



Special Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, June 01, 2026 - 6:00 PM

citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.

<https://teams.microsoft.com/meet/251285720714059?p=pZPSnp4kakbXU19rSj>

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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

CONSIDERATION/DISCUSSION/REPORTS

- [1.](#) Discussion and possible approval of Site Plan and Certified Survey Map Review for Lifetime Manufacturing, LLC.

FUTURE AGENDA ITEMS

NEXT MEETING DATE

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:

c/o Community Development Department
312 W. Whitewater Street
Whitewater, WI 53190
or ldostie@whitewater-wi.gov

A quorum of the Common Council might be present. This notice is given to inform the public that no formal action will be taken at this meeting by the Common Council.

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: June 1, 2026

Re: Site Plan Review and Certified Survey Map

Summary of Request	
Requested Approvals:	Site Plan Review and 1 Lot Certified Survey Map
Location:	Greenway Court, Howard Road, and Innovation Drive (/A444200002 and /A444300002)
Current Land Use:	Vacant
Proposed Land Use:	Summerset Marine Manufacturing, Sales, Assembly, and Office
Current Zoning:	Technology Park
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Technology Park

Staff Review

The Technology Park district is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices; research, testing, and development institutions; and certain specialized manufacturing establishments compatible with an office and research setting, all of a non-nuisance-type and public parks. The essential purpose of this district is to achieve development which is practical, feasible and economical and an asset to the owners, neighbors, and the community and to promote and maintain desirable economic development activities in a park like setting with well-designed sites and buildings.

The applicant previously attended two Plan Commission meetings once to present a conceptual plan and the second for the Conditional Use Permit for outdoor storage, and is now requesting a Site Plan Review and Certified Survey Map (CSM) that would be associated with the combination of two vacant parcels within the Technology Park, to construct a 150,000 square foot building for Summerset Marine's operations including manufacturing, assembly, offices, sales, and general operations.

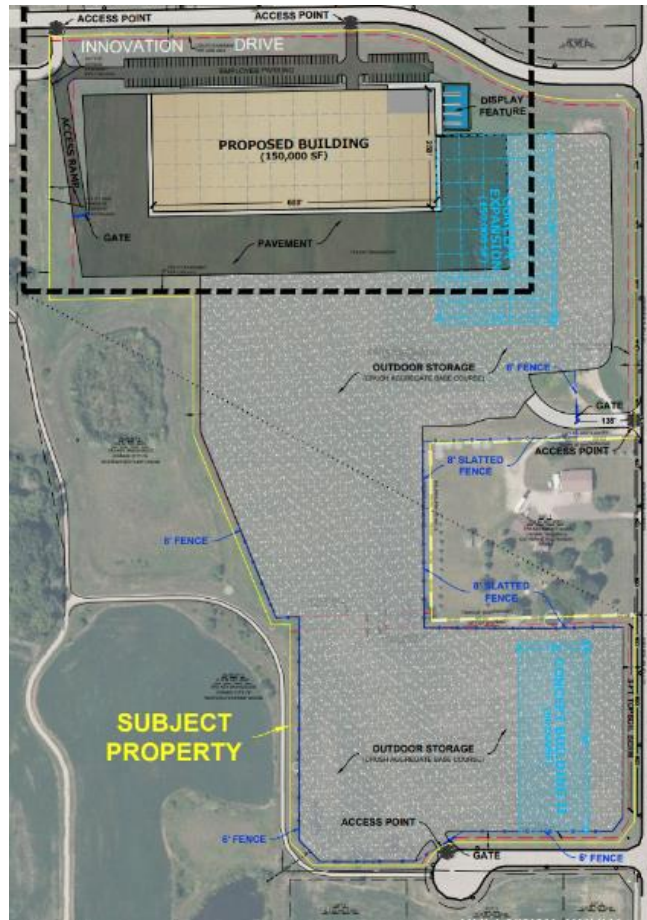
Existing Condition



The building design incorporates many drive-in bays, a crane bay, a 12,000 square foot office space, and product display area/pond. The facility includes a paved parking area, four ingress/egress points off Innovation Drive and Howard Road, and one gated ingress/egress point off Greenway Court. The property will be secured by control access gates located throughout. The project includes a proposal for a large 14-acre outdoor storage area where operations equipment would be stored on crushed aggregate. The applicant is proposing to screen outdoor storage with either solid 8-foot privacy fencing or 6-foot fencing, natural elevation changes, as well as incorporate decorative landscaping per their site plan submitted.

Per Section 19.38.040 outdoor storage areas within the technology park storage shall require **Conditional Use Approval which has been approved at a previous Plan Commission Meeting.**

Proposed Condition



The applicant is now seeking final site plan review approval, along with a one lot Certified Survey map to combine the two existing parcels, into one large parcel, removing the internal lot line.

Certified Survey Map Requirements.

- (1) The certified survey map shall be prepared by a registered land surveyor and shall comply with the provisions of Section 236.34, Wisconsin Statutes, and of this chapter.
- (2) The certified survey map shall comply with all design standards, required improvements, and general provisions of this chapter.
- (3) Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate which are substantially the same form as required by Section 236.21(2)(a), Wisconsin Statutes.
- (4) The certificate of approval shall be placed on the face of the map.

(5) When a dedication of land is required, the city council resolution accepting the dedication and approving the map shall be placed on the face of the map.

(6) If the certified survey map contains private roads, the following note shall be added to the certified survey map:

NOTICE OF POSSIBLE LIMITATION OF PUBLIC SERVICES:

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A CITY/DEVELOPER AGREEMENT OR CONTRACT FOR IMPROVEMENTS; OR, IF THIS IS A CONDOMINIUM PLAT, IN A DOCUMENT CALLED A GENERAL DEVELOPMENT PLAN (GDP), WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICES OF BOTH THE WHITEWATER CITY CLERK AND THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF WHITEWATER.

(7) Within the M-1 general manufacturing district, all minor subdivisions must be consistent with a detailed plan showing future street alignments and general lot arrangements for all lands under the control of the subdivider. Such a detailed plan may be a component of the city's comprehensive (master) plan, but in any case shall be subject to plan commission approval before action may be taken on the certified survey map.

The proposed Certified Survey Map meets all of the following requirements, and no private road dedication is included in this CSM.

