

Dane County  
Conditional Use Permit  
Application

| Application Date    | C.U.P Number      |
|---------------------|-------------------|
| 12/16/2025          | DCPCUP-2025-02693 |
| Public Hearing Date |                   |
| 02/24/2026          |                   |

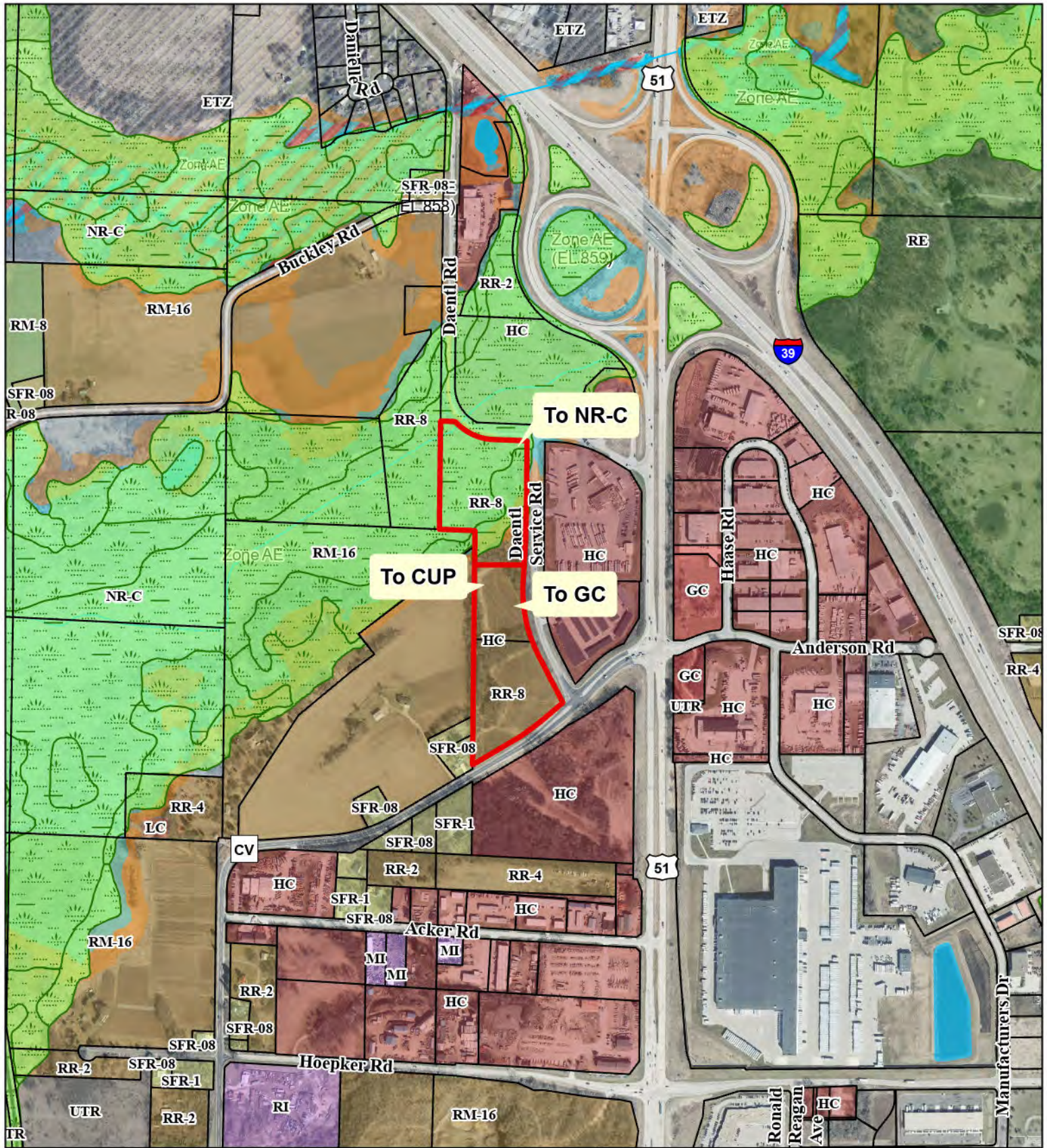
| OWNER INFORMATION                                   |                                        | AGENT INFORMATION                                               |                                        |
|-----------------------------------------------------|----------------------------------------|----------------------------------------------------------------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

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

| CUP DESCRIPTION                                   |
|---------------------------------------------------|
| Outdoor Storage - golf carts and utility vehicles |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.272 (3)                            | 9.2   |

|                                                                                                                                          |                                            |                                   |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------|
| <b>DEED RESTRICTION<br/>REQUIRED?</b><br><br><input type="checkbox"/> Yes <input type="checkbox"/> No<br><br>Applicant<br>Initials _____ | <b>Inspectors<br/>Initials</b><br><br>RWL1 | <b>SIGNATURE:(Owner or Agent)</b> |
|                                                                                                                                          |                                            | <b>PRINT NAME:</b>                |
|                                                                                                                                          |                                            | <b>DATE:</b>                      |



**CUP 2693  
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:                                                                                  | \$495                                 |
| Mineral Extraction:                                                                       | \$1145                                |
| Communication Tower:                                                                      | \$1145<br>(+\$3000 RF eng review fee) |
| PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS<br>STARTED PRIOR TO ISSUANCE OF PERMIT |                                       |

## CONDITIONAL USE PERMIT APPLICATION

| APPLICANT INFORMATION       |                      |                             |                                         |
|-----------------------------|----------------------|-----------------------------|-----------------------------------------|
| Property Owner Name:        | PGUV, LLC            | Agent Name:                 | Briohn Building Corp., c/o., D. 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                          |
| Email Address:              | darrin@premiergu.com | Email Address:              | dpittman@briohn.com                     |
| Phone#:                     | 608-246-0444         | Phone#:                     | 262-222-8292                            |

| SITE 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, WI |
| Existing Zoning: | RR-8    | Proposed Zoning:              | GC                                        |
|                  |         | CUP Code Section(s):          |                                           |

| DESCRIPTION OF PROPOSED CONDITIONAL USE                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):<br>outdoor storage - golf carts                                                                                                                                                                                                                                                                                                        | Is this application being submitted to correct a violation?<br>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Provide a short but detailed description of the proposed conditional use:<br>Applicant wishes to request a conditional use to allow for the storage of new and gently used golf carts on paved surfaces adjacent to the proposed building which will house Premeir Golf & Utility Vehicles beginning in late 2026 or early 2027. Repair and service of these vehicles will occur in enclosed shop areas within the proposed building. Outdoor storage areas will be screened as needed. |                                                                                                                                    |

| GENERAL APPLICATION REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              |                                                               |                                                                             |                                                                          |                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. <u>Only complete applications will be accepted.</u> All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal. |                                                              |                                                               |                                                                             |                                                                          |                                                                                                                 |
| <input checked="" type="checkbox"/> Complete attached information sheet for standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Site Plan drawn to scale | <input checked="" type="checkbox"/> Detailed operational plan | <input checked="" type="checkbox"/> Written legal description of boundaries | <input checked="" type="checkbox"/> Detailed written statement of intent | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer |

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature:

*Briohn Building Corp, Devon Pittman  
Development Mgr.*

Date:

*12/12/25*

## STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Please refer to attached standards narrative.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Please refer to attached standards narrative.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Please refer to attached standards narrative.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Please refer to attached standards narrative.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Please refer to attached standards narrative.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Please refer to attached standards narrative.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Please refer to attached standards narrative.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

The conditional use is not located in a Farmland Preservation (FP) Zoning district.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

n/a

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

n/a

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

n/a

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

n/a

## WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Premier Golf and Utility Vehicles plans to relocate their operations to this site in late 2026 or early 2027 from their current location in DeForest. The company currently owns the property and will propose the construction of a 20,000 square foot building to accommodate their sales, service, and office which may be expanded to 40,000 square feet in a future phase. The attached site plan indicates the initial paved area to be +/- 77,000 square feet which will be used for employee and customer parking adjacent to the building as well as a lot on which the golf carts and personal utility vehicles will be staged and stored for their clients. The peak season of operations is between March and September at which point there will be one semi truck that will be loading and unloading golf carts at the facility for repair and maintenance. Between the months of December - March, the semi along with leased golf carts will be parked in the outdoor storage area. There are also 8 utility trailers used in the operations for delivery and pick up of golf carts to and from clients which will be located on-site. Please see additional information in the attached Narrative for Rezoning and Conditional Use Permit.

List the proposed days and hours of operation.

