

Dane County Rezone Petition

Application Date	Petition Number
12/16/2025	DCPREZ-2025-12250
Public Hearing Date	
02/24/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PGUV LLC	PHONE (with Area Code) (608) 246-0444	AGENT NAME BRIOHN BUILDING CORPORATION C/O DEVON PITTMAN	PHONE (with Area Code) (262) 222-8292
BILLING ADDRESS (Number & Street) 5924 Haase Road		ADDRESS (Number & Street) 3885 NORTH BROOKFIELD ROAD, STE 200	
(City, State, Zip) DeForest, WI 53532		(City, State, Zip) Brookfield, WI 53045	
E-MAIL ADDRESS		E-MAIL ADDRESS	

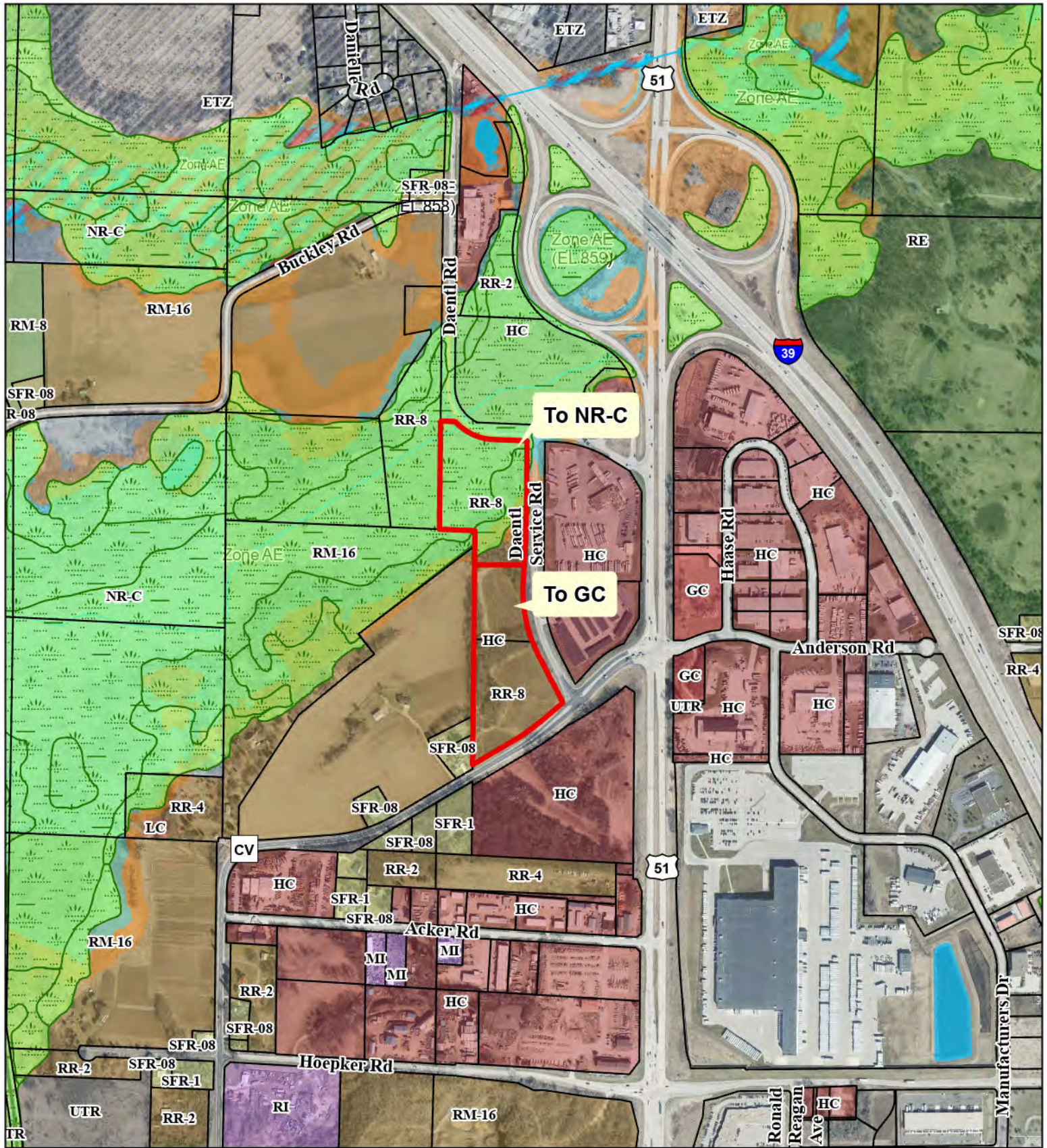
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 5954 Daentl Service Road					
TOWNSHIP BURKE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-081-9621-0		0810-084-8170-0			

REASON FOR REZONE

CHANGE ZONING FOR COMMERCIAL DEVELOPMENT - INDOOR SALES AND SERVICE OF GOLF CARTS AND UTILITY VEHICLES

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	GC General Commercial District	9.2
RR-8 Rural Residential District	NR-C Natural Resource Conservation District	9.6

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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PETITION 12250
PGUV LLC

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard





Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	PGUV, LLC	Agent Name:	Briohn Building Corp. c/o Devon Pittman
Address (Number & Street):	5924 Haase Road	Address (Number & Street):	3885 North Brookfield Rd., Ste 200
Address (City, State, Zip):	DeForest, WI 53532	Address (City, State, Zip):	Brookfield, WI 53045
Email Address:	darrin@premiergu.com	Email Address:	dpittman@briohn.com
Phone#:	608-246-0444	Phone#:	262-222-8292

PROPERTY INFORMATION	
Township: 8 North	Parcel Number(s): 081008196210 and Part of 081008481700
Section: 8	Property Address or Location: 5926 County Highway CV, Town of Burke, Wisconsin

REZONE DESCRIPTION													
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes ☐ No ☒												
Applicant wishes to rezone the build-able lands located within the property boundaries to General Commercial (GC) to allow for the future construction and use of the northwest corner of Daentl Service Road and CTH CV to accommodate service and distribution activities related to the leasing and purchasing of golf carts and utility vehicles. The northern end of the property is not usable and partially located within a floodplain. A wetland delineation will be performed and the portion that has been delineated as wetland and floodplain is proposed to be zoned as Wetland/Conservancy. The plans made part of this application conform with the 75' wetland setback required in Dane County. After the rezoning has been completed, a CSM shall be presented to the county for approval.													
<table><thead><tr><th>Existing Zoning District(s)</th><th>Proposed Zoning District(s)</th><th>Acres</th></tr></thead><tbody><tr><td>RR-8</td><td>GC</td><td>9.2396</td></tr><tr><td>RR-8</td><td>NR-C</td><td>9.6739</td></tr><tr><td></td><td></td><td></td></tr></tbody></table>	Existing Zoning District(s)	Proposed Zoning District(s)	Acres	RR-8	GC	9.2396	RR-8	NR-C	9.6739				
Existing Zoning District(s)	Proposed Zoning District(s)	Acres											
RR-8	GC	9.2396											
RR-8	NR-C	9.6739											

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☒ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Briohn Building Corp., Devon Pittman
Development Mgr.

Date

12/12/25

SUPPLEMENTAL ATTACHMENT TO DANE COUNTY REZONING AND CONDITIONAL USE APPLICATION

Proposed Project: Premier Golf & Utility Vehicles, Inc.

Location: Corner of County Highway CV and Daentl Service Road, Town of Burke, Dane County, Wisconsin

Applicant: Briohn Building Corp., c/o Devon Pittman, Development Manager

Date: December 18, 2025

1. Current Use of the Property

The subject property is currently zoned for RR-8 (Rural Residential) and is undeveloped, consisting of open grass fields in the south with some existing trees along the western edge of the property and no permanent structures. Moving northward, the subject property becomes a mix of wetland, environmental corridor, and floodplain. The southern portion of the site has historically been used for agricultural purposes or left fallow, with the northern end of the property being unusable for any purposes other than conservancy.

2. Current Use of Surrounding Properties

The surrounding neighborhood consists of a mix of uses:

- **North and West:** The areas to the north and west consist of low-density rural residential uses, agricultural, wetland and floodplain.
- **South:** The area to the south is vacant with remnants of some abandoned farm properties and related out buildings also owned by the owner of the subject property. The same has already been re-zoned for industrial use which may be developed at some point in the future in accordance with that zoning classification.
- **East (across Daentl Service Road):** TA Travel Center Plaza catering to semi-trucks is located directly east of the wetlands with Lakestone Storage Madison DeForest east of the proposed development which serves a self-storage facility.

The floodplain and agricultural uses transition into more intensive industrial and commercial uses moving east toward STH 51. The proposed use of the subject property offers a nice buffer between the agricultural and conservancy areas to the north and west and the more intense commercial uses to the east and south.

3. Proposed Use of Subject Property and Re-Zoning Request

Currently, the property lies under the extraterritorial jurisdiction of Madison but is governed by a 2007 Cooperative Plan which establishes the guidelines for development within the Town of Burke and is within a "Protected Area" under the plan which means that all development proposals and re-zoning shall be approved by both Dane County and the Town of Burke.

Attached to this application and narrative are exhibits depicting the proposed site plan to the standards required by Dane County as well as a depiction of the site plan overlayed with the 2024 Town of Burke Comprehensive Plan.

For discussion purposes, the Applicant has supplied a proposed Certified Survey Map (CSM) to illustrate the areas for re-zoning. Lot 1, consisting of 9.2396 acres is requested to be rezoned from RR-8(Rural Residential) to GC (General Commercial) and Outlot 1, consisting of 9.6739 acres is requested to be

rezoned from RR-8 (Rural Residential) to NR-C (Natural Resource/Conservancy). Notations surrounding the same are also located on the CSM.

Stormwater & Erosion Control:

The project will comply fully with stormwater management and erosion control measures including an on-site retention basin, graded and vegetated swales, silt fencing and erosion control monitoring prior to site stabilization. A draft of the civil plans have been submitted to the Land and Water Resources Department and the Applicant is working through that process.

A wetland delineation has been completed on the subject property and is included with this application package. It has been determined that the drainageway located on the west side of the property is a wetland and the site plan conforms with the Dane County 75-foot wetland setback ordinance. The Applicant has received verification from Dane County that the drainageway is not considered navigable and may be treated as a drainage that is not subject to shoreland zoning regulations. No wetlands need to be filled as part of this process.

The applicant has initiated an Endangered Resources Review from the Bureau of Natural Heritage Conservation and a copy of the confirmation email is attached to this package. The findings shall be forwarded to the interested parties once they become available. The Endangered Resources Preliminary Assessment has been attached to this package for reference.

Water and Wastewater:

The property is located within the DeForest Utility Service Area and the Applicant has started discussions with the DeForest Engineer regarding extending sanitary service south from Daentl Road to service the property. Water is located on the east side of Daentl Service Road and the Village of DeForest has indicated that they will service the property with municipal utilities. The Village of DeForest staff is in support of this extension and will be working with the Applicant and the Landowner to facilitate the same.

5. Operational Narrative

Hours of Operation:

- **Retail Storefront:**
Monday – Friday: 8:00am – 5:00 pm
Saturday: 9:00am – 2:00pm (Saturday hours start the first Saturday in March and end the last Saturday in September.); Closed Sunday.
- **Service Department (Utility & Golf Equipment Maintenance):**
Hours are the same as the retail storefront hours.

Number of Employees:

- **Full-Time Equivalent (FTE):** 12
- **Maximum Personnel on Site at Any Time:** 12, including technicians, retail staff, and management

Noise, Odors, Dust, and Pollution:

- **Noise:** Minimal and limited to standard commercial activity. Noise generated by utility and golf equipment testing will occur during business hours and within enclosed service bays.
- **Odors:** No significant odors anticipated.
- **Dust/Soot:** Dust control measures will include paved surfaces, vegetation buffers, and regular lot sweeping.

- **Pollution Mitigation:** Equipment maintenance will occur indoors, with waste oils and fluids stored in compliant containment units and disposed of via licensed waste handlers.

Outdoor Storage & Activities:

Outdoor storage and activities will be limited to golf carts awaiting service or delivery, utility vehicles and seasonal inventory overflow. The landowner is aware that the outdoor display is not allowed as a permitted use or a conditional use in the proposed zoning district and a letter acknowledging the same has been included in the package for this request.

All equipment will be stored on a paved surface with stormwater runoff controls in place and repair work will take place inside the enclosed service building.

Trash and Waste Management:

Enclosed dumpsters will be provided on a screened concrete pad behind the main building and regular trash and recycling pick-up will be scheduled through a licensed hauler.

Any hazardous waste (e.g., used motor oil, filters, and cleaning agents) will be collected and removed by a certified waste management service.

Traffic & Access:

- **Daily Vehicle Trips (Estimated):**
 - o Retail/Customer Traffic: During months of March – September approximately 10 vehicles per day. Off-season, one vehicle per day average.
 - o Delivery & Service Vehicles: four vehicles/day (light to medium-duty trucks)
- **Vehicle Types:**

Employees and customers drive a mix of passenger vehicles and pickup trucks. Occasionally, customers will drop off a cart for service and have a small utility trailer associated with that transaction.

Fedex and UPS trucks make deliveries each day during the peak season of March-September.

