reedsburg

Staff Report

DATE OF MEETING: 4/30/26 – 12:00 pm

APPLICANT: Excel Engineering – Eric Drazkowski, P.E.

LOCATION: 633 Booster Blvd; Parcel #276-1140-00000

ZONING: I-1 Light Industrial

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider a zoning variance request for the 25’ front building setback per §690 Schedule 3 and for the 10’ parking setback per § 690-64(B) for new building additions and tanks at Foremost Farms USA-Reedsburg Plant.

General Findings

SURROUNDING LAND USES:

- North – Railroad
- West – Industrial
- South – Residential
- East – Industrial

ZONING:

- North – Government
- West – I-1 Industrial
- South – R-1 Residential
- East – I-1 Industrial

TOPOGRAPHY: Flat slopes; possible flood fringe on NW corner of the property

STREET R.O.W./TRAFFIC/ACCESS: Booster Blvd; 66’ ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES: Water utility attached

OTHER:

Variance Findings – § 690-12(B)

- 1. The variance will not be contrary to the public interest.**
- 2. Substantial justice will be done by granting the variance.**
- 3. The variance is needed so that the spirit of the ordinance is observed.**
- 4. Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.**
 - a. The Board finds that the parcel is zoned I-1 Industrial.
 - b. The Board finds that the property contains a Foremost Farms plant.
 - c. The Board finds that new silos, building additions and parking are proposed.
 - d. The Board finds that the building was built prior to zoning.
 - e. The Board finds that Section 690 Schedule 3 requires a 25' front setback.
 - f. The Board finds that part of the existing building is within the 25' front setback area.
 - g. The Board finds that the current mezzanine received an approved variance in June 2013.
 - h. The Board finds that this property is adjacent to railroad property.
 - i. The Board finds that the parking area requires a 10' front setback because of the Residential zone across Booster Blvd.
 - j. The Board finds that the property is 3.44 acres in size and located on Booster Blvd & S Pine St.
 - k. The Board finds that the additions, silos and parking may encroach into the public right-of-way (ROW).
 - l. The Board finds that an agreement will need to be worked out with the City Council in order to encroach in the ROW.

STAFF COMMENTS:

The request would not only place silos and additions in the setback area but also the public right-of-way. As of this writing, the city is working on an agreement to allow them to do so if the variance is approved. An approved variance is the first step in allowing encroachment.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. April 30, 2026, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Excel Engineering (Eric Drazkowski, P.E.)

ADDRESS: 100 Camelot Dr. **CITY:** Fond du Lac **STATE:** WI

ZIP: 54935 **PHONE:** 920-322-1678 **PARCEL #:** 276-1140-00000

E- MAIL: lisa.vanhandel@excelengineer.com

PROPERTY OWNER: (if different from Applicant) Foremost Farms USA-Robert Mitcham

LOCATION: (if different from address above) 633 Booster Blvd., Reedsburg WI 53959

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

Certified Survey Map (CSM): _____

Conditional Use Permit: _____

For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.

Preliminary Plat: _____ **Final Plat:** _____ **Name of Plat:** _____

Rezoning - From: _____ **To:** _____ **TID #** _____

Site Plan Review: (See "B & C" on back page) _____

Zoning Appeal / Interpretation: _____


Zoning Variance: § 690 Zoning Controls, Schedule 3 Industrial Districts

For *VARIANCE* requests, also answer "D" on back page.

Other or Annexation: _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

, 4/14/26

Applicant Signature / Date

 4-13-26

Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____ X _____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. Exterior lighting shall be arranged as follows:
 - (1) It is deflected away from adjacent properties.
 - (2) It does not impede the vision of traffic along adjacent streets.
 - (3) It does not unnecessarily illuminate night skies.
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

- 1) The variance will not be contrary to the public interest.
- 2) Substantial justice will be done by granting the variance.
- 3) The variance is needed so that the spirit of the ordinance is observed.
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

April 10, 2026



Foremost Farms USA Facility Improvements, 633 Booster Boulevard, Reedsburg, WI

PROPOSAL

Foremost Farms USA operates a butter plant at 633 Booster Boulevard in the City of Reedsburg. The plant was originally constructed in 1914; the plant produces butter, sweetened condensed milk, sweet cream and condensed buttermilk. Foremost proposes the following improvements to the existing plant:

- A new 203 square foot “load-out” shed and associated drain pan; this facility is used for disposal of sludge and other wastewater resulting from process tank cleaning operations.
- A new 216 square foot effluent (EFF) testing shed; this building replaces two (2) existing sheds and is used to monitor the equalization silo and adjacent equalization pit.
- 820 square foot expansion of existing milk intake bays to accommodate larger/longer truck and tank trailers.
- A 3,356 square foot silo alcove, trucker’s lounge, and milk testing lab addition.
- Additional silos/tanks and associated silo/tank foundations; the silos are for storage of raw milk and milk products produced at the plant.

The property is zoned I-1, Light Industrial District by the City of Reedsburg and the use is permitted.

The proposed development asks for relief from zoning regulations for front/street yard building and pavement setbacks found in § 690 Zoning Controls, Schedule 3, Industrial District. of the City of Reedsburg Municipal Code which requires a minimum 25-foot front/street yard building setback and a minimum 10-foot pavement setback; both measured from the street rights-of-way.

The following facility improvements are the subject of this variance request:

- The proposed intake bay expansion and associated replacement of the existing concrete retaining wall and concrete/asphalt pavement. The variance seeks approval to construct the intake bay expansion just less than two feet (2’) from the Booster Boulevard ROW (this is in line with the current intake bay facility setback) and to replace the existing concrete retaining wall and concrete/asphalt pavement in front of the intake bay in line with the existing [also just less than two feet (2’) from the Booster Boulevard ROW].
- The proposed silo alcove, trucker’s lounge, milk testing lab addition and the additional silos and associated foundations. The variance seeks approval to allow encroachment of the subject improvements just over five feet (5’) into the Booster Boulevard ROW and will be setback not less than one foot (1’) from the S. Pine Street ROW.

The proposed load-out shed and associated drain pan as well as the effluent testing shed will comply with the required building setback.

The variance will not be contrary to the public interest.

The requested exceptions will not harm the public interest and/or adjacent or nearby properties. The dairy processing plant is a permitted use in the I-1 District and has been at this location since the early 1900's under ownership of various entities. The proposed improvements do not result in a change in the use of the property. The proposed improvements do not encroach up to or beyond the current curb line and will not create an unsafe condition for passing motorists due to distraction or vision obstruction.

Substantial justice will be done by granting the variance.

