

Dane County Rezone Petition

Application Date	Petition Number
03/06/2026	DCPREZ-2026-12275
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HAHN IRREV TR	PHONE (with Area Code) (608) 444-7002	AGENT NAME KELLER INC - BOB POCH	PHONE (with Area Code) (920) 427-4458
BILLING ADDRESS (Number & Street) 5758 HAHN RD		ADDRESS (Number & Street) N216 HWY 55 SOUTH	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) Kaukauna, WI 54130	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
SW corner of the Patton Road / County Hwy V intersection					
TOWNSHIP VIENNA	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-211-8000-3					

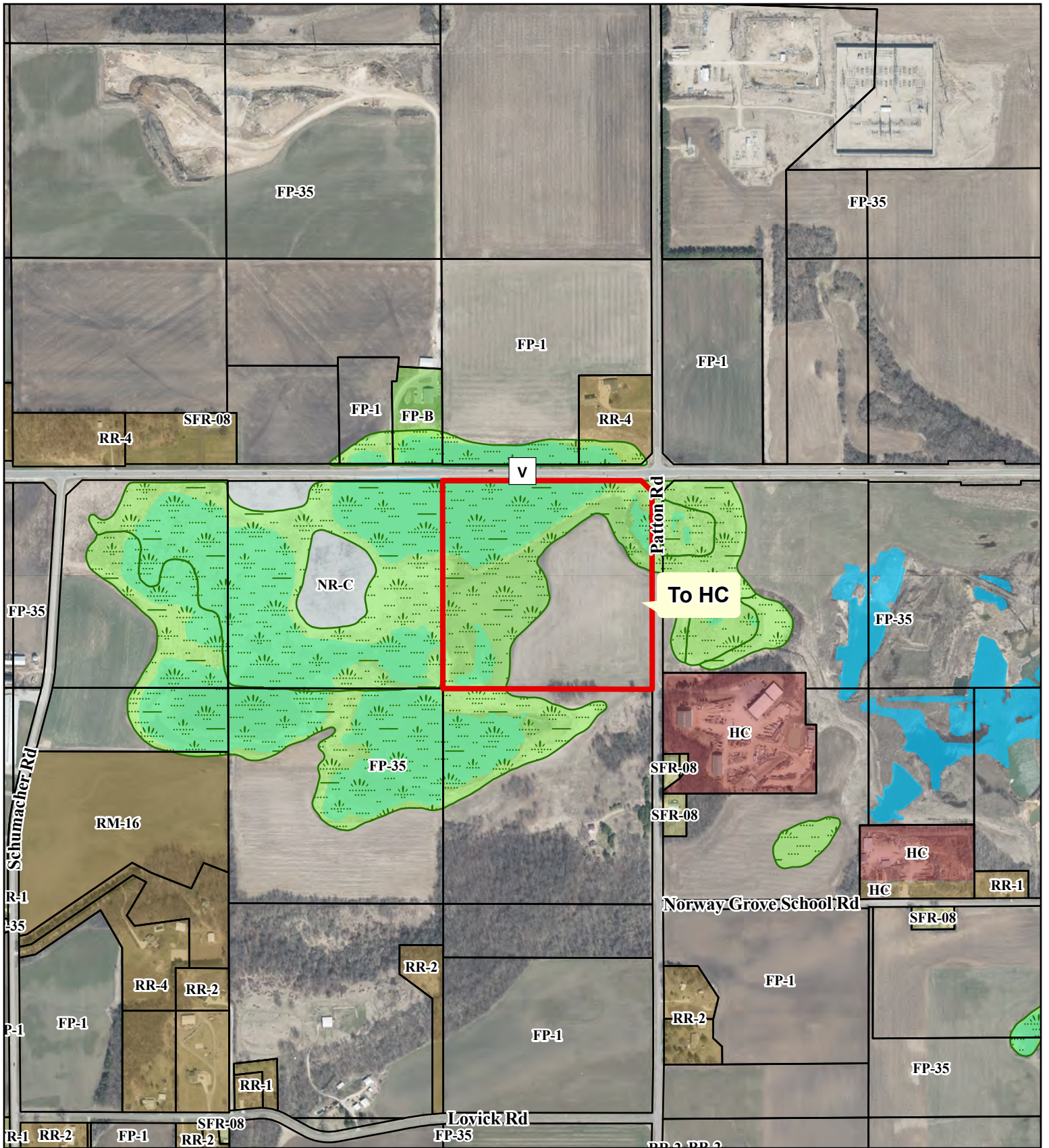
REASON FOR REZONE

COMMERCIAL DEVELOPMENT FOR A TRUCK REPAIR BUSINESS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	HC Heavy Commercial District	38.6

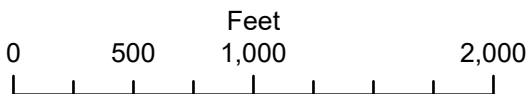
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 1. WALL LIGHTING APPEARS TO BE TOO INTENSE FOR RURAL AREA. LIGHT COLOR TEMPERATURE NEEDS TO BE REDUCED DUE TO NEIGHBORING WILDLIFE AREA.
2. PRELIMINARY STORMWATER REVIEW LETTER FROM LAND AND WATER RESOURCES NEEDED PRIOR TO COMMITTEE ACTION.
3.WETLAND DELINEATION REPORT SHALL BE SUBMITTED TO VERIFY BOUNDARY.
4. SOILS REPORT SHALL BE SUBMITTED TO VERIFY SITE SUITABILITY FOR SEPTIC SYSTEM.



