

# CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description DESIGN REVIEW COMMITTEE

Date: WEDNESDAY, APRIL 15, 2020 Time: 9:30AM Location: Zoom Tele-meeting Only  
Zoom meeting ID# 280 230 755

COMMITTEE MEMBERS				
ALDER DEFOSSE	BEN BORCHER	DAN GAVINSKI	ALLIE SCHULTZ	JACQUELINE MORSE
<b>AGENDA</b>				
1	Call to order and attendance			
2	Discussion / Decision on the March 18, 2020 Meeting Minutes			
3	Discussion / Decision on Proposed sign application(s) submitted for review, if any (a) 1013 Broadway – Kwik Trip i. Directional Signs ii. Fueling Island Canopy Signs iii. Building Wall Signs iv. Monument Sign (b)			
4	Discussion / Decision on Building/site plan application(s) submitted for review, if any (a) 1013 Broadway – Kwik Trip (b)			
5	Discussion / Decision on Proposed updates to the Sign Ordinance (a)			
6	Discussion / Decision on Proposed updates to the Design Standards (a)			
7	Items for referral to future meeting			
8	Set date and time of future meeting (April 29)			
	<p><b>Open Meetings Notice:</b> If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>			
	<p>This meeting is available on <u>Zoom</u> tele-meeting only:  <u>Zoom meeting ID: 280 230 755 #</u>            No participant ID, enter #            You can connect with the free Zoom app on your computer or smart device.            You can call: (646) 558-8656 or (312) 626-6799            If possible, please use the Chat option to ask a question during the meeting.            If possible, please notify the Zoning Administrator (ZA) prior to the meeting if you have questions or would to participate in the meeting. ZA Contact: Chris Tollaksen, (608) 253-2542, ctollaksen@dellscitygov.com</p>			
	<p><b>CHAIRPERSON – JESSE DEFOSSE</b> <span style="float: right;"><b>DISTRIBUTED APRIL 10, 2020</b></span></p>			



## CITY OF WISCONSIN DELLS

## DESIGN REVIEW COMMITTEE MEETING MINUTES

March 18, 2020

Jesse DeFosse called the meeting to order at 9:30 a.m. Notice of the meeting was provided to the *Dells Events* and posted in accordance with State Statutes.

Present Committee Members: Alderman DeFosse, Dan Gavinski, and Ben Borchner.

Via teleconference: Allie Schultz.

Absent: Jaqueline Morse, Stephanie Gunderson

Others Present in person: City Planner/Zoning Administrator Chris Tollaksen, Mayor Ed Wojnicz, Sandra Schmerling (Sandy Kakes), Adam Makowski (Natura).

Via teleconference: Kevin and Corena Ricks (Wizard Quest), Jenna Marie Loda Eddy (HH Bennett).

1. Motion by Gavinski and seconded by DeFosse to approve March 4, 2020 meeting minutes. Motion carried unanimously.

## 2. Sign Applications

- a. 329 Broadway – Sandy Kakes – Window Sign. Borchner motioned to approve, Gavinski seconded; motion carried unanimously.
- b. 114 Broadway – Sole – Wall Sign. Tollaksen explained total size measured using multiple shapes meets standard. Gavinski motioned to approve. DeFosse seconded; motion carried unanimously.
- c. 215 Broadway – HH Bennett Studio – Wall, Window, and Projecting Sign. Tollaksen explained all sizes meet standards. Tollaksen pointed out the projecting sign meets the maximum 4’6” projection limit, but the tip of the top bracket extends out an additional 2”. DeFosse moved to approve. Gavinski seconded; motion carried unanimously.
- d. 400 County Rd A – Natura – Pole Sign. Tollaksen presented two options for a new design of an existing pole sign. The first option is preferred and maintains the separate poles, but installs a new decorative wrap around each pole. The main sign is a new decorative, uniquely shaped wood background with signage. Using a simple rectangle to measure the area of the sign letters and logo only the size is 121 sq ft. Using a simple rectangle to measure the unique shaped decorative wood plaque background (height x width), the size is larger than the 300 sq ft limit. Accurately measuring the actual area of the unique shaped decorative wood plaque background the size is 270 sq ft. Tollaksen commented that he is OK doing more accurate measurements of unique shapes for quality designs. The committee was concerned with the large base of the alternate design, especially given the large height of the sign.

Borcher motioned to approve preferred option 1 only. If they wish to pursue the 2<sup>nd</sup> option they will need to come back to the committee. Gavinski seconded approval of preferred option 1 only; motions carried unanimously

### 3. Building/Site Plan Applications

- a. 400 Broadway – Wizard Quest – Façade. Tollaksen explained that the design appears to meet the intention of the Design Standards. Gavinski and Borcher commented that the design is a significant improvement and a benefit to the area. Tollaksen commented that the design does not meet the clear glass requirement on the first floor. Tollaksen stated the intent of the clear glass standard was to “enliven and activate” the street, and that he believed the new Design meets that standard. Tollaksen also referenced to the applicants unique business, and the hardships the clear glass creates. The committee agreed the new design meets the intent of the standard. Gavinski asked about underside of elevated walkway. Kevin Ricks responded that the area would be cleaned and repainted a darker color to blend in with the building. Borcher motioned to approve the façade design as submitted. Gavinski second; motioned passed unanimously.
4. Proposed Updates to Sign Ordinance – None
  5. Proposed Updates to Design Standards – None
  6. Items for referral to future meeting – Kwik Trip
  7. Next Meeting is set for Wednesday, April 1, 2020 at 9:30 a.m.
  8. Motion to adjourn by Borcher, seconded by Gavinski. Motion unanimously carried and meeting adjourned at 9:55 a.m.

---

Chris Tollaksen

1013 Broadway – Kwik Trip  
DRC 04/15/2020

The City has received a renderings from Kwik Trip for the new Gas station with a convenience store and carwash at 1013 Broadway, which is currently the site of the Indian Trail Motel. The plan submittal includes a signage plan as well as building renderings and site plan.

**Item 3 – Signage.** Most of the signage appears to comply with Design Standards, except for the free standing pylon sign.

- (a) Directional Signs – The sign plan identifies a number of directional signs. Most of these signs are directed towards patrons in the private property and do not appear they will be legible from the public right of way. The DRC may provide direction on the general aesthetic of these signs as part of the Site plan approval.
- (b) Fueling Island Canopy Sigs – The canopy over the fuel pumps will have signage on three (3) sides. The fueling island is located behind the building when viewed from Broadway, and actually does not fall within the C-2 Commercial-downtown Zoning district. Still, all signage is subject to review by the DRC. This signage appears to comply with the standards for wall signs in either district.
- (c) Building Wall Signs – The building wall signs appear to meet the Design Standards. While these signs are backlit, they are only the individual letters which is acceptable. Please note, the building wall sign facing Broadway includes the “Carwash” sign, as indicated on the Sign Plan, but is not indicated on the Building Rendering. The signage is under the 60 sq ft of allowable signage per building face.
- (d) Monument Sign – The main stand-alone sign for this site will be on Broadway approximately 80 ft east of Race St. The Sign as presented is clearly a move away from the low and wide monument style sign originally conceived in the Design Standards. The DRC has already acknowledged that standard is more applicable on Broadway west of Church St. and has allowed for a more vertical sign on the eastern end of Broadway.