Substantial justice will be done as granting the requested variances will provide the minimum relaxation necessary to allow the construction of the proposed improvements; the improvements will allow Foremost to increase efficiency to meet market demands and maintain a viable operation at this location.

The variance is needed so that the spirit of the ordinance is observed.

The purpose of the ordinance is to “*promote the health, safety, morals, prosperity, aesthetics, and general welfare*” of the City of Reedsburg while the intent is to promote orderly and safe development that protects property values, allows for the appropriate use of land, the conservation of natural resources, preserves the beauty of the community, and implement the community's general plan or plan components. As stated previously, the current use and proposed improvements are permitted uses in the I-1 District and the City's Comprehensive Plan Future Land Use Map designates the site as Industrial. The improvements have been designed to integrate into the current plant operational flow in a safe and orderly manner, will not impact natural resources or detract from the beauty of the community and neighborhood. Granting the requested variances complies with the purpose and intent of the ordinance.

Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

As noted previously, a dairy processing facility has been at this location since the early 1900's under ownership of various entities. In response to market demands, technological advances, and operational efficiencies, the facility has evolved to what it is today. The process flow layout has been long established; that established operational flow along with the public rights-of-way to the south and west severely limits the area on the site that is available for facility expansions. There are no other viable locations on the site for the proposed improvements. Strict compliance would be unreasonably burdensome and prevent Foremost from making the most efficient use of the property for a permitted purpose.