M-F: 8am-5pm (year round); Sat. 9am-2pm (March-September only); closed Sundays

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

12

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Minimal noise will result from the storage of golf carts and will be limited to business hours. No odors are expected and the golf carts will be stored on paved surfaces and periodic sweeping will limit dust. Equipment maintenance will occur indoors and waste oil, fluids, and batteries will be stored in a compliant manner.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Outdoor storage and activities will be limited to golf carts awaiting service or delivery, utility vehicles and seasonal inventory overflow. One semi-truck and 8 utility trailers will also be located at the property and may be stored outside during certain times of the year.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

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.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

The conditional use will not generate excessive wastewater and the site will be designed to accommodate the required sanitary sewer, water and stormwater either via public utilities or private, the property owner is currently weighing those options.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Dumpsters shall be enclosed and located on concrete, regular trash and recycling pick-up shall be scheduled via a licensed hauler. Any used oil, filter, batteries, and cleaning agents shall be stored in a compliant fashion and removed by a certified waste management service.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Daily traffic would be at maximum 10 vehicles per day in the peak season along with the 12 employees.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Small quantities of standard shop fluids will be on site: motor oil, lubricants, degreasers as well as batteries for the golf carts. All will be handled and stored in a compliant and safe manner.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Lighting will be designed in such a way that it will not be a nuisance to neighboring properties and will comply with any local dark-sky standards. A detailed photometric plan will be presented as part of the building design process.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Any new signage placed on the property in conjunction with this use and the building shall comply with ordinances.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

The current use of the property is vacant land.

Briefly describe the current uses of surrounding properties in the neighborhood.

Adjacent properties consist of a mix of residential, open space, travel plaza and self-storage.

## **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

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### **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.

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 5<sup>th</sup>, 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.

## STANDARDS FOR CONDITIONAL USE PERMITS

### **1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The establishment, maintenance, and operation of the proposed conditional use—specifically the storage of golf carts and utility vehicles—will not be detrimental to or endanger public health, safety, comfort, or general welfare. All storage areas will be located on a secured, paved surface designed to accommodate the anticipated load-bearing requirements of parked vehicles and to prevent erosion, dust generation, or unauthorized access. Screening will be provided in full compliance with the zoning code, ensuring both visual mitigation and enhanced site security.

No placement of vehicles within public rights-of-way or pedestrian circulation paths shall occur, thereby eliminating potential conflicts with vehicular or foot traffic. No hazardous materials will be released as part of the storage operations. All fuels, batteries (including lithium-ion or lead-acid types), and any associated waste materials will be handled, stored, and disposed of in accordance with applicable local, state, and federal regulations, including but not limited to NFPA 70/70E, EPA hazardous waste handling standards, and Wisconsin Department of Natural Resources (WDNR) requirements. Spill-prevention measures and secondary containment protocols will be incorporated where appropriate. Collectively, these measures ensure that the proposed use poses no risk to public welfare.

### **2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.**

The proposed conditional use will not foreseeably impair or diminish the permitted uses, property values, or enjoyment of nearby parcels. The golf carts and utility vehicles will be neatly arranged, regularly maintained, and screened through a combination of structural and vegetative methods, consistent with best practices for outdoor storage in a commercial zoning district. The proposed building will be professionally designed and constructed to meet all structural, architectural, and aesthetic standards required by the Town of Burke and Dane County respectively. Exterior finishes, lighting, and landscaping will be selected to harmonize with adjacent development patterns.

Because the use is limited to equipment storage and light customer-facing operations, it does not generate noise, vibration, odor, glare, dust, or other nuisances associated with heavier industrial or mechanical uses. The proposed storage area is anticipated to be paved with asphalt to further reduce dust and will be periodically swept to ensure cleanliness. Equipment movement is expected to be low-intensity, further reducing potential off-site impacts. The business model relies on a clean and orderly site to maintain customer confidence, which inherently promotes ongoing property maintenance and enhances compatibility with surrounding land uses.

**3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed storage use will not impede the normal and orderly development of surrounding properties for permitted uses within the district. As a low-impact commercial activity, the use does not require substantial new infrastructure, nor does it generate off-site externalities that could constrain adjacent development. Existing vegetative screening on the west property line in combination with the wetland setback requirements will create an appropriate buffer for the neighboring residential parcel.

The surrounding area includes storage units and a travel plaza to the east—both more intensive land uses than the proposed operation. The golf cart storage facility functions as a transitional use, providing an intermediate intensity that complements the existing land-use pattern and aligns with long-range planning objectives. No elements of the project encroach onto adjacent parcels, alter established access patterns, or create barriers to future improvements on neighboring properties.

**4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.**

The proposed conditional use will only require the extension of municipal sanitary sewer from the Village of DeForest and they are supportive of this improvement to their utility infrastructure. All other required services, including municipal water, electrical supply and stormwater management, are already available or will become available during the construction process. A dedicated stormwater pond is proposed and will be engineered in accordance with NR 151 stormwater performance standards and local erosion control ordinances. The Dane County Land and Water Resources Department has been provided with the civil design for their review and comment and the applicant is aware they will require a Stormwater Management Plan as part of their approvals. The system will be sized to capture, detain, and release stormwater at rates that prevent downstream flooding, protect water quality, and maintain compliance with local design criteria.

Access will utilize existing roadways, avoiding the need for significant roadway modifications. The site plan includes adequate internal circulation space for both customer and equipment movement, minimizing the potential for conflicts between vehicles. Pavement design, grading, and drainage improvements will be constructed in accordance with civil engineering best practices and applicable local standards.

**5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Adequate measures have been taken to provide safe vehicular ingress and egress designed to minimize congestion on public streets. Traffic associated with the conditional use is expected to be minimal, as the operation primarily involves equipment storage with limited daily customer trips. Access will be directed onto Daentl Service Road, a low-volume roadway which can support the anticipated traffic demand. This configuration avoids generating new turning movements or delays on CTH CV.

Trip generation has been disclosed in the operational plan and demonstrates that the proposed use will not materially affect traffic flow, safety, or capacity on adjacent roadways. Internal circulation routes have been designed to provide ample maneuvering space for delivery vehicles, service trucks, and customer vehicles, reducing the potential for bottlenecks or backing movements into public rights-of-way.

**6. That the conditional use shall conform to all applicable regulations of the district in which it is located.**

The conditional use complies with all applicable regulations of the GC – General Commercial zoning district. The proposed development meets or exceeds standards related to building setbacks, lot coverage, screening, outdoor storage, stormwater management, lighting, signage, and access. The operational characteristics of the project fall squarely within the intended range of commercial activities envisioned for the GC district, which accommodates service-oriented, retail, and light commercial uses.

All design elements—including site layout, buffering, architectural features, and environmental protections—will be reviewed and approved through the Town of Burke and Dane County development review process to ensure full adherence to the zoning code and any relevant requirements. Please note that the landowner has provided a Letter of Acknowledgement regarding the conditional use and the prohibition against significant “outdoor display” areas. The same has been noted on the site plan.

**7. The conditional use is consistent with the adopted town and county comprehensive plans.**

The conditional use is consistent with the adopted town and county comprehensive plans. The GC – General Commercial zoning designation aligns with long-term land-use goals. The proposed use supports local economic development objectives by accommodating an existing local business that has been experiencing growth while maintaining minimal environmental impact and efficient land utilization.

The project’s land-use intensity, building form, circulation patterns, and site design are consistent with the comprehensive plan’s policies regarding commercial corridor development, and compatibility with adjacent uses. No components of the proposal conflict with transportation, environmental, or community-character goals outlined in the adopted plans.