The Ordinance limits this sign to 20 ft in height and 200 sq feet of signage. As presented this sign is 25 ft high with approximately 155 sq ft of signage (including the entire 5.25ft x 13.5 ft top cabinet). This sign will need to be lowered at least 5 ft.

It should be noted that the entire top cabinet should not be backlit. Backlighting should only be allowed through the letters and perhaps the red channel.

The bottom of the signage as presented is approximately 8.5' off the ground. When lowered, it will sit approximately 3.5 ft off the ground.

This sign has separate legs, which generally require specific approval. Monument signs traditionally have a solid base. However, separate legs may be considered in certain circumstances, with the limitation that the legs can be no higher than they are wide. As presented, this sign would push that standard to the limit, as the legs are the same 8.5' high as they are 8.5' wide. When the height of the sign is reduced, the height of the legs would be reduced to 3.5' high by 8.5' wide. It should be noted that there is a landscaping plan, which includes landscaping around the base of this sign.

This sign also includes a 30.6 sq ft variable message board. The Design Standards limit the total amount of changeable messaging to 25% of the total sign area. Using the 155 sq ft, the 30.57 sq foot message board makes up approximately 20 % of the total signage. It is noted that 52 sq ft of the sign is utilized for the gas price, which is changeable. However, it seems reasonable not to include this in the changeable messaging calculation, as the price remains relatively static throughout the day.

More detailed measurements were made of the LED price signage, and it appears if included, the total changeable message active signage area would be approximately 27% of the total sign area.

The DRC may approve this sign on the condition that the bottom legs are shortened so the total sign height is under the 20 ft limit in the Ordinance.

It appears the DRC may include other conditions, such as reducing the changeable message area, creating a more horizontal profile, and/or creating a more solid sign mass and/or base.

#### **Item 4 – Building and Site plan**

As a proposed new gas station and carwash, this development has some inherent challenges in conforming entirely with the Design Standards and their leanings towards a more historical aesthetic. As such, the initial review of this building and site plan requires that the DRC generally approval of this development as presented. To offer some guidance, the standards state the primary mission of the Design Review Committee is to “strike an appropriate balance between the needs of individual businesses and the overall consistency, quality, and success of the Wis Dells River Arts District.”

This building has a somewhat horizontally-proportioned façade, being approximately 97 ft wide and 23 ft tall. However, it does fall just below the 100 ft width threshold identified in the Design Standards as when to apply additional design concepts. The building utilizes some of the techniques called out in the Design Standards, such as the varying materials and gabled dormers to break up the façade plane. The use of brick façade provides a quality of material, and incorporates a horizontal expression line. Some suggestions from the standards may be more of a discernable base and additional glass allow the street facing facades. It is noted that this building is set back and will be complimented with landscaping. It appears the DRC could make a general determination if this development appears to generally be an improvement and asset to the Broadway corridor.

There are some extenuating circumstance for this business on this site, primarily in the relationship to the fueling operations. Due to the proximity of this site to the municipal wells, the fueling island is required to be located off a Broadway. This created the need to orient the main entrance to this building off of Broadway as well to face the fueling island. It seems clear that the secondary entrance would be oriented towards the parking along Race St, but placed the Car wash along the Broadway frontage. Some efforts were made to add glass to the Broadway façade.

It seems the DRC would be justified in approving this building and site as presented, or adding some conditions for additional aesthetic improvements.

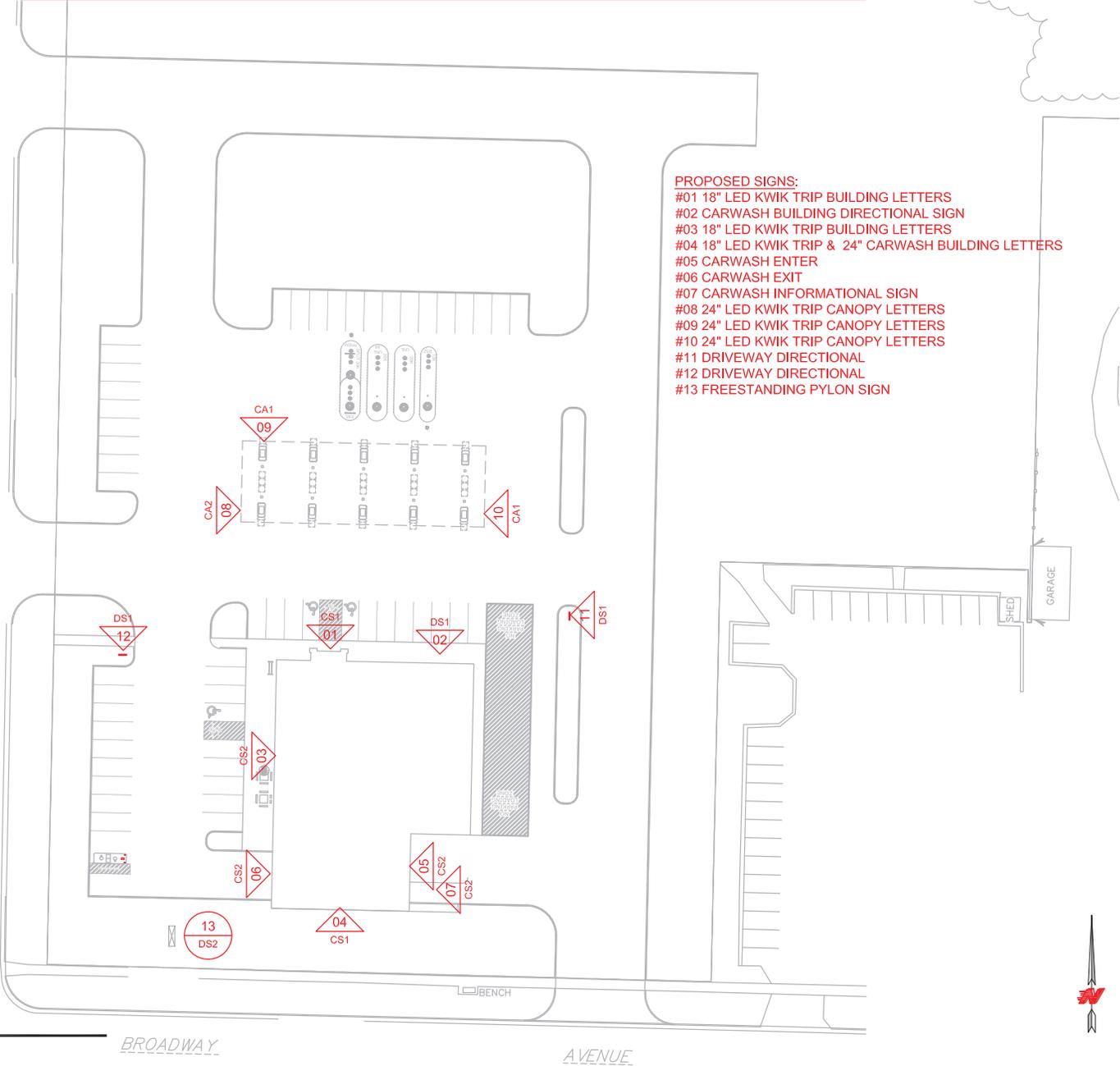
It is also noted that the location of utility meters, services areas, and equipment does not appear to be clear in the renderings. It appears the plans indicate conceptually that there may be an electrical transformer and gas meter visible from Broadway. The Design Standards require these service areas to be have some sort of decorative screening. This could also include HVAC or other equipment as well.