PROPOSED ADDITION FOR: FOREMOST FARMS

REEDSBURG,

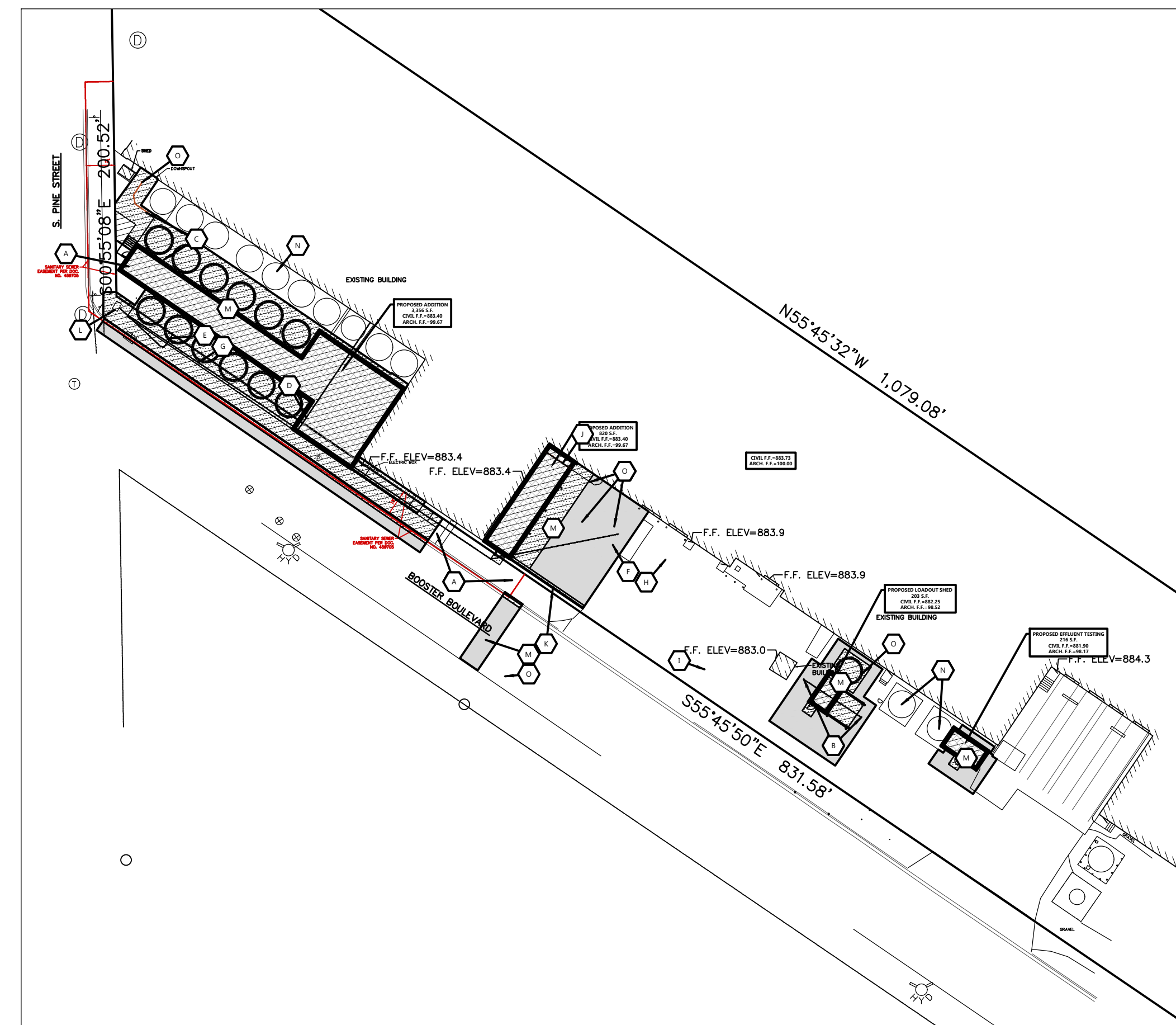
WISCONSIN



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

PROJECT INFORMATION

PROPOSED ADDITION FOR:
FOREMOST - REEDSBURG
633 BOOSTER BOULEVARD • REEDSBURG, WI 53959



SITE PLAN OVERVIEW
SCALE: 1" = 50'
NORTH

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
0000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	0000.00	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
0000.00	EXISTING GRADE SPOT ELEVATIONS	0000.00	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
0000.00	PROPOSED SPOT ELEVATIONS (REFERENCE 8-WALL DETAIL) (8'-FINISHED SURFACE GRADE AT BACK OF WALL, FG-FINISHED SURFACE GRADE AT FRONT OF WALL)		
EXISTING SITE SYMBOLS			
⊠	EXISTING SIGN	⊠	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING STALL	⊠	EXISTING UTILITY POLE WITH GUY WIRE
⊕	EXISTING WATER VALVE IN BOX	⊕	EXISTING STREET LIGHT
⊕	EXISTING WATER VALVE IN MANHOLE	⊠	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING WATER SERVICE VALVE	⊠	EXISTING ELECTRIC PEDESTAL
⊕	EXISTING WELL	⊠	EXISTING ELECTRIC BOX
⊕	EXISTING STORM CATCH BASIN	⊠	EXISTING FLOOD LIGHT
⊕	EXISTING STORM CURB INLET	⊠	EXISTING TELEPHONE MANHOLE
⊕	EXISTING SQUARE CATCH BASIN	⊠	EXISTING CABLE TV PEDESTAL
⊕	EXISTING LIGHT POLE	⊠	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊠	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊠	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	⊠	EXISTING MARSH AREA
○	3/4" REBAR FOUND	⊠	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊕	2" IRON PIPE FOUND	⊠	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	⊠	EXISTING SHRUB
⊕	SECTION CORNER	⊠	EXISTING STUMP
PROPOSED SITE SYMBOLS			
⊠	PROPOSED SIGN	⊠	PROPOSED STORM FIELD INLET - ST FI
♿	PROPOSED HANDICAP PARKING STALL	⊠	PROPOSED LIGHT POLE
⊕	PROPOSED WATER VALVE IN BOX	⊠	PROPOSED DRAINAGE FLOW
⊕	PROPOSED WATER VALVE IN MANHOLE	⊠	PROPOSED APRON END SECTION
⊕	PROPOSED WATER SERVICE VALVE	⊠	SOIL BORING
⊕	PROPOSED WELL	⊠	CENTER LINE
⊕	PROPOSED STORM CATCH BASIN - ST CB	⊠	PROPOSED CLEANOUT
⊕	PROPOSED STORM CURB INLET - ST CI	⊠	PROPOSED DOWNSPOUT TO GRADE
		⊠	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
—○—	EXISTING CHAINLINK FENCE	—POL—	EXISTING POLISH SEWER AND MANHOLE
—○—	EXISTING WOOD FENCE	—P—	EXISTING PROCESS SEWER AND MANHOLE
—x—	EXISTING BARBED WIRE FENCE	—CLW—	EXISTING CLEAR WATER LINE
—	EXISTING CURB AND GUTTER	—FO—	EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING GUARD RAIL	—E—	EXISTING UNDERGROUND ELECTRIC CABLE
—800—	EXISTING GROUND CONTOUR	—T—	EXISTING UNDERGROUND TELEPHONE CABLE
—ST—	EXISTING STORM SEWER AND MANHOLE	—G—	EXISTING UNDERGROUND GAS LINE
—SA—	EXISTING SANITARY SEWER AND MANHOLE	—OU—	EXISTING OVERHEAD UTILITY LINE
—	EXISTING WATER LINE AND HYDRANT	—	RAILROAD TRACKS
—	INTERIOR PROPERTY LINE	—	RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
—○—	PROPOSED CHAINLINK FENCE	—POL—	PROPOSED POLISH SEWER AND MANHOLE
—○—	PROPOSED WOOD FENCE	—P—	PROPOSED PROCESS SEWER AND MANHOLE
—x—	PROPOSED BARBED WIRE FENCE	—CLW—	PROPOSED CLEAR WATER LINE
—	PROPOSED CURB AND GUTTER	—FO—	PROPOSED UNDERGROUND FIBER OPTIC LINE
—	PROPOSED GUARD RAIL	—E—	PROPOSED UNDERGROUND ELECTRIC CABLE
—800—	PROPOSED GROUND CONTOUR	—T—	PROPOSED UNDERGROUND TELEPHONE CABLE
—ST—	PROPOSED STORM SEWER AND MANHOLE - ST MH	—G—	PROPOSED UNDERGROUND GAS LINE
—SA—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	—OU—	PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	MATCHLINE
—	PROPOSED PROPERTY LINE	—	GRADING/SEEDING LIMITS

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

PROJECT CONTACTS

OWNER INFORMATION:
Foremost Farms USA
Robert Mitcham
8401 Greenway Blvd
Middleton, WI 53562
Email: Robert.Mitcham@foremostfarms.com

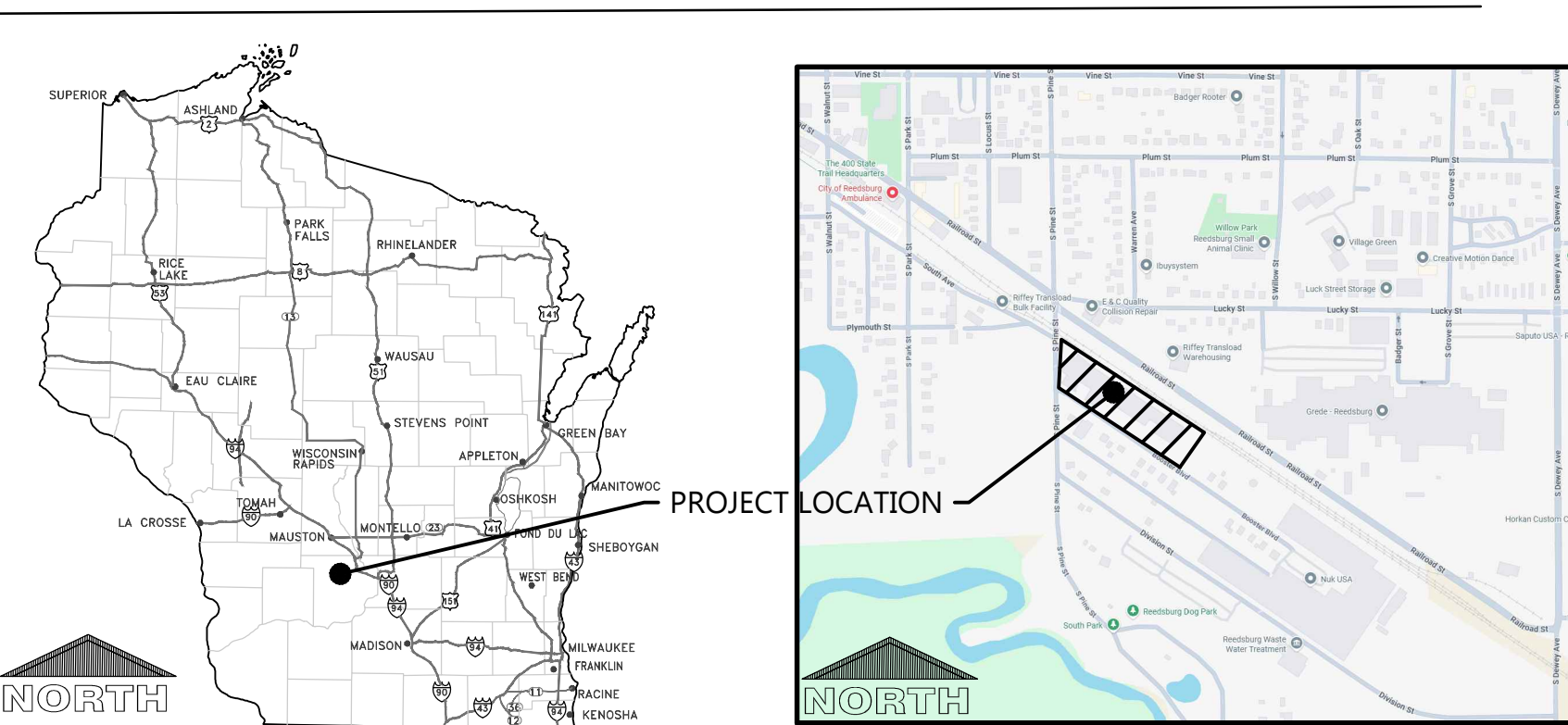
CIVIL:
EOR: Eric Draskowski, P.E.
Contact: Alex Muhl
Phone: (920)926-9800
1-800-542-2289
E-mail: alex.muhl@excelengineer.com

