

AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, December 19, 2022
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 8, 2022.
4. Consideration of: Signage for commercial project located at 911 Green Bay owned by 911 Green Bay Road Partners, LLC Road.
5. Consideration of: Kwik Trip Store located on parcels at 957 STH 42-57 and 919 S. Duluth Avenue.
6. Election of officers.
7. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Committee members

Thad Birmingham
Nancy Schopf
Mark Struck
Dave Augustson
Kelsey Fox
Rick Wiesner
Pam Jorns

December 14, 2022
4:00 p.m.
CS

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, August 8, 2022

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Rick Wiesner, Dave Augustson, Thad Birmingham and Nancy Schopf were present. Members Mark Struck, Pam Jorns, and Kelsey Fox were excused. Staff present were City Administrator Josh Van Lieshout, Planner/Zoning Administrator Christopher Sullivan-Robinson and Community Development Administrative Assistant Cindy Sommer.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Ms. Schopf to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 25, 2022.
4. Consideration of: 65' x 300' Building for Fincantieri Bay Shipbuilding located at 605 N. 3rd Avenue.
5. Adjourn.

All ayes. Motion carried.

Approval of minutes from July 25, 2022: Moved by Ms. Schopf, seconded by Mr. Birmingham to approve the minutes. All ayes. Motion carried.

Consideration of: 65' x 300' Building for Fincantieri Bay Shipbuilding located at 605 N. 3rd Avenue.

Jan Allman, Public Affairs and Community Relations Vice President for Fincantieri Bay Shipbuilding, described the progress of the 3rd Avenue Beautification Project. She presented photos of the different phases of the landscape plan. The current phase will be completed by the end of November 2022, which involves the planting of various trees and shrubs along 3rd Avenue. The final phase will coordinate with today's proposed building project and is projected to be completed in the spring of 2023 when the new building is complete.

Aaron Bley, Facilities Manager at Fincantieri Bay Shipbuilding, presented the proposed 65' x 300' new construction, which will be 34 ½' tall at the front and sloping to 32' at the back with rain gutters and downspouts. The base of the building will have 10' of split-face masonry, then insulated metal wall paneling up to the roof. There will be a non-lit sign on the face of the building which matches the sign on other buildings. Solar panels will be added to the roof. The exterior will closely match the previous building. Samples of the masonry and insulated metal siding were provided for the members to see. The current chain link fence will be removed and there will be about 8 feet of space between the building and the sidewalk, which will allow for arbor vitae and/or other trees and landscaping for aesthetic purposes and to fulfill the 3rd Avenue Beautification Project.

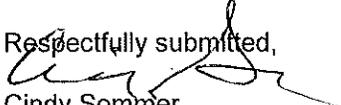
Christopher Sullivan-Robinson explained that the project has already received approval of a variance for setbacks. Sturgeon Bay Utilities has an existing well station on the corner of 3rd Avenue and Florida Street. The parties are working on a land swap agreement which has not yet been finalized. Any approval of this project should be subject to a formalized land swap agreement. He also explained that the design of the building is slightly different than the previous rendering, which included a now-eliminated guard shack, and the building is also shorter than the original plan. The members may want to require breaking up the fascia with landscaping or other materials. Guidelines for the project are further detailed in the memo included in the meeting packet. The Zoning Board of Appeals approved the project subject to implementation and completion of the 3rd Avenue Beautification Project.

Mr. Bley explained that the landscape plan will add aesthetic value to the new construction, and the painted horizontal stripe around the top of the building adds visual appeal.

The members discussed adding vertical stripe accents to the east side of the building. Ms. Allman explained that brown vertical stripes to match the downspouts are already planned on the back (west) side of the building and could be added to the other sides if the members desire. The stripes would go from the top of the building down to the masonry base. She also explained that the landscape plan includes a tree every 50 feet, which will help absorb traffic noises and add visual interest. Any stripes added would be in addition to the landscape plan.

Motion made by Mr. Augustson to approve the building design and landscape plan as presented subject to completion of the land swap with Sturgeon Bay Utilities and with the addition of vertical stripes on the east side of the building. Motion seconded by Ms. Schopf. All ayes. Motion carried.

Adjourn: Moved by Mr. Birmingham, seconded by Mr. Augustson to adjourn. All ayes. Motion carried. The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Marty Olejniczak
Date: December 14, 2022
Subject: Ground Sign Review – 911 Green Bay Rd

The former Wodt's Corner property at 911 Green Bay Road is being redeveloped into a commercial building with three tenants. The ADSPRB approved the project earlier this year. At that time, the exact design of the proposed ground sign was not available, but the Board approved the location for the sign. The proposed pylon sign has now been submitted and requires design approval.

The sign complies with the sign code. It is proposed to be 60 square feet in size with an overall height of 20 feet and under-clearance of 10 feet. A variance was granted by the Zoning Board of Appeals to allow for the sign to be up to the highway right-of-way line.

Below are the pertinent design guidelines for pylon signs:

- The location and design of freestanding signs shall be coordinated with the landscape treatment.

The original landscaping plan showed undefined shrubbery at the base of the sign.

- Neon signs, portable arrow signs, and light box signs are discouraged. Interior lit cabinet signs, when approved, should be designed with opaque materials such that only the message/logo is lit rather than the entire cabinet.

The drawing that was submitted with the original overall project application showed the anchor tenant portion having opaque background but not the other tenant panels. The specific design submitted with this application shows the Starbucks and AT&T portions with opaque backgrounds, but not the DC Medical Center panel.

- Signs that are raised on a pole or pylon should have landscaping such as shrubs or flower beds surrounding the base of the sign.

The original landscaping plan showed undefined shrubbery at the base of the sign. The Board may consider requiring specific plantings to soften or obscure the pole.

CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS

NAME: First and Main Properties_____

ADDRESS: 911 Green Bay Rd_____

STATEMENT OF SPECIFIC ITEM APPROVED:
60 square foot pylon sign

CERTIFICATE NO. _____

DATE: _____

Chairperson

DATE: _____

Planner/Zoning Administrator

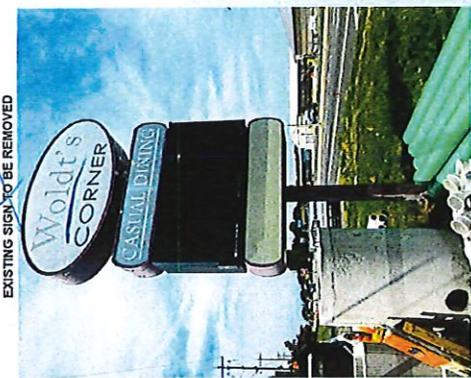
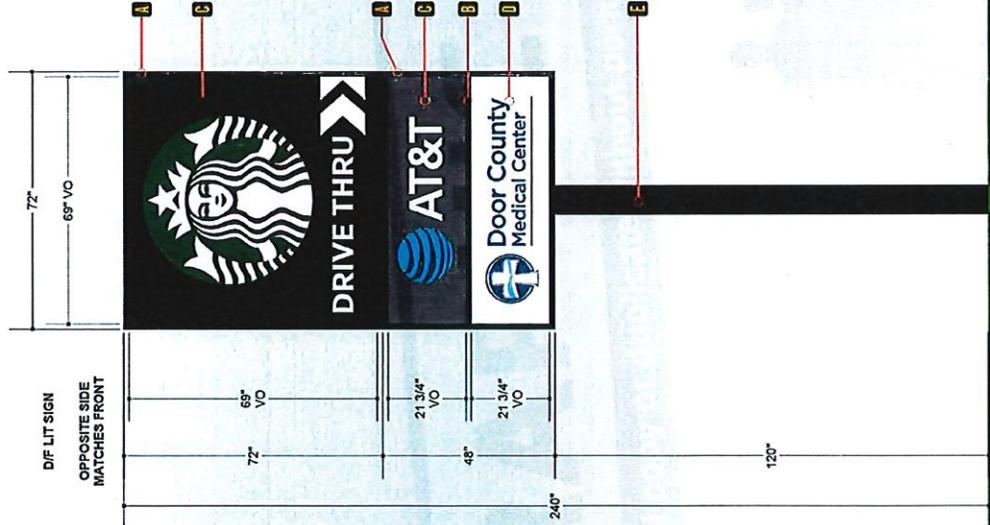
GRAPHIC HOUSE
NATIONAL SIGN FIRM

800 International Dr
Waukegan, WI 54981
715-842-2402
www.graphichouse.com

CLIENT: **FIRST & MAIN PROPERTIES**
911 GREEN BAY RD
STURGEON BAY, WI

SALES REP TROY S	DATE 9-16-2022	QUOTE NUMBER 24975-B	DIG NUMBER XX
SALES AUTH.	SALES PERSON AK	OFFICE AK	REVISION 01-12-2022-A