Per Section 19.63.020 the following items are required for site plan review:

Applications for plan review shall be made to zoning administrator at least thirty days prior to the plan and architectural review committee meeting at which the plan is to be considered, and shall include the following information to be considered complete. The zoning administrator or plan and architectural review commission may reduce the information requirements where deemed appropriate. Twelve complete sets of all required plan materials shall be required unless the applicant receives prior written approval from city staff that fewer copies, and/or an electronic/digital submission of materials will be considered adequate for the purposes of meeting the submission deadlines.

- A. Names, phone numbers, and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all other individuals responsible for preparation of plan materials;
- B. Identification of the subject site by lot, block and recorded subdivision, or by metes and bounds;

- C. Description of the existing and proposed use or operation of the structure or site, number of employees, building lot coverage, landscaped surface ratio, residential density and existing zoning;
- D. Building elevations and exterior architectural drawings, including enough detail to show the proposed building style, exterior materials, colors, mechanicals and lighting;
- E. Site plans drawn to a scale not less than fifty feet to the inch, showing:
 - a. The natural features of the site, including water bodies, wetlands, floodplains, environmental corridors, trees with trunks greater than four inches in diameter, existing drainage patterns, and topography at two-foot intervals;
 - b. The location and dimensions of proposed and existing structures in relation to street and property lines, including buildings, dumpsters, signs, mechanicals, walls and fences;3.The location, dimensions and arrangement of all open spaces, yards, and landscape plantings and buffer yards, including the species and size at time of planting for all landscaping;
 - c. The location, arrangement and capacity of all areas used for vehicle and pedestrian access, off-street parking, off-street loading and unloading, including materials, methods for screening or fencing, and additional actions to keep parking orderly if three or more unrelated individuals live on the property;
 - d. The capacity and arrangement of all buildings used or intended to be used for dwelling purposes;
 - e. The proposed location and other characteristics of all outdoor lighting fixtures, pursuant to Section 19.57.150C.;
 - f. The location and size of all existing and proposed utilities and all related easements;
 - g. The location of any proposed stormwater management facilities, including proposed drainage patterns and detention/retention facilities where required;
 - h. Other information deemed necessary by the zoning administrator or the plan and architectural review commission to fully assess the impacts of a proposed project.

The submitted plans have been reviewed, and the application has been deemed complete.

The proposed construction is located in the Technology Park Zoning District, and per Section 19.38 the following standards shall be met:

Minimum required yards for principal buildings in the WUTP district are:

1. Front yard—Twenty-five feet, except as indicated on the city's official map.
2. Side yard—Each side, fifteen feet. On corner lots, twenty-five feet for side yard adjoining an arterial highway and twenty-five feet for side yard adjoining other streets.
3. Rear yard—Thirty feet.

4. Environmental corridor or wetland yard adjacent to any mapped environmental corridor, as defined by the Southeastern Wisconsin Regional Planning Commission, or a delineated wetland as approved by the agency with jurisdiction—thirty feet.

Minimum required yards for accessory buildings, outside storage areas, parking lots, and dumpsters in the WUTP district are:

1. Accessory buildings, outside storage areas, and dumpsters shall not be located in the front yard.
2. Side yard—Ten feet. On corner lots, twenty-five feet for side yard adjoining a street.
3. Rear yard—Ten feet.
4. Parking lots and associated circulation drive aisles may extend into normal side or rear yard setbacks, but not into front or street side yard setbacks, unless exempted by Subsection 4(a). Any paved area shall have a minimum setback of ten feet on all sides.
 - a. For lots that abut either Innovation Drive or Howard Road, a maximum of one driveway with passenger vehicle parking spaces on both sides of that driveway shall be permitted along the Innovation Drive or the Howard Road sides of the principal building.

The proposed plans comply with all setback requirements set forth in the zoning district, however, will require exemption to 4(a), as two driveways are proposed off Innovation Drive. Given the scale of the project two access points have been deemed appropriate.

The combination of all buildings, other roofed structures, all parking, driveways, loading areas and other paved area (except for approved pervious pavement applications, green building roofs, or similar features that allow infiltration) shall cover no more than seventy-five percent of the total lot area. At least twenty-five percent of the total lot area shall be landscaped green area or other approved infiltration area, such as a green roof or pervious pavement. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

The proposed plans comply with these requirements.

Maximum building height in the WUTP district is one hundred feet, except as may be otherwise approved upon the finding that such increased height will not be detrimental to the character of the park or adjoining buildings and uses.

The proposed plans comply with these requirements.

Stormwater for the proposed project has been reviewed by Engineering and City Staff and the following comments are still outstanding:

The stormwater management report from March 2010 indicated that all storm water from this combined site be directed to the two existing detention basins located southwest of the proposed

building and west of Greenway Court. Currently the plans show the parking lot north of the proposed building draining to the north into the grassy area and then to the west where it is collected by an inlet and then tied into the existing storm sewer that heads west. Additionally, the paved area west of the building along with the driveway leading to the back area drains to this northwest corner inlet as well. This storm water, or the vast majority of it, will need to be directed to the existing detention basin southwest of the proposed building. It is also unclear how the roof of the building is orientated or drains, but all the roof water will also need to be directed to this detention basin.

The existing storm sewer that runs along the south side of Innovation Drive (that the current plans shows tying into) is sized to collect stormwater runoff from the properties to the north of Innovation Drive. This storm sewer empties into the detention pond west of the Innovation Center. This storm sewer system was not designed to handle storm water from the properties to the south of Innovation Drive.

Per Section 19.38.110 there are several design standards within the technology park that should be met or considered:

1. Building placement. The position of buildings and parking on all lots shall be in general accordance with Exhibit A (Whitewater University Technology Park, Lot Standards & Conceptual Site Configurations), except where an alternative arrangement will be more in keeping with the limitations and opportunities of the lot, with pre-existing development on adjacent lots, with the actual lot configurations that may be created or adjusted over time, or with any combination. **The building placement is appropriate for this site, and the lot combination is necessary.**
2. Building Design and Materials. All buildings shall be sited, designed, and constructed in such manner as to provide an aesthetically pleasing development, emphasizing building styles, designs, and materials that are modern or contemporary in nature; that reinforce a technology park theme, and that promote sustainability, energy efficiency, and environmental responsibility. Buildings shall be designed for compatibility with adjoining structures within the district, especially as it relates to rooflines and building materials. Permitted materials shall include masonry, concrete, stone, exterior insulation and finishing system (EIFS), dry-vit, glass, and decorative architectural grade metal as a design detail, except where other quality materials are also allowed during plan review. No building shall be designed with long, uninterrupted, horizontal blank walls facing any public right-of-way or public park. The primary entrance of the building shall face or be visible from the public right-of-way that provides principal access to the lot. **The building design is appropriate and attractive.**
3. Accessory Buildings. Accessory buildings and ancillary structures such as fences, walls, and dumpster enclosures shall be designed to be architecturally compatible with the principal building on the lot. **The building site does not incorporate current accessory buildings, but the property is large enough that a future building is shown on the proposed site plans, but**

is not included as a part of this approval. The fencing and dumpster enclosures are in appropriate locations and are compatible with the principal building on site.