CITY PLANNER:
Brian Davalle
Phone: (608)768-3354
E-mail: bdavalle@reedburgwi.gov

CITY ENGINEER:
Steve Zibell
Phone: (608)768-3355
E-mail: szibell@reedburgwi.gov

CITY FIRE CHIEF:
Craig Douglas
Phone: (608)524-3174
E-mail: bg@ruccs.net

LOCATION MAP



PROJECT NOTES

- GENERAL PROJECT NOTES**
- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 200-206-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

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

NUMBER	SHEET NAME / DESCRIPTION
CO.1	COVER SHEET
CO.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 10, 2026

JOB NUMBER

250369200

SHEET NUMBER

C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS



DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

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

31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. PROVIDES ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL PROCEDURES AND MEASUREMENTS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- ALL ORGANIC DISPOSAL INSIDE THE BUILDING AREA UNPAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROF. ROLL SUBGRADE BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDDEM AXLE DUMP TRUCK, TO DENSITY TO MEET THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 1557, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 - UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION.
- HOLD THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
 - WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR REBATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED. RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
 - THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (WA.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED:
 - SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
 - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
 - SUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
 - THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
 - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM.
 - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRED VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 - IF SITE Dewatering IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE Dewatering PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1066 (CURRENT EDITION). FLOUSING SHALL NOT BE ALLOWED.

- ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (WA.C.) NR 151.105 WORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR SUB-GRADE / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
 - HEAVY DUTY TRUCK TRAFFIC: ASPHALT PAVING SECTION 2" SURFACE COURSE (4 MT 58-28) (WSDOT 455.25 TACK COAT (STAGED) PAVING) 2-1/2" BINDER COURSE (3 MT 58-28) 12" OF 1-1/4" CRUSHED AGGREGATE
 - CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS.
 - C HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
 - CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR I.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08 & ACI 318-08.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
 - SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTOR TO PROVIDE A JOINT CONSIST OF 1/8" DEEP TOOL JOINT WHERE INDICATED ON THE PLANS.
 - HEAVY DUTY CONCRETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
 - CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO 1/2 OF THE SLAB:
 - 4"x4" WISCONSIN W.I.F.
 - TWO LAYERS OF 4"x4" W.I. 2.9W202 W.I.F.
 - #3 REBARS AT 12" O.C.
 - #4 REBARS AT 13" O.C.
 - LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - CONTRACTOR TO PROVIDE A SAWCUT JOINT. CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH.
 - TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
 - DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
 - STRENGTH TO BE MINIMUM OF 4500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 - MAXIMUM WATER-CEMENT RATIO SHALL NOT EXCEED 0.45.
 - SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
 - SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER.
 - SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON-SLIP-FORMED CURB AND GUTTER.
 - ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
 - VEHICLE EQUIPMENT CONCRETE PAD SIZES WITH CONVIATOR REQUIRING PAD. PADS SHALL HAVE FIREBRESH 300 TUBES AT A RATE OF 1.5 LBS/CU. YD. OR 6" X 6" X 1/4" W.I. WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS OTHERWISE SPECIFIED. OTHERWISE, CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
 - ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURBS AND GUTTERS SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

- CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6" MIN). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C 409 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301 - CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD. BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
- PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREENING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
- TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER. READY-MIX PRODUCER AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL - CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFROM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING POINT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- SEEDING LAWNS
 - PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% PINE FESCUE (0.4-0.6 LBS./1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100LBS./1,000 S.F., FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-8 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE. FOLLOW PROCEDURES FOUND IN WISCONSIN TECHNICAL STANDARDS 1058 & 1059.
 - ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1,000 S.F.), 40% CREeping REE FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-8 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WISCONSIN TECHNICAL STANDARDS 1058 & 1059.
 - ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F., STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F., FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-8 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WISCONSIN TECHNICAL STANDARDS 1058 & 1059.
- SEEDED LAWN MAINTENANCE - CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- EROSION MATTING
 - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AS REQUIRED OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODE OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FIELD TELEVISION SHALL BE THE CONTRACTORS RESPONSIBILITY.
- CONTRACTOR TO FIELD TELEVISION ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISION SHALL BE COMPLETED TO ENSURE THE EXISTING LATERALS ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISION OF THESE LATERALS SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISION.
- ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A- ALLOWABLE PIPE MATERIAL SCHEDULE. ALL SANITARY PIPE BELOW PROPOSED 8' ALLOWABLE PIPE MATERIAL SCHEDULE SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
- SANITARY AND PROCESS MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PROCESS MANHOLES SHALL BE LINED W/ GSE STUDLINER LINING. SANITARY & PROCESS MANHOLE FRAME AND GRATE TO BE NEARH R 1550-R OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
- CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION W/ER WITHIN THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION W/ER FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF 4" OR 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG, AND 8" PVC CLEANOUT HOUSING WITH A 1/2" DIA. FLANGE. THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE FINISHED GRADE OR TO LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A GURN (2-1/4" DI) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES. SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A- ALLOWABLE PIPE MATERIAL SCHEDULE. 6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A- ALLOWABLE PIPE MATERIAL SCHEDULE. 6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- SANITARY, STORM AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUT TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR SHOULD PROVIDE INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLAN. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE, IF ATTACHED. THE TRACER WIRE SHALL BE SECURED EVERY 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
- ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