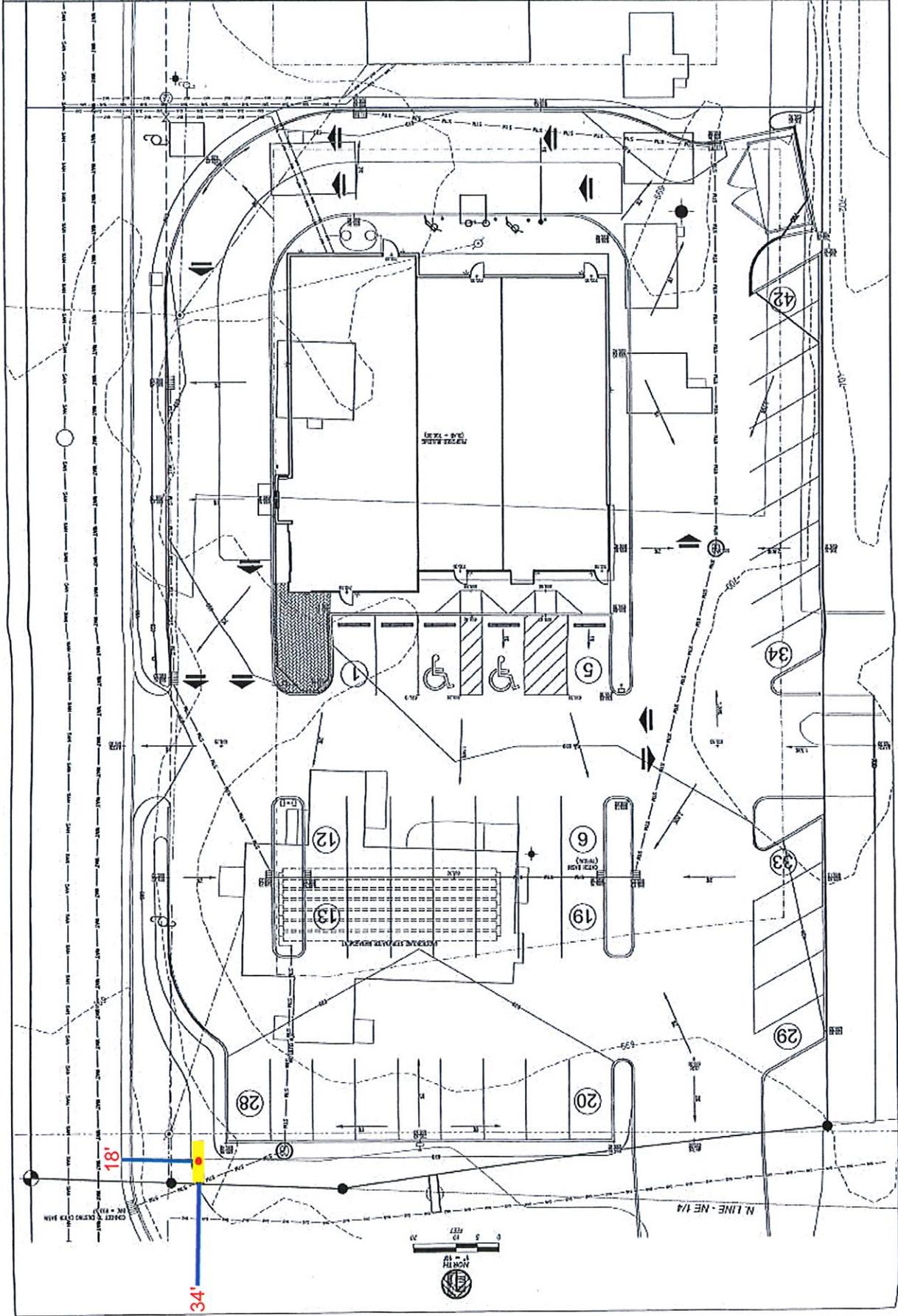
- Pylon Sign**
- A ALUM. FINISHED CHANNEL LIT W/ WHITE LED'S
 - B 1.5" PEAR FINISHER
 - C WHITE POLYCARBONATE FACE, SUPPLIED BY OTHERS & INSTALLED BY GHI
 - D WHITE POLYCARBONATE FACE, SUPPLIED BY GHI (SEE OTHER WHITE SIGN FOR #161-4)
 - E 8" SQUARE PAINTED SUPPORT
- P1 - Paint (tood)
White Polycarbonate

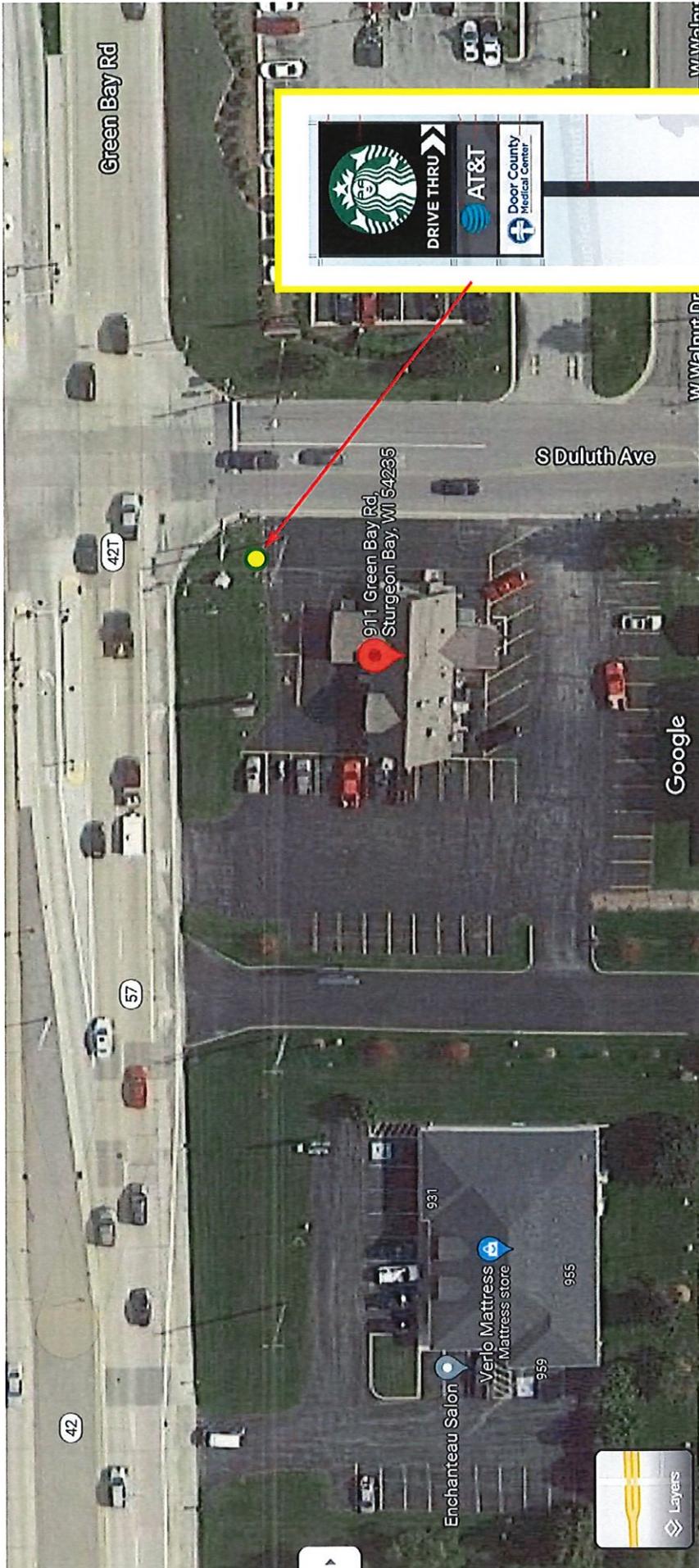


CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED
THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE ORIGINATED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES. TITLE TO UNITED STATES OR OTHER COUNTRY PATENT RIGHTS OR OTHER RIGHTS OF INTELLECTUAL PROPERTY ARE RESERVED BY GRAPHIC HOUSE, INCORPORATED. UNLESS OTHERWISE SPECIFIED BY AN ADDENDUM TO THIS AGREEMENT, GRAPHIC HOUSE, INCORPORATED, ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY ANYONE WHILE IN YOUR POSSESSION. THIS AGREEMENT INCLUDES ADDITIONAL COOPERATION THAT MAY BE REQUIRED DUE TO CERTAIN JURISDICTIONS.

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE MARK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS. PANTONE OR VANTL COLORS THAT WILL BE USED ON OR IN THE SIGN'S SHOW, ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT. A MANUFACTURER'S LABEL WILL BE ADDED TO YOUR SIGN AT THE DISCRETION OF GRAPHIC HOUSE, INC.





Green Bay Rd

42T

57

42

911 Green Bay Rd,
Sturgeon Bay, WI 54235

S Duluth Ave

Google

Enchanteau Salon

Verlo Mattress
Mattress store

931

959

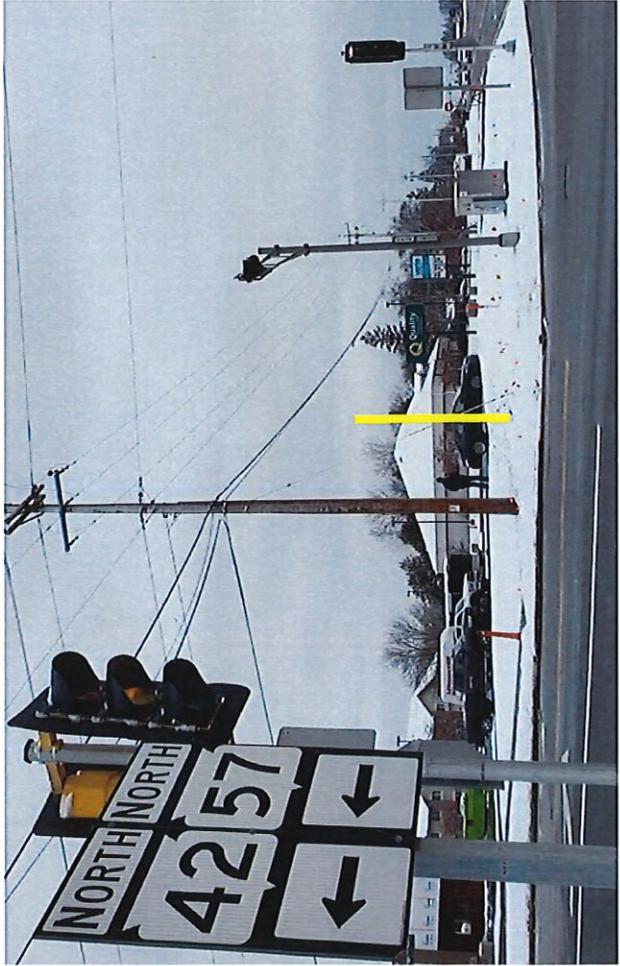
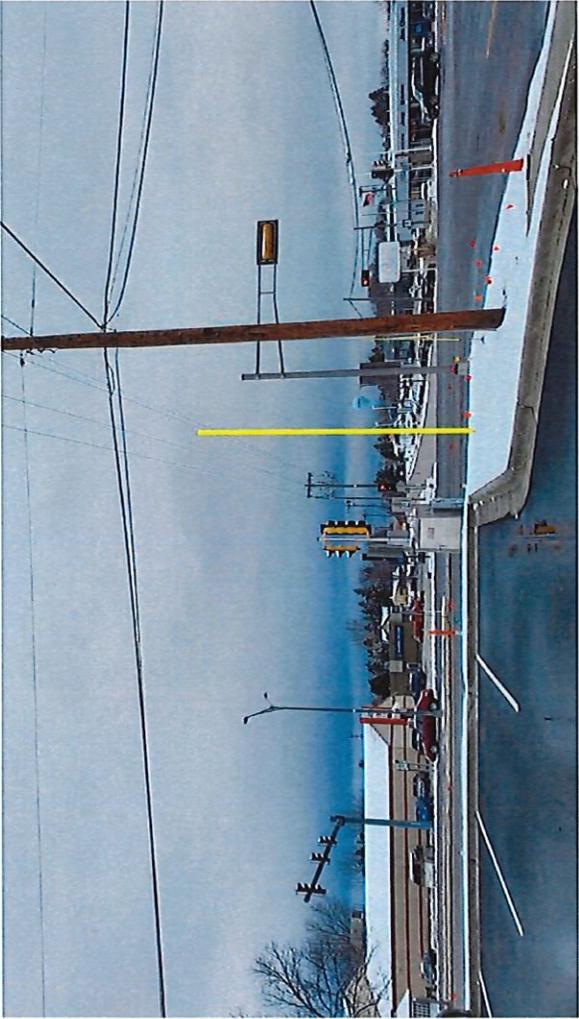
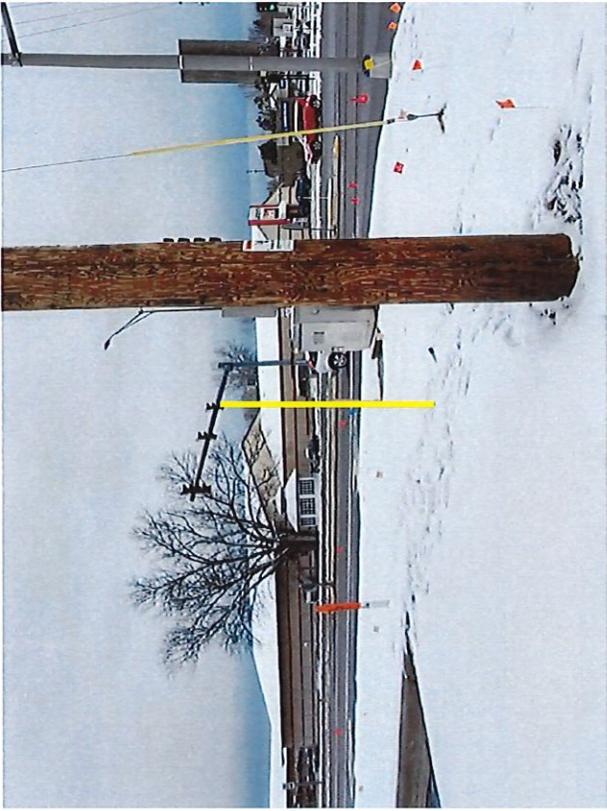
955