4. Accessory Off-Street Parking and Loading. Accessory off-street parking lots, loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient access from adjoining streets, safe and convenient circulation within the site, and an aesthetically pleasing site design. Parking lots and access driveways shall be designed and located so that such facilities do not provide a direct unlandscaped view from the street to the parking lot or access driveway. **The proposed parking area is proposed to be placed between the building and Innovation Drive. However, the landscaping plans show proposed landscaping between the parking lot and Innovation Drive.**

5. Landscaping and Site Development. To provide a park-like setting, all lots shall be landscaped, including the provision of canopy-type shade trees. When adjacent, connected, or within thirty feet of an environmental corridor or environmental corridor buffer, all existing mature, healthy trees shall be retained and protected, where possible, during construction as per city of Whitewater forestry guidelines. All land areas not covered by buildings, structures, storage areas, parking lots, loading areas and driveways shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, environmental preserves, enhancements of wetlands, stormwater features designed as landscape enhancements, features incorporated into the landscape for the purpose of improving sustainability of the site, pools or the planting of grass, shrubs, trees and other plant materials or other comparable surface cover. Use of bioswales, rain gardens, prairie plantings in lieu of lawn, and native planting solutions are encouraged. Decorative berms with organic shapes are encouraged, rather than more rigid, angular, or straight berm designs. Wherever possible, ponds, wetlands, and/or storm water detention and/or retention basins should be intentionally designed to provide an aesthetic element to the site. **Landscape plans will be reviewed by Urban Forestry, and plans shall be contingent upon their approval.**

6. Lighting. Exterior lighting shall be designed to provide uniform illumination with low glare. All exterior lights shall be full cut-off, dark-sky compliant fixtures. Parking lot and driveway fixtures shall not exceed thirty feet in height. Pedestrian pathway lights shall not exceed fifteen feet in height. LED or equivalent low-energy lighting is preferred on all external lighting fixtures. Electrical reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be directed away from residences and public rights-of-way and other public lands. All lighting shall be in compliance with Section 19.57.150. **Lighting appears to be compliant.**

7. Storage Areas. All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened from adjoining properties and

public rights-of-way by an opaque screening wall or fence with such wall or fence not less than six feet nor more than eight feet in height, and no materials stored shall exceed the height of such screening wall or fence. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent of the total lot area. Landscaping shall be required on the outside of the opaque screen wall or fence. No chain link or barbed wire fence shall be allowed. Fences are not permitted between the public street and the front building façade. On corner lots, fences are not permitted between the public street and any building façade. **Storage areas were addressed as part of the Conditional Use Approval.**

8. Signs. All signs shall meet applicable standards in Chapter 19.54, and the specific requirements set forth for the M-1 district in the table contained in Section 19.54.052.

- a. No ground sign shall exceed a maximum height of eight feet and a maximum gross area of forty-eight square feet. All ground signs shall be incorporated in the landscape plan, including the provision of plant materials at the base of such signs. **Signage plans have not yet been submitted, but shall require additional approval by the zoning department, and meet all standards above.**

9. Prohibited Site Uses. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. To reduce external noise associated with businesses within the Technology Park, a maximum external decibel reading of sixty-five db at the property line must be maintained. **The project shall comply with these requirements at all times.**

10. Uses Required to be Enclosed. All business, servicing, or processing shall be conducted within completely enclosed buildings, except for the following:

- a. Off-street parking and off-street loading;
- b. Drive-up service windows for banks and other financial institutions. **The proposed project complies with these requirements.**

11. Truck Parking. Parking of trucks as an accessory use, when used in the operation of a permitted business, shall be limited to vehicles of not over one and one-half tons of capacity when located within one hundred fifty feet of a residential district boundary line. **The proposed project shall comply with these requirements.**

12. Loading Areas. Loading areas and docks shall be secondary elements of any principal building, focused in locations and provided with screening in a manner that minimizes their visibility from public rights-of-way and adjoining properties. Loading areas and docks shall not

be permitted in the street yard or along any façade facing a public street area, except that loading docks located at least one hundred fifty feet from the street right-of-way may be permitted and where such loading docks are extensively screened from the public right-of-way. All loading areas and docks shall be screened from view from any public right-of-way through the use of landscaping, berms and walls, or methods otherwise approved under plan review. **The proposed project complies with the following requirements.**

13. Mechanical Equipment. Mechanical equipment mounted on the roof shall be screened and/or positioned in a method that is architecturally compatible with the building and set back, providing screening from public view. All ground-mounted equipment shall be screened from public areas. **The proposed project complies with the following requirements.**

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the Site Plan Review and One Lot Certified Survey Map with the following conditions:
 - Landscaping plans shall be reviewed and approved by Urban Forestry.
 - Compliance with Approved Plans. The use and site development shall substantially comply with all plans, site layouts, operational narratives, and materials submitted as part of the Conditional Use Permit application, except as modified by these conditions or approved by the municipality.
 - Lighting. Exterior lighting shall be directed downward and shielded to prevent glare onto adjoining properties or public rights-of-way. Lighting shall comply with applicable municipal ordinances.
 - Noise Control. Operations shall comply with all applicable municipal noise regulations. Repetitive or excessive noise from equipment, repairs, testing, or loading activities that creates a nuisance to surrounding properties shall not be permitted.
 - Dust and Debris Control. The property owner/operator shall maintain the site to prevent dust, loose debris, or materials from leaving the property. Outdoor storage areas shall be maintained in an orderly manner at all times.
 - Stormwater and Environmental Compliance. All outdoor storage activities shall comply with applicable stormwater management requirements and state and federal environmental regulations. No fluids, fuels, or contaminants shall be discharged onto the ground or into stormwater systems.
 - All Engineering comments on stormwater above shall be addressed prior to permit issuance.
 - Parking and Traffic Circulation. Adequate on-site parking and maneuvering areas shall be maintained for employees, customers, deliveries, and trailers. No parking or staging associated with the business shall occur within public streets or rights-of-way.