There is one semi-truck that delivers rentals around the state during the peak season and will be parked on-site between the months of December to March. Also, there are 8 different size utility trailers that haul from one cart up to 12 carts to deliver carts to customers. The activity in and out of the business is only elevated during the month of March to September. It is not typical for all 8 utility trailers to be making deliveries at once, usually, two or three are being used at the same time.

- **Traffic Mitigation:**

The access point will be limited to Daentl Service Road and will not interfere with traffic movement on County Highway CV. Heavy loads are not anticipated to occur with this use.

Hazardous, Toxic, or Explosive Materials:

Small quantities of standard shop fluids (e.g., motor oil, lubricants, degreasers) will be stored indoors in fire-rated cabinets. Batteries will be stored in accordance with best practices by keeping them upright on non-conductive shelving, in a cool, dry, and well-ventilated area, away from direct sunlight and heat sources. Used or spent batteries, as well as any other used standard shop fluids will be collected by a certified hazardous waste disposal contractor and segregated from other waste to ensure safe handling.

Employees are trained on safe handling procedures, emergency response, and the use of personal protective equipment as it relates to their particular role. Areas where such items are stored will

incorporate secondary containment trays, fire extinguishers and spill kits. The building is sprinklered to NFPA-13 standards.

Outdoor Lighting:

A photometric plan has been supplied as part of this application and exterior lighting shall be installed in accordance with this plan.

6. Summary

Premier Golf and Utility Vehicles, Inc. currently rents space in a DeForest building and this project will give them the opportunity to own their own facility on their own land in the area. This building would also represent approximately \$8,000,000 of private investment into the property and contribute to the tax increment accordingly.

On November 5th, 2025, the Applicant met with the Town of Burke to review the Rezoning and the Conditional Use, the Town of Burke Plan Commission was in support of proceeding with the request. The proposed zoning of GC is supported by Dane County and the City of Madison as evidenced by the attached emails from the respective zoning administrators. The proposed zoning is also consistent with the 2024 Comprehensive Plan for land use in the Town of Burke while maintaining compatibility with the rural and semi-commercial character of the surrounding area.

PREMIER | GOLF & UTILITY VEHICLES, INC.

Club Car Authorized Distributor

December 8, 2025

Dane County Department of Planning and Development
Zoning Division
Room 116, City-County building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Town of Burke
5365 Reiner Road
Madison, Wisconsin 53718

Re: Proposed Rezoning and Conditional Use Application for the property located at 5926 County Highway CV, Town of Burke, County of Dane, Wisconsin.

Greetings,

I am writing as the owner of the above-referenced property regarding the proposed use of the premises for indoor retail sales and service of golf carts. This letter addresses recent concerns raised about land use, specifically relating to outdoor display, parking lot utilization, and outdoor storage. My intent is to confirm compliance with all applicable zoning requirements and clarify our operational plans in a spirit of cooperation.

The primary use of the property will be for indoor retail sales, consistent with the permitted uses within the General Commercial zoning district. The indoor showroom will serve as the main area for retail transactions and display of merchandise, in accordance with local zoning regulations. I acknowledge the zoning limitation that outdoor display areas must not exceed 15% of the square footage of the indoor showroom. I confirm that our proposed outdoor display area is substantially less than this threshold and that no portion of the parking lot edges will be used for outdoor display purposes. This commitment ensures that outdoor display remains a minor, accessory component of the overall retail operation and maintains the integrity of the parking facilities for customers and staff.

In addition to indoor retail activities, the primary outdoor activity will be the storage of golf carts. This outdoor storage is not intended for display and will be managed as a conditional use, subject to all relevant zoning requirements. I recognize the distinction between outdoor storage and outdoor display, and outdoor storage areas will not be repurposed or utilized for display of merchandise. All outdoor storage activities will remain strictly compliant with zoning regulations governing conditional uses.

I appreciate the opportunity to address these concerns and reaffirm my willingness to cooperate fully with Dane County and the Town of Burke. Should you require any additional information or clarification, please do not hesitate to contact me. I look forward to working together to ensure the responsible and compliant use of the property.

Respectfully,

Premier Golf & Utility Vehicles, Inc.



Darrin DiChristopher
President



CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE TOWN OF BURKE, DANE COUNTY, WISCONSIN

PREPARED FOR:
PGUV, LLC
W336S763 FOUR SEASONS RD.
OCONOMOWOC, WI 53066

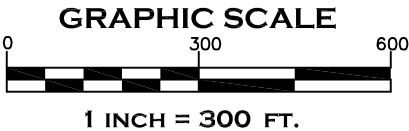
- INDICATES FOUND 3/4" IRON ROD UNLESS OTHERWISE NOTED.
- INDICATES 3/4" INCH DIA. IRON ROD, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

ALL BEARINGS REFER TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 8, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) BEARING OF N 87°23'44" W

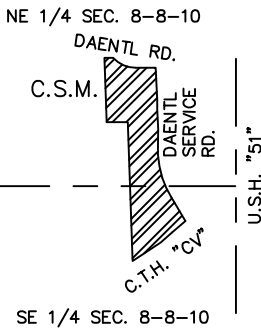
TAX KEY NO.S 014/0810-081-9621-0 ZONED RR-8
014/0810-084-8170-0 ZONED RR-8 & HC

NOTES:

- SEE SHEET 2 FOR LINE AND CURVE TABLES
- THIS C.S.M. FALLS IN ZONES AE AND X PER FIRM PANEL 55025C0262H, EFF. DATE 9/17/2014
- WETLANDS FLAGGED BY LANDCO2 ON NOV. 4, 2025 AND MAPPED BY CSE ON NOV. 5, 2025

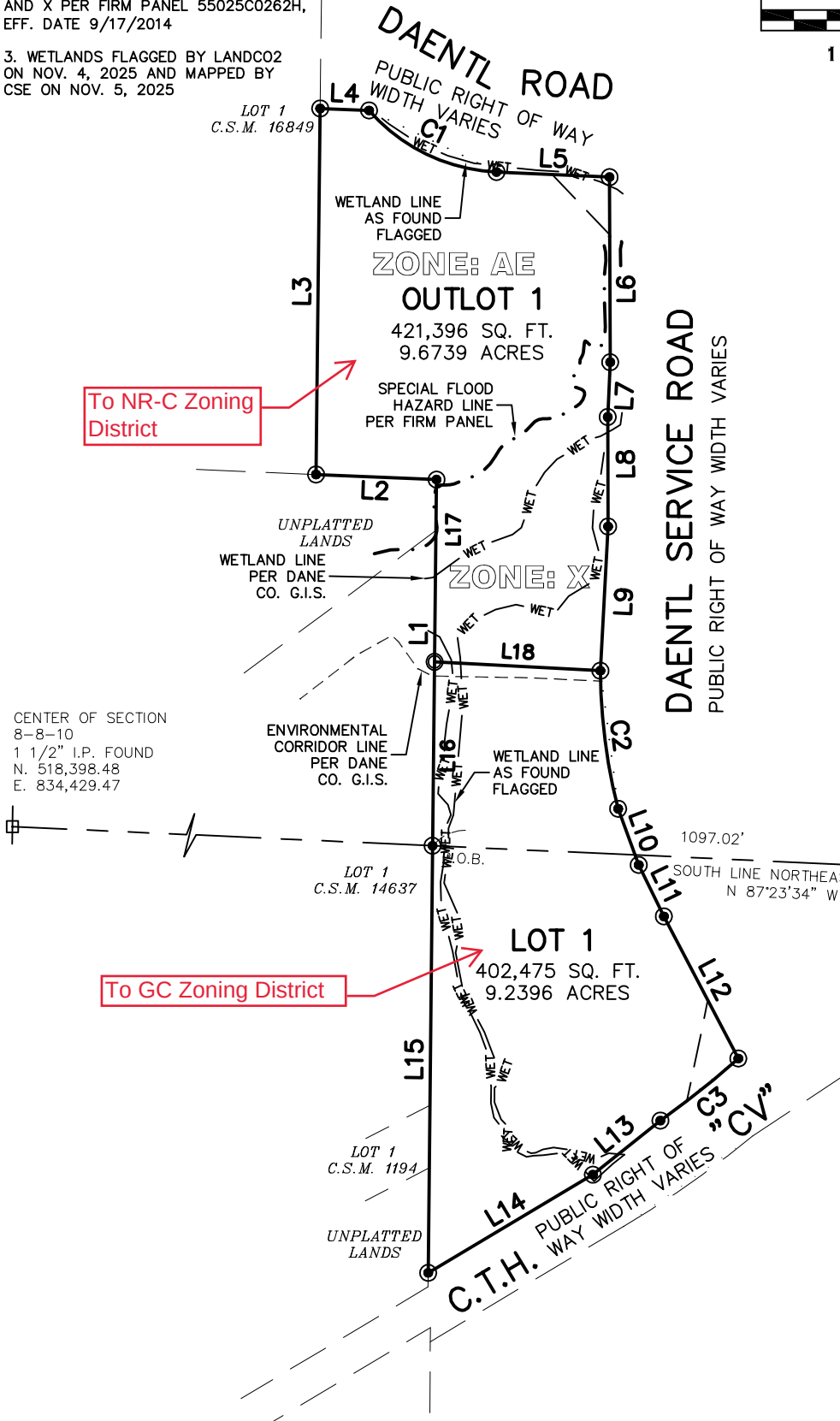


VICINITY MAP



NOVEMBER 6, 2025

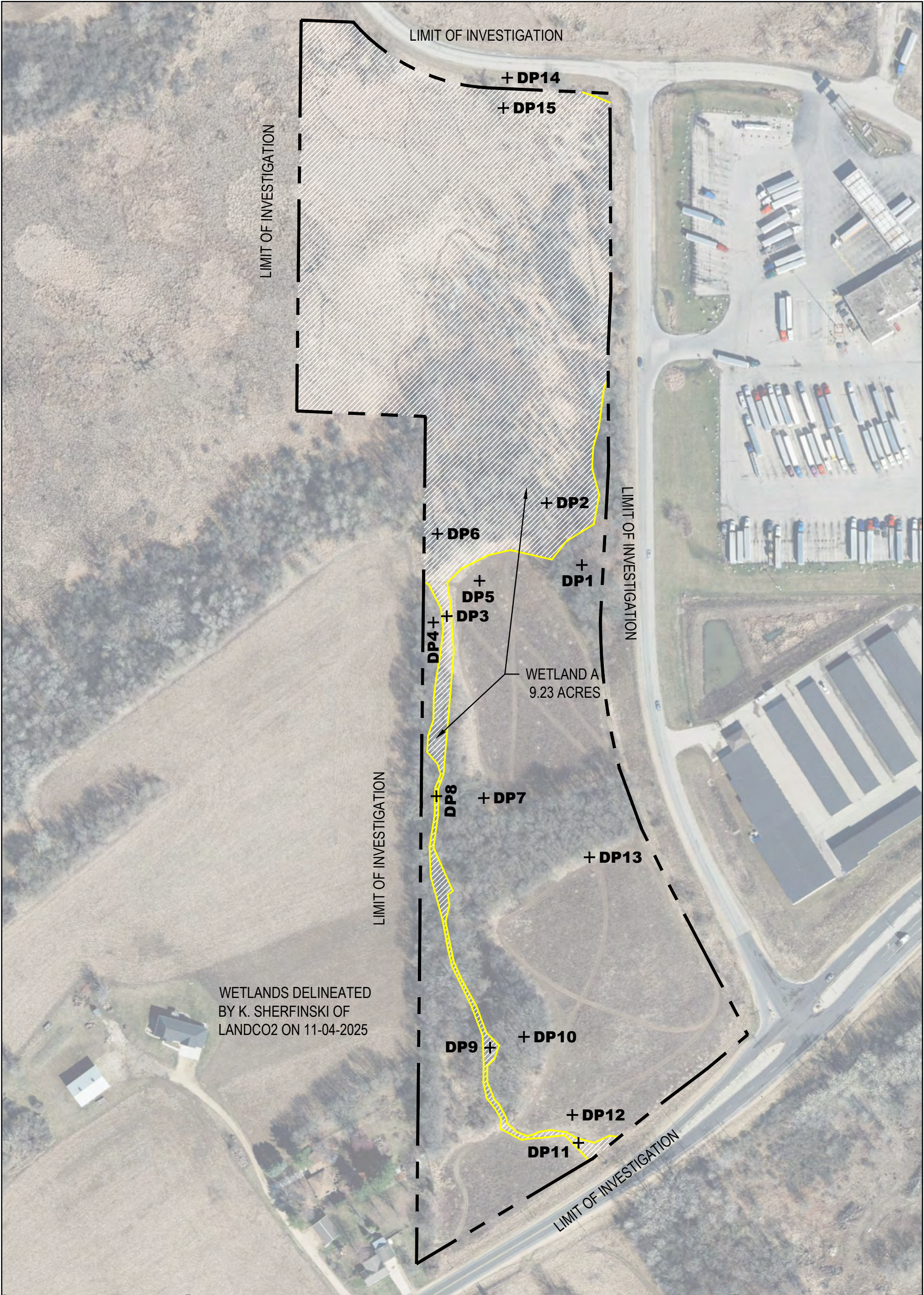
CENTER OF SECTION 8-8-10
1 1/2" I.P. FOUND
N. 518,398.48
E. 834,429.47