Chris Tollaksen  
City of Wisconsin Dells

Item 3

WISCONSIN  
AVENUE

ASPHALT  
RACE  
ASPHALT  
CONC  
ALLEY



- PROPOSED SIGNS:**
- #01 18" LED KWIK TRIP BUILDING LETTERS
  - #02 CARWASH BUILDING DIRECTIONAL SIGN
  - #03 18" LED KWIK TRIP BUILDING LETTERS
  - #04 18" LED KWIK TRIP & 24" CARWASH BUILDING LETTERS
  - #05 CARWASH ENTER
  - #06 CARWASH EXIT
  - #07 CARWASH INFORMATIONAL SIGN
  - #08 24" LED KWIK TRIP CANOPY LETTERS
  - #09 24" LED KWIK TRIP CANOPY LETTERS
  - #10 24" LED KWIK TRIP CANOPY LETTERS
  - #11 DRIVEWAY DIRECTIONAL
  - #12 DRIVEWAY DIRECTIONAL
  - #13 FREESTANDING PYLON SIGN



KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

**SITE PLAN**  
**GEN 3 CONVENIENCE STORE #1118**  
**WITH 1 BAY CW**  
BROADWAY AVE  
WISCONSIN DELLS, WI

#	DATE	DESCRIPTION

DRAWN BY: S. WADDELL  
SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2009-3-02  
SHEET: **SP1**

**SITE PLAN**  
1" = 50'

BROADWAY

AVENUE

Item 3(a)

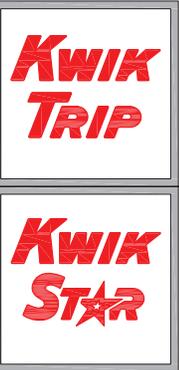
XXXX

5" WHITE VINYL ADDRESS LETTERS  
ON GLASS DOOR AS SHOWN ABOVE  
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

ACCESS TO  
CARWASH

NON-LIT DIRECTIONAL SIGN  
WHITE VINYL ON RED ALUMINUM  
1'-0"H X 4'-0"W = 4.0 SQ FT

Closest to Race St. entrance

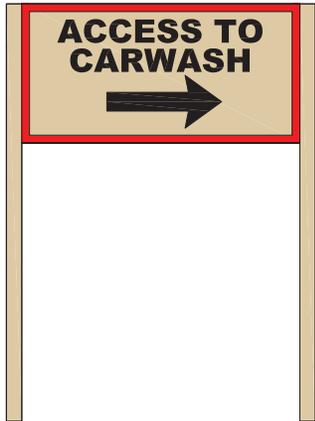


KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

**ADDRESS SIGN A**

SCALE: 3/4" = 1'-0"

SINGLE SIDED DIRECTIONAL SIGN



NON-LIT DIRECTIONAL SIGN  
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM  
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

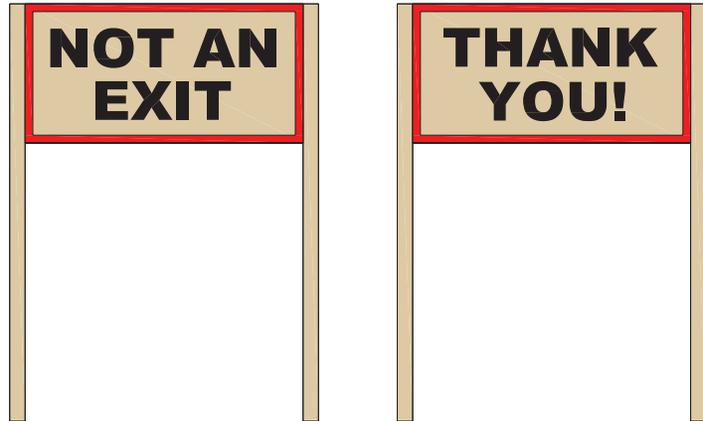
**DIRECTIONAL SIGN #11**

SCALE: 3/4" = 1'-0"

**DIRECTIONAL SIGN #02**

SCALE: 3/4" = 1'-0"

DOUBLE SIDED DIRECTIONAL SIGN  
NORTH ELEVATION SOUTH ELEVATION



NON-LIT DIRECTIONAL SIGN  
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM  
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

**DIRECTIONAL SIGN #12**

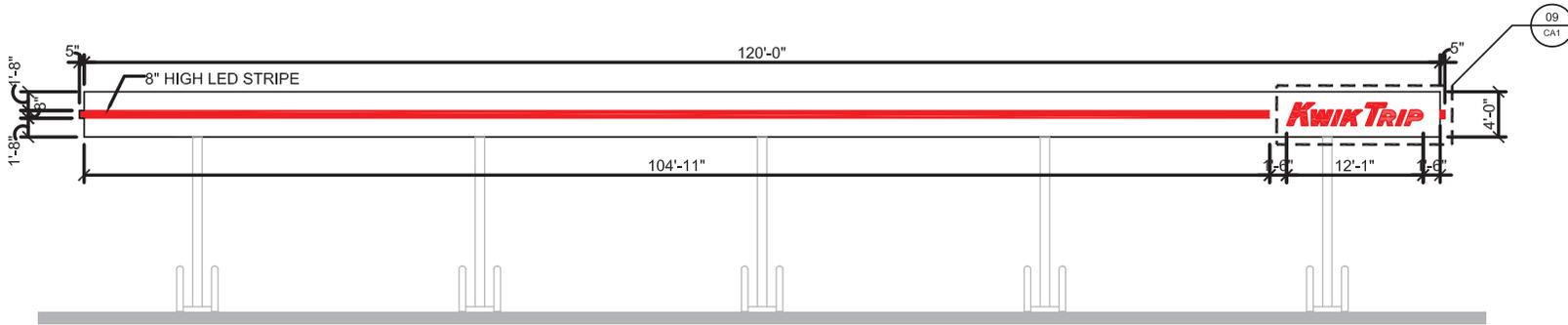
SCALE: 3/4" = 1'-0"