Walmart

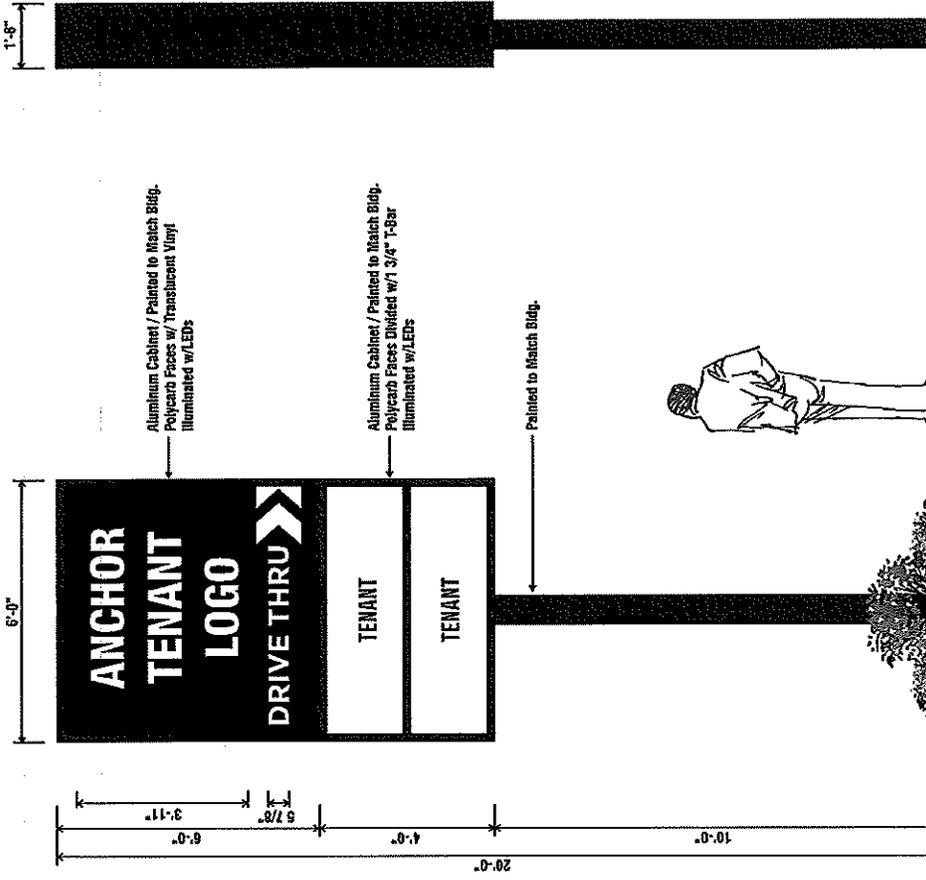
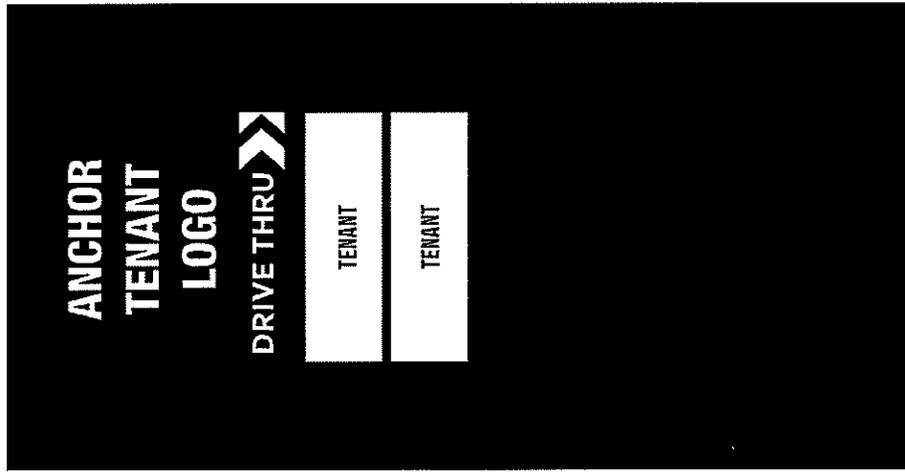
Walmart Dr

Layers



Submitted with original development application - March 2022

D/F PYLON - OPTION 1

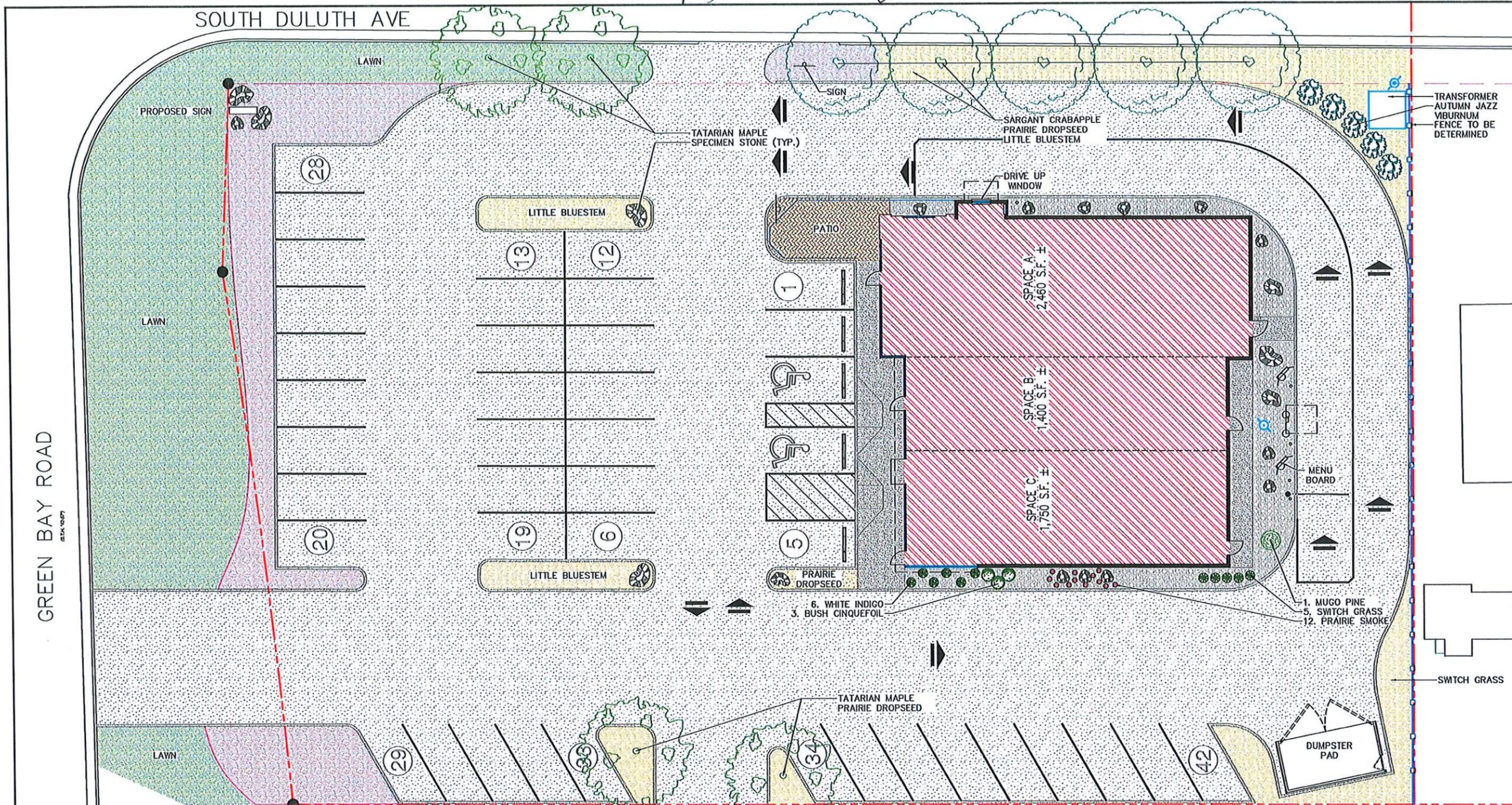


Side View

Night View

 <p>800-514-1119 ELEVATE97.COM</p>	<p>DESIGN #: 12210</p> <p>CLIENT: FIRST 8 HOME PROPERTIES</p> <p>ADDRESS: STURGEON DR, IN</p> <p>DATE: FEBRUARY 14, 2022</p> <p>SCALE: 3/8"=1'-0"</p> <p>A.C.: JILL BRELLO</p> <p>DESIGNER: JIN</p> <p>REVISED BY:</p>	<p>PAGE: 1.1</p> <p>REVISION DATE:</p>	<p>DESIGN STAGE</p> <p><input checked="" type="checkbox"/> CONCEPTUAL <input type="checkbox"/> FINAL JOB #: S000000</p> <p>ITEMS NEEDED PRIOR TO FABRICATION</p> <p><input type="checkbox"/> FIELD SURVEY / MEASUREMENTS REQUIRED</p> <p><input type="checkbox"/> ELECTRONIC FILE OF LOGO REQUIRED</p> <p><input checked="" type="checkbox"/> COLORS TO BE DETERMINED</p>	<p>APPROVALS</p> <p>WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.</p> <p>CLIENT SIGNATURE: _____</p> <p>DATE: _____</p>	<p>© COPYRIGHT 2022 BY ELEVATE 97</p> <p>THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR REPRODUCE, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU. YOU WILL ANY RIGHTS RESERVED. ELEVATE97 SHALL NOT BE RESPONSIBLE FOR ANY VIOLATION OF COPYRIGHT LAWS UNLESS WRITTEN BY ELEVATE97. UNLESS WRITTEN BY ELEVATE97, ANY VIOLATION SHALL CONSTITUTE A CHANGE OF INCURRED CONCEPTUAL / PRODUCTION EXPENSES.</p>
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Landscaping Plan from original submittal - March 2022



