



Committee on Planning & Development
AGENDA

December 10, 2024

6:00 P.M.

Courthouse – Room 1277
721 Oxford Ave, Eau Claire, WI

Join by Phone:

Dial in Number: 1-415-655-0001
Access Code: 25334970019##

Join by Meeting Number:

Meeting Number: 2533 497 0019
Meeting Password: 3ekPCS5yM3z

Join from Meeting Link:

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=mcdfecc407e6d02d134bf4493216d9a24>

A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.

For those wishing to make public comments, you must email Rod Eslinger at rod.eslinger@eauclairecounty.gov at least 60 minutes prior to the meeting to the start of the meeting.

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of November 12, 2024 Meeting Minutes / Discussion – Action **Pages 3-4**
5. Public Hearings for Discussion / Action
 - a. A conditional use permit request for addition of a special event within a 12-month period. Owner: James Bischel. Applicant: Mark Bischel. Legal: NW-SE, NE-SW except easement described in Vol 214/483, SE-SW except part of Lot 1 OF CSM VOL 2 PG 89, AND SW-SE except W 20 Rods (330') of S 40 rods (660'), Section 27, T27N-R10W, Town of Union, Eau Claire County, Wisconsin. CUP-0009-24 **Pages 5-23**
 - b. A conditional use permit request for a restaurant with a drive-thru. Owner: Indianhead Oil Co., Inc. (Dennis and Kristin Arneson). Applicant: CBS Squared, Inc.-Tyler Hastings. Legal: Lot 3 of CSM Vol 5 of CSM Page 315-317 as Document #669320, Section 9, T27N-R10W, Town of Union, Eau Claire County, Wisconsin, except a part of Lot 3 of CSM Vol 5 of CSM, Page 315-317 as Document #669320 described in document #674189 and containing 12,600 square feet more or less. CUP-0010-24 **Pages 24-83**
6. Preliminary Plat for Wild Turkey Ridge / Discussion – Action **Pages 84-97**
7. Review/Approval of 2025-2027 Eau Claire County Emergency Operations Plan / Discussion – Action **2025-2027 Eau Claire County Emergency Operations Plan**

Prepared by: Heidi Pederson

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-7335, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

8. Review of November bills / Discussion **Page 98**
9. Proposed Future Agenda Items
 - a. Next scheduled meeting January 14, 2025
10. Director's Update
11. Announcements
12. Adjourn

Prepared by: Heidi Pederson

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MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, November 12, 2024

Time: 6:00 p.m.

Location: Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

Members Present: Dane Zook, James Dunning, (arrived at 6:40) Robin Leary, Michele Skinner,(remote)

Members Absent: Caleb Aichele

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, Hannah Wirth, Regan Watts, Tyler Esh

Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6:00 pm and confirmed the meeting notice with Director Eslinger.

Roll Call:

Director Eslinger called the roll. The members that were present are noted above.

Public Comment:

No members of the public wished to make a comment.

Review/Approval of October 22, 2024, Meeting Minutes

Motion by Choose an item to approve the October 22, 2024, committee meeting minutes. Motion carried on a voice vote: 3-0-0.

Zoning Code Updates

Ben Bublitz, Land Use Manager, presented the zoning code amendments to the committee.

Violation Status Report

Hannah Wirth, Zoning Technician, gave the committee a zoning violation status update and answered questions from the committee.

Emergency Management: Recovery from Disasters Update

Tyler Esh, Emergency Manager, presented on Emergency Management responsibility on recovery from a disaster. He described what is involved with disaster documentation, local, state and federal declarations, timelines, and funding thresholds.

Supervisor Dunning arrived at 6:40 PM.

Resolution 24-25/088 SWIFR Grant Application

Regan Watts, Recycling and Sustainability Coordinator, provided the SWIFR grant application background and details on the resolution allowing the Planning and Development Director to apply for the grant. The grant would provide funding to support rural compost drop-off sites along with providing funding for curbside composting. The grant could provide funding for large item drop side in the eastern part of the county. Internally, the grant would provide funding for a limited term position within the department to oversee the implementation of the grant. Finally, the grant would provide an opportunity to write an RFP for a contractor to purchase composting equipment.

Motion by Robin Leary to approve the proposed resolution 24/25/088 SWIFR Grant Application. Motion carried on a voice vote: 4-0-0.

Review of October bills

The committee reviewed the October bills.

Proposed Future Agenda Items

Next scheduled meeting December 10, 2024

Director's Update – 2024 Planning & Development Dept. 3rd Quarter Review

Director Eslinger reviewed the 3rd quarter report with the committee. He thanked the committee for their work and support with the department's 2025 budget. Eslinger noted he would like to start strategizing with the committee in the first and second quarters on solutions to refund the Environmental Engineer and Assistant Surveyor positions in the 2026 budget.

Announcements - None

Adjourn

Meeting adjourned by unanimous consent at 7:15 PM.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0009-24

COMPUTER NUMBERS: 022-1087-06-000, 022-1088-03-000 and 022-1088-07-000

PUBLIC HEARING DATE: December 10, 2024

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: James Bischel

AGENT: Mark Bischel

REQUEST: Special event for a music and camping event to be held August 15-16, 2025

LOCATION: 5024 Crescent Avenue, Eau Claire, WI 54703

LEGAL DESCRIPTION: NE-SW EX EASEMENT DESC VOL. 214/483, SE-SW EX PRT OF LOT 1 OF C.S.M. VOL 2 PG 89, AND SW-SE EX W 20 RDS (330') OF S 40 RDS (660') THEREOF, AND NW-SE Section 27, T27NR10W, Town of Union, Eau Claire County.

SUMMARY

There is already a conditional use contract signed and issued on the property for the Blue Ox Music Festival. A conditional use contract is a signed agreement between the department and the applicant administratively approving one special event meeting section 18.54.100 of the county zoning code. 18.54.100.D(2) specifies additional special events may be allowed as a conditional use with a maximum number of events not to exceed four within a 12-month period. This request is specific to one additional event during 2025. The request is for a two-day event, August 15-16 which will take place entirely within the existing campground area as shown on their site plan. There will be a total of four musical acts during this time. Campers will begin to enter the grounds August 14th and will leave August 17th. The event will consist of live music and overnight camping. The music will be between the hours of 5:00PM and 12:00AM with attendance estimated to be between 1,000 and 6,000 people. Additional approval will be required from the Sherriff Department since the crowd will consist of 1,000 people or more.

The application materials include a scaled site plan and narrative describing the proposed use outlining the specifics of the event in compliance with section 18.54.100.

BACKGROUND

REQUEST CHARACTERISTICS:

- The event and camping will be held within the permitted campground area.
- This will be the second special event within a 12-month period.

CURRENT ZONING: The purpose of the A-2 District is to, "Provide areas for limited residential and hobby farm development in a rural atmosphere," and to "preserve the county's natural resources and open space."

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	A-P	Agricultural
West	A-P	Residential / Forested
South	A-P	Agricultural / Forested
East	A-P	Agricultural

LAND USE PLANS: The County and Town of Union Comprehensive Plan Future Land Use Maps both include this property in the Rural Transition planning area.

Rural Transition (RT)

Intent and Description: The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs and environmental impacts, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate.

APPLICABLE ZONING REGULATIONS

Section 18.02 Purpose. This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

Section 18.05.001 Purpose. The A-2 Agriculture-Residential district is established to: Provide an area for limited residential and hobby farm development in a rural atmosphere; and Preserve the county's natural resources and open space.

Chapter 18.103.070.B Conditional Uses. Standards for approval of conditional uses. When reviewing conditional use permit requests for the A-P district, the committee shall consider the following factors:

1. The use and its location in the farmland preservation zoning district are consistent with the purposes of the A-P Agricultural Preservation zoning district;
2. The use and its location in the A-P Agricultural Preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law;
3. The use is reasonably designed to minimize conversion of land, at and around the site of the use, from agricultural use or open space use;
4. The use does not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;
5. Construction damage to land remaining in agricultural use is minimized and repaired, to the greatest extent feasible;
6. The availability of local units of government to provide services without unreasonable burden; and
7. The effect of the proposed use on water and air pollution, soil erosion, sedimentation and other possible environmental damage.

Section 18.54.100 Special Events. This section outlines all the requirements an applicant must meet prior to approval for a special event.

ANALYSIS: The following is an analysis of the request based upon the standards for approval of conditional use permits:

This event appears to meet the intent of section 18.54.100 which allows up to four special events in a 12-month period. The anticipated attendance is much smaller than the Blue Ox Music Festival which is held on the property annually, so it doesn't appear the this event would have a greater negative impact on neighboring property's other than it being an additional weekend in the same year.

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *special events are allowed in any zoning district including A2.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *the proposed use could have impacts to the neighbors with noises generated by music and a gathering of people, but the property appears to have a sufficient buffer between them and any nearby property owners.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *Adequate utilities and facilities will be provided. The event is required to meet all requirements outlined in 18.54.100.*
- 4) Adequate off-street parking is provided; *Adequate parking will be provided with each camping area and existing designated parking areas.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *Natural vegetation and physical distance from neighboring properties should mitigate most concerns. The music is proposed during a five-hour period ending at 12:00PM.*
- 7) Access does not pose traffic congestion or hazards; *the site has an existing access off Crescent Avenue. There have not been significant issues with previous events on this property.*

TOWN BOARD ACTION: The Town of Union met November 12, 2024 and unanimously recommended approval of the request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that the proposed conditional use permit for an additional special event is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends approval of the conditional use permit with the following conditions:

1. The permit is granted to host a special event August 15-16, 2024, the scaled site plan and the narrative shall be attached to and made part of the permit. Any updates/corrections to the plan shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, sanitary, and assembly license provisions.
3. The music shall stop at or before 12:00AM.
4. The Health Department shall review and determine if additional permitting is required.
5. All driveways and traveled portions of the site shall be of dust free material.
6. Any violation of section 18.54.100 constitutes a violation of this permit and is grounds for revocation.
7. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded as to direct the light source downward.
8. Any signage related to the business requires a permit from the department and will need to follow Title 18 requirements.

9. Any temporary structures or tents shall obtain any necessary permits for temporary structures.
10. Uses authorized under this conditional use permit modification shall be limited to the special event proposed in the application. However, future changes to the special event shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
11. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
12. The permit is subject to Section 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.



Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Office Use Only

Date Application Accepted:	10/14/2024
Accepted By:	Heidi
Receipt Number:	078824
Town Hearing Date:	11/7/2024
Scheduled Hearing Date:	11/12/2024

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	Phone#
Mailing Address:	
Email Address:	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

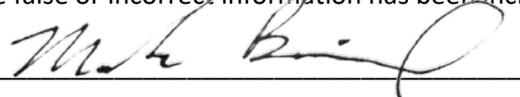
Site Address:			
Property Description: _____ ¼ _____ ¼ Sec. _____, T _____ N, R _____ W, Town of _____			
Zoning District:		Code Section(s):	
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):			
or			
PIN #(s):			

GENERAL APPLICATION REQUIREMENTS

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide \$550.00 application fee (non-refundable). Send application to landuse@eauclairecounty.gov or to the address above.
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature  Date _____

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

CAMPOUT IN THE PINES – AUGUST 15-16, 2025

A. The Pines Music Park is seeking a conditional use permit for a live music and camping event to be held either August 15-16, 2025.

B. The special event will not take place in habitat areas of threatened or endangered species or in sensitive environmental areas.

C. APPLICATION REQUIREMENTS

1. Maps illustrating the following:

a. *Map C1a (attached)* The location of the event and surrounding property within ½ mile of the event including land use in the surrounding area.

b. N/A – All parking will occur on-site or in spaces immediately adjacent to the event site.

c. *Map C1C (attached)* - Incoming traffic to the event. Many of our attendees will be coming from either I-94EB or I-94WB a majority of which will be camping overnight, those leaving will take the route of their choice similar to the way Blue Ox Music Festival currently operates.

From US-53 South

- Take exit 87 for US-12 W
- Turn right onto US-12 W/E Clairemont Ave
- Turn left onto Menomonie St
- Turn left onto Ferry St
- Turn right onto Crescent Ave

From I-94 West

- Take exit 59 for Wisconsin 312/Country Rd EE/Hwy 12 toward Eau Claire/Chippewa Fls
- Slight right to merge onto WI-312 E toward Eau Claire/I-94/US-12
- Turn right onto N Town Hall Rd
- Turn left onto Crescent Ave

From I-94 East

- Follow I-94 W to WI-37 N in Eau Claire. Take exit 65 from I-94 W
- Turn right onto WI-37 N
- Turn left onto Short St
- Turn left onto Ferry St
- Turn right onto Crescent Ave

2. A scaled site plan of the site or sites where the event will take place showing the following:

a. *Map 2 (attached).* The exterior boundaries of the site or sites.

b. *Map 2 (attached).* The location for entry gates and exits, booths, stages, tents, canopies, pavilions, food and beverage stands, carnival rides, bleachers or other seating areas,

areas where competitive events or other entertainment will take place, lighting fixtures, or any other similar types of structures or amenities necessary for the event.

c. *Map 2 (attached)*. The location of on-site parking lots, including parking for spectators/visitors, vendors, and event competitors/participants; and a separate site plan for off-site parking lots, indicating locations for shuttle stops for shuttling visitors/spectators to the event in accord with 18.30.270 D.3.c., below.

d. *Map 2 (attached)*. The location for signs on-site and in the vicinity of the site, subject to the standards for signs in 18.30.270 D.4., below.

e. *Map 2 (attached)* shows the extensive roadway system in the campgrounds. The roads are built to accommodate campers and vehicles of all sizes. Campers are placed in their campsites so as not to block road traffic or a walk area next to the road. This is monitored by event staff. If a camper or tent is placed too close to the roadway, they are asked to move it. No campers or vehicles are allowed to park in a roadway.

We have had conversations with various emergency response departments including Eau Claire County Sheriffs, Eau Claire paramedics, and Township of Union Emergicare all have been confident in their ability to travel roads on site if the need arises.

Pedestrian thoroughfares are located throughout the grounds, also. There are no actual sidewalks but there is room along every roadway to safely walk, so as not to be on the road. The amount of motor vehicle traffic during the event is very minimal. Once campers are in, they tend to stay in place. Over the years of operating the Blue Ox Music Festival we have found this to be true. Campers will be encouraged to park their vehicles in the parking lot if they plan on leaving the grounds during the event.

f. *Map 2 (attached)*. The location for portable restroom facilities.

g. *Map 2 (attached)*. The location for garbage/refuse receptacles and recycling receptacles.

3. Description of the event: Pines Music Park Campout in the Pines: live music and camping event.

a. The August 2025 Campout in the Pines will be held August 15-16th, 2025 featuring live music on one stage taking place between the hours of 5:00 PM-12:00 AM on both days. A late night 2:00 AM Variance for the Town of Union will be obtained and may in the case of weather which would cause a shift in schedule. Campers may begin to move into their sites on the Thursday preceding the event dates for camping only, there will be no scheduled live music on this move-in date. The stage setup will be in our festival bowl, placed in the same area as our Main Stage at Blue Ox Music Festival. Reserved and unreserved camping will be available in the surrounding areas. We will be serving alcohol at the event under our site's liquor license through the Town of Union. One to five food vendors will be on-site serving a variety of items for consumption throughout the weekend. Setup of the site will take place starting the Monday preceding the event. Teardown will begin on the Sunday post event, with all campers and vendors being encouraged to leave by 12:00PM on that day.

b. The activities for the event will include live music on one stage, food vendors, and beverage vendors. Camping will be available for attendees during the weekend.

c. Attendance would be expected to be in the 1,000 – 6,000 people per day range. There will be 4 musical acts playing over the two-day event. There will be 1-5 food vendors on site, and the

Pines Music Park Lodge will be serving beverages during the event. Event staff will be comprised of 20-30 workers/volunteers per day.

d. Parking will be in the Fields Parking area, like areas used for parking at the Blue Ox Music Festival. Up to 1,800 parking spaces are available in this space for those intending on parking for the day. Most of the patrons coming to the event will be camping with us overnight and will park in their campsite.

e. Adequate personnel will be provided for crowd control and security, maintaining order at the event. Law enforcement will be consulted with about the number of sheriffs and private security needed for the event, initial discussions with Cory Schalinske indicated that exact numbers would depend on the number of attendees that will be at the event. As many as two officers would be needed for the anticipated number of guests. In addition, private security will be contracted to provide two security guards for every 500 people as indicated in 9.40.111. In addition, a staff of 20 people will be working directly for the event servicing areas such as parking, bartending, guest relations, and as artist/stagehands.

f. Traffic flow will be like that of the Blue Ox Music Festival. The Eau Claire Sheriff's office will be consulted regarding any special needs they see necessary. Many of our guests will be camping with us, staying the entire weekend. Those who need day parking will arrive at our Pines gate and park in the adjacent Fields parking area.

g. Waste and recycling services will be provided by Waste Management and event staff will monitor receptacles as well as clean up any litter issues as they arise. We will be working with Matt Schreiner at Waste Management to ensure a mix of dumpster and 64-gallon waste containers for each garbage and recycling to meet or exceed requirements for the expected crowd size. There will be an equal number of waste and recycling containers which are to be clearly marked. The pickup plan will be discussed with Matt to ensure ample space throughout the weekend.

4. The Pines Music Park agrees to all requirements of site inspection by law enforcement, public health, and fire control officers and staff.

D. STANDARDS FOR APPROVAL OF SPECIAL EVENTS

1. Access

a. *Map C1c (attached)*. LOCATION MAP REFERENCE – OVERVIEW OF LOCAL AREA

b. All appropriate law enforcement and local municipalities will be consulted for guidance on traffic control.

2. *Map 2 (attached)*. SITE MAP – SHOWING FACILITIES AND FEATURES STATED IN 2.a.i-iv

3. Illumination

a. Hardwired electric lighting is provided throughout the event site at the Pines Music Park.

b. All parking, camping, entrance points, and vendor locations have permanent electric lighting installed and will be illuminated during nighttime hours.

c. Lighting installed on-site is directed towards the ground and shielded to direct light towards the ground preventing spillover to the sky as well as adjacent properties.

d. Spotlights, laser beams, and concentrated light beams are not allowed to be installed by those attending the event. Lights from stage production are focused on the stage activities and area surrounding the stage and will not be directed towards the sky.

4. Signage

a. Temporary signage will not be placed in the road right-of-way.

b. All temporary signage will be placed no sooner than 7 days prior to the event and taken down within 24 hours of the event's conclusion.

c. No temporary signage for the event will exceed the limits of 32 square feet.

d. Section 18.26.010 has been read and will be complied with.

5. Duration, dates, and times

a. The event will run for 2 days on August 15-16th 2025.

b. Campers may begin to move in on the Thursday preceding the event at noon. Music at the actual event will begin on that Friday and Saturday (August 15-16th 2025) with music beginning at 5:00PM and ending at 12:00AM. A variance for 2AM will be used if weather causes a shift in schedule. Moveout is on that following Sunday with patrons being encouraged to leave by 12:00PM.

6. Parking

a. On-site parking will be provided for all entertainers, vendors, and emergency services. Parking will be located within the event space either backstage or adjacent to vending areas.

b. On-site parking will be provided for all employees, volunteers, and attendees. Parking will be in the fields parking area.

c. Parking areas are located on turfgrass to minimize dust and watering of roads will be used as necessary to control dust.

d. Adequate on-site parking will be provided for all that are working and attending the event. Parking needs will comply with the 1 stall per 4 attendees and 1 stall per 2 employee/volunteers.

e. Off-site parking will not be used for the event.

i. N/A

ii. N/A

iii. N/A

f. Parking density will comply with the 150 cars per usable acre regulation.

7. Sanitary facilities, refuse collection, and recycling

a. All necessary permits will be obtained from the Eau Claire City-County Health Department as outlined below.

i. Toilet facilities will be provided by Troy Dressel and Cesspool Cleaner Company. Toilets will comply with a minimum 1 toilet unit per 150 persons in attendance for the event as well as the stricter requirements from the Eau Claire City-County Health Department for Special Events Campgrounds requiring 1 unit for every 125 males and 1 unit for every 65 females.

ii. All food and beverage vendors will be inspected by ECCC Health Department for compliance with Health and Safety standards before food and drink is served at the event.

iii. Filtered potable water will be provided free of charge from our Health Department tested well.

iv. Refuse collection containers will comply with set standards for collection and number of containers will meet or exceed the 50 gallon/16 cubic yard standard laid out. All refuse will be collected by Waste Management with placement and quantities established between event management and Waste Management teams dependent on the number of tickets sold for the event.

b. Roads and public thoroughfares adjacent to the event site will be policed as determined by law enforcement. In our experience with the Blue Ox Music Festival traffic is limited coming to and from the event due to most attendees camping throughout the weekend. Litter will be monitored and cleaned up during and after the event.

c. Recycling receptacles and collection will be facilitated by Waste Management compliant with Chapter 12.73 of Eau Claire County Code.

d. Waste Management will be contracted for waste and recycling services for the event.

8. Safety and emergency services

a. Crowd Control

i. Adequate personnel will be provided for crowd control and security, maintaining order at the event. Law enforcement will be consulted about the number of sheriffs and private security needed for the event. Initial discussions with Cory Schalinske indicated that exact numbers would depend on the number of attendees that will be at the event. As many as two officers would be needed for the anticipated number of guests. In addition, private security will be contracted to provide two security guards for every 500 people as indicated in 9.40.111.

ii. N/A as off-site parking will not be used for this event.

b. Fire Protection

i. The Town of Union Fire Protection Unit will be contacted about this event to ensure they are available if need arises.

ii. All recommendations from Fire Protection will be followed, not limited to having fire extinguishers in all tents and buildings where required.

c. Emergency medical services

i. Emergency medical services in the Town of Union will be contacted about the this event, to ensure their availability.

ii. First aid services will be provided at the event by Town of Union EMTs and will set up in a centralized area to camping and concert activities.

9. Insurance and financial assurance

a. Public liability insurance shall be provided for the duration of the event, with a minimum of \$300,000 coverage for injury or damage to a person or property and not less than \$1,000,000 in the aggregate amount for any one occurrence, naming the county as an additional insured.

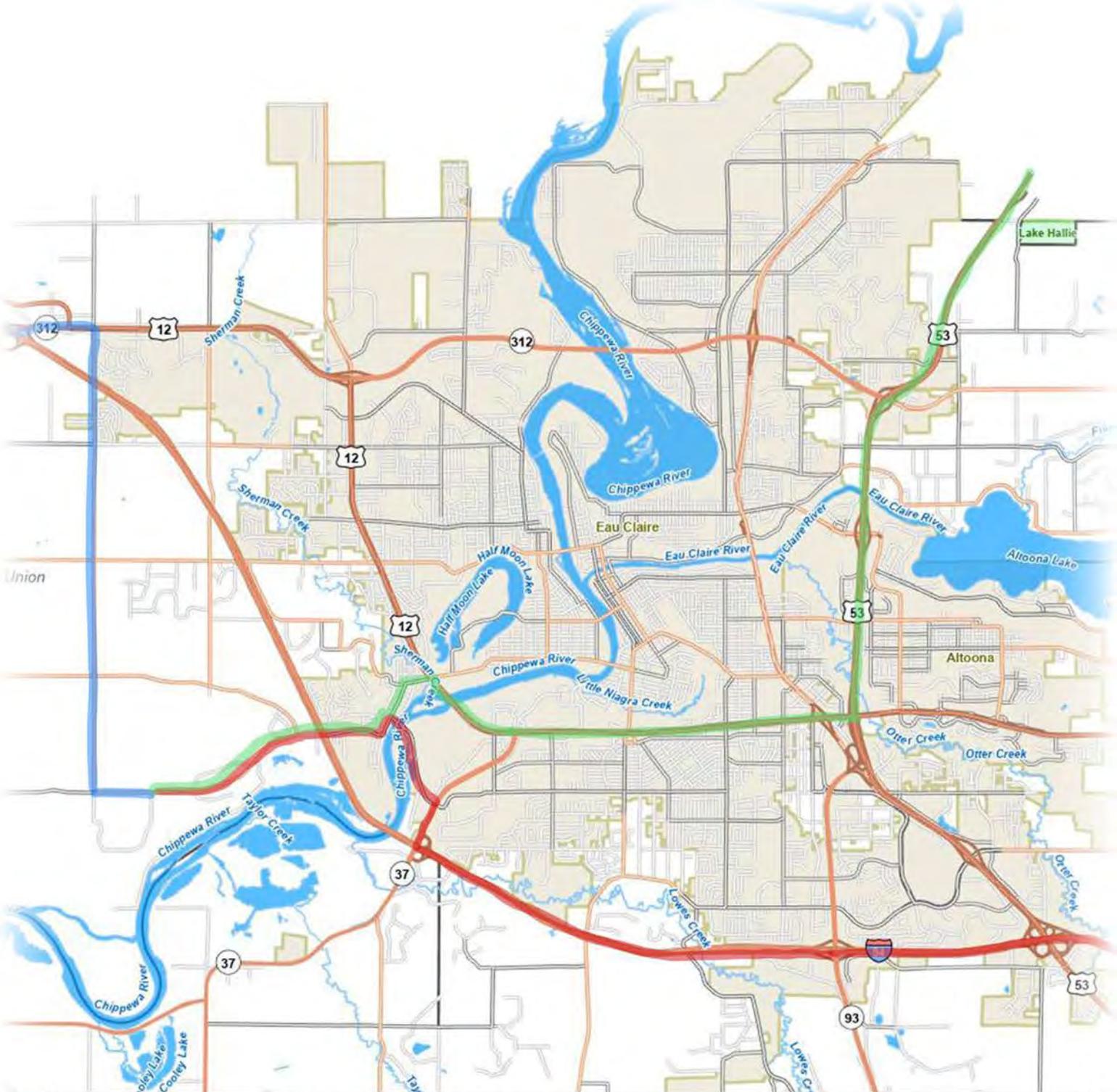
b. A refundable bond in a form acceptable to the county shall be posted with the county in the amount of \$1,000 and shall be refundable to the applicant after the county has determined that all of the conditions, standards and requirements for the special event have been met. Failure to comply with all conditions, standards and requirements for the special event shall result in forfeiture of all or any portion of the bond needed to remedy the applicant's noncompliance. The applicant shall be provided with a statement describing how the forfeited funds were expended.

10. Assembly permits will be applied for as required by the Eau Claire County Sheriff's Department



**PINES MUSIC PARK C.U.P.
18.30.270 C1a**

The location for the event and surrounding property within 1/2 mile of the event indicating the land use in the surrounding area.



PINES MUSIC PARK C.U.P.

18.30.270 C1c

The major roads in the vicinity that are likely to be used by vehicular traffic to access the site of the special event, indicating the routes that traffic will likely use to access the site

A2

022108705000

A2

022108609000

A2

022108706000

A2

022108806000

Union

A2

022108803000

A2

022108807000

A2

A2

022108803010

A2

022108808000

PINES MUSIC PARK C.U.P.

18.30.270 C2a

Exterior boundaries of the site.



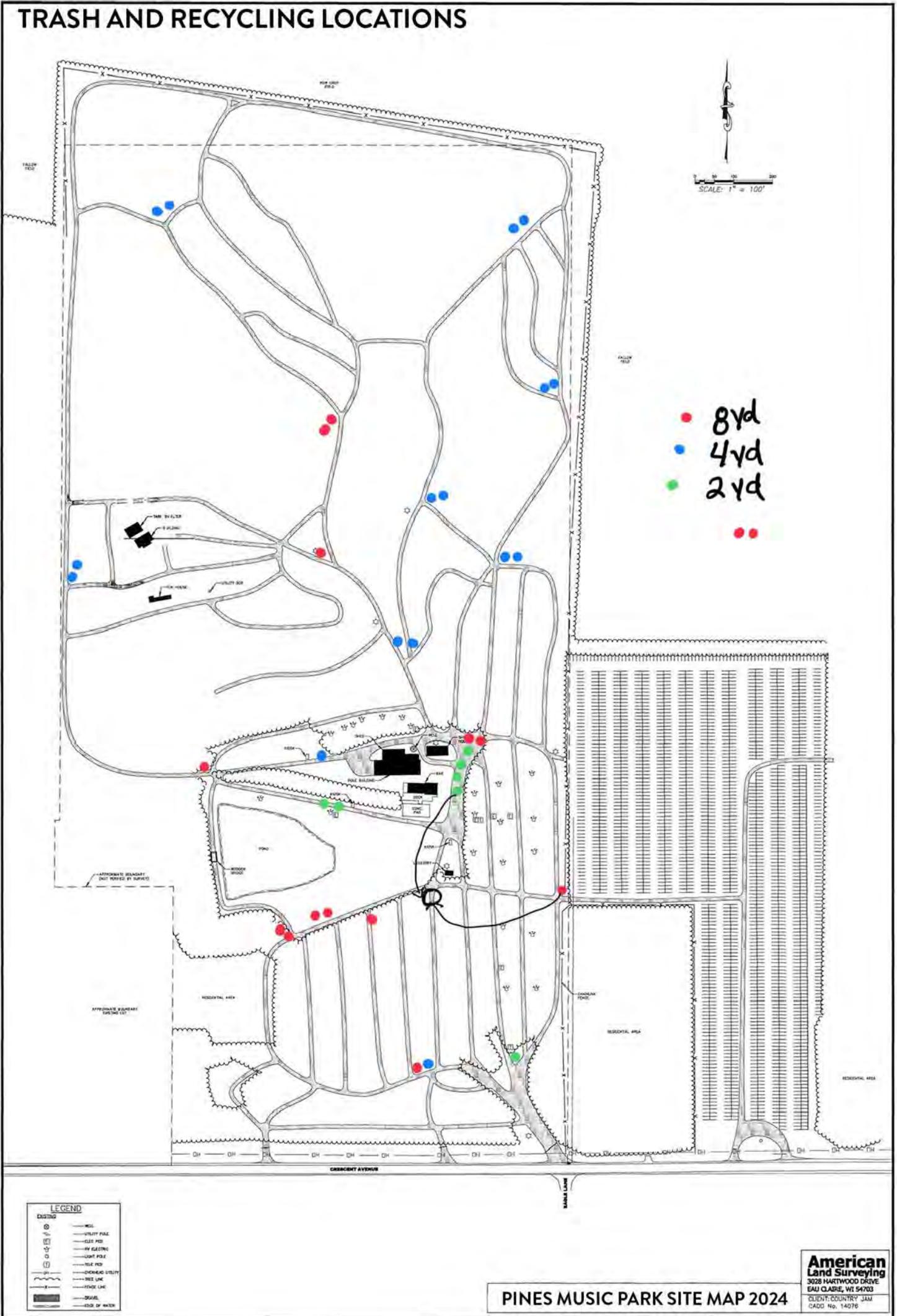
MAP 2 a-e

Tents - Food + Beverage + Hospitality
 Drinking Water

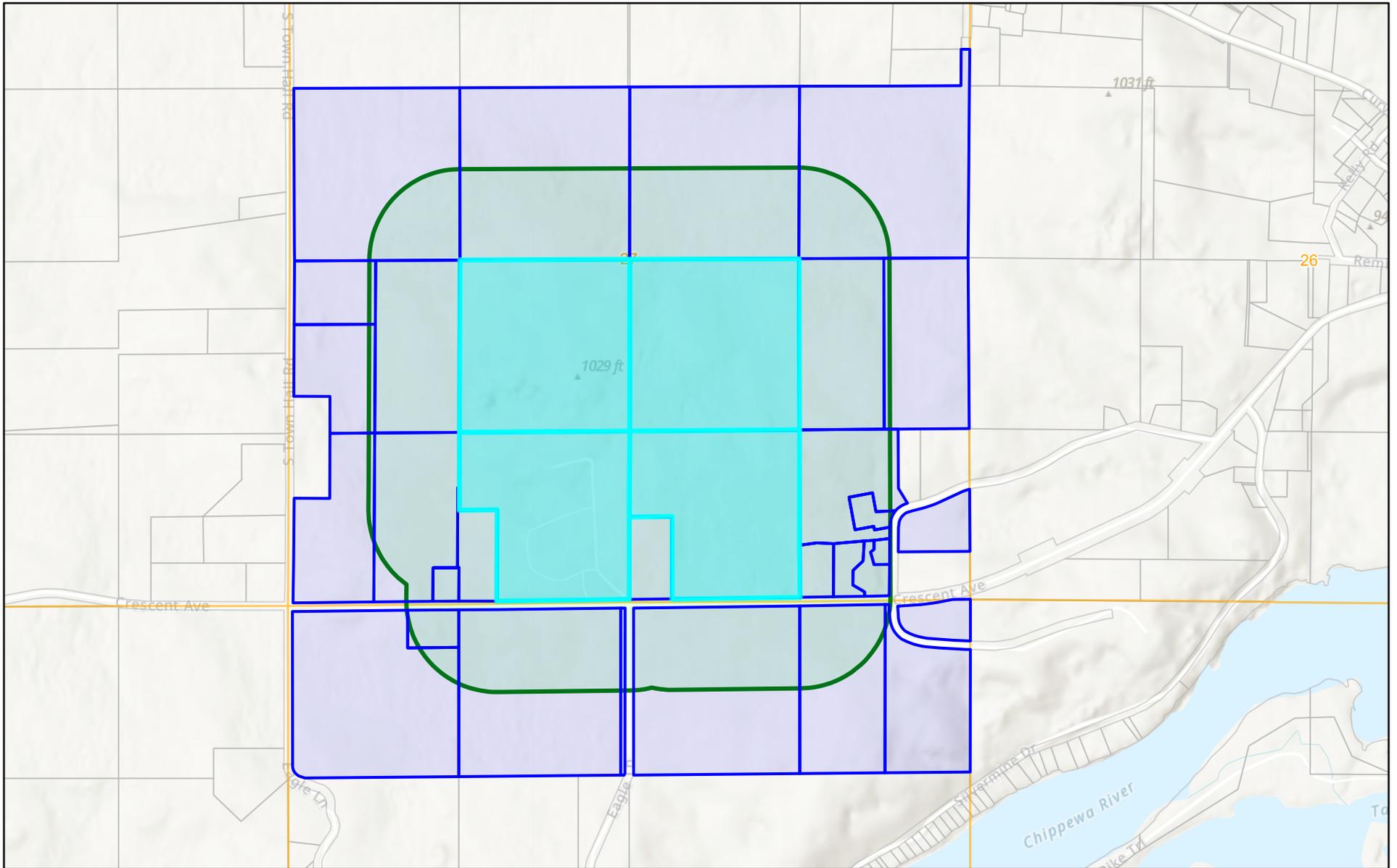
Stages - Mix Tents
 Existing Structures

Shaded Areas
 Camping Area
 Parking Areas
 Parking or Camping

TRASH AND RECYCLING LOCATIONS

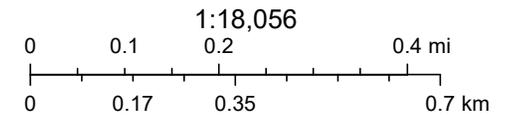


Public Notification



10/14/2024, 4:11:55 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

FirstName LastName	Address	City State Zip
BLUE OX HILLS LLC	9990 161ST ST STE 1	CHIPPEWA FALLS WI 54729-5262
GARY HOLSTEIN	3990 SPORTSMAN DR	EAU CLAIRE WI 54703-9152
JEFFREY WHYTE	1440 N TOWN HALL RD	EAU CLAIRE WI 54703-9556
ROBERT F & SHERRY A FISHER	5007 STUMP RD	MARYVILLE TN 37803-0751
ANTHONY BISCHEL	1201 S TOWN HALL RD	EAU CLAIRE WI 54703-9160
KENNETH M HOLM	4400 SPORTSMAN DR UNIT A	EAU CLAIRE WI 54703-9057
PAGEL REV TRUST	N3782 1000TH ST	EAU CLAIRE WI 54703-9420
BRYAN ROOT	5008 CRESCENT AVE	EAU CLAIRE WI 54703-9171
THOMAS A & JULIE K MOONEY	4444 SPORTSMAN DR	EAU CLAIRE WI 54703-9057
JAMES L & STACY L STURZ	4488 SPORTSMAN DR	EAU CLAIRE WI 54703-9057
LOREN BRUMBERG	4508 CRESCENT AVE	EAU CLAIRE WI 54703-9037
WILLIAM TOMFOHR	913 S TOWN HALL RD	EAU CLAIRE WI 54703-9232
SHEILA KODESH BARR	5316 CRESCENT AVE	EAU CLAIRE WI 54703-9149
CURTIS J & RUTH ANN M CHANNING	4504 CRESCENT AVE	EAU CLAIRE WI 54703-9037
JAMES ANTHONY TRUST	1733 EAGLE LN	EAU CLAIRE WI 54703-9147
CREDIT SHELTER TRUST MAENNER TRUST	6335 CRESCENT AVE	EAU CLAIRE WI 54703-6099
PAUL BRIDGES	5333 CRESCENT AVE	EAU CLAIRE WI 54703-9149
WESTGATE SPORTSMAN CLUB	4909 SPORTSMAN DR	EAU CLAIRE WI 54703-9126

CONDITIONAL USE PERMIT NUMBER: CUP-0010-24

COMPUTER NUMBERS: 022-1024-03-020

PUBLIC HEARING DATE: December 10, 2024

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: Arneson Real Estate LLC., Dennis and Kristen Arneson

AGENT: Tyler Hastings, CBS Squared, Inc.

REQUEST: Restaurant with a drive-thru

LOCATION: No Address Available. South of the HWY 12 HWY 312 intersection.

LEGAL DESCRIPTION: Lot 3 of Certified Survey Map recorded in Volume 5 of Certified Survey Maps Page 315-317 as Document #669320, Section 9, Township 27 North of Range 10 West, Town of Union, Eau Claire County, Wisconsin, except a part of Lot 3 of Certified Survey Map recorded in Volume 5 of CSM, Page 315-317 as Document #669320 described in document #674189 and containing 12,600 square feet more or less.

SUMMARY

The request is to construct a restaurant with a drive-thru. The specific request is to construct a Culvers Restaurant on a vacant lot in the C3 zoning district. The restaurant hours will be from 10:00AM-10:30PM daily with 60 employees which is equivalent to 12 fulltime employees. The proposal will be required to obtain a stormwater permit to mitigate the new impervious surfaces. The lot is large enough to accommodate a suitable septic system that is being designed by a professional septic designer. The application contains the site plan, complete set of structure plans, and sign plans.