EAST 1/4 CORNER SECTION 8-8-10
ALUMINUM MONUMENT
N. 518,278.61
E. 837,061.89



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

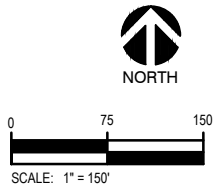


5032 W. FOREST HOME AVE. #5
MILWAUKEE, WI 53219
www.LANDCO2.com

BRIOHN BUILDING
3885 N BROOKFIELD RD, STE 200
BROOKFIELD, WI, 53045

WETLAND BOUNDARY MAP

5926 CTH CV- NW OF INTERSECTION OF
DAENTL SERVICE RD & CTH CV
DEFOREST, WI 53532



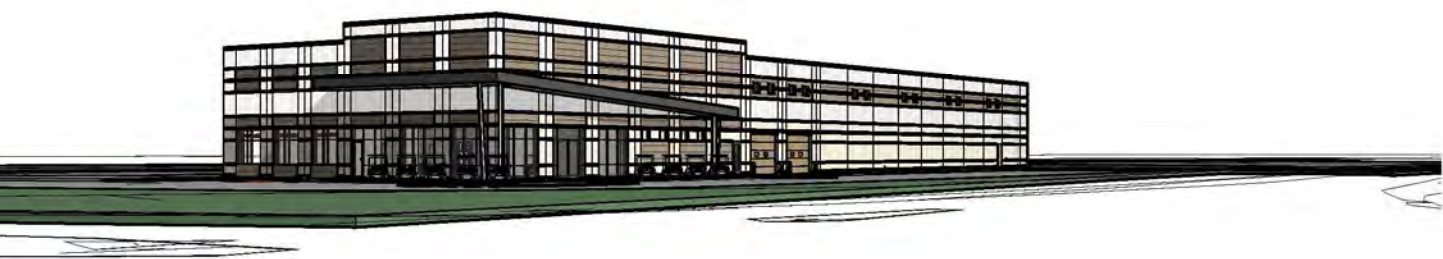
Drawn By	EJ
Project Number	25-208
Date	2025-11-11
Sheet	01
Exhibit	

FIGURE 10

PROPOSED NEW BUILDING FOR:

PREMIER GOLF AND UTILITY VEHICLES, INC.

DAENTL ROAD & CTH "CV"
TOWN OF BURKE, DANE COUNTY, WISCONSIN 53066



SOUTHEAST CORNER PERSPECTIVE

DANE COUNTY REZONING RE-SUBMITTAL SET - DECEMBER 12, 2025

OWNER :

PGUV, LLC
Darin DiChristopher

5924 HAASE ROAD
DEFOREST, WISCONSIN 53532
(608) 516-4710 PHONE

CIVIL ENGINEER:

BRIOHN DESIGN GROUP LLC
Rizal Iskandarsjach, PLS, PE

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

LANDSCAPE ARCHITECT:

LANDCO2
Kristi Sherfinski, PLA

5032 W. FOREST HOME AVE., SUITE 5
MILWAUKEE, WISCONSIN 53219
(414) 622-0103 PHONE

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
Joe Zanolli, Senior Project Manager

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP LLC
Paul Grzeszczak, AIA

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
Kevin Jankowski, PE

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT LOCATION

SITE LOCATION MAP

SCALE: N.T.S.

PROJECT INFORMATION:

CODE:

SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2021, IECC 2021, IIRC 2021 AND IFGC 2021)

SPS 314 FIRE PREVENTION

SPS 314 ELECTRICAL

SPS 381-387 PLUMBING

OCCUPANCY:

PRIMARY SECONDARY

S-1 B (MODERATE HAZARD STORAGE) (OFFICE/BUSINESS)

CLASS OF CONSTRUCTION:

TYPE 2B

SPRINKLER SYSTEM:

NFPA-13

FLOOR LEVELS:

1

NUMBER OF STORIES

1

BUILDING FOOTPRINT AREA:

20,000 SF

NOTE:

ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

ZONING:

GC AND NR-C (PROPOSED CHANGE FROM RR-8) 42' COUNTY HWY. (FROM RIGHT OF WAY) 30' STREET (FROM RIGHT OF WAY)

SETBACKS:

50' STREET
10' SIDE
10' REAR

PARKING:

13 STANDARD STALLS
1 HC STALLS

TOTAL PARKING (TOTAL ON-SITE):

14 TOTAL PARKING STALLS

Revision

Date

Job: 250100
Drawn: CK
Checked: PG
Date: DECEMBER 12, 2025
Sheet: T1.0

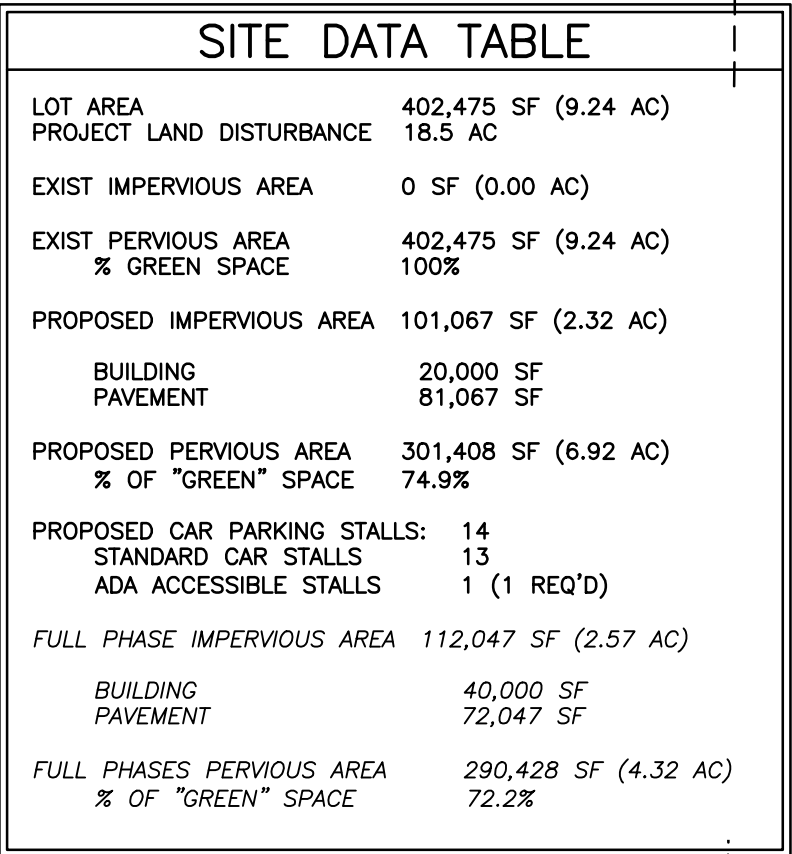
APPLICABLE TO ALL PLAN VIEWS



PROPOSED BUILDING FOR:
PREMIER GOLF
HWY "C" & DAENTL SERVICE RD.
TOWN OF BURKE, DANE CO., WI

C1.0

DRAFT - NOT FOR CONSTRUCTION



<u>SHEET INDEX</u>	
C1.0	SITE DIMENSIONS AND PAVEMENT
C2.0	SITE GRADING PLAN
C2.1	SITE EROSION CONTROL PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE NOTES AND DETAILS
C4.1	SITE NOTES AND DETAILS

BUILDING SETBACKS/RESTRICTIONS:
CO. HWY.: 75' FROM CL OR 42' FROM R/W
STREET: 30' FROM R/W
SIDE: 10'
REAR: 10' (EXCLUSIVE COMMERCIAL USE)
MAX. HEIGHT: 4 STORIES
LOT COVERAGE: 60% OF LOT (BLDGS. & STRUCTS.)

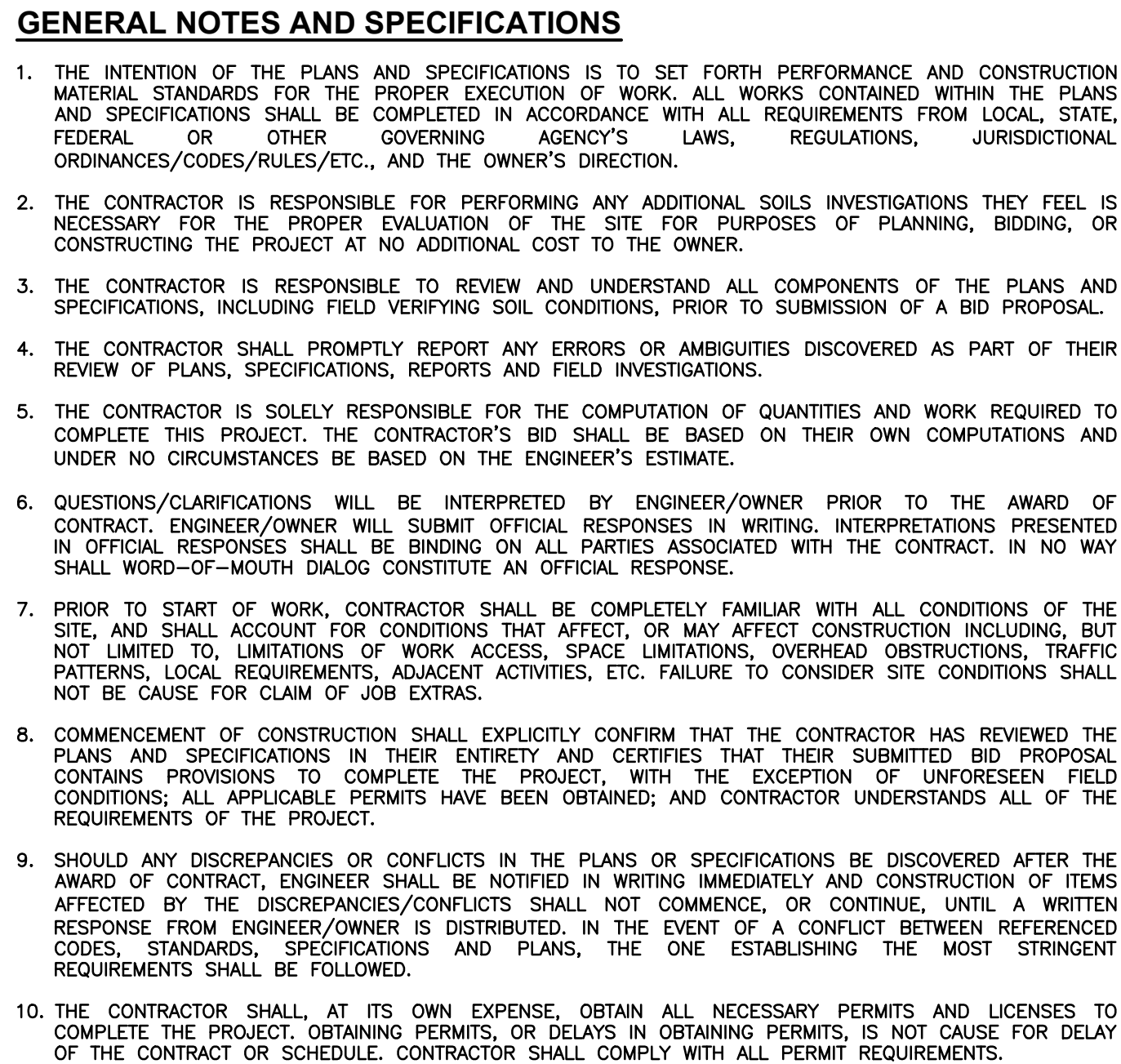
STANDARD DUTY ASPHALT PAVEMENT
3-1/2" ASPHALTIC CONCRETE (2 LIFTS)
1-1/2" SURFACE LAYER
2" BINDER LAYER
8" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF
APPROVED BY GEOTECH ENGINEER OF RECORD.



PROPOSED BUILDING FOR:
PREMIER GOLF
HWY "C" & DAENTL SERVICE
TOWN OF BURKE, DANE CO

C2.0

DRAFT - NOT FOR CONSTRUCTION



1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO BRIGHON DESIGN GROUP (BDG) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONDITIONS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED ON THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS(S) OF ALL GRADING AND ELEVATION CALCULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DATA, SUCH AS EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND ENVIRONMENTAL ENGINEERING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DATA FOR THE BALANCED SITE.
 - THE CONTRACTOR MAY REQUEST APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM PROPOSED TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, TEMPORARY DRAINAGE DITCHES TO BE MAINTAINED THROUGHOUT CONSTRUCTION OF ALL EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF EXPOSURE OF DISTURBED GRADING OR SEQUENCING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXPOSURE OF DISTURBED GRADING.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES CONTRACT FOR THE SPECIFIC COMPACTION STANDARDS. IF THE CONTRACTOR DETERMINES THAT THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED FOR COMPACTION. UNLESS THE CONTRACTOR AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-COSTY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REWORK OF MATERIAL TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK ANY AREAS WHERE MATERIAL IS SPREAD TO DRY. CONTRACTOR SHALL BE RESPONSIBLE TO PLACE TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS, UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED 18" UNLESS OTHERWISE SPECIFIED. THE EFFECT OF ANY MACHINERY THAT WILL BE USED TO SPREAD OR TURN OVER THE SOILS OR THE MAXIMUM COMPACTION LIFT DEPTH.