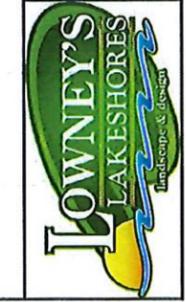
**PRELIMINARY PLAN
NOT APPROVED
FOR CONSTRUCTION**

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911 GREEN BAY ROAD DEVELOPMENT
CONTACT: FIRST & MAIN PROPERTIES
ADDRESS: 911 GREEN BAY ROAD
PHONE:
DATE CREATED: 2-11-22
DRAWING NAME: CONCEPT

DATE REVISED: 3-3-22
SHEET NUMBER: 1 - 1

LOWNEY'S LAKESHORES LANDSCAPE & DESIGN
5845 STATE HWY 42
STURGEON BAY, WI 54235
PHONE: (920) 743-6005
JOHN D. MEREDITH
LANDSCAPE ARCHITECT #14
john@lowneyslandscaping.com



BIRD & BUTTERFLY PLUG MIX	
SCIENTIFIC NAME	COMMON NAME
Asclepias incarnata	RED MILKWEED
Aster novae-angliae	NEW ENGLAND ASTER
Echinacea purpurea	PURPLE CONEFLOWER
Eupatorium maculatum	SPOTTED JOE PYE WEED
Eupatorium perfoliatum	BONESET
Liatris ligulistylis	MEADOW BLAZING STAR
Liatris pycnostachya	PRAIRIE BLAZING STAR
Monarda fistulosa	WILD BERGAMOT
Pycnanthemum virginianum	MOUNTAIN MINT
Rudbeckia subtomentosa	SWEET BLACK-EYED SUSAN
Rudbeckia triloba	BROWN-EYED SUSAN
Solidago ohioensis	OHIO GOLDEN ROD
Sporobolus heterolepis	PRAIRIE DROPSEED
Zizia aurea	GOLDEN ALEXANDER

- 4 TATARIAN MAPLE *Acer tataricum*
- 5 SARGENT CRABAPPLE *Malus sargentii*
- 1 MUGO PINE *Pinus mugo*
- 5 SWITCH GRASS *Panicum virgatum*
- 12 PRAIRIE SMOKE *Geum triflorum*
- 6 WHITE INDIGO *Baptisia alba*
- 3 BUSH CINQUEFOIL *Potentilla fruticosa*
- 5 AUTUMN JAZZ VIBURNUM *Viburnum dentatum 'RALPH SENIOR'*

NATIVE PLANTINGS
AS NOTED

SWITCH GRASS *Panicum virgatum*
LITTLE BLUESTEM *Schizachyrium scoparium*
PRAIRIE DROPSEED *Sporobolus heterolepis*

BIRD & BUTTERFLY PLUG MIX

LAWN

*64 PLUGS / 100 SQ.FT.

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Marty Olejniczak
Date: December 14, 2022
Subject: Kwik Trip Project Review

Seth Waddell, agent for Kwik Trip, petitions for approval of the building and site design of the Kwik Trip facility proposed to be located off of State Highway 42-57 (Green Bay Rd) and County Highway S (S. Duluth Ave). The project consists of an approximately 11,000-square foot Convenience Store / Carwash with a diesel pump canopy and a gas pump canopy. The subject site includes two current properties, one fronting on Highway 42-57 and the other on S. Duluth Avenue

Existing Conditions: Total area between the two parcels is about 20.7 acres. The highway parcel contains a commercial building with two occupancies – a marine architect and a hair salon. The Duluth Avenue parcel contains a dwelling and outbuildings. All existing buildings are proposed to be demolished. There is a drainageway known as Sawyer Creek that runs along the northwest borders of the property. The wetland map identifies wetland areas in the western portion of the site. All proposed development activities are situated well away from the creek and wetlands.

Building Design: The style and materials of the building match the Egg Harbor Road location. The building is fairly square and has a hip roof with dormers incorporated. The overall building height is 23 feet (single story). Exterior materials are brick siding with a metal standing seam roof. But the front of the building faces north toward the back of the Quality Inn, with the left elevation being the side facing Duluth Avenue. Even though there is access proposed from the north (Highway 42-57), the north façade will not be very visible from public streets.

Access / Circulation: There are two access points off of Duluth Avenue and one from Highway 42-57. All driveways are proposed to be two-way traffic. The internal circulatory lanes are very wide so there is no concern of internal traffic conflicts. The truck pattern has been factored into the circulation and access plan. The driveways to Duluth Avenue are 41 feet wide, which is wider than typically permitted. This width might be warranted for large trucks to access the two parking spaces closest to Duluth Avenue. Otherwise, the driveway widths potentially could be narrowed. The City Engineer has authority to permit the wider driveways.

One access issue to note is the Wisconsin DOT might require a curbed median to be installed on Highway 42-57. The median would prevent traffic from making left turns into or out of the driveway to the highway. Depending upon the final decision of the DOT the median, if required, could impact other existing driveways along the highway.

The other access/circulation issue is the planned sidewalk along Duluth Avenue. The City/County received a grant to design and construct new improvements along County Highway S (Duluth Ave) that includes sidewalks. The ditches would be eliminated. The planned sidewalk is another reason to consider narrower driveways leading to Duluth Avenue.

Signage: The project uses a variety of business and directional signage. Two ground-mounted signs are proposed – one along the highway and the other along Duluth Avenue. Wall signage on the canopies and building will require sign permits. The ground signs will also require a permit. The signage plan appears to comply with the Sign Code (Chapter 27).

Lighting: A lighting plan is included in your packet. Type of fixtures and layout appears to comply with the design board guidelines. However, its always a good idea to add a condition that all exterior lighting be night sky friendly and contained within the property with shields as needed.

Landscaping: The plan shows a large variety of trees and shrubs. These are spaced or clustered around the perimeter of the site, around the stormwater pond, and within four interior landscaped areas. The zoning code requires 1 canopy tree per 6 parking spaces. There are 56 parking spaces shown (both car and truck) which equates to 9 trees. This appears to be met. The code also requires that 5% of the interior of the parking area be landscaped. This provision is difficult to administer as it depends on what is considered parking area and what is considered interior. Most of the landscaped area on the plan is around the perimeter of the developed area. The four interior landscaped areas total about 7,500 square feet, which is a little less than four percent of the developed area (not including the access driveways. Ideally, the large expanses of asphalt and concrete would be broken up more with landscaped islands. On the other hand, the developed part of the site is situated relatively far from the highway and from Duluth Ave. It is a little more than 400 feet from Highway 42-57 R/W and about 45 feet from the Duluth Ave R/W. These greater setbacks will soften the look of the project from the public streets.

Options: The committee can approve the project as presented, approve with conditions, or reject the proposed design.

Conclusion: The proposed development is generally consistent with the design guidelines and municipal codes. The main issues that are identified for the Board to consider prior to issuing a certificate of appropriateness are:

1. The width of the driveways.
2. The Duluth Ave façade of the building.
3. The amount of interior landscaped space vs. the relatively large development setbacks.

CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
APPLICATION FOR *CERTIFICATE OF APPROPRIATENESS*

Name: Seth Waddell

Owner of Premises: Kwik Trip, Inc

Address or Legal Description of Premises:
957 Green Bay Road & 959 S Duluth Ave

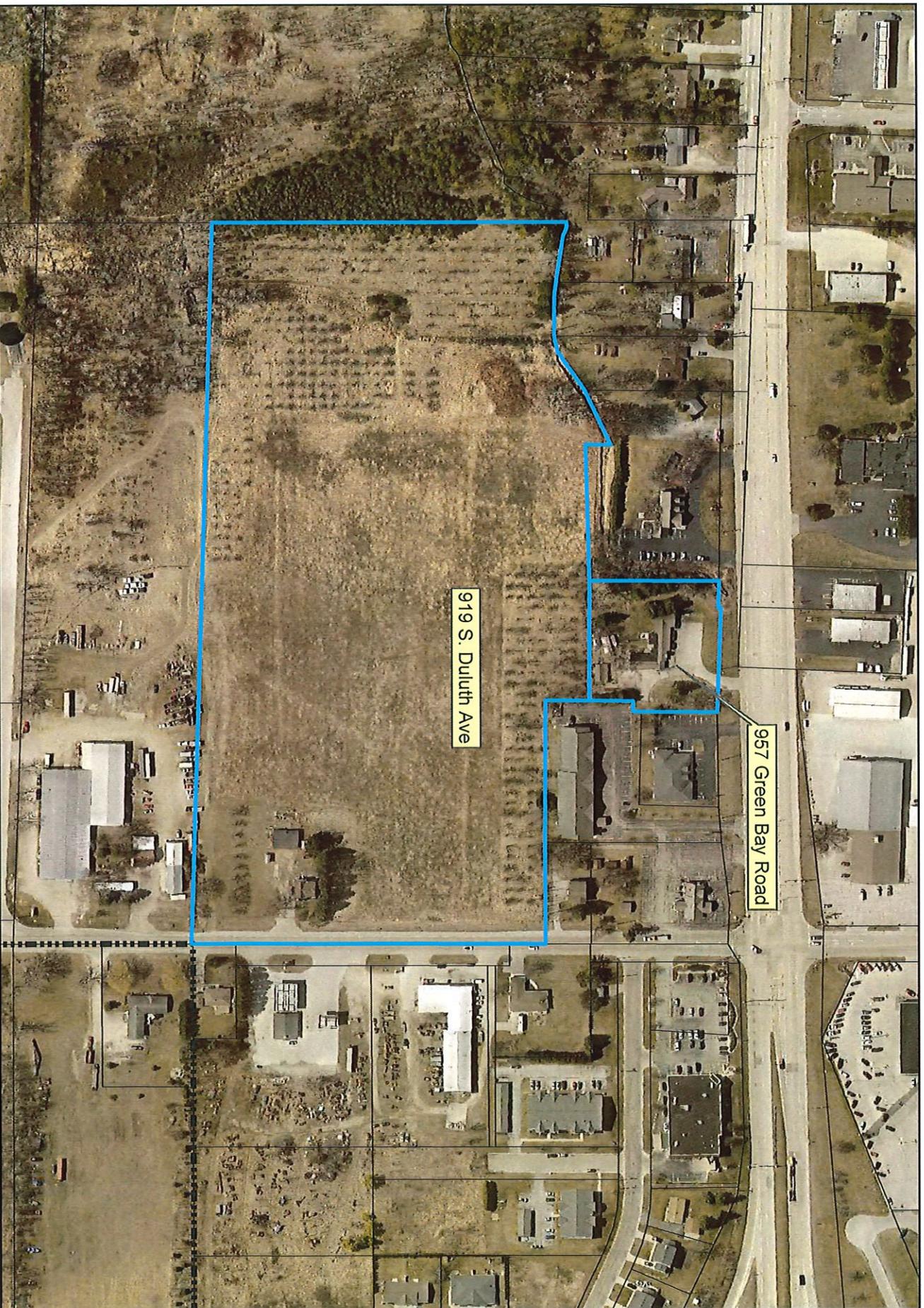
Statement of Specific Item Requested for Approval:
Site Plan & Building Approval