BACKGROUND

REQUEST CHARACTERISTICS:

- The restaurant would be located in an area that is already developed with both gas stations and restaurants in close proximity.
- This type of developments appears to fit with the existing developments and shouldn't cause conflict in the area.

CURRENT ZONING: The C-3 Commercial-Highway district is established to provide an area for the development of those commercial activities that require large lots or attract concentrations of automobile traffic which make the uses incompatible with the predominantly retail uses in other commercial districts.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	C-3	Commercial
West	C-3	Commercial / Restaurant
South	HWY 94	Interstate
East	C-3	Commercial

LAND USE PLANS: The County and Town of Union Comprehensive Plan Future Land Use Maps both include this property in the commercial/industrial planning area.

Commercial/Industrial (CI)

Intent and Description: The intent of this classification is to identify areas for a mix of commercial or industrial development that creates employment, enhances the tax base, provides needed goods and services to residents, and protects and conserves the natural environment and sensitive natural resources. The CI areas include land along major transportation corridors or near existing commercial or industrial development.

APPLICABLE ZONING REGULATIONS

Section 18.02 Purpose This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

18.26.010 Purpose. The C-3 Commercial-Highway district is established to provide an area for the development of those commercial activities that require large lots or attract concentrations of automobile traffic which make the uses incompatible with the predominantly retail uses in other commercial districts.

Chapter 18.103 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

ANALYSIS: The following is an analysis of the request based upon the standards for approval of conditional use permits:

The request appears to meet the intent of section 18.26 and 18.33 which allows a drive-thru restaurant as a conditional use in the C3 zoning district. The proposal appears to also compliment other existing uses in the area.

Chapter 18.103 Conditional Uses. Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *Restaurants are a listed conditional use in the C3 zoning district.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *the proposed use could have impacts to the neighbor, but any impacts will be similar to impacts already created by other nearby developments.*

- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *Adequate utilities and facilities will be provided. The applicant will be required to obtain stormwater and sanitary permits if the CUP is approved.*
- 4) Adequate off-street parking is provided; *Adequate parking will be provided and meet the parking requirements outlined in Title 18.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *Natural buffers and being near similar uses should mitigate any nuisances that could be created.*
- 7) Access does not pose traffic congestion or hazards; *the site has access to the frontage road along HWY 312.*

TOWN BOARD ACTION: The Town of Union met November 12, 2024, and unanimously recommended approval of the request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that the proposed conditional use permit for an additional special event is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends approval of the conditional use permit with the following conditions:

1. The permit is granted for a restaurant with a drive-thru, the scaled site plan and the narrative shall be attached to and made part of the permit. Any updates/corrections to the plan shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, sanitary. Additional permits will be needed to verify compliance with these requirements.
3. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded as to direct the light source downward.
4. Any signage related to the business requires a permit from the department and will need to follow Title 18 requirements.
5. Uses authorized under this conditional use permit modification shall be limited to the proposal in the application. However, future changes to the special event shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
6. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
7. The permit is subject to Section 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.



Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Office Use Only

Date Application Accepted:	10/18/2024
Accepted By:	Heidi
Receipt Number:	078912
Town Hearing Date:	11/7/24 & 11/12/24
Scheduled Hearing Date:	12/10/24

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Dennis and Kristin Arneson	Phone# 715.831.0741
Mailing Address: 2520 W Folsom Street, Eau Claire, WI 54703	
Email Address: culvers144@hotmail.com	

Agent Name: Tyler Hastings	Phone# 715.505.8633
Mailing Address: 770 Technology Way, Suite 1A, Chippewa Falls, WI 54729	
Email Address: thastings@cbssquaredinc.com	

SITE INFORMATION

Site Address: None yet, it is between 6251 and 6123 Truax Lane, Eau Claire, WI

Property Description: NW ¼ NE ¼ Sec. 9, T 27 N, R 10 W, Town of Union

Zoning District: C-3 **Code Section(s):** 18.26, 18.33

Overlay District: Check Applicable
 Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining

Computer #(s): 1802222710091109000
 or
PIN #(s): _____

GENERAL APPLICATION REQUIREMENTS

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide \$550.00 application fee (non-refundable). Send application to landuse@eauclairecounty.gov or to the address above.
---	--	---	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature  Date 10.17.2024

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

STANDARDS FOR CONDITIONAL USE PERMITS

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.21.060 of the Eau Claire County Code. Those standards are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located.
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- F. Soil conditions are adequate to accommodate the proposed use.
- G. Proper facilities and access points are provided which would eliminate any traffic congestion or hazard which may result from the proposed use.

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

In order to process your application as quickly as possible, please fill in all the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

WRITTEN DESCRIPTION OF THE PROPOSED USE:

General description of the use (home occupation, accessory structure in excess of 1,200 square feet, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

Visual screening measures (plants, fences, walls, etc.)

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

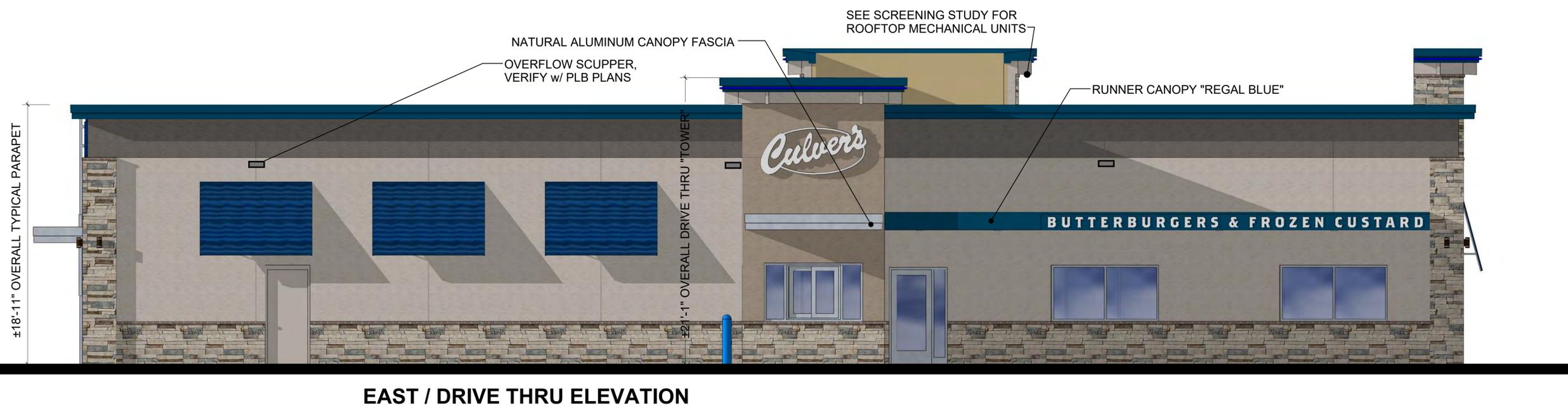
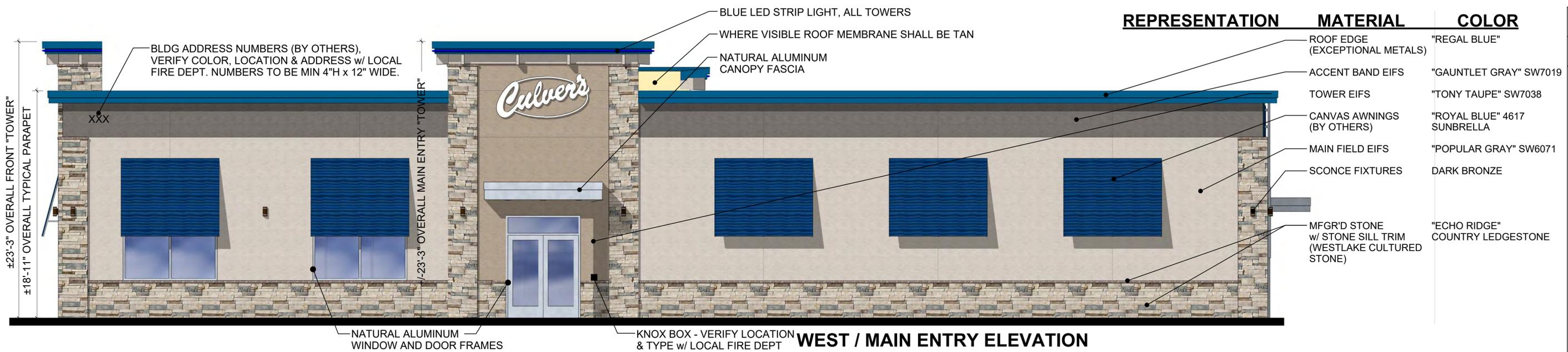
Other features or characteristics (signs, fences, outdoor display areas, etc.)

SCALED SITE PLAN- <https://beacon.schneidercorp.com/> (Select Wisconsin and then Eau Claire County, WI-View Map)

<input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input type="checkbox"/> Landscape and screening plans
<input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input type="checkbox"/> Show the well and septic system
<input type="checkbox"/> Site access, driveway, and nearest road (labeled)	<input type="checkbox"/> Parking areas with spaces
<input type="checkbox"/> Drainage plans including the erosion control plan	<input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property
<input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc.	
<input type="checkbox"/> The location of any equipment that will be used	

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

<input type="checkbox"/> Show floor plan, including attics
<input type="checkbox"/> Show scaled building elevations
<input type="checkbox"/> Show color scheme
<input type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request



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NEW CULVER'S RESTAURANT
6123 Truax Lane
Eau Claire, WI 54703
County of EAU CLAIRE

Culver's
Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7960

OLLMANN ASSOCIATES ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

2D ELEVATIONS
NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.
Date: 10-17-2024
Revision:

2024-119

A1

Page 31



REAR LEFT VIEW (SEC)



REAR RIGHT VIEW (SWC)



FRONT RIGHT VIEW (NWC)



FRONT LEFT VIEW (NEC)



LEFT PERSPECTIVE (EAST VIEW)

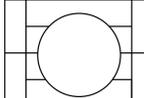
RIGHT PERSPECTIVE (WEST VIEW)



NEW CULVER'S RESTAURANT
6123 Truax Lane
Eau Claire, WI 54703
County of EAU CLAIRE

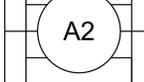


OLLMANN ASSOCIATES ARCHITECTS
200 South State Street
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815-544-7790 Phone



3D IMAGES
NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

2024-119



OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED			
ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK-IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	46	HEATED FRY BIN
2	WALK-IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM
3	WALK-IN COOLER RACKS	48	REFRIGERATED MEAT CART
3A	THAWING RACKS - NOT INCLUDED	50	MOBILE WORKTABLE
4	WALK-IN COOLER DUNNAGE RACKS	51	GRILL AND STAND
4A	MOBILE CUSTARD MIX RACKS	52	TRANSFER STATION - ROUGH-IN ONLY
5	WALK-IN FREEZER SHELVING	53A	SANDWICH WRAP STATION LEFT
6	WALK-IN FREEZER DUNNAGE RACKS	53B	SANDWICH WRAP STATION RIGHT
7	WORKTABLE / SINK	53C	WALL SHELF
8	WALL SHELF	54	ORDER BARS
11	LOCKERS	57	STAINLESS STEEL REFRIGERATION CHASE COVER
12	STAINLESS STEEL WALL CORNER GUARDS, SHOWN 12	58	FRY STATION HEAT LAMP - ROUGH-IN ONLY
16	WIRE SHELVING	60	FRYERS
20	DISHABLES AND UTENSIL SINKS	61	CUSTOM FISH REFRIGERATOR
21	WALL SHELF	62	OPEN NUMBER
24	OPEN NUMBER	65	MOBILE STAINLESS STEEL WORKTABLE
27	SLANTING WALL SHELF	66	ICE MACHINE WITH BIN - ROUGH-IN ONLY
29	CLEAN PAN SHELVING	66A	REMOTE ICE MAKER
31	JANITOR'S SHELVING	67	WORKTABLE
34	REACH-IN FREEZER	68	WALL SHELF
35	OPEN NUMBER	71	OPEN NUMBER
37	REFRIGERATED DRAWER BASE	74	REFRIGERATED TOPPING TABLE
38	DUAL FRY DISPENSER - NOT INCLUDED	75	CUSTARD DIPPING CABINET
39	OPEN NUMBER	76	CAKE CONE DISPENSER
40	BREAD SHELF - NOT INCLUDED	77A	SUNDAE TOPPING DISPENSERS
41	REFRIGERATED WORKTABLES	77B	SUNDAE TOPPING WALL SHELF
42	MOBILE WORKTABLE / OVERSHELF	78	DISH / CUP DISPENSERS
44	GRILL SIDE WARMER CART	79	WALL SHELVES
45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	80	REFRIGERATED S/S BACKCOUNTER
81	HEATED PASS-THRU UNIT	82	TOOL SHELF
83	REACH IN REFRIGERATOR	88	DELIVERY SHELF
90	FRONT SERVICE COUNTER	92	CUP DISPENSERS
93	STAINLESS STEEL DRIVE-THRU COUNTER	94	STAINLESS STEEL DRIVE-THRU COUNTER
95	CUP DISPENSERS	100	DISPLAY CABINET
101	TRAY / TRASH / RECYCLE CABINETS	102	TRAY / TRASH CABINET - NOT INCLUDED
106	RETAIL FREEZER	107	CONDIMENT CUP DISPENSERS
108	TABLES / CHAIRS / BOOTHS	109	CONDIMENT DISPENSERS
110	NAPKIN DISPENSERS	113	BEVERAGE COUNTER
114	CONDIMENT COUNTER	115	OPEN NUMBER
119	WASTE RECEPTACLES	120	HIGH TOP TABLES AND CHAIRS
121	DROP IN CUSTARD COLD PAN	123	WORKTOP REFRIGERATOR
124	WORKTABLES	125	MOBILE WORKTABLE
126	SLANTING WALL SHELF	127	OPEN NUMBER
505	REFRIGERATION LINE SETS (SEE H6 / A105)		

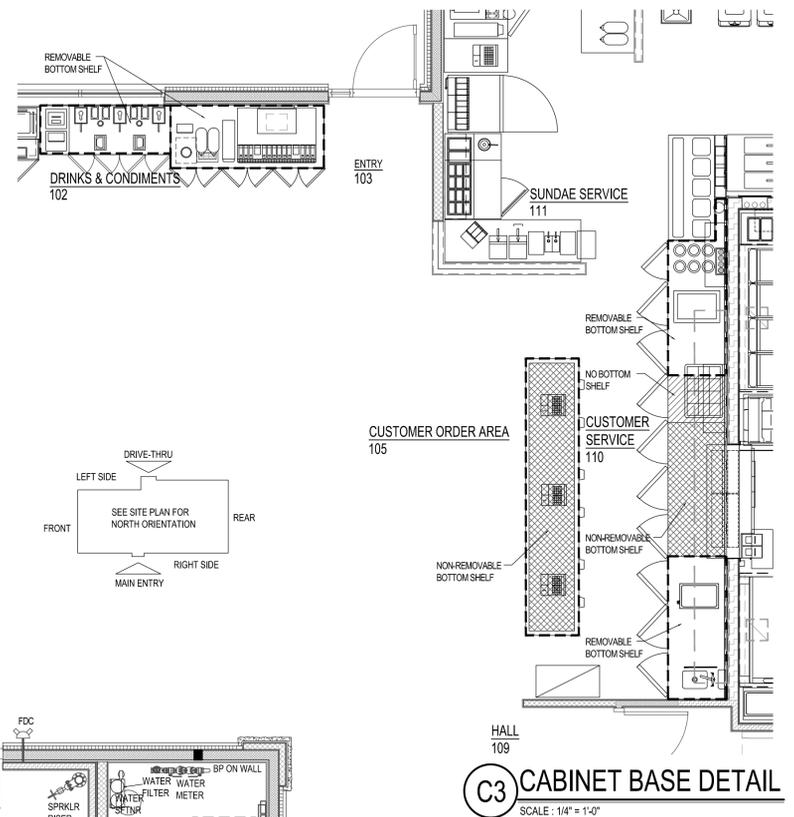
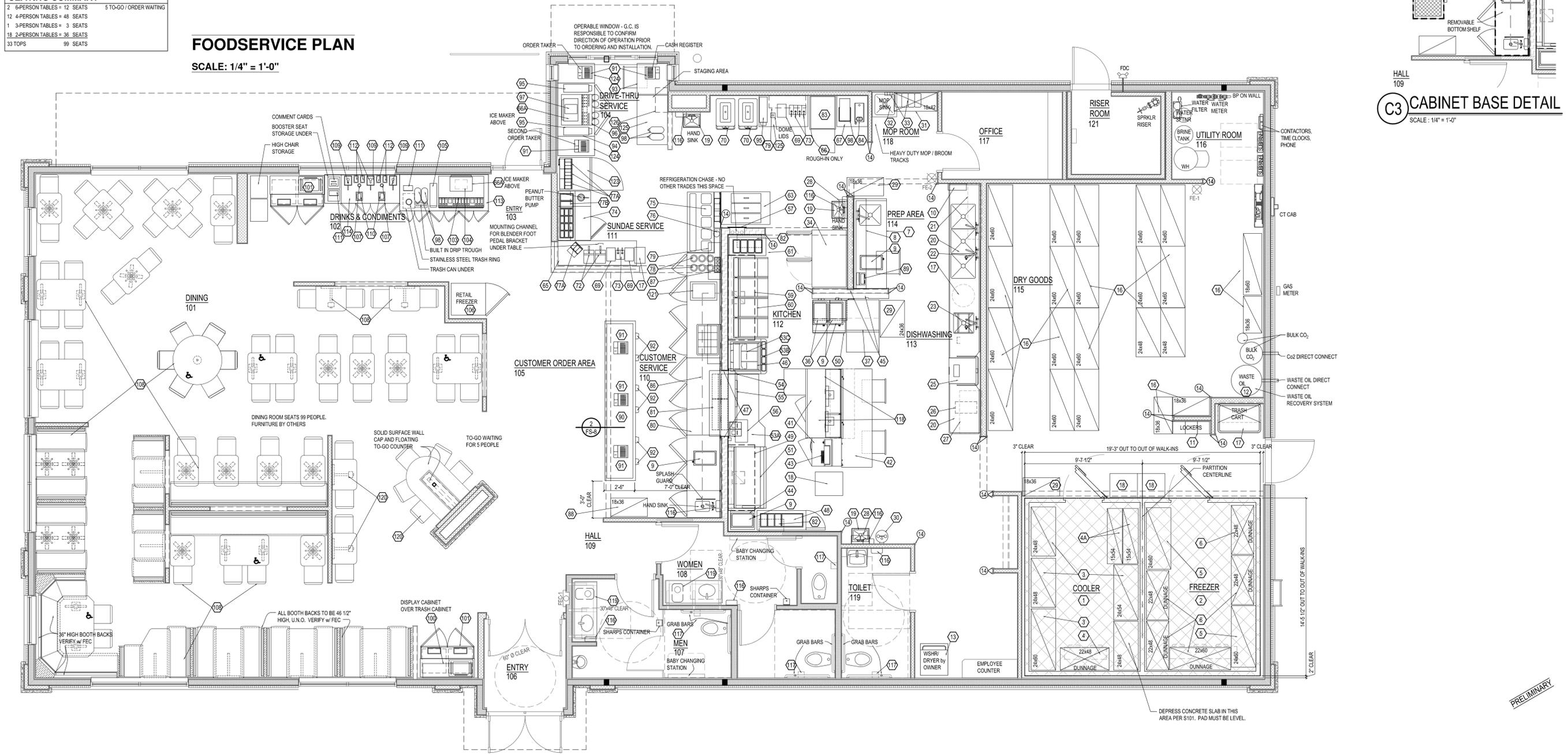
OWNER FURNISHED, VENDOR INSTALLED			
ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	98	ICED TEA BREWER / DISPENSER
12	WASTE OIL RECOVERY SYSTEM	103	ICE AND SODA DISPENSER
15	BAG-IN-BOX SYSTEM	104	CARBONATOR
17	TRASH CANS / CART	105	SELF SERVICE LID DISPENSER
18	BUN RACKS	111	STRAW DISPENSERS
33	CHEMICAL DISPENSING SYSTEM	112	CONDIMENT PANS
36	MICROWAVE OVEN	118	MONITOR BRACKETS
43	BUN TOASTER		
55	WRAP PAPER HOLDERS		
56	HEATED BUN WARMER		
63	TRIPLE CUSTARD MACHINE		
69	ASTRO BLENDERS		
70	MILKSHAKE MACHINE		
72	HEATED SYRUP DISPENSERS		
73	LIQUID TOPPING DISPENSERS		
84	COFFEE MAKER		
85	POWER WASHER - NOT INCLUDED		
86	MENU BOARD / SIGNAGE PACKAGE		
87	WAFFLE CONE DISPENSER		
89	FOOD LABEL MARKER		
91	CASH REGISTER / POS SYSTEM		
96	ICE AND SODA DISPENSER		
97	CARBONATOR		

NOTE: G.G. TO COORDINATE SOME ITEMS PLACED BY OWNER & NOT BY VENDOR - CONFIRM

OWNER FURNISHED, CONTRACTOR INSTALLED	
ITEM	EQUIPMENT SCHEDULE
10	KETCHUP VOL PAK DISPENSER
13	WASHER / DRYER
19	HAND SINK
22	PRE-RINSE SPRAY ASSEMBLY
23	PRE-RINSE SPRAY ASSEMBLY
25	DISHWASHER
26	BOOSTER HEATER
30	EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE)
64	WATER FILTER
116	HAND TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
300	TRIM PACKAGE (SEE H2 / A103)
	FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)
	SHARPS CONTAINERS
	AED OPTIONAL - CONFIRM WITH OWNER
	MOP HANGER
	ARTWORK (SEE SHEET A103.1)

SEATING SUMMARY	
2 6-PERSON TABLES = 12 SEATS	5 TO-GO / ORDER WAITING
12 4-PERSON TABLES = 48 SEATS	
1 3-PERSON TABLE = 3 SEATS	
18 2-PERSON TABLES = 36 SEATS	
33 TOPS	99 SEATS

FOODSERVICE PLAN
SCALE: 1/4" = 1'-0"



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NEW CULVER'S RESTAURANT
6123 Truax Lane
Eau Claire, WI 54703
County of EAU CLAIRE

OWNER: OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belleville, Illinois 61008
815-544-7190 Phone
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FOOD SERVICE PLAN

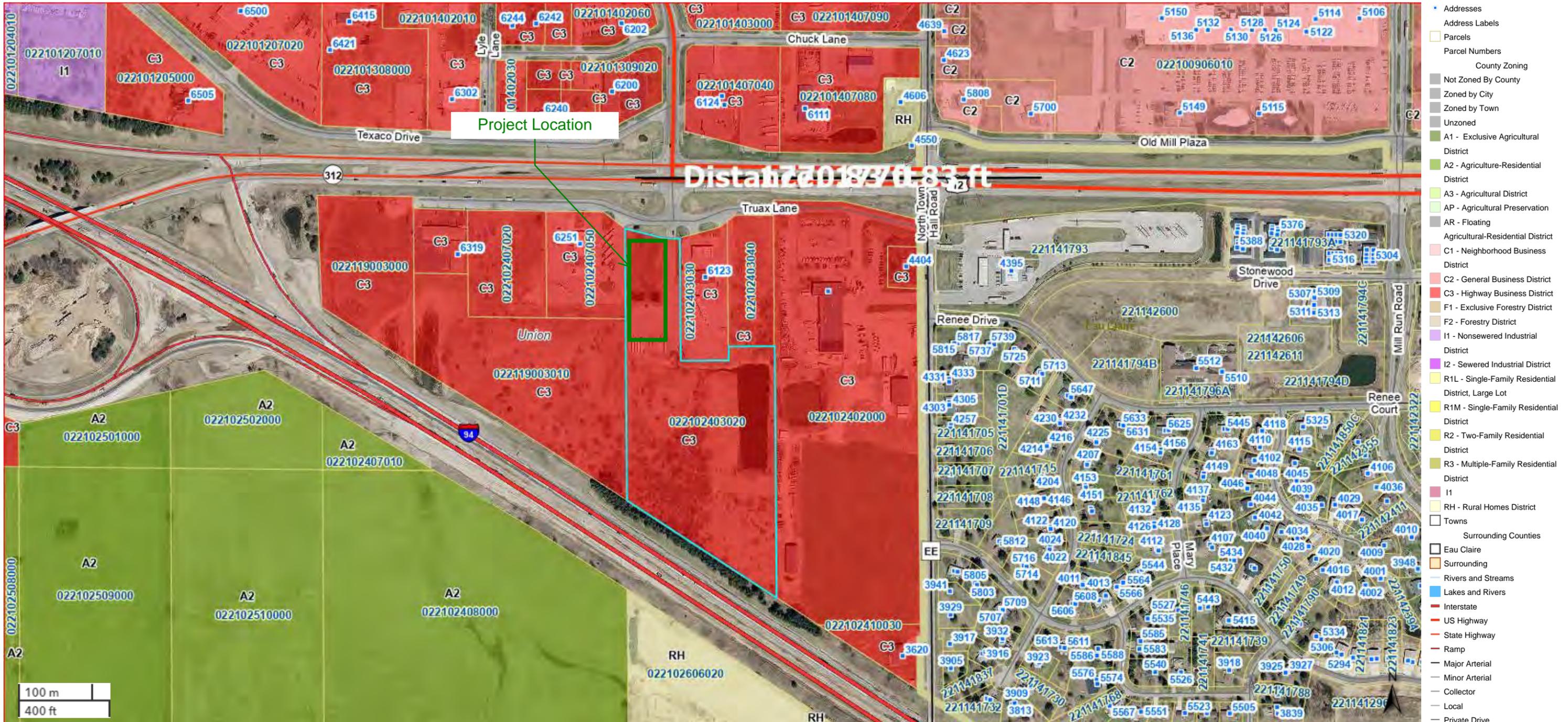
Date: 10-2-2024
Revision:

2024-119
FS-1

PRELIMINARY

Eau Claire Culvers
Location Map

Created by: thastings

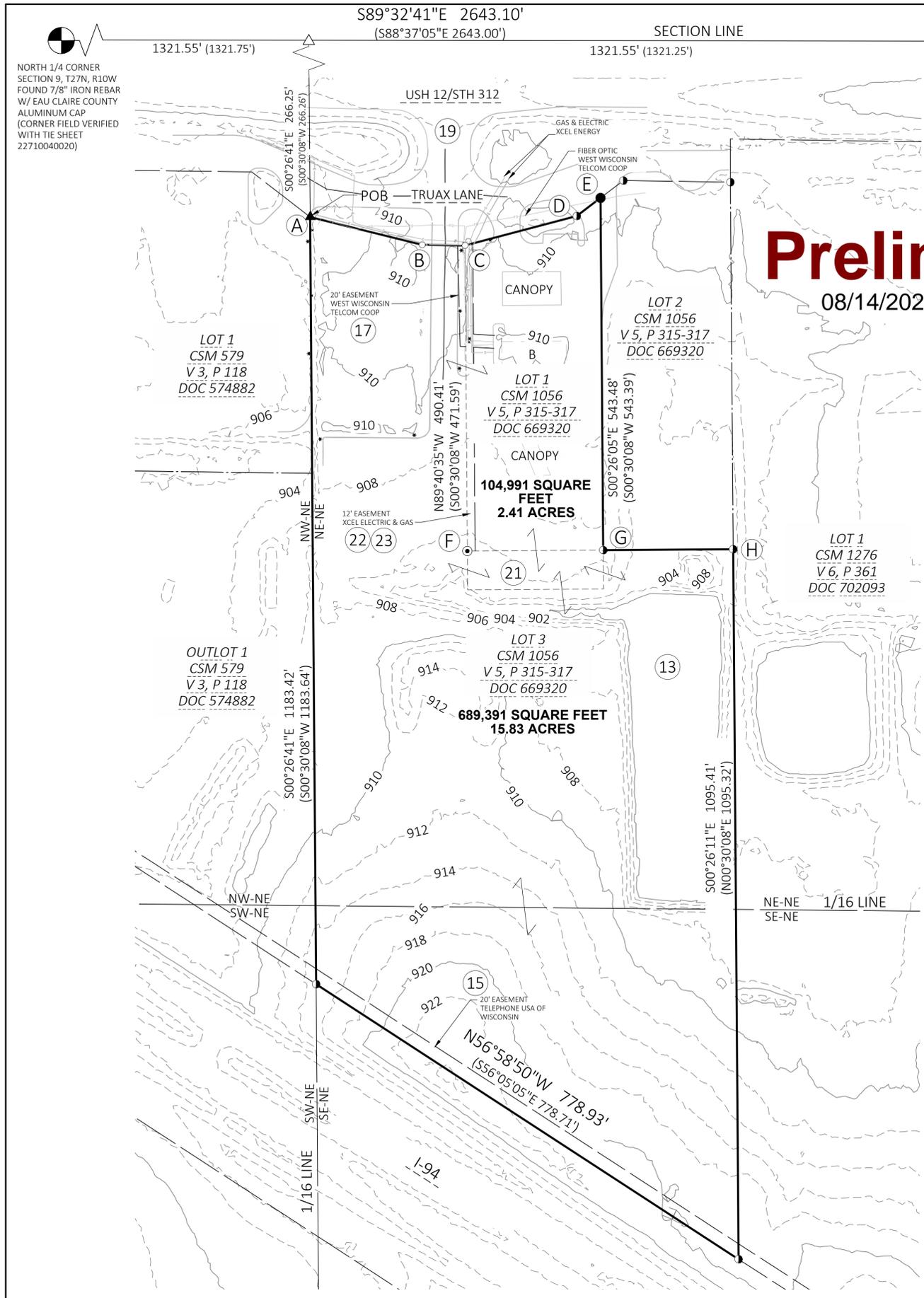


Date created: 10/16/2024

Last Data Uploaded: 10/16/2024 4:15:03 AM

Developed by





ALTA / NSPS LAND TITLE SURVEY

Preliminary

08/14/2024 2:15:36 PM

Parcel A:
 Lot 1 of Certified Survey Map No. 1056 recorded on July 20, 1994, in Volume 5 of Certified Survey Maps on pages 315 to 317, as Document No. 669320, being a redivision of part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 27 North, Range 10 West, in the Town of Union, Eau Claire County, Wisconsin.
 AND
 A part of Lot 3 of Certified Survey Map No. 1056 recorded on July 20, 1994, in Volume 5 of Certified Survey Maps on pages 315 to 317, as Document No. 669320, being a redivision of part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 27 North, Range 10 West, in the Town of Union, Eau Claire County, Wisconsin and being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of said Certified Survey Map thence South 00°30'08" West, along the West line of said Lot 1 extended southerly, 60.00 feet; thence South 89°29'54" East, parallel with the South line of said Lot 1, a distance of 210.00 feet; thence North 00°30'08" East, 60.00 feet to the Southeast corner of said Lot 1; thence North 89°29'54" West, along the South line of said Lot 1, a distance of 210.00 feet to the point of beginning.
 Tax Key No. 180222271091109002
 Address: 6123 Truax Lane

Parcel B:
 Lot 3 of Certified Survey Map No. 1056 recorded on July 20, 1994, in Volume 5 of Certified Survey Maps on pages 315 to 317, as Document No. 669320, being a redivision of part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 27 North, Range 10 West, in the Town of Union, Eau Claire County, Wisconsin. EXCEPT that part described as follows:
 Beginning at the Southwest corner of Lot 1 of said Certified Survey Map thence South 00°30'08" West, along the West line of said Lot 1 extended southerly, 60.00 feet; thence South 89°29'54" East, parallel with the South line of said Lot 1, a distance of 210.00 feet; thence North 00°30'08" East, 60.00 feet to the Southeast corner of said Lot 1; thence North 89°29'54" West, along the South line of said Lot 1, a distance of 210.00 feet to the point of beginning.
 Tax Key No. 180222271091109000

Title Commitment No. CO-15263

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 COMMITMENT DATE: JUNE 26, 2024

LEGAL DESCRIPTION

Parcel A:
 Lot 1 of Certified Survey Map No. 1056 recorded on July 20, 1994, in Volume 5 of Certified Survey Maps on pages 315 to 317, as Document No. 669320, being a redivision of part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 27 North, Range 10 West, in the Town of Union, Eau Claire County, Wisconsin.
 AND
 A part of Lot 3 of Certified Survey Map No. 1056 recorded on July 20, 1994, in Volume 5 of Certified Survey Maps on pages 315 to 317, as Document No. 669320, being a redivision of part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 27 North, Range 10 West, in the Town of Union, Eau Claire County, Wisconsin and being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of said Certified Survey Map thence South 00°30'08" West, along the West line of said Lot 1 extended southerly, 60.00 feet; thence South 89°29'54" East, parallel with the South line of said Lot 1, a distance of 210.00 feet; thence North 00°30'08" East, 60.00 feet to the Southeast corner of said Lot 1; thence North 89°29'54" West, along the South line of said Lot 1, a distance of 210.00 feet to the point of beginning.
 Tax Key No. 180222271091109002
 Address: 6123 Truax Lane

Parcel B:
 Lot 3 of Certified Survey Map No. 1056 recorded on July 20, 1994, in Volume 5 of Certified Survey Maps on pages 315 to 317, as Document No. 669320, being a redivision of part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 27 North, Range 10 West, in the Town of Union, Eau Claire County, Wisconsin. EXCEPT that part described as follows:
 Beginning at the Southwest corner of Lot 1 of said Certified Survey Map thence South 00°30'08" West, along the West line of said Lot 1 extended southerly, 60.00 feet; thence South 89°29'54" East, parallel with the South line of said Lot 1, a distance of 210.00 feet; thence North 00°30'08" East, 60.00 feet to the Southeast corner of said Lot 1; thence North 89°29'54" West, along the South line of said Lot 1, a distance of 210.00 feet to the point of beginning.
 Tax Key No. 180222271091109000

THE DESCRIPTION LISTED ABOVE DEFINES EXACTLY THE SAME PARCEL THAT HAS BEEN SURVEYED AND IS THE SAME PARCEL CONTAINED WITHIN THE LANDS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE IDENTIFIED AS CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CO-15263, HAVING AN COMMITMENT DATE OF JUNE 26, 2024.

ZONING INFORMATION

PARCEL IS ZONED C-3 HIGHWAY BUSINESS DISTRICT.

FOR ADDITIONAL INFORMATION ON C-3 ZONING, SEE CHAPTER 18 - ZONING, EAU CLAIRE COUNTY ORDINANCE CODE.

FLOOD INFORMATION

SUBJECT PROPERTY IS LOCATED IN ZONE X PURSUANT TO NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP) FOR EAU CLAIRE COUNTY, WISCONSIN, MAP NUMBERS 55035C0030E EFFECTIVE FEBRUARY 18, 2009 AND 55035C0029F EFFECTIVE APRIL 16, 2014.

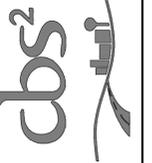
ZONE X INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AND A 0.2% ANNUAL CHANCE FLOOD PLAIN.

ITEMS LISTED ON ALTA COMMITMENT NO. CO-15263 CORRESPONDING TO SCHEDULE B, PART II

SUBJECT PROPERTY AS USED IN THE (SURVEYOR'S NOTATIONS) BELOW REFERS TO THE LANDS DESCRIBED WITHIN SAID ALTA COMMITMENT SCHEDULE A (2.) ON PAGE 4. UNDER SCHEDULE B, PART II, LISTED IN ADDITION TO THE STANDARD EXCEPTIONS, CIRCLED ITEMS HAVE BEEN PLOTTED ON THIS SURVEY.