PROPOSED BUILDING FOR:
PREMIER GOLF
HWY "C" & DAENTL SERVICE RD.
TOWN OF BURKE, DANE CO., WI

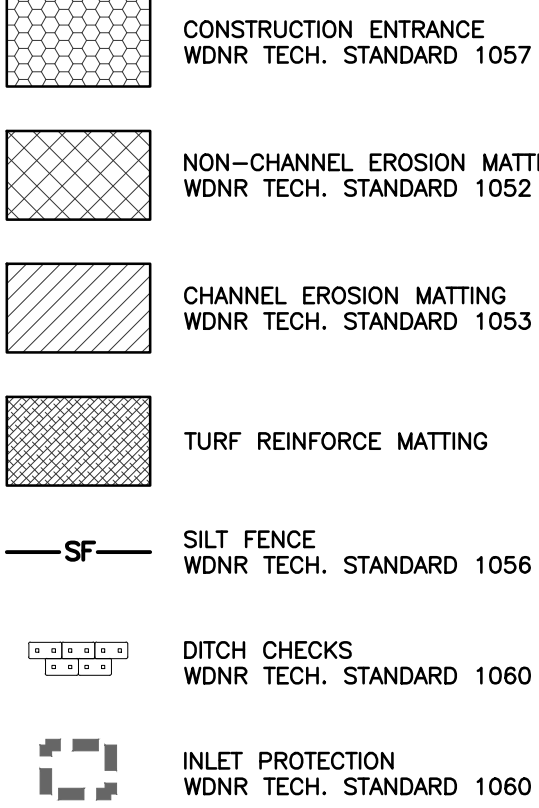
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1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS, WAUKESHA COUNTY AND TOWN OF GENEEVE ORDINANCE. THE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THIS BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLAN ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY BROWN DESIGN GROUP (BDG) OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NPDES PERMIT. ALL CONSTRUCTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' BEST MANAGEMENT PRACTICES (BMPs). THE NPDES PERMIT, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' BEST MANAGEMENT PRACTICES (BMPs), AND THE NPDES PERMIT ATTACHED TO THE NPDES PERMIT ARE TO BE CONSIDERED AS PART OF THE CONSTRUCTION CONTRACT. THE NPDES PERMIT, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' BEST MANAGEMENT PRACTICES (BMPs), AND THE NPDES PERMIT ATTACHED TO THE NPDES PERMIT ARE TO BE CONSIDERED AS PART OF THE CONSTRUCTION CONTRACT. THE NPDES PERMIT, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' BEST MANAGEMENT PRACTICES (BMPs), AND THE NPDES PERMIT ATTACHED TO THE NPDES PERMIT ARE TO BE CONSIDERED AS PART OF THE CONSTRUCTION CONTRACT. THE NPDES PERMIT, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' BEST MANAGEMENT PRACTICES (BMPs), AND THE NPDES PERMIT ATTACHED TO THE NPDES PERMIT ARE TO BE CONSIDERED AS PART OF THE CONSTRUCTION CONTRACT.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY BROHNS DESIGN GROUP (BDG) OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS SHALL BE APPROVED BY THE BDG/MUNICIPALITY PRIOR TO ANY MODIFICATIONS. ANY MODIFICATIONS MUST BE APPROVED BY BDG/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERMITTER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT AND EROSION.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS/ OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED. THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/ OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE INSTALLED TO FIT THE EXISTING STORM SEWER INLET. INLET PROTECTION SHALL BE IN THE FORM OF A SLOTTED CURB, SLOTTED CURB AND GULLY, OR SLOTTED CURB AND GULLY. SLOTTED CURB AND GULLY SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERMITTER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - a. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - d. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - e. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - f. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
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 - h. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - i. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - j. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - k. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - l. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - m. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
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 - o. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - p. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - q. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - r. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - s. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - t. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - u. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - v. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - w. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - x. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - y. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - z. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED NONFERT.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, EROSION CONTROL MEASURES AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL COMPLETION OF CONSTRUCTION. UNLESS OTHERWISE DISORDERED, REPAIRS WILL NOT BE LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF APPROPRIATE PERMANENT EROSION CONTROL DEVICES. REPAIRS THAT WILL NOT BE LONGER NEEDED WITHIN THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE COMPLETED WITHIN THIRTY (30) DAYS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 5758N EROSION MATTING (OR APPROVED EQUIV) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUIV) AND ALL OTHER SLOPES SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUIV) AFTER EACH GRADING OPERATION. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR EROSION CONTROL PURPOSES. WATER TRUCKS WHOSE WATER IS OTHERWISE USED FOR OTHER PURPOSES.
18. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE USUALLY PROTECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS

OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.

20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES. THE FOLLOWING MAINTENANCE PROCEDURES SHALL BE USED TO MAINTAIN THE EFFECTIVENESS OF SUCH MEASURES. THE FOLLOWING MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
- SUCCESSFUL REPAIR OR REPLACE ANY DAMAGED EROSION FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN REACHED ONE-ONE HALF THE ABOVE-GROUND HEIGHT OF THE STRUCTURE.**
 - CONSTRUCTION ENTRANCE** AS NEEDED, ADJUST STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DITCH CHECK (STRAW BALES)** RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS ANY LOSS OF CONTACT. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-ONE HALF THE HEIGHT OF THE BALE.
 - SEDIMENT CONTROL** INSPECT MATING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DIVERSION BEHIND SWALE** - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY. IF THE SWALE IS NOT FULLY RECOVERED, REPAIR THE SWALE. IF THE SWALE IS FULLY RECOVERED, SEDIMENT IS CLOGGED, INFLIGHT BAGS SHALL BE REPLACED ONE BAG BECOMES ONE-HALF FULL

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

- CONSTRUCTION WASTE** SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIALS FROM THE PROJECT SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKING DEBRIS.
- DUST CONTROL** SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL;
 - APPLYING WATER TO THE SOIL SURFACE PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST 6 (SIX) INCHES IN HEIGHT;
 - FREQUENT WATERING OF EXCAVATION AND FILL AREAS;
 - PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRAVEL PATHS.
- STREET SWEEEPING** SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENT.

SITE UTILITY PLAN

SHEET TITLE

PROPOSED BUILDING FOR:

PREMIER GOLF

HWY "C" & DAENTL SERVICE RD.

TOWN OF BURKE, DANE CO., WI

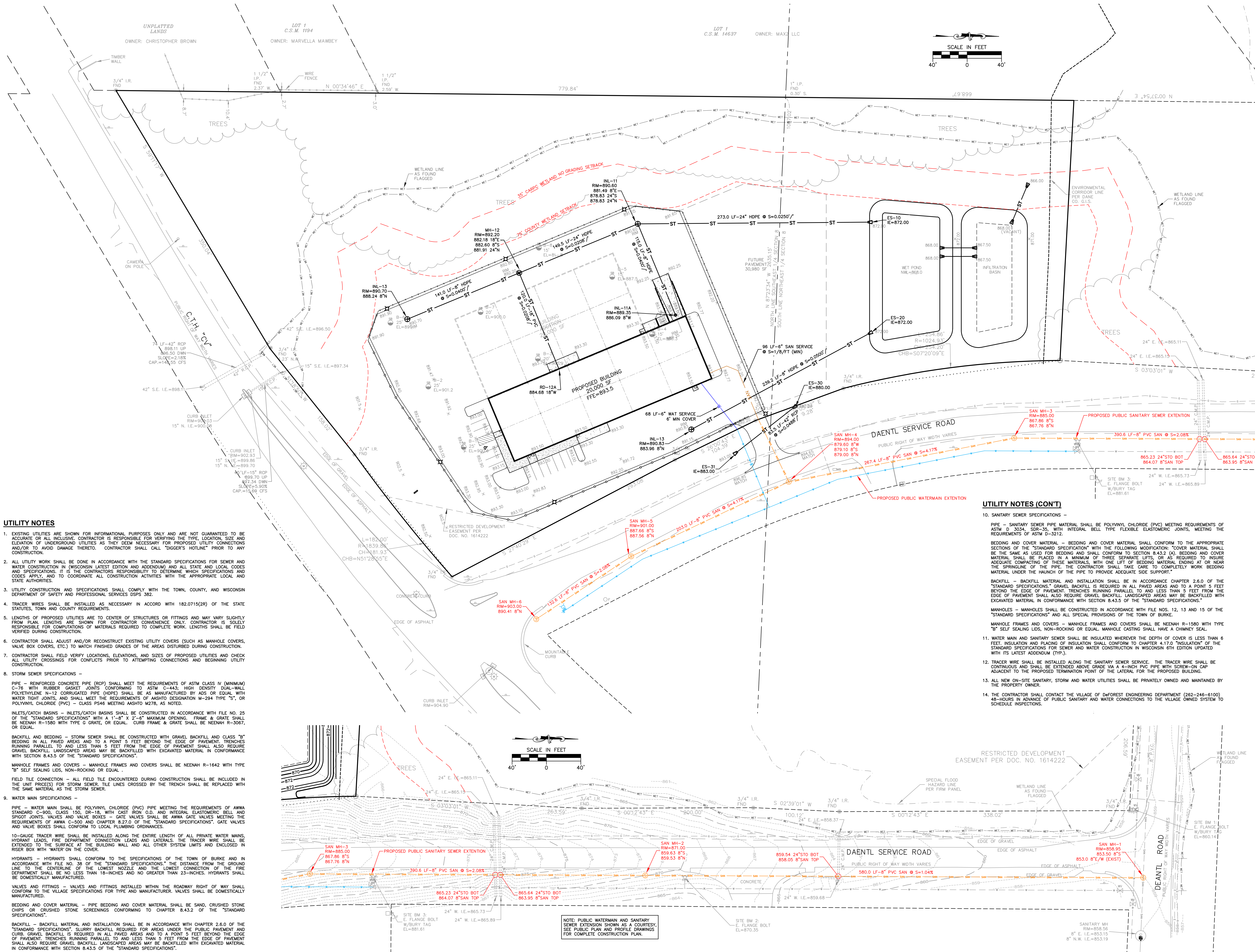
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UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE TOWN, COUNTY, AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 392.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES, TOWN AND COUNTY REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -

PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-78 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY A2S OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS P546 MEETING AASHTO M278, AS NOTED.

INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-8" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

WATER MAIN SPECIFICATIONS -

PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-15, WITH CAST IRON O.D. AND INTERNAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH WATER ON THE COVER.

HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE TOWN OF BURKE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. HYDRANTS SHALL BE DOMESTICALLY MANUFACTURED.

VALVES AND FITTINGS - VALVES AND FITTINGS INSTALLED WITHIN THE ROADWAY RIGHT OF WAY SHALL CONFORM TO THE VILLAGE SPECIFICATIONS FOR TYPE AND MANUFACTURER. VALVES SHALL BE DOMESTICALLY MANUFACTURED.

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

UTILITY NOTES (CONT')

- SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SD6-35, WITH INTERNAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A) BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE TOWN OF BURKE.

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. MANHOLE CASTING SHALL HAVE A CHIMNEY SEAL.

- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

- TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF DAFOREST ENGINEERING DEPARTMENT (262-246-6100) 48-HOURS IN ADVANCE OF PUBLIC SANITARY AND WATER CONNECTIONS TO THE VILLAGE OWNED SYSTEM TO SCHEDULE INSPECTIONS.



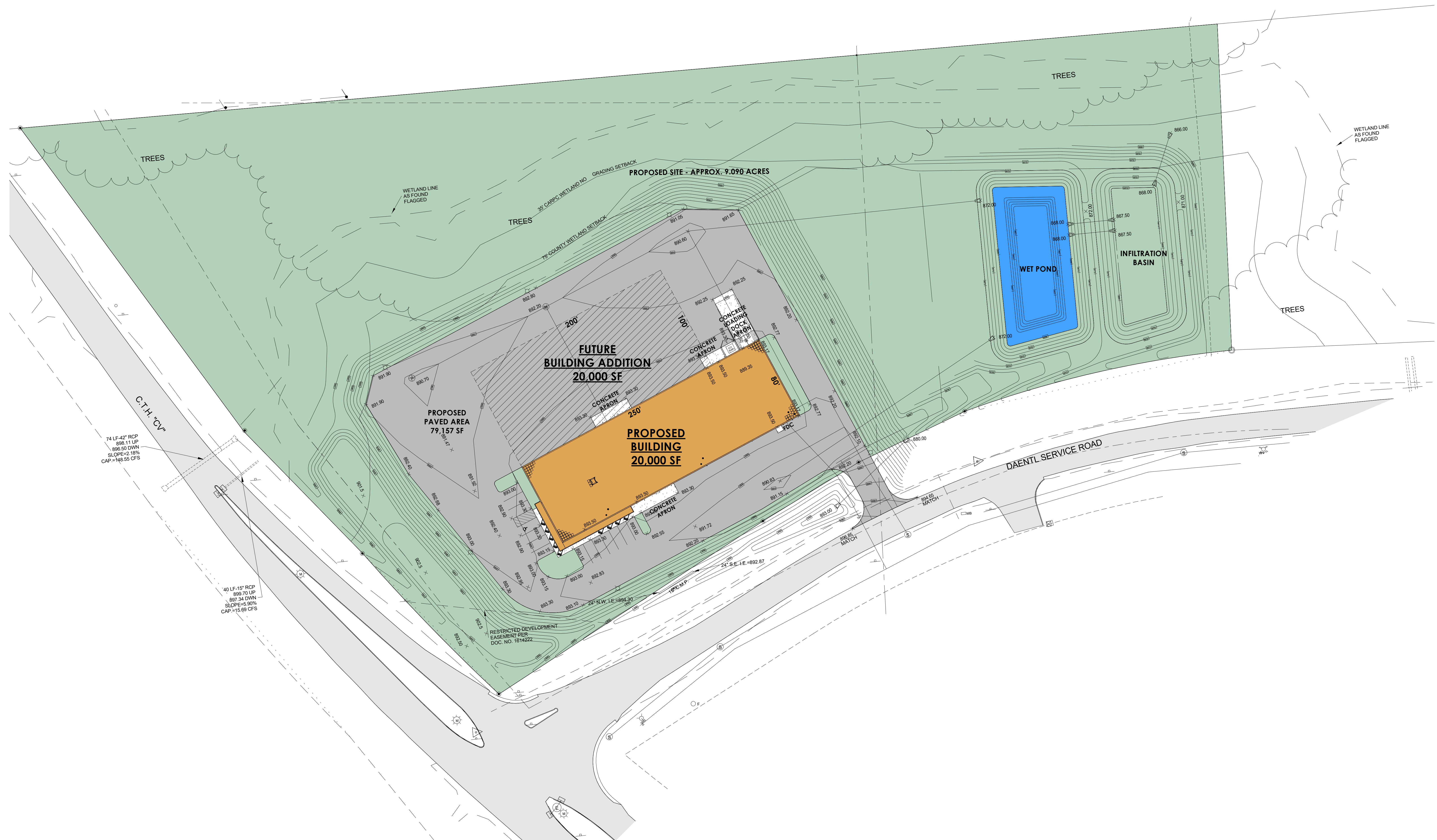
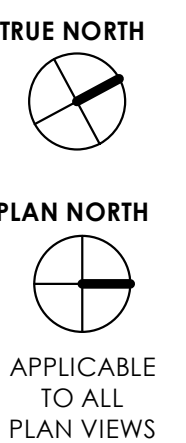
ARCHITECTURAL SITE PLAN