**PETITION 12275
HAHN IRREV TR**

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas





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

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	HAHN IRREV TR	Agent Name:	Keller Inc - Bob Poch
Address (Number & Street):	5758 HAHN RD	Address (Number & Street):	N216 Hwy. 55 South
Address (City, State, Zip):	DEFOREST WI 53532	Address (City, State, Zip):	Kaukauna, WI 54130
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Vienna	Parcel Number(s):	064/0909-211-8000-3
Section:	21	Property Address or Location:	No assigned address / SW corner of Patton Rd and CTH V

REZONE DESCRIPTION		
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing vacant farmland parcel proposed to be rezoned to Heavy Commercial for a proposed truck repair business. No change to lot lines.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 - General Farmland Preservation	Heavy Commercial	38.6

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

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

Owner/Agent Signature Bob Poch

Date 02/10/26

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input checked="" type="checkbox"/> Scale and north arrow
<input checked="" type="checkbox"/> Date the site plan was created
<input checked="" type="checkbox"/> Existing subject property lot lines and dimensions
<input checked="" type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input checked="" type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input checked="" type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input checked="" type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input checked="" type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input checked="" type="checkbox"/> Parking lot layout in compliance with s. 10.102(8)
<input checked="" type="checkbox"/> Proposed loading/unloading areas
<input checked="" type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input checked="" type="checkbox"/> All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input checked="" type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.
<input checked="" type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input checked="" type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input checked="" type="checkbox"/> Hours of operation
<input checked="" type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input checked="" type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input checked="" type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input checked="" type="checkbox"/> Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code
<input checked="" type="checkbox"/> Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
<input checked="" type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input checked="" type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input checked="" type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input checked="" type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input checked="" type="checkbox"/> Signage, consistent with section 10.800

<input type="checkbox"/> ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.	
Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



February 17, 2026

Operational Narrative

Project: Madison Spring
NW Corner of Patton Road & CTY V
Town of Vienna
Deforest, WI 53532

Madison Spring is a truck repair and maintenance business that specializes in heavy duty vehicles and has been offering excellent service since 1967. To facilitate the proposed construction project, Madison Spring is requesting a rezone change from FP-35 Farmland Preservation to HC – Heavy Commercial for parcel 090921180003 located at the Southwest corner of Patton Road and CTH V in the Town of Vienna. The property is undeveloped farmland currently and is 38.6 acres.

The proposed project will include a 1-story, 37,000 square foot facility with associated parking (truck repair and customer stalls), stormwater management facilities, and onsite utilities to serve the facility. Access to the property will be through two (2) proposed drive connections to Patton Rd with the north access being used for incoming traffic and all customers while the south access is anticipated to be used for outgoing truck traffic. Future proposed expansions (building and parking) to the property are shown in the proposed plans. A designated waste pickup area is proposed on the south side of the building. Exterior materials of the metal building are represented in the attached elevations. Site lighting with light poles and wall packs with full cutoffs will be provided to meet local and county ordinances and avoid spillover onto neighboring properties. Signage will be provided on the building in accordance with ordinances as well as a future monument sign is proposed at the northern entrance. Sign permitting to be completed separately by sign vendor. Public utilities are not available to the site and onsite POWTS and private wells are proposed. Landscaping will be provided around the perimeter of the developed lot to meet Town requirements.

Operations are anticipated to be consistent with Madison Spring's other locations in Madison and Lodi with general operating hours of 7 AM-5 PM, Monday-Friday. An anticipated 25-30 employees will be on site at any one time. Repair operations will be completed within the building other than moving of vehicles around outside. Noise levels will not exceed necessary levels beyond typical maintenance repair operations and will be kept inside to limit noise outside. Material storage (metal, scrap, etc) is proposed on the south side of the building in an orderly fashion in various bins and racking. There is not anticipated to be significant traffic beyond normal business operations. No hazardous materials will be located on site. Spill containment, prevention, and notification will be addressed with company policies and safety protocol.

The proposed development will drain stormwater north to the proposed stormwater pond. The stormwater management pond will reduce peak flows, treat stormwater, and infiltrate runoff as required to meet local and state requirements. Erosion control will be provided around the property for sediment control and protect nearby wetlands.

Legal Description

The Northeast 1/4 of the Northeast 1/4 of Section 21, Township 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin.

Except that part conveyed to Dane County, as set forth in Volume 762 of Deeds, Page 16, as Document No. 1078796, Dane County Registry.

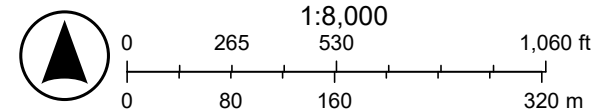
Subject to existing highways and easements to Wisconsin Power and Light Company.