- | | | |
|---|--|---|
| <p>1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. Note: Exception 1 will be removed only if no intervening matters appear of record between the effective date of this commitment and the recording of the instruments called for at Item 3 of Schedule B-I, or if a gap endorsement is issued in conjunction with this commitment and the requirements for the issuance of "gap" coverage as described in the endorsement are met, including the payment of the premium. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> | <p>4. Any lien, or right of a lien, for services, labor or material heretofore furnished, imposed by law and not shown by the Public Records. Note: Contact the Company for information on the deletion of this exception. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> <p>5. Rights or claims of parties in possession not shown by the public records. Note: Exception 5 will be removed only if the Company receives the Owner's Affidavit on the form furnished by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> | <p>9. General taxes for the year 2024, not yet due and payable. (NOT PLOTTED)</p> |
| <p>2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. Note: Exception 2 will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full. (NO PLOTTED)</p> | <p>6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> | <p>10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> |
| <p>3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy. The Company insures the priority of the lien of the insured mortgage over any such lien, charge or fee. Note: Exception 3 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the land contains a completed building; and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> | <p>7. Easements or claims of easements not shown by the public records. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> <p>8. Any claim of adverse possession or prescriptive easement. Note: Exceptions 6, 7 and 8 will be removed only if the Company receives an original survey which (1) has a current date, (2) is satisfactory to the Company, and (3) complies with current ALTA/NSPS Minimum Survey Standards or Wisconsin Administrative Code AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)</p> | <p>11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on April 13, 1959, as Document No. 305478. Partial Release of Easement recorded August 31, 1994 as Document No. 671344. (NOT APPLICABLE)</p> <p>12. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Warranty Deed recorded on June 8, 1959, as Document No. 306510. (NOT PLOTTED)</p> |
| | <p>13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on January 20, 1961, as Document No. 315550.</p> | <p>14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on January 20, 1961, as Document No. 315551. (NOT APPLICABLE)</p> |
| | <p>15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on February 28, 1980, as Document No. 477047. Assignment of Easement recorded December 27, 2000 as Document No. 795647.</p> | <p>16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on July 25, 1980, as Document No. 480575. Assignment of Easement recorded December 27, 2000 as Document No. 795647. (NOT APPLICABLE)</p> |

ENGINEERS - SURVEYORS - ARCHITECTS
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729
 PHONE: 715.861.5226
 www.cbssquaredinc.com



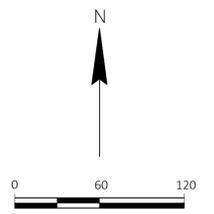
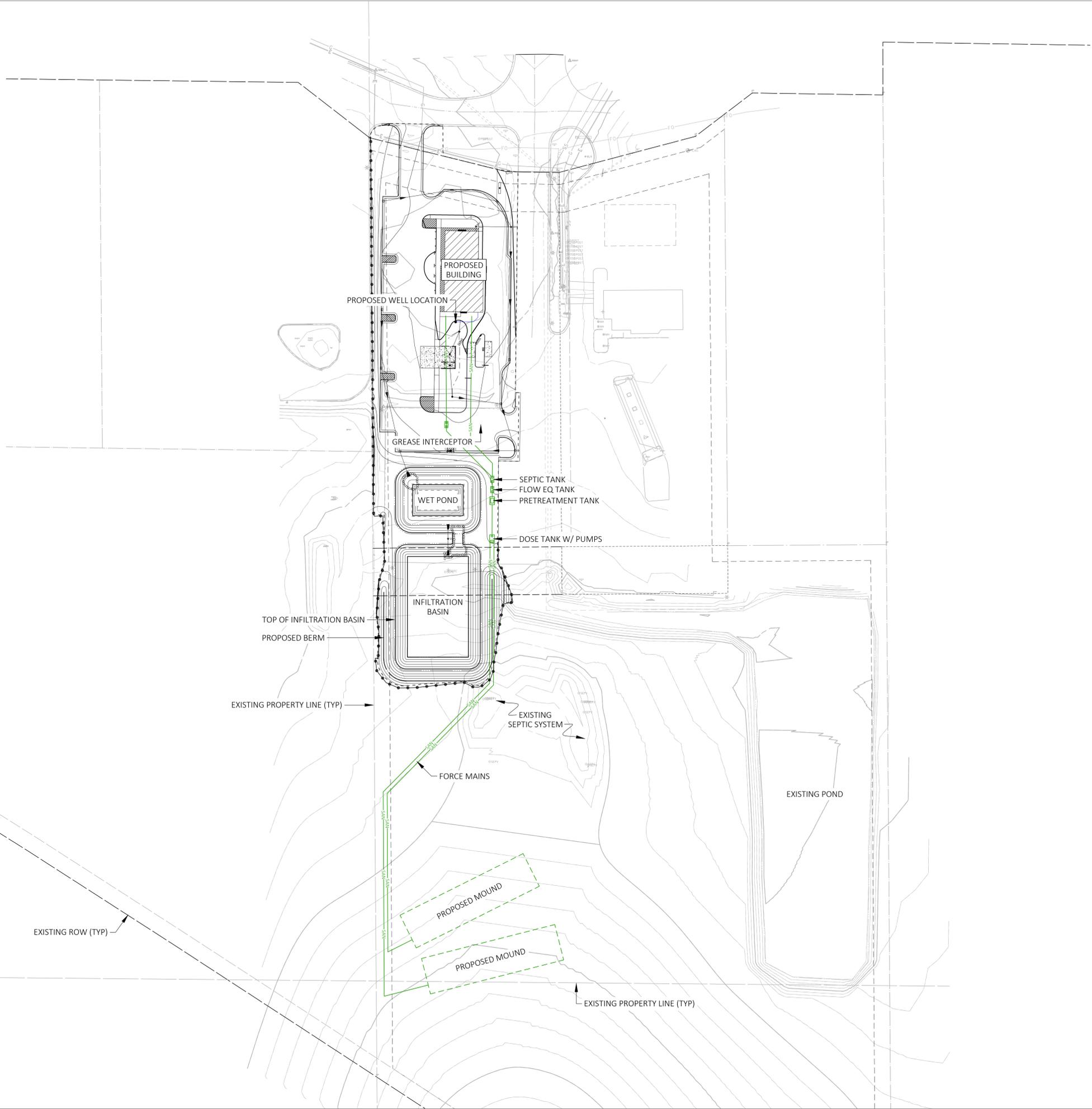
ALTA / NSPS
 LAND TITLE SURVEY
 EAU CLAIRE, WI

DATE:	08/14/2024	REVISION DATE:	
DRAWN BY:	BPS	CHECKED BY:	NCB
SCALE:	1 IN = 100 FT	PROJECT NO.:	CAMP24002
SHEET			

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- W — EXISTING WATER
- SAN — EXISTING SANITARY
- G — EXISTING GAS LINE
- E — EXISTING ELECTRICAL LINE
- OH — EXISTING OVERHEAD UTILITY
- EXISTING TREEELINE
- 1035 — EXISTING CONTOUR
- 1035 — EXISTING/ REGRADED CONTOUR
- ==== 30" CURB & GUTTER, TYPE D
- - - - PROPOSED GRAVEL EDGE
- ○ ○ ○ PROPOSED CHAINLINK FENCE
- - - - PROPOSED SLOPE INTERCEPTS
- - - - PROPOSED FLOWLINE
- PROPOSED STORM SEWER
- W — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY LINE
- PROPOSED STORM SEWER STRUCTURE
- ▨ PROPOSED BUILDING

NOTE:
 CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS. CONTRACTOR TO CONTACT ENGINEER TO RESOLVE ANY DISCREPANCIES.
 CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES



CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 PROPOSED SEPTIC SYSTEM

Issue:

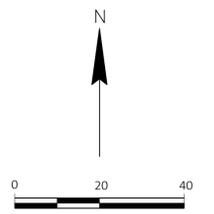
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Drawn by:
 BTN
Project Number:
 24002

Sheet Number:
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LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- EXISTING WATER
- SAN — EXISTING SANITARY
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- — PROPOSED RIPRAP, MEDIUM
- PROPOSED STORM SEWER STRUCTURE
- ▨ PROPOSED BUILDING
- ▨ PROPOSED 8" ASPHALT
- ▨ PROPOSED 4.5" ASPHALT
- ▨ PROPOSED 4" CONCRETE 6" BASE

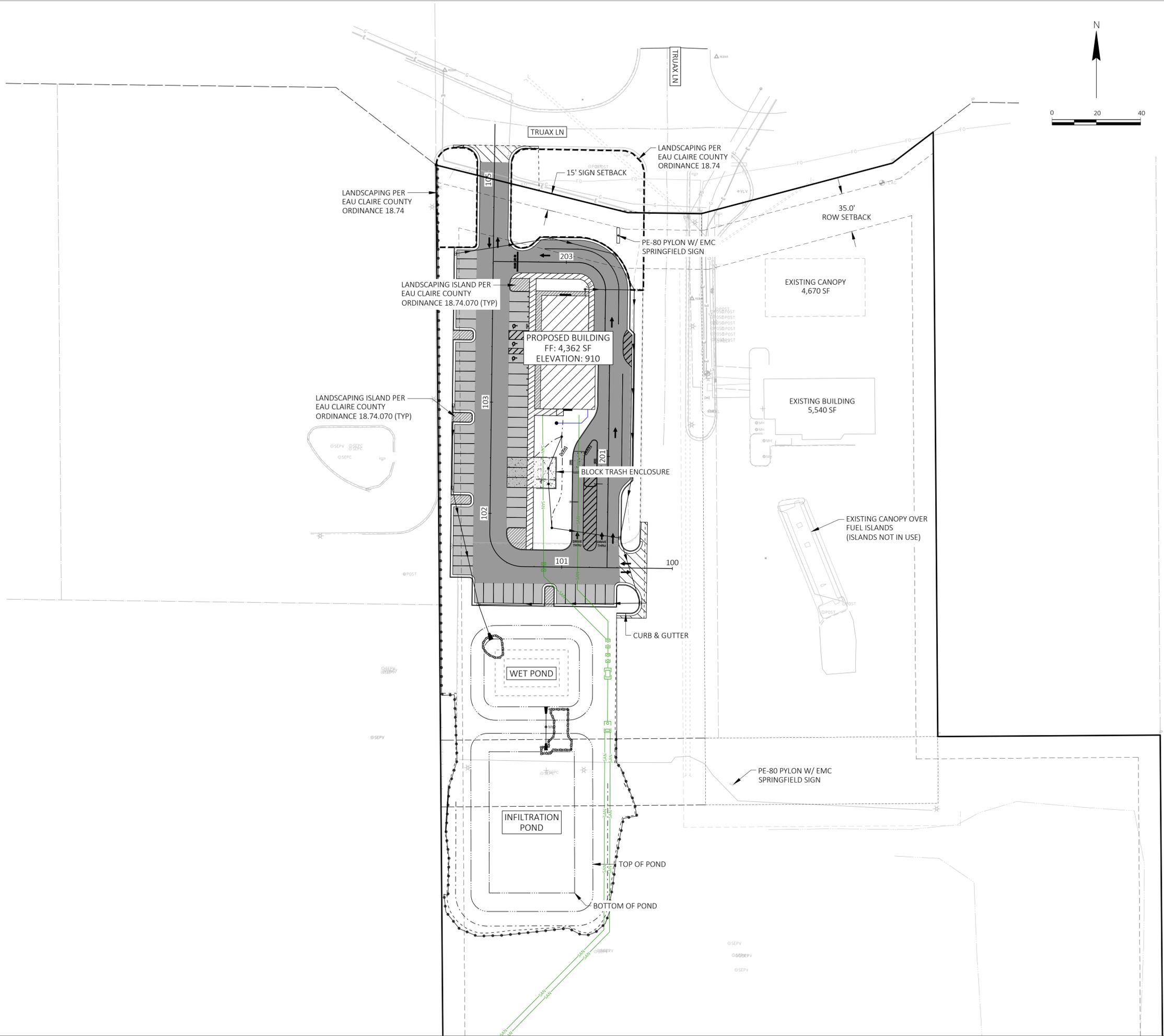
QUANTITIES TABLE

LOT AREA:	18.24 ACRES (764,383 SF)
TOTAL BUILDING AREA:	4,362 SF
PARKING SPACES (9'x18'):	64 PARKING STALLS
REQ'D PARKING (1/100SF):	44 STALLS REQ'D
IMPERVIOUS SURFACE*:	192,025 SF (25%)

*INCLUDES ROOF, ASPHALT AND CONCRETE

NOTE:
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CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES



CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 OVERALL SITE PLAN

Issue:

Date	Issued for

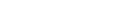
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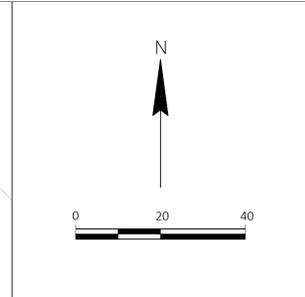
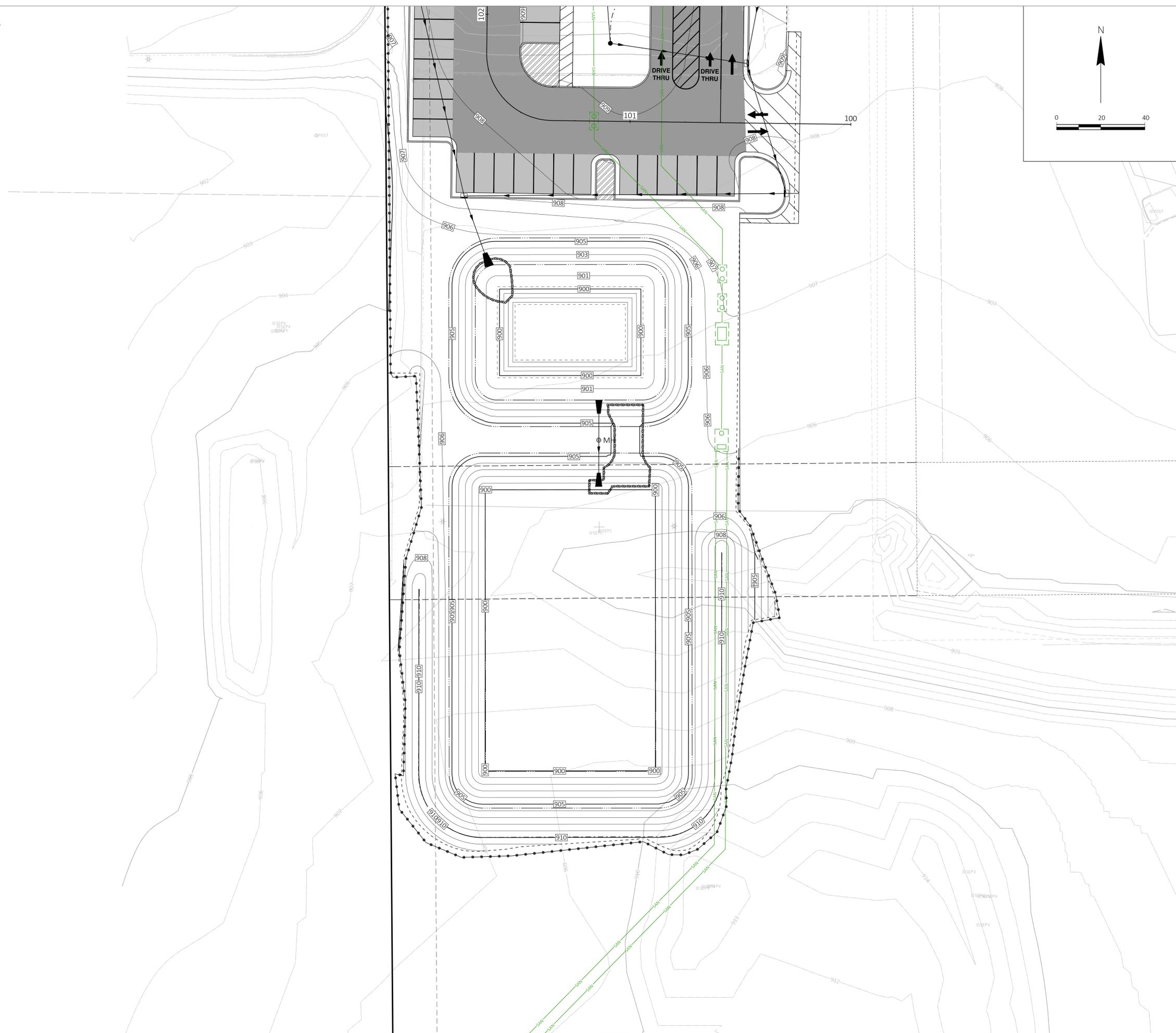
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LEGEND

-  RIGHT OF WAY
-  PROPERTY LINE
-  EXISTING WATER
-  EXISTING SANITARY
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cbs²
 ENGINEERS · SURVEYORS · ARCHITECTS
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 Phone: 715.861.5226
 www.cbssquaredinc.com

CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 ENLARGED SITE PLAN

Issue:

Date	Issued for

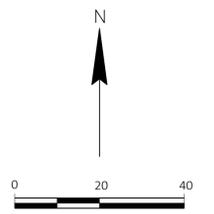
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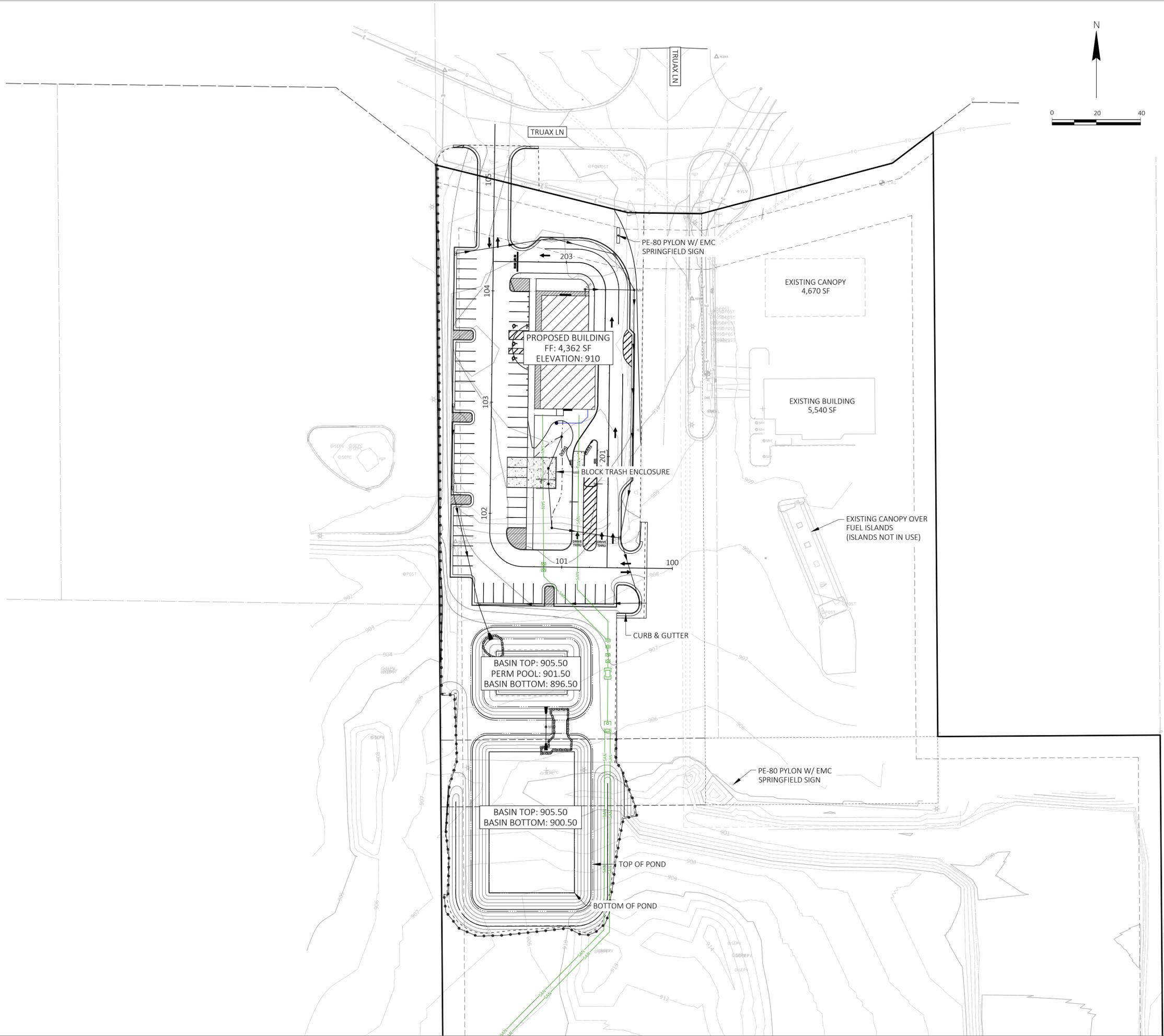
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- LEGEND**
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CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 OVERALL GRADING PLAN

Issue:

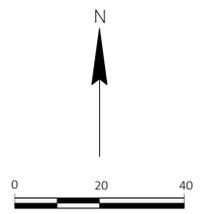
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Project Number:
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Sheet Number:
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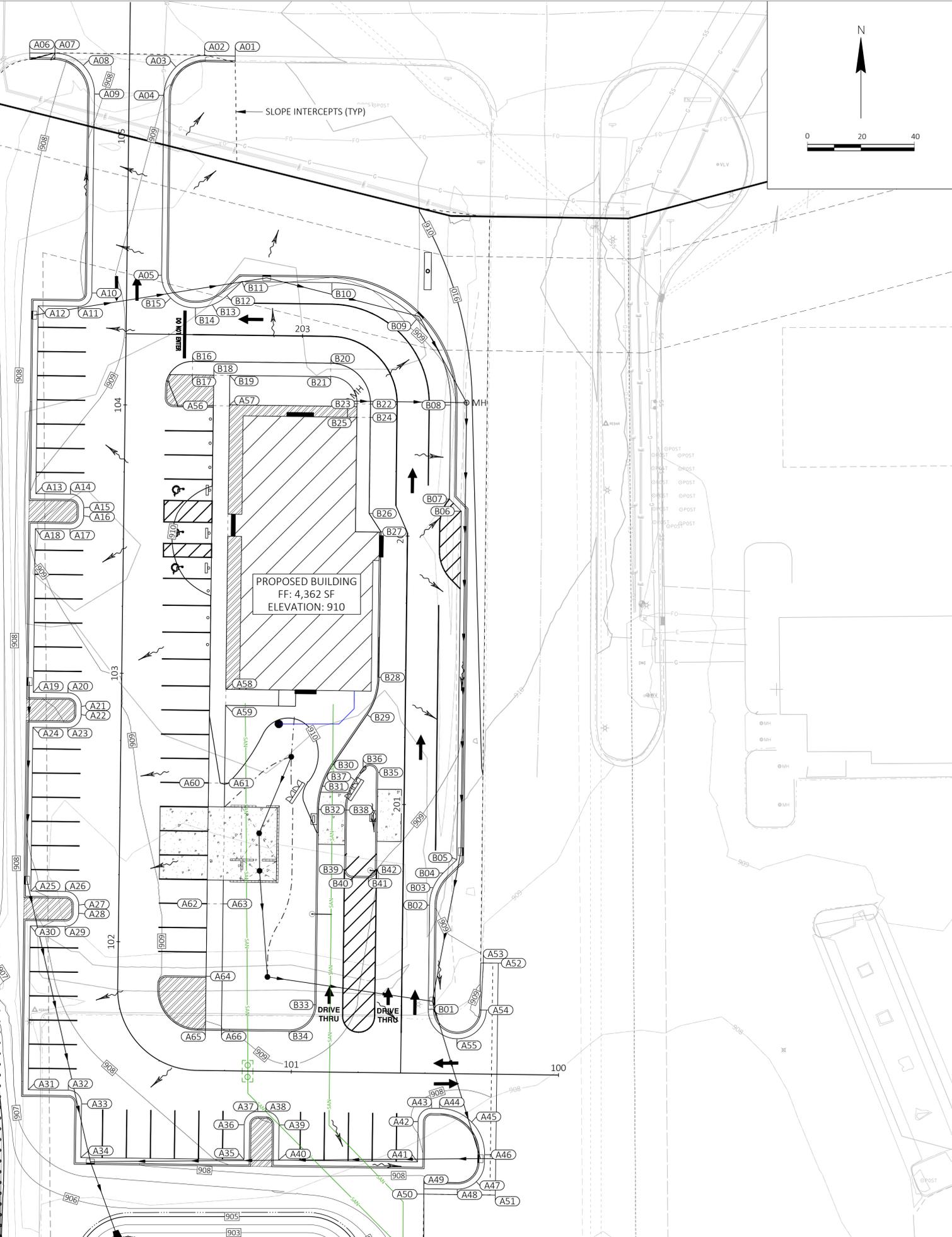
LEGEND

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CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES

ELEVATION POINTS A					ELEVATION POINTS A				
POINT	STATION	OFFSET	DESC	ELEVATION	POINT	STATION	OFFSET	DESC	ELEVATION
A01	105+30.39	39.52' RT	POINT	0.00	A62	102+14.59	33.00' RT	POINT	909.88
A02	105+30.43	28.03' RT	POINT	908.87	A63	102+14.59	39.00' RT	POINT	909.97
A03	105+26.05	17.40' RT	POINT	908.94	A64	101+87.59	33.00' RT	POINT	909.78
A04	105+15.43	12.99' RT	POINT	909.01	A65	101+32.35	15.50' RT	POINT	908.86
A05	104+48.47	13.00' RT	POINT	909.39	A66	101+26.35	15.50' RT	POINT	908.95
ELEVATION POINTS B					ELEVATION POINTS B				
POINT	STATION	OFFSET	DESC	ELEVATION	POINT	STATION	OFFSET	DESC	ELEVATION
B01	200+23.88	10.00' RT	POINT	908.39	B01	200+23.88	10.00' RT	POINT	908.39
B02	200+62.68	10.00' RT	POINT	908.59	B02	200+62.68	10.00' RT	POINT	908.59
B03	200+69.19	11.29' RT	POINT	908.62	B03	200+69.19	11.29' RT	POINT	908.62
B04	200+74.70	14.98' RT	POINT	908.65	B04	200+74.70	14.98' RT	POINT	908.65
B05	200+79.72	20.00' RT	POINT	908.69	B05	200+79.72	20.00' RT	POINT	908.69
B06	202+01.19	21.67' RT	POINT	909.33	B06	202+01.19	21.67' RT	POINT	909.33
B07	202+06.58	19.38' RT	POINT	909.26	B07	202+06.58	19.38' RT	POINT	909.26
B08	202+49.96	20.00' RT	POINT	909.08	B08	202+49.96	20.00' RT	POINT	909.08
B09	202+69.59	20.00' RT	POINT	908.90	B09	202+69.59	20.00' RT	POINT	908.90
B10	202+89.23	20.00' RT	POINT	909.08	B10	202+89.23	20.00' RT	POINT	909.08
B11	203+22.86	20.00' RT	POINT	909.00	B11	203+22.86	20.00' RT	POINT	909.00
B12	203+28.46	14.67' RT	POINT	909.07	B12	203+28.46	14.67' RT	POINT	909.07
B13	203+33.87	11.21' RT	POINT	909.13	B13	203+33.87	11.21' RT	POINT	909.13
B14	203+40.17	10.00' RT	POINT	909.19	B14	203+40.17	10.00' RT	POINT	909.19
B15	203+49.47	13.51' RT	POINT	909.29	B15	203+49.47	13.51' RT	POINT	909.29
B16	203+40.98	10.00' LT	POINT	910.10	B16	203+40.98	10.00' LT	POINT	910.10
B17	203+40.98	15.00' LT	POINT	910.16	B17	203+40.98	15.00' LT	POINT	910.16
B18	203+32.98	15.00' LT	POINT	910.16	B18	203+32.98	15.00' LT	POINT	910.16
B19	203+26.98	15.00' LT	POINT	910.17	B19	203+26.98	15.00' LT	POINT	910.17
B20	202+89.23	10.00' LT	POINT	910.12	B20	202+89.23	10.00' LT	POINT	910.12
B21	202+89.23	15.00' LT	POINT	910.20	B21	202+89.23	15.00' LT	POINT	910.20
B22	202+49.96	10.00' LT	POINT	910.19	B22	202+49.96	10.00' LT	POINT	910.19
B23	202+49.96	15.00' LT	POINT	910.27	B23	202+49.96	15.00' LT	POINT	910.27
B24	202+44.96	10.00' LT	POINT	910.25	B24	202+44.96	10.00' LT	POINT	910.25
B25	202+44.96	15.00' LT	POINT	910.33	B25	202+44.96	15.00' LT	POINT	910.33
B26	202+12.22	10.45' LT	POINT	910.25	B26	202+12.22	10.45' LT	POINT	910.25
B27	202+05.54	9.01' LT	POINT	910.33	B27	202+05.54	9.01' LT	POINT	910.33
B28	201+47.24	10.00' LT	POINT	909.83	B28	201+47.24	10.00' LT	POINT	909.83
B29	201+33.33	14.23' LT	POINT	909.76	B29	201+33.33	14.23' LT	POINT	909.76
B30	201+14.41	26.91' LT	POINT	909.64	B30	201+14.41	26.91' LT	POINT	909.64
B31	201+06.43	30.70' LT	POINT	909.96	B31	201+06.43	30.70' LT	POINT	909.96
B32	200+97.70	31.99' LT	POINT	909.54	B32	200+97.70	31.99' LT	POINT	909.54
B33	200+25.00	31.98' LT	POINT	909.35	B33	200+25.00	31.98' LT	POINT	909.35
B34	200+15.00	41.98' LT	POINT	909.32	B34	200+15.00	41.98' LT	POINT	909.32
B35	201+11.82	9.99' LT	POINT	909.40	B35	201+11.82	9.99' LT	POINT	909.40
B36	201+13.49	15.49' LT	POINT	909.52	B36	201+13.49	15.49' LT	POINT	909.52
B37	201+08.84	18.61' LT	POINT	909.48	B37	201+08.84	18.61' LT	POINT	909.48
B38	200+97.70	21.99' LT	POINT	909.40	B38	200+97.70	21.99' LT	POINT	909.40
B39	200+75.55	21.99' LT	POINT	909.23	B39	200+75.55	21.99' LT	POINT	909.23
B40	200+72.55	18.99' LT	POINT	909.16	B40	200+72.55	18.99' LT	POINT	909.16
B41	200+72.55	12.99' LT	POINT	909.07	B41	200+72.55	12.99' LT	POINT	909.07
B42	200+75.55	9.99' LT	POINT	909.00	B42	200+75.55	9.99' LT	POINT	909.00
A10	104+41.47	13.00' LT	POINT	908.64	A10	104+41.47	13.00' LT	POINT	908.64
A11	104+36.47	18.00' LT	POINT	908.47	A11	104+36.47	18.00' LT	POINT	908.47
A12	104+36.47	33.00' LT	POINT	908.13	A12	104+36.47	33.00' LT	POINT	908.13
A13	103+66.47	33.00' LT	POINT	909.09	A13	103+66.47	33.00' LT	POINT	909.09
A14	103+66.47	20.00' LT	POINT	909.32	A14	103+66.47	20.00' LT	POINT	909.32
A15	103+61.47	15.00' LT	POINT	909.45	A15	103+61.47	15.00' LT	POINT	909.45
A16	103+58.47	15.00' LT	POINT	909.45	A16	103+58.47	15.00' LT	POINT	909.45
A17	103+53.47	20.00' LT	POINT	909.34	A17	103+53.47	20.00' LT	POINT	909.34
A18	103+53.47	33.00' LT	POINT	909.14	A18	103+53.47	33.00' LT	POINT	909.14
A19	102+92.47	33.00' LT	POINT	908.54	A19	102+92.47	33.00' LT	POINT	908.54
A20	102+92.47	20.00' LT	POINT	908.68	A20	102+92.47	20.00' LT	POINT	908.68
A21	102+87.47	15.00' LT	POINT	908.76	A21	102+87.47	15.00' LT	POINT	908.76
A22	102+84.47	15.00' LT	POINT	908.72	A22	102+84.47	15.00' LT	POINT	908.72
A23	102+79.47	19.94' LT	POINT	908.60	A23	102+79.47	19.94' LT	POINT	908.60
A24	102+79.47	33.00' LT	POINT	908.41	A24	102+79.47	33.00' LT	POINT	908.41
A25	102+18.47	33.00' LT	POINT	907.97	A25	102+18.47	33.00' LT	POINT	907.97
A26	102+18.47	20.00' LT	POINT	908.20	A26	102+18.47	20.00' LT	POINT	908.20
A27	102+13.47	15.00' LT	POINT	908.34	A27	102+13.47	15.00' LT	POINT	908.34
A28	102+10.47	15.00' LT	POINT	908.32	A28	102+10.47	15.00' LT	POINT	908.32
A29	102+05.47	19.94' LT	POINT	908.16	A29	102+05.47	19.94' LT	POINT	908.16
A30	102+05.47	33.00' LT	POINT	907.90	A30	102+05.47	33.00' LT	POINT	907.90
A31	101+66.19	43.57' LT	POINT	907.56	A31	101+66.19	43.57' LT	POINT	907.56
A32	101+62.38	31.22' LT	POINT	907.48	A32	101+62.38	31.22' LT	POINT	907.48
A33	101+58.91	30.81' LT	POINT	907.44	A33	101+58.91	30.81' LT	POINT	907.44
A34	101+53.31	46.28' LT	POINT	907.32	A34	101+53.31	46.28' LT	POINT	907.32
A35	101+17.32	33.00' LT	POINT	908.17	A35	101+17.32	33.00' LT	POINT	908.17
A36	101+17.35	20.00' LT	POINT	908.42	A36	101+17.35	20.00' LT	POINT	908.42
A37	101+12.35	15.00' LT	POINT	908.58	A37	101+12.35	15.00' LT	POINT	908.58
A38	101+09.35	15.00' LT	POINT	908.63	A38	101+09.35	15.00' LT	POINT	908.63
A39	101+04.35	19.94' LT	POINT	908.56	A39	101+04.35	19.94' LT	POINT	908.56
A40	101+04.32	33.00' LT	POINT	908.43	A40	101+04.32	33.00' LT	POINT	908.43
A41	100+52.35	33.00' LT	POINT	908.11	A41	100+52.35	33.00' LT	POINT	908.11
A42	100+52.35	18.00' LT	POINT	907.95	A42	100+52.35	18.00' LT	POINT	907.95
A43	100+47.35	13.00' LT	POINT	907.87	A43	100+47.35	13.00' LT	POINT	907.87
A44	100+44.34	13.00' LT	POINT	907.84	A44	100+44.34	13.00' LT	POINT	907.84
A45	100+32.32	17.98' LT	POINT	907.77	A45	100+32.32	17.98' LT	POINT	907.77
A46	100+27.34	30.00' LT	POINT	907.70	A46	100+27.34	30.00' LT	POINT	907.70
A47	100+30.27	40.07' LT	POINT	907.63	A47	100+30.27	40.07' LT	POINT	907.63
A48	100+37.34	43.00' LT	POINT	907.58	A48	100+37.34	43.00' LT	POINT	907.58
A49	100+49.87	43.00' LT	POINT	907.49	A49	100+49.87	43.00' LT	POINT	907.49
A50	100+49.85	45.00' LT	POINT	907.45	A50	100+49.85	45.00' LT	POINT	907.45
A51	100+23.11	44.97' LT	POINT	0.00	A51	100+23.11	44.97' LT	POINT	0.00
A52	100+23.11	41.41' RT	POINT	0.00	A52	100+23.11	41.41' RT	POINT	0.00
A53	100+28.68	41.41' RT	POINT	0.00	A53	100+28.68	41.41' RT	POINT	0.00
A54	100+27.34	23.88' RT	POINT	908.51	A54	100+27.34	23.88' RT	POINT	908.51
A55	100+38.22	13.00' RT	POINT	908.26	A55	100+38.22	13.00' RT	POINT	908.26
A56	104+00.09	33.00' RT	POINT	910.19	A56	104+00.09	33.00' RT	POINT	910.19
A57	104+00.47	39.00' RT	POINT	910.29	A57	104+00.47	39.00' RT	POINT	910.29
A58	102+94.55	39.00' RT	POINT	910.12	A58	102+94.55	39.00' RT	POINT	910.12
A59	102+88.55	39.00' RT	POINT	910.10	A59	102+88.55	39.00' RT	POINT	910.10
A60	102+59.59	33.00' RT	POINT	909.94	A60	102+59.59	33.00' RT	POINT	909.94
A61	102+59.59	39.00' RT	POINT	910.03	A61	102+59.59	39.00' RT	POINT	910.03



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CULVERS CONSTRUCTION

EAU CLAIRE, WISCONSIN
 ENLARGED GRADING PLAN

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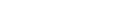
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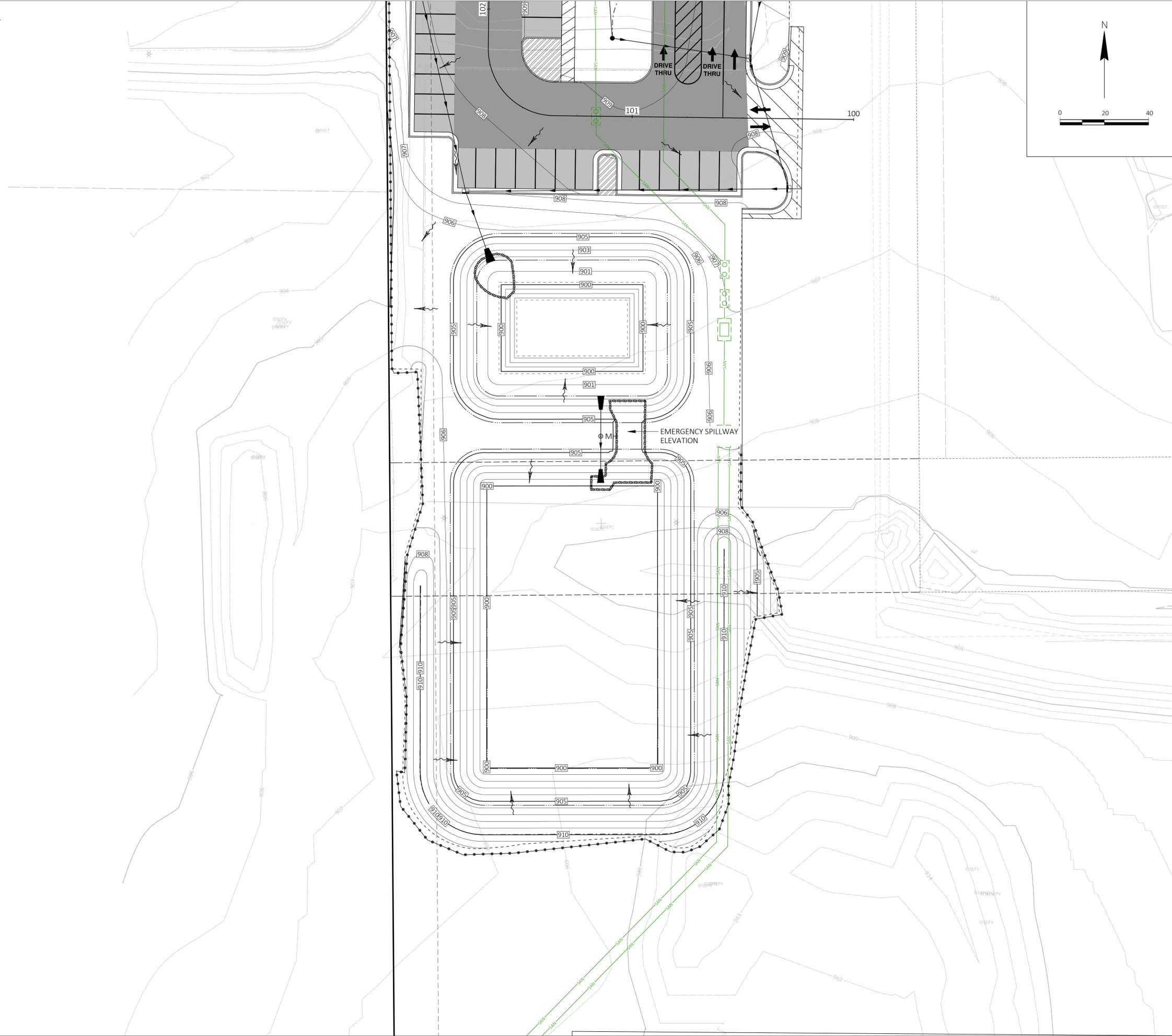
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LEGEND

-  RIGHT OF WAY
-  PROPERTY LINE
-  EXISTING WATER
-  EXISTING SANITARY
-  EXISTING GAS LINE
-  EXISTING ELECTRICAL LINE
-  EXISTING OVERHEAD UTILITY
-  EXISTING TREEELINE
-  EXISTING CONTOUR
-  EXISTING/ REGRADED CONTOUR
-  30" CURB & GUTTER, TYPE D
-  PROPOSED GRAVEL EDGE
-  PROPOSED CHAINLINK FENCE
-  PROPOSED SLOPE INTERCEPTS
-  PROPOSED FLOWLINE
-  PROPOSED LIGHT POLE (MAST CONFIGURATION MAY VARY)
-  PROPOSED CONTOUR
-  PROPOSED STORM SEWER
-  PROPOSED WATER LINE
-  PROPOSED SANITARY LINE
-  PROPOSED RIPRAP, MEDIUM
-  PROPOSED STORM SEWER STRUCTURE
-  PROPOSED BUILDING

NOTE:
 CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS. CONTRACTOR TO CONTACT ENGINEER TO RESOLVE ANY DISCREPANCIES.