# 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

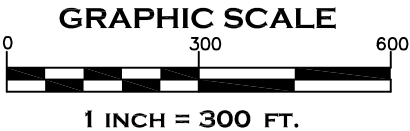
- INDICATES FOUND 3/4" IRON ROD UNLESS OTHERWISE NOTED.
- INDICATES 3/4" INCH DIA. IRON ROD, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

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

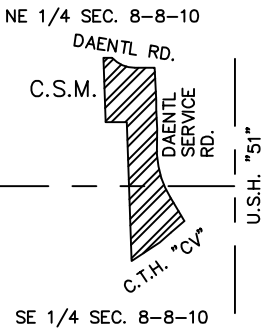
TAX KEY NO.S 014/0810-081-9621-0 ZONED RR-8  
014/0810-084-8170-0 ZONED RR-8 & HC

NOTES:

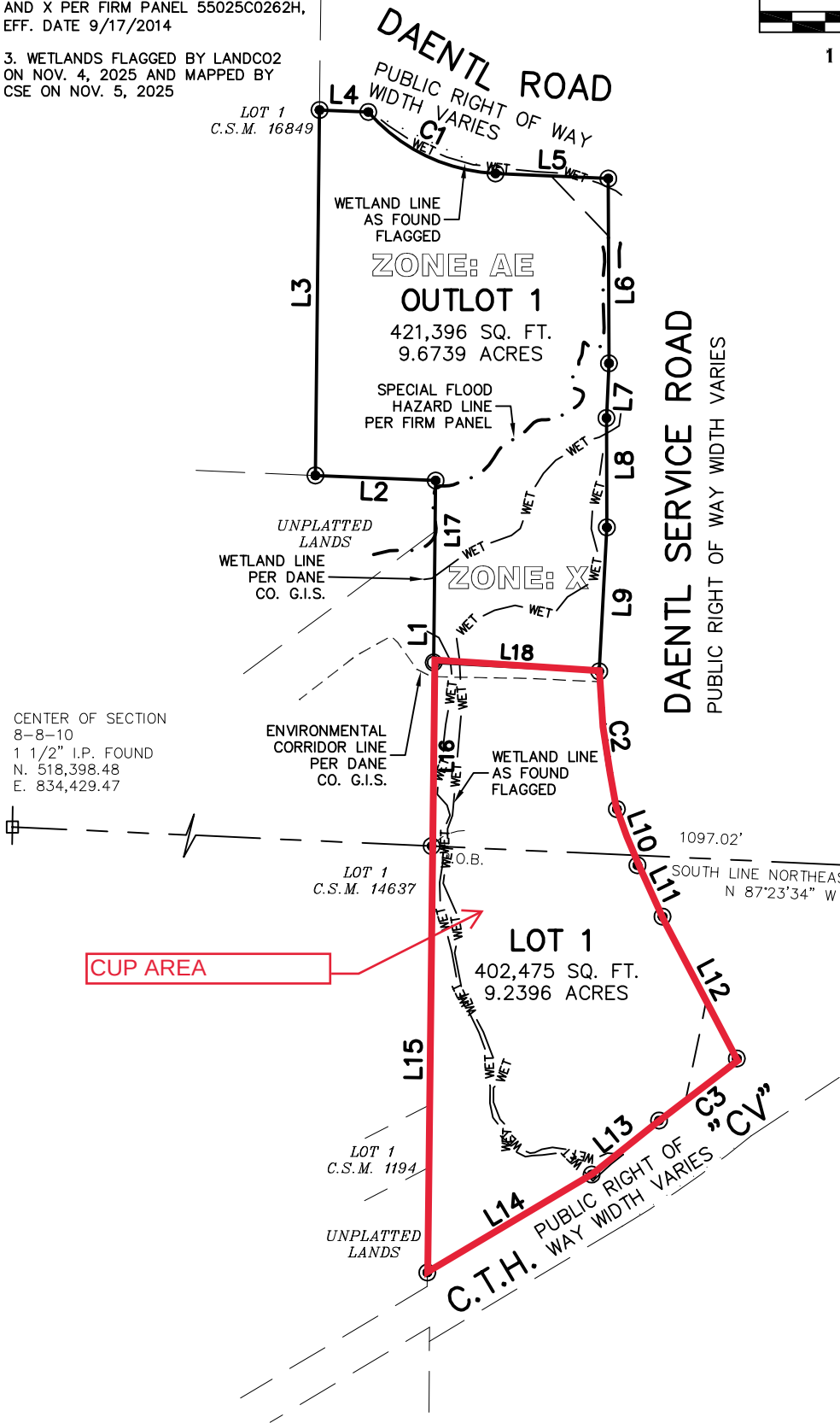
- SEE SHEET 2 FOR LINE AND CURVE TABLES
- THIS C.S.M. FALLS IN ZONES AE AND X PER FIRM PANEL 55025C0262H, EFF. DATE 9/17/2014
- WETLANDS FLAGGED BY LANDCO2 ON NOV. 4, 2025 AND MAPPED BY CSE ON NOV. 5, 2025



VICINITY MAP



NOVEMBER 6, 2025



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

## **CUP for Outdoor Storage - Legal Description**

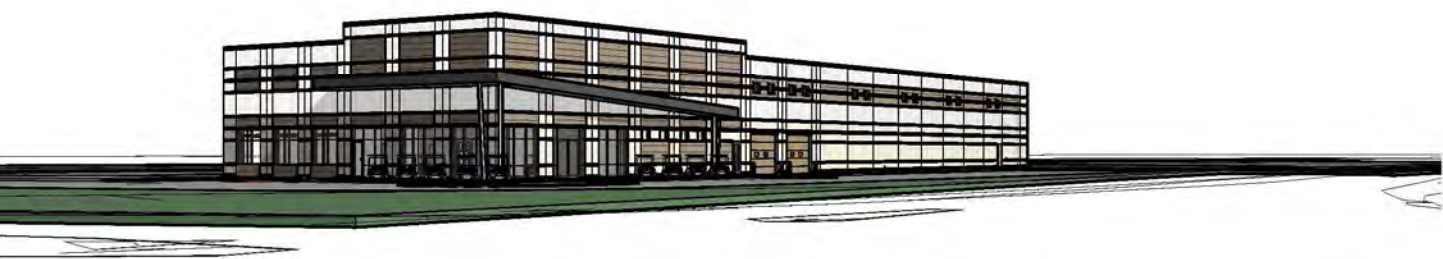
PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 8; THENCE N  $87^{\circ}23'34''$  W ALONG THE SOUTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  1097.02 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N  $00^{\circ}37'54''$  E 335.84 FEET; THENCE S  $86^{\circ}56'59''$  E 303.27 FEET TO A POINT ON THE WEST LINE OF DAENTL SERVICE ROAD; THENCE SOUTHERLY 254.86 FEET ALONG SAID LINE AND THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 1024.93 FEET AND WHOSE CHORD BEARS S  $07^{\circ}20'09''$  E 254.20 FEET; THENCE S  $20^{\circ}05'22''$  E ALONG SAID LINE 109.28 FEET; THENCE S  $26^{\circ}00'43''$  E ALONG SAID LINE 104.39 FEET; THENCE S  $27^{\circ}40'29''$  E ALONG SAID LINE 293.08 FEET TO A POINT ON THE NORTHWESTERLY LINE OF COUNTY TRUNK HIGHWAY "CV"; THENCE SOUTHWESTERLY 182.00 FEET ALONG SAID LINE AND THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 1839.86 FEET AND WHOSE CHORD BEARS S  $51^{\circ}28'55''$  W 181.93 FEET; THENCE S  $51^{\circ}18'50''$  W ALONG SAID LINE 158.02 FEET; THENCE S  $59^{\circ}11'17''$  W ALONG SAID LINE 350.04 FEET; THENCE N  $00^{\circ}34'46''$  E 779.84 FEET TO THE POINT OF BEGINNING. CONTAINING 402,475 SQUARE FEET OR 9.2396 ACRES

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

NOTES:

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

SHEET INDEX

0-GENERAL

T1.0 TITLE SHEET

2-CIVIL

C1.0 SITE DIMENSION AND PAVEMENT ID PLAN

C2.0 SITE GRADING PLAN

C2.1 SITE EROSION CONTROL PLAN

C3.0 SITE UTILITY PLAN

5-ARCHITECTURAL

A0.1 ARCHITECTURAL SITE PLAN

A1.0 OVERALL FLOOR PLAN

A1.1 ENLARGED OFFICE FLOOR PLAN

A4.0 OVERALL ROOF PLAN

A5.0 EXTERIOR ELEVATIONS

7-ELECTRICAL

T1 OF 1 EXTERIOR PHOTOMETRIC LIGHTING PLAN

TITLE SHEET

PREMIER GOLF & UTILITY VEHICLES

PREMIER GOLF & UTILITY VEHICLES

DAENTL ROAD & HWY. CV

TOWN OF BURKE, WISCONSIN

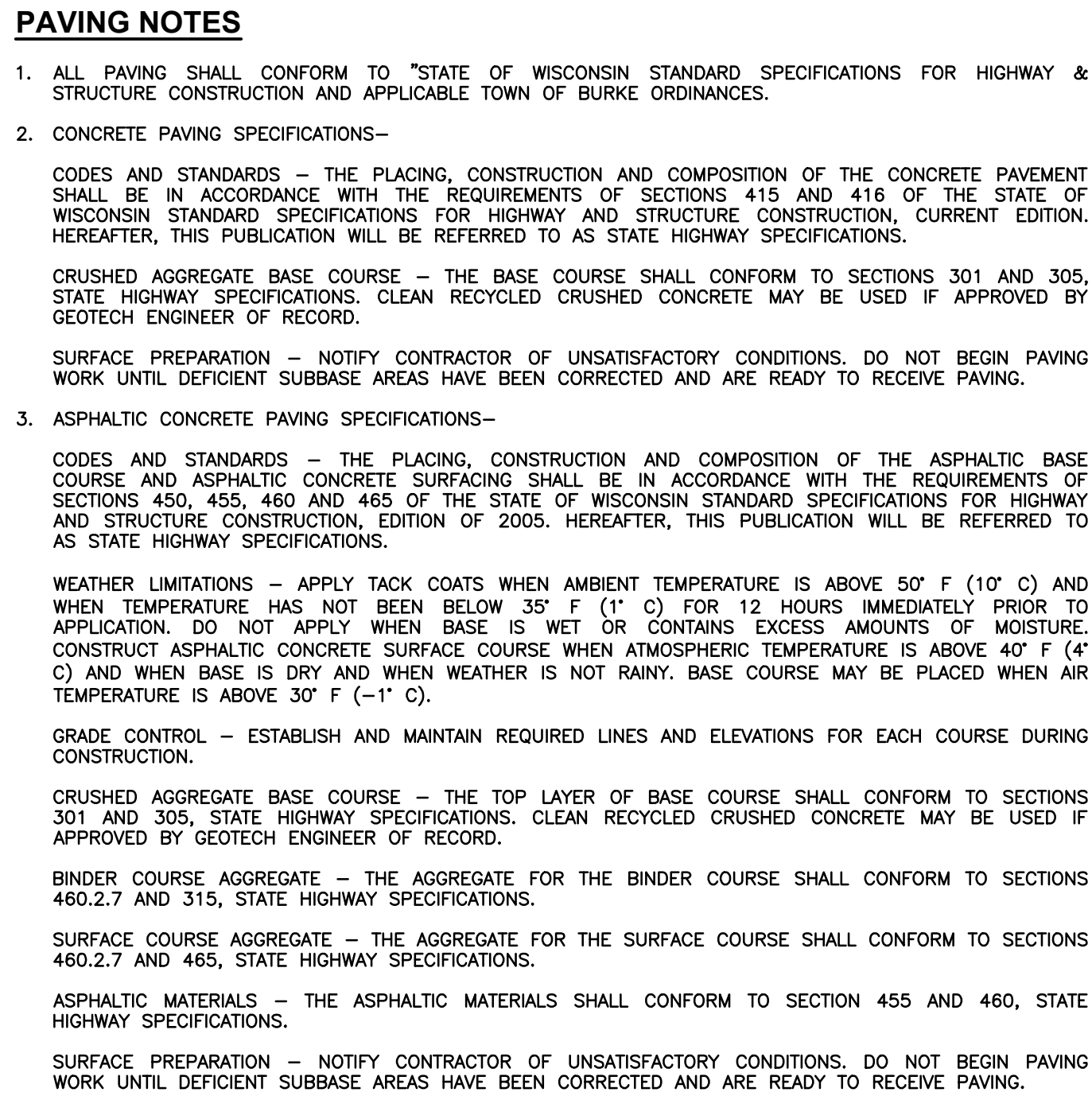


PROPOSED BUILDING FOR:  
**PREMIER GOLF**  
 HWY "C" & DAENTL SERVICE RD.  
 TOWN OF BURKE, DANE CO., WI

|          |            |
|----------|------------|
| Revision |            |
| Date     |            |
| JOB:     | 250100     |
| DRAWN:   |            |
| CHECKED: |            |
| DATE:    | 12-18-2025 |
| SHEET:   |            |

# C1.0

DRAFT - NOT FOR CONSTRUCTION



1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL AFFECT THE QUALITY OF THE STRIPING. STRIPING CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING AROUND UNBOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE USED. MARKINGS SHALL MEET TO INDUSTRY STANDARDS. THREE HAND PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

1. INSTALL PERMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT GRADING FOR POND AS TEMPORARY SEDIMENT TRAP, INSTALL DIVERSION BERM.
4. CONDUCT ROUGH GRADING EFFORTS.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. REMOVE TRAPPED SEDIMENT FROM ROUGH GRADING IN POND, IF NEEDED.
8. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL EXPOSED SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF "FINAL STABILIZATION".

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR  
HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE  
TO THE TOWN OF BURRIDGE CODE OF ORDINANCES.

MINIMUM PAYMENT STRUCTURE

CONCRETE PAVEMENT (TRUCK DUMP, APRON ENT.)

- 8" CONCRETE
- 6" CRUSHED AGGREGATE BASE COURSE
- CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF  
APPROVED BY GEOTECH. ENGINEER OF RECORD.

CONCRETE STOOPS

- 5" CONCRETE
- 4" CRUSHED AGGREGATE BASE COURSE
- CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF  
APPROVED BY GEOTECH. ENGINEER OF RECORD.

STANDARD DOT ASPHALT PAVEMENT

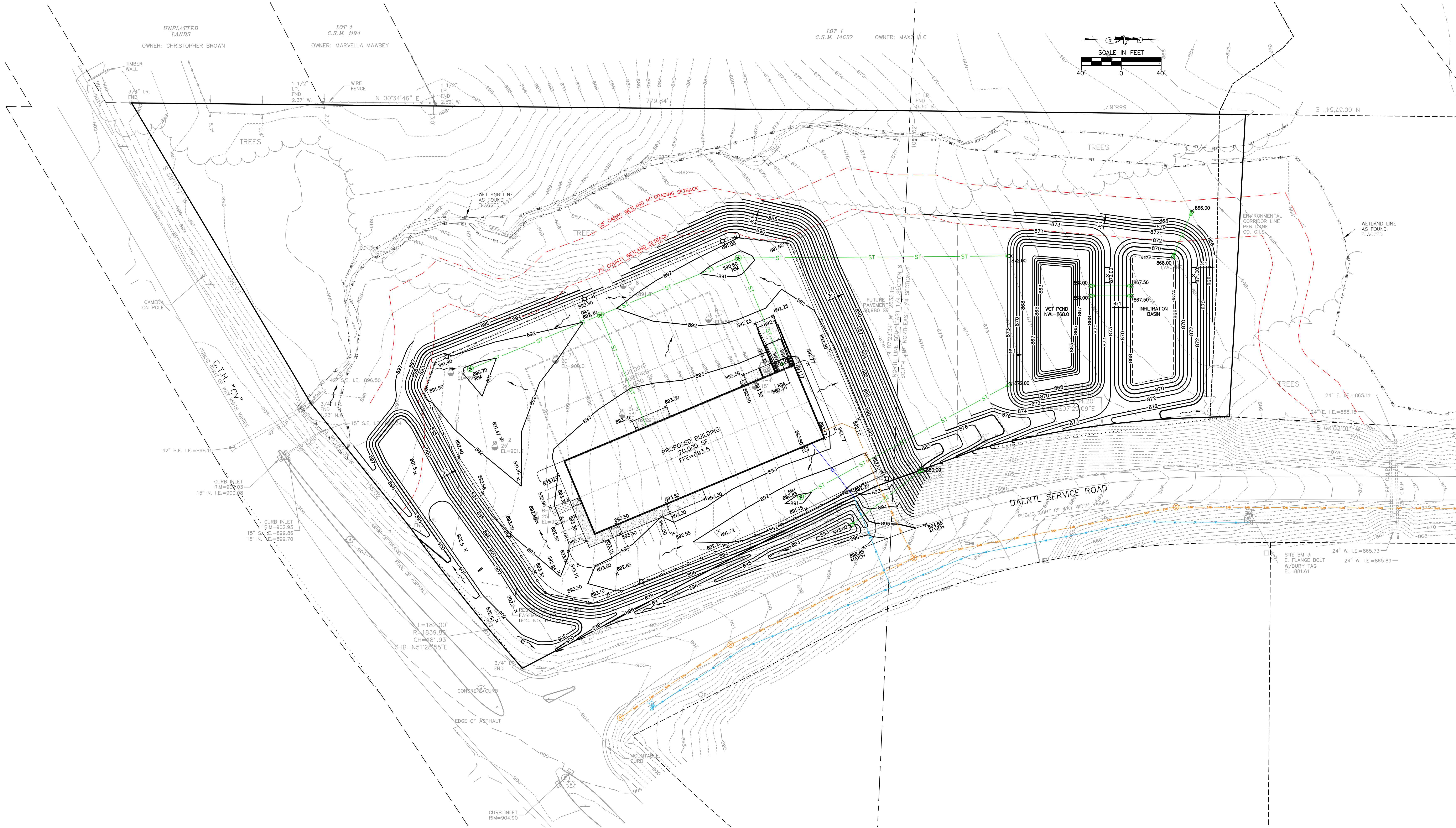
- 3-1/2" ASPHALTIC CONCRETE (2 LIFTS)
- 1-1/2" SURFACE LAYER
- 2" SINDER LAYER
- 8" CRUSHED AGGREGATE BASE COURSE
- CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF  
APPROVED BY GEOTECH. ENGINEER OF RECORD.