DIRECTIONAL SIGNAGE  
 GEN 3 CONVENIENCE STORE #1118  
 WITH 1 BAY CW  
 BROADWAY AVE  
 WISCONSIN DELLS, WI

#	DATE	DESCRIPTION

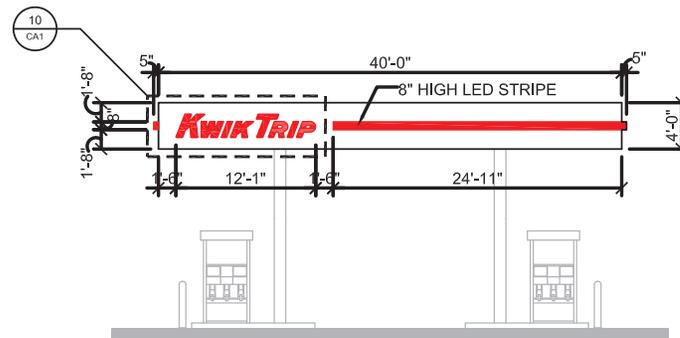
DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-3-02
SHEET	DS1

Item 3(b)



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #09 & #10

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

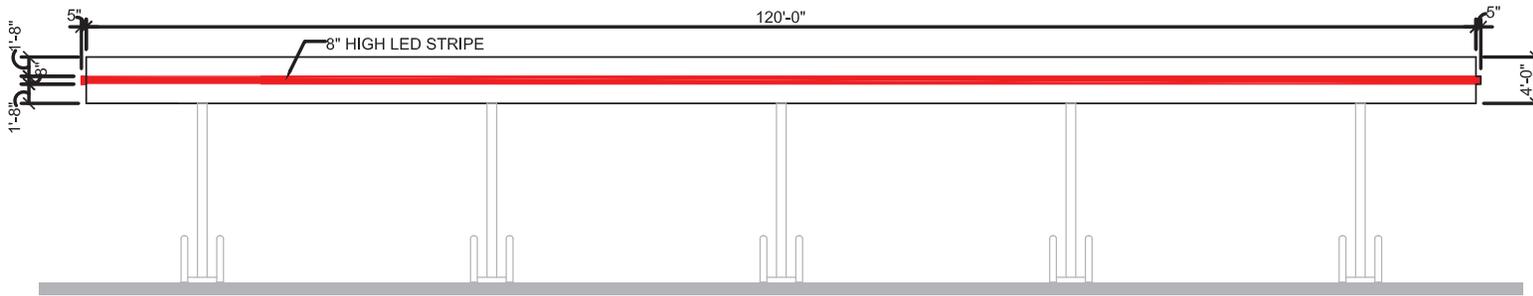


KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

CANOPY SIGNAGE  
GEN 3 CONVENIENCE STORE #1118  
WITH 1 BAY CW  
BROADWAY AVE  
WISCONSIN DELLS, WI

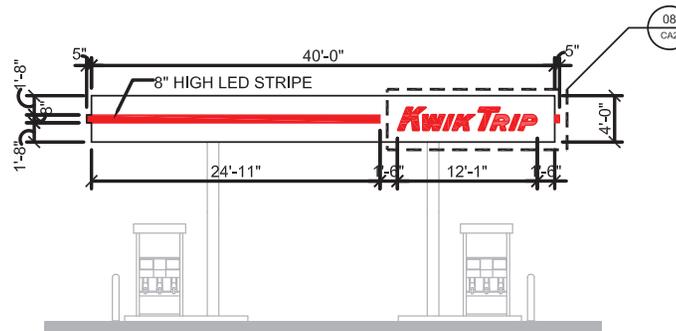
#	DATE	DESCRIPTION

DRAWN BY: S. WADDELL  
SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2020-3-02  
SHEET: CA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #08

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



KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH. (608) 781-8988  
 FAX (608) 781-8960

CANOPY SIGNAGE  
 GEN 3 CONVENIENCE STORE #1118  
 WITH 1 BAY CW  
 BROADWAY AVE  
 WISCONSIN DELLS, WI

#	DATE	DESCRIPTION

DRAWN BY: S. WADDELL  
 SCALE: MULTIPLE  
 PROJ. NO.: 0001  
 DATE: 2020-3-02  
 SHEET: CA2



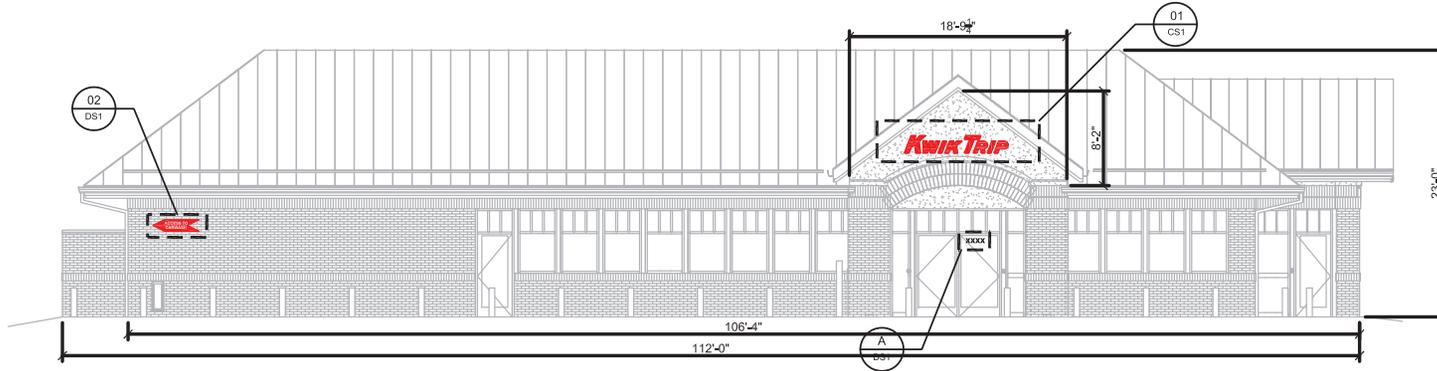
KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH. (608) 781-8988  
 FAX (608) 781-8960

10 MPD

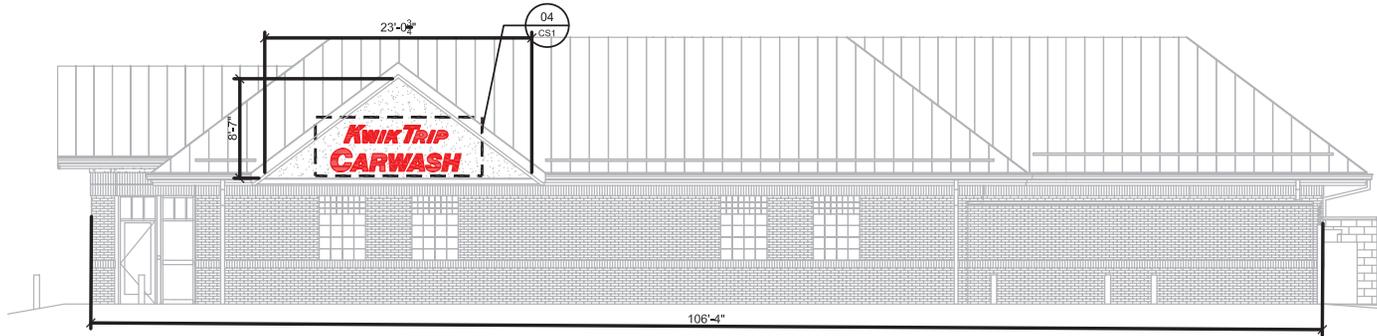
1 FRONT ELEVATION



2 SIDE ELEVATION



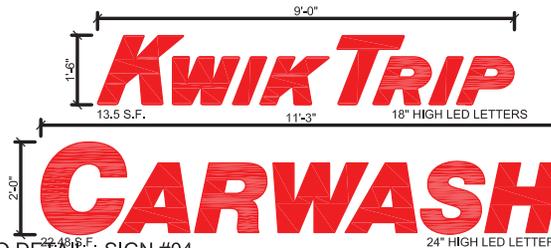
STORE ELEVATION  
SCALE: 3/32" = 1'-0"