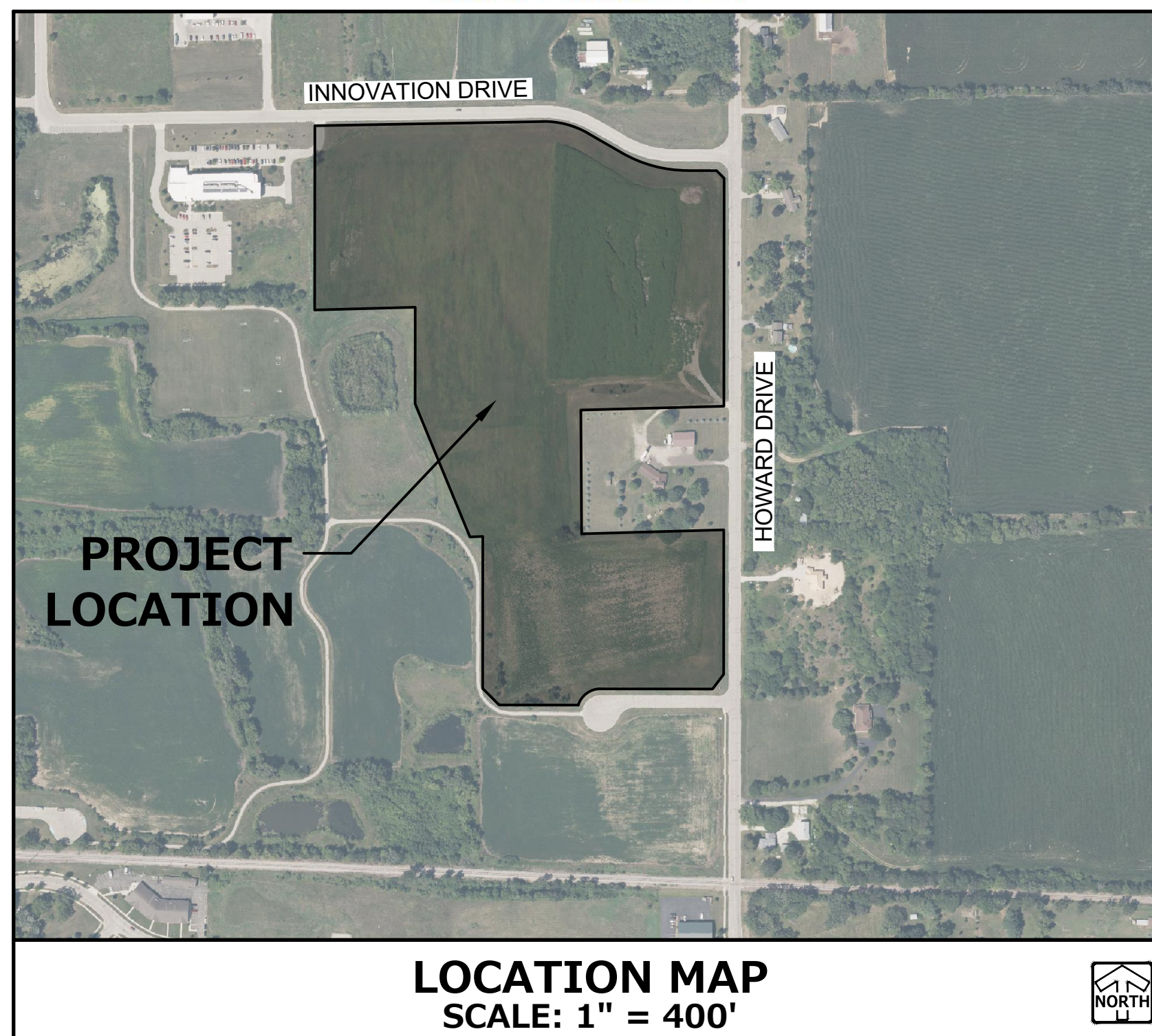
- Fire and Emergency Access. Fire lanes and emergency access routes shall be maintained at all times in accordance with Fire Department requirements, and a Knox box shall be installed on site, and all emergency service personnel shall have access to the property through any gated entryways.
- State and Federal Compliance. The applicant shall obtain and maintain all required local, county, state, and federal permits and approvals necessary for operation of the business.
- The project shall remain in compliance with all requirements of Section 19.38.110 pertaining to conditions of the Technology Park.
- The final Certified Survey Map shall be signed, and recorded with the Walworth County Register of Deeds.
- Any other conditions as stipulated by the PARC

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

SUMMERSET MARINE

WHITEWATER, WI
PLANS PREPARED FOR



LOCATION MAP
SCALE: 1" = 400'

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON DATED JUNE 1ST, 2026. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	⊙	⊙
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	□
PRECAST FLARED END SECTION	△	△
CONCRETE HEADWALL	∩	∩
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
FIRE PROTECTION	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	X (750.00)	750.00
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ADAM ARTZ, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

ARCHITECT:
WERNER BRISSE, AIA, ALA, GGP
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60015
(847)940-0300

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

APPLICANT:
LARRY CHAPMAN
SUMMERSET MARINE
W3128 HIGHWAY 59
WHITEWATER, WI 53190
(800) 816-9698

REQUIRED SUBMITTALS FOR APPROVAL

- HOT MIX ASPHALT - MIX DESIGN
- CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
- PAVEMENT STONE BASE COURSE - GRADATION
- PIPE BEDDING & TRENCH BACKFILL - GRADATION
- MANHOLE BACKFILL - GRADATION
- PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

- WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
- SANITARY SEWER PIPE & FITTINGS
- STORM SEWER PIPE, STRUCTURES, & FITTINGS
- TRACER WIRE
- UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
- ADA SIGN, PAINT & STENCILS
- CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2026

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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CHICAGO | MILWAUKEE - NATIONWIDE