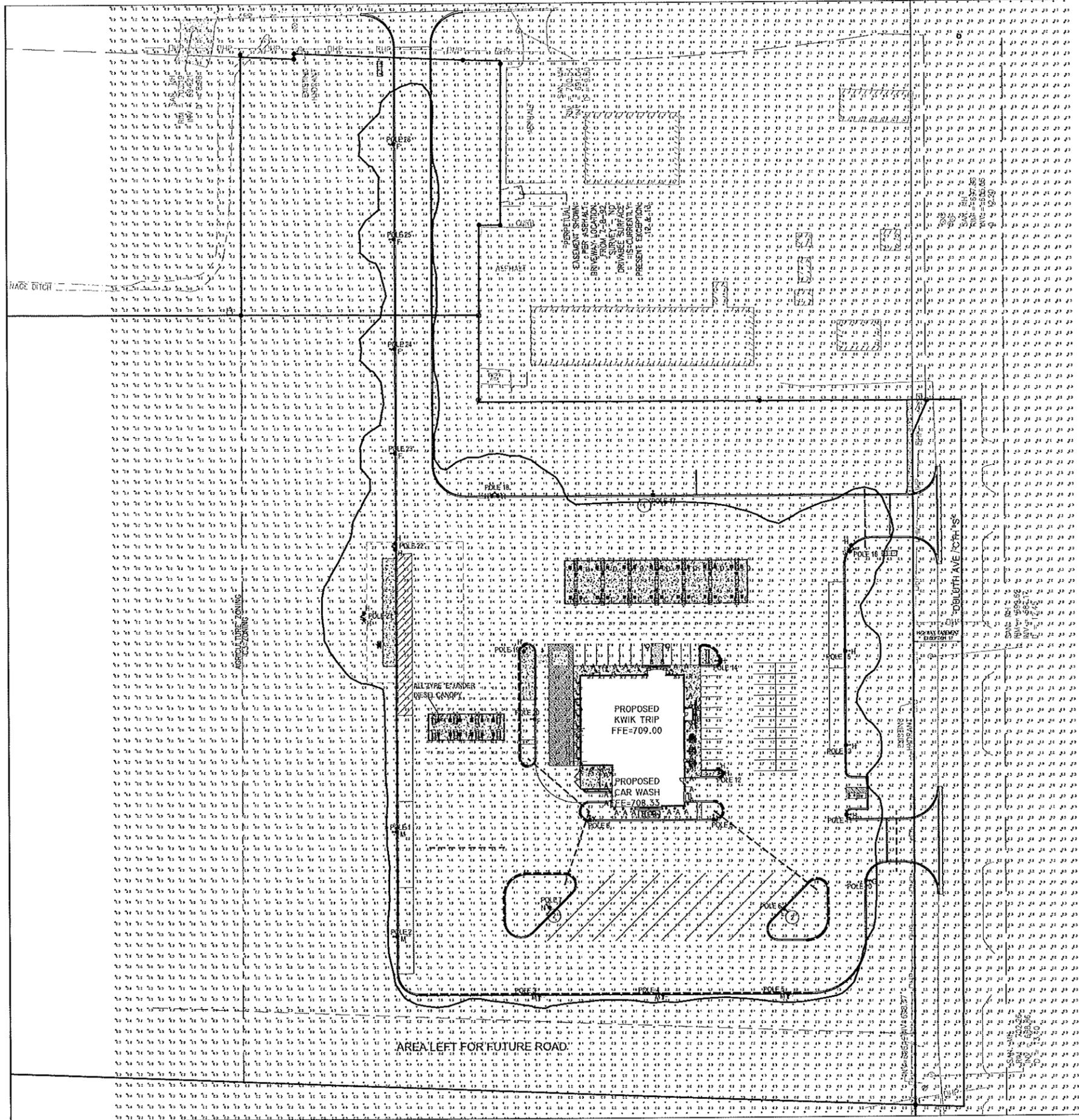
12/5/2022
Date


Applicant

Date Received: _____
Staff Signature: _____
Date Approved/Denied: _____

Location Map Proposed West Side Kwik Trip





CALCULATION STATISTICS

OVERALL SITE:
 AVERAGE: 1.3
 MAXIMUM: 6.7
 MINIMUM: 0.0

FIXTURE QUANTITIES

- A - 40
- B - 6
- C - 14
- D - 11
- E - 12
- F - 5
- G - 1
- H - 16
- J - 1
- K - 1
- L - 1
- M - 5
- N - 1

PROVIDE (19) 18' POLES AND (7) 27' POLES.

NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. THE PHOTOMETRIC POINT BY POINT ARE AT 10FT X10FT.

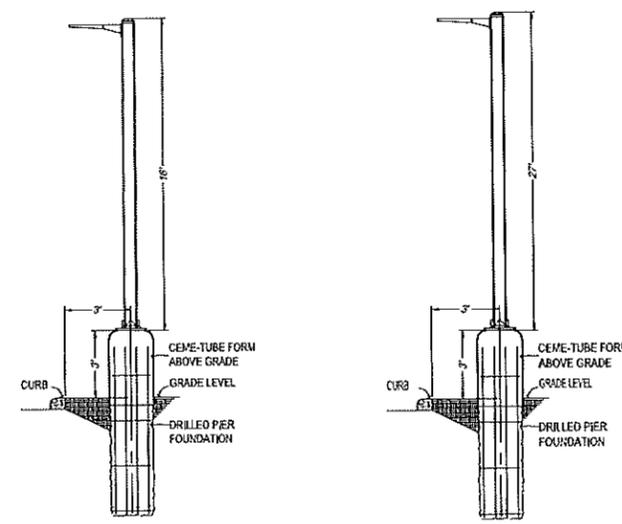
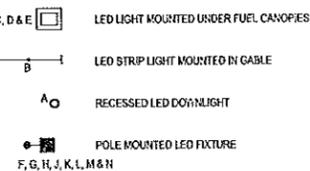
KEYED NOTES:

- 1 THIS POLE IS FOR CAMERA MOUNT ONLY. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
- 2 CONTRACTOR SHALL POLE MOUNT FIXTURE 8'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

FIXTURE TYPES:

- A - RECESSED LED DOWNLIGHT
 GOTHAM EVO3539-3AR-WD-120-TRV
- B - LED STRIP LIGHT MOUNTED IN GABLE
 LITHONIA -TL1H-185-1600LM-FST-ANVLT
- C - LSILIGHTING: SOV-LED-2XL-SFT-UVV-DM-50-WHT
 MOUNTED UNDER GAS CANOPY
 MOUNT FIXTURES WITH FORWARD THROW OPTIC Aiming AT STORE FRONT.
- D - LSILIGHTING: SOV-LED-15L-SC-UNV-DM-50-WHT
 MOUNTED UNDER GAS CANOPY
- E - LSILIGHTING: SOV-LED-2XL-SFT-UVV-DM-50-BLK
 MOUNTED UNDER DIESEL CANOPY
 MOUNT FIXTURES WITH FORWARD THROW OPTIC Aiming IN DIRECTION OF ARROW.
- F - LSILIGHTING: MRS-LED-12L-SL-3-UNV-50-70CR-WHT
- G - LSILIGHTING: MRS-LED-12L-SL-3-UNV-50-70CR-WHT-SL
- H - LSILIGHTING: MRS-LED-12L-SL-FT-UNV-50-70CR-WHT
- J - LSILIGHTING: MRS-LED-12L-SL-FT-UNV-50-70CR-WHT-SL
- K - LSILIGHTING: MRS-LED-12L-SL-SW-UNV-50-70CR-WHT
- L - LSILIGHTING: MRS-LED-18L-SL-FT-UNV-50-70CR-WHT
- M - LSILIGHTING: MRS-LED-18L-SL-FT-UNV-50-70CR-WHT-SL
- N - LSILIGHTING: MRS-LED-18L-SL-SW-UNV-50-70CR-WHT

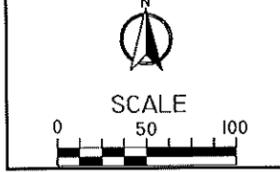
FIXTURE SYMBOLS:



LOT LIGHT ELEVATION DETAIL
 NOT TO SCALE
 DETAIL APPLIES TO POLES B THRU J
 POLE 17 IS FOR CAMERA MOUNT ONLY

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

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING
 REI Engineering, INC.
 4830 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54981
 PHONE: 715.825.9744 FAX: 715.875.4000
 EMAIL: MAIL@REIENGINEERING.COM



PHOTOMETRIC LIGHTING PLAN
 CONVENIENCE STORE # 1282
 STH 42 AND S. DULUTH AVE.
 STURGEON BAY, WI

#	DATE	DESCRIPTION

DRAWN BY: DLC
 SCALE: GRAPHIC
 PROJ. NO.: 10373A
 DATE: 11/29/22 - REVIEW DOCS
 SHEET: E1

GRAEF
 275 West Wisconsin Avenue, Suite 300
 Wausau, WI 54981
 414/259-1500
 414/259-0037 fax

PHOTOMETRIC SITE PLAN
 SCALE: 1" = 60'-0"