STORE ELEVATION  
SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #01  
SCALE: 3/8" = 1'-0"



LOGO DETAIL - SIGN #04  
SCALE: 3/8" = 1'-0"



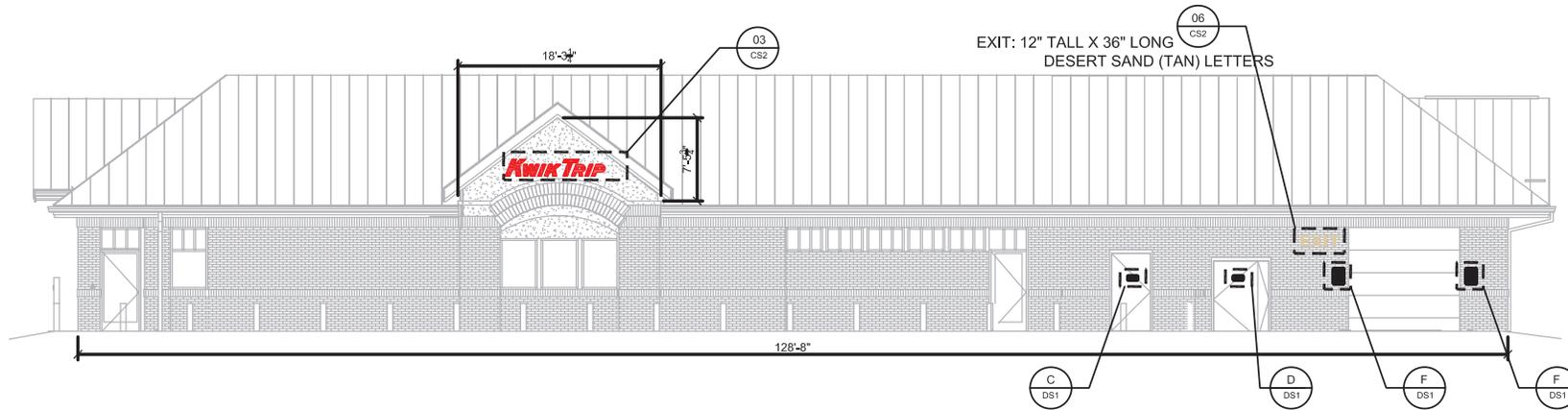
KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

CONVENIENCE STORE SIGNAGE  
GEN 3 CONVENIENCE STORE #1118  
WITH 1 BAY CW  
BROADWAY AVE  
WISCONSIN DELLS, WI

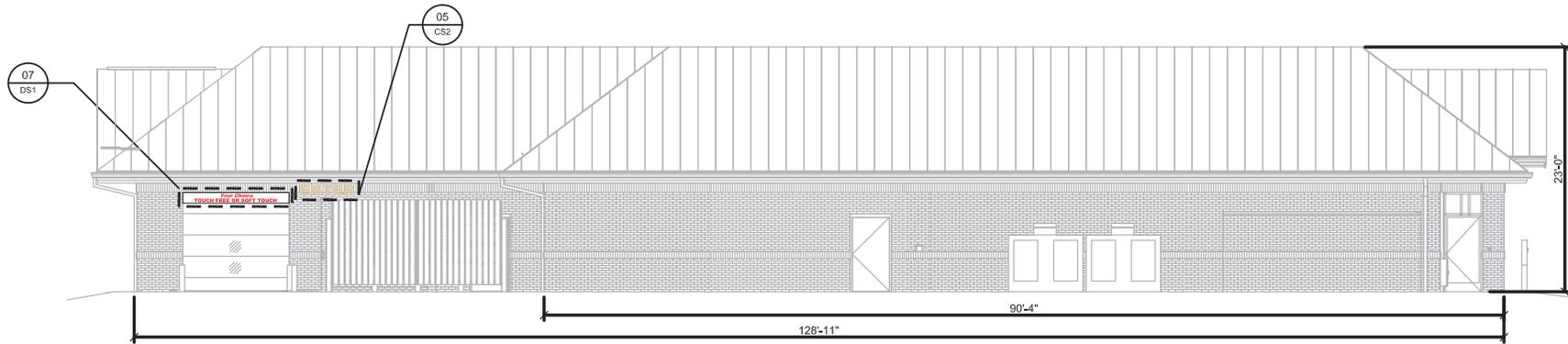
#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-3-02
SHEET	CS1



STORE ELEVATION  
SCALE: 3/32" = 1'-0"



STORE ELEVATION  
SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #03  
SCALE: 1/2" = 1'-0"

**Your Choice**  
**TOUCH FREE OR SOFT TOUCH**

NON-LIT INFORMATIONAL SIGN  
RED VINYL ON WHITE ALUMINUM  
1'-0" H X 10'-0" W = 10.0 SQ FT

LOGO DETAIL - SIGN #07  
SCALE: 1/2" = 1'-0"



KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

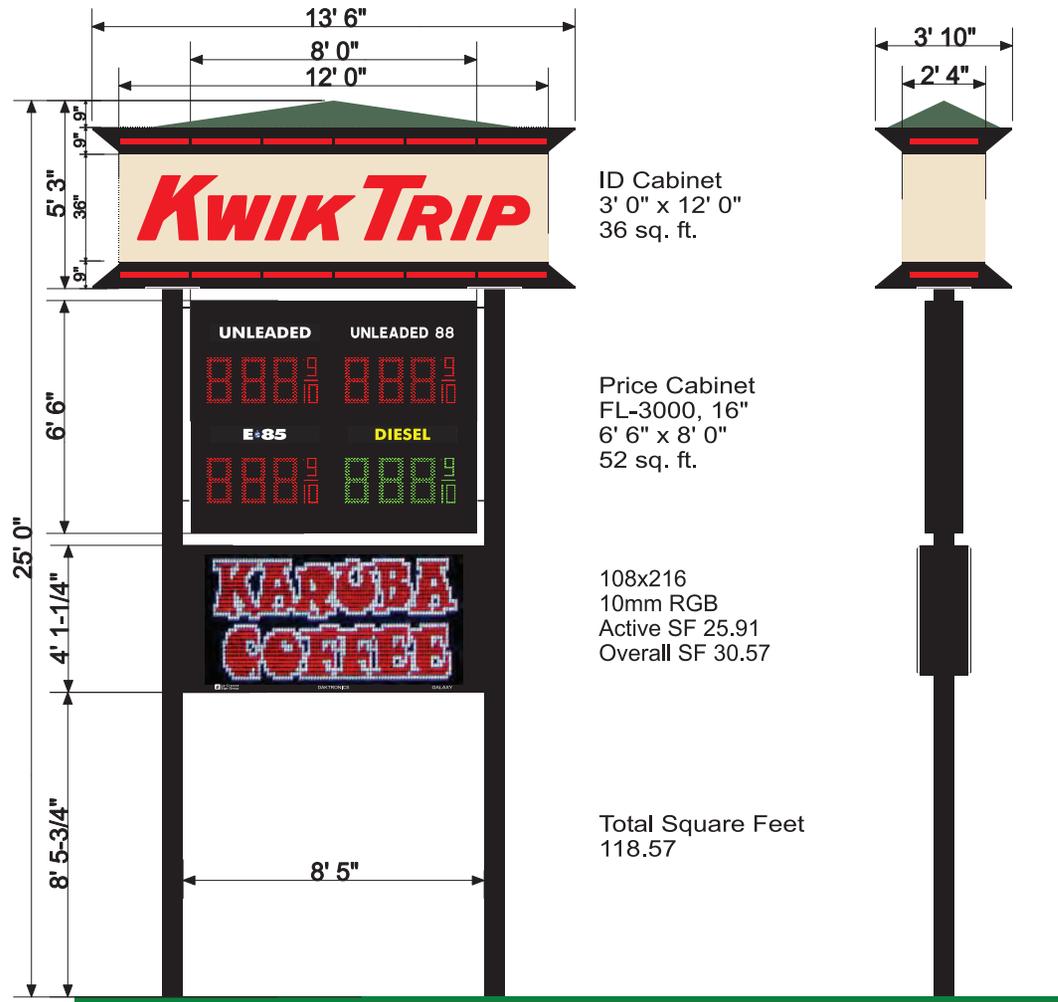
CONVENIENCE STORE SIGNAGE  
GEN 3 CONVENIENCE STORE #1118  
WITH 1 BAY CW  
BROADWAY AVE  
WISCONSIN DELLS, WI

#	DATE	DESCRIPTION

DRAWN BY	S. WADDELL
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-3-02
SHEET	CS2

DOUBLE FACED PYLON

1118 Wisconsin Dells, WI



ID Cabinet  
3' 0" x 12' 0"  
36 sq. ft.

Price Cabinet  
FL-3000, 16"  
6' 6" x 8' 0"  
52 sq. ft.

108x216  
10mm RGB  
Active SF 25.91  
Overall SF 30.57

Total Square Feet  
118.57

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc., and must be returned to them.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Haldey  
Sign Type: Pylon  
Date Created: 3/7/2019  
Last Modified:  
Scale: 3/16" = 1' 0"

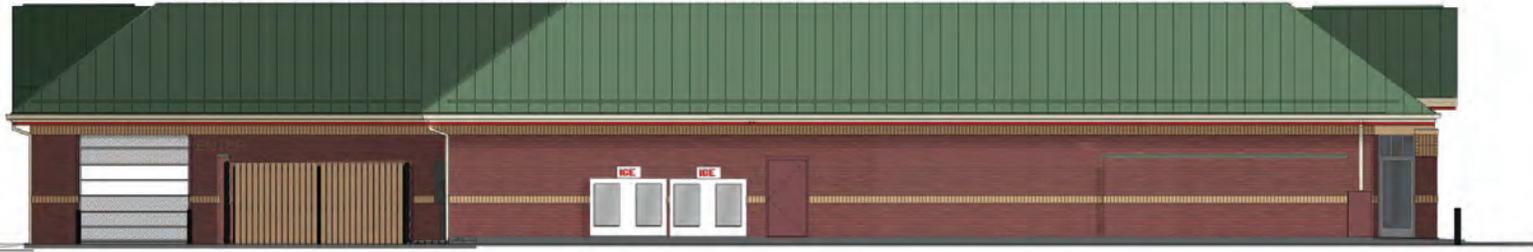
Job Name: Kwik Trip  
Job Address:  
Salesperson: Cindy Bluske  
Job Number:

Revision Number:  
Job File Location:

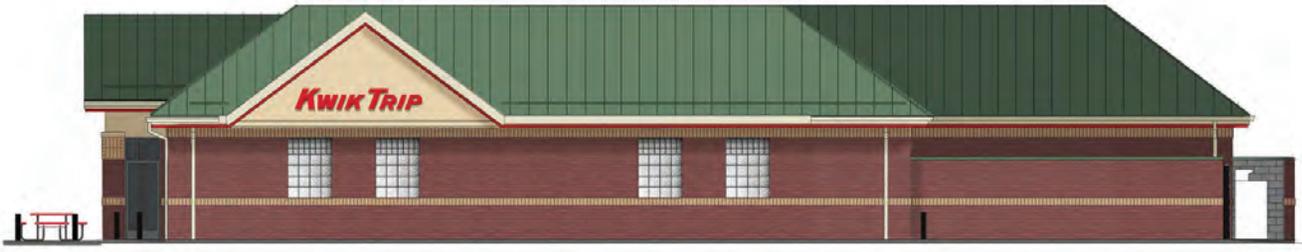
- a NA 208080 Beige
- b Black S/G paint
- c #2283 Red Acrylic
- d White of Acrylic
- e Red LED
- f NA 307880 Hemlock Green
- g Green LED
- h Black (230-22)
- i Yellow (230-015)
- j Blue (230-167)



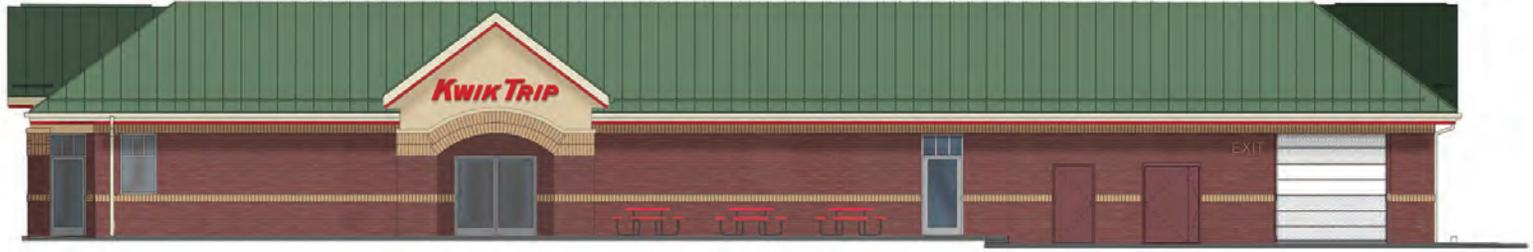
1 FRONT ELEVATION



2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION

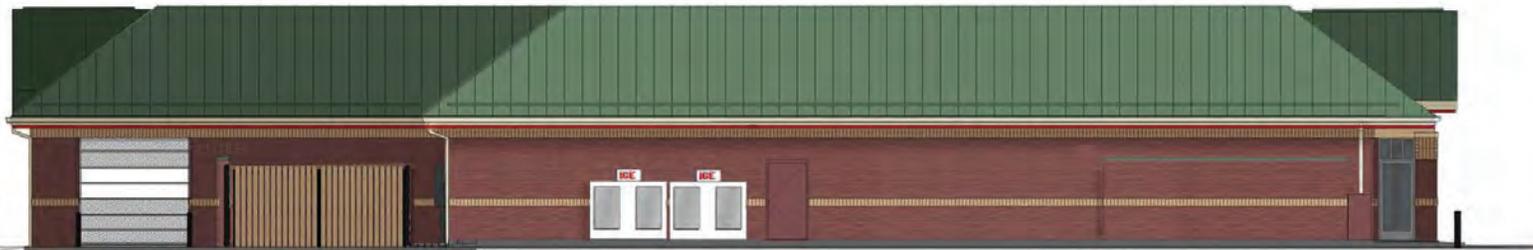
**Kwik  
TRIP**

**Kwik  
STAR**

Kwik Trip, Inc.  
P.O. BOX 2107  
1426 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8958  
FAX (608) 781-8960