ArcGIS Web Map

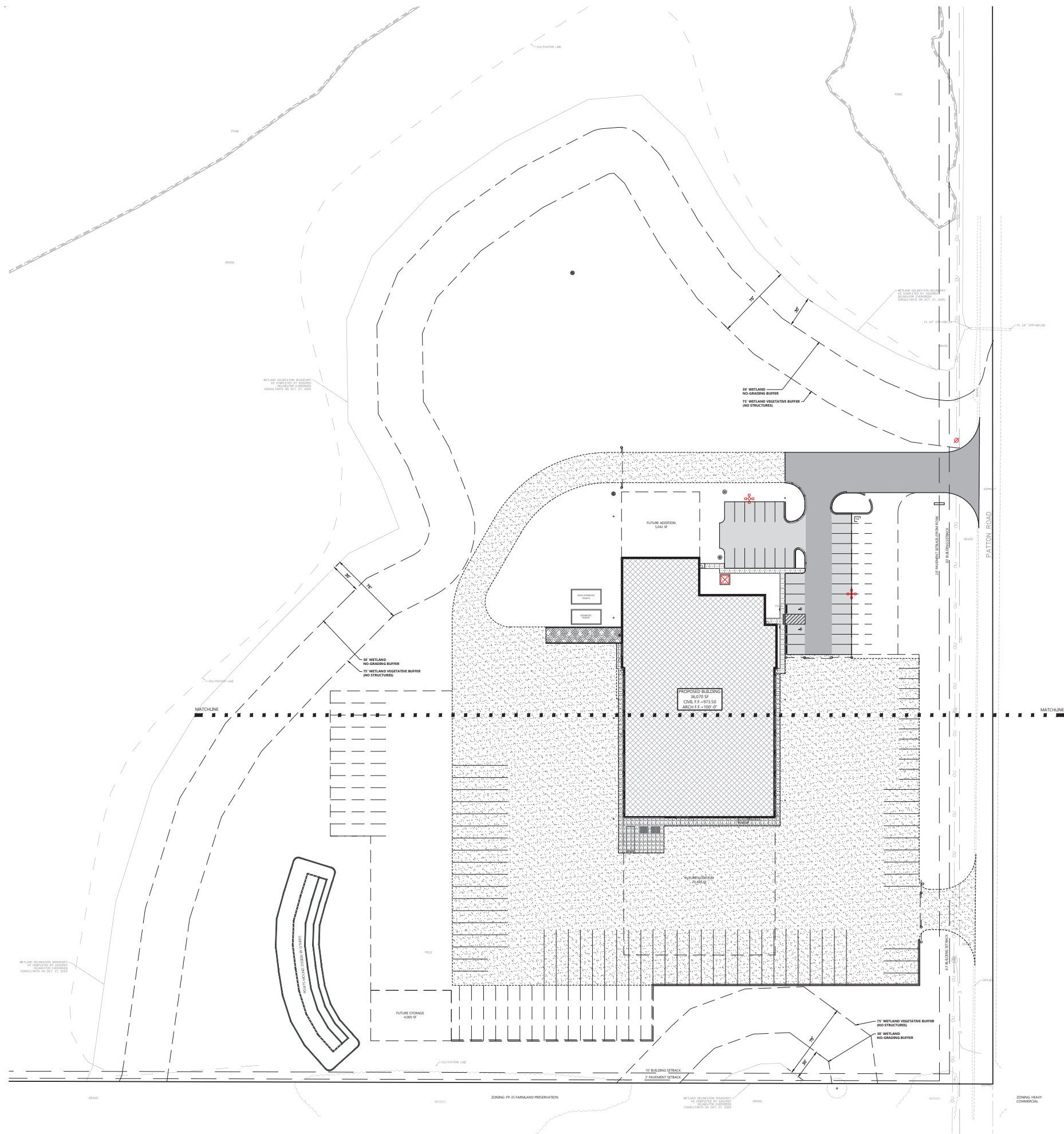


10/9/2025, 10:18:36 AM

- Parcels ColorOrtho3Inch2024Web
- Green: Green
- Red: Red
- Blue: Blue



Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)



SITE INFORMATION:

PROPERTY AREA: 1,658,929 S.F. (38.6 ACRES).
 EXISTING ZONING: FP-35 - GENERAL FARMLAND PRESERVATION
 PROPOSED ZONING: HEAVY COMMERCIAL
 PROPOSED USE: TRUCK MAINTENANCE
 AREA OF SITE DISTURBANCE: ± 11.84 ACRES
 SETBACKS:
 BUILDING: FRONT(EAST) = 63' FROM ROAD C/L
 SIDE(NORTH/ SOUTH) = 10'
 REAR(WEST) = 10'
 PAVEMENT: FRONT(EAST) = 20'
 SIDE(NORTH/ SOUTH) = 3'
 REAR(WEST) = 3'
 PROPOSED BUILDING HEIGHT: 28' (MAX. HEIGHT ALLOWED: 50')
 PARKING REQUIRED: 3 SPACES PER SERVICE BAY, 1 SPACE PER VEHICLE STORED ONSITE AND 1 SPACE PER 1.3 EMPLOYEES (39 SEMI TRUCK SPACES AND 20 AUTO SPACES REQ.)
 PARKING PROVIDED: 54 SEMI TRUCK SPACES AND 47 AUTO SPACES (2 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	11.84	515,587	100.0%
PROJECT SITE	11.84	515,587	100.0%