Typical Abbreviations List

AVC	AIR CONDITIONING	GYP BD	GYPSUM BOARD
ACT	ACOUSTICAL CEILING TILE	HV	HEATING & VENTILATION
AD	AREA DRAIN	HC	HOLLOW CORE
ADJ	ADJUSTABLE	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	HO	HOLD OPEN ARM
ALT	ALTERNATE	HR	HOURS
ALUM	ALUMINUM	HYD	HYDRANT
AP	ACCESS PANEL	INSUL	INSULATION
APPROX	APPROXIMATE	INT	INTERIOR
@	AT	JT	JOINT
BD	BOARD	JST	JOIST
BRG	BEARING	MBD	MARKER BOARD
BIT	BITUMINOUS	MAS	MASONRY
BLK/BLOCKING		MO	MASONRY OPENING
BR	BRICK	MAX	MAXIMUM
BLDG/BUILDING		MECH	MECH MECHANICAL
BM	BEAM	MTL	METAL
B.O.	BOTTOM OF	MIN	MINIMUM
BOOTT.	BOTTOM	NIC	NOT IN CONTRACT
BRG	BEARING	NTS	NOT TO SCALE
BTWN.	BETWEEN	OC	ON CENTER
CAB	CABINET	OD	OUTSIDE DIAMETER
CB	CONCRETE BLOCK	OH	OVERHEAD
CIP	CAST-IN-PLACE	PNT	PAINT
CF	CUBIC FEET	PLAS	PLASTER
CPT	CARPET	PLAM/PLASTIC LAMINATE	
CLG	CEILING	PL	PLATE
CLK	CAULK	PLBG/PLUMBING	
CLR	CLEAR	PLYND	PLYWOOD
CT	CERAMIC TILE	PCT	PORCELAIN CERAMIC TILE
CTR	CENTER	P/C	PRECAST
CO	CLEAN OUT	P/C TERR	PRECAST TERRAZZO
COL	COLUMN	PREFAB	PREFABRICATED
CONC/CONCRETE		PREFIN	PREFINISHED
CMU	CONCRETE MASONRY UNIT	FT	FREESTONE TREATED QUARRY TILE
CONT/CONTINUOUS		QT	QUARRY TILE
CONST	CONSTRUCTION	RENF	REINFORCING OR REINFORCEMENT
CONTR	CONTRACTOR	REQD	REQUIRED
CJ	CONTROL JOINT	R	RISERS
COORD	COORDINATE	RD	ROOF DRAIN
CRPT	CARPET	RFG	ROOFING
CY	CUBIC YARD	RFS	ROOM FINISH SCHEDULE
DBL	DOUBLE	RM	ROOM
DET	DETAIL	SCHED	SCHEDULE
DIA	DIAMETER	S	SEALED
DIAG	DIAGONAL	SM	SIMILAR
DM	DIMENSION	SC	SOLID CORE
DIST	DISTANCE	S.SURF	SOLID SURFACE
DN	DOWN	SPEC SPECIFICATION	
DRS	DOORS	ST	STAIN
DS	DOWNSPOUT	SS	STAINLESS STEEL
ENC	ELECTRIC WATER CHILLER	STRUCT	STRUCTURE OR STRUCTURAL
ELECT	ELECTRICAL	SW	SITE WASTE
EL	ELEVATION	TBD	TACKBOARD
ELEV	ELEVATOR	TEMP	TEMPERED
EP	EPOXY PAINT	TERR T	TERRAZZO TILE
EQUIP	EQUIPMENT	T&G	TONGUE & GROOVE
EXIST	EXISTING	T/	TOP OF
EPS	EXPANDED POLYSTYRENE	TP	TOILET PARTITION
EXP	EXPOSED	TR	TREADS
EXT	EXTERIOR	TYP	TYPICAL
EIFS	EXTERIOR INSULATION FINISH SYSTEM	UNFIN UNFINISHED	
FV	FIELD VERIFY	VB	VAPOR BARRIER
FIN	FINISH	VERT VERTICALLY	
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITION TILE
FL	FLOOR	VNC	VINYL WALL COVERING
FD	FLOOR DRAIN	VB	VINYL BASE
FTG	FOOTING	WVF	WELDED WIRE FABRIC
FDN	FOUNDATION	WDM	WINDOW
GEN	GENERAL CONTRACTOR	W	WOOD
GC	GENERAL CONTRACTOR		
GL	GLASS OR GLAZING		
GFCMU	GROUND FACE CMU		

SYMBOL LEGEND

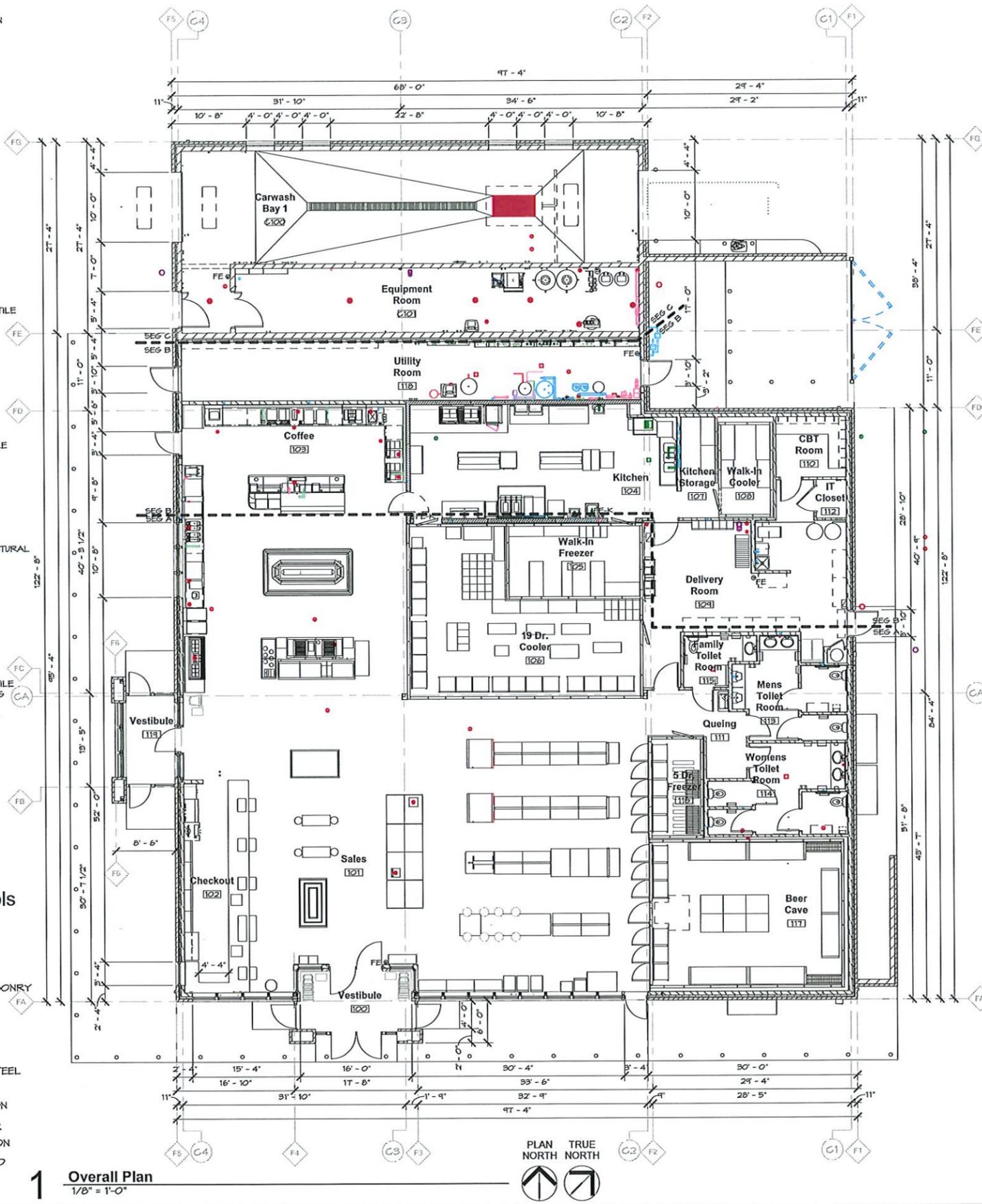
SEG A	MATCH LINE
SEG B	MATCH LINE
FD	GRID LINE - FACE OF BRICK VENEER & FOUNDATION WALL
CA	GRID LINE - CENTER OF STEEL

Graphic Symbols

Room name [101]	ROOM TAG
1 [A101]	SECTION CALLOUT
1 [A101]	ELEVATION CALLOUT
1 [A101]	DETAIL CALLOUT
5	DOOR NUMBER
CR	CURTAIN WALL TYPE
(A)	WALL TYPE
⬆	VERTICAL WORKING POINT ELEVATION
⬆	REVISION INDICATOR
○	GRID LINE - CENTER OF STEEL STUD

Material Symbols

[Pattern]	EARTH
[Pattern]	CONCRETE
[Pattern]	CONCRETE MASONRY UNIT
[Pattern]	FACE BRICK
[Pattern]	SPRAY-FOAM INSULATION
[Pattern]	STRUCTURAL STEEL
[Pattern]	BATT INSULATION
[Pattern]	ROUGH LUMBER
[Pattern]	RIGID INSULATION
[Pattern]	GYPSUM BOARD
[Pattern]	PLYWOOD