PREMIER GOLF & UTILITY VEHICLES
DAENTL ROAD & HWY. CV
TOWN OF BURKE, WISCONSIN

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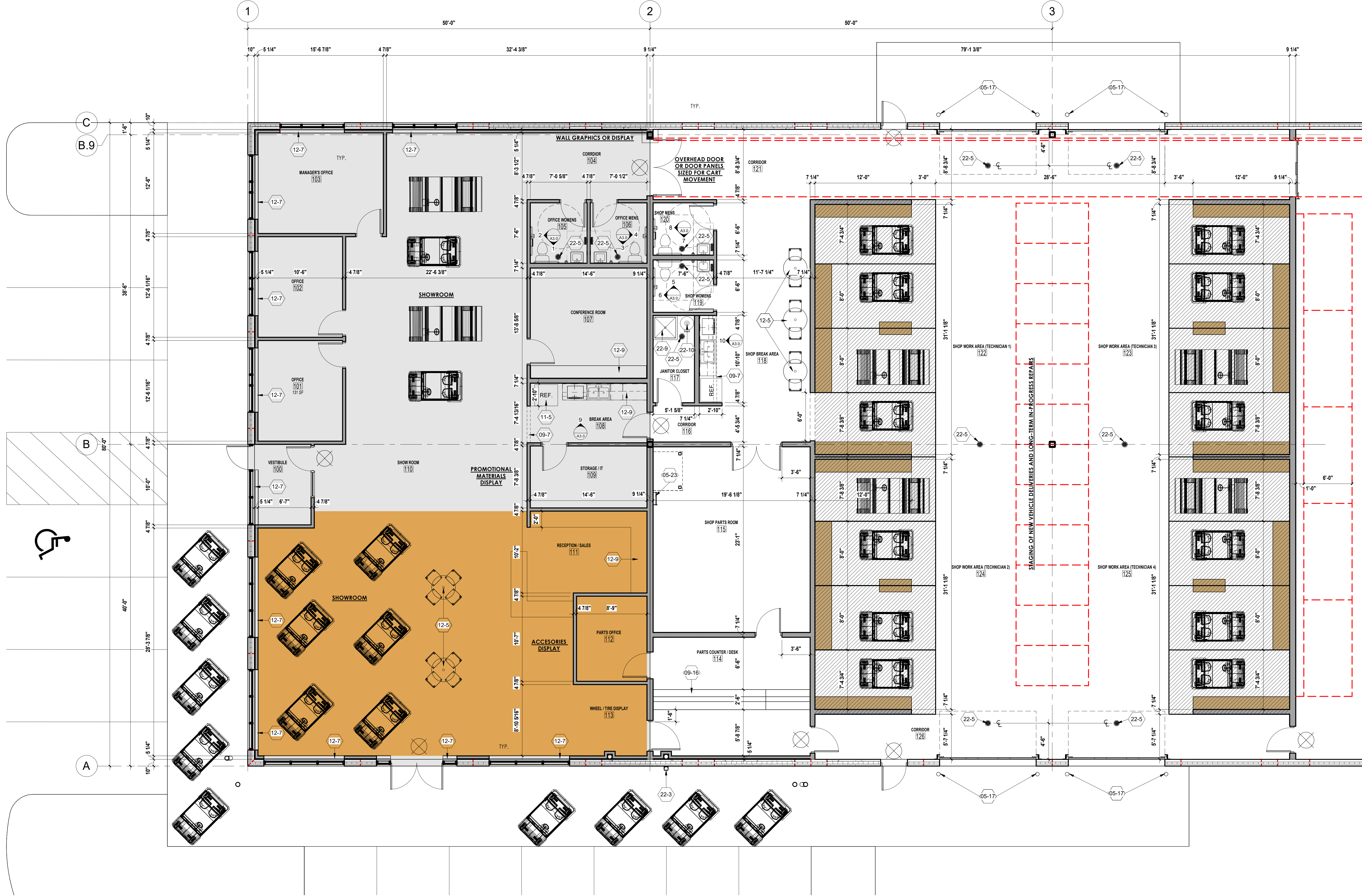
1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

PARTITION TYPES									
TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT	REMARKS
3A	3 5/8" STEEL STUD FURRING	TO ROOF DECK	R-13 BATT.	6 MIL POLY	5/8" TYPE "X" GYP. WALLBOARD	TO ROOF DECK	---	---	HOLD STEEL STUDS 1" OFF INTERIOR FACE OF EXTERIOR PRECAST WALL U.N.O.
3B	3 5/8" STEEL STUD FURRING	14'-0" A.F.F.	R-13 BATT.	6 MIL POLY	5/8" TYPE "X" GYP. WALLBOARD	14'-0" A.F.F.	---	---	HOLD STEEL STUDS 1" OFF INTERIOR FACE OF EXTERIOR PRECAST WALL U.N.O.
3C	3 5/8" STEEL STUDS	14'-0" A.F.F.	3.5" SOUND BATT.	---	5/8" TYPE "X" GYP. WALLBOARD	14'-0" A.F.F.	5/8" TYPE "X" GYP. WALLBOARD	14'-0" A.F.F.	
6A	6" STEEL STUDS	14'-0" A.F.F.	6" SOUND BATT.	---	5/8" TYPE "X" GYP. WALLBOARD	14'-0" A.F.F.	5/8" TYPE "X" GYP. WALLBOARD	14'-0" A.F.F.	
6B	6" STEEL STUDS	10'-0" A.F.F.	---	---	5/8" TYPE "X" GYP. WALLBOARD	10'-0" A.F.F.	5/8" TYPE "X" GYP. WALLBOARD	10'-0" A.F.F.	
8A	8" STEEL STUDS	TO ROOF DECK	8" SOUND BATT.	---	5/8" TYPE "X" GYP. WALLBOARD	TO ROOF DECK	5/8" TYPE "X" GYP. WALLBOARD	TO ROOF DECK	(1) HOUR RATED, UL1419, RATED CAULKING AND SAFING AS REQUIRED AT DECK
1. ALL STEEL STUDS SHALL BE 25 GAUGE STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE) - SEE STRUCTURAL FOR GAUGE AND SIZE 2. ALL EXPOSED GYPSUM WALL BOARD SHALL BE TAPE & COATED 3/8"OCH, READY FOR PAINT - LEVEL 4 FINISH 3. USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS - UNO 4. AT EXTERIOR WALLS, RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD 5. STUDS EXTENDED TO DECK AND/OR JOIST SHALL HAVE A SLIP CONNECTION TO ALLOW FOR DEFLECTION 6. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH IBC SECTION 803 AND ASTM E84 AND UL 723 - NOTE PROVIDE CLASS A MINIMUM 7. INTERIOR FLOOR FINISHES SHALL COMPLY WITH IBC SECTION 804 8. BATT INSULATION LOCATED ABOVE CEILING AND EXPOSED SHALL BE COVERED TO MEET EXPOSED RATED BARRIER REQUIREMENTS 9. CONTROL JOINTS FOR GYPSUM PANELS/PARTITIONS FOR WALLS AND CEILINGS SHALL BE MAXIMUM CONTROL JOINT SPACING FOR WALLS AND CEILINGS WITHOUT PERIMETER RELIEF IS 30 FEET, WITH PERIMETER RELIEF THE MAXIMUM RECOMMENDED CONTROL JOINT SPACING IS 30 FEET 10. PROVIDE BLOCKING IN STUD CAVITY FOR ALL TOILET ROOM ACCESSORIES AND WALL MOUNTED DOOR STOPS 11. CASHIER ROOM WALLS TO HAVE 3/4" FIRE RETARDANT PLYWOOD UNDERLAMENT BENEATH GYPSUM BOARD NOTE: ALL FURRING WALLS AT THE EXTERIOR WALLS, PROVIDE A 1" GAP BETWEEN PRECAST WALL INTERIOR SIDE AND STEEL STUD FURRING SUCH THAT THE FURRING WALL IS SUPPORTED INDEPENDENTLY WITH SLIP CONNECTIONS. NOTE: PROVIDE WOOD BLOCKING FOR LAVATORIES AND ACCESSORIES, FIXTURES & EQUIPMENT AS REQUIRED IN RESTROOMS, BREAK ROOMS, AND CONFERENCE ROOMS.									

FLOOR PLAN LEGEND			
ROOM	ROOM NAME	---	PARTITION TO BE DEMOLISHED
100	ROOM NUMBER		
100	DOOR NUMBER		
100	PARTITION TYPE		DOOR AND FRAME TO BE REMOVED
1	KEYNOTES		
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		EXISTING PARTITION TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
+	EXIT LIGHT		NEW CONSTRUCTION
+	EXIT LIGHT (DIRECTIONAL)		NEW DOOR & FRAME
RL	BORROWED LIGHT TAG		
TP-1	TOILET ACCESSORY TAG		

GENERAL NOTES - NEW FLOOR PLAN	
1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHNS ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET T2.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.1 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED PROVIDING FRP WAINSCOT WHERE CALLED FOR.
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

KEYNOTE LEGEND	
MARK	FLOOR PLAN CODED NOTES
05-17	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW.
05-23	OSHA COMPLIANT METAL ROOF ACCESS LADDER.
09-7	GYPSUM BOARD BULKHEAD, PAINTED
09-16	COUNTERTOP WITH BASE MILLWORK. SEE INTERIOR ELEVATIONS.
11-5	REFRIGERATOR (BY TENANT) - PROVIDE WATER LINE
12-5	SEATING/FURNITURE (BY TENANT).
12-7	PLAM WINDOW SILLS, TYP. SEE FINISH SCHEDULE.
12-9	PLAM MILLWORK, SOLID SURFACE COUNTERTOPS. SEE ELEVATIONS FOR DETAILS.
22-3	ROOF DRAIN OVERFLOW DISCHARGE LOCATION OPENING. SEE ROOF PLAN FOR ADDITIONAL NOTES. COORDINATE WALL PENETRATION WITH PRECAST SUPPLIER, PROJECT MANAGER TO CONFIRM DISCHARGE OPENING
22-5	FLOOR DRAIN (TO SANITARY) - SEE PLUMBING FOR RIM ELEVATIONS
22-9	FLOOR MOUNTED MOP BASIN, SEE PLUMBING DRAWINGS.
22-10	FLOOR MOUNTED WATER HEATER, W/ FRP ON WALLS BEHIND FIXTURE TO 48" AFF. EXTEND FRP 24" BEYOND FIXTURE WIDTHS. FLOOR MOUNTED WATER HEATER. SEE PLUMBING DRAWINGS.