PROPOSED SITE DATA (INCL. FUTURE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.79	78,167	15.2%
PAVEMENT (ASP/CONC/GRAVEL)	5.48	238,510	46.3%
TOTAL IMPERVIOUS	7.27	316,677	61.4%
LANDSCAPE/ OPEN SPACE	4.57	198,910	38.6%
PROJECT SITE (DISTURBANCE)	11.84	515,587	100.0%
PROPOSED IMPERVIOUS (W/O FUTURE)	5.96	259,577	



Keller
 PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 630
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MADISON
 711 Lulu Drive
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2336

MILWAUKEE
 W204 N11509
 Coldwater Rd
 Germantown, WI 53022
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 1-800-236-2534
 FAX (262) 250-9740

WAUSAU
 5605 Linc Ave
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
MADISON SPRING
 SW CORNER OF PATTON ROAD & COUNTY TRUCK V, IN THE
 TOWN OF VIENNA
 DEFOREST,
 WISCONSIN, 53532

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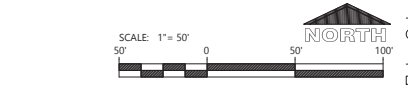
PRELIMINARY PLAN DATE
 OCT. 10, 2025
 FEB. 18, 2026

PROJECT MANAGER: B. POCH
 DESIGNER: S. KLESSIG
 DRAWN BY: EXCEL ENGINEERING, INC.
 EXPEDITOR: _____
 SUPERVISOR: _____

PRELIMINARY NO: P24340
 CONTRACT NO: _____

DATE: FEBRUARY 18, 2026

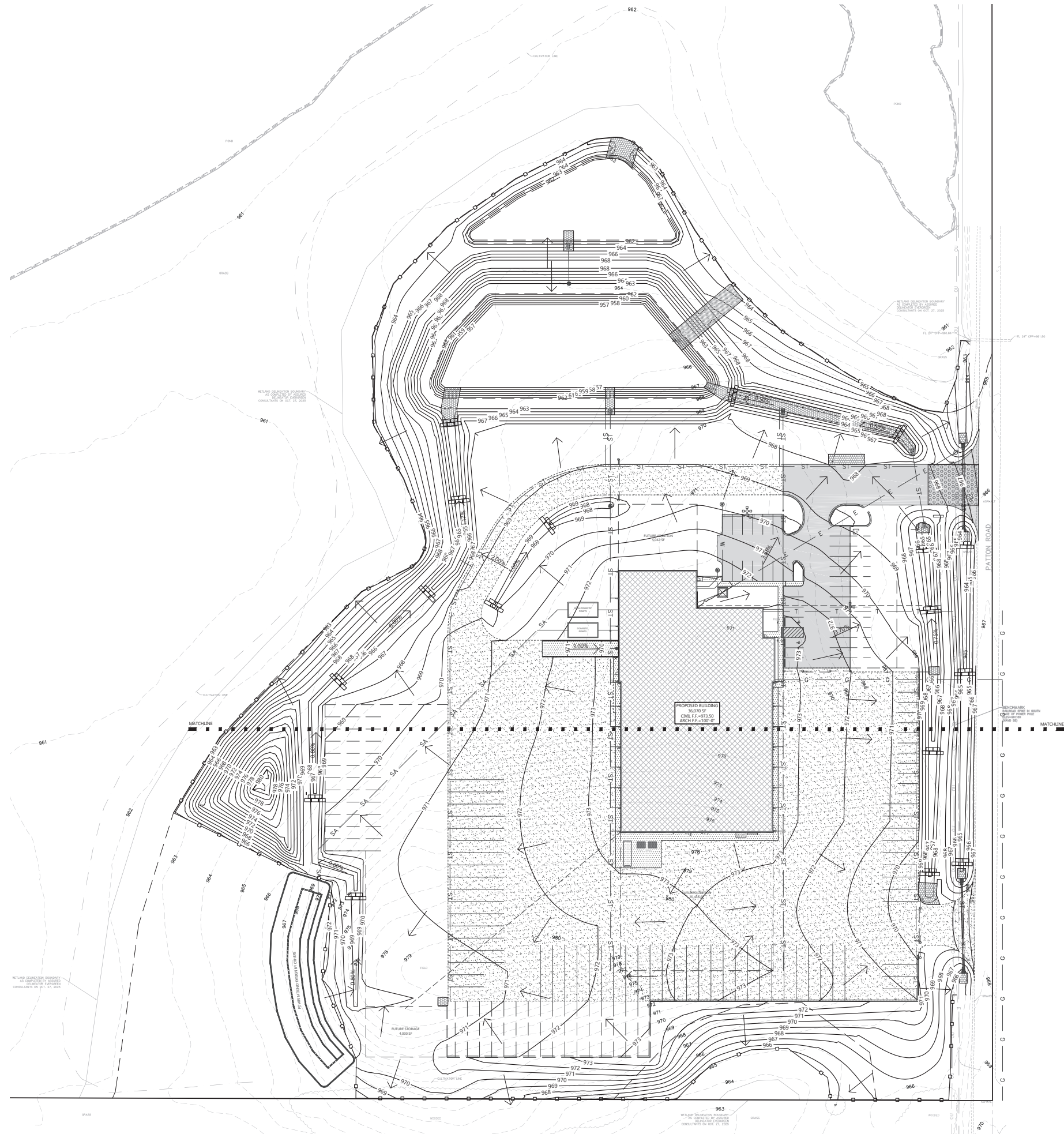
SHEET: **C1.1**



CIVIL SITE PLAN - OVERALL

EXCEL JOB #: 250314300

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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 PLANNERS | ARCHITECTS | BUILDERS