1 Overall Plan
1/8" = 1'-0"

THERMAL ENVELOPE NOTES	
RETAIL STORE	
AREA	SYSTEM
COLD ATTIC CEILING:	1. R-49 BLOWN FIBERGLASS WITH 4 MIL POLY VAPOR BARRIER AT GYP. BD. SURFACES. PROVIDE DEPTH MARKERS ON TRUSSES
KNEE WALL AT CEILING:	1. R-27 SPRAY FOAM POLYURETHANE (4") APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
EXTERIOR WALLS:	1A. TYPICAL EXTERIOR WALLS: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH VAPOR BARRIER COATING ON ALL INTERIOR GYP. BD. SURFACES 1B. WALLS AT FREEZER AND COOLER: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH 5/8" DENS SHIELD, BEAD OF SEALANT AT ALL EDGES. NO ADDITIONAL FINISH OR VAPOR BARRIER. NO TAPE OR PAINT. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.) 5. USE VAPOR BARRIER COATING ON ALL INTERIOR DENS SHIELD SURFACES.
INTERIOR WALLS:	1. NO SOUND INSULATION
ROOF:	1. R-35 TAPERED POLYISOCYANURATE (6" MIN) 2 LAYERS W/ STAGGERED JOINTS.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2" THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.
HEATED SLAB:	1. R-20 EXTRUDED RIGID INSULATION (4" THICK) SEE SPEC. UNDERSLAB RADIANT FLOOR.
AIR BARRIER	
1. AIR & VAPOR BARRIER SPRAY @ ALL EXTERIOR WALLS. SEE SPEC & DETAIL. 2. AIR BARRIER AT KNEE WALL WITHIN TRUSS SPACE, BETWEEN STORE AND ATTIC IS 4" CLOSED CELL SPRAY FOAM OVER GYPSUM BOARD THERMAL BARRIER. 3. SEAL ALL UTILITY PENETRATIONS TO AIR BARRIER. 4. SEAL ALL WINDOW AND DOOR FRAMES. 5. VAPOR BARRIER: A. GYP. BD. WALLS AND SPRAY FOAM KNEE WALL PAINTED: HALMAN LINSAY 530-1 FOR PERM RATING OF 0.30 B. 4 MIL POLY AT ATTIC CEILING.	
FENESTRATION	
ZONES 5 & 6	ALUMINUM WINDOWS: U = 0.36, SHGC: 0.40
ZONE 7	ALUMINUM WINDOWS: U = 0.29, SHGC: 0.45
	ALUMINUM DOORS: U = 0.67, SHGC: 0.35
	H.M. INSULATED DOORS: U = 0.44
ALUMINUM DOORS AND WINDOWS VALUES PER NFRC100 BY TUBELITE FOR T14000 WINDOWS AND NARROW STYLE DOORS.	
THERMAL ENVELOPE NOTES	
CAR WASH	
AREA	SYSTEM
COLD ATTIC CEILING:	1. (R-36) BLOWN FIBERGLASS (14") PLUS 2" SPRAY FOAM (R 13.0)
EXTERIOR WALLS:	1. TYPICAL EXTERIOR WALLS: 3" POLYISOCYANURATE INSULATION (R-18.5) AND EPOXY PAINT ON ALL INTERIOR SURFACES. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.)
INTERIOR WALLS:	1. NO SOUND INSULATION
COMMON WALLS:	1. (R-20) SPRAY FOAM POLYURETHANE (3"). APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
ROOF:	1. AT CENTER FLAT ROOF: TPO MEMBRANE ROOFING SYSTEM FULLY ADHERED OVER A MIN. OF 6" TAPERED POLYISOCYANURATE INSUL. (R-35) OVER VAPOR BARRIER OVER 8" CONC. PLANK 2. AT PERIMETER METAL ROOF: R-25 BLOWN IN INSULATION OVER 2" CLOSED-CELL SPRAY FOAM (R-13) 3. PRECAST DECK - CONCRETE SEALANT.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2" THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.
AIR BARRIER	
A. CARWASH AIR BARRIER IS EXTERIOR BRICK VENEER.	
FENESTRATION	
GLASS BLOCK WINDOWS:	R-1.96, U = 0.51, SHGC: 0.35
FIBERGLASS REIN. PANEL	U = 0.500
DOOR & FRAME:	
OVERHEAD POLYCARBONATE	U = .260 (INCLUDES VINYL & AIR FILMS)
DOORS:	

VANTAGE ARCHITECTS INC
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750 N. Third Street
Ph: (608) 784-2729
Fax: (608) 784-2826

Kwik TRIP
Kwik STAR

Kwik TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH: (608) 781-6598
FAX: (608) 781-6960

SHEET TITLE
Overall Floor Plan & Thermal Envelope Insulation Values & Notes
SHEET NO.
A000



FRONT LEFT VIEW



REAR RIGHT VIEW



FRONT RIGHT VIEW



REAR LEFT VIEW

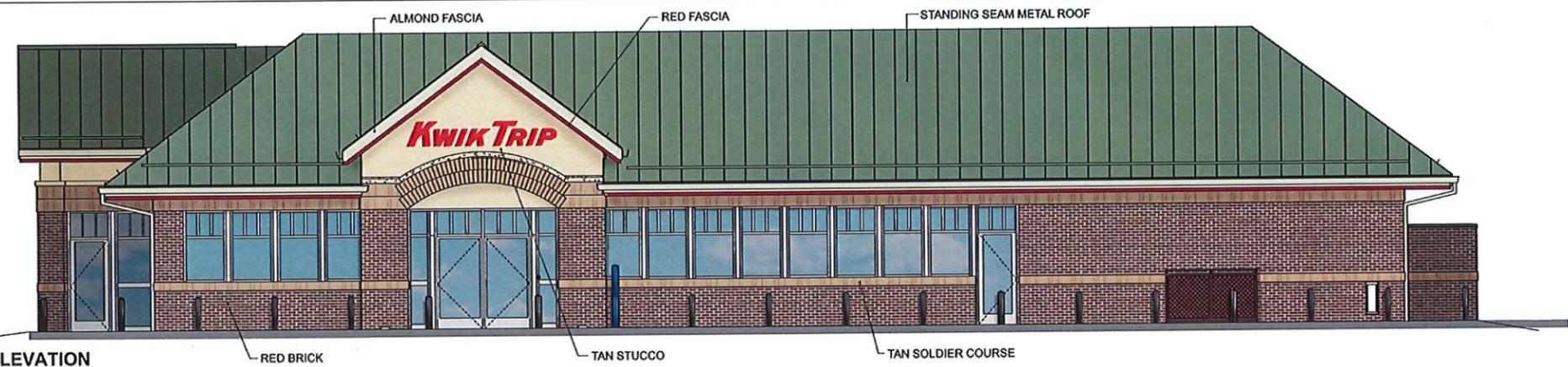


FRONT ELEVATION



KWIK TRIP, Inc.
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1626 OAK STREET
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FAX: (608) 781-8960

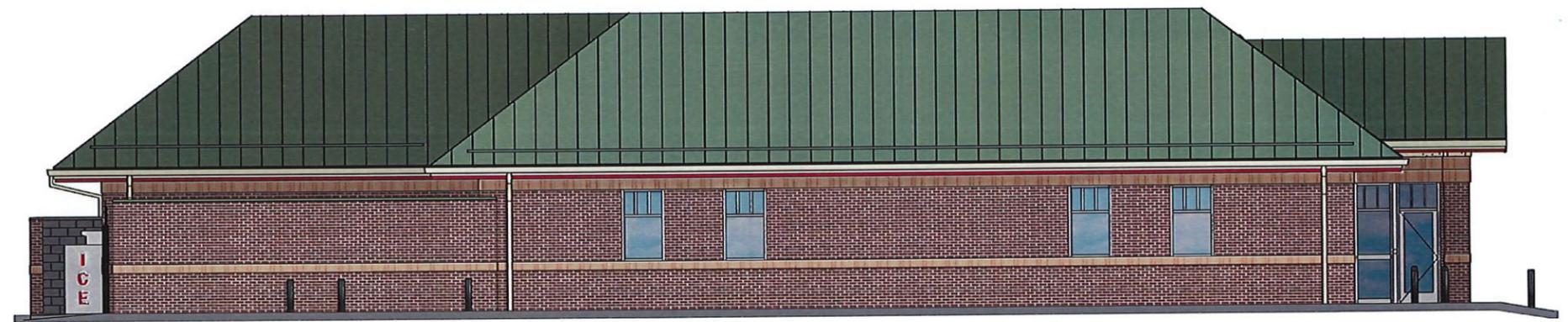
EXTERIOR ELEVATIONS
GEN 3 LEFT HAND with 1 Bay Carwash



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

**Kwik
TRIP**

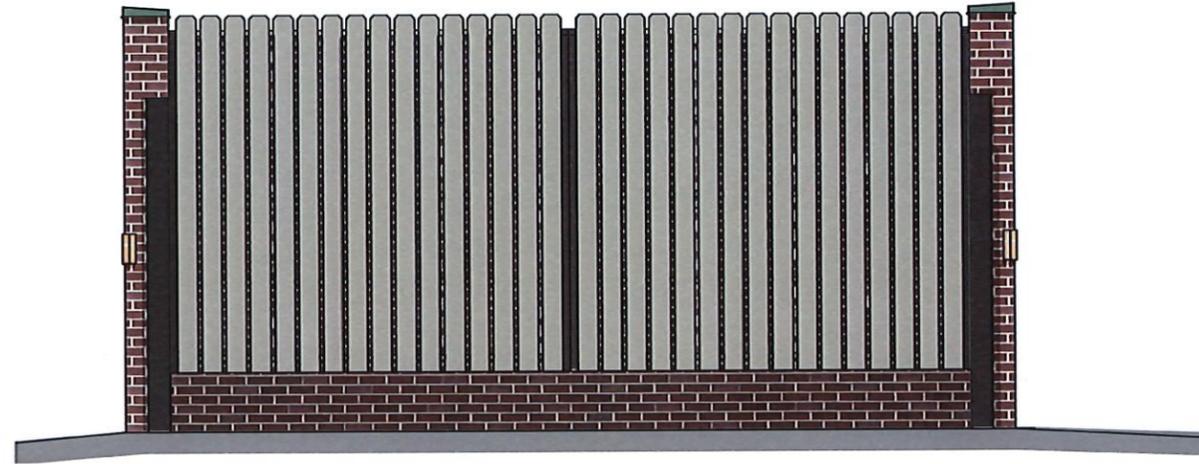
**Kwik
STAR**

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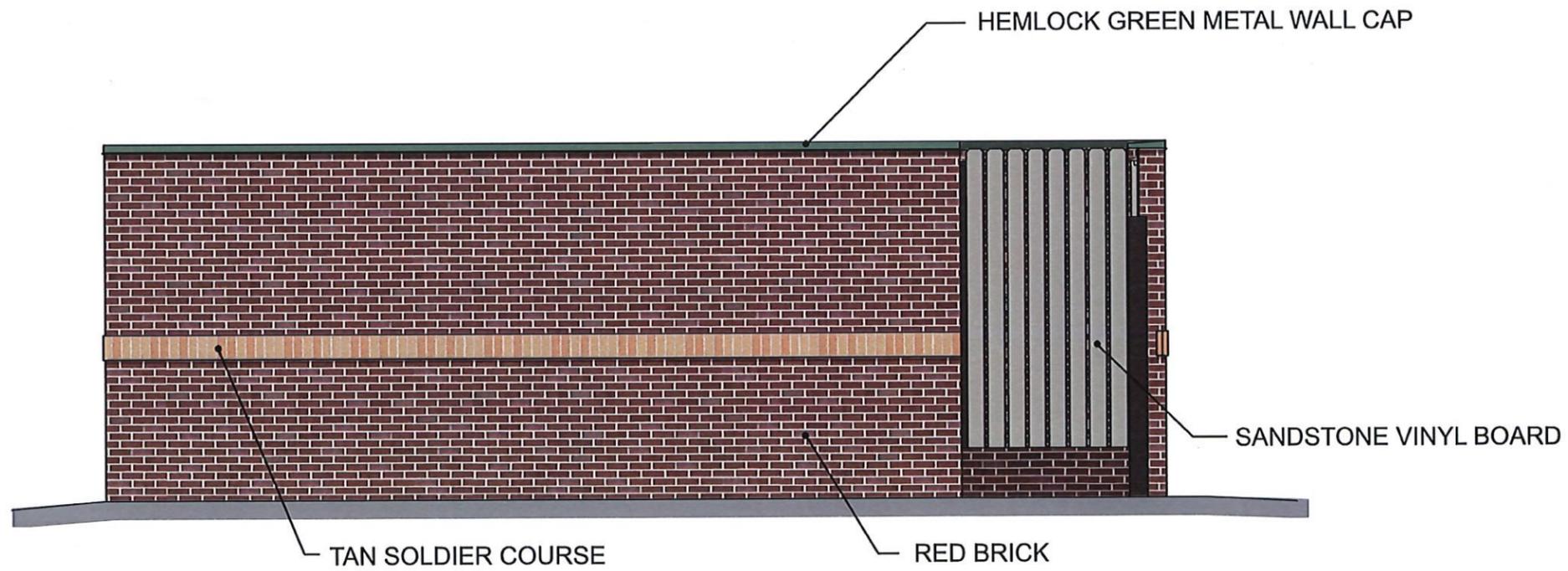
**KWIK
TRIP**