| SITE DATA TABLE              |                        |
|------------------------------|------------------------|
| LOT AREA                     | 402,475 SF (9.24 AC)   |
| PROJECT LAND DISTURBANCE     | 18.5 AC                |
| EXIST IMPERVIOUS AREA        | 0 SF (0.00 AC)         |
| EXIST PERVIOUS AREA          | 402,475 SF (9.24 AC)   |
| % GREEN SPACE                | 100%                   |
| PROPOSED IMPERVIOUS AREA     | 101,067 SF (2.32 AC)   |
| BUILDING PAVEMENT            | 20,000 SF<br>81,067 SF |
| PROPOSED PERVIOUS AREA       | 301,408 SF (6.92 AC)   |
| % OF "GREEN" SPACE           | 74.9%                  |
| PROPOSED CAR PARKING STALLS: | 14                     |
| STANDARD CAR STALLS          | 13                     |
| ADA ACCESSIBLE STALLS        | 1 (1 REQ'D)            |
| FULL PHASE IMPERVIOUS AREA   | 112,047 SF (2.57 AC)   |
| BUILDING PAVEMENT            | 40,000 SF<br>72,047 SF |
| FULL PHASE PERVIOUS AREA     | 290,428 SF (4.32 AC)   |
| % OF "GREEN" SPACE           | 72.2%                  |

|      |                              |
|------|------------------------------|
| 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       |

THE PROPERTY IS CURRENTLY ZONED RR-8, RURAL RESIDENTIAL AND IS PLANNED TO BE REZONED TO GC, GENERAL COMMERCIAL. CG ZONING HAS THE FOLLOWING BUILDING SETBACKS, PER DANE CO. ORDINANCES CHAPTER 10.272:

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.)



#### GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL, OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, BDG, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REDROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

#### GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO BRIORHN DESIGN GROUP (BDG) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
  - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE BDG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
  - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES 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 PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY \_\_\_\_\_ AND DATED \_\_\_\_\_ 2025 FOR SITE COMPACTION REQUIREMENTS. 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 UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY 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 THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.

8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS. PRIOR TO PLACEMENT OF TOPSOIL OR STONE, CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE COUNTY AND MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL TOWN OF BURLE, DANE COUNTY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

## SITE GRADING PLAN

SHEET TITLE

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

| Revision | Date | Job              |
|----------|------|------------------|
|          |      | 250100           |
|          |      | DRAWN:           |
|          |      | CHECKED:         |
|          |      | DATE: 12-18-2025 |
|          |      | SHEET:           |

C2.0

DRAFT - NOT FOR CONSTRUCTION



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

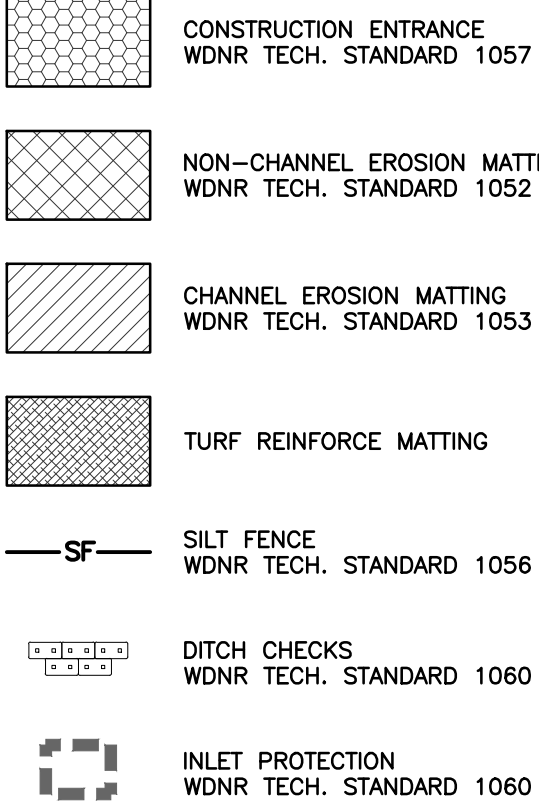
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1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS, WAUKESHA COUNTY AND TOWN OF GENEESE ORDINANCE. THE PROCEDURES AND STANDARDS 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 PLANS 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:**

4. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION (WISCONSIN PERMIT NO. W-0000001) AND THE CITY OF BROOKFIELD'S STORMWATER MANAGEMENT PLAN. ALL ACTIVITIES AND MAINTENANCE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND THE CITY OF BROOKFIELD'S STORMWATER MANAGEMENT PLAN. THE CITY OF BROOKFIELD'S STORMWATER MANAGEMENT PLAN 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 TO FOLLOW THE CITY OF BROOKFIELD'S STORMWATER MANAGEMENT PLAN.
5. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY BROOKFIELD DESIGN GROUP (BDG) OR GOVERNING AGENCIES MUST BE INSTALLED WITHIN 24 HOURS OF REQUEST.
6. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS SHALL BE APPROVED BY BDG PRIOR TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY BDG/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
7. INSTALL PERIMETER 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.
8. 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 MEASURES OTHER THAN THOSE ON PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
9. 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.
10. 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 FILTER ALL SEDIMENT FROM ALL STORM SEWER INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
  - EXCAVATED TRENCHES SHALL BE PROTECTED BY THE FOLLOWING:
    - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - DRAINAGE TRENCH: DRAIN INTO A SEDIMENTATION TANK OR FILTERING TANK IN ACCORDANCE WITH BMP'S FOR RELEASE INTO STORM SEWER DITCHED.

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 SITE DISCHARGE OF UNTREATED RAIN.
10. 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 TO THE EXTENT OF EROSION CONTROL. 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 SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, EROSION CONTROL MEASURES MUST BE REINSTALLED (REPAIRS AND MAINTENANCE 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 THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL COMPLETION OF THE PROJECT. ANY REMOVED EROSION CONTROL MEASURES MUST NOT BE LONG TERM. ANY 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 EROSION CONTROL FOR PERMANENT AND TEMPORARY DISTURBED AREAS. EROSION CONTROL PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE REPEATED AS NEEDED.
16. ALL DISTURBED SOLES EXCEEDING SIXTY-ONE (61) YET LESS THAN 3.1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 5758N EROSION MATING (OR APPROVED EQUIV) AND DISTURBED SOLES EXCEEDING 3.1 YET LESS THAN 2.21 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1288N (OR APPROVED EQUIV) OR AN EQUIV. WITH AN AT LEAST AN 80% STABILIZATION TREATMENT. FOR A COMBINATION THEREOF, REQUIRED. EROSION MATING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. ALL DISTURBED SOLES EXCEEDING SIXTY-ONE (61) YET LESS THAN 3.1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 5758N EROSION MATING (OR APPROVED EQUIV) AND DISTURBED SOLES EXCEEDING 3.1 YET LESS THAN 2.21 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1288N (OR APPROVED EQUIV) OR AN EQUIV. WITH AN AT LEAST AN 80% STABILIZATION TREATMENT. FOR A COMBINATION THEREOF, REQUIRED. EROSION MATING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE TO PREVENT SOIL FROM CRACKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE WATER TRUCK. 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 INSPECTED 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.