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 FAX (920) 766-5004

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 PHONE (608) 518-2336

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 W204 N11509
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PROPOSED FOR:
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 SW CORNER OF PATTON ROAD & COUNTY TRUCK V, IN THE
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 WISCONSIN, 53532

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 OCT. 10, 2025
 FEB. 18, 2026

PROJECT MANAGER: B. POCH
 DESIGNER: S. KLESSIG
 DRAWN BY: EXCEL ENGINEERING, INC.
 EXPEDITOR: _____
 SUPERVISOR: _____
 PRELIMINARY NO: P24340

CONTRACT NO: _____

DATE: FEBRUARY 18, 2026

SHEET: **C1.2**



CIVIL GRADING AND EROSION CONTROL PLAN - OVERALL
 PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
 EXCEL JOB #: 250314300



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PROPOSED FOR:
MADISON SPRING
SW CORNER OF PATTON ROAD & COUNTY TRUCK V, IN THE
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EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P24340

CONTRACT NO:

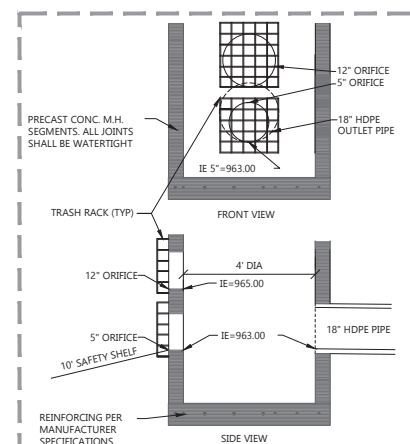
DATE:
FEBRUARY 18, 2026

SHEET:
C2.1

CIVIL DETAILS

EXCEL JOB #: 250314300

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



TRASH RACK NOTE

- PROVIDE TRASH RACK ON OUTLET STRUCTURE AS SHOWN. TRASH RACK TO BE #4 REBAR @ 6" O.C. AND EXTEND 6" OUT FROM FACE & AROUND ORIFICE FOR ORIFICES LARGER THAN 8". PROVIDE STEEL SQUARE WELDED WIRE MESH W/ 1" OPENINGS FOR ORIFICES SMALLER THAN 8". FASTEN TO CONCRETE STRUCTURE W/ CONCRETE FASTENERS.
- FASTEN W/ STAINLESS STEEL ANCHORS.

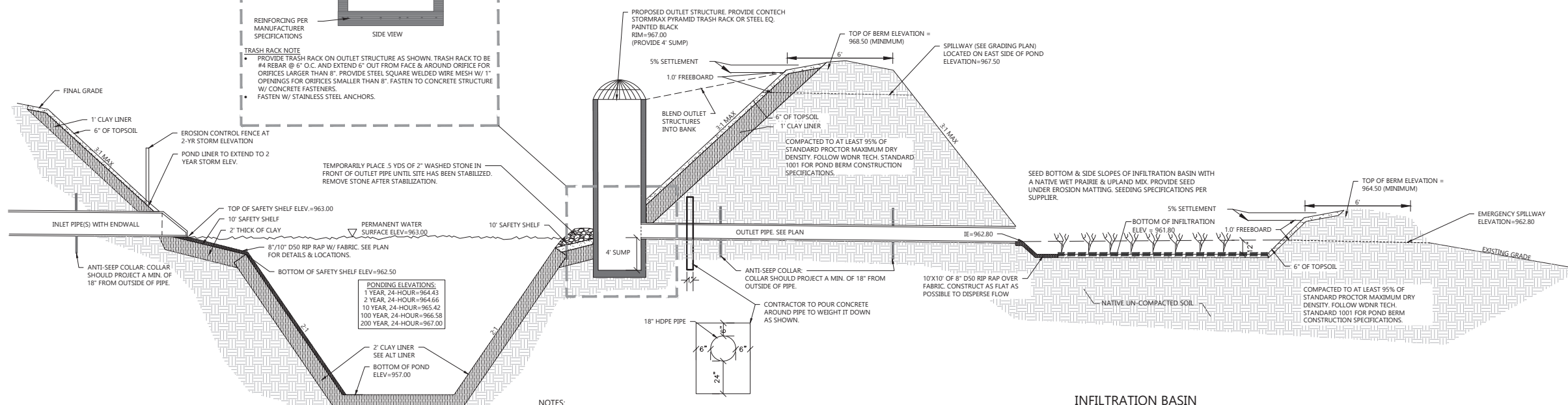
POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):

- 50% FINES (200 SIEVE) OR MORE
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1×10^{-7} CM/SEC. OR LESS.
- AVERAGE LIQUID LIMIT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
- AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
- MINIMUM THICKNESS OF TWO FEET.
- SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.