**KWIK
STAR**

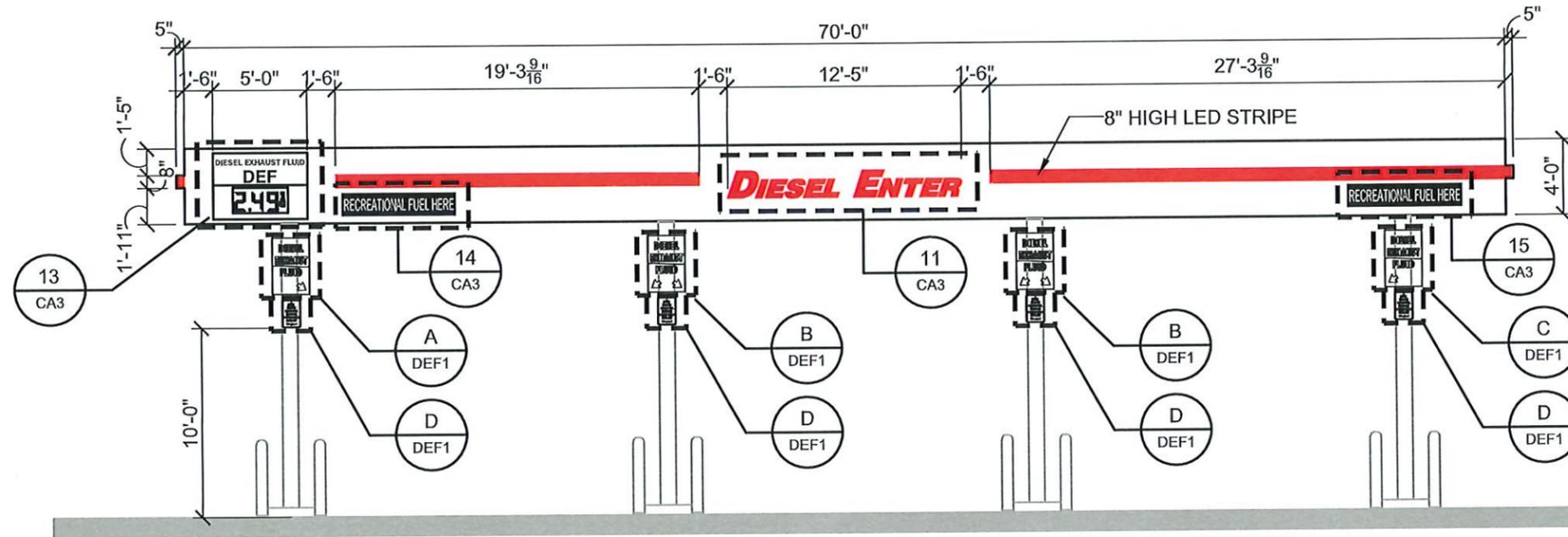
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



TRASH ENCLOSURE - FRONT ELEVATION

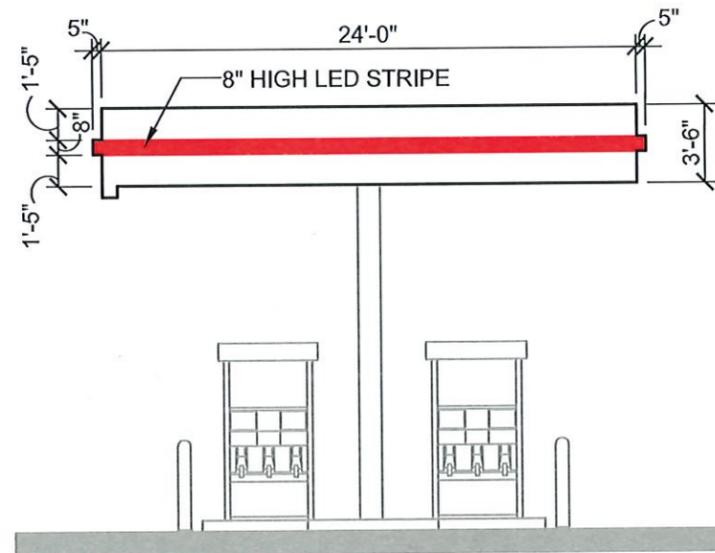


TRASH ENCLOSURE - SIDE ELEVATION



CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



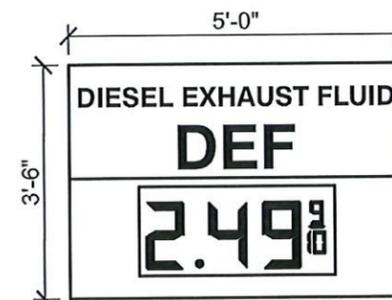
CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #11

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



DEF DETAIL - SIGN #13

SCALE: 3/8" = 1'-0"



REC FUEL SIGN #14 & #15

SCALE: 3/8" = 1'-0"

KWIK TRIP

KWIK STAR

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CANOPY SIGNAGE

CONVENIENCE STORE #1282
WITH SIDE DIESEL

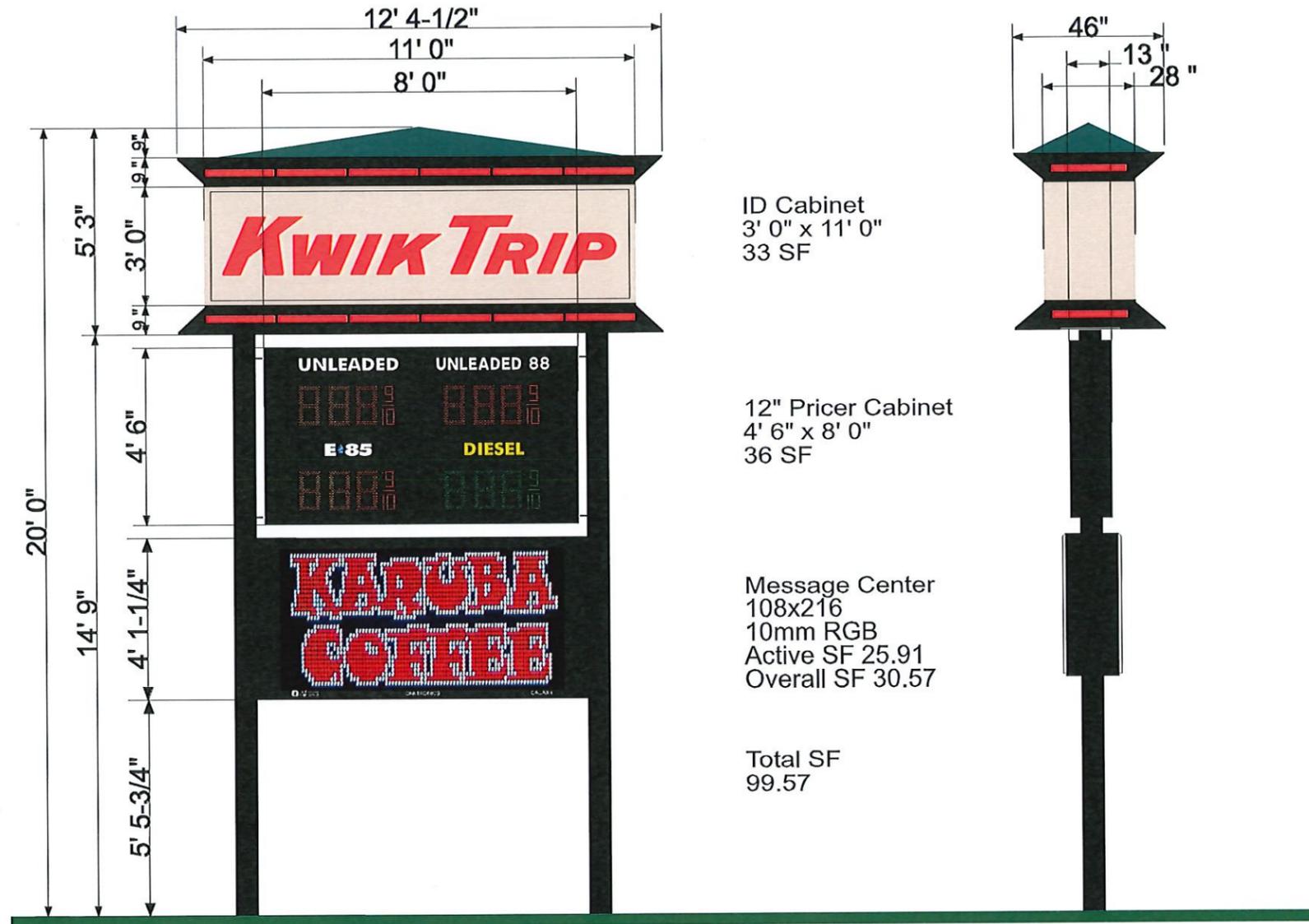
STH 42 & CTH 2
STURGEON BAY, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2022 10 07
SHEET: CA3

DOUBLE FACED PYLON

#1282 STURGEON BAY, WI



ID Cabinet
3' 0" x 11' 0"
33 SF

12" Pricer Cabinet
4' 6" x 8' 0"
36 SF

Message Center
108x216
10mm RGB
Active SF 25.91
Overall SF 30.57

Total SF
99.57

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

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

SALES

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

FILE

Revision Number:
Job File Location:

COLOR KEY

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

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