PROPOSED ADDITION FOR:
FOREMOST - REEDSBURG
 633 BOOSTER BOULEVARD • REEDSBURG, WI 53959

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Combined Domestic/Fire Service	C900 PVC	AWWA C900, ASTM D1785, ASTM D2421	AWWA C110, AWWA C153, ASTM D2464, ASTM D2466, ASTM D2467, ASTM D3313, ASTM D409, ASTM F1336, ASTM F1866	Joint: ASTM D3139 Integral Bell & Spigot Elastomeric Seal: ASTM F477
Force Main	Ductile Iron Class 52	AWWA C115 & C151	AWWA C110 & C153	Mechanical joints AWWA C110-As 250 Cor-Blue T-Bolts
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Sanitary Sewer	SCH-40 PVC	ASTM D1785, ASTM D2665	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Sewer	SCH-40 PVC	ASTM D1785, ASTM D2665	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Process Piping	SCH-40 CPVC, SCH 80 CPVC	ASTM D1784 & F441	ASTM D1784, ASTM F441, ASTM F437 (sch 80 threaded), ASTM F439 (sch 80 socket)	Solvent Primer: F656 Solvent Cement: ASTM D2846 & ASTM F603

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 10, 2026

JOB NUMBER

250369200

SHEET NUMBER

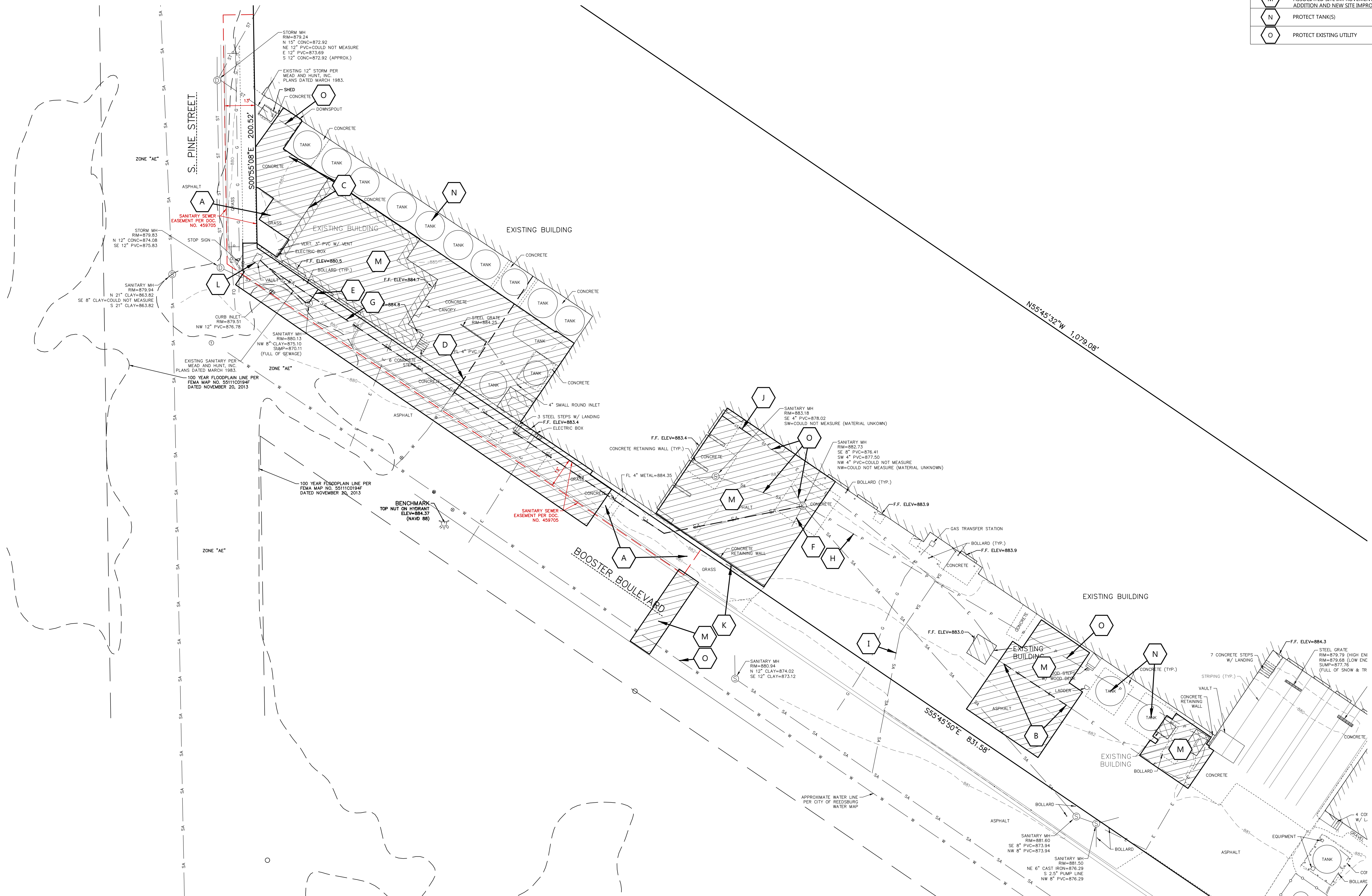
C0.2

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROPOSED ADDITION FOR:
FOREMOST - REEDSBURG
633 BOOSTER BOULEVARD • REEDSBURG, WI 53959

KEYNOTES	
A	RESEED DISTURBED LAWN
B	RELOCATE ELECTRICAL LINE
C	RELOCATE BIKE RACK
D	CAP AND ABANDON EXISTING WATER LINE
E	CAP, ABANDON, AND REMOVE EXISTING SANITARY LINE PRIOR TO ABANDONING FIELD. VERIFY NO ADDITIONAL SANITARY SERVED BY THIS LINE IN ADDITION TO DEMOED BUILDING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
F	EXISTING SANITARY LINE PLUGGED AND ABANDONED PER MEAD AND HUNT, INC. PLANS DATED MARCH 1983
G	EXISTING 8" FORCE MAIN PER MEAD AND HUNT, INC. PLANS DATED MARCH 1983. CUT FORCE MAIN 3' FROM LIFT STATION AND REMOVE TO DOWNSTREAM MANHOLE. PROTECT FOR CONNECTION OF REROUTED FORCE MAIN.
H	EXISTING 8" SANITARY/PROCESS LINE PER MEAD AND HUNT, INC. PLANS DATED MARCH 1983 AND APR. 21, 2004
I	EXISTING 8" SANITARY LINE PER MEAD AND HUNT, INC. PLANS DATED APR. 21, 2004
J	EXISTING 12" STORM LINE PER MEAD AND HUNT, INC. PLANS DATED MARCH 1983 APR. 21, 2004. REPLACE LINE UNDER PROPOSED BUILDING WITH SCH. 40 PVC.
K	REPLACE RETAINING WALL SIGN
L	PROTECT EXISTING LIFT STATION
M	SAWCUT (AS NECESSARY) AND REMOVE PAVEMENT, BUILDING, AND ASSOCIATED SITE IMPROVEMENTS FOR CONSTRUCTION OF BUILDING ADDITION AND NEW SITE IMPROVEMENTS.
N	PROTECT TANK(S)
O	PROTECT EXISTING UTILITY