1 ENLARGED OFFICE FLOOR PLAN
3/16" = 1'-0"

BRIOHN

DESIGN GROUP

3800 N. MILWAUKEE AVENUE, SUITE 300
BROOKFIELD, WISCONSIN 53005-1900
(262) 786-0000 FAX
(262) 786-0005 FAX

ENLARGED OFFICE FLOOR PLAN

SHEET TITLE

PREMIER GOLF & UTILITY VEHICLES

PREMIER GOLF & UTILITY VEHICLES

DAENTI ROAD & HWY. CV
TOWN OF BURKE, WISCONSIN

Revision	
Date	

JOB: 250100

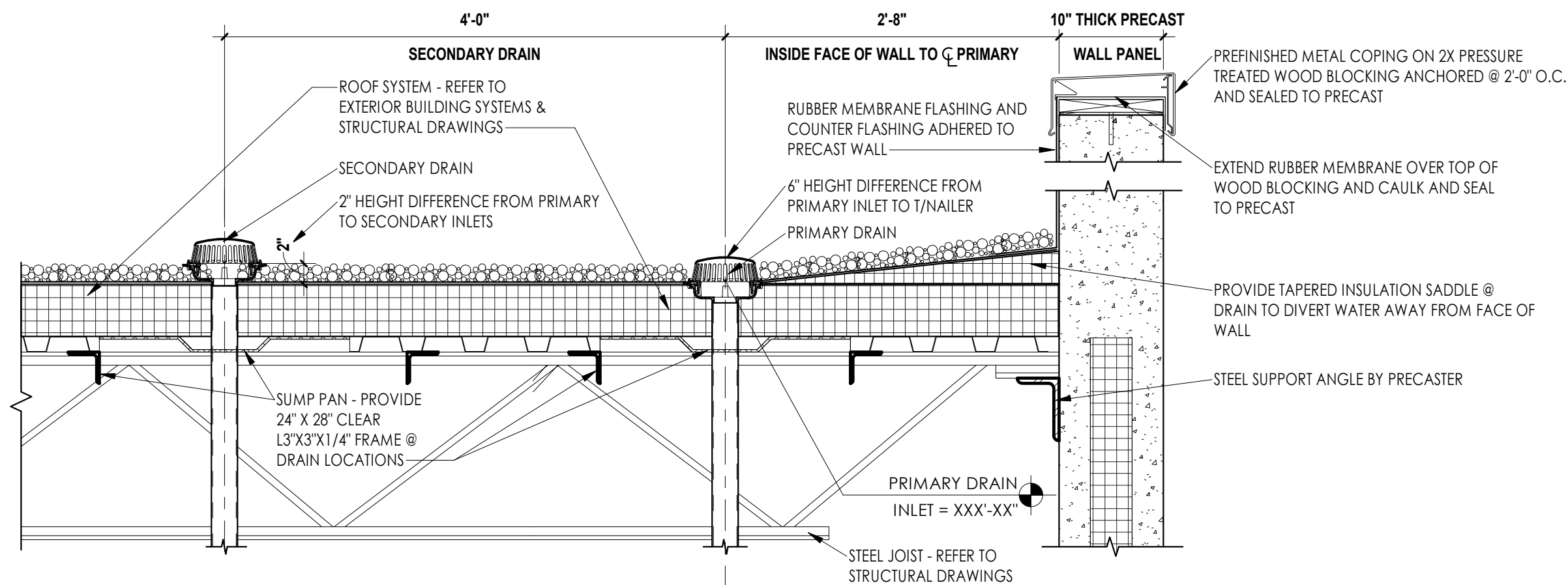
DRAWN: CK

CHECKED: PG

DATE: DECEMBER 12, 2025

SHEET: A1.1

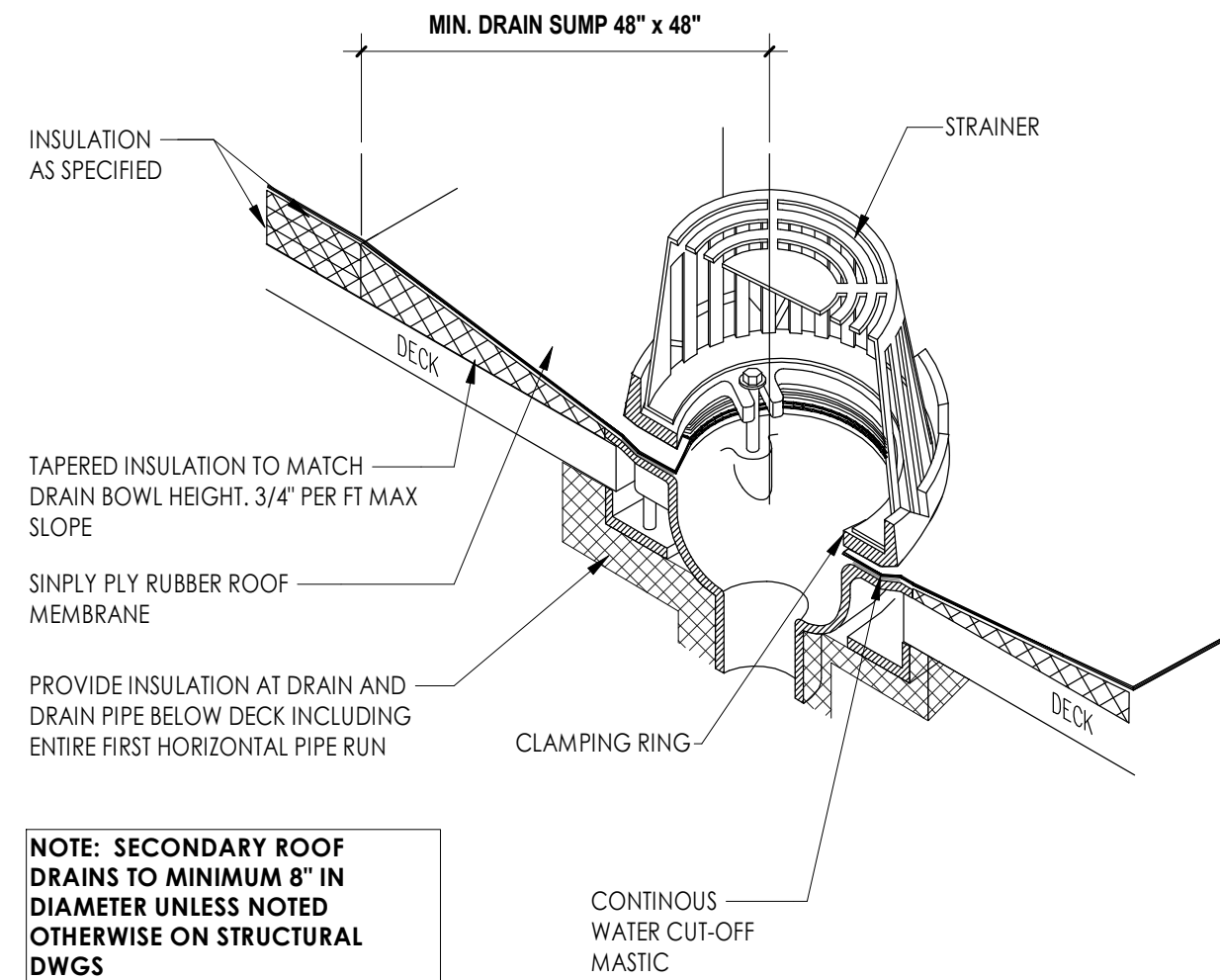
APPLICABLE TO ALL PLAN VIEWS



4 ROOF DRAINS @ PRECAST WALL
1" = 1'-0"

KEYNOTE LEGEND

MARK	FLOOR PLAN CODED NOTES
05-10	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND COVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR SHALL BE "DARK BRONZE"
07-5	RUBBER PAVES TILES - 2' X 2' X 2" W/ PROTECTION SHEET
07-10	ROOF ASSEMBLY A: BALLASTED ROOF MEMBRANE ON 5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK & SLOPED STRUCTURAL FRAMING (SEE STRUCTURAL DRAWINGS)
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN (CANOPY ROOF)
07-18	PROVIDE TAPERED INSULATION CRICKETS ON HIGH SIDE OF RTU. ROOF HATCH, AND EQUIPMENT.
08-3	ROOF HATCH: PROVIDE CODE COMPLIANT HATCH SIZE: FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL 21/A4.0
22-1	PRIMARY ROOF DRAIN AND SUMP PANS - REFER TO STRUCTURAL (SEE DETAIL 3) ON THIS SHEET.
22-2	OVERFLOW ROOF DRAIN-SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL. DO NOT PLACE PIPE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COORD. PIPE SIZE WITH PLUMBING CONTRACTOR.



3 ROOF DRAIN DETAIL
1/2" = 1'-0"

GENERAL NOTES - ROOF PLAN

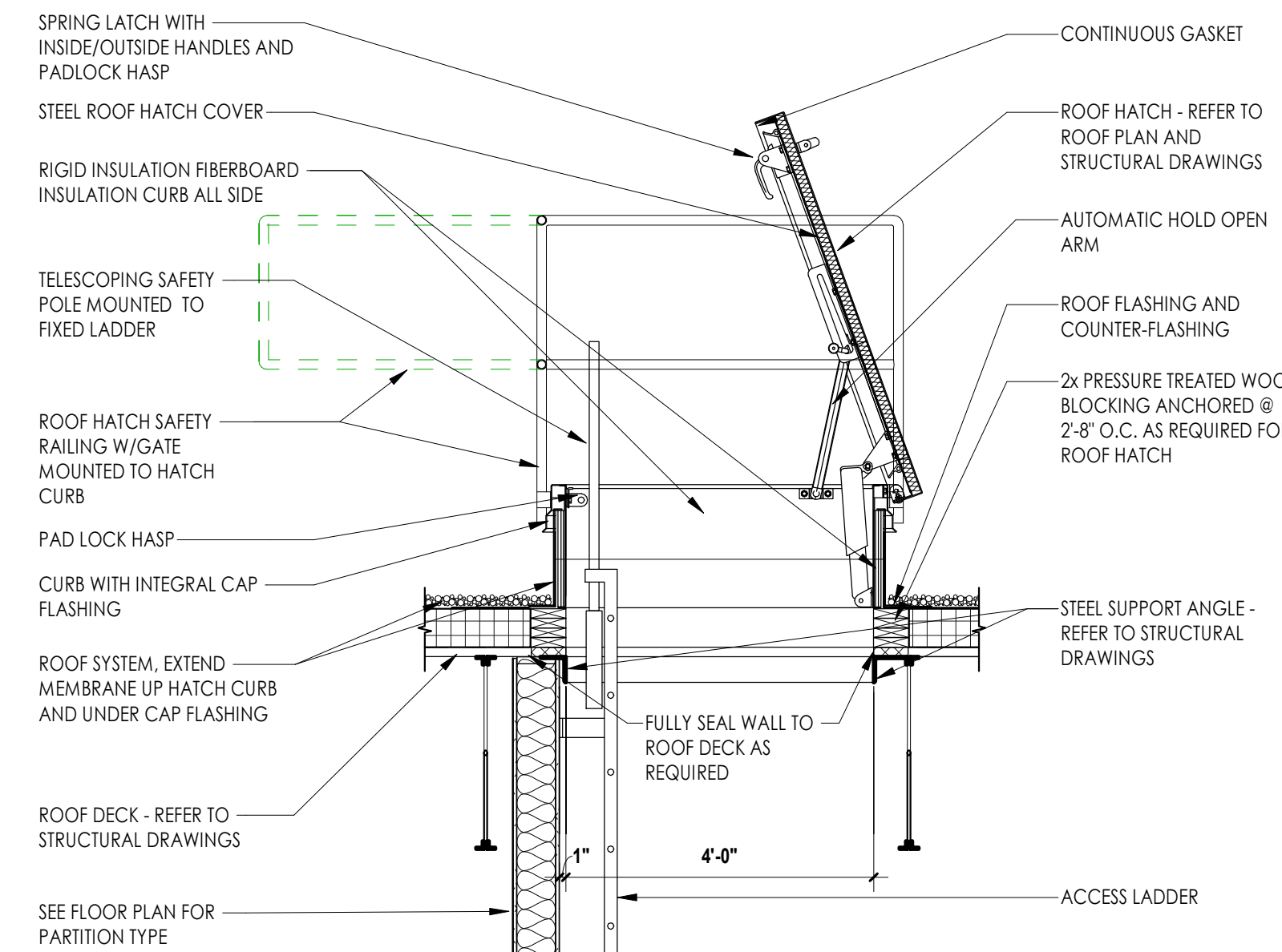
1. SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2. COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3. SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS
4. PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.
5. PROVIDE ROOF HATCH NOT LESS THAN 16 S.F. IN AREA AND HAVING A MINIMUM DIMENSION OF 24".
6. PROVIDE ALL REQUIRED FLASHING FOR HVAC ROOF TOP EQUIPMENT, INCLUDING ROOF TOP UNITS AND EXHAUST FANS.
7. PROVIDE AND INSTALL ALL REQUIRED FLASHING AND BOOTS FOR ROOF TOP AND PARAPET WALL ELECTRICAL PENETRATIONS AND HVAC EQUIPMENT.
8. PROVIDE FLASHING FOR PLUMBING VENTS.
9. PROVIDE 20 YEAR MANUFACTURERS LABOR AND MATERIAL WARRANTY.

EXTERIOR BUILDING SYSTEMS:

ROOF ASSEMBLY (OFFICE/WAREHOUSE): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 7" DIRECT TO DECK APPROVED EPS INSULATION (R30 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS).

ROOF ASSEMBLY (CANOPY): FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION (MIN. 1") ON METAL DECK (SEE STRUCTURAL DRAWINGS) - USED AT CANOPIES ONLY.

INSULATED PRECAST WALL PANEL SYSTEM (PC): 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14). SEE WALL SECTIONS FOR REVEALS, EXTERIOR ELEVATIONS FOR FINISH COLORS.