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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 TO A DISPOSAL YARD OR HOSPITALITY TO PREVENT SOIL DEBRIS. **DUST CONTROL** SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
  - B. SPRINKLING WATER AT THE RATE OF 0.05 INCHES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
  - C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  - D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRAVEL PATHS.
  - E. 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

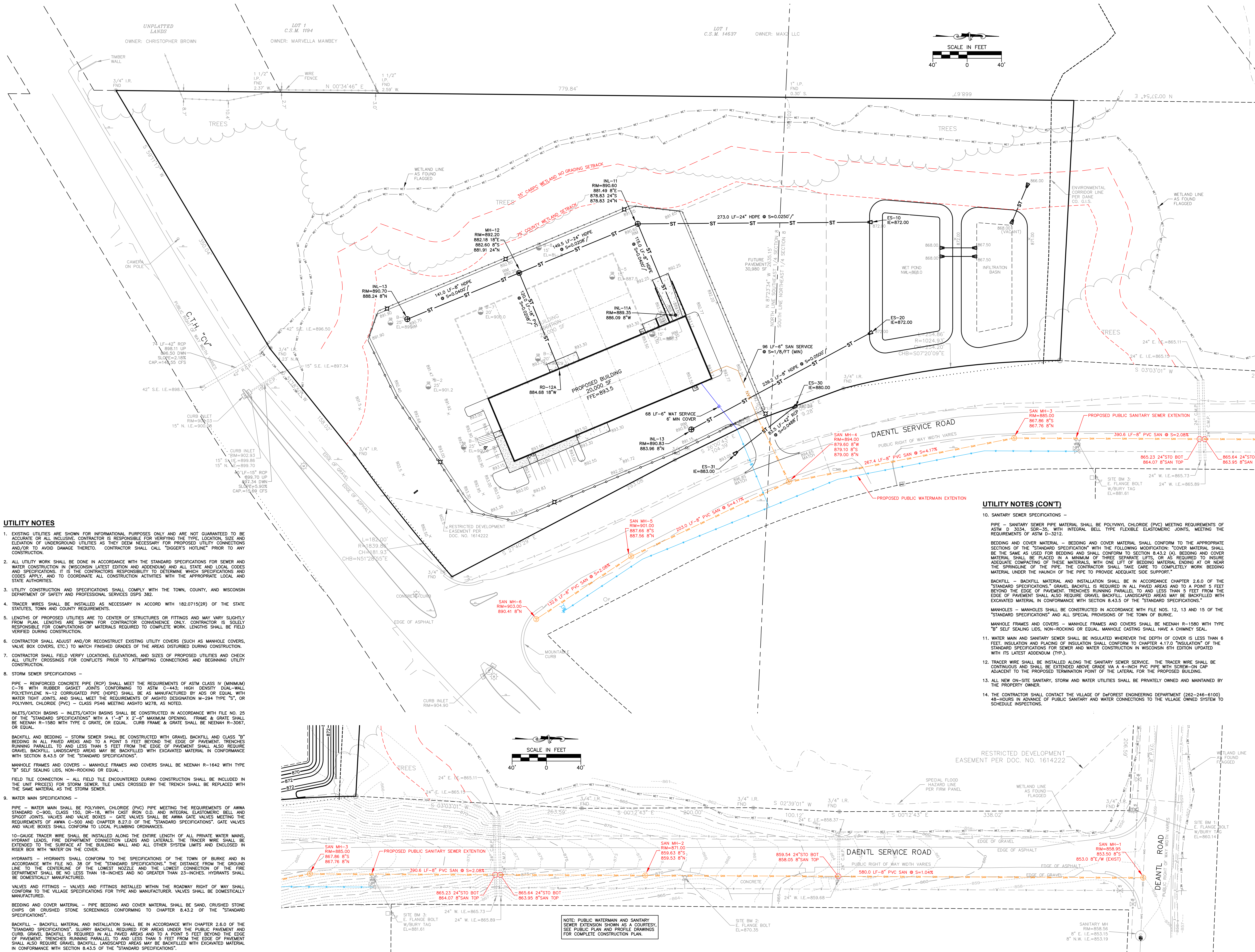
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Date

JOB: 250100  
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DATE: 12-18-2025  
SHEET:

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ARCHITECTURAL SITE  
PLAN

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

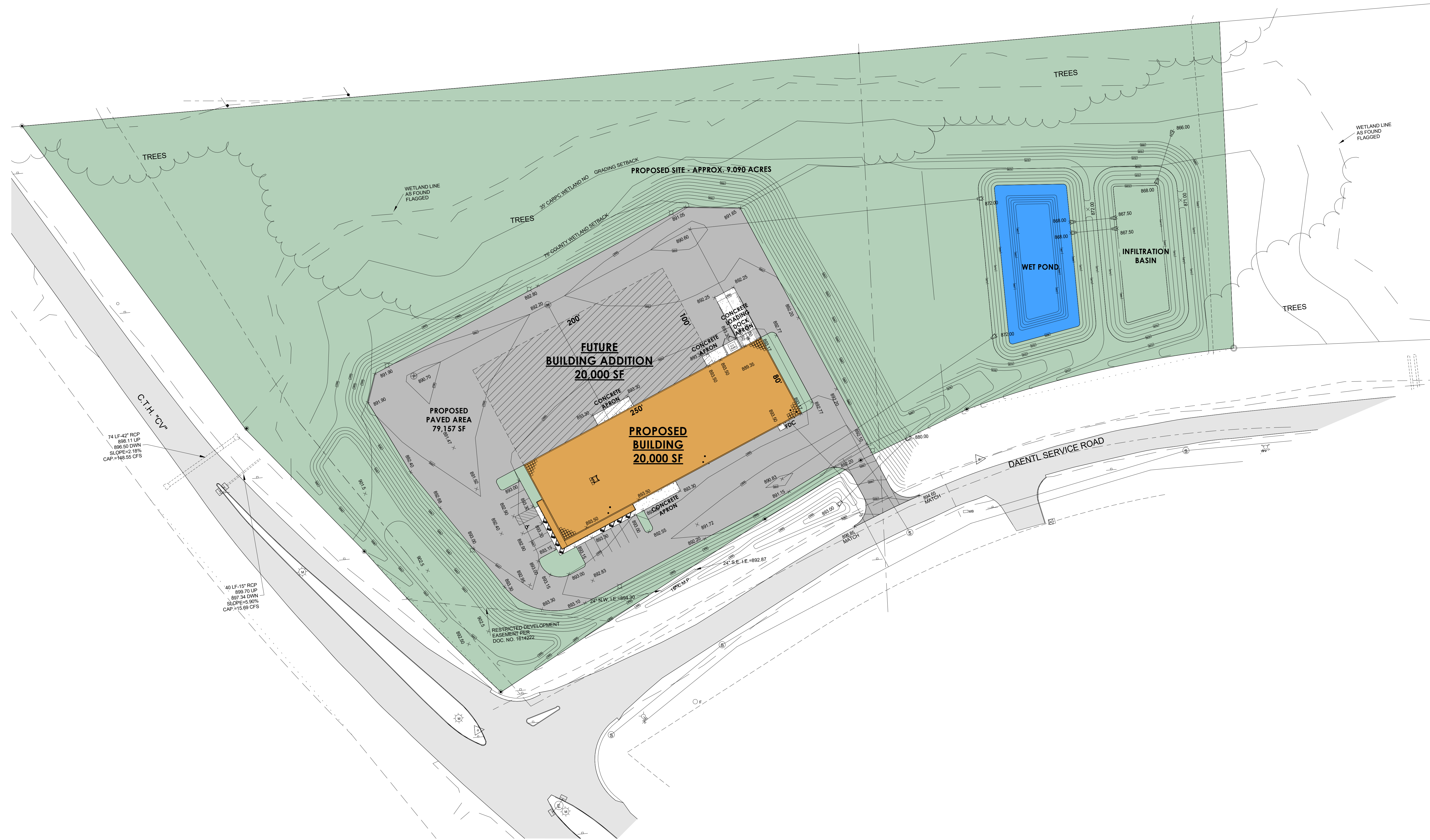
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Date

JOB: 250100  
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DATE: DECEMBER 12, 2025  
SHEET:

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TRUE NORTH  
PLAN NORTH  
APPLICABLE  
TO ALL  
PLAN VIEWS



1 ARCHITECTURAL SITE PLAN  
1" = 40' 0"

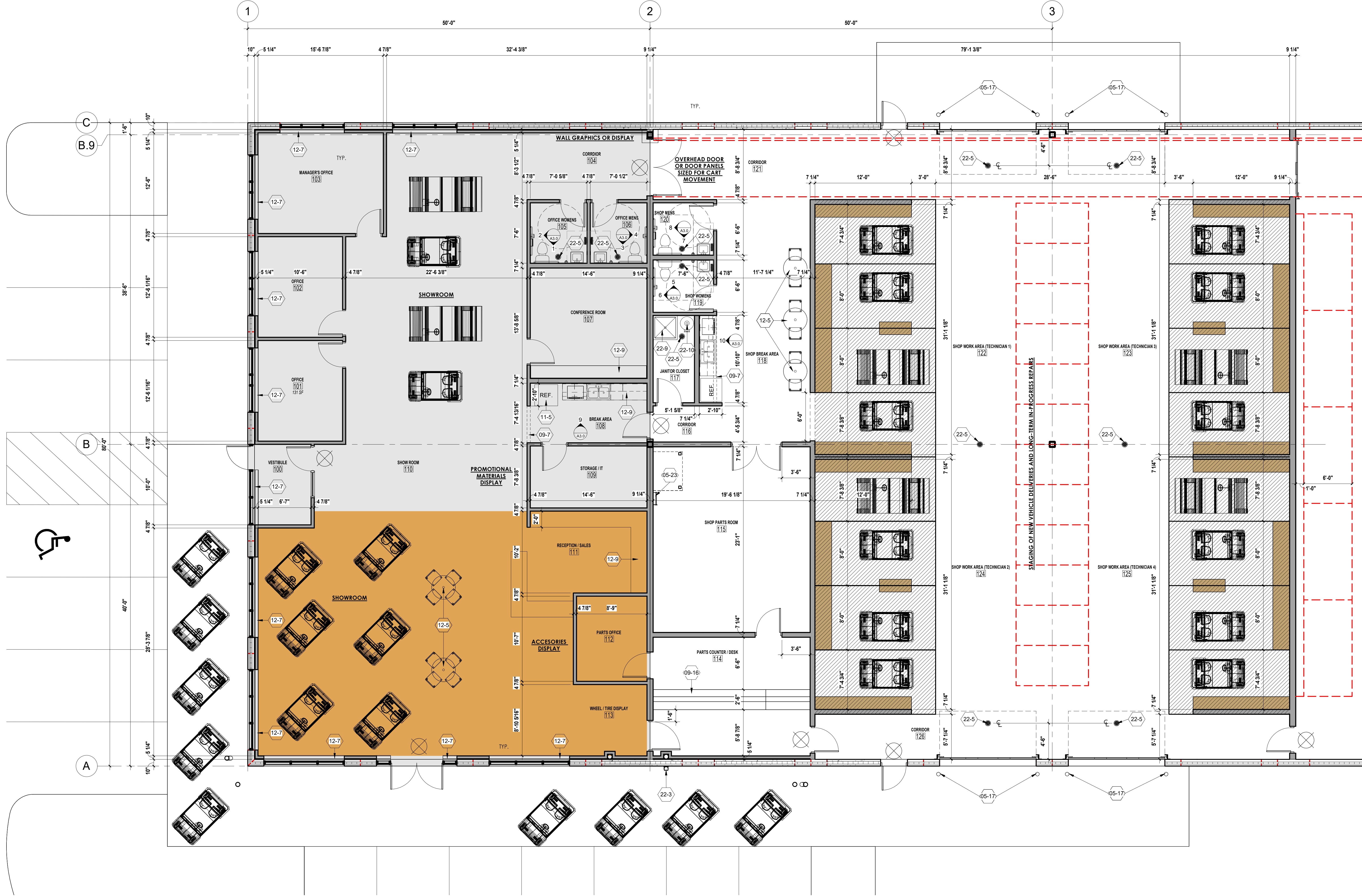


| PARTITION TYPES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |               |                  |               |                              |                           |                                |                              |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|------------------|---------------|------------------------------|---------------------------|--------------------------------|------------------------------|-----------------------------------------------------------------------|
| 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 |
| <div>1. ALL STEEL STUDS SHALL BE 25 GAUGE STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE) - SEE STRUCTURAL FOR GAUGE AND SIZE</div> <div>2. ALL EXPOSED GYPSUM WALL BOARD SHALL BE TAPE &amp; COATED 3/4" CHOCK, READY FOR PAINT - LEVEL 4 FINISH</div> <div>3. USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS - UNO</div> <div>4. AT EXTERIOR WALLS, RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD</div> <div>5. STUDS EXTENDED TO DECK AND/OR JOIST SHALL HAVE A SLIP CONNECTION TO ALLOW FOR DEFLECTION</div> <div>6. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH IBC SECTION 803 AND ASTM E84 AND UL 723 - NOTE PROVIDE CLASS A MINIMUM</div> <div>7. INTERIOR FLOOR FINISHES SHALL COMPLY WITH IBC SECTION 804</div> <div>8. BATT INSULATION LOCATED ABOVE CEILING AND EXPOSED SHALL BE COVERED TO MEET EXPOSED RATED BARRIER REQUIREMENTS</div> <div>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</div> <div>10. PROVIDE BLOCKING IN STUD CAVITY FOR ALL TOILET ROOM ACCESSORIES AND WALL MOUNTED DOOR STOPS</div> <div>11. CASHIER ROOM WALLS TO HAVE 3/4" FIRE RETARDANT PLYWOOD UNDERLAMENT BENEATH GYPSUM BOARD</div> <div>NOTE: A1 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.</div> <div>NOTE: PROVIDE WOOD BLOCKING FOR LAVATORIES AND ACCESSORIES, FIXTURES &amp; EQUIPMENT AS REQUIRED IN RESTROOMS, BREAK ROOMS, AND CONFERENCE ROOMS.</div> |                           |               |                  |               |                              |                           |                                |                              |                                                                       |

| 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"

BRIOHNS

DESIGN GROUP

3800 N. MILWAUKEE AVE., SUITE 200  
BROOKFIELD, WI 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

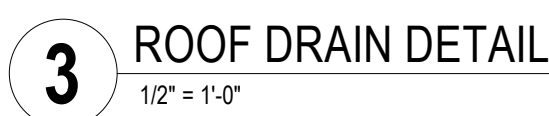
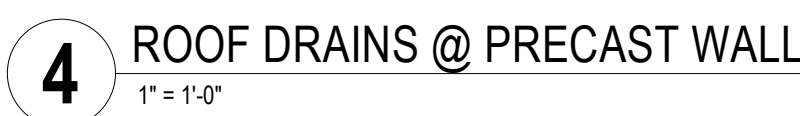
Revision

Date

JOB: 250100  
DRAWN: CK  
CHECKED: PG  
DATE: DECEMBER 12, 2025  
SHEET:

APPLICABLE TO ALL PLAN VIEWS

A1.1



## KEYNOTE LEGEND

- ## EXTERIOR BUILDING SYSTEMS:

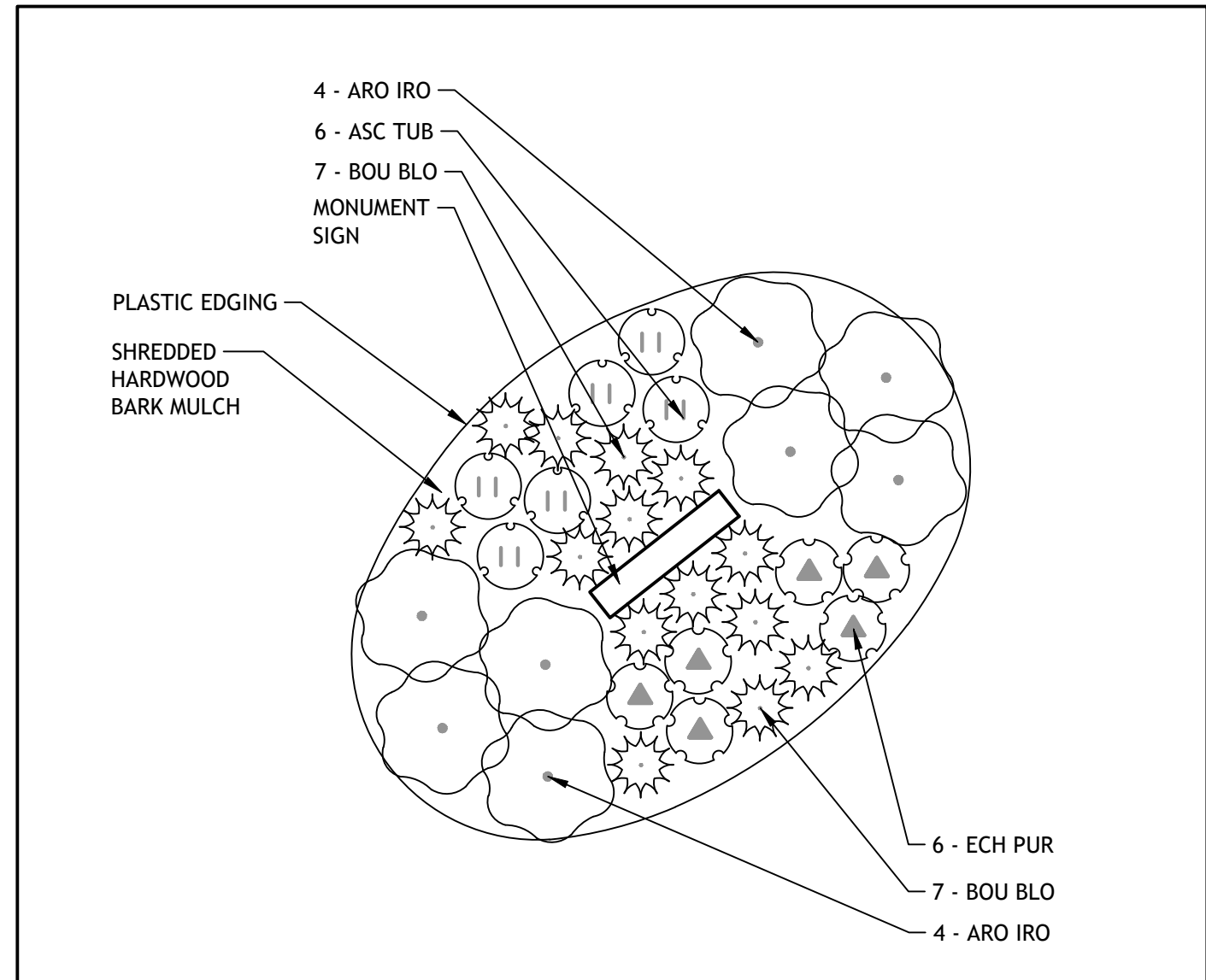
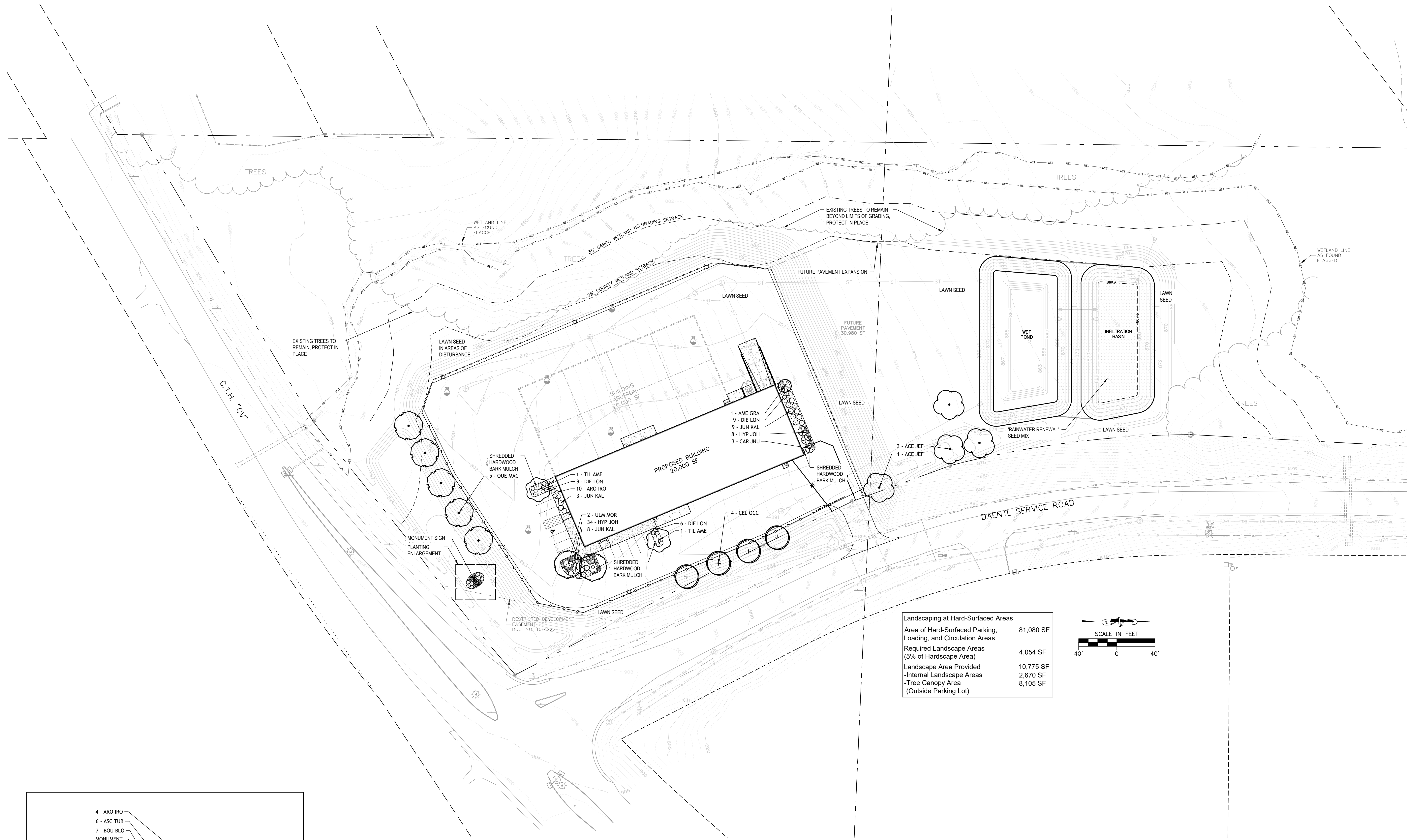
**INSULATED PRECAST WALL PANEL SYSTEM (PC):** 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14). SEE WALL SECTIONS FOR REVEALS, EXTERIOR ELEVATIONS FOR FINISH COLORS.

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

RTU EQUIPMENT REFER TO MECHANICAL PLANS

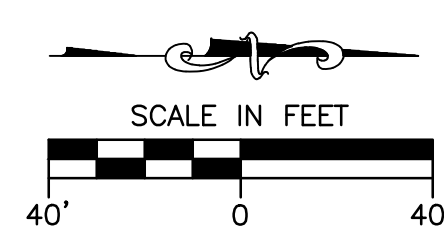






PLANTING ENLARGEMENT  
1" = 5'-0"

| 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:           |      |        |       |         |            |
| <b>L1.0</b>      |      |        |       |         |            |

**DRAFT - NOT FOR CONSTRUCTION**

## LANDSCAPE NOTES

- MAINTENANCE NOTES

- ## QUALITY ASSURANCE

- ## PRODUCT DELIVERY, STORAGE AND HANDLING

1. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON THE JOB SITE.
2. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NO PLANTED WITHIN 24 HOURS OF DELIVERY.
3. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
4. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS.

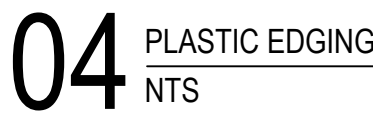
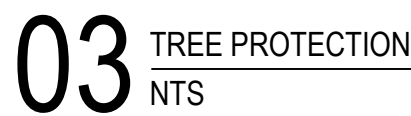
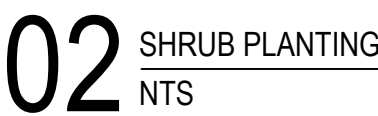
## PLANTS

- ## SOILS

- ## OTHER MATERIALS

- ## INSTALLATION

1. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING.
2. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO THE ROOT BALLS, AND SHALL BE PLACED AT THE SAME DEPTH RELATIVE TO FINISH GRADE AS IT DID TO THE SOIL SURFACE IN THE ORIGINAL PLACE OF GROWTH.
3. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO TIMES WIDER THAN THE LATERAL DIMENSIONS OF THE EARTH BALL AND NO DEEPER THAN ITS VERTICAL DIMENSION. THE SIDES OF THE HOLE SHALL BE ROUGH AND JAGGED, NEVER SLICK AND GLAZED, ROUGH UP WITH SHOVEL IF NEEDED.
4. BACKFILL HOLE WITH 5 PARTS EXISTING SOIL AND 1 PART PLANT BED PREPARATION SOIL. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP, NYLON, STRING, AND WIRE FROM THE TOP  $\frac{1}{2}$  OF THE BALL. MULCH THE TOP OF THE BALL WITH A MINIMUM OF TWO (2) INCHES OF SPECIFIED MULCH OVER THE PLANTING PIT.
5. DO NOT WRAP TREES, STAKE TREES AND LARGE SHRUBS ONLY AS SITE CONDITIONS REQUIRE.
6. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 24 HOURS. ENSURE EDGES OF SOD ARE STAGGERED AND TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY OWNER. THE SOD SUPPLIER MAY MAKE RECOMMENDATIONS REGARDING THE WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER THE SOD IS INSTALLED.



20,640 SF

| #         | Date | Comments |
|-----------|------|----------|
|           |      |          |
|           |      |          |
|           |      |          |
|           |      |          |
| Revisions |      |          |

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

|                       |                                   |
|-----------------------|-----------------------------------|
| PHOTOMETRIC SITE PLAN | PREMIER GOLF<br>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.