CIVIL EXISTING SITE AND DEMOLITION PLAN

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 10, 2026

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250369200

SHEET NUMBER

C1.0

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SITE INFORMATION:

PROPERTY AREA: 147,939 S.F. (3.40 ACRES)
EXISTING ZONING: I-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
EXISTING USE: DAIRY PROCESSING
PROPOSED USE: DAIRY PROCESSING
AREA OF SITE DISTURBANCE: XXXXX
SETBACKS:
BUILDING: FRONT(SOUTH) = 25'
SIDE(EAST) = 25'
REAR(NORTH) = 10'
STREET(WEST) = 25'
PAVEMENT: FRONT(SOUTH) = 10'
SIDE(EAST) = 10'
BUILDING HEIGHT:
PRINCIPAL STRUCTURE/SILO ELEVATION: 1030' (PER AIRPORT HEIGHT ZONE)
PROPOSED BUILDING HEIGHT/ELEVATION: 985.17'
PROPOSED SILO HEIGHT/ELEVATION: 973.40'

EXISTING SITE DATA

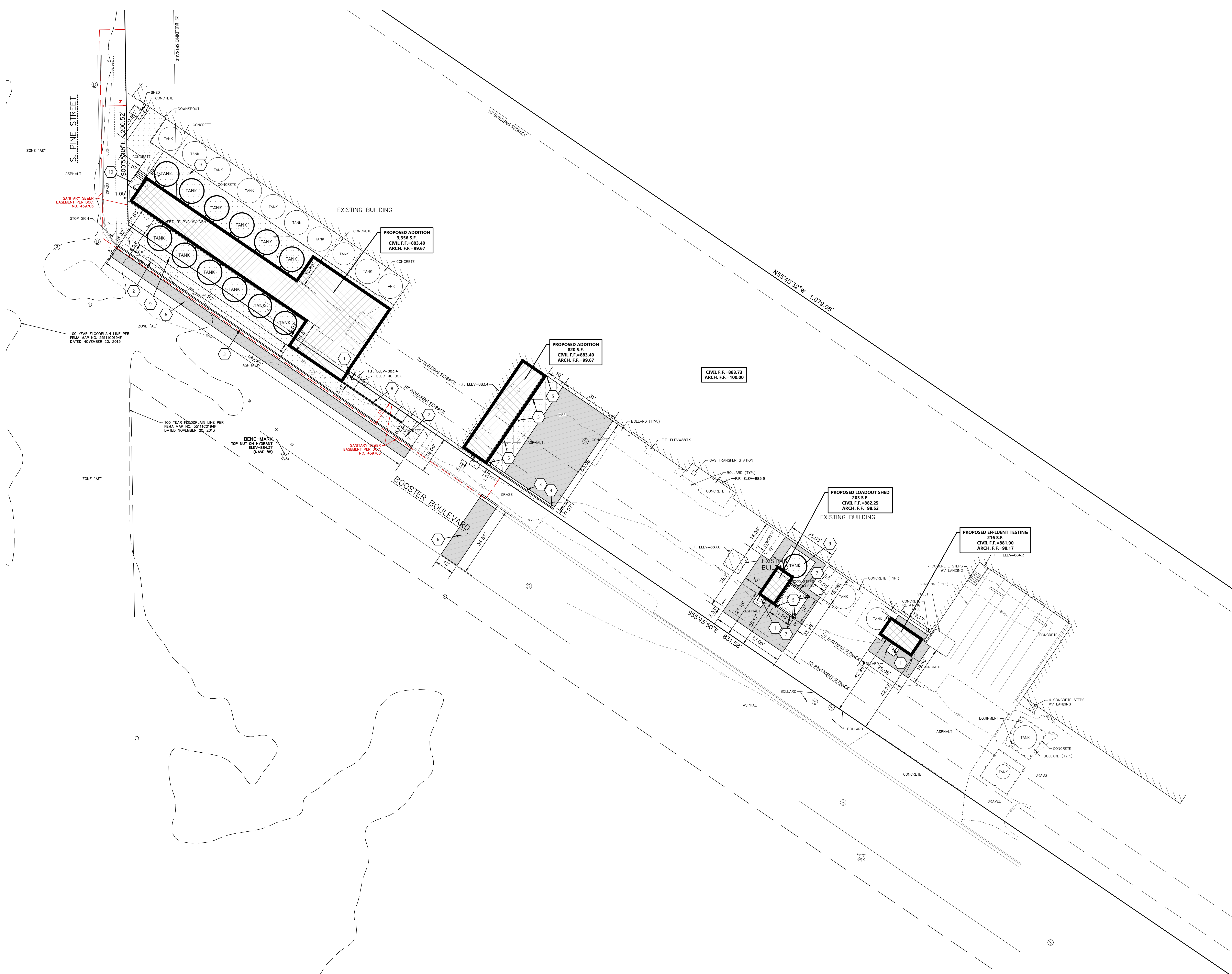
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.51	65,982	44.6%
PAVEMENT (ASP. & CONC.)	0.33	14,351	9.7%
TOTAL IMPERVIOUS	1.84	80,333	54.3%
LANDSCAPE/ OPEN SPACE	1.55	67,606	45.7%
PROJECT SITE	3.40	147,939	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.56	67,741	45.8%
PAVEMENT (ASP. & CONC.)	0.57	24,718	16.7%
TOTAL IMPERVIOUS	2.12	92,459	62.5%
LANDSCAPE/ OPEN SPACE	1.27	55,480	37.5%
PROJECT SITE	3.40	147,939	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	18" CURB & GUTTER (SEE DETAIL)
4	CURB TAPER (SEE DETAIL)
5	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
6	REPLACE ASPHALT TO MATCH EXISTING SECTION; PROVIDE HEAVY DUTY ASPHALT SECTION LISTED ON C0.2 AS MINIMUM SECTION.
7	WALL FOR RECESSED LOADOUT SHED RECEIVING. (SEE ARCH PLANS FOR DETAIL)
8	RAMP WITH RAILING. (SEE ARCH PLANS FOR DETAIL)
9	ELEVATED TANK PAD. (SEE ARCH PLANS FOR DETAIL)
10	STAIRS WITH RAILING. (SEE C1.2 AND ARCH PLANS FOR DETAILS)