2 ROOF HATCH W/SAFETY RAILING
1/2" = 1'-0"

ROOFING SYSTEM NOTES:

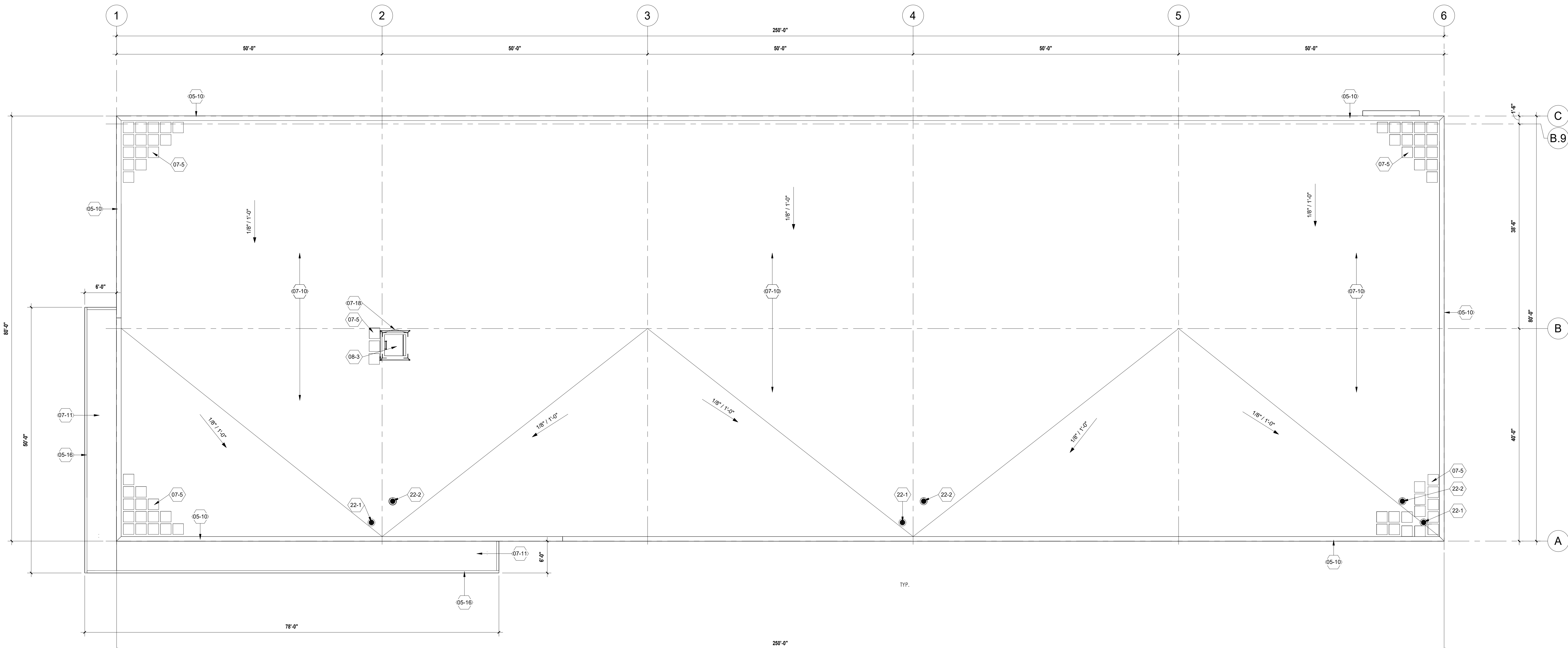
ROOF TOP EQUIPMENT TO BE POSITIONED BEHIND RAISED PARAPETS AS INDICATED BY HATCH PATTERN. PROVIDE SUPPLEMENTAL SCREENING FOR ROOF TOP UNITS THAT ARE NOT SCREENED BY PARAPETS.

PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

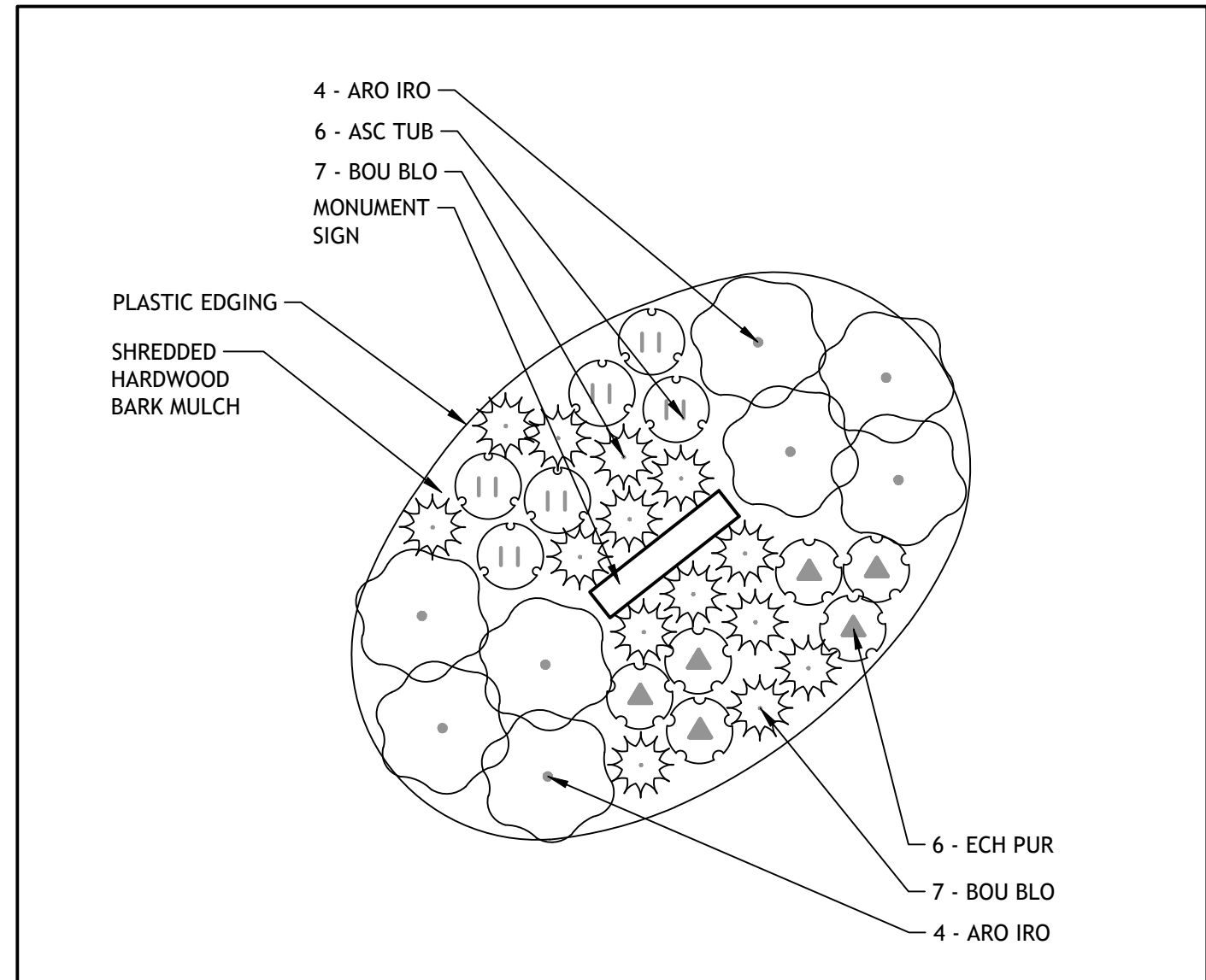
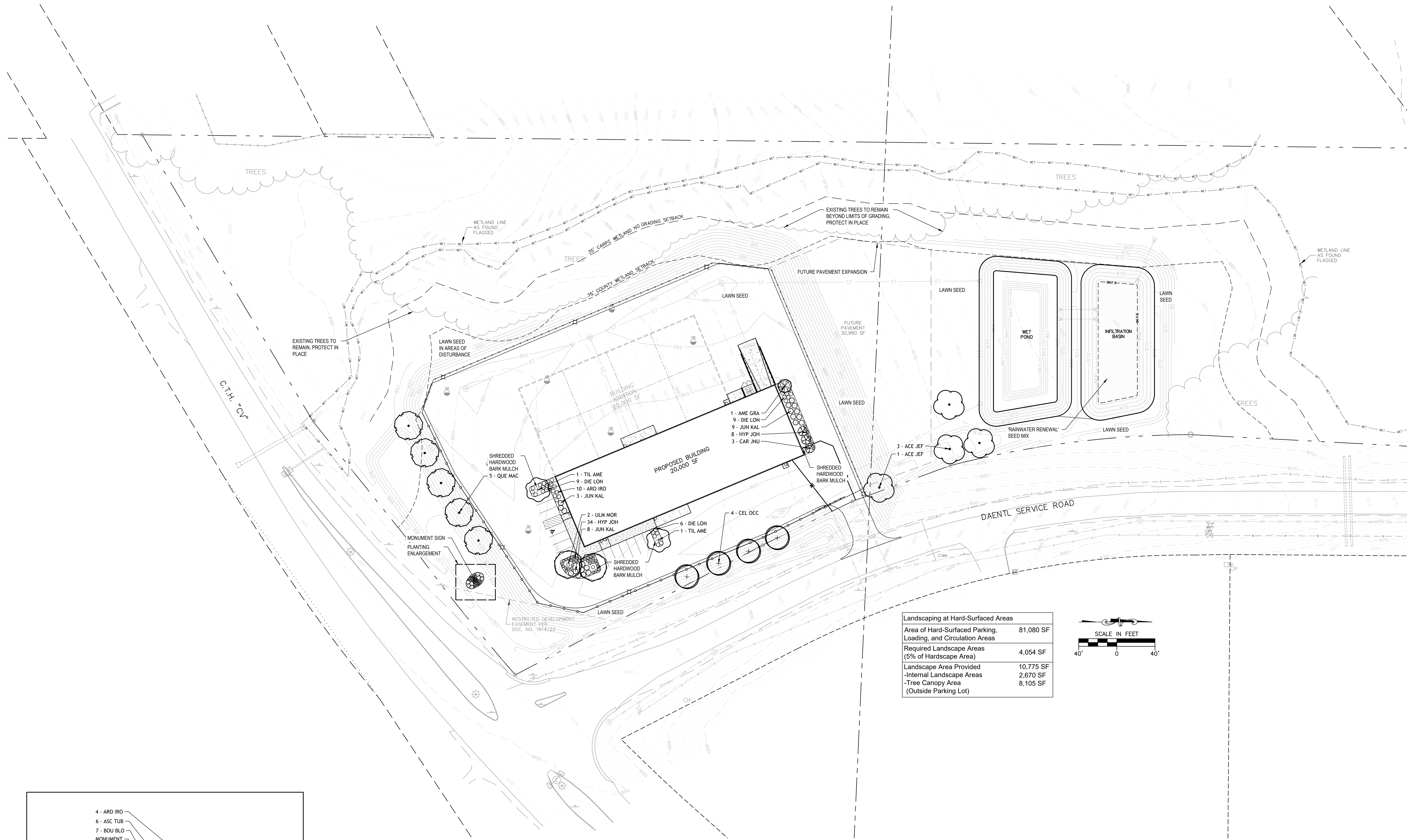
PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

ROOF IS DESIGNED FOR NO CONTROL FLOW

RTU EQUIPMENT REFER TO MECHANICAL PLANS

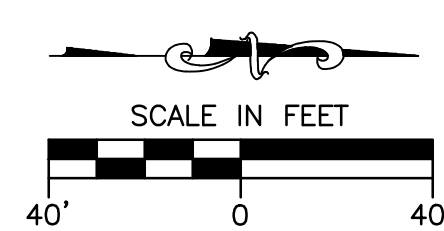


1 OVERALL ROOF PLAN
1/8" = 1'-0"



PLANTING ENLARGEMENT
1" = 5'-0"

Landscaping at Hard-Surfaced Areas	
Area of Hard-Surfaced Parking, Loading, and Circulation Areas	81,080 SF
Required Landscape Areas (5% of Hardscape Area)	4,054 SF
Landscape Area Provided	10,775 SF
-Internal Landscape Areas	2,670 SF
-Tree Canopy Area (Outside Parking Lot)	8,105 SF



SHEET TITLE
LANDSCAPE PLAN

PROPOSED BUILDING FOR:
PREMIER GOLF
HWY "C" & DAENTL SERVICE RD.
TOWN OF BURKE, DANE CO., WI

Revision	Date	Job	Drawn	Checked	Date
		250100	MP	HG	12-18-2025
JOB: 250100					
DRAWN: MP					
CHECKED: HG					
DATE: 12-18-2025					
SHEET:					
L1.0					