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES




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 Chippewa Falls, WI 54729
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CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 ENLARGED GRADING PLAN

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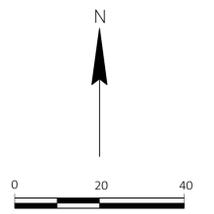
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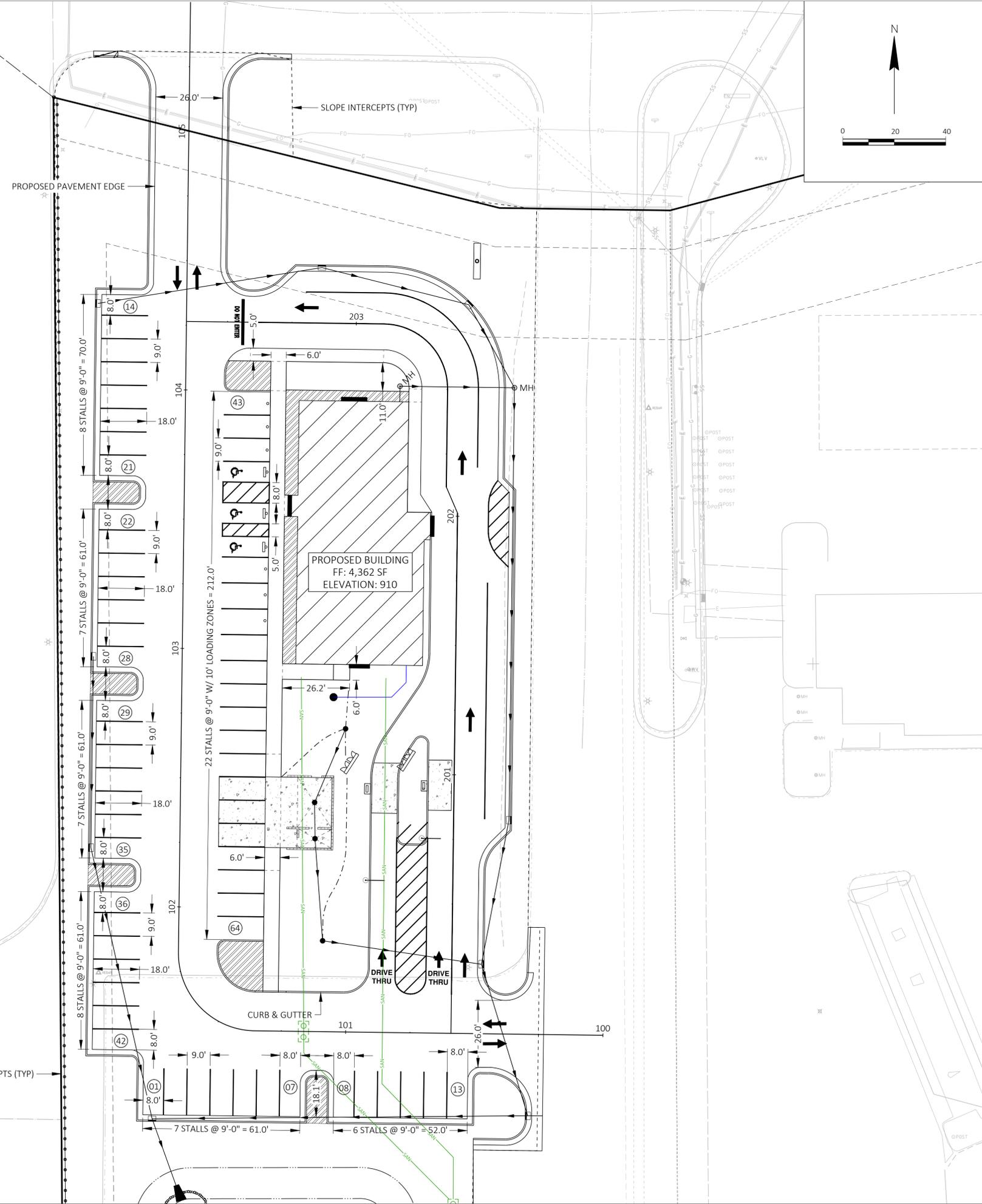
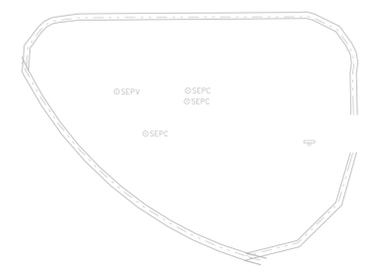
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- LEGEND**
- RIGHT OF WAY
 - PROPERTY LINE
 - W EXISTING WATER
 - SAN EXISTING SANITARY
 - G EXISTING GAS LINE
 - E EXISTING ELECTRICAL LINE
 - OH EXISTING OVERHEAD UTILITY
 - EXISTING TREELINE
 - 1035 EXISTING CONTOUR
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CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 PARKING LOT PLAN

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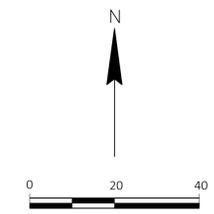
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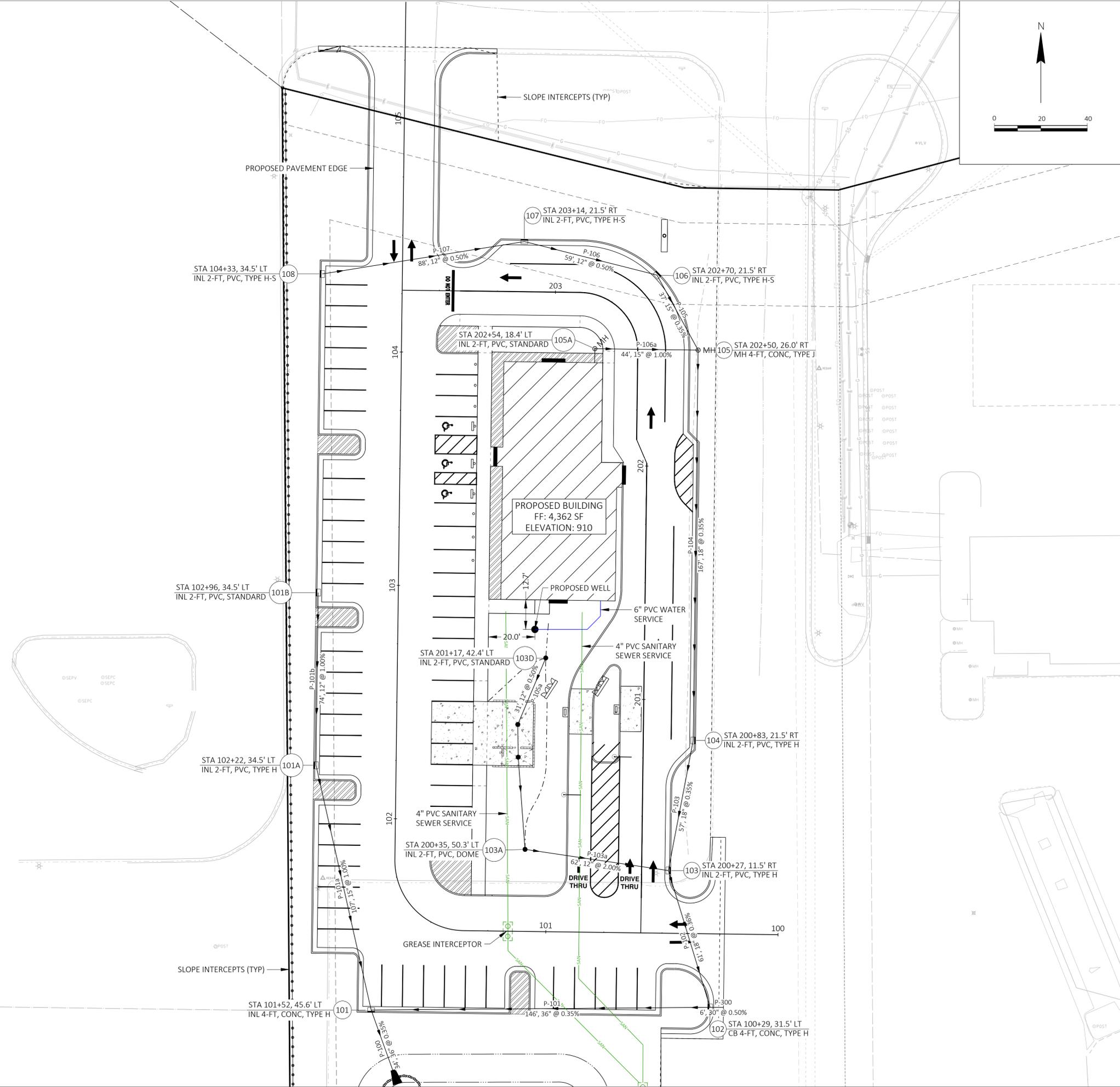


- LEGEND**
- RIGHT OF WAY
 - PROPERTY LINE
 - W — EXISTING WATER
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 - 30" CURB & GUTTER, TYPE D
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 - 1035 — PROPOSED CONTOUR
 - PROPOSED STORM SEWER
 - W — PROPOSED WATER LINE
 - SAN — PROPOSED SANITARY LINE
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 - ▨ PROPOSED BUILDING

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CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES

CLEAN OUTS EVERY 100' ON SEWER LINES REQUIRED BY CODE



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 EAU CLAIRE, WISCONSIN
 UTILITY PLAN

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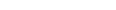
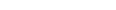
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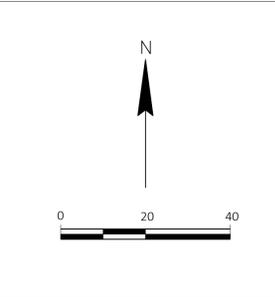
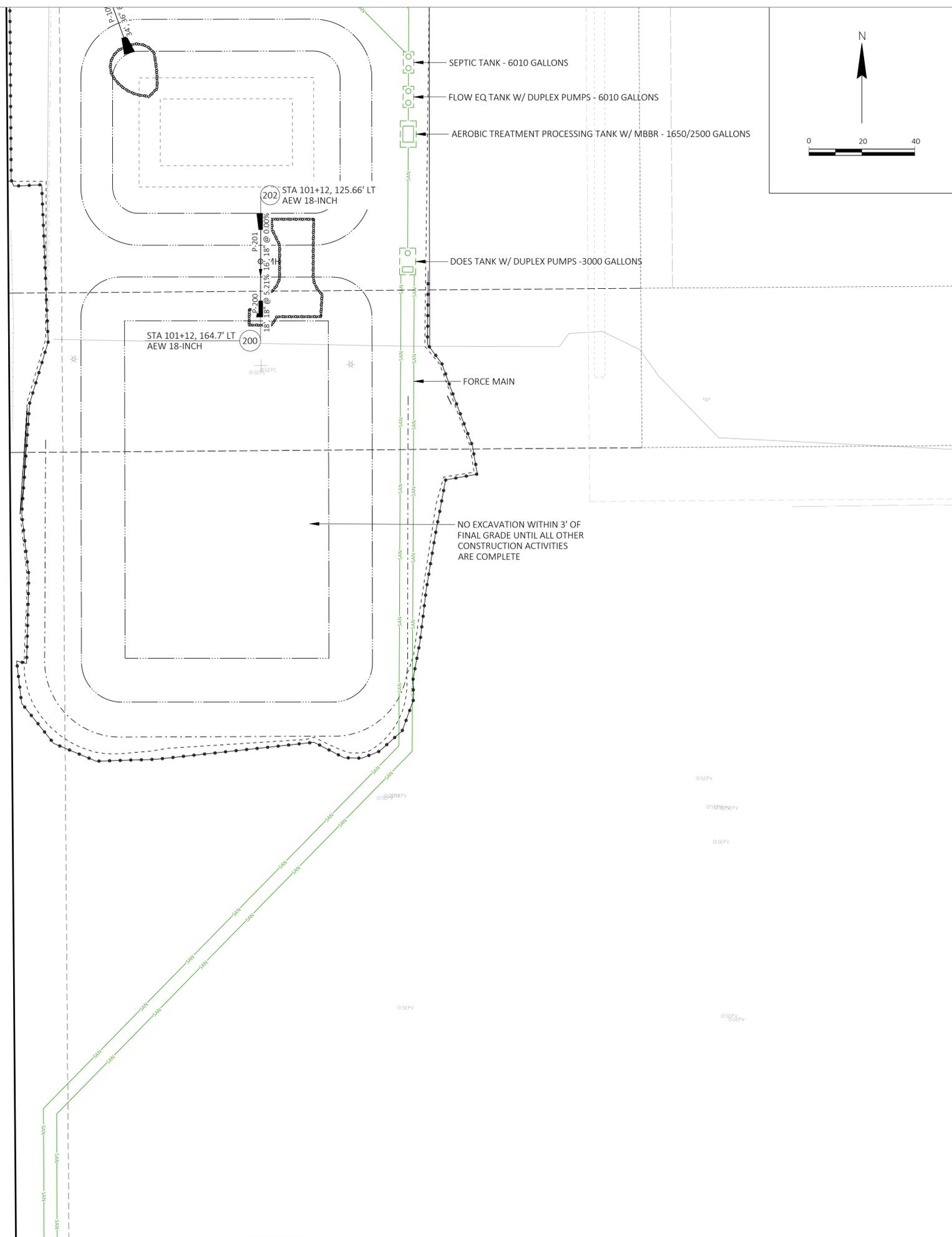
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(MAST CONFIGURATION MAY VARY)
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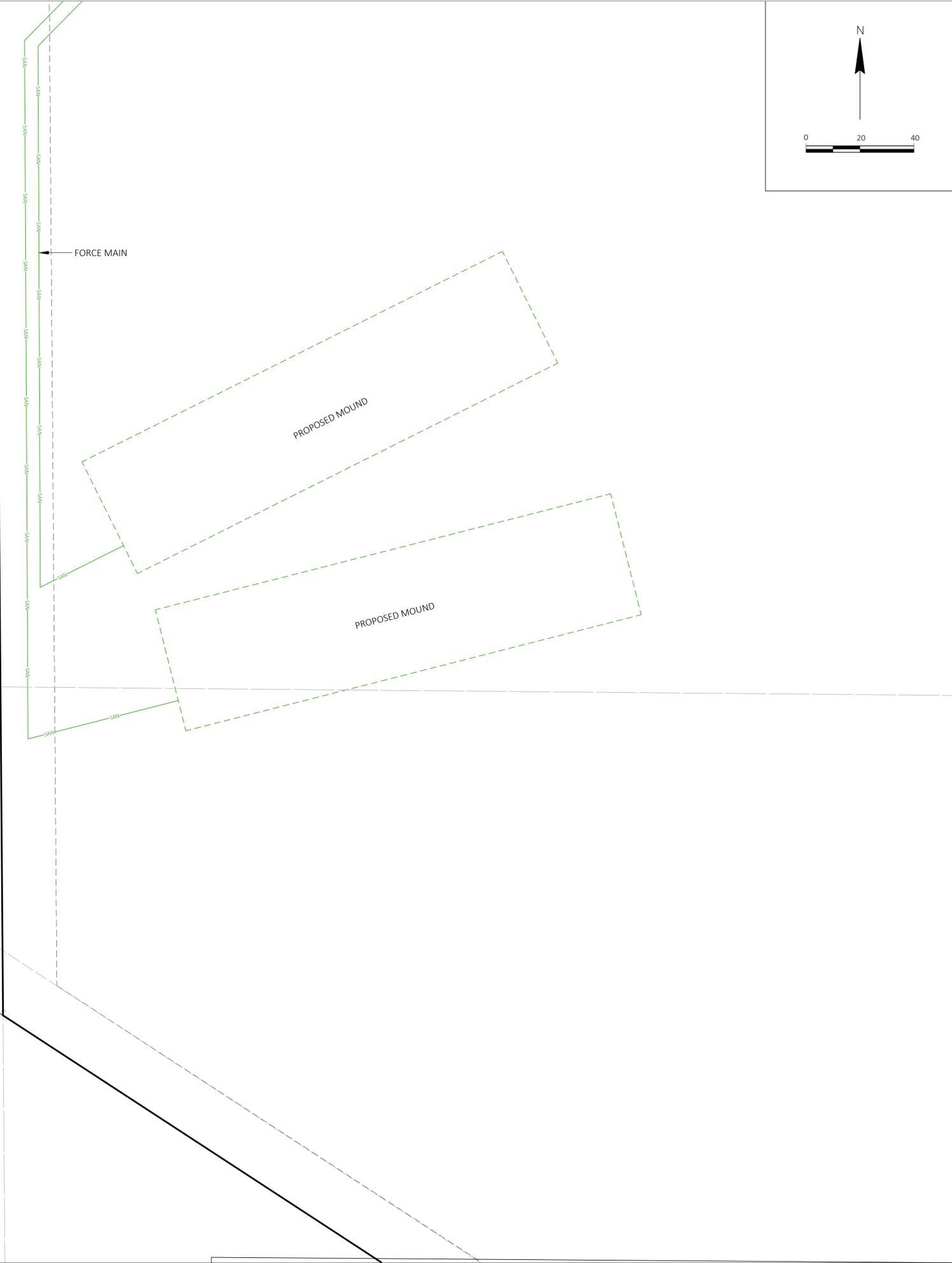
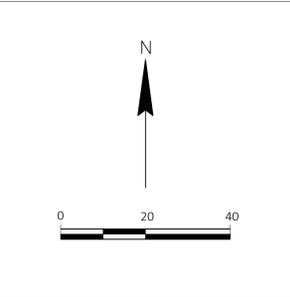
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LEGEND

-  RIGHT OF WAY
-  PROPERTY LINE
-  EXISTING WATER
-  EXISTING SANITARY
-  EXISTING GAS LINE
-  EXISTING ELECTRICAL LINE
-  EXISTING OVERHEAD UTILITY
-  EXISTING TREE LINE
-  EXISTING CONTOUR
-  EXISTING/ REGRADED CONTOUR
-  30" CURB & GUTTER, TYPE D
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-  PROPOSED SLOPE INTERCEPTS
-  PROPOSED FLOWLINE
-  PROPOSED LIGHT POLE
(MAY VARY)
-  PROPOSED CONTOUR
-  PROPOSED STORM SEWER
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CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 UTILITY PLAN

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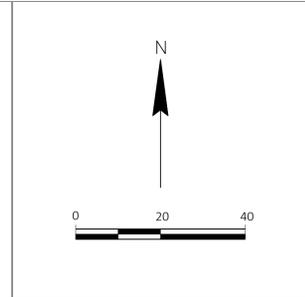
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STORM SEWER STRUCTURE TABLE						
STRUCTURE ID	DESCRIPTION	RIM ELEV	RIM TO SUMP	PIPE INVERTS	SUMP ELEV	COMMENTS
101	INL 4-FT, CONC, TYPE H	907.24	5.74'	P-100 (36") INV = 901.50 P-101a (15") INV = 903.25 P-101 (36") INV = 901.50	901.50	
101a	INL 2-FT, PVC, TYPE H	907.87	3.54'	P-101a (15") INV = 904.33 P-101b (12") INV = 904.56	904.33	
101b	INL 2-FT, PVC, STANDARD	908.44	3.14'	P-101b (12") INV = 905.30	905.30	
102	CB 4-FT, CONC, TYPE H	907.63	5.62'	P-101 (36") INV = 902.01 P-102 (18") INV = 903.51 P-300 (30") INV = 902.51	902.01	
103	INL 2-FT, PVC, TYPE H	908.35	4.62'	P-102 (18") INV = 903.72 P-103 (18") INV = 903.72 P-103a (12") INV = 904.22	903.72	
103a	INL 2-FT, PVC, DOME	909.16	3.69'	P-103a (12") INV = 905.47 P-103b (12") INV = 905.47	905.47	
103b	INL 2-FT, PVC, STANDARD	926.52	20.66'	P-103b (12") INV = 905.86 P-103c (12") INV = 905.86	905.86	
103c	INL 2-FT, PVC, STANDARD	909.45	4.92'	P-103c (12") INV = 906.00 P-105a (12") INV = 906.00	904.54	
103d	INL 2-FT, PVC, STANDARD	909.24	3.08'	P-105a (12") INV = 906.16	906.16	
104	INL 2-FT, PVC, TYPE H	908.65	4.73'	P-103 (18") INV = 903.92 P-104 (18") INV = 903.92	903.92	
105	MH 4-FT, CONC, TYPE J	909.81	5.31'	P-104 (18") INV = 904.51 P-105 (15") INV = 904.77 P-106a (15") INV = 904.77	904.51	
105a	INL 2-FT, PVC, STANDARD	910.27	5.06'	P-106a (15") INV = 905.21	905.21	
106	INL 2-FT, PVC, TYPE H-S	908.84	3.94'	P-105 (15") INV = 904.89 P-106 (12") INV = 905.13	904.89	
107	INL 2-FT, PVC, TYPE H-S	908.90	3.47'	P-106 (12") INV = 905.42 P-107 (12") INV = 905.42	905.42	
108	INL 2-FT, PVC, TYPE H-S	908.04		P-107 (12") INV = 905.87		
200	AEW 18-INCH	902.05	???'	P-200 (18") INV = 900.54	???'	
201	MH 4-FT, CONC, TYPE J	905.51		P-200 (18") INV = 901.50 P-201 (18") INV = 901.50		

PIPE SCHEDULE							
PIPE ID	DIAMETER	UP INVERT	DOWN INVERT	LENGTH (FT)	SLOPE	MIN COVER	MATERIAL
P-100	36"	901.50	901.38	34	0.35%	-3.10'	HDPE
P-101	36"	902.01	901.50	146	0.35%	2.39'	HDPE
P-101a	15"	904.33	903.25	107	1.00%	2.18'	HDPE
P-101b	12"	905.30	904.56	74	1.00%	2.03'	HDPE
P-102	18"	903.72	903.51	61	0.36%	2.47'	HDPE
P-103	18"	903.92	903.72	57	0.35%	2.97'	HDPE
P-103a	12"	905.47	904.22	62	2.00%	2.58'	HDPE
P-103b	12"	905.86	905.47	40	1.00%	2.53'	HDPE
P-103c	12"	906.00	905.86	14	1.00%	2.35'	HDPE
P-104	18"	904.51	903.92	167	0.35%	3.09'	HDPE
P-105	15"	904.89	904.77	37	0.35%	2.59'	HDPE
P-105a	12"	906.16	906.00	31	0.50%	1.98'	HDPE
P-106	12"	905.42	905.13	59	0.50%	2.37'	HDPE
P-106a	15"	905.21	904.77	44	1.00%	2.84'	HDPE
P-107	12"	905.87	905.42	88	0.50%		HDPE
P-200	18"	901.50	900.54	18	5.21%		HDPE
P-201	18"	901.50	901.50	16	0.00%	-0.77'	HDPE

CULVERS CONSTRUCTION

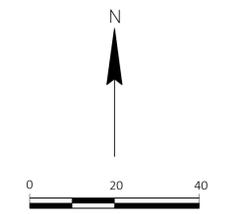
EAU CLAIRE, WISCONSIN
 STORM SEWER TABLES

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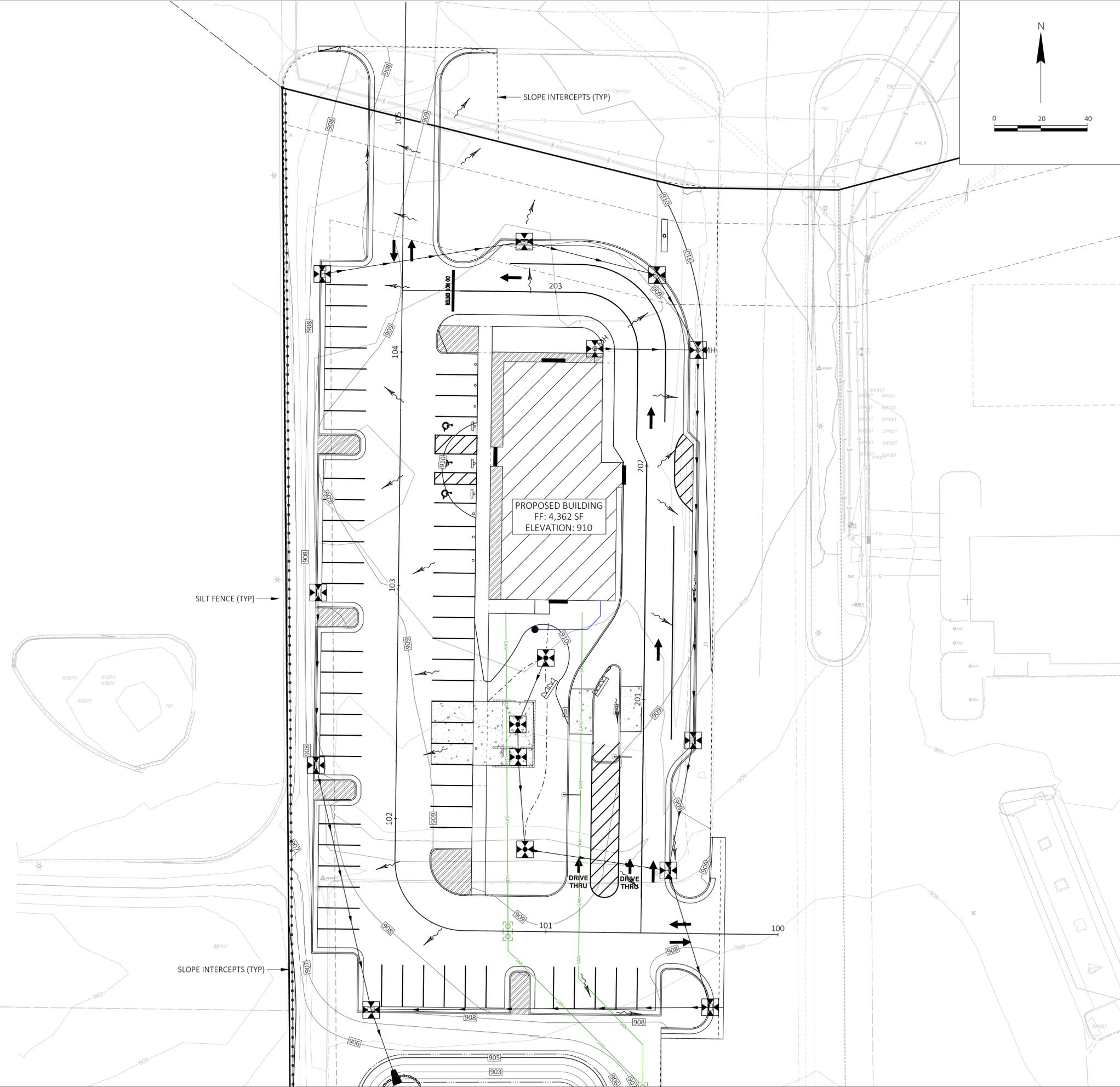
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- LEGEND**
- RIGHT OF WAY
 - PROPERTY LINE
 - W — EXISTING WATER
 - SAN — EXISTING SANITARY
 - G — EXISTING GAS LINE
 - E — EXISTING ELECTRICAL LINE
 - OH — EXISTING OVERHEAD UTILITY
 - EXISTING TREELINE
 - 1035 — EXISTING CONTOUR
 - 1035 — EXISTING/ REGRADED CONTOUR
 - 30" CURB & GUTTER, TYPE D
 - - - PROPOSED GRAVEL EDGE
 - ○ — PROPOSED CHAINLINK FENCE
 - - - PROPOSED SLOPE INTERCEPTS
 - - - PROPOSED FLOWLINE
 - ⊙ — PROPOSED LIGHT POLE (MAST CONFIGURATION MAY VARY)
 - 1035 — PROPOSED CONTOUR
 - PROPOSED STORM SEWER
 - W — PROPOSED WATER LINE
 - SAN — PROPOSED SANITARY LINE
 - PROPOSED RIPRAP, MEDIUM
 - ⊗ — PROPOSED INLET PROTECTION
 - — PROPOSED STORM SEWER STRUCTURE
 - PROPOSED STORM SEWER APRON ENDWALL
 - — DRAINAGE FLOW DIRECTION ARROW
 - SILT FENCE (WDNR TECHNICAL STANDARD 1056)
 - ▨ — PROPOSED BUILDING

NOTE:
 CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS. CONTRACTOR TO CONTACT ENGINEER TO RESOLVE ANY DISCREPANCIES.

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES



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CULVERS CONSTRUCTION

EAU CLAIRE, WISCONSIN
 EROSION CONTROL PLAN

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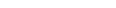
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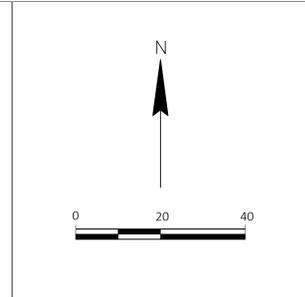
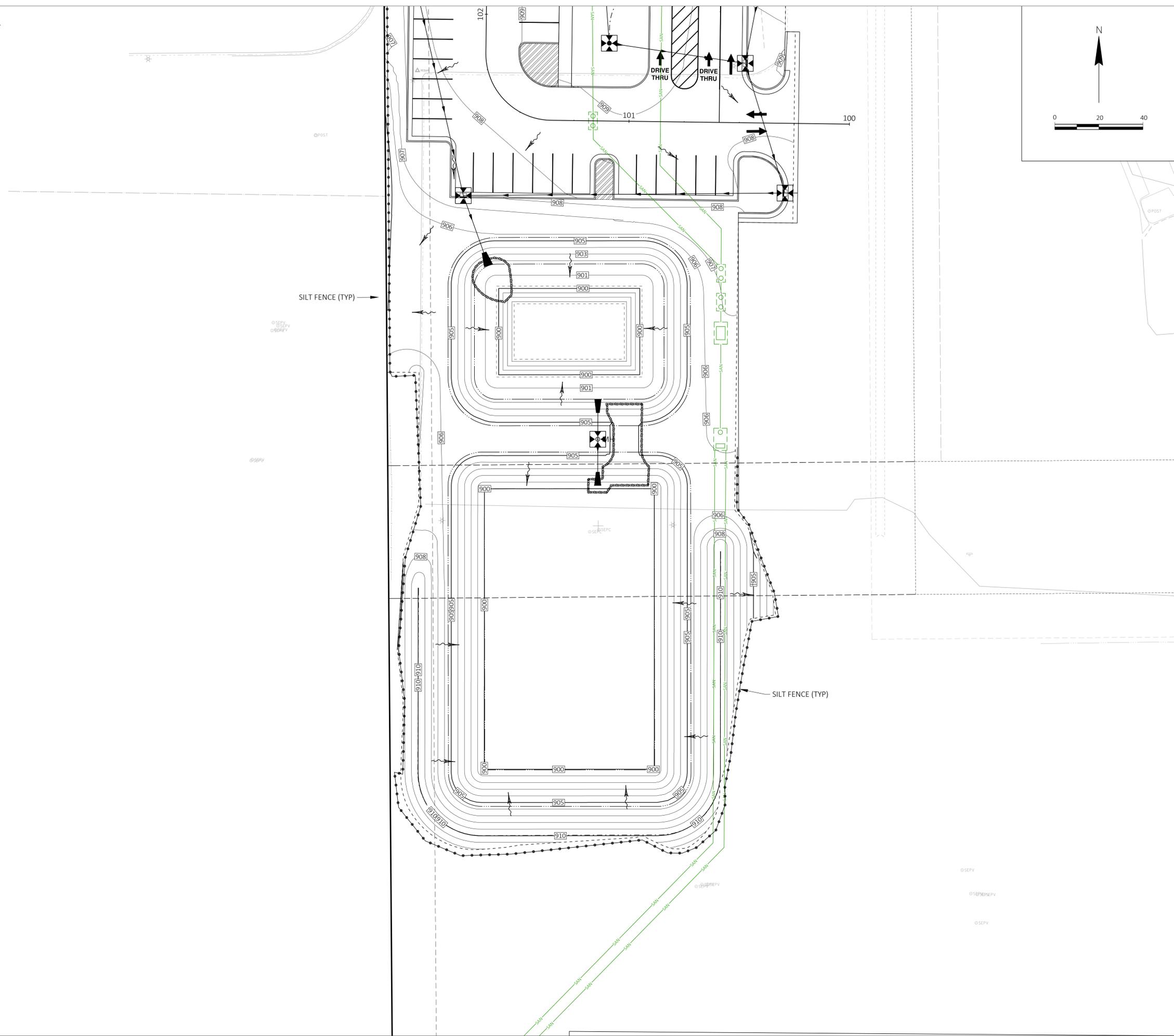
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LEGEND

-  RIGHT OF WAY
-  PROPERTY LINE
-  EXISTING WATER
-  EXISTING SANITARY
-  EXISTING GAS LINE
-  EXISTING ELECTRICAL LINE
-  EXISTING OVERHEAD UTILITY
-  EXISTING TREEELINE
-  EXISTING CONTOUR
-  EXISTING/ REGRADED CONTOUR
-  30" CURB & GUTTER, TYPE D
-  PROPOSED SLOPE INTERCEPTS
-  PROPOSED FLOWLINE
-  PROPOSED CONTOUR
-  PROPOSED STORM SEWER
-  PROPOSED WATER LINE
-  PROPOSED SANITARY LINE
-  PROPOSED RIPRAP, MEDIUM
-  PROPOSED STORM SEWER STRUCTURE
-  PROPOSED BUILDING
-  PROPOSED 8" ASPHALT
-  PROPOSED 4.5" ASPHALT
-  PROPOSED 4" CONCRETE 6" BASE

NOTE:
 CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS. CONTRACTOR TO CONTACT ENGINEER TO RESOLVE ANY DISCREPANCIES.

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS/ STRUCTURES



CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 EROSION CONTROL PLAN

Issue:

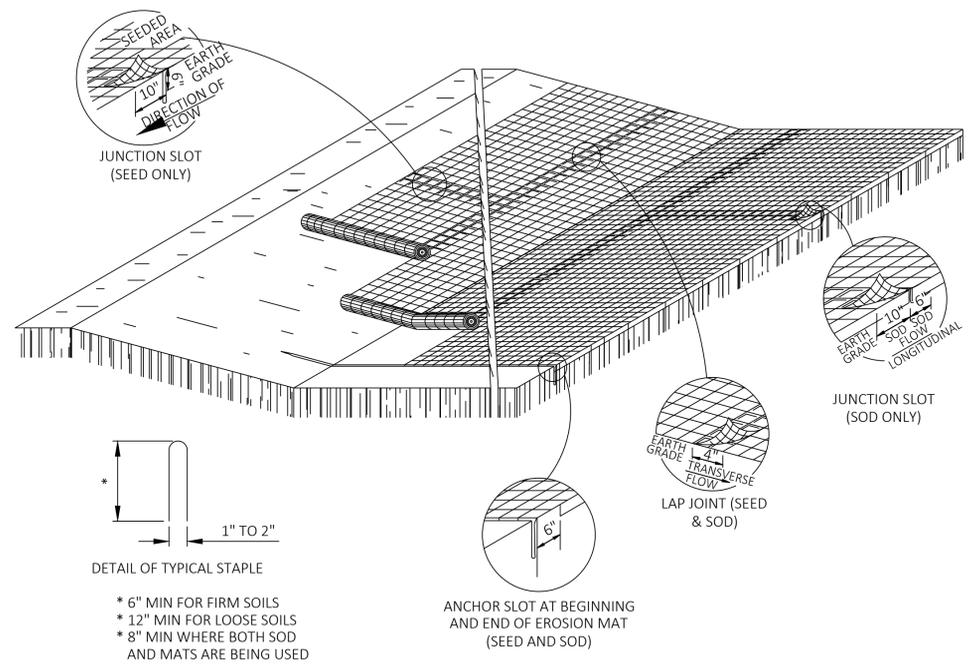
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EROSION MAT

EROSION CONTROL

GENERAL NOTES: DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL SPECIFICATIONS.

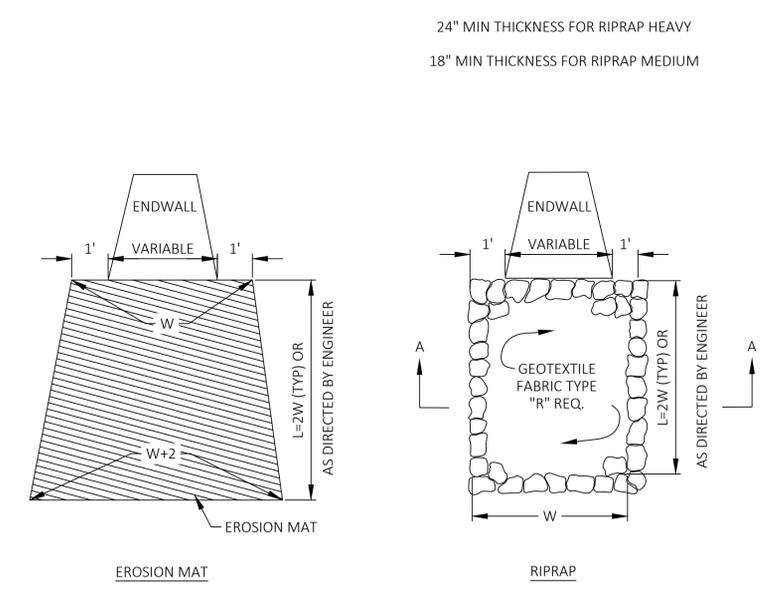
GENERAL NOTES: VARIATIONS IN THE DIMENSIONS OF MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED. LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES. JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MIN OF 4' APART. EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT OVER SOD:
 A: ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
 B: ROAD STAKES FOR THE SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
 C: THE WIDTH OF EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.
 D: SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING: JUNCTION OR ANCHOR SLOTS SHALL BE AT MIN INTERVALS OF 100' ON GRADES UP TO AND INCLUDING 3%, AND 50' ON GRADES EXCEEDING 3%.