1 FRONT ELEVATION

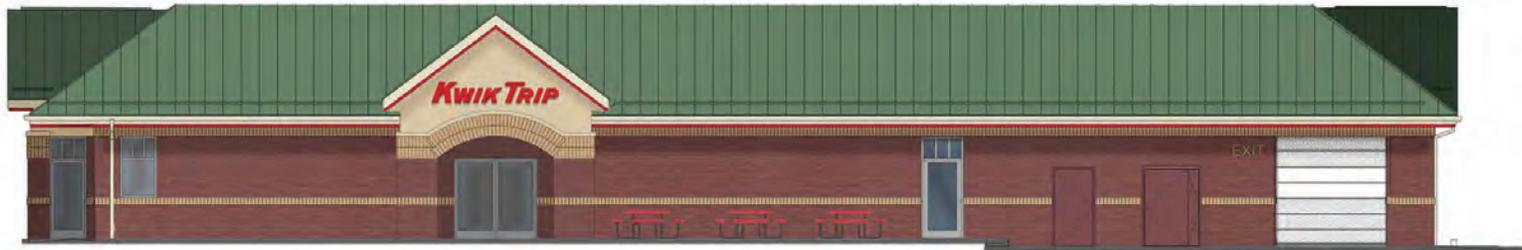


2 LEFT ELEVATION

Revised  
Facing  
Broadway



3 REAR ELEVATION



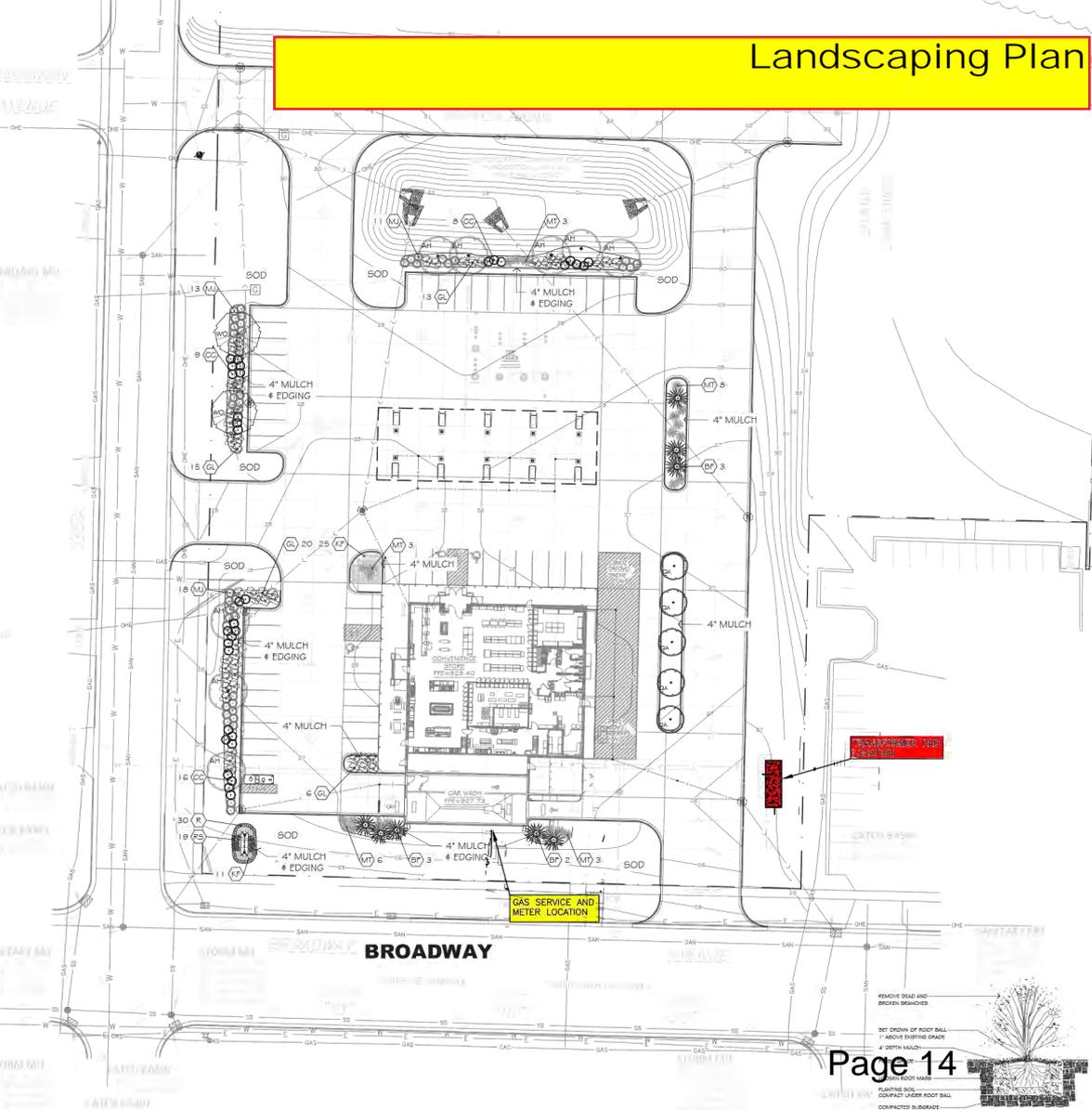
4 RIGHT ELEVATION

**KWIK TRIP**

**KWIK STAR**

KWIK TRIP, Inc.  
P.O. BOX 2107  
1426 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8950  
FAX (608) 781-8960

# Landscaping Plan



- NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
  - LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK.
  - LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
  - ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
  - REPLACEMENT TOPSOIL SHALL BE CLEAN FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
  - PLANTING SOIL MIX (INCIDENTAL COST ITEM)
    1. MIX 1 LB. 5-30-30 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
    2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
  - USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
  - LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
  - SOD SHALL BE CULTURED WITH PREDOMINANTLY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
  - WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSLOES TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADDED SMOOTH AND EVEN.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SLOPED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SLOPED AREAS SHALL BE EITHER HYPOCUMULCH OR CRIPED STRAW DEPENDING ON SLOPE TYPE, APPLICATION, AND OWNER REQUEST.
  - LANDSCAPE CONTRACTOR TO INSTALL VALLEY VIEW, "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
  - ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH, NO DYED MULCHES, INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
  - IF SPECIFIED, ALL GRAVEL MULCH SHALL BE 1/4" DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC DARKER IF INDICATED PLAN.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVES UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
  - LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
  - GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