POND LINER:

- CONTRACTOR TO PROVIDE 60 MIL HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2 YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
- DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
- INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.

4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.



WET RETENTION POND

NOT TO SCALE

NOTES:

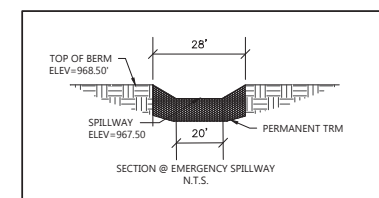
- IF GROUND WATER IS PRESENT, TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.
- A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.
- LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
- THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.
- THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
- AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.
- CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON C0.2.
- CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

OVERALL STORMWATER FACILITY DETAIL

NOT TO SCALE

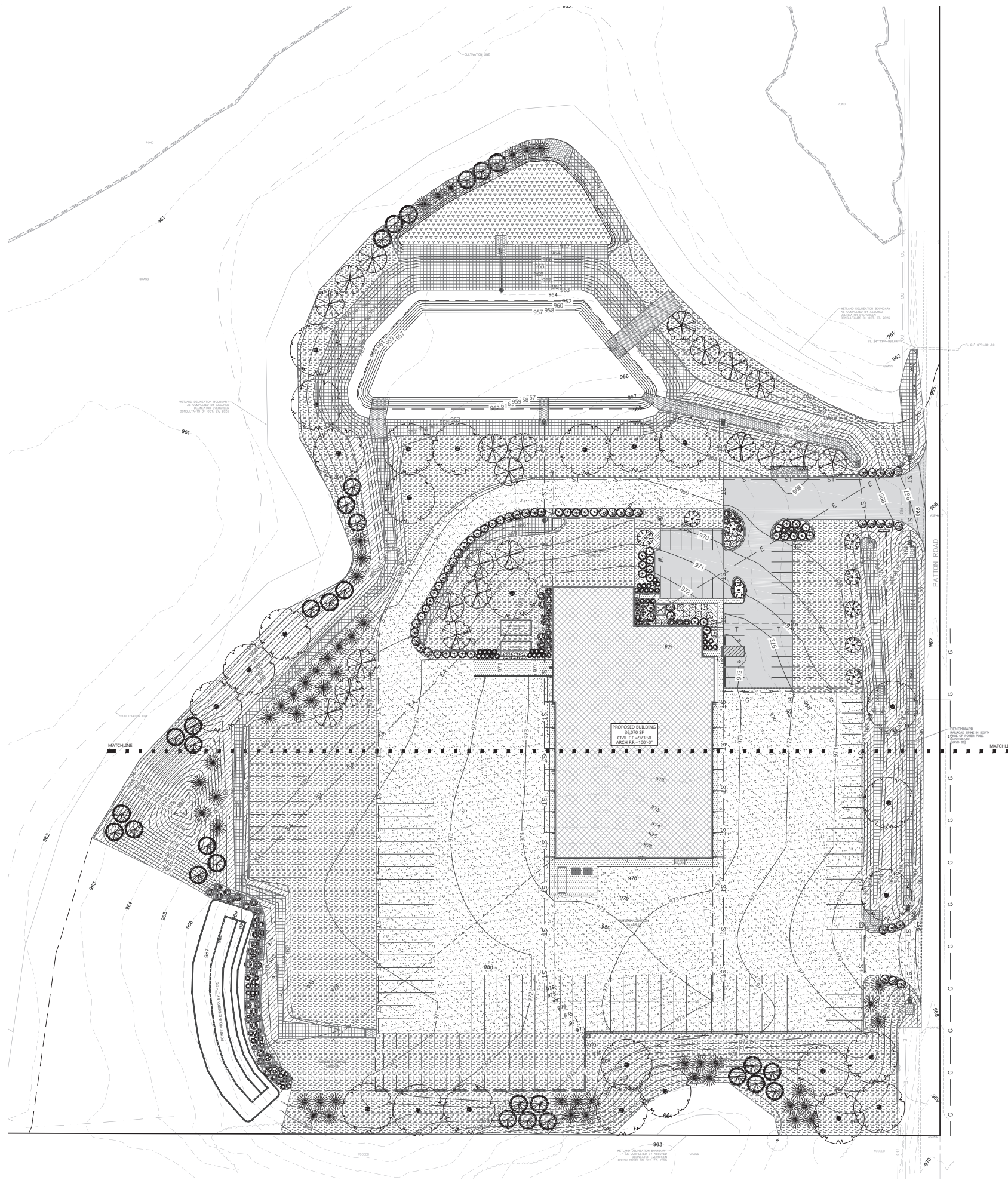
INFILTRATION BASIN

NOT TO SCALE



NORTH EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



GENERAL NOTES:
 • SEE C1.5 FOR PLANTING DETAILS

LANDSCAPING CALCULATIONS			
ZONE	PLANTING CALCULATION	REQ. PLANTS	PLANTS PROVIDED
	PER ACRE OF DEVELOPMENT: • FOUR (4) CANOPY TREES @ 2" DBH • EIGHT (8) ORNAMENTAL OR EVERGREEN TREES @ 4" HT • TWENTY (20) SHRUBS @ 18" HT	DEVELOPMENT: 11.48 ACRES • 46 CANOPY TREES @ 2" DBH • 92 ORNAMENTAL OR EVERGREEN TREES @ 4" HT • 230 SHRUBS @ 18" HT	46 CANOPY TREES 92 UNDERSTORY/ EVERGREEN TREES 232 SHRUBS
TOTAL LOT			

PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
CANOPY TREES					
☉	Red Maple	Acer rubrum	26	2" DBH	B&B
☉	Redmond Linden	Tilia americana 'Redmond'	20	2" DBH	B&B
ORNAMENTAL TREES					
☉	Allegheny Serviceberry	Amelanchier laevis	11	2" DBH	B&B
EVERGREEN TREES					
☉	White Spruce	Picea glauca	59	4" HT.	B&B
☉	Black Hills Spruce	Picea glauca	31	4" HT.	B&B
DECIDUOUS SHRUBS					
☉	Weigela Carnival	Weigela Florida 'courtalor'	10	18" HT.	CONT.
☉	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	21	18" HT.	CONT.
☉	Black Chokeberry	Aronia melanocarpa	54	18" HT.	CONT.
EVERGREEN SHRUBS					
☉	Wintergreen Boxwood	Buxus sinica var insularis 'Wintergreen'	40	18" HT.	CONT.
☉	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	39	18" HT.	CONT.
☉	Gembox Inkberry Holly	Ilex Glabra	68	18" HT.	CONT.

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
[Cross-hatch pattern]	ORGANIC MULCH
[Diagonal line pattern]	DECORATIVE STONE
[Dotted pattern]	SEEDED LAWN
[Diagonal line pattern]	EROSION MATTING (NAG S150) OVER SEEDED LAWN (± OR = 4:1 SLOPES OUTSIDE OF SWM)
[Diagonal line pattern]	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)
[Dotted pattern]	NATIVE PRARIE SEEDED AREA

Keller
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 Wausau, WI 54401
 PHONE (715) 849-3141
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PROPOSED FOR:
MADISON SPRING
 SW CORNER OF PATTON ROAD & COUNTY TRUCK V, IN THE
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 DEFOREST,
 WISCONSIN, 53532

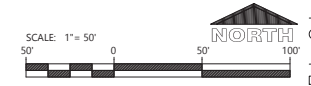
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PRELIMINARY PLAN DATE
 OCT. 10, 2025
 FEB. 18, 2026