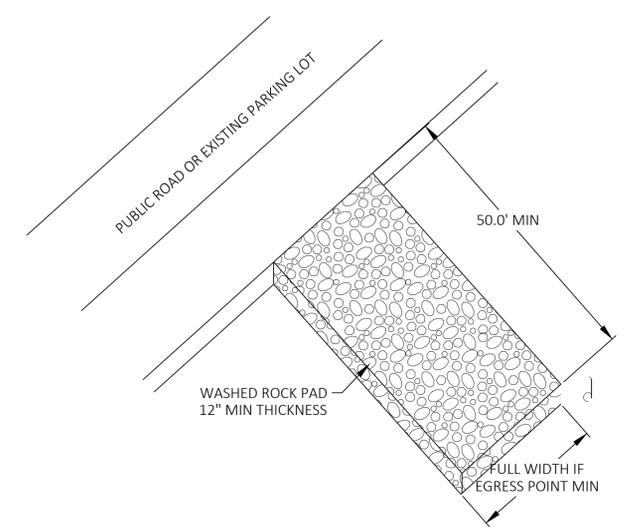
ROADWAY CLEANING: SWEEPING OF ROAD MUST BE DONE AT A MIN OF ONCE A DAY OR MORE TO REMOVE ALL SEDIMENTS FROM THE ROADWAYS AS NEEDED.

- NOTES:**
1. ALL E-MAT TO BE WISDOT URBAN TYPE B
 2. REFER TO WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT 1052 FOR INSTALLATION, OPERATION AND MAINTENANCE SPECIFICATIONS.



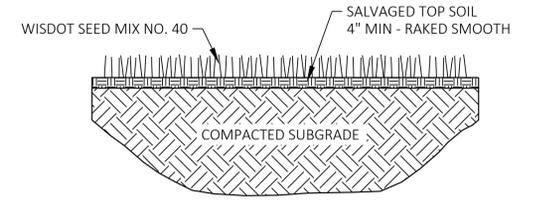
EROSION MAT AND RIPRAP TREATMENT AT CULVERTS

- NOTES:**
1. REFER TO WDNR TECHNICAL STANDARD TRACKOUT CONTROL PRACTICES 1057 FOR INSTALLATION, OPERATION AND MAINTENANCE SPECIFICATION.



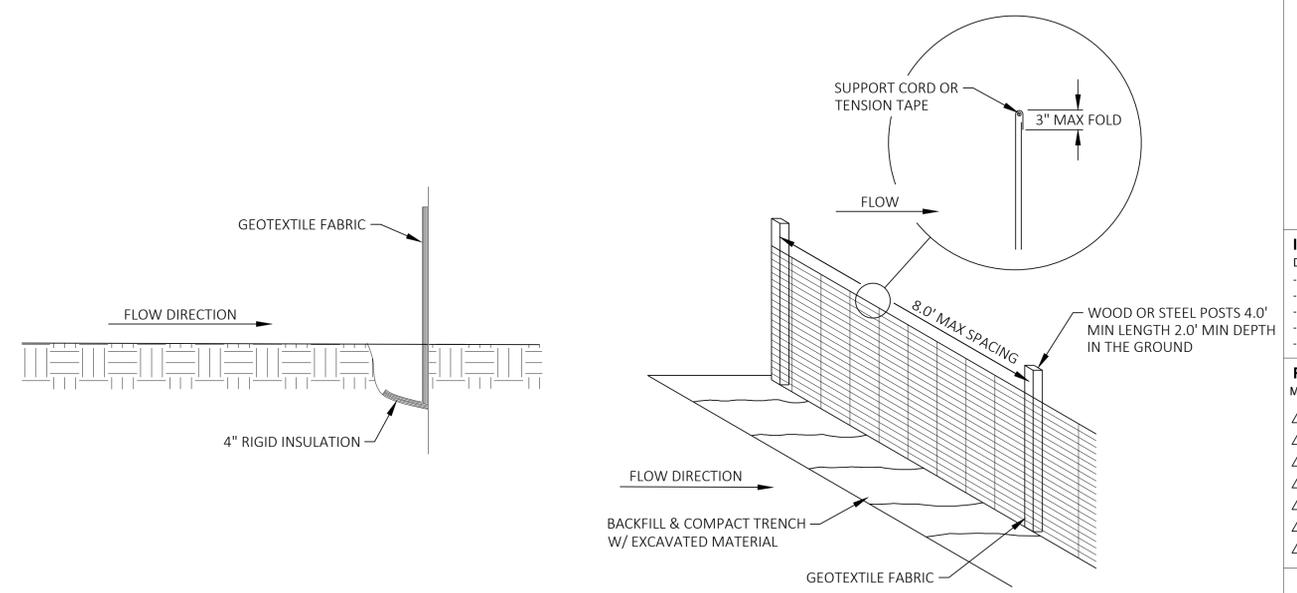
- NOTES:**
1. CONSTRUCT TRACKING PAD PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS.
 2. INSTALL FILTER FABRIC UNDER ROCK TO STOP MUD MIGRATION THROUGH MATERIAL.
 3. INSTALL ADDITIONAL ROCK OR REMOVE AND REPLACE PAD AS NECESSARY TO MAINTAIN A CLEAN AND SAFE ROADWAY SURFACE.
 4. REMOVE TRACKING PAD PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENT.

TEMPORARY TRACKING PAD



TURF ESTABLISHMENT

- NOTES:**
1. REFER TO WDNR TECHNICAL STANDARD SILT FENCE 1056 FOR INSTALLATION, OPERATION AND MAINTENANCE SPECIFICATION.
 2. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



SILT FENCE

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CULVERS CONSTRUCTION
 EAU CLAIRE, WISCONSIN
 CONSTRUCTION DETAIL

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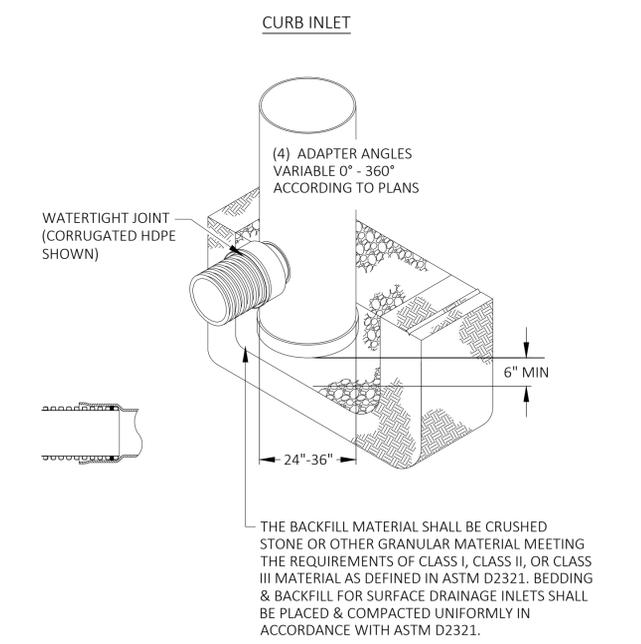
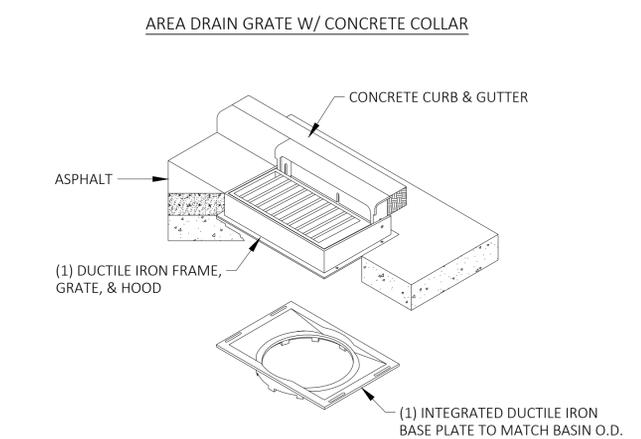
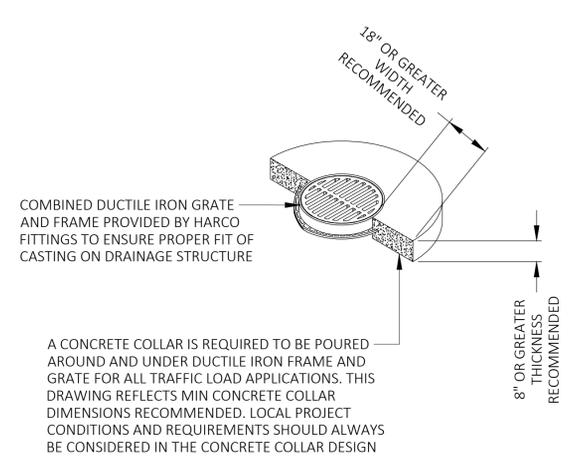
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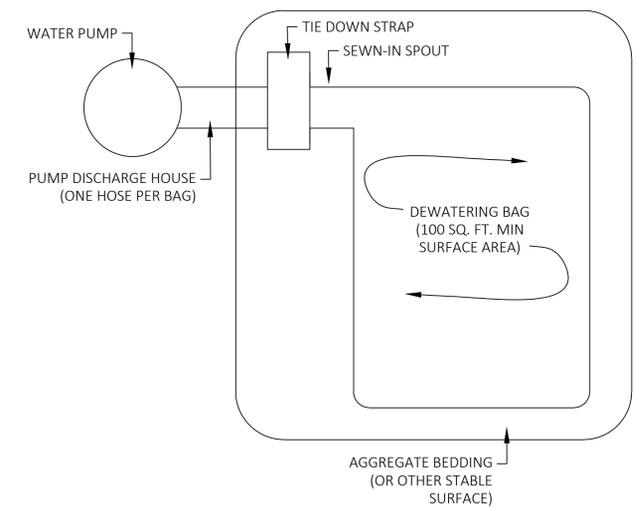
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NOTE:
 CASTING MAY VARY FROM DETAIL. SEE PLANS FOR CASTING REQUIREMENTS

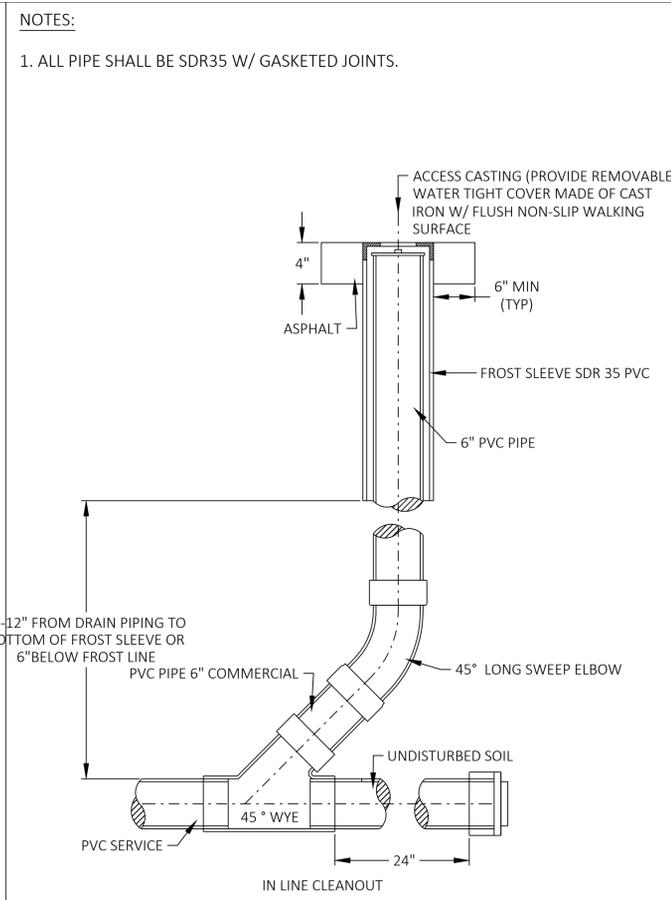


TYPICAL PVC CATCH BASIN

NOTES:
 1. REFER TO WDNR TECHNICAL STANDARD DEWATERING 1061, FOR INSTALLATION, OPERATION AND MAINTENANCE SPECIFICATION.



DEWATERING DETAIL



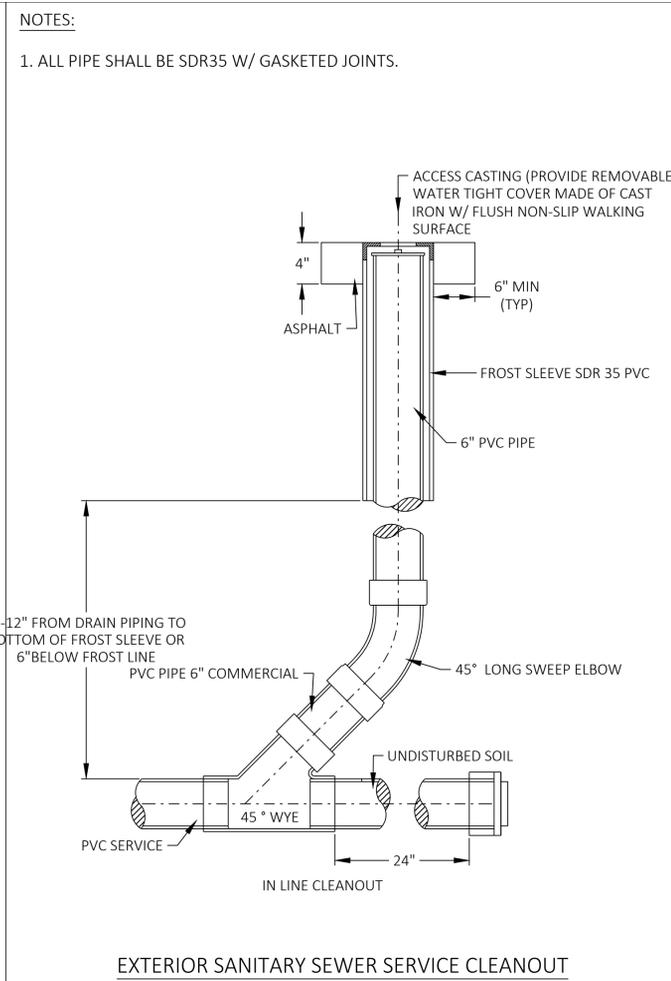
EXTERIOR SANITARY SEWER SERVICE CLEANOUT



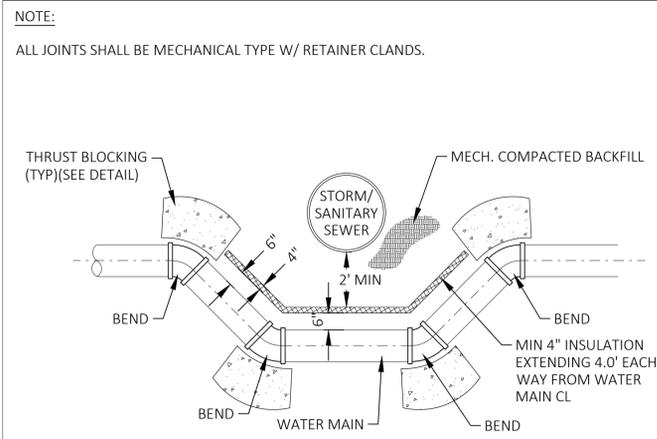
PIPE	TEE OR PLUG	1/4 BEND	1/32 AND 1/8 BEND	1/16 BEND
6-INCH	2.9	3.1	1.6	0.8
8-INCH	3.7	5.3	2.9	1.4
10-INCH	5.7	8.1	4.4	2.2
12-INCH	8.1	13.4	6.6	3.2
16-INCH	15.1	21.4	11.6	5.9
20-INCH	23.2	30.2	18.1	9.3
24-INCH	33.6	48.5	26.1	13.3

- THRUST RESTRAINT:
- INSTALL THRUST RESTRAINT AT ALL BENDS, TEES AND PLUGS
 - CONCRETE BLOCKING
 - PLACE BETWEEN THE FITTING AND UNDISTURBED TRENCH WALL
 - MIN THICKNESS: 12"
 - MIN AREA IN SQUARE FEET SHALL BE IN ACCORDANCE W/ THE FOLLOWING
 - SIZE BLOCKING BASED ON THE LARGER MAIN
 - VERIFY THAT BOLTS ARE ACCESSIBLE AFTER CONCRETE IS POURED.
 - TIMBER BLOCKING:
 - USE FOR TEMPORARY BLOCKING ONLY FOR MAX 8" MAINS.
 - MIN TIMBER SIZE: 4"x4"
 - RESTRAINED JOINTS:
 - SUBMIT METHOD AND TYPE TO ENGINEER FOR APPROVAL
 - INSTALL IN ACCORDANCE W/ "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE"

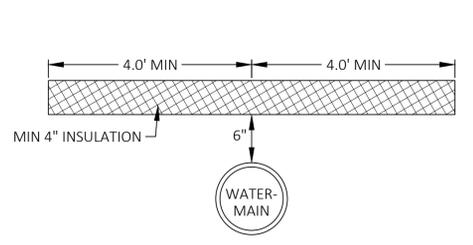
THRUST BLOCKING



TYPICAL CONCRETE BOX INLET

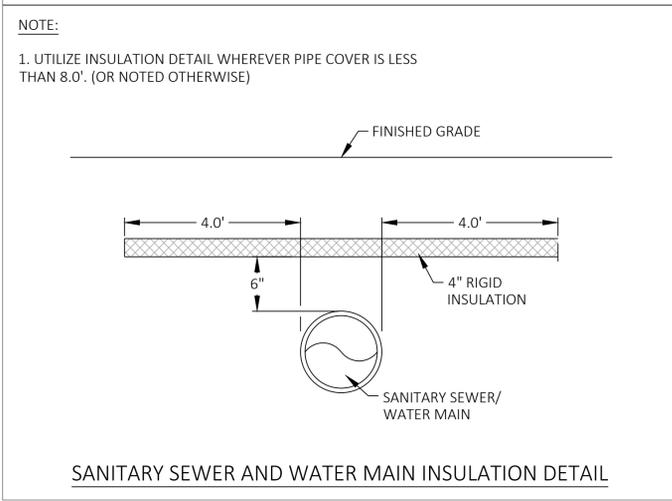
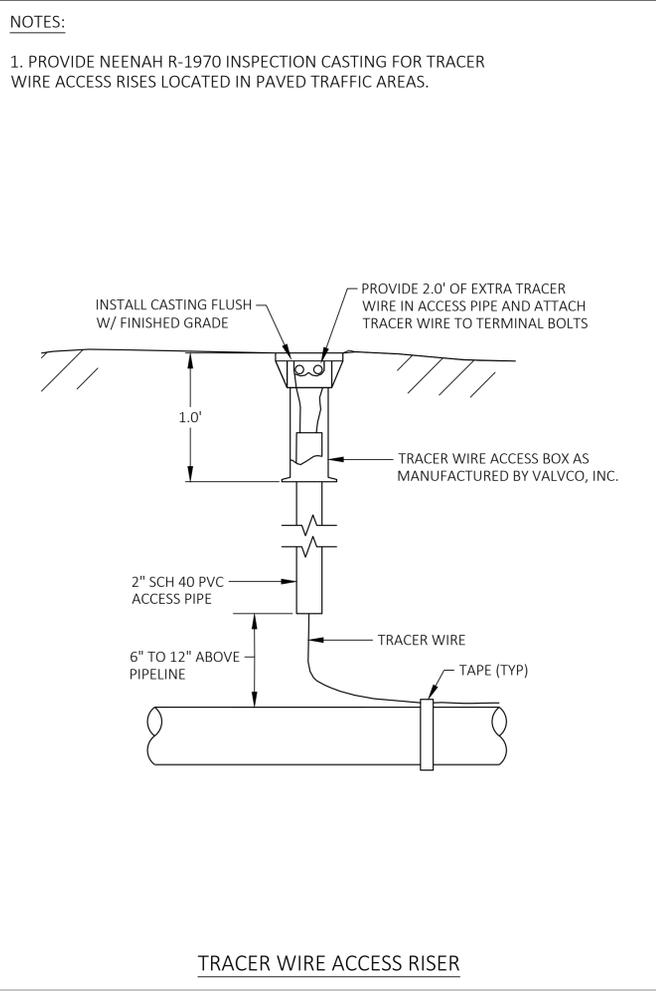
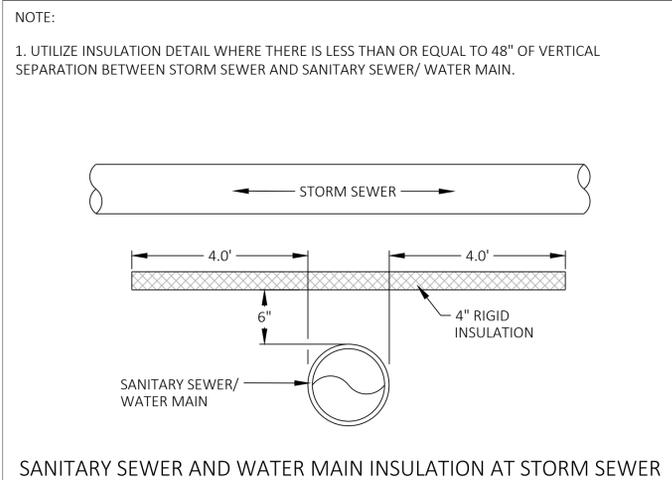
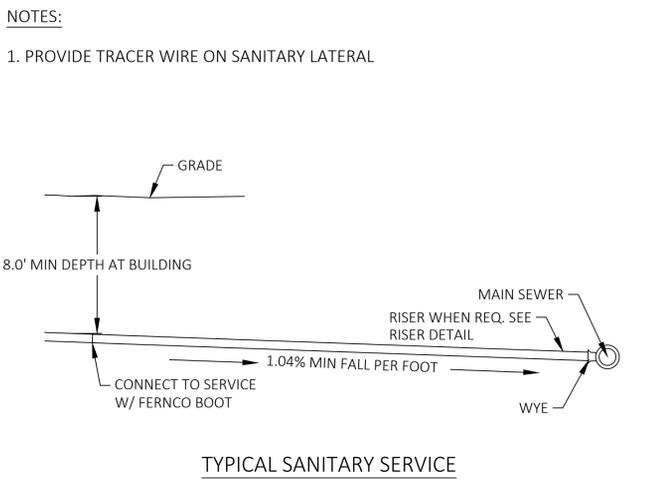
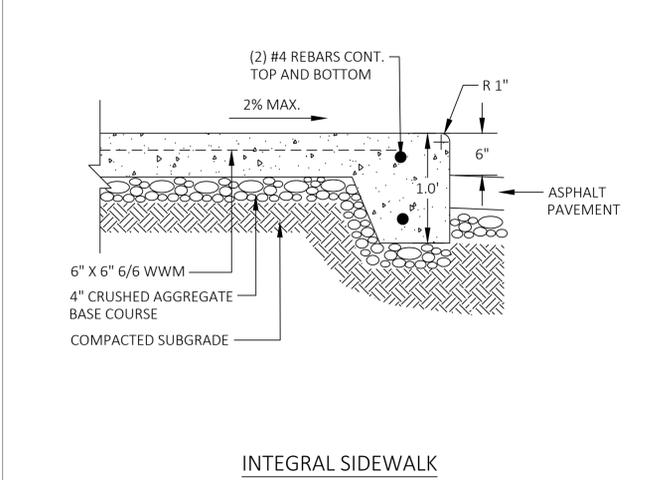
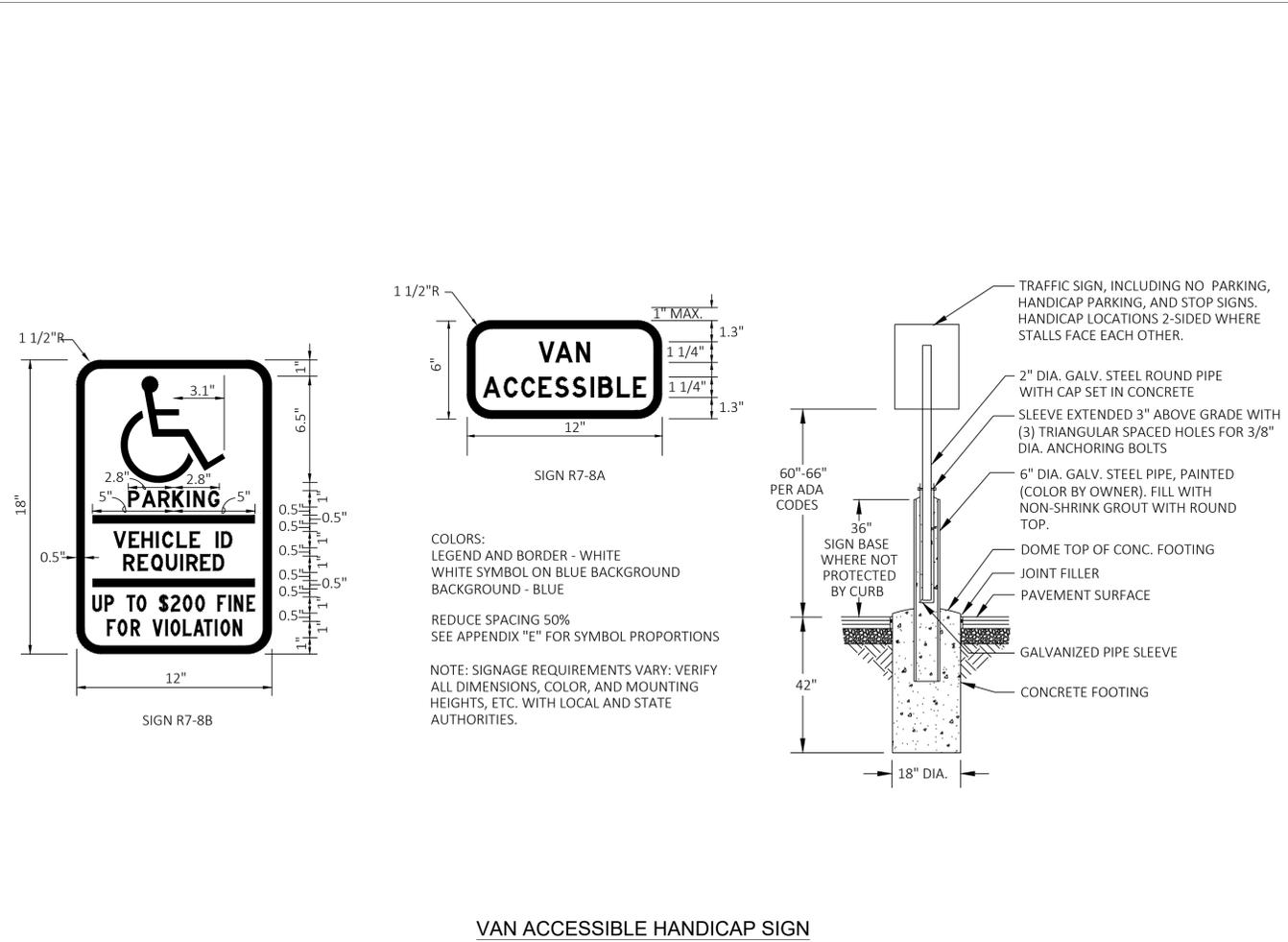
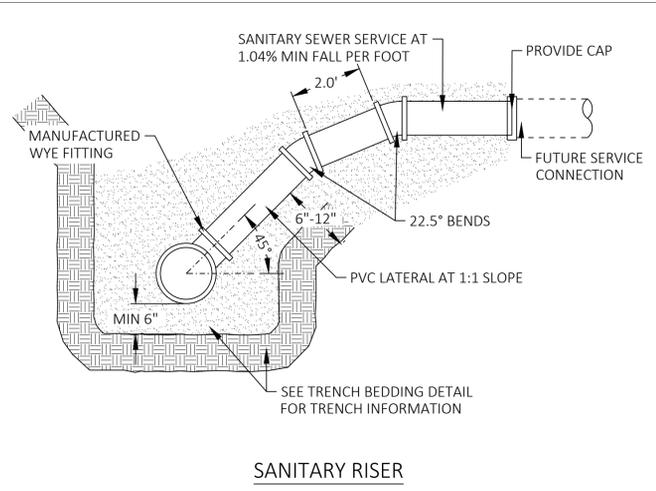
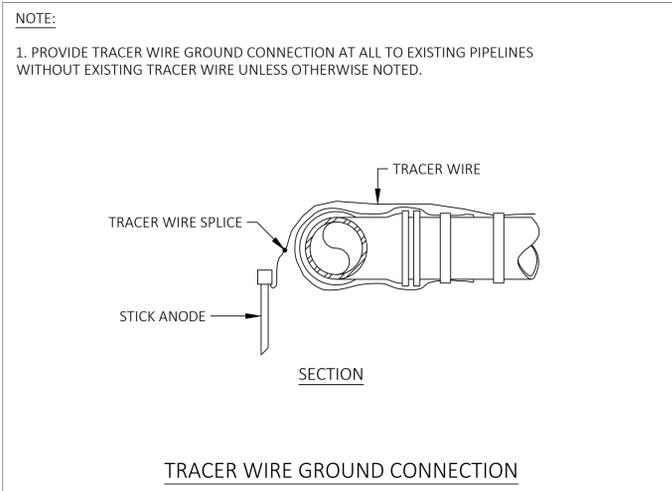


LONGITUDINAL SECTION



TRANSVERSE SECTION

LOWER WATER MAIN DETAIL



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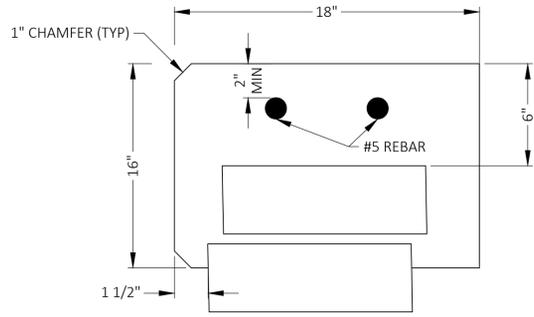
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TYPICAL CAP BLOCK

NOTE:
 30' MAXIMUM SPACING BETWEEN CONTROL JOINTS ALONG CAP BLOCK THROUGHOUT ENTIRE WALL LENGTH

DESIGN DATA:

THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, PLANS, DETAILS, SPECIFICATIONS AND SHOP DRAWINGS FOR THE LANDSCAPING WALLS IN ACCORDANCE WITH THE SPECIFICATIONS. THE LANDSCAPING WALL MANUFACTURER SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION. THE CONST OF FURNISHING THESE ITEMS SHALL BE INCLUDED IN THE BID ITEM "LANDSCAPING WALLS"

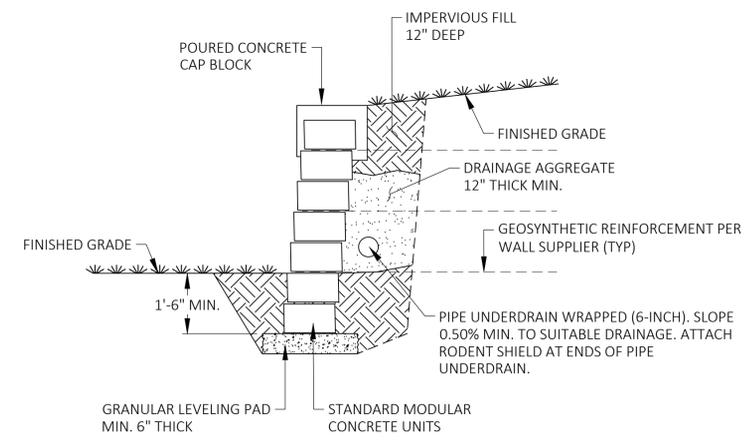
PLANS, ELEVATIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO INDICATE WALL LOCATIONS, LENGTHS, HEIGHTS AND DETAILS COMMON TO THE WALL SYSTEM SELECTED. THE CONTRACTOR SHALL VERIFY THAT THE WALL SYSTEM SELECTED WILL CONFORM TO THE REQUIRED ALIGNMENTS AND DETAILS.

DESIGN FOR LANDSCAPING WALL TO PROVIDE FOR FINISHED GRADE SLOPED BEHIND WALL AS SHOWN.

DESIGN LANDSCAPING WALL FOR A LIVE LOAD SURCHARGE OF 120 LBS/SF.

GEOTECHNICAL DATA FOR WALL DESIGN SHALL BE BY WALL SUPPLIER.

THE MAXIMUM VALUE OF THE ANGLE OF INTERNAL FRICTION OF THE WALL BACKFILL MATERIAL IN THE REINFORCED ZONE SHALL BE ASSUMED TO BE 30° WITHOUT CERTIFIED TEST VALUES.



TYPICAL WALL SECTION

CULVERS CONSTRUCTION

EAU CALIRE, WISCONSIN
 CONSTRUCTION DETAILS

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SEPTIC SYSTEM
SITE INFORMATION
AND
SPECIFICATIONS
FOR

CULVER'S

Truax Lane
Town of Union
Eau Claire County

Pages 1-4	Narrative
Page 5-8	Soil Test
Page 9	Site Plan



Submitted by:
CeCe Rudnicki
10/17/2024

Project Description

Culver's is a fast-food restaurant serving American food. Hours of operation are generally 10:30 AM to 10:00 PM daily. The restaurant uses disposable plates and utensils but has a dishwasher for washing food prep items, cookware and trays.

The restaurant has 104 seats and 2 drive-through lanes. There are 19 daily employees.

Flows and Loads

The POWTS (Private Onsite Wastewater Treatment System) will be sized using these flows:

Unit	Flow per unit	Total Estimated Flow	Design Flow (150% of estimated)
104 seats	22	2288	3432
2 drive-through lanes	60	120	90
19 employees	13	247	371
16 floor drains	25	400	600
TOTALS		3055	4493

This system will be sized using 5,000 GPD design flow

A restaurant is considered to be high-strength waste per SPS Table A-383.43-1

Wastewater was sampled from a surge tank in another restaurant on 10/1/2024. This sample was taken from the tank just before pretreatment and after the grease interceptor and septic tank. These are the results of that sample.

Parameter	Sample Results on 10/1/24 in mg/L	Sample Results of another restaurant from 2005 (in mg/L)¹	Dispersal influent quality standards from SPS 383.44(2)(a)
BOD ₅	718	772	220
CBOD	657		NA
TSS	235	257	150
FOG	81	56	30

The sample results reveal average restaurant wastewater strength, which is higher than residential limits in the code. This means that pretreatment will need to be added to bring the wastewater down to a minimum of residential strength.

Soil and Site Information

This site has previously been used as a gas station/truck stop. A mound system was installed to serve this use in 1994. This mound is shown on the site plan. This mound was recored in 2005. The sizing of this mound is similar to the sizing needed for the new use and

so an evaluation was done to consider whether or not it could be reused. This evaluation was done on 9/26/2024 by CeCe Rudnicki, Leroy Jansky - former Department of Commerce Wastewater Specialist in this area - and Phil Schumacher – Environmental Specialist at the Eau Claire City-County Health Department. It was determined, after this evaluation, that it would be best to not reuse the existing mound for new construction and that installing new mounds on the tested area to the south would be best.

A soil test was completed on this property by Will Heidt, CST 227872, on November 5, 2004. This tested area is located south of the existing mound and is shown on the site plan. The soil and site conditions in this area were verified by CeCe Rudnicki, CST 265824, on 10/1/24 and this site is suitable for mound installation.

The existing treatment tanks serving the abandoned use at this site will need to be pumped and filled according to SPS 383.33.

The existing mound can stay or go and does not pose an environmental or health hazard if left where it is. If it is removed, the contents will need to be properly disposed of.

Treatment Train

Grease Interceptor
<ul style="list-style-type: none"> • (1) Weiser WLP5000GI - The grease interceptor will be a minimum of 1 day retention time and will serve the kitchen building sewer only.
Septic Tank
<ul style="list-style-type: none"> • (1) Wieser W6010 septic tank • Polylok PL525 Effluent filter at outlet
Flow Equalization Tank
<ul style="list-style-type: none"> • (1) Wieser W6010 flow eq tank. This tank will be able to take on flow surges throughout the day and time dose consistent and uniform flow over a 24-hour period into the pretreatment unit. • Duplex pumps with time dosing
Aerobic Treatment Processing Tank
<ul style="list-style-type: none"> • (1) Wieser W1650-2500 pretreatment tank with MBBR (Moving Bed Biofilm Reactor) technology. This technology is currently approved as SMART-Treat EHS. This product is being sized to handle 1000 mg/L BOD₅ to a level of 30 mg/L. This size will also treat TSS to 30 mg/L, which means loading rates will be based on 2nd column standards in SPS Table 383.44-2
Clarifier Tank
<ul style="list-style-type: none"> • (1) Wieser WLP1800-1100 clarifier tank to clean up solids generated during aerobic treatment • Polylok PL 525 effluent filter at outlet
Dose Tank
<ul style="list-style-type: none"> • (1) Wieser W3000 pump tank • Duplex pumps with demand dosing

Dispersal/Soil Treatment

- (2) 10' x 125' cells with mound components and pressure distribution. These will be served by 2 separate force mains to avoid valves and valve maintenance.

Management

Like all systems of this nature, the operation of the treatment train will require control panels to activate pumps and blowers and incorporate time dosing.

Ongoing monitoring and evaluation is critical and instructions will be included in the final submittal on this plan. Not only does the monitoring maintain the performance intended with the final design, but it can also diagnose small problems before they become large ones and protects the system from early failure.

The components in this system will require semi-annual servicing and maintenance. The design of this system allows room and flexibility to expand treatment components should the need arise.