PROPOSED ADDITION FOR:
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PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 10, 2026

JOB NUMBER

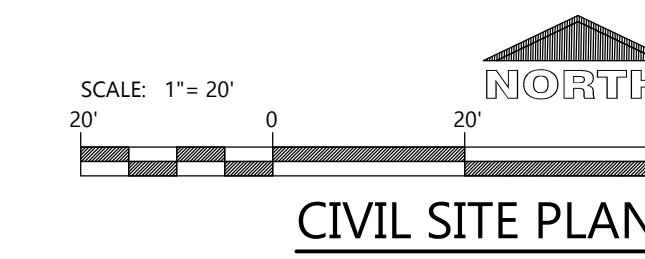
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SHEET NUMBER

C1.1

LEGEND:

HATCH	PAVEMENT SECTION
[Hatch Pattern]	HEAVY DUTY ASPHALT
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE



CIVIL SITE PLAN



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

GENERAL NOTES:

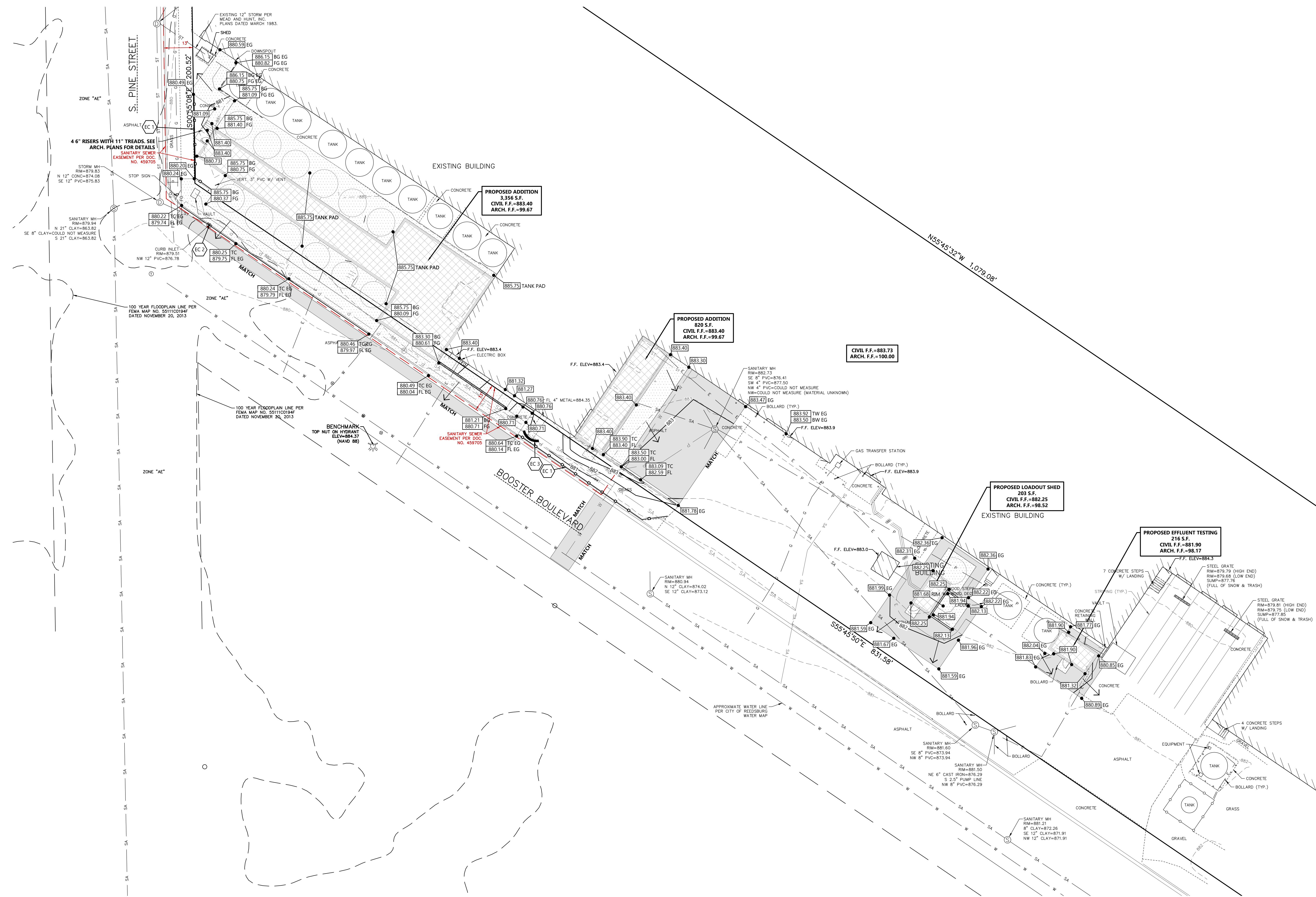
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50% AND RUNNING SLOPE OF 4:50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 2	INLET PROTECTION
EC 3	SEDIMENT LOG