PROJECT MANAGER: B. POCH
 DESIGNER: S. KLESSIG
 DRAWN BY: EXCEL ENGINEERING, INC.
 EXPEDITOR: _____
 SUPERVISOR: _____

PRELIMINARY NO: P24340
 CONTRACT NO: _____

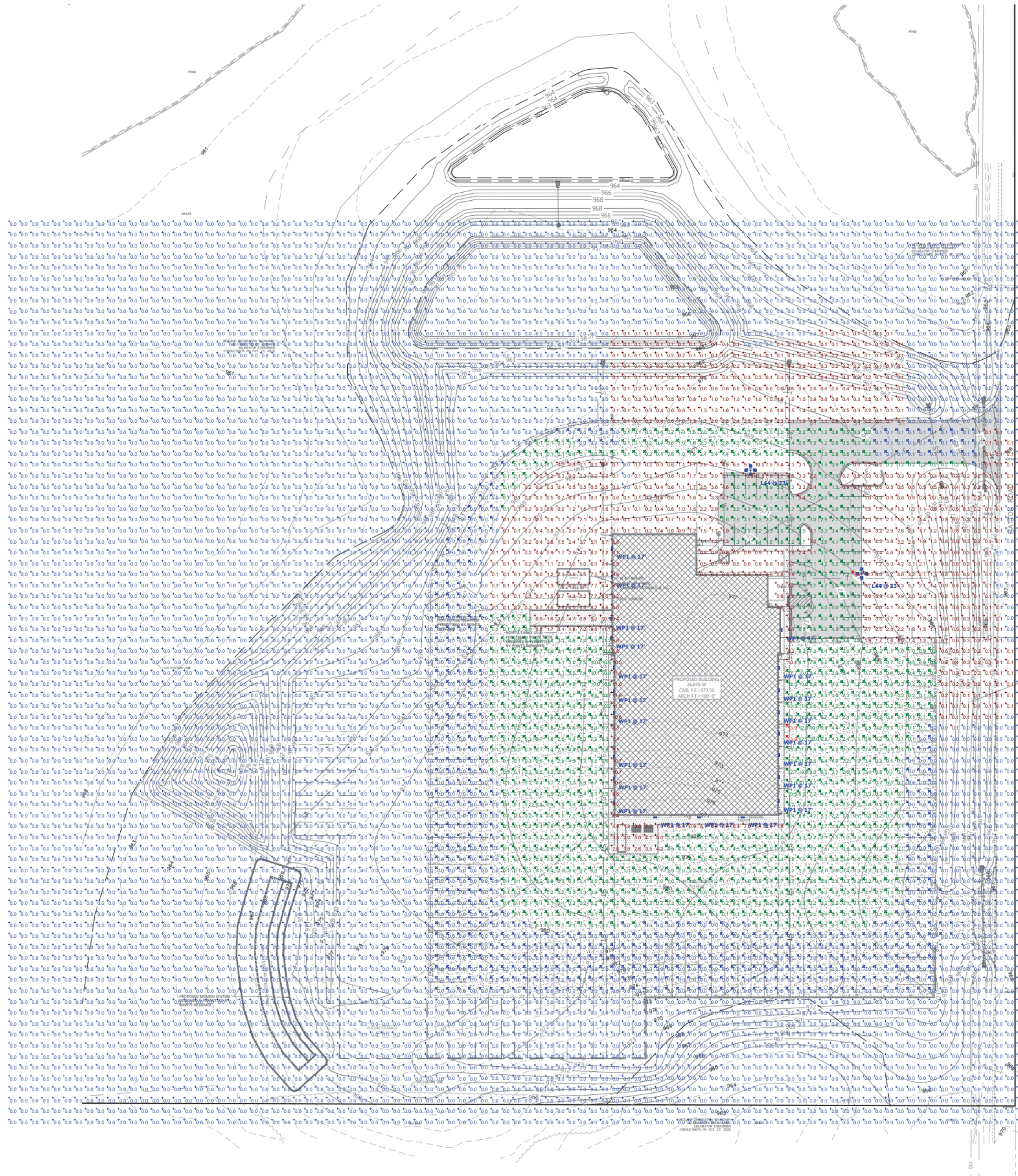
DATE: FEBRUARY 18, 2026



CIVIL LANDSCAPE AND RESTORATION PLAN - OVERALL
 PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL JOB #: 250314300

C1.4



D-Series Size 1 LED Area Luminaire

Specifications

Depth: 12.5" (318mm)
 Width: 14.5" (368mm)
 Height: 7.5" (190mm)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSK1 LED P7 40K 70CR1 T3M MIVOLT SPA NLAIR2 PIRH-N DBXD

Item	Qty	Description	Manufacturer	Part No.	Notes
DSK1 LED	1	DSK1 LED P7 40K 70CR1 T3M MIVOLT SPA NLAIR2 PIRH-N DBXD	Lithonia Lighting	DSK1 LED P7 40K 70CR1 T3M MIVOLT SPA NLAIR2 PIRH-N DBXD	

Ordering Information EXAMPLE: DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD

Item	Qty	Description	Manufacturer	Part No.	Notes
DSK2V LED	1	DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD	Lithonia Lighting	DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD	



D-Series Size 2 LED Wall Luminaire

Specifications

Depth: 18.12" (460mm)
 Width: 10" (254mm)
 Height: 7.5" (190mm)

Introduction

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

This luminaire is A+ Certified when ordered with DTL* controls marked by a **DTL** background. DTL, DTL* equipped luminaires meet the A+ specification for luminaire to photometric interoperability.

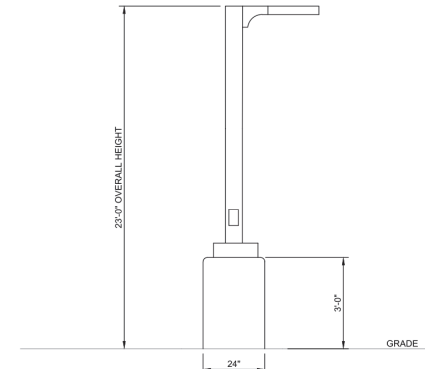
This luminaire is part of an A+ Certified solution for RDM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **W** background.

Ordering Information EXAMPLE: DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD

Item	Qty	Description	Manufacturer	Part No.	Notes
DSK2V LED	1	DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD	Lithonia Lighting	DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD	

Ordering Information EXAMPLE: DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD

Item	Qty	Description	Manufacturer	Part No.	Notes
DSK2V LED	1	DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD	Lithonia Lighting	DSK2V LED P2 4K 70CR1 T3M MIVOLT SRM DBXD	



LIGHT POLE DETAIL
NO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
WP1	WP1	21	Lithonia Lighting	DSXW2 P7 40K T4M	1	14608	1	103.84
L44	L44	2	Lithonia Lighting	DSK1 LED P5 40K 80CR1 T4M	1	16418	1	552.64

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cat Zone #1	+	0.5 f.c.	13.9 f.c.	0.0 f.c.	N/A	N/A
FRONT DRIVE/PARKING	X	2.8 f.c.	9.9 f.c.	0.1 f.c.	99.0:1	28.0:1
REAR DRIVE/PARKING	X	1.3 f.c.	13.9 f.c.	0.0 f.c.	N/A	N/A



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PRELIMINARY PLAN DATE
 FEB. 18, 2026

PROJECT MANAGER:
 B. POCH

DESIGNER:
 S. KLESSIG

DRAWN BY:
 EXCEL ENGINEERING, INC.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
 P24340

CONTRACT NO:

DATE:
 FEBRUARY 18, 2026

SHEET:
C3.1

CIVIL SITE PHOTOMETRIC PLAN & DETAILS
 EXCEL JOB #: 250314300



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