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

SUMMERSET MARINE

WHITEWATER, WI

COVER SHEET

REVISIONS

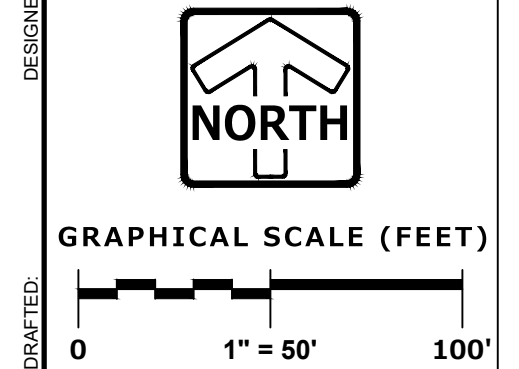
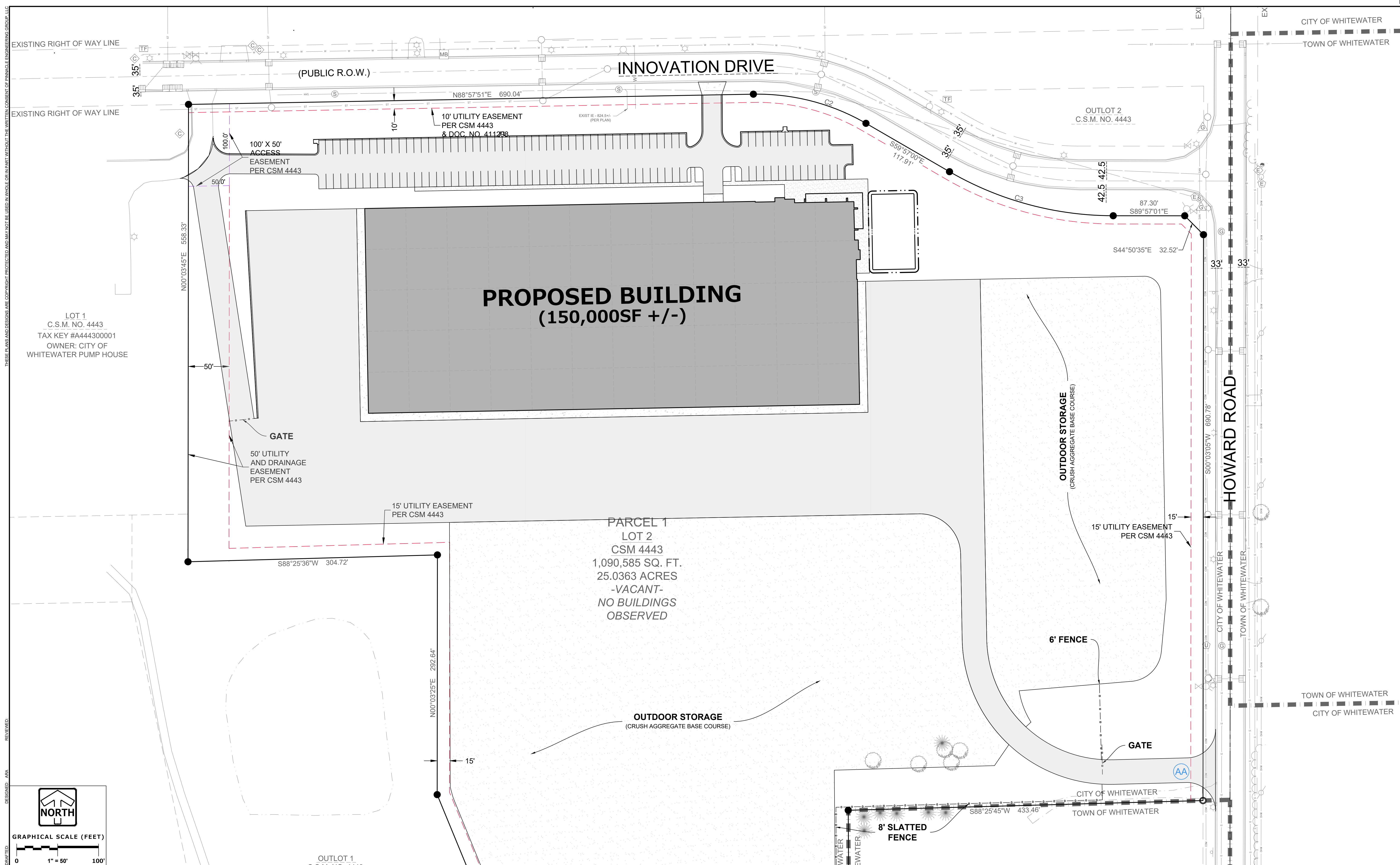
NO.	DESCRIPTION	DATE
1	PLAN COMMISSION	05/11/26

REG. JOB NO. 7103.00
AREA
PLAN DATE 05/04/26
SCALE

SHEET
C-1
OF
C-7

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Item 1.
www.pinnacle-engr.com



DESIGNED: ABA
DRAFTED: [blank]
REVIEWED: [blank]

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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BROOKFIELD, WI 53186
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SUMMERSET MARINE
WHITEWATER, WI

SITE PLAN

REVISIONS

1	PLAN COMMISSION	05/11/26		

REG JOB NO. 2103.00
REG PM [blank]
AREA [blank]
PLAN DATE 05/04/26
SCALE [blank]

SHEET
C-2
OF
C-7

SITE PLAN

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Item 1. www.pinnacle-engr.com

OUTLOT 1
C.S.M. NO. 4443
TAX KEY #A444300003
OWNER: CITY OF
WHITEWATER PUMP HOUSE

LOT 1
C.S.M. NO. 1771
TAX KEY #DA177100001
OWNER: THOMAS &
CATHERINE WOJTKUNSKI
TRUST

OUTLOT 1
C.S.M. NO. 4442
TAX KEY #A444200004
OWNER: CITY OF
WHITEWATER PUMP HOUSE

PARCEL 2
LOT 2
CSM 4442
357,556 SQ. FT.
8.2084 ACRES
-VACANT-
NO BUILDINGS
OBSERVED

LOT 1
C.S.M. NO. 5249
TAX KEY # A524900001
OWNER: FAITH TANIS
PROPERTIES

LOT 4
C.S.M. NO. 5249
TAX KEY # A524900004
OWNER: FAITH TANIS
PROPERTIES

LOT 4
C.S.M. NO. 5249
TAX KEY # A524900004
OWNER: FAITH TANIS
PROPERTIES

SE CORNER, SE 1/4
SEC. 3, T4N, R15E
(FOUND CONC. MON. W/
BRASS CAP)

SUBJECT PROPERTY

OUTDOOR STORAGE
(CRUSH AGGREGATE BASE COURSE)

OUTDOOR STORAGE
(CRUSH AGGREGATE BASE COURSE)

6' FENCE

8' SLATTED FENCE

8' SLATTED FENCE

6' FENCE

6' FENCE

15' UTILITY EASEMENT
PER CSM 4443

15' UTILITY EASEMENT
PER CSM 4442

10' UTILITY EASEMENT
PER CSM 4442

CULVERT

RETAINING WALL

RETAINING WALL

GATE

GREENWAY COURT

3-FT TOPSOIL BERM

HOWARD ROAD

S88°25'36"W 2630.10'
SOUTH LINE OF THE NE 1/4 SEC. 3, T4N, R15E
NORTH LINE OF THE SE 1/4 SEC. 3, T4N, R15E

((R) S89°25'30"W 433.50')

((R) S0°38'30"W)

((R) S89°25'21"W)

S88°25'36"W 33.01'

((R) S89°25'21"W)

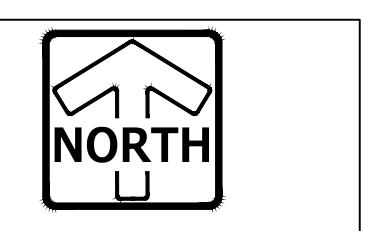
((R) N1°3'32"E)

((R) S37°55'59"W)

((R) N43°56'29"W)

((R) N88°56'30"W)

N00°03'34"E 2645.33'
EAST LINE OF THE SE 1/4 SEC. 3, T4N, R15E



GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

PLAN | DESIGN | DELIVER
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SUMMERSET MARINE

SITE PLAN

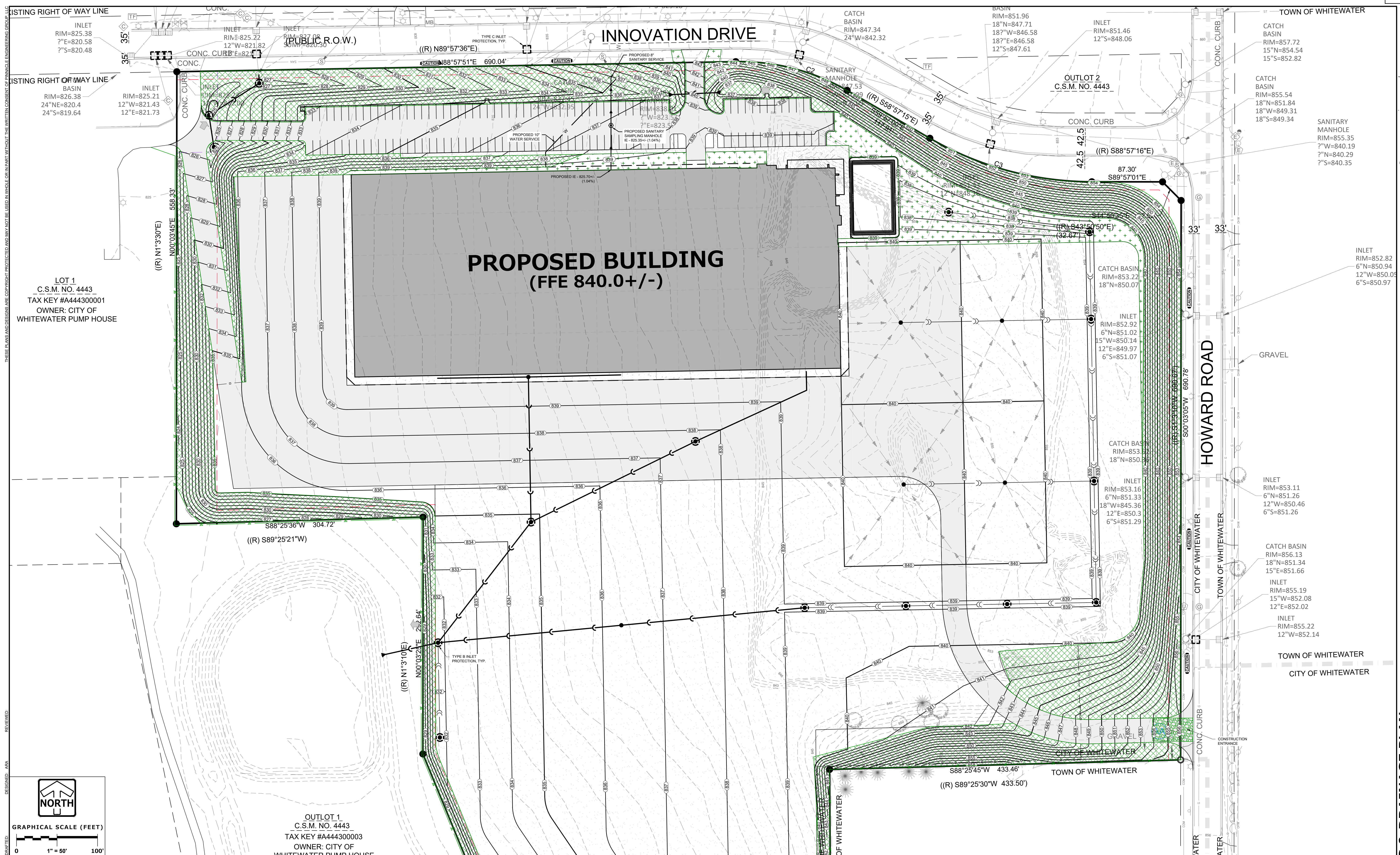
REVISIONS

1	PLAN COMMISSION	05/11/26

REG JOB NO. 2103.00
REG PM AREA
PLAN DATE 05/04/26
SCALE

SHEET
C-2
OF
C-7

SITE PLAN



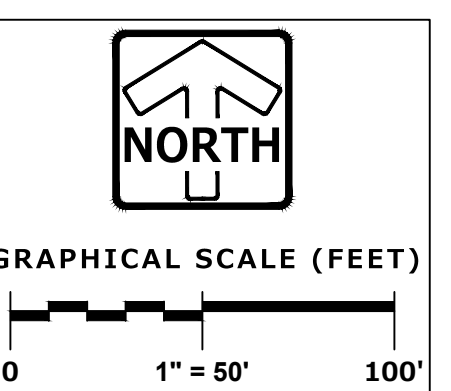
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EXISTING RIGHT OF WAY LINE
 INLET
 RIM=825.38
 7" E=820.58
 7" S=820.48

EXISTING RIGHT OF WAY LINE
 BASIN
 RIM=826.38
 24" N=820.4
 24" S=819.64

LOT 1
 C.S.M. NO. 4443
 TAX KEY #A444300001
 OWNER: CITY OF
 WHITEWATER PUMP HOUSE



((R) N1°33'0"E)
 N00°03'45"E 588.33'

S88°25'36"W 304.72'
 ((R) S89°25'21"W)

((R) N1°3'10"E)
 N00°03'21"E 242.64'

((R) S58°57'15"E)
 151'

((R) S88°57'16"E)
 42.5 42.5

((R) S43°50'50"E)
 (32.67)

HOWARD ROAD
 CITY OF WHITEWATER
 TOWN OF WHITEWATER

S88°25'45"W 433.46'
 ((R) S89°25'30"W 433.50')

OUTLOT 1
 C.S.M. NO. 4443
 TAX KEY #A444300003
 OWNER: CITY OF
 WHITEWATER PUMP HOUSE

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 WHITEWATER, WI

GRADING & DRAINAGE
PLAN

REVISIONS

1	PLAN COMMISSION	05/11/26

PEG JOB NO. 2103.00
 AREA
 PLAN DATE 05/04/26
 SCALE

SHEET
C-4
 OF
C-7

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1.0 POTENTIAL POLLUTANT SOURCES

FOR THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION. REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST. REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT WILL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS SEDIMENT TRAPS, DIVERSION BERMS, DITCH CHECKS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
4. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
5. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCE/PROTECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASE, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

- PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERMS/WALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT:

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

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

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, DUMPED, BURIED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARP/AULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROL SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK - RE-SECURE STAKES, ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER, AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

- 1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

- 1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ON-SITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES") FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ON-SITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ON-SITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE

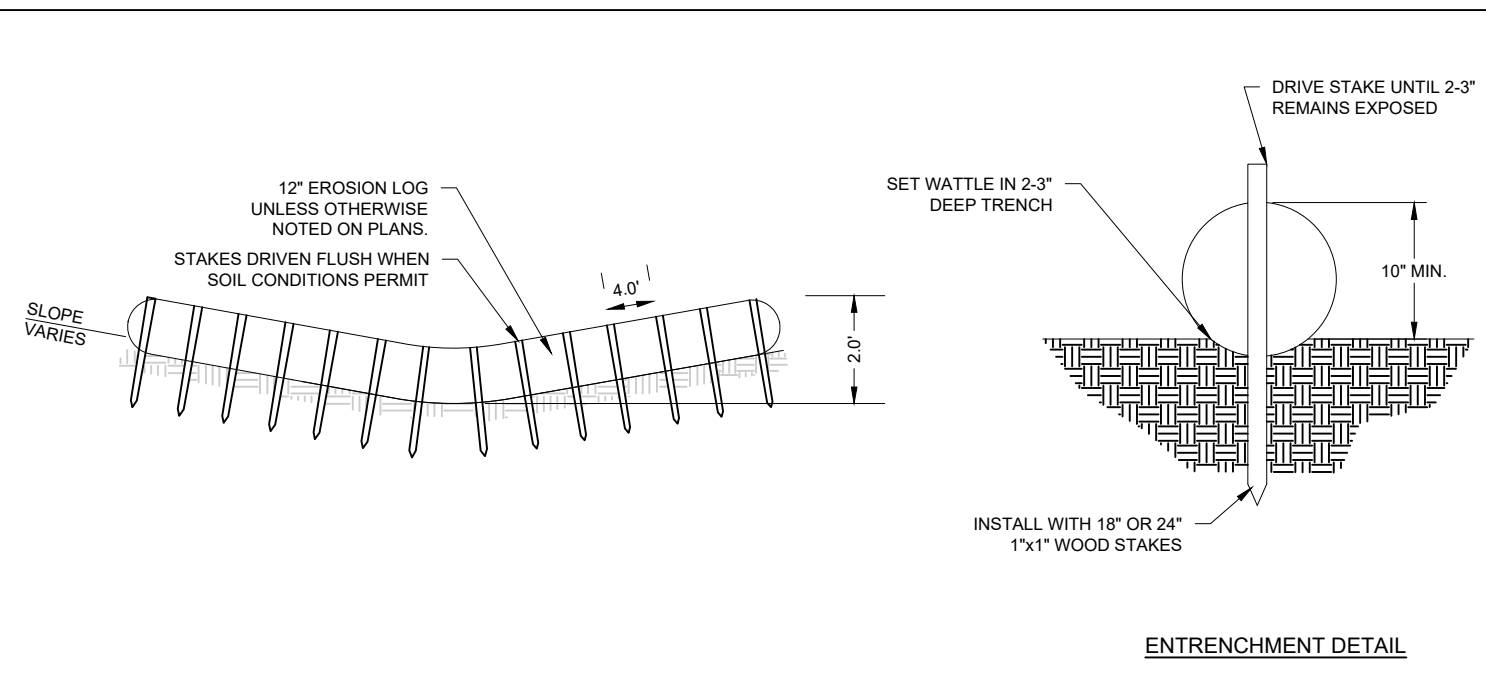
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

Table with 3 columns: CONTROL MEASURE GROUP, CONTROL MEASURE, CONTROL MEASURE CHARACTERISTICS. Rows include VEGETATIVE SOIL COVER, NON VEGETATIVE SOIL COVER, DIVERSIONS, ENCLOSED DRAINAGE, OUTLETS, SEDIMENT BASINS, SILT FENCE, SEDIMENT FILTERS, MUD AND DUST CONTROL.

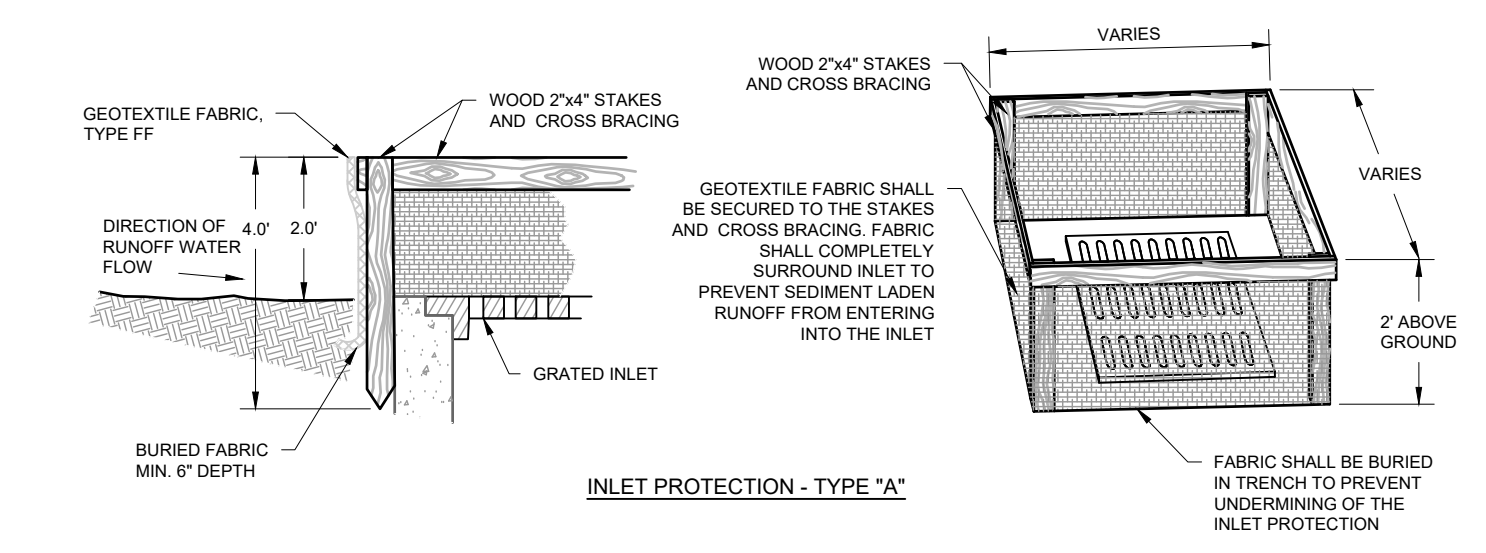
STABILIZATION EFFECTIVENESS (TIME OF YEAR)

Table with 2 columns: STABILIZATION TYPE, STABILIZATION UTILIZATION PERIODS. Rows include PERMANENT SEEDING, DORMANT SEEDING, TEMPORARY SEEDING, SODDING.

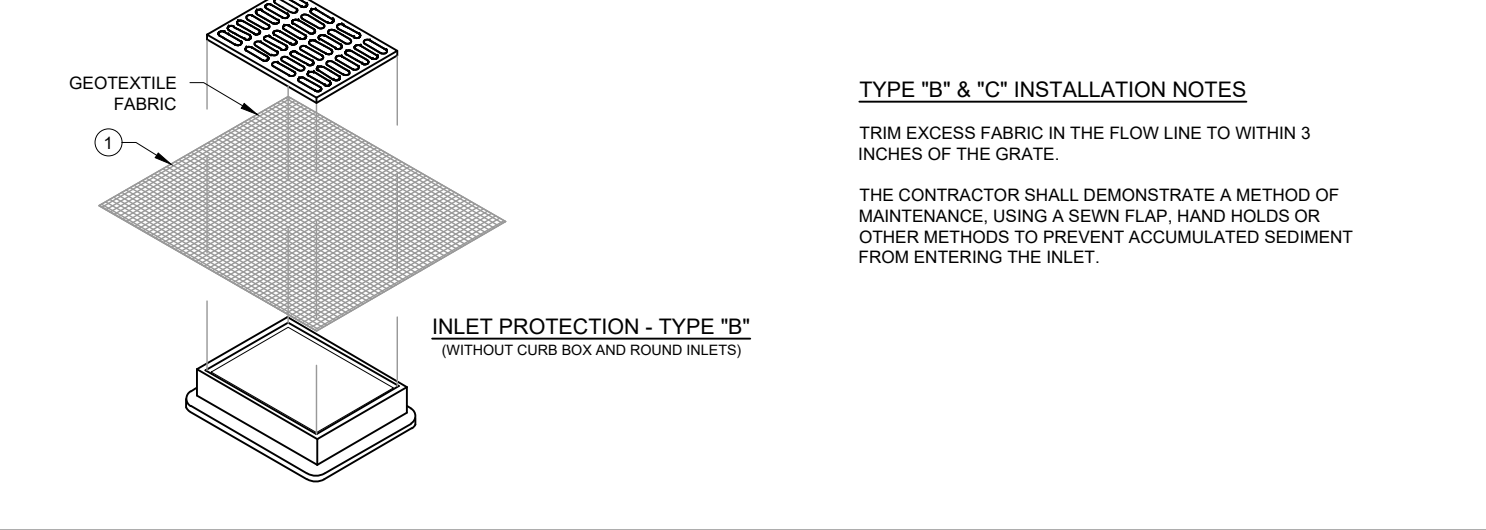
- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



STRAW WATTLE DITCH CHECK



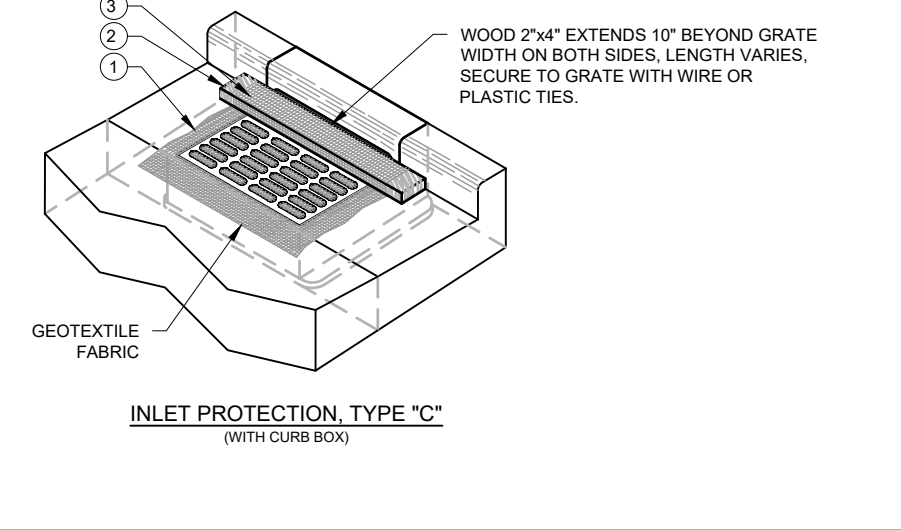
INLET PROTECTION - TYPE 'A'



INLET PROTECTION - TYPE 'B'