PLANT MATERIAL		QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME	HEIGHT X WIDTH
<b>DECIDUOUS TREES</b>						
WD	2	2.8' CAL	EMD	WHITE OAK	<i>Quercus alba</i>	50' x 50'
DA	8	10' HT	EMD	QUAKING ASPEN	<i>Populus tremuloides</i>	50' x 28'
HA	8	2.8' CAL	EMD	AMERICAN HORNBEAM	<i>Carpinus betulus 'Pendula'</i>	30' x 28'
<b>EVERGREEN TREES</b>						
DF	8	10' HT	EMD	BALSAM FIR	<i>Abies balsamea</i>	50' x 28'
MT	23	3C' HT.	pot.	MOSS YEW/THORNLEAF	<i>Frax. nigra 'Tortuosum'</i>	12' x 6'
<b>SHRUBS</b>						
CC	32	#3 CONT	pot.	GARDEN CANYO	<i>Viburnum dilatatum 'Hemlock'</i>	5' x 5'
MC	42	#3 CONT	pot.	MANNY JUNIFER	<i>Juniperus chinensis 'Mansu'</i>	4' x 5'
GL	54	#3 CONT	pot.	CROLOW FRAGRANT SUMAC	<i>Rhus aromatica 'Gro-Low'</i>	2' x 7'
<b>GRADES</b>						
RF	36	#1 CONT	pot.	KARL FORESTER FEATHER REED GRASS	<i>Calamagrostis x acutiflora Karl Forester</i>	4' x 30"
<b>PERENNIALS</b>						
RS	19	#1 CONT	pot.	RUBY STAYE DAILEY	<i>Hemerocallis 'Ruby Staley'</i>	2' x 3'
R	30	#1 CONT	pot.	GOLDSTRUM RUDDENIA	<i>Rudbeckia 'Goldstrum'</i>	30" x 10"
EDGING - 1F MULCH - 0Y SOD - 5Y						



KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LACROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960



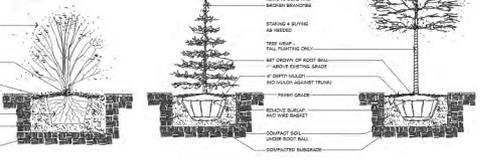
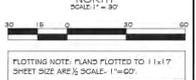
INSITES  
SITE PLANNING, LANDSCAPE ARCHITECTURE  
3131 Fernbrook Lane North, #127-70  
Plymouth, Wisconsin 53442  
TEL: 262.383.8400  
WWW: www.insites.com



LANDSCAPE PLAN  
CONVENIENCE STORE 1118  
WISCONSIN DELLS, WISCONSIN



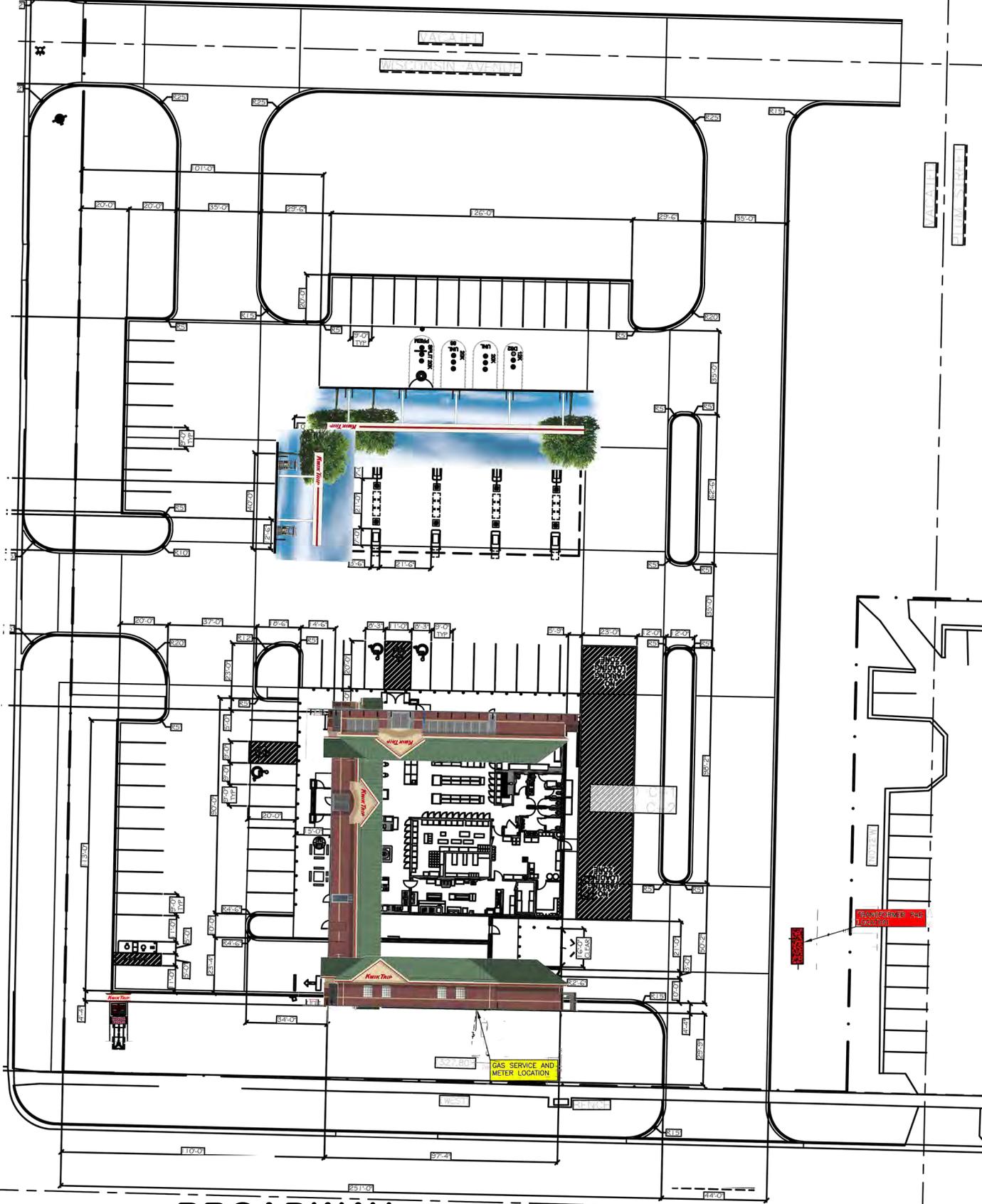
Know what's below.  
Call before you dig.



DRAWN BY: [blank]  
SCALE: GRAPHIC  
PROJ. NO.: 19-1118  
DATE: 2/4/2020  
SHEET

Site plan with building elevations

RACE



BROADWAY