1. Sanitary Permit #469325, State Plan approval 1135239 Chippewa County – serving Culvers at 2573 Commercial Blvd, Lake Hallie WI

RECEIVED

Wisconsin Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

Page 1 of 2

CITY-COUNTY

in accordance with Comm 85, Wis. Adm. Code

Attach complete plan, not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Eau Claire
Parcel I.D.	
Reviewed by	Date

Property Owner Holiday Corp %D. Steinhauer	Property Location Govt. Lot NW 1/4 NE 1/4 S 9 T 27 N R 10 W		
Property Owner's Mailing Address	Lot #	Block #	Subd. Name or CSM#
City	State	Zip Code	Phone Number
<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road Hwy 12 + Hwy I-94

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD

Replacement Public or commercial Describe: gas

Parent material: alluvium to glacial till Flood Plain elevation if applicable _____ ft.

General comments and recommendations: recommend 9" sand fill mound, load @ 0.4 or less, 2-160 contours available, 4% slope in system Area proposed SE 2 98.8 + 100.8

1 Boring # Boring Pit Ground surface elev. 97.3 ft. Depth to limiting factor 30 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft	
									*Eff#1	*Eff#2
1	0-9	10YR 4/3	NONE	sl	2Fsbk	mfr	CS	3uf	0.6	1.0
2	9-15	10YR 4/4		sl	1msbk	mfr	gs	2uf	0.4	0.7
3	15-22	10YR 4/6		sl	1msbk	mfr	gw	2uf	0.4	0.7
4	22-30	10YR 5/6		ls	φ	mfr	gs	1uf	0.7	1.6
5	30-38	10YR 6/6	C2F 7.5YR 5/8	ls	φ	mfr	ds	-	0.5	1.0
6	38-50	10YR 6/1	C3F 7.5YR 5/8	ls fms φ	φ	mfr	-	-	0.5	1.0

2 Boring # Boring Pit Ground surface elev. 98.6 ft. Depth to limiting factor 32 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft	
									*Eff#1	*Eff#2
1	0-10	10YR 4/3	NONE	sl	2Fsbk	mfr	CS	3uf	0.6	1.0
2	10-15	10YR 4/4		sl	2Fsbk	mfr	gs	2uf	0.6	1.0
3	15-23	10YR 4/6		sl	1msbk	mfr	gw	2uf	0.4	0.7
4	23-32	10YR 5/6		ls	φ	mfr	ds	1uf	0.7	1.6
5	32-40	10YR 5/6	C2F 7.5YR 5/8	ls fs φ	φ	mfr	ds	-	0.5	1.0
6	40-60	10YR 6/1	C3F 7.5YR 5/8	fms φ	φ	mfr	-	-	0.5	1.0

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Soil Testing Service	Signature William R. Heath	CST Number 227672
Address W 3503 Hemlock Rd. Mondovi, WI 54755-8145 (715) 832-0020	Date Evaluation Conducted November 5, 2004	Telephone Number 832-0020

Property Owner Holiday Corp

Parcel ID # _____

Page 2 of 3

3 Boring # Boring Pit Ground surface elev. 100.2 ft. Depth to limiting factor 30 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft	
									*Eff#1	*Eff#2
1	0-9	10YR 4/2	NONE	sl	2f-sbt	mfr	cs	3uf	0.6	1.0
2	9-13	10YR 4/3		sl	fmsbt	mfr	gs	3uf	0.4	0.7
3	13-19	10YR 4/4		sl	msbt	mfr	gs	2uf	0.4	0.7
4	19-24	10YR 3.5/4		sl	2f-msbt	mfr	gw	2uf	0.6	1.0
5	24-30	10YR 5/6		ls	φ	mfr	gs	1uf	0.7	1.6
6	30-36	10YR 5/6.5/8	C2F75YR 5/8	ls-fs	φ	mfr	gs	-	0.5	1.0
7	38-50	10YR 5/6.5/4	C3F75YR 5/8	fs	φ mfi	occ	2f-4/8	ls-sl	φ mfi	bands

4 Boring # Boring Pit Ground surface elev. 99.7 ft. Depth to limiting factor 27 in. below 30

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft	
									*Eff#1	*Eff#2
1	0-9	10YR 4/2	NONE	sl	2f-sbt	mfr	cs	3uf	0.6	1.0
2	9-18	10YR 4/4		sl	2f-msbt	mfr	gw	3uf	0.6	1.0
3	18-27	10YR 5/6		ls	φ	mfr	gs	2uf	0.7	1.6
4	27-32	10YR 5/6	C2F75YR 5/8	ls-fs	φ	mfr	gs	1uf	0.5	1.0
5	32-38	7.5YR 5/6	C3F75YR 5/8	fs-ms	φ	mfi	gw	-	0.5	1.0
6	38-46	7.5YR 5/4	F2p25YR 5/6.5/1	sl	φ	mfi	-	-	0.2	0.6

5 Boring # Boring Pit Ground surface elev. 92.5 ft. Depth to limiting factor 32 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft	
									*Eff#1	*Eff#2
1	0-9	10YR 4/2	NONE	sl	2f-sbt	mfr	cs	3uf	0.6	1.0
2	9-16	10YR 4/4		sl	fmsbt	mfr	gs	2uf	0.4	0.7
3	16-23	10YR 4/6		sl	m-csbt	mfr	gw	2uf	0.4	0.7
4	23-32	10YR 5/6		ls	φ	mfr	gs	1uf	0.7	1.6
5	32-40	10YR 5/6.5/6	C2F75YR 5/8	ls-fs	φ	mfi	gs	-	0.5	1.0
6	40-46	10YR 5/6.5/4	C3F75YR 5/8	ls-ms	φ	mfi	gs	-	0.5	1.0

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Property Owner Holiday Corp

Parcel ID # _____

Page 3 of 3

Boring # 6 Pit Ground surface elev. 993 ft. Depth to limiting factor 29 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ff	
									*Eff#1	*Eff#2
1	0-12	10YR 4/2	NONE	sl	2Fsbk	mFr	cs	3of	0.6	1.0
2	12-22	10YR 4/4		sl	2Fmsbk	mFr	gs	2of	0.6	1.0
3	22-29	7.5YR 5/4		sl	2msbk	mFr	gs	1of	0.6	1.0
4	29-36	7.5YR 5/3	C2F7.5YR 5/6	sl	1mcsbk	mFr	gs	-	0.4	0.7
5	36-45	7.5YR 4/4	F2p7.5YR 5/6	sl	φ	mFi	gs	-	0.2	0.6

Boring # 7 Pit Ground surface elev. 928 ft. Depth to limiting factor 29 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ff	
									*Eff#1	*Eff#2
1	0-10	10YR 4/2	NONE	sl	Fmsbk	mFr	cs	3of	0.4	0.7
2	10-13	10YR 4/4		sl	1mp1fsbk	mFr	gs	2of	0.4	0.8
3	13-20	10YR 4/4		sl	2Fmsbk	mFr	gw	2of	0.6	1.0
4	20-24	10YR 4/4		sl	1mssbk	mFr	gs	1of	0.4	0.7
5	24-29	10YR 4/6		ls	φ	mFr	gs	-	0.7	1.6
6	29-35	10YR 5/6	C2F7.5YR 5/8	ls	φ	mFi	gs	-	0.5	1.0
7	35-42	7.5YR 5/4	F2p7.5YR 5/6	sl	φ	mFi	-	-	0.2	0.6

Boring # _____ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ff	
									*Eff#1	*Eff#2
<p>* Weak platy areas - 7-13" in areas of pit deep chisel plow NE corner of system Area</p>										

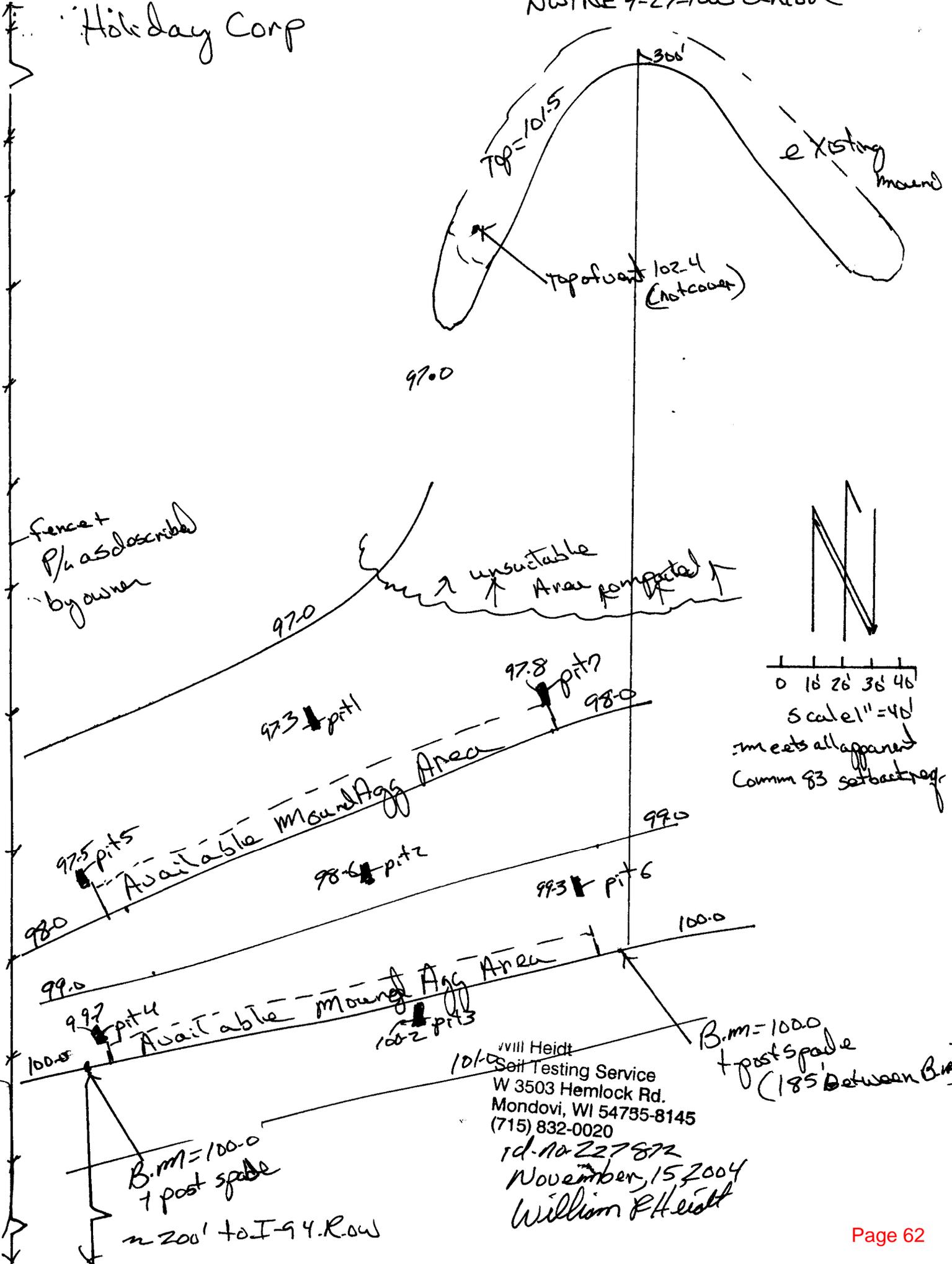
* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

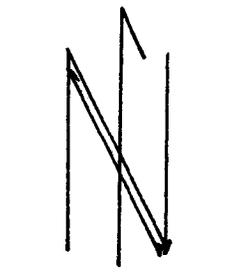
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Holiday Corp

NW 1/4 NE 9-27-100 Union



Fence +
P/a as described
by owner



0 16 26 36 46
Scale 1" = 40'

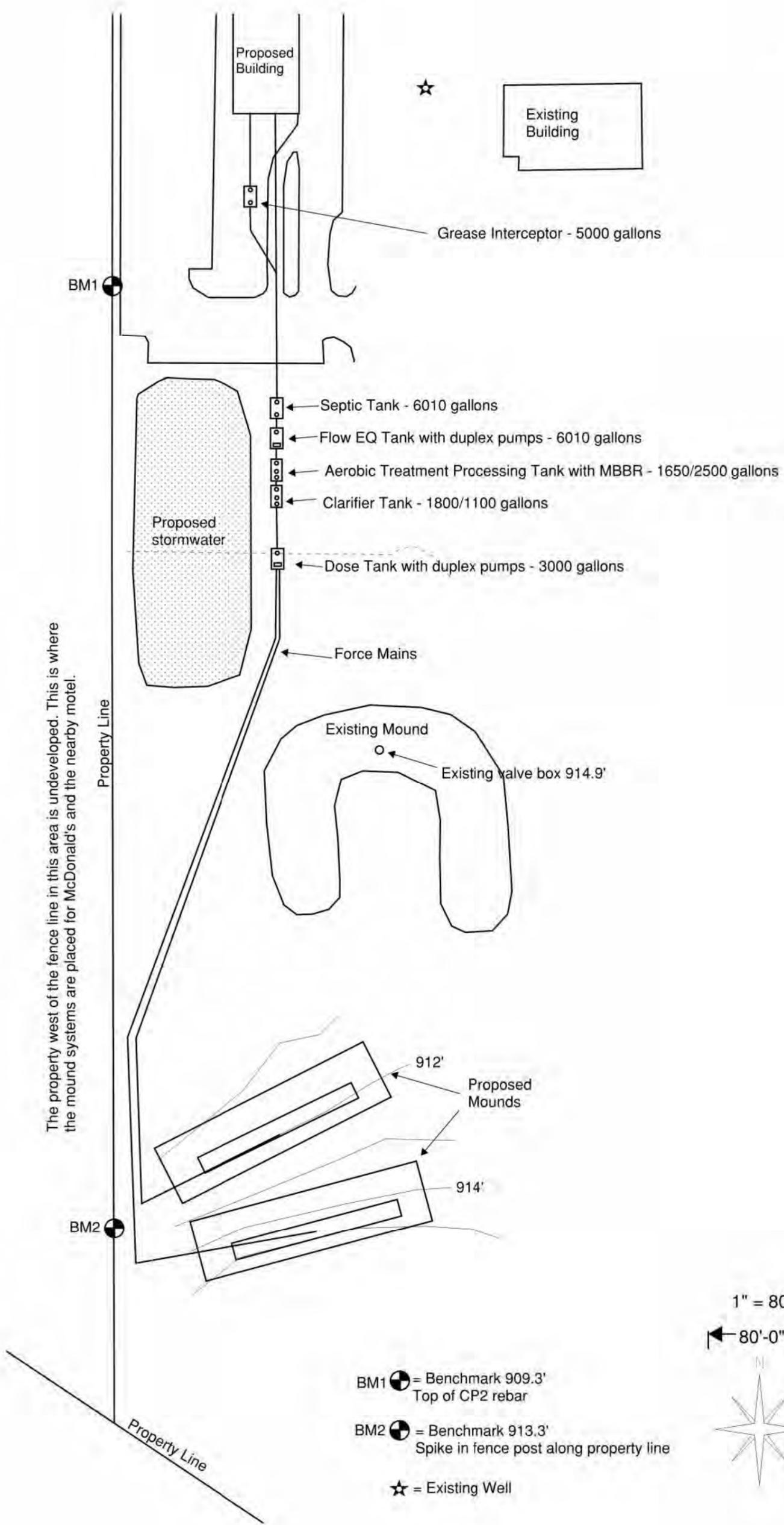
meets all apparent
Comm 83 setback req.

B.M. = 100.0
+ post space
n 200' to I-94 Row

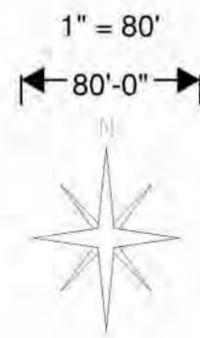
William Heidt
Soil Testing Service
W 3503 Hemlock Rd.
Mondovi, WI 54755-8145
(715) 832-0020
id. no 227872
November, 15, 2004
William F. Heidt

B.M. = 100.0
+ post space
(185' between B.M.)

SITE PLAN



The property west of the fence line in this area is undeveloped. This is where the mound systems are placed for McDonald's and the nearby motel.



- BM1 = Benchmark 909.3'
Top of CP2 rebar
- BM2 = Benchmark 913.3'
Spike in fence post along property line
- ☆ = Existing Well

6123 Truax Lane
NE 1/4 - NE 1/4 - S9-T27N-R10W
SE 1/4 - NE 1/4 - S9-T27N-R10W
Town of Union
Parcel # 022102403020



SIGN PACKAGE PROPOSAL

NEW BUILD

PRESENTED TO:

Culver's
6123 Truax Lane
Eau Claire, WI 54703

DATE PREPARED:

8/2/24 - Preliminary
10/11/24 - Pylon height edit

BB-1 BUTTERBURGER PANEL

EAU CLAIRE, STATE

ButterBurger Outdoor Panel Wall Sign

BB-1

All aluminum 0.080" thick panel -
backside is blank (white)

Baked on aluminum white enamel
finish

Digital print overlay with
overlaminated

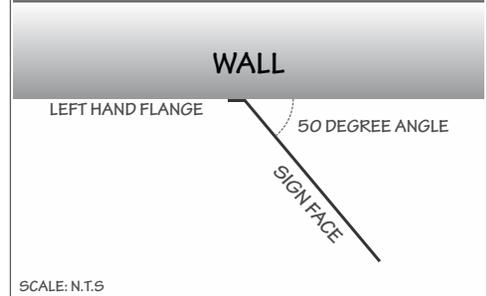
Rounded corners are to be 1.25"
radius

Sign is to be mounted at 50 degree
angle (set by flange)



NOT FOR
PRELIMINARY
CONSTRUCTION

TYPICAL INSTALLATION - TOP VIEW



HOLE PATTERN

HOLES ARE .250" DIAMETER
.737" IN FROM SIDE & 1.488" IN FROM TOP & BOTTOM
TAB IS TO BE BENT 50 DEGREES UP AT LINE

NOTES

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
-------------------------------	---------------------------	--------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



SCALE: 1-1/2" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

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ELEVATION WALL SIGNS

EAU CLAIRE, STATE

SL-45 & SL-30 Illuminated White Script Channel Letters

SL-SERIES

Channel letter construction

One piece (saddle capped sections)

LED internal illumination

Typical application for new construction

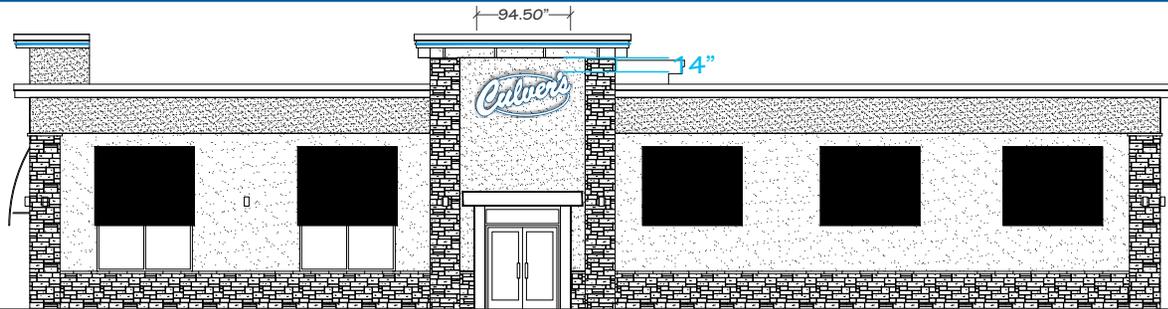
Embedded power supplies

UL marked product

No install pattern needed, level line scribed in back of sign



MAIN ELEVATION
SL-30, LL-X

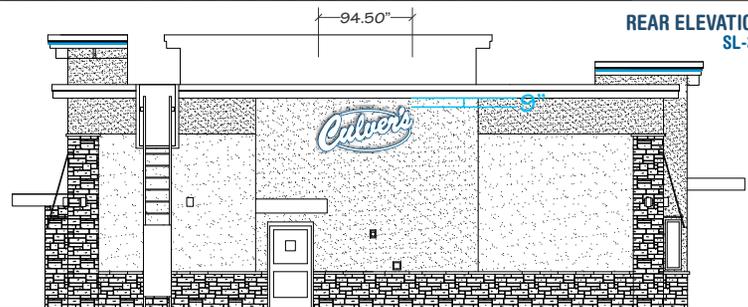


NOT FOR
PRELIMINARY
CONSTRUCTION

FRONT ELEVATION
SL-45, LL-X



REAR ELEVATION
SL-30



DRIVE THRU ELEVATION
SL-30, LL-X, BB-1



SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SQUARE FOOTAGE

MAIN ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
 FRONT ELEVATION: QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF
 REAR ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
 DRIVE THRU ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
 QTY-1 BB-1 (17.67" X 27.88") = 3.42 SF
 QTY-1 SPT-1 (14.00" X 346.75") = 33.71 SF

NOTES

LL-X LED accent strip lighting typical placements:
 MAIN: (2) places - FRONT: (3) Places - REAR: 2,
 DRIVE THRU: (2) places
 BB-1 typical Drive-Thru placement: DRIVE THRU



MFG: T.B.D.
 STYLE: T.B.D.
 COLOR: T.B.D.



MFG: T.B.D.
 STYLE: T.B.D.
 COLOR: T.B.D.

DATE CREATED / REVISION HISTORY

8/2/24 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54951

PLAN METRO L-2020 PROTOTYPE DRAWINGS SHOWN
 ACTUAL ARCHITECTURAL DRAWINGS PENDING



PE-80 PYLON WITH EMC

EAU CLAIRE, STATE

PE-80-L-120X240-10-RGB

PE-80

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Pole skirt enclosure provides cradle rest for iconic Culver's logo - All aluminum construction

Thermoformed polycarbonate faces, embossed Culver's, 3M HP vinyl decoration

Watchfire 10MM 90X240 RGB full color Electronic Message Center (EMC) with RF wireless communication

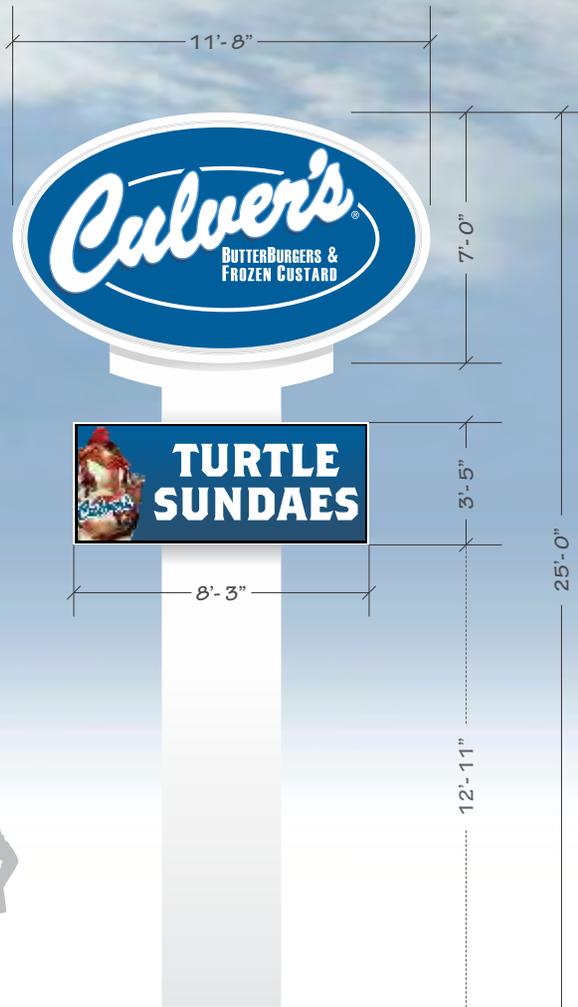
Broadband communication option available

UL marked product

1 - Watchfire signs by Time-O-Matic Inc.



NOTE:
ELECTRONIC MESSAGE CENTER (EMC) SOLD SEPARATELY



SCALE: 3/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y N STATIC: Y N VIDEO: Y N
ANIMATION: Y N MOVEMENT: Y N

HOLD TIME (IF STATIC): 2 Sec

TRANSITION TYPE: Transition if applicable

DAYTIME BRIGHTNESS: Brightness if applicable

NIGHTTIME BRIGHTNESS: Brightness if applicable

ADDITIONAL RESTRICTIONS:

2 per lot allowed / 10' projection max / EMC 1 per lot up to 50% of display area Pole Signs adjacent to Controlled Access or County Trunk Highways - up to one of the allowed pole signs may be a Highway Pole Sign with a max OAH of 30'. Additional height may be approved within 2 miles of an interchange with controlled access highway, up to 55 feet with department approval and up to 75 by conditional use permit.

200' separation between EMC signs / No EMC shall be erected within 100' of any traffic control signal Signs shall be displayed for at least 2 seconds and then change should transition from one display or message to the next instantaneously NTE 7,000 nits and that the intensity level

SIGN CODES

Max Square Footage: 200

NOTES

Square Footage:
OVAL (64.14 SF) + EMC (28.18 SF) = 92.32 SF

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	A0: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	

PH-C PYLON

EAU CLAIRE, STATE

PH-C-325

PH-CUSTOM

For interstate & long distance viewing requirements

Many sizes available

Heights from 50' to 150'

3M Panaflex faces with 3M HP vinyl decoration

HID or LED illumination

ButterBurger & Frozen Custard tag line is intentionally deleted

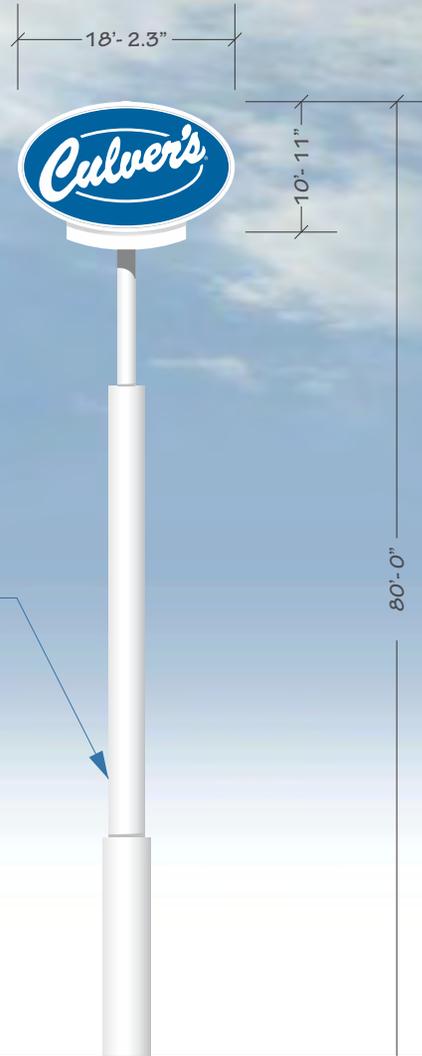
No pole skirt - finish pipe with satin white per specifications

EMC Available



NOTE:
ELECTRONIC MESSAGE CENTER
(EMC) SOLD SEPARATELY

REUSE EXISTING
STRUCTURE



NOT FOR
PRELIMINARY
CONSTRUCTION

SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y N STATIC: Y N VIDEO: Y N
ANIMATION: Y N MOVEMENT: Y N

HOLD TIME (IF STATIC): 2 Sec

TRANSITION TYPE: Transition if applicable

DAYTIME BRIGHTNESS: Brightness if applicable

NIGHTTIME BRIGHTNESS: Brightness if applicable

ADDITIONAL RESTRICTIONS:

2 per lot allowed / 10' projection max / EMC 1 per lot up to 50% of display area Pole Signs adjacent to Controlled Access or County Trunk Highways - up to one of the allowed pole signs may be a Highway Pole Sign with a max OAH of 30'. Additional height may be approved within 2 miles of an interchange with controlled access highway, up to 55 feet with department approval and up to 75 by conditional use permit.

200' separation between EMC signs / No EMC shall be erected within 100' of any traffic control signal Signs shall be displayed for at least 2 seconds and then change should transition from one display or message to the next instantaneously NTE 7,000 nits and that the intensity level

SIGN CODES

Max Square Footage: 200

NOTES

Square Footage:
OVAL = 198.59 SF

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	A0: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	
10/11/24 - Height edit	

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AD-1 ADDRESS NUMBERS

EAU CLAIRE, STATE

Routed Address Numbers

AD-1

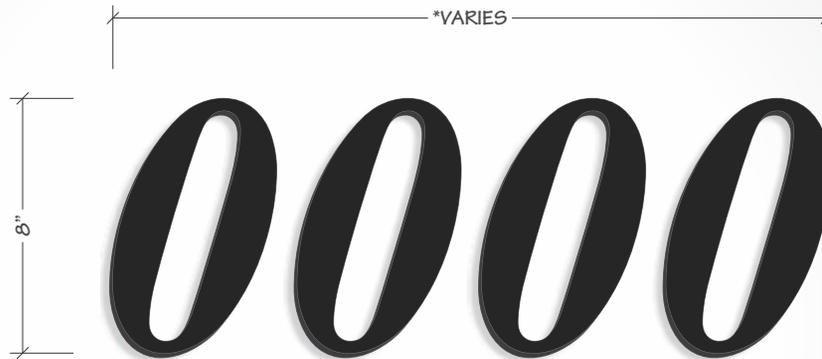
Address letters as required for building occupancy

Size & quantity may vary

Stud/adhesive mounting

1/2" thick, black XPVC

NOTE: Address to be verified with G.C. prior to mfg.



*SEE NOTE

TYPICAL INSTALLATION

*SEE NOTE



SCALE: 1/8" = 1'

NOTES

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



SCALE: 1" = 6'

* Determined by physical address numbers

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

DIR DIRECTIONAL SIGNS

EAU CLAIRE, STATE

Illuminated Directional Signs

DIR

- All aluminum construction
- LED internal illumination
- Totally self contained lighting
- Polycarbonate thermoformed faces
- Face removal for service
- Site plans show placement & field orientation
- UL marked product



DIRECTIONAL SIGN 1
DIR-D10-D12



SIDE: A



SIDE: B

**NOT FOR
PRELIMINARY
CONSTRUCTION**

DIRECTIONAL SIGN 2
DIR-#-#

DIRECTIONAL SIGN 3
DIR-#-#

SCALE: 3/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN CONCEPTUAL

NOTE:
SIGN FACE SHOWN IS FOR DIMENSIONAL DRAWING ONLY (CULVER'S LOGO). ACTUAL LOCATION SIGN FACES ARE SHOWN ON LEFT.

NOTES

SQUARE FOOTAGE CALCULATIONS:
MATHEMATICAL: 2.55 SF
RECTANGULAR: 3.24 SF

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



DTC-2 DRIVE-THRU CANOPY

EAU CLAIRE, STATE

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-2

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses OCS, speaker & microphone

QTY: 2

Culver's



NOTE:
DISPLAY/ELECTRONIC/
ELECTRICAL & COMMUNICATION
SERVICES BY G.C.

SCALE: 3/8" = 1'



*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY

8/2/24 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54951

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ENVIRONMENTALLY RESPONSIBLE



SPRINGFIELD SIGN

www.springfieldsign.com Page 71

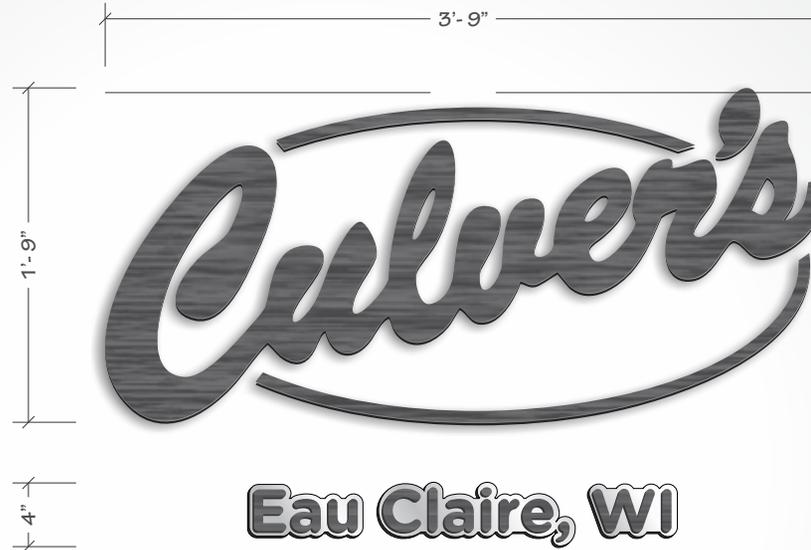
FCO-3 INTERIOR SIGN

EAU CLAIRE, STATE

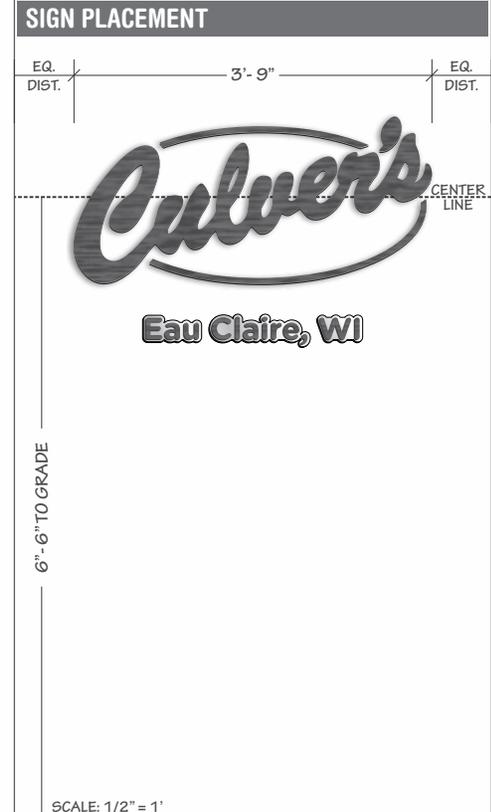
FCO Interior Sign with City & State

FCO-3

- 0.25" painted aluminum plate
- Routed to shape
- Pin mounted for rough surface application
- VHB tape for smooth wall application
- Mounting pattern with fastener instructions



NOT FOR
PRELIMINARY
CONSTRUCTION



SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
-------------------------------	---------------------------	--------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



0.25" PAINTED ALUMINUM PLATE



0.25" PAINTED ALUMINUM PLATE



SCALE: 1" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

MAX-1 MAXIMUM OCCUPANCY SIGN

EAU CLAIRE, STATE

Interior Maximum Occupancy Sign

MAX-1

3/16" White acrylic substrate

Direct to surface printing

3M¹ VHB peel & stick adhesive on back

"MAXIMUM OCCUPANCY" must be verified prior to manufacturing

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



NOT FOR
PRELIMINARY
CONSTRUCTION

SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

REVISION HISTORY

8/2/24 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54951

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ENVIRONMENTALLY RESPONSIBLE



SPRINGFIELD SIGN

www.springfieldsign.com Page 73

MB-DT-46 EXTERIOR MENU BOARD

EAU CLAIRE, STATE

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

"-CS" option for 160mph coastal wind standards available

Locking rear access doors (4)

QTY: 2



FRONT



NOT FOR PRELIMINARY CONSTRUCTION

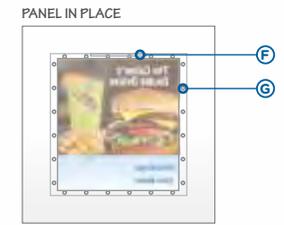
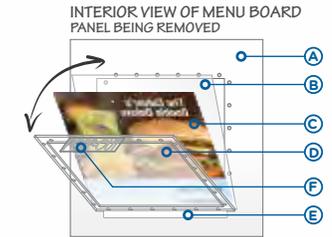
REAR



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

POPP-Out Point Of Purchase Panel System



- A - INSIDE BACK OF MENU BOARD FACE (ONLY ONE PANEL SHOWN FOR CLARITY)
- B - FRONT PANEL IS ANTI-GLARE (CLEAR) FOR INCREASED VISIBILITY
- C - POP PANEL - PRODUCT GRAPHIC
- D - REAR PANEL FITTED WITH POPP-Out PANEL
- E - SUPPORTING "TIP TRAY" FOR PANELS (SELF ALIGNING)
- F - POPP-Out TAB HANDLE
- G - PAIRED MAGNETIC "LATCH" (MAGNETS EMBEDDED IN POP-Out PANEL & BACK OF MENU BOARD)

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	

MB-ID-84 INTERIOR MENU BOARD

EAU CLAIRE, STATE

Blue Indoor Menu Board

NOT FOR
PRELIMINARY
CONSTRUCTION

MB-ID-84

- Easy lift up & out graphic panel
- American Beech Wood surround
- Surround is painted black
- LED internal illumination
- Ultra low power consumption

FRONT VIEW



END VIEW



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

MENU BOARD TO INSTALL CENTERED TO THE FRONT CASH REGISTER COUNTER

WOOD SURROUND



DATE CREATED / REVISION HISTORY

DATE	DESCRIPTION	BY	APP
8/2/24	NEW		

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54951

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ENVIRONMENTALLY RESPONSIBLE

REG-HC-1 PARKING SIGN

EAU CLAIRE, STATE

Handicapped Parking Post & Panel Sign

REG-HC-1

All aluminum 0.080" thick panel

U-Channel steel post (green)