DRAFT - NOT FOR CONSTRUCTION

LANDSCAPE NOTES

LANDSCAPE NOTES

- MAINTENANCE NOTES

- ## QUALITY ASSURANCE

- ## PRODUCT DELIVERY, STORAGE AND HANDLING

- ## MATERIALS

PLANTS

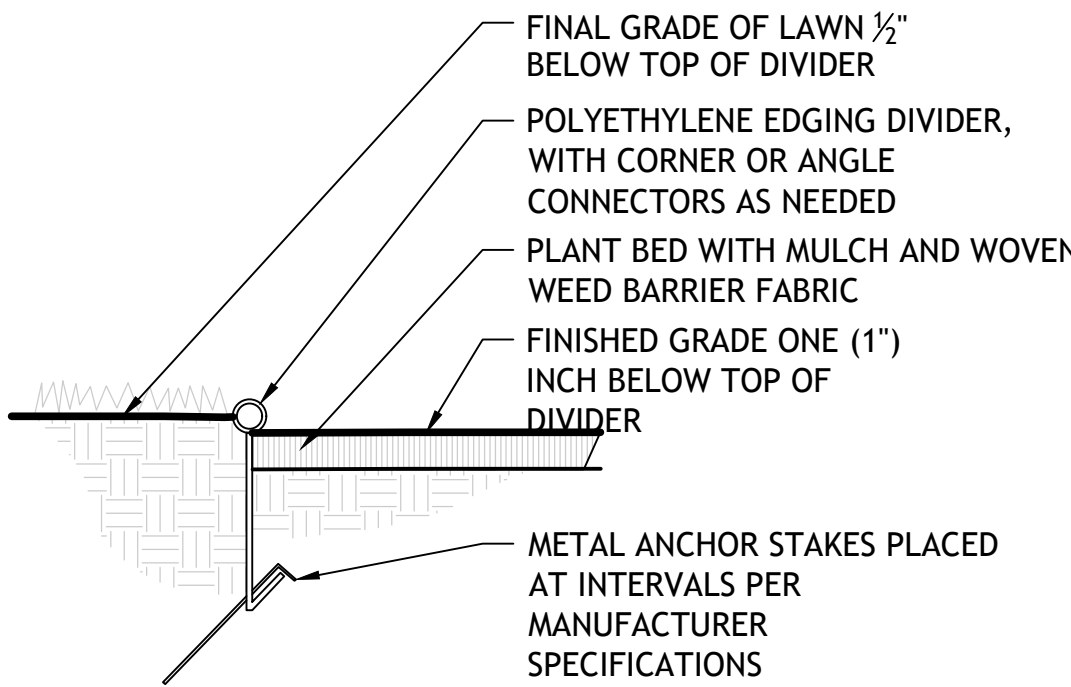
- ## SOILS

- ## OTHER MATERIALS

- ## INSTALLATION

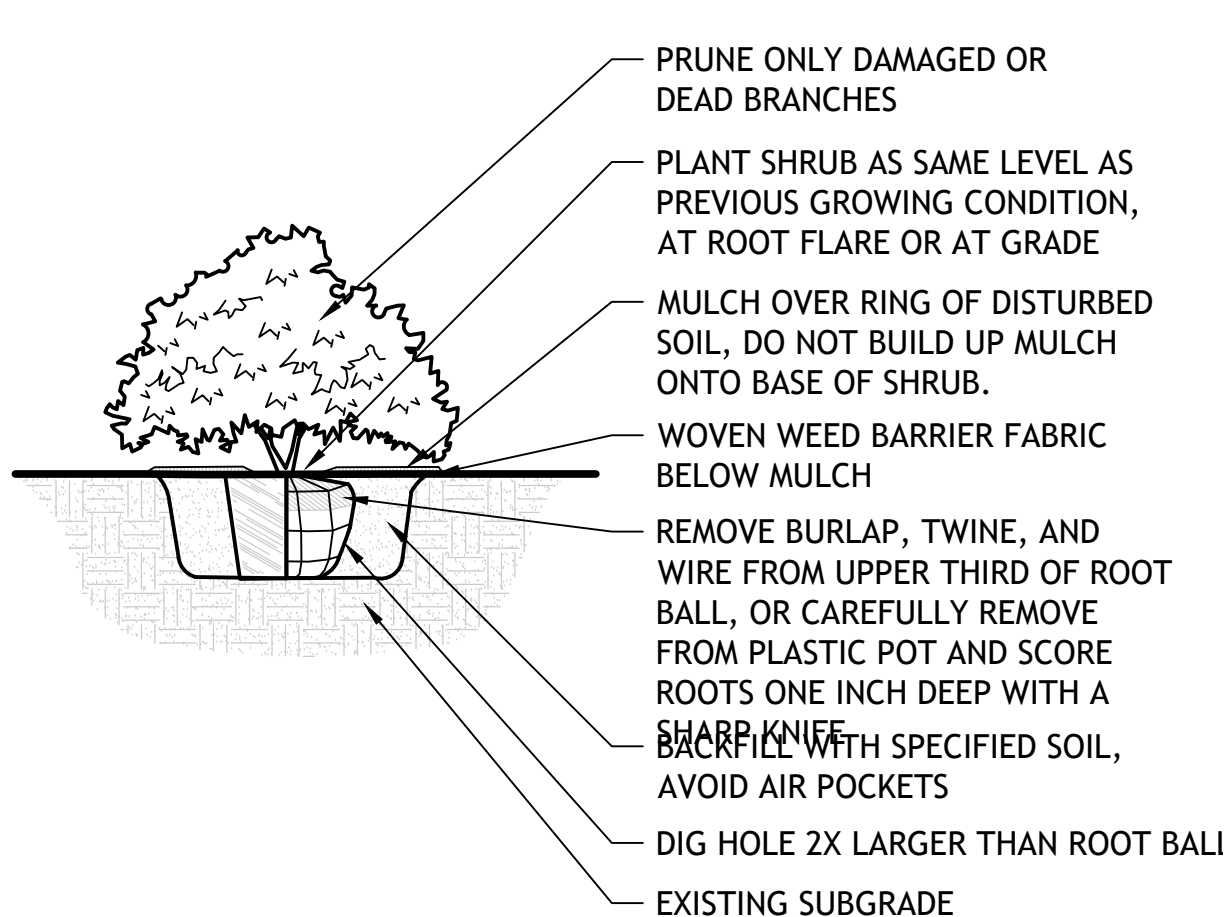
-
- Diagram illustrating the correct planting technique for a tree, showing the root ball, trunk, and surrounding soil. The diagram includes the following instructions:
- PRUNE ONLY DEAD OR BROKEN BRANCHES
 - STAKE TREE ONLY AS SITE CONDITIONS REQUIRE. DO NOT WRAP TRUNK
 - PLANT TREE AT SAME LEVEL AS PREVIOUS GROWING CONDITION, AT ROOT FLARE OR SLIGHTLY HIGHER THAN ADJACENT GRADE
 - REMOVE BURLAP, TWINE, AND WIRE FROM UPPER THIRD OF ROOT BALL
 - MULCH OVER RING OF DISTURBED SOIL, DO NOT BUILD UP MULCH ONTO TRUNK OF TREE
 - WOVEN WEED BARRIER FABRIC BELOW MULCH
 - BACKFILL WITH SPECIFIED SOIL, AVOID AIR POCKETS
 - DIG HOLE 2X LARGER THAN ROOT BALL
 - PAVING SUBGRADE

01 TREE PLANTING

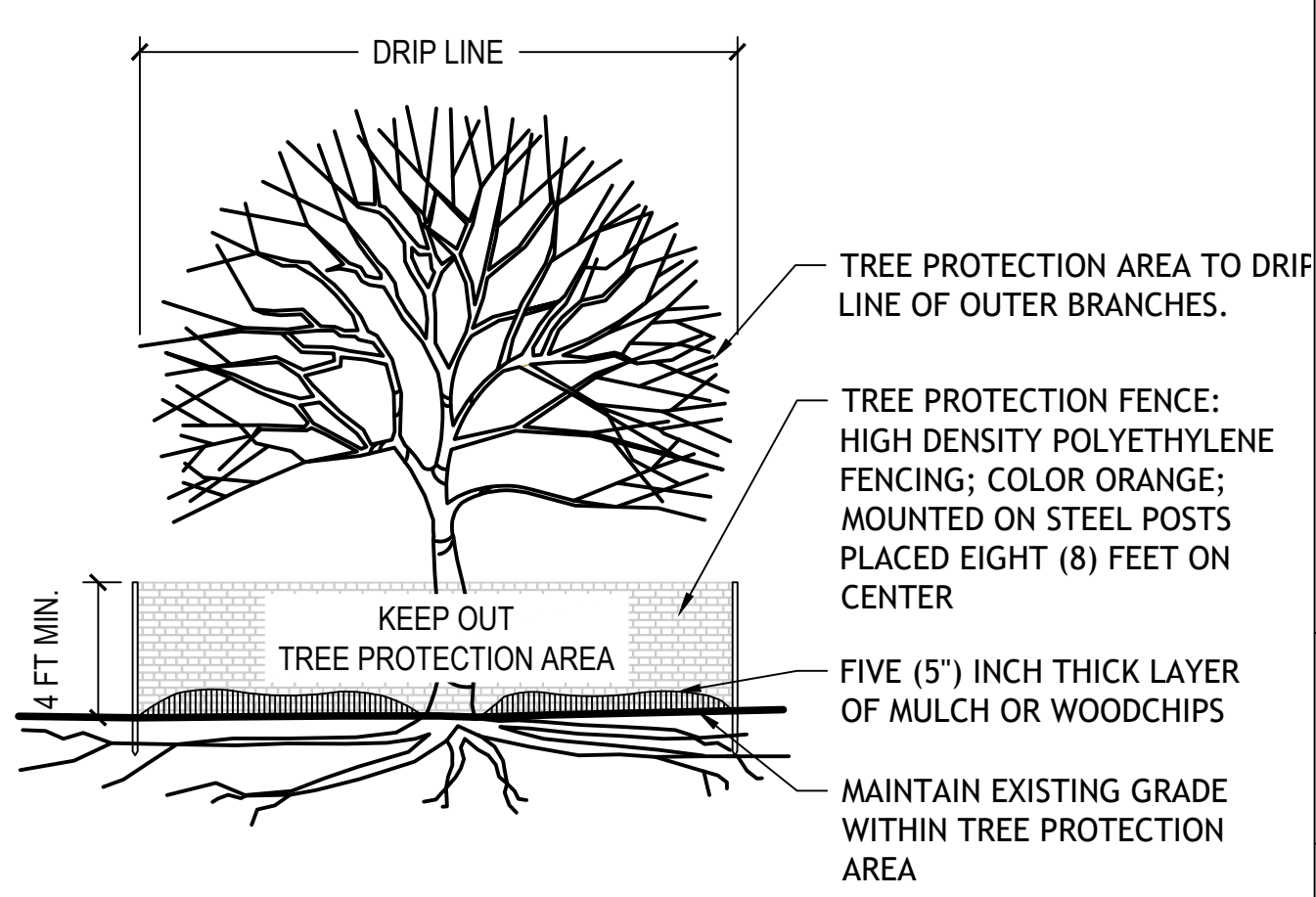


04 PLASTIC EDGING NTS

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>PLANTING SIZE</u>	<u>MATURE HT</u>	<u>MATURE SP</u>	<u>QTY</u>
<u>TREES</u>							
	ACE JEF	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	B & B	2.5" Min. Cal.	50'	40'	4
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	6 FT. Tall Min.	30'	25'	1
	CAR JNU	Carpinus caroliniana 'J.N. Upright' / Firespire Muscledwood	B & B	1.5" Min. Cal.	20'	10'	3
	CEL OCC	Celtis occidentalis / Common Hackberry	B & B	2.5" Min. Cal.	60'	60'	4
	QUE MAC	Quercus macrocarpa / Bur Oak	B & B	2.5" Min. Cal.	70'	70'	5
	TIL AME	Tilia americana / American Linden	B & B	2.5" Min. Cal.	70'	50'	2
	ULM MOR	Ulmus x 'Morton Accolade' / Accolade Elm	B & B	2.5" Min. Cal.	70'	70'	2
<u>SHRUBS</u>							
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' / Black Chokeberry	3 gal	Container	3'	4'	18
	DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Container	4'	5'	24
	HYP JOH	Hypericum kalmianum / Kalm's St. Johnswort	3 gal	Container	3'	3'	42
	JUN KAL	Juniperus x pfitzeriana 'Kallay's Compact' / Kallay's Compact Pfitzer Juniper	3 gal	Container	3'	6'	20
<u>PERENNIALS & GRASSES</u>							
	ASC TUB	Asclepias tuberosa / Butterfly Milkweed	#1	Container	2'	2'	6
	BOU BLO	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1	Container	2.5'	2'	14
	ECH PUR	Echinacea purpurea / Coneflower	#1	Container	3'	2'	6
<u>SEED MIX</u>							
	'RAINWATER RENEWAL' SEED MIX						20,640 SF



02 SHRUB PLANTING



03 TREE PROTECTION

Comments	
Date	
#	
Revisions	

Drawn By: MB	
Project #: 166167	
Date: 12/9/2025	
Scale: 1"=30'-0"	

PHOTOMETRIC SITE PLAN	
PREMIER GOLF TOWN OF BURKE, WI	

Luminaire Schedule					
Symbol	Qty	Label	Manufacturer	Description	Arrangement
	4	OA	LUMARK	PRV-C40-D-UNV-T2-BZ WITH 25FT POLE	Single
	2	OB	LUMARK	PRV-C40-D-UNV-T2-BZ WITH 25FT POLE	Single
	8	OD	RAB	CRLEDFA-6R-16S-9CCT-UNV-WS	Single
	7	OW1	SLG	WME 12 G1 FSK-1250Lm-40K	Single
	12	OW2	LEDVANCE	WALPAKCP50100UNHDB8SC2ADJBZP	Single
	2	OW3	LEDVANCE	WALPAKCP50100UNHDB8SC2ADJBZP	Single

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.76	19.3	0.0	N.A.	N.A.

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.