PROJECT INFORMATION

PROPOSED ADDITION FOR:
FOREMOST - REEDSBURG
633 BOOSTER BOULEVARD • REEDSBURG, WI 53959



CIVIL GRADING AND EROSION CONTROL PLAN

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 10, 2026

JOB NUMBER

250369200

SHEET NUMBER

C1.2

NOT FOR CONSTRUCTION

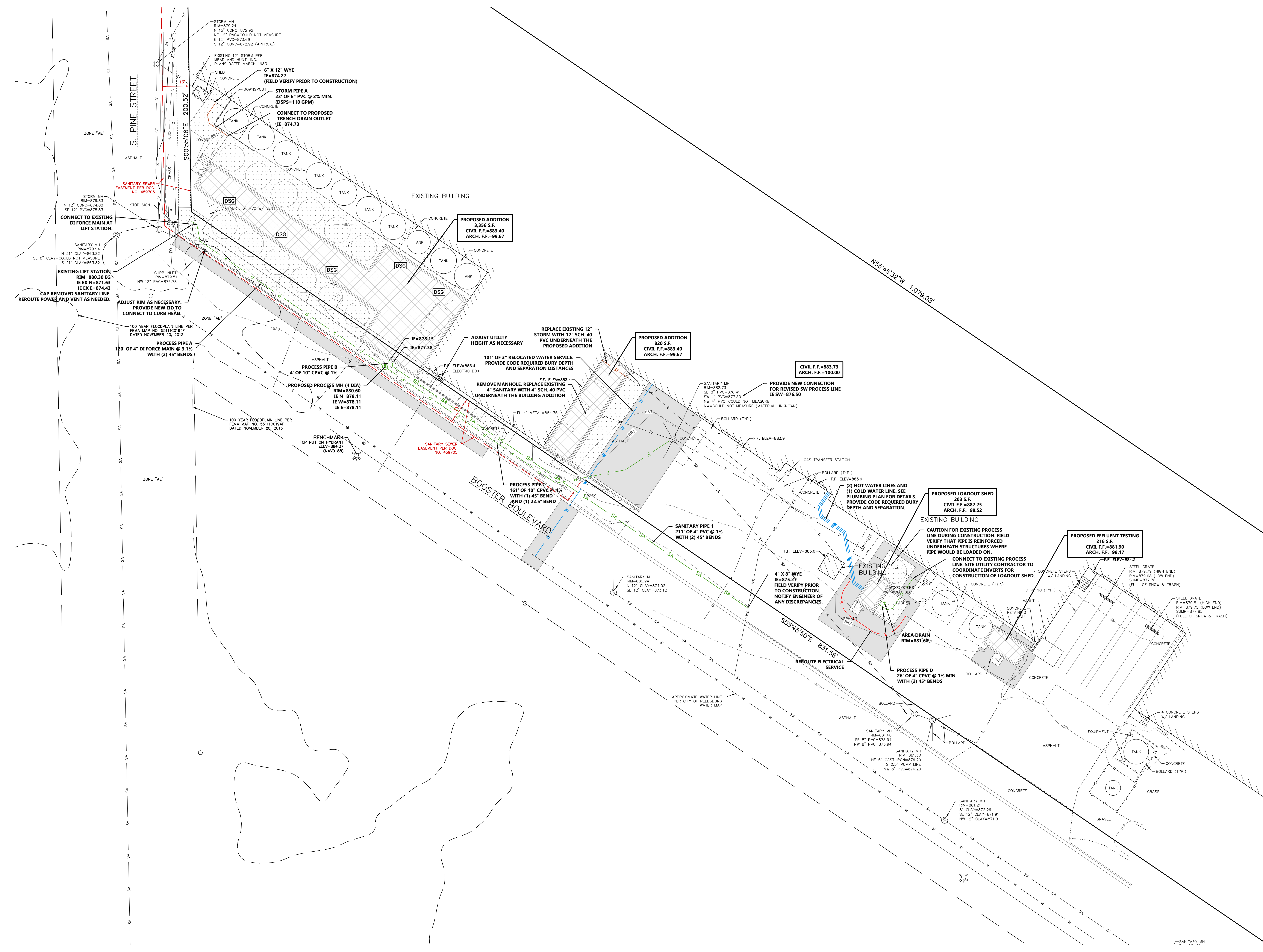
GENERAL NOTES:

- FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
- INSULATE UTILITIES AS REQUIRED BY CODE.



PROJECT INFORMATION

PROPOSED ADDITION FOR:
FOREMOST - REEDSBURG
 633 BOOSTER BOULEVARD • REEDSBURG, WI 53959



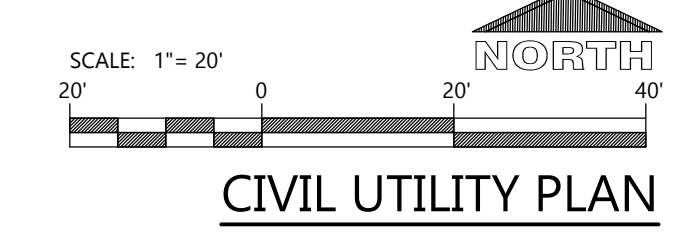
PROFESSIONAL SEAL

PRELIMINARY DATES
 APR. 10, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
 250369200

SHEET NUMBER
C1.3



CIVIL UTILITY PLAN

From: [Jon Craker](#)
To: [Brian Duvall](#)
Subject: RE: Foremost Farms
Date: Friday, April 17, 2026 9:34:30 AM

[**NOTICE:** This message originated outside of the City of Reedsburg -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Brian,

Could you pass this on to Foremost Farms?

For the Utility owned portion of the New water service, Reedsburg Water Utility would require the service to be cut-in to the existing main using ductile iron, class 52 pipe with a minimum service size of 4". The valve would be a Nonrising Stem Gate Valves: AWWA C509, resilient seated; bronze stem, cast-iron or ductile-iron body bonnet, standard 2" square operating nut, 250-psig working pressure, mechanical joint ends. (AFC preferred)

Valve Boxes: Cast-iron, ASTM A48, Class 20 box having top section and cover with lettering "WATER," bottom section with a base size to fit over valve and barrel approximately 5 inches in diameter, and a maximum length of 7' when extended without extension sections.

1. The castings shall be thoroughly coated with a 1-mil minimum thickness bituminous coating
2. Valve boxes shall consist of a base section, tubular mid and top sections, both with cast threads by which one can be telescoped on the other, extension sections if required, and a circular drop cover.
3. Gate or butterfly valve box adapters (Adaptor, Inc., or approved equal) shall be used to prevent settling or shifting of valve boxes and installed in accordance with manufacturer's recommendations.

Feel free to contact me with any questions.

Thanks

Jon Craker

Water Supervisor

Reedsburg Utility Commission

P.O. Box 230, 501 Utility Ct.

Reedsburg, WI 53959

Office: 608.768.1000

Direct : 608-768-6427

Cell : 608-963-6090

www.reedsburgutility.com



Reedsburg Utility – local people working together to meet local needs

From: Brian Duvalle <bduvalle@reedsburgwi.gov>

Sent: Friday, April 17, 2026 8:33 AM

To: Brett Schuppner <bretts@rucls.net>; Dennis Horkan <drhorkan@rucls.net>; Ken Las <klas@rucls.net>; Jon Craker <jcraker@rucls.net>; Joshua T Kowalke <director@reedsburgambulance.com>; Steve Dempsey <sdempsey@reedsburgwi.gov>; Craig Douglas <cdouglas@reedsburgwi.gov>; Patrick B. Cummings <pcummings@reedsburgpolice.com>

Subject: Foremost Farms

Good morning,

Foremost Farms is going to the ZBA on 4/30 to request a variance in order to build up to the front lot line on Booster Blvd.

Please let me know if you have questions or comments.

Brian Duvalle, AICP, CFM

Planner/Building Inspector #040800008 - UDC

134 S. Locust St

Reedsburg, WI 53959

608-768-3354