Bolted connection

Local codes may require actual copy/graphics to vary

Rounded corners for safety

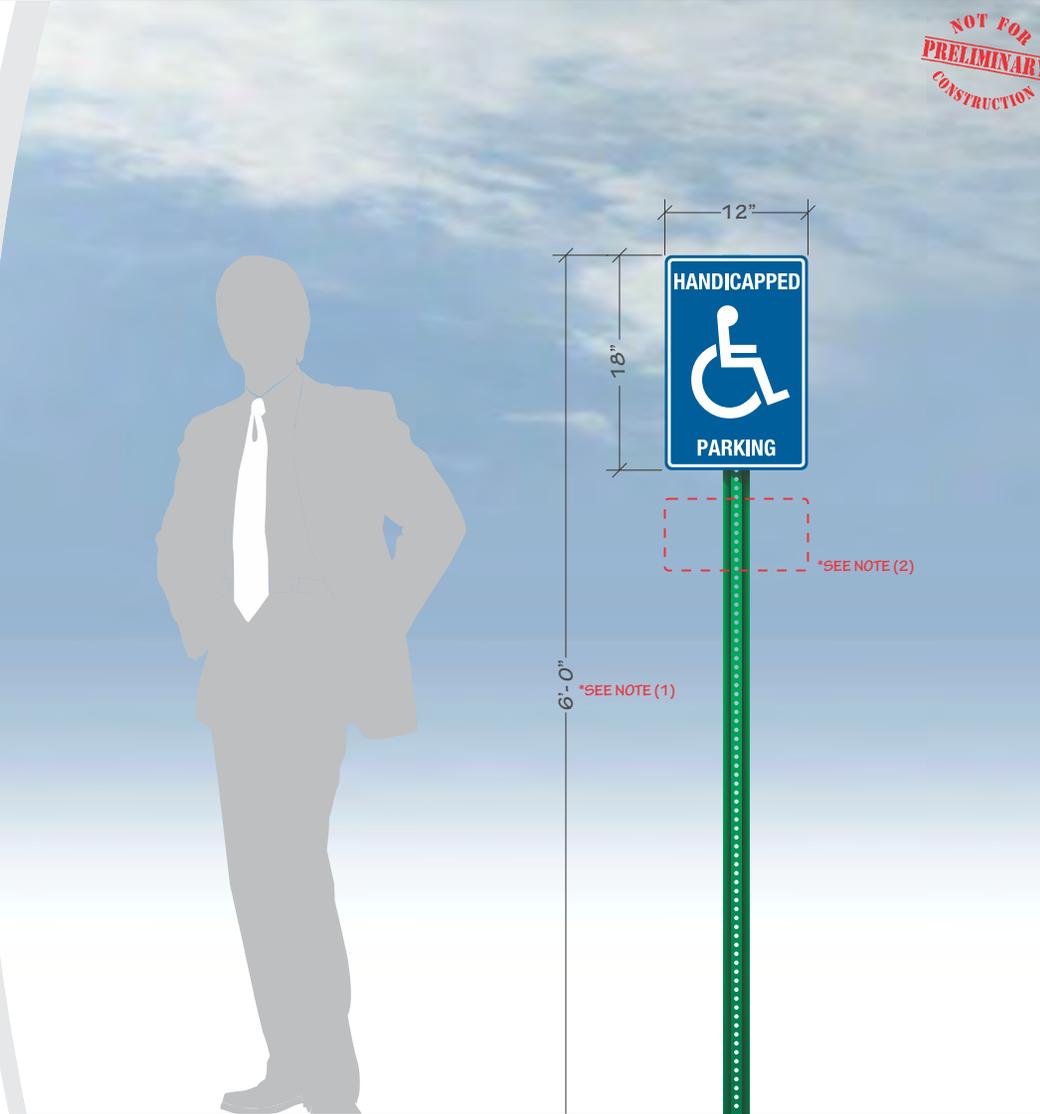
First surface vinyl (printed) copy

NOTE 1: Overall height can vary per local codes

NOTE 2: 6' x 12" sign panel may also be required



SCALE: 3/4" = 1'



*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

ADDITIONAL PARKING SIGN PANELS

STANDARD FACE OPTIONS:



ADDITIONAL FACE OPTIONS:



SCALE: 1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



RR-1-G, RR-1-L, RR-3 RESTROOM SIGNS

EAU CLAIRE, STATE

Restroom Signs

RR-1-G
RR-1-L
RR-3

RR-1 SERIES RESTROOM SIGNS

Injection molded plastic

ADA compliant

Raised braille

Self adhesive back

RR-3 SIGN

White aluminum substrate - laminated with black core

Digitally printed blue copy routed to shape



RR-1-G
GENTLEMEN



RR-1-L
LADIES

**NOT FOR
PRELIMINARY
CONSTRUCTION**



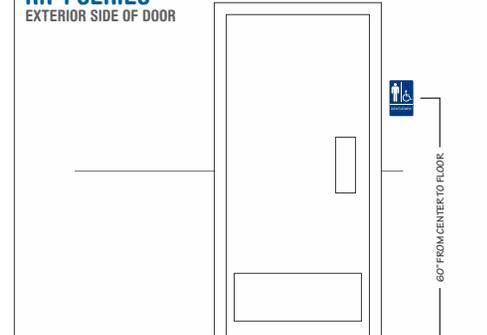
RR-3
LADIES

SCALE: 3" = 1'

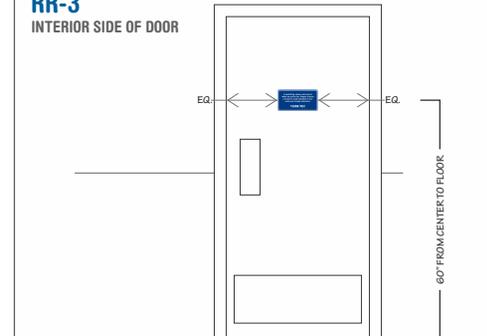
*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN MOUNTING LOCATIONS

RR-1 SERIES EXTERIOR SIDE OF DOOR



RR-3 INTERIOR SIDE OF DOOR



SCALE: 1-1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



V-1, V-5, V-6 DOOR & WINDOW VINYL

EAU CLAIRE, STATE

Entry Door & Drive-Thru Vinyl Lettering

V-1-1
V-5-1
V-6

3M¹ HP white vinyl substrate

UV digitally printed image (blue)

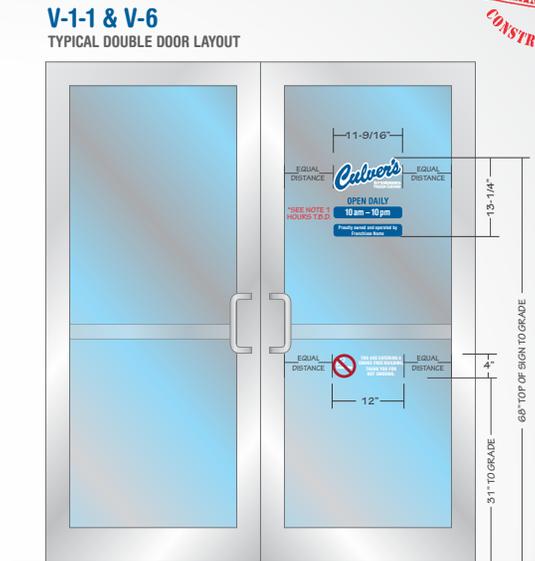
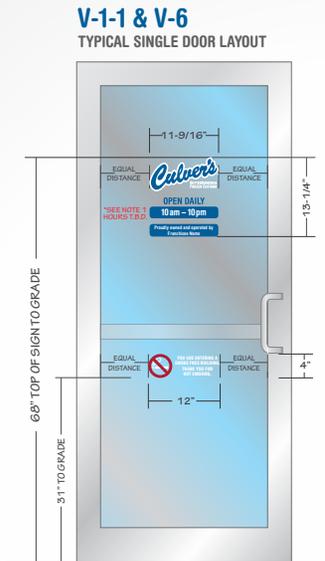
Satin gloss over laminate

Contour cut

First surface application

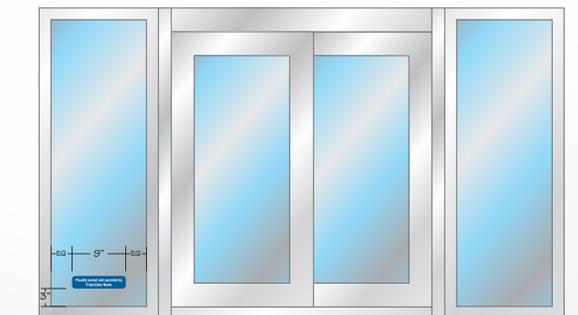
NOTE 1: Business hours shown are typical. However, each location may be different than shown.

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



NOT FOR PRELIMINARY CONSTRUCTION

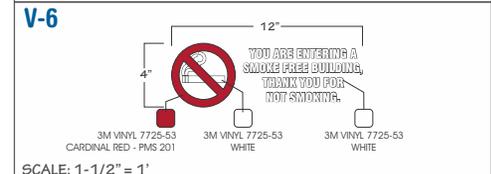
V-5-1
TYPICAL DRIVE-THRU LAYOUT



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SPECIFICATIONS



SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	



VHD-1 VEHICLE HEIGHT DETECTOR

EAU CLAIRE, STATE

Vehicle Height Detector for Drive-Thru Lane

VHD-1

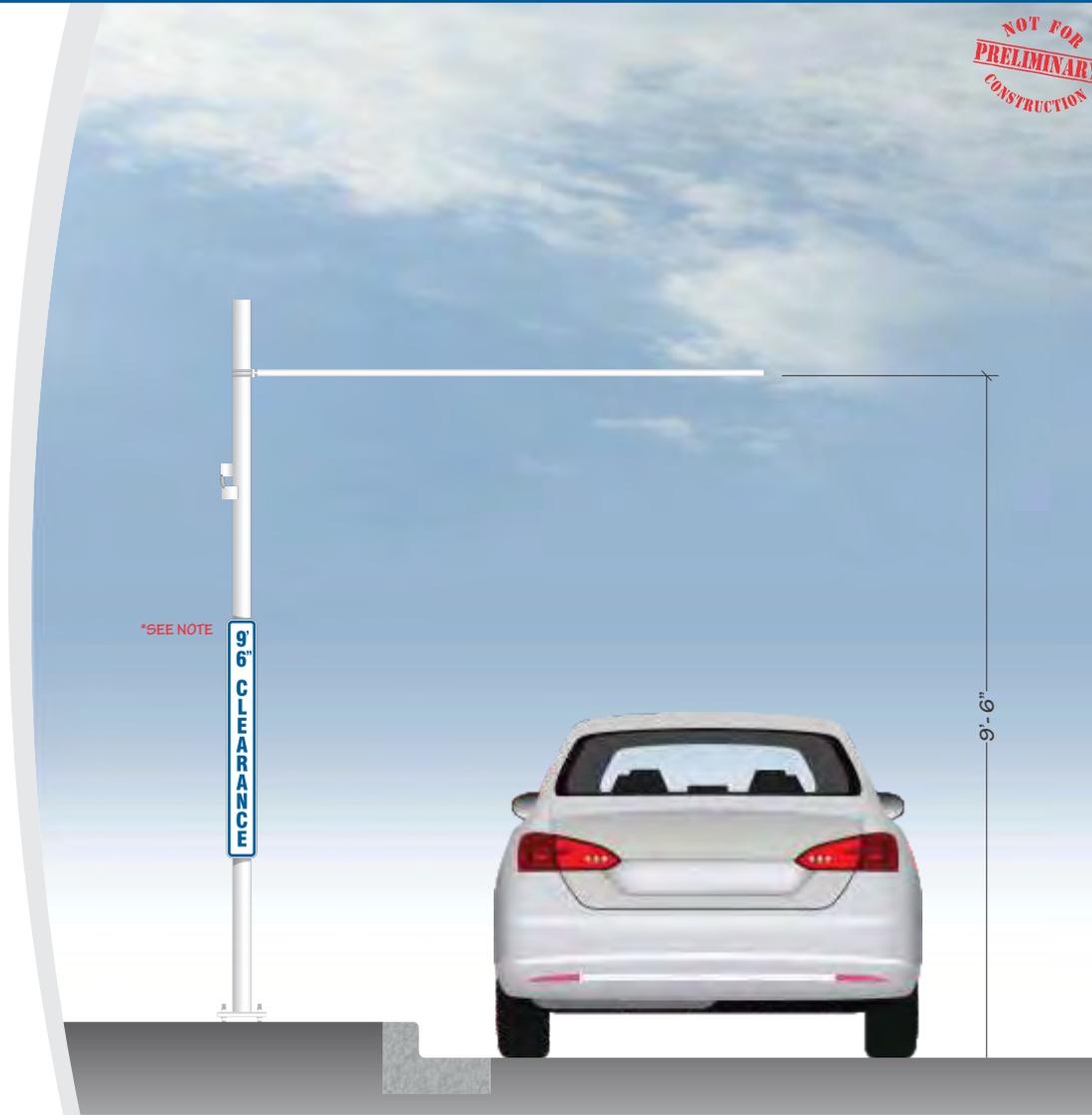
All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall

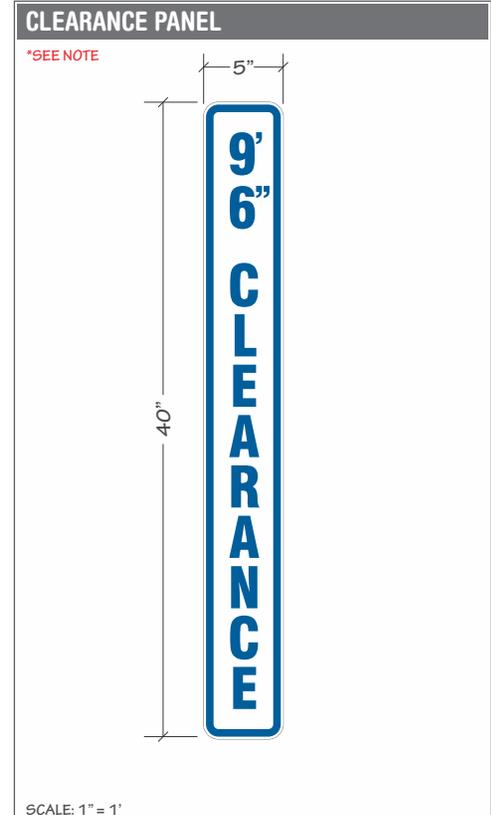
NOTE: Clearance height must be verified prior to mfg.

QTY: 2



SCALE: 3/8" = 1'

NOT FOR PRELIMINARY CONSTRUCTION



SCALE: 1" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	A0: 54951
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/2/24 - NEW	

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SPT-1 SLIM PUSH-THRU CABINET SIGN

EAU CLAIRE, STATE

Exterior Illuminated Push-Thru Cabinet Sign

SPT-1

All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

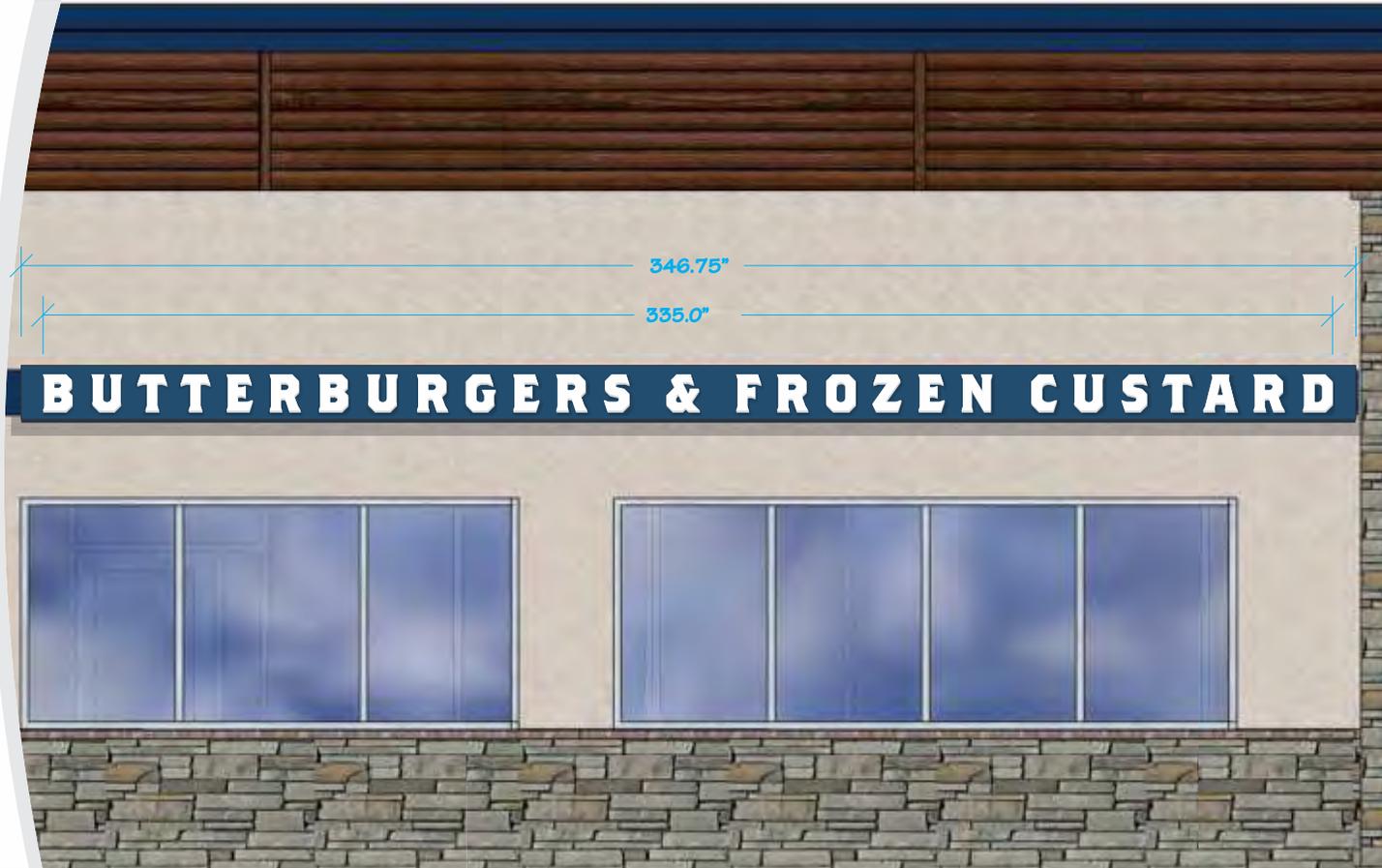
3" (depth) Cabinet to be painted Culver's Blue.

Flush mounted to face of awning.

NOTE: Sizing to be verified prior to production.



SCALE: 1/4" = 1'



NOT FOR PRELIMINARY CONSTRUCTION

NOTES

Sizing is approximate, based off elevation drawings. Subject to change upon further review

DATE CREATED / REVISION HISTORY

8/2/24 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54951

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

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ENVIRONMENTALLY RESPONSIBLE



SPRINGFIELD SIGN

www.springfieldsign.com Page 80

SPT-1 SLIM PUSH-THRU CABINET SIGN

EAU CLAIRE, STATE

Exterior Illuminated Push-Thru Cabinet Sign - Attachment View

SPT-1

All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

3" (depth) Cabinet to be painted Culver's Blue.

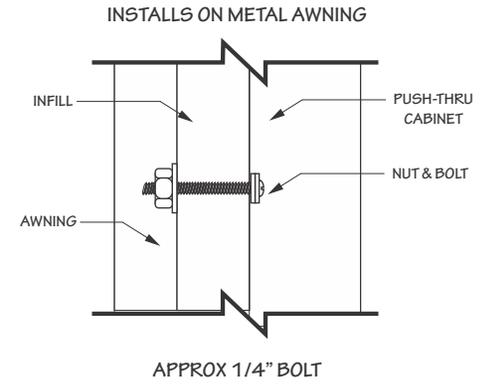
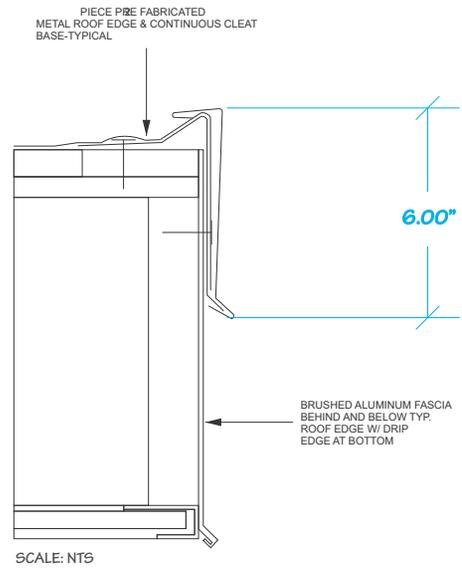
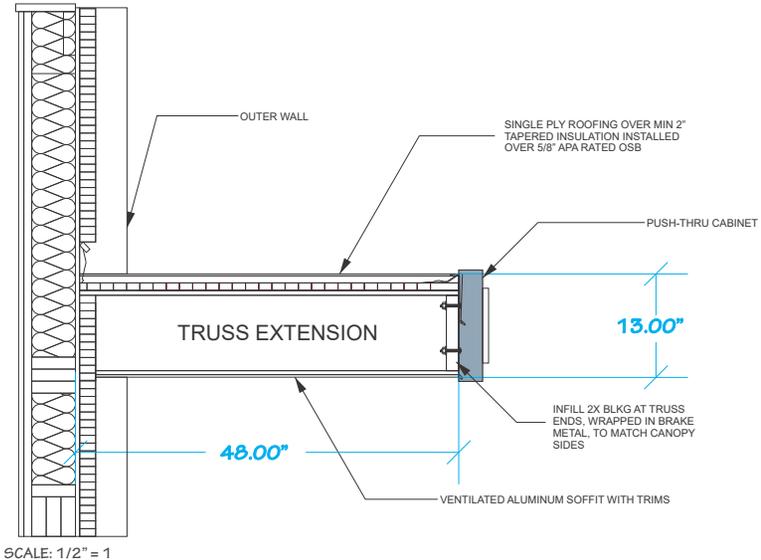
Flush mounted to face of awning.

NOTE: Sizing to be verified prior to production.

NOT FOR PRELIMINARY CONSTRUCTION

BUTTERBURGERS & FROZEN CUSTARD

SCALE: 1/4" = 1



SCALE: VARIOUS

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

Sizing is approximate, based off elevation drawings. Subject to change upon further review

DATE CREATED / REVISION HISTORY

8/2/24 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54951

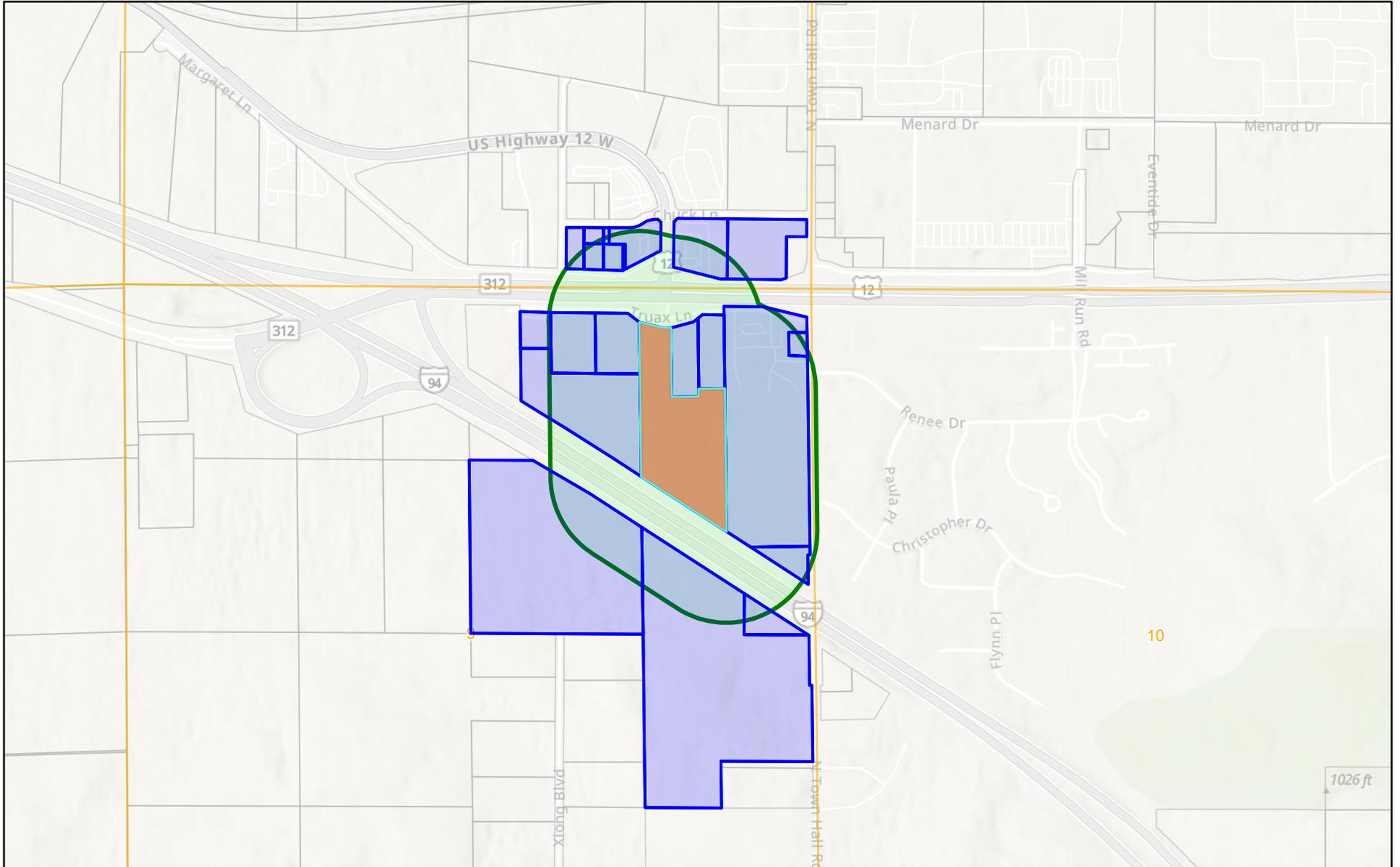
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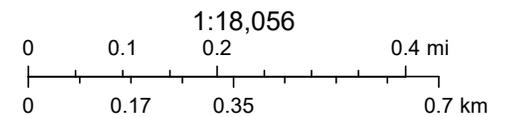


Public Notification



10/22/2024, 7:53:52 AM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

FirstName LastName	Address	City State Zip
HOWARD J & PATRICIA M MEYER	5677 165TH ST	CHIPPEWA FALLS WI 54729-8006
IMPERIUM HOSPITALITY LLC	6319 TRUAX LN	EAU CLAIRE WI 54703-9641
INDIANHEAD OIL CO INC	DC-17	PHOENIX AZ 85072-2085
SPRINGBROOK TOWING INC	E9601 COUNTY ROAD C	ELK MOUND WI 54739-9237
PAUL VOLLENDORF	4404 N TOWN HALL RD	EAU CLAIRE WI 54703-3802
RN EAU CLAIRE LLC	3314 SALEM POINT DR SW	ROCHESTER MN 55902-6629
NORTHERN STATES POWER COMPANY	PO BOX 8	EAU CLAIRE WI 54702-0008
SHREE GANESHA LLC	E4545 PINWOOD CIR	ELEVA WI 54738-8405
GENEL PROPERTY LLC	6240 TEXACO DR	EAU CLAIRE WI 54703-9603
WEST WIS TELCOM COOP INC	PO BOX 115	DOWNSVILLE WI 54735-0115
JOHN HENNING	3510 N TOWN HALL RD	EAU CLAIRE WI 54703-2374
RN EAU CLAIRE LLC	PO BOX 6699	ROCHESTER MN 55903-6699
MCDONALD'S CORPORATION	2700 NATIONAL DR STE 100	ONALASKA WI 54650-6709
ANDREW KORDIK	39 TIMBER RIDGE DR	COAL VALLEY IL 61240-9418
LAWRENCE & DAWN MENARD JT TRUST	2710 SUNSET DR	EAU CLAIRE WI 54703-6361

Preliminary Plat Report



To: Committee on Planning and Development
Regarding: Preliminary Plat of “Wild Turkey Ridge”
Surveyor: Real Land Surveying
Owner/Agent: Wild Turkey Ridge LLC, Lyle & Carol Bien
Revocable Trust / Pete Gartmann
Date: December 04, 2024
CC: Town of Pleasant Valley, City of Eau Claire,
RLS Pete Gartmann

Committee Members:

The statutory time limit for the County to take action on this matter expires on **January 3, 2025**. The County must “Approve, Conditionally Approve or Deny” this submitted Preliminary Plat by this time or it automatically is deemed approved by statute. Committee may also, by majority vote, require the subdivider to submit other reasonable and pertinent information necessary to review the plat, as per 18.86.030 F 2 (a).

Staff has reviewed and recommends conditionally approving the **November 4, 2024** “Preliminary Plat of **“Wild Turkey Ridge”**”.

Recommended conditions for approval are as follows:

- 1) That the Town of Pleasant Valley approves this preliminary plat.
-Town meeting is scheduled for December 9th. They’ve been in communication with the surveyor and us regarding the lot and road configuration, as well as the lot sizes. Per email from the Town Clerk, Tuesday, December 3rd, this plat appears to comply with all Town requirements.
- 2) That the City of Eau Claire conditionally approve this preliminary plat as it is located in the Extra-Territorial Jurisdictional area. -Approved by City Planning Commission on December 2nd.
- 3) That the storm water plans meet the approval of the Eau Claire County Land Conservation Department -lot configuration may be affected. Please complete items noted in the report from Graef (attached), dated December 3rd or demonstrate satisfactory accommodation of the noted items contained therein.
- 4) Update the map to include the following:
 - a) Contour interval is 1” note is on the right side of the plat, but contours are not shown. Add the contours to the plat or remove the note.
 - b) Add the standard drainage easement and basements should be a minimum of 1’ above seasonal high water levels notes to the (final) plat.
 - c) An overland flow path for the BMPs will need to be defined and deed restricted, which can be done through a drainage easement.
- 5) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in

Wild Turkey Ridge

detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)

- 6) That the Final Plat complies with all applicable portions of A-E 7, s. 236 of the Wisconsin Statutes and that the Department of Administration has no objection to the final plat and certifies to this.
- 7) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).

Notes:

- 1) The developer will need to meet with the USPS Postmaster to determine type and location of mailbox installation for this development for the final.
- 2) Ownership condition for the Outlot must be stated on the face of the final plat. If a percentage interest divided amongst the lot owners is used, lot owner deeds must reflect the percentage of Outlot ownership interest.
- 3) The stormwater plan will meet the requirements of Title 17.06.
- 4) The full Health Department report and recommendations are attached as part of this packet.
- 5) Soil borings have been reviewed and are approved.
- 6) Subdivision name is acceptable for recording.

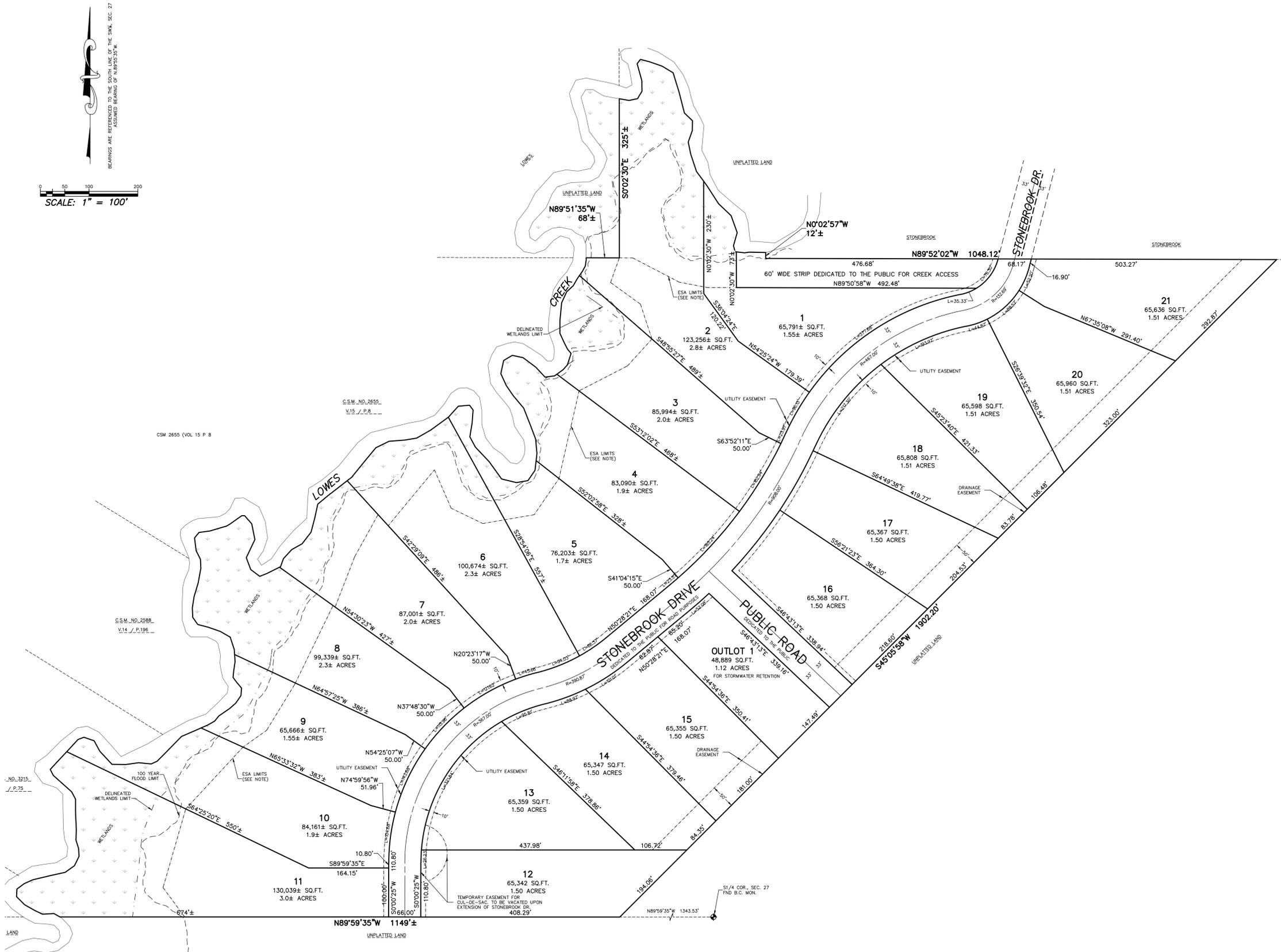
Respectfully submitted:

Dean J. Roth, PLS

Eau Claire County Surveyor
Land Records Division Supervisor
Department of Planning and Development
Room 3344 - 721 Oxford Avenue
Eau Claire, WI 54703-5481
Voice: 715-839-4742
FAX 715-831-5802
E-mail: dean.roth@eau Clairecounty.gov

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW¼, SEC. 27 ASSUMED BEARING OF N89°50'25"W.

SCALE: 1" = 100'



- LANDOWNERS:**
- WILD TURKEY RIDGE LLC
PO BOX 593
EAU CLAIRE, WI 54702
CONTACT: TOD TORGERSON (715) 577-1891
 - LYLE & CAROL BIEN REVOCABLE TRUST
S 9450 STATE ROAD 93
ELEVA, WI 54738
- SUBDIVIDERS:**
- WILD TURKEY RIDGE LLC
PO BOX 593
EAU CLAIRE, WI 54702
CONTACT: TOD TORGERSON (715) 577-1891
- APPROVING AUTHORITIES:**
- TOWN OF PLEASANT VALLEY
 - CITY OF EAU CLAIRE
 - EAU CLAIRE COUNTY
- OBJECTING AUTHORITIES**
- DEPARTMENT OF ADMINISTRATION
- SURVEYOR**
- PETER J. GARTMANN P.L.S. No. 2279
REAL LAND SURVEYING
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116

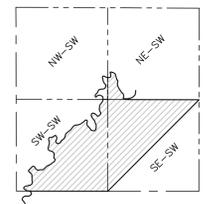
ABBREVIATIONS:
ALUM = ALUMINUM
B.C. = BRASS CAP
COR = CORNER
CSM NO. = CERTIFIED SURVEY MAP NUMBER
DR = DRIVE
E = EAST
FND. = FOUND
LBS/LF = POUNDS PER LINEAR FOOT
MON. = MONUMENT
N. = NORTH
NE = NORTHEAST
NW = NORTHWEST
O.D. = OUTSIDE DIAMETER
P.L.S. = PROFESSIONAL LAND SURVEYOR
R/W = RIGHT OF WAY
R#W = RANGE # WEST
S. = SOUTH
SE = SOUTHEAST
SEC. = SECTION
SQ.FT. = SQUARE FEET
SW = SOUTHWEST
T#N = TOWNSHIP # NORTH
V#P# = VOLUME #/PAGE #
W. = WEST

CONTOUR INTERVAL IS 1'

TOTAL AREA: 43.3± ACRES

ENVIRONMENTALLY SENSITIVE AREAS (ESA) NOTE:
THE AREAS WEST AND NORTH OF THE LIMIT LINE SHOWN ON THIS PLAT CONTAIN ENVIRONMENTALLY SENSITIVE AREAS. NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:
- TITLE 17
- TITLE 18

LOCATION SKETCH OF THE SW¼ OF SECTION 27



PRELIMINARY PLAT OF
WILD TURKEY RIDGE
IN THE SW¼ OF THE SW¼, THE NE¼ OF THE SW¼ AND IN THE SE¼ OF THE SW¼, SECTION 27, T26N, R9W, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN

PREPARED BY:
REAL LAND SURVEYING LLC
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116
RLSWI.COM

CADD NO. 24344 PRELIM
REVISED 11/21/2024

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW¼, SEC. 27 ASSUMED BEARING OF N89°50'25"W.

SCALE: 1" = 100'



- LANDOWNERS:**
- WILD TURKEY RIDGE LLC
PO BOX 593
EAU CLAIRE, WI 54702
CONTACT: TOD TORGERSON (715) 577-1891
 - LYLE & CAROL BIEN REVOCABLE TRUST
S 9450 STATE ROAD 93
ELEVA, WI 54738
- SUBDIVIDERS:**
- WILD TURKEY RIDGE LLC
PO BOX 593
EAU CLAIRE, WI 54702
CONTACT: TOD TORGERSON (715) 577-1891
- APPROVING AUTHORITIES:**
- TOWN OF PLEASANT VALLEY
 - CITY OF EAU CLAIRE
 - EAU CLAIRE COUNTY
- OBJECTING AUTHORITIES**
- DEPARTMENT OF ADMINISTRATION
- SURVEYOR**
- PETER J. GARTMANN P.L.S. No. 2279
REAL LAND SURVEYING
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116

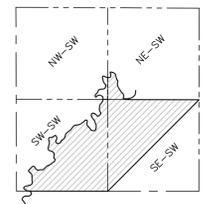
ABBREVIATIONS:
 ALUM - ALUMINUM
 B.C. - BRASS CAP
 COR - CORNER
 CSM NO. - CERTIFIED SURVEY MAP NUMBER
 DR - DRIVE
 E - EAST
 FND - FOUND
 LBS/LF - POUNDS PER LINEAR FOOT
 MON - MONUMENT
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 NE - NORTHEAST
 NW - NORTHWEST
 O.D. - OUTSIDE DIAMETER
 P.L.S. - PROFESSIONAL LAND SURVEYOR
 R/W - RIGHT OF WAY
 R/W# - RANGE # WEST
 S - SOUTH
 SE - SOUTHEAST
 SEC - SECTION
 SQ.FT. - SQUARE FEET
 SW - SOUTHWEST
 T#N# - TOWNSHIP # NORTH
 T#R# - TOWNSHIP # RANGE #
 W - WEST

CONTOUR INTERVAL IS 1'

TOTAL AREA: 43.3± ACRES

ENVIRONMENTALLY SENSITIVE AREAS (ESA) NOTE:
 THE AREAS WEST AND NORTH OF THE LIMIT LINE SHOWN ON THIS PLAT CONTAIN ENVIRONMENTALLY SENSITIVE AREAS. NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:
 - TITLE 17
 - TITLE 18

LOCATION SKETCH OF THE SW¼ OF SECTION 27



PRELIMINARY PLAT OF
WILD TURKEY RIDGE
 IN THE SW¼ OF THE SW¼, THE NE¼ OF THE SW¼ AND IN THE SE¼ OF THE SW¼, SECTION 27, T26N, R9W, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN

PREPARED BY:
 REAL LAND SURVEYING LLC
 1356 INTERNATIONAL DRIVE
 EAU CLAIRE, WISCONSIN 54701
 (715) 514-4116
 RLSWI.COM

CADD NO. 24344 PRELIM
 REVISED 11/21/2024



**2024 Request for
Land Subdivision Plat Review
Eau Claire County Wisconsin
Effective January 1, 2024**

Subdivision Name: Wild Turkey
 Township Plat is in: Pleasant Valley
 Surveyor and Company Name: Pete Gartmann - Real Land Surveying
 Mailing Address: 1356 International Drive
Eau Claire, WI 54701
 Phone: 715-514-4116
 FAX: _____
 E-mail: pgartmann@rlswi.com

Surveyor's Seal

 Surveyor's Signature _____ Date 11/4/24

*Note: **Plats are required** to be submitted a minimum of **25** calendar days prior to the governing meeting at which the plat is to be reviewed by the committee.*

Complete items 1 - 10 for Final Plats and 3 - 10 for Preliminary Plats.

I hereby certify that as the Wisconsin Land Surveyor responsible for the field survey and the preparation of this plat, that:

1 All monuments have been set per s. 236.15(1) or All exterior boundary monuments have been set, but the town has temporarily waived placing interior monuments per s. 236.15(1)(h)		
2 Recordable documents will be on durable white paper		
3 Submitted Plat's Name: <u>Wild Turkey</u>		
4 Subdivider's name: address & phone: <u>Wild Turkey Ridge LLC 715-828-5589</u>		
5 Surveyor has submitted the Plat to DOA Plat Review	Yes ___ No <u>X</u>	
6 County to forward copies to local municipalities noted on plat	Yes <u>X</u> No ___	
7 Municipal certification of public sewer availability provided	N/A <u>X</u> Yes ___ No ___	
or Soil boring log forms provided for County Soil Analysis	N/A ___ Yes <u>X</u> No ___	
8 Ground Water Management Plan Provided	Yes ___ No ___	
9 Storm Water Management Permit Submitted	Yes ___ No ___	
10 Check # _____ or cash _____ covering County review fee of \$ _____ Check # _____ or cash _____ covering Soil Analysis review fee of \$ _____		

Note: Shaded areas are for County Use Only.

Fee Schedule

Guide to Calculate Fees Required by 4.35.110 of the Eau Claire County Code.

Submittal Fee of \$480.00 per plat	fill in or strike out any N/A
Payable with the submission of all preliminary plats	<u>480.00</u>
Parcel Review Fee: \$95.00 per parcel x <u>22</u> parcels =	<u>2090.00</u>
Final Plat Review Fee of \$270.00 per final plat	
Payable with the submission of all final	<u> </u>
plats Mapping Review Fee: \$120.00 per <u> </u> parcels =	<u> </u>
parcel x	
Storm Water Management Permit Fees \$500+ \$50/4,000 Sq. Ft. of Impervious Area payable directly to the Land Conservation Division.	
Total Review Fees Due - Payable to Eau Claire County Treasurer	<u>2570.00</u>

Soil Analysis Fees - Payable to City/County Health Department
[Health Department Soil Boring Fee Chart](#) (Please include with Health Department Submission)

Attach payments here:

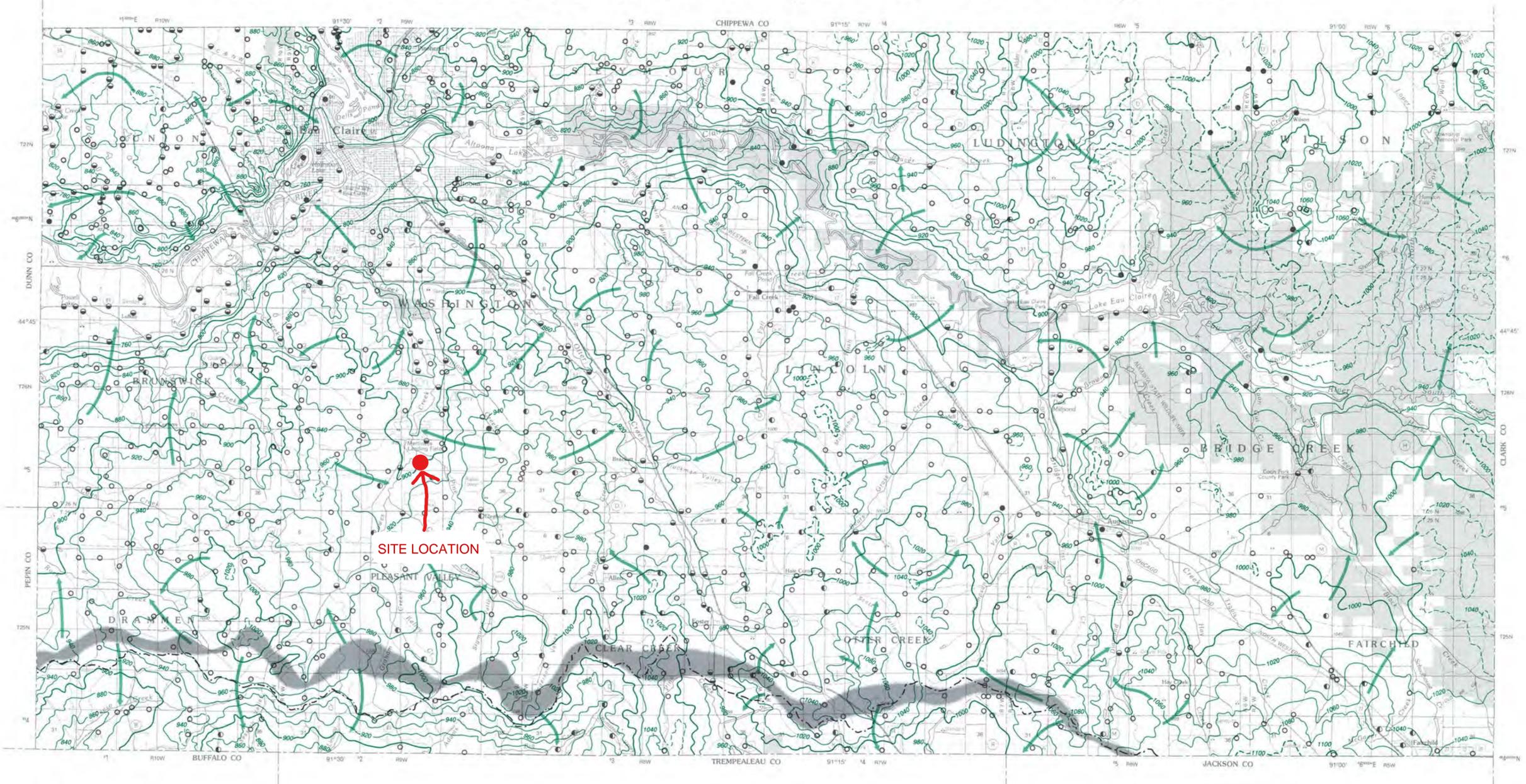
1st Check Payable to Eau Claire County Treasurer for review fees.

2nd Check Payable to Eau Claire County Health Department for soil analysis fees.

Office Use Only			
Logged in by:	P&D Staff	Date Logged in:	
Received from:	(Circle)	(Circle)	(Circle)
	Owner/Agent	By Mail or in Person	Preliminary or Final
Approximately 60 day county review time limit expires on: (time limit starts from when all required data is submitted to the county)			

Note: Shaded areas are for County Use Only.

Generalized Water-Table Elevation Map of Eau Claire County, Wisconsin



**M.A. Muldoon
1992**

Introduction

This map is part of the Eau Claire County Groundwater Resource Investigation, a joint project of the Wisconsin Geological and Natural History Survey and the Eau Claire County Board. The purpose of this project was to compile and interpret hydrogeologic data for Eau Claire County. The resulting information can be used by Eau Claire County's soil-and-water-resource and land-use planners.

The water cycle

Gravity and solar energy play active roles in a continuous water recycling process called the *water cycle* (fig. 1).

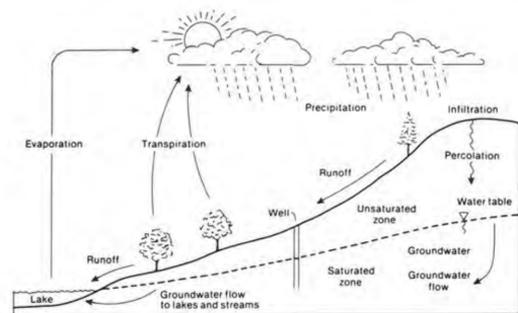


Figure 1. The water cycle.

Water falling on the land surface can flow downhill as overland runoff, evaporate, transpire through plants, or infiltrate into the ground. As this infiltrating water seeps downward through rock or soil, it travels through pore spaces and open cracks or fractures in the subsurface material. When these pores and cracks are completely filled with water, the material is said to be *saturated*.

The *water table* marks the top of this saturated zone, where hydraulic pressure in the pores is equal to atmospheric pressure. *Groundwater* is the water contained in the saturated zone below the water table. The amount of infiltrating precipitation partly determines the position, or elevation, of the water table, which fluctuates seasonally, and from one year to another. Above the water table, pores and cracks are partly or completely filled with air and partly filled with water, and the material is said to be *unsaturated*.

Gravity moves groundwater slowly through pore spaces; eventually, the groundwater discharges to a well, the land surface, or a water body where solar energy evaporates some of it into the atmosphere, thus continuing the water cycle.

In Wisconsin, the water cycle generally operates with 30 to 32 inches of precipitation during an average year, from which about 75 percent (22 to 26 inches) returns to the atmosphere by evapotranspiration. The remainder either flows over the land surface and collects in surface-water bodies or infiltrates into the ground as *recharge* to the groundwater system. The ratio of overland runoff to groundwater recharge varies considerably around the state, depending upon factors such as topography, soil type, vegetative cover, rainfall intensity, and individual farming and general land-use practices.

Movement of groundwater and surface water

A saturated subsurface material that yields sufficient water to a well is called an *aquifer*. *Permeability* is a measure of the relative ease with which water can flow through an aquifer; it is dependent on the nature of the materials through which the water is flowing. Large pores or fractures in the subsurface can hold more water than small ones, but in order for water to flow effectively, these pores or fractures must be interconnected.

Groundwater can move as rapidly as several feet per day in porous sands and sandstones, or as slowly as less than 1 inch per year in clay or in unfractured crystalline rock. For example, sandy soils and sandstones frequently have relatively large pore spaces that are well connected with each other, allowing water to move more easily than it can in clayey soils that have small, poorly connected pores. Rocks such as crystalline granite commonly have few fractures that are poorly connected; as a result they commonly have low permeability and transmit little water. However, no matter how rapidly or slowly the groundwater flows, its natural direction of movement is in response to gravity, from upland recharge areas (where water infiltrates into the subsurface) to lowland discharge areas (lakes, rivers, springs, and seeps). Discharge areas are often associated with surface-water bodies, so groundwater has a significant role in the development and environmental health of lakes, streams, and wetlands. Wells also function as groundwater-discharge points.

A *surface-water divide* is a line of separation, commonly a ridge or narrow tract of high ground that divides the surface waters that flow naturally into one basin from those that flow naturally into a different basin. It is a line across which no surface water flows. There is one major surface-water divide in Eau Claire County. North of the surface-water divide (which is located in southern Eau Claire County), the streams and rivers flow into the Eau Claire or Chippewa Rivers. These rivers come together near the city of Eau Claire and eventually flow into the Mississippi River. South of the surface-water divide, most streams flow into the Buffalo River, which is also a tributary of the Mississippi River.

A *groundwater divide* is similar to a surface-water divide, in that it is a ridge defined by contours of the water table. Shallow groundwater moves away from the divide in different (often opposite) directions. A *groundwater divide* does not necessarily coincide with a surface-water divide. The one major groundwater divide in Eau Claire County approximately coincides with the surface-water divide. Over much of central and southern Eau Claire County, discharge areas include north-flowing creeks that serve as tributaries to the Eau Claire River. In the northern part of the county, discharge areas include Fivemile, Sevenmile, Ninemile, Hay, and Muskrat Creeks and the North Fork of the Wolf River; these south-flowing streams are tributaries to the Eau Claire River. In the northwest corner of the county the Chippewa River and Dells Pond serve as groundwater discharge areas.

Contamination of groundwater

Because groundwater comes from precipitation that percolates down from the land surface, any water-soluble material or liquid that is put on or in the ground has the potential to be transported to the saturated zone. The unsaturated zone can be a good natural filter and may remove many harmful materials from the recharging water by a variety of physical and biological processes. In general, fine-grained materials are better able to attenuate contaminants; as a result, areas with thin or sandy soils over a rock aquifer or thin or sandy soils with a shallow water table are especially susceptible to groundwater contamination from land-use activities. Once a contaminant reaches the saturated zone, it has the potential to move with the groundwater and discharge to wells or surface-water bodies. Concentration of contaminants in the saturated zone can be reduced by the processes of dilution, adsorption onto fine-grained particles, and chemical breakdown.

Contamination that occurs today may not become evident for several or even hundreds of years because groundwater can move as slowly as a few inches per year. Once contaminated, groundwater is difficult to purify and may take many years, decades, or centuries to be cleaned by dilution, attenuation, and chemical breakdown of contaminants.

Data compilation and interpretation

Data were compiled by Julie Gassen, Lucy Buchan, Xiangxue Cheng, and David Johnson at a scale of 1:24,000, using U.S. Geological Survey quadrangles (7.5-minute series, topographic) as base maps. All available Wisconsin Geological and Natural History Survey geologic logs were plotted onto these base maps. The Wisconsin Department of Natural Resources well constructor's reports were examined and checked against each other, and the most representative, reliable, and useful data available for each section were plotted.

Data density varies considerably across Eau Claire County; the density ranges from few data points on county-owned lands (eastern part of the county and along the Eau Claire River) to at least one report per 1 to 2 square miles in inhabited parts of the county. A total of 1,028 well data points was used in constructing the water-table map.

Domestic wells are not ideal measuring points for determining water-table elevation. Most wells are open over long intervals and are completed far below the top of the saturated zone. Domestic wells provide good estimates of water-table elevation in areas where groundwater flow is more horizontal than vertical and poor estimates in areas where groundwater flow is more vertical than horizontal. To determine whether vertical groundwater flow was significant, water levels were compared for wells of different depths. Over much of Eau Claire County, wells completed at different depths had similar water levels; however, in some areas, vertical groundwater gradients seemed significant. In those areas, the wells with the shallower open intervals were assumed to provide the closest estimate of the elevation of the water table, and data from the deeper wells were not used.

Well constructor's reports provide measurements taken at different times of the year and in different years. Because of the seasonal variations in water levels as well as changes in water levels with depth, a water level determined from a well constructor's report was not used as an exact data point. Instead, the water level was considered to be part of a range of values. The elevations of springs, groundwater seepage areas (such as wetlands), lakes that intersect the water table, and rivers were used as data points in most areas.

The bedrock geology of Eau Claire County consists of Precambrian crystalline rock (commonly referred to as granite) overlain by a thick sequence of Cambrian sandstones with minor amounts of shale (Brown, 1988). Pleistocene deposits (thin in most places) consist of till deposited prior to the late Wisconsin; these deposits have been eroded from much of the county. Evidence of these late glaciations is sparse except in the northeast part of Eau Claire County (Cates and Madison, 1989). The latest advance of the glaciers terminated north and northeast of Eau Claire County; however, water from the melting ice followed the Chippewa River drainage and deposited thick sand and gravel sequences. Although the geology is complex, the water table closely mimics topography, suggesting good hydraulic connections between the Cambrian sandstone and the surficial deposits. The shallow groundwater system appears to be a single unconfined aquifer at the scale of this water-table map (1:100,000).

Many wells in Eau Claire County are completed in sandstone (71%) or a mixture of sandstone and shale (9%). The sand and gravel aquifer is used in places (17% of the wells), and a few wells are completed in granite or sandstone and granite (3%).

Limitations of the map

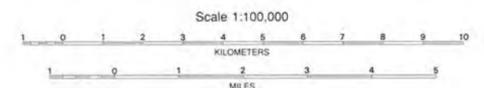
This map depicts, in a general way, the direction of shallow groundwater flow, which is primarily perpendicular to lines of equal water-table elevation. "Shallow" refers to depth below the water table, and not to depth below the land surface. The accuracy of the interpretation varies throughout the study area, increasing with greater data density and decreasing with greater hydrogeologic complexity. The water-table elevation lines are solid where enough data are available to locate the lines with a reasonable degree of confidence (within ± 0.3 mile on the map). The lines are dashed where data are less abundant or where hydrologic conditions are more complex and their locations are considered to be accurate to within ± 0.7 mile on the map. In the areas where a question mark appears on the map, such as the tops of hills, data are insufficient to interpret water-table elevation.

It was beyond the resources of this study to field-check the locations and water levels given on the Department of Natural Resources well constructor's reports that were used to construct this map. This map is a summary of available water-level data for Eau Claire County. It is intended for use at the published scale of 1:100,000 but should not be considered definitive for site-specific applications.

References

- Brown, B.A., 1988, Bedrock geology of Wisconsin, west-central sheet; Wisconsin Geological and Natural History Survey Regional Map Series (Map 88-7), scale 1:250,000.
- Cates, K.J., and Madison, F.M., 1989, Soils of Eau Claire County, Wisconsin, and their ability to attenuate contaminants; Wisconsin Geological and Natural History Survey, Soil Map 9 (Map 89-6), scale 1:100,000.

Base map from U.S. Geological Survey County Map Series (Topographic), 1985.



Explanation

- 1020 — average elevation of water table in feet, solid where considered accurate within ± 0.3 mile on the land surface; dashed where considered accurate within ± 0.7 mile on the land surface; 20-ft contour interval. Datum is mean sea level.
- ?
- - - - - elevation of water table unknown; insufficient data
- - - - - surface-water divide
- groundwater divide, approximately located
- general direction of shallow groundwater flow
- county-owned land and Wisconsin Department of Natural Resources Wildlife Refuge

Geologic materials contributing water to well (All geologic information is taken from Department of Natural Resources Well Constructor's reports on file at the Wisconsin Geological and Natural History Survey.)

- sandstone
- sandstone and shale
- sand and/or gravel
- granite or granite and sandstone

Data have not been field checked. Water-level elevation data were generalized from information collected over a period of approximately 50 years.

Sources of data

U.S. Geological Survey quadrangles (7.5-minute series, topographic; 1972-84) were used to determine surface-water and well-water elevations.

Water-level observation wells from the Groundwater Level Monitoring Network operated and maintained by the U.S. Geological Survey and Wisconsin Geological and Natural History Survey.

Wisconsin Department of Natural Resources well constructor's reports (1936-87)

Wisconsin Geological and Natural History Survey published and unpublished geologic logs (1896-1988)

WLEX University of Wisconsin-Extension
Published by and available from
Geological and Natural History Survey
Ronald Hennings, Acting Director and State Geologist
3817 Mineral Point Road, Madison, Wisconsin 53705

Cartography by K. Campbell Roushar

Miscellaneous Map 35



November 4, 2024

Elizabeth Paulson
Environmental Health Specialist
Eau Claire City / County Health Department

Dear Ms. Paulson,

Regarding the proposed Plat of “WILD TURKEY” located in Section 27, T26N, R9W Town of Pleasant Valley, Eau Claire County, Wisconsin. This property previous activity very limited; the site is 43 acres in size, with 25 acres being actively farmed while the remaining lands are wooded. Our research concluded without observing any animal feed lots, manure storage, pesticide mixing sites, solid, sludge or industrial waste disposal sites, salvage yards, fertilizer plants or hazardous waste areas within 1200 feet of the proposed subdivision. The land area activity within the 1,200-foot radius is comprised of open and semi wooded areas, scattered rural residential lots north and west of this site. Lowes Creek borders this development to the west.

The depth of nearby wells having a wide range of depths, 53 feet to 200 feet. The water table is at an average from 895 to 900 feet above sea level for this site. We reviewed the UW Stevens Point for well contamination and found no wells exceeding the national standards for arsenic or nitrates of 2.1-5 part per million. We also reviewed the Wisconsin DNR databases and did not locate any mapped or recorded contamination in the proposed subdivision or surrounding areas.

Each lot of the subdivision will include its own well and septic treatment system. The well locations will be within the confines of each proposed lots, but the exact locations will depend upon the placement of the homes and septic systems.

Thank you,

Mr. Peter J. Gartmann
Real Land Surveying
1356 International Drive
Eau Claire, WI 54701
715-514-4116



PLAT OF WILD TURKEY
STONEBROOK DR
TOWN OF PLEASANT VALLEY
EAU CLAIRE COUNTY

Wild Turkey Ridge, LLC is proposing to develop 43.3-acres to single-family residential located on Stonebrook Drive in the Town of Pleasant Valley, Eau Claire County. The site is currently wooded forest and farmland. No environmentally sensitive area disturbance is expected during construction.

Proposed Impervious

2,133-LF public road X 26-FT wide = 55,458-SF (1.27 acres)
21 lots x 3,500-SF homes = 73,500-SF (1.69 acres)
21 lots x 4,000-SF driveway = 84,000-SF (1.93 acres)
21 outbuildings/sheds x 1,250-SF = 26,250 (0.60 acres)

Percent Impervious = (5.49 acres / 43.3 acres) *100 = 12.7%

Density

43.3 acres / 21 lots = 2.1 acres per lot

Stormwater

Runoff from the proposed road, driveways, and homes will be collected with roadside ditches and conveyed to stormwater ponds via culverts. There will be one (1) wet detention pond with infiltration cell. During extreme rainfall events (100-yr and greater), water will be contained onsite. It is our intention to convey this runoff through the proposed stormwater facilities and thus provide further protection for Lowes Creek.

This development will provide a 30-ft wide drainage easement along lot lines to ensure that both proposed and natural drainage swales are not blocked. This development will meet and exceed both the WIDNR and Eau Claire County requirements for storm water runoff.



Know what's below.
Call before you dig.

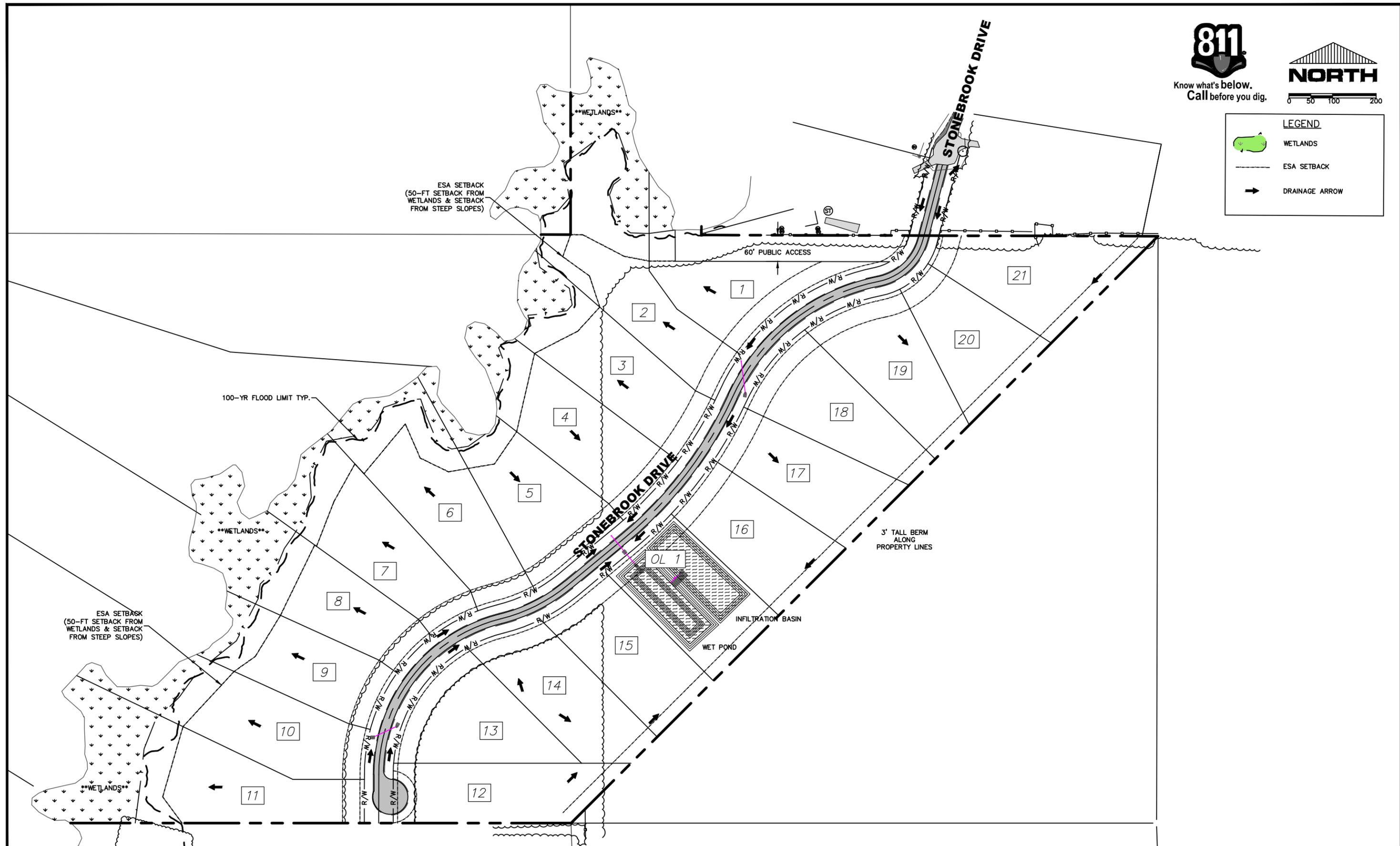


NORTH

0 50 100 200

LEGEND

- WETLANDS
- ESA SETBACK
- DRAINAGE ARROW



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
24091

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2024 AEC LLC.

SHEET INDEX

WILD TURKEY
WILD TURKEY RIDGE LLC
STONEBROOK DRIVE
EAU CLAIRE, WI

DWG NAME 24091_PG2 INDEX	2
DATE 11/2024	20



Date: 11/21/2024

To:

From: Elizabeth Paulson, REHS. Environmental Health Specialist

Re: Proposed plat for "Wild Turkey"

I have reviewed the Proposed Plat of "Wild Turkey" for compliance with sections 18.77.080 C. and 18.77.090 of Title 18, Eau Claire County Code.

1. The proposed site is described as semi wooded and agriculture fields with the west portion of the site designated with environmentally sensitive areas and delegated wetland. The prior land use and management activities within the subdivision have been described as mostly farming and wooded areas. The Eau Claire County contour and generalized water-table elevation maps indicate that groundwater in the proposed plat likely flows to the west towards a Lowes Creek tributary.

The Health Department has reviewed available groundwater data in the area. Nitrate concentrations from available nearby wells suggest relatively low nitrate levels in the area. Therefore, nitrate contamination does not appear to be a widespread issue in the area, but higher levels are possible as nitrate levels can be variable.

The proposed development has the potential to contribute nitrate and other contaminants to local groundwater by onsite wastewater treatment leaching. The proposed lot density is consistent with nearby developments as well as the minimum standards to reduce risk for widespread nitrate increases (generally at least 1 lot per acre).

2. The soil borings performed for lots 1-21 with an additional verify boring on lot 17 were done on November 4, 2024, by William Heidt CST #227872 are approved. All 21 Lots have an approved soil boring.

Please contact with have any questions,

Elizabeth Paulson, REHS | *Environmental Health Specialist*

Elizabeth.Paulson@eauclairecounty.gov

(P) 715-839-4723 (F) 715-839-1674

720 Second Avenue, Eau Claire, WI 54703

www.ehealthdepartment.org





collaborāte / formulāte / innovāte

December 3, 2024

Chad Berge
Eau Claire County Land Conservation Division
721 Oxford Ave, Suite 3344
Eau Claire, WI 54703

SUBJECT: Wild Turkey Preliminary Stormwater Permit Review Comments,
Attn: Scott Cervený, Advanced Engineering Concepts

Dear Chad Berge:

GRAEF has reviewed the Wild Turkey subdivision submittal items for the preliminary stormwater permit review for conformance with the requirements of Eau Claire County's Title 17.06 Stormwater Management Ordinance. The review comments are provided below.

1. Show the existing contours beyond the project limits on the pre- and post-developed drainage area maps to determine if there are any off-site areas that drain towards the project site. Include any off-site drainage areas on the pre- and post-developed drainage area maps and in the hydrologic modeling analysis.
2. Confirm the proposed berm is not going to block off-site drainage from flowing to Lowes Creek. If the berm does block off-site drainage, update the design to allow the off-site area to reach Lowes Creek.
3. It appears the post-developed conditions directs more runoff to Lowes Creek than the pre-developed conditions. Update the design so the post-developed conditions directs a runoff amount to Lowes Creek equal to or less than the pre-developed conditions.
4. Based on the post-developed drainage area map, the swale along the proposed berm has a slope of about 0.08%. The industry standard minimum swale slope is 0.5%. Update the design to meet industry standards so that the swale has positive drainage towards the proposed ponds and does not hold ponding water. Alternative treatment options could be considered along this area as well, such as a bio-swale.
5. The front portion of Lots 6-11 should be assumed to drainage towards the road and routed to the proposed ponds. Update the drainage area maps and modeling accordingly.
6. The FEMA cross-sections and floodplain limits should be shown on the site plan. Provide the floodplain limit based on the mapped boundary and the limit based on the base flood elevations.
7. Add a north arrow and scale to the pre- and post-drainage area maps.
8. The geotechnical report and other required submittal items are expected to be submitted with the formal application.

The following comments relate to the HydroCAD modeling analysis.

9. Provide the assumed impervious surface area per lot. Per Eau Claire County, the minimum impervious surface area per lot should be 7,500 square-feet. Update the models accordingly.
10. The 2-year post-developed peak runoff is greater than the 2-year pre-developed peak runoff. Update the design to meet County Code which states the 2-year post-development peak runoff rate shall not exceed the predevelopment peak runoff rate.
11. Show the time of concentration paths for each drainage area on the drainage area maps. Update time of concentration calculations to match post-developed land covers.
12. Per County Code, the maximum curve number that can be used for pre-developed cropland is 55. Update the model accordingly.
13. A large portion of the post-developed lots are modeled as wooded area. The post-developed lots should be modeled for worst-case conditions. This could be done by modeling all pervious area as lawn, or if the County has a maximum lot coverage per the zoning code, the maximum area could be modeled as lawn and the remaining woods. If only a portion of the lot is going to be assumed lawn and the remainder woods, the wooded area would need to be protected through deed restrictions on the plat. Update the model and/or plat accordingly.
14. The proposed road and roadside ditches are modeled with a CN of 83 as “road with ditches”. Confirm the ditches within the right-of-way are included in these areas and not counted separately as grass area. If the ditches are not included in those areas, update the model to include them in the “road with ditches” area or separate the road and ditch area and apply appropriate curve numbers.
15. Include the proposed road addition connecting the existing cul-de-sac to the proposed subdivision in the hydrologic modeling analysis. Update the drainage area maps and modeling accordingly.
16. Subcatchment 2S is labeled Lots 12-14 (Bypass). If this area will be draining towards the proposed ponds, update the label to avoid confusion.
17. Per Web Soil Survey, the soils in the proposed infiltration basin location appear to be loamy sand which have an infiltration rate of 1.63 in/hr based on the WDNR’s Technical Standard 1002. The proposed infiltration basin should use a rate of 1.63 in/hr unless test pits and a soils analysis show a different infiltration rate should be used. Update the model accordingly.
18. Include an emergency spillway and overland flow path in the infiltration basin design. The overland flow path will need to be deed restricted to prevent it from being blocked or altered in the future. Update the plans, model, and plat accordingly.

The following comments relate to the WinSLAMM modeling analysis.

19. Provide the WinSLAMM model schematic.

20. Update the WinSLAMM model to model the driveways as connected impervious. Per the Wisconsin Department of Natural Resources (WDNR) “Modeling Post-Construction Storm Water Management Treatment Guidance,” disconnection of impervious surfaces other than rooftops from one- and two-family residential dwellings may be assumed provided all of the following are met:
- i. The source area flow length does not exceed 75 feet,
 - ii. The pervious area is covered with a self-sustaining vegetation in “good” condition and at a slope not exceeding 8%,
 - iii. The pervious area flow length is at least as long as the contributing impervious area flow length and there can be no additional runoff flowing into the pervious area other than that from the source area.
 - iv. The pervious area must receive runoff in a sheet flow manner across an impervious area with a pervious width at least as wide as the contributing impervious source area.

Per the preliminary site plan, it appears the driveways will be longer than 75 feet and the road pavement will also be flowing into the pervious area. Therefore, all of the conditions are not met, and the driveways must be modeled as connected.

The above comments should be addressed and taken into consideration during the final design and included with the final stormwater permit submittal. If you have any questions regarding these comments, please feel free to contact me at christina.rauh@graef-usa.com / 608-242-1550 or joy.corona@graef-usa.com / 414-266-9021.

Sincerely,



Christina Rauh, PE
Civil Engineer



Joy M. Corona, PE, CFM
Practice Team Leader
Water Resources & Environmental

X:\MD\2024\20240188\Design\Wild Turkey\GRAEF Reviews\Wild Turkey - GRAEF Review Comments.docx

cc: Amy Larson, GRAEF

**Planning and Development
November 2024**

The following bills were sent to the Finance Department for payment:

Planning

Vendor	Amount	Description	Line Item#
Peter Strand	120.60	Travel Reimbursement	100-15-56920-330-000
Peter Strand	391.00	Conference Reimbursement	100-15-56920-340-000
Rod Eslinger	47.57	Mileage Reimbursement	100-15-56920-330-000
BTC Communications	336,540.25	Lincoln/Ludington Broadband Project	201-00-57195-819-000
Dave Hayden	1,050.00	BEAD Broadband Consulting Services	100-15-56925-200-749
APG	181.59	10/11 & 11/12 Public Notices	100-15-56920-321-000
Seymour Ball Club	1,000.00	Seymour Fever Fest FA Return	100-00-23173-000-000
Voyager	84.47	October Fuel	100-15-56920-330-000
Kwik Trip - Pcard	27.30	Fuel	100-15-56920-330-000
Kalahari Resort - Pcard	224.00	Conference	100-15-56920-340-000
Amazon - Pcard	80.81	Copy Paper	705-08-51451-310-381
Amazon - Pcard	94.65	Phone Cases & Screen Protector	100-15-56920-310-000
Amazon - Pcard	44.23	Office Supplies	100-15-56920-310-000
DOA - Pcard	1,987.62	House Seals	100-15-56920-310-000
Ben Bublitz	304.00	WCCA Conference Reimbursement	100-15-56920-340-000
Zach Felling	274.94	ESRI User Group Expenses	100-15-56920-340-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#
Amazon - Pcard	19.88	EM Supplies	100-15-52927-310-726

Recycling

Vendor	Amount	Description	Line Item#
GFL Environmental	44,965.20	October Curbside	211-15-53635-201-000
GFL Environmental	6,052.07	October Dropsite	211-15-53635-208-000
Town of Wilson	120.00	September Recycling Attendant	211-15-53635-208-000
Village of Fairchild	108.80	September Recycling Attendant	211-15-53635-208-000
Earthbound Environmental	6,992.82	October Curbside	211-15-53635-201-000
Firstchoice	3,333.33	October Electronics	211-15-53636-309-745
Firstchoice	176.36	October Batteries	211-15-53636-309-745
Trash on Trucks	5,227.92	October Curbside	211-15-53635-201-000
Village of Fairchild	122.40	October Recycling Attendant	211-15-53635-208-000
Waste Management	41,817.00	October Curbside	211-15-53635-201-000

Land Conservation

Vendor	Amount	Description	Line Item#
Kevin McCarthy	400.00	WA-24-05	207-15-56924-390-703
Matthew Danielson	312.00	WA-24-06	207-15-56924-390-703
National Association of Conservation Districts	75.00	NACD Dues	100-15-56922-324-000
Voyager	202.35	October fuel	100-15-56920-330-000
West Central Land+Water	75.00	2024 Association Dues	100-15-56922-324-000
All Season Tires - Pcard	104.84	Alignment	100-15-56920-241-000
Amazon - Pcard	69.66	Phone Cases & Screen Protectors	100-15-56920-310-000
Lauras Lane	882.00	Tree Sale Order	100-15-56922-829-701
RTK Mobile - Pcard	30.00	GPS Data	100-15-56920-226-000

Division	Totals
Planning	342,453.03
Resurvey	-
Emergency Management	19.88
Recycling	108,915.90
Land Conservation	2,150.85
Total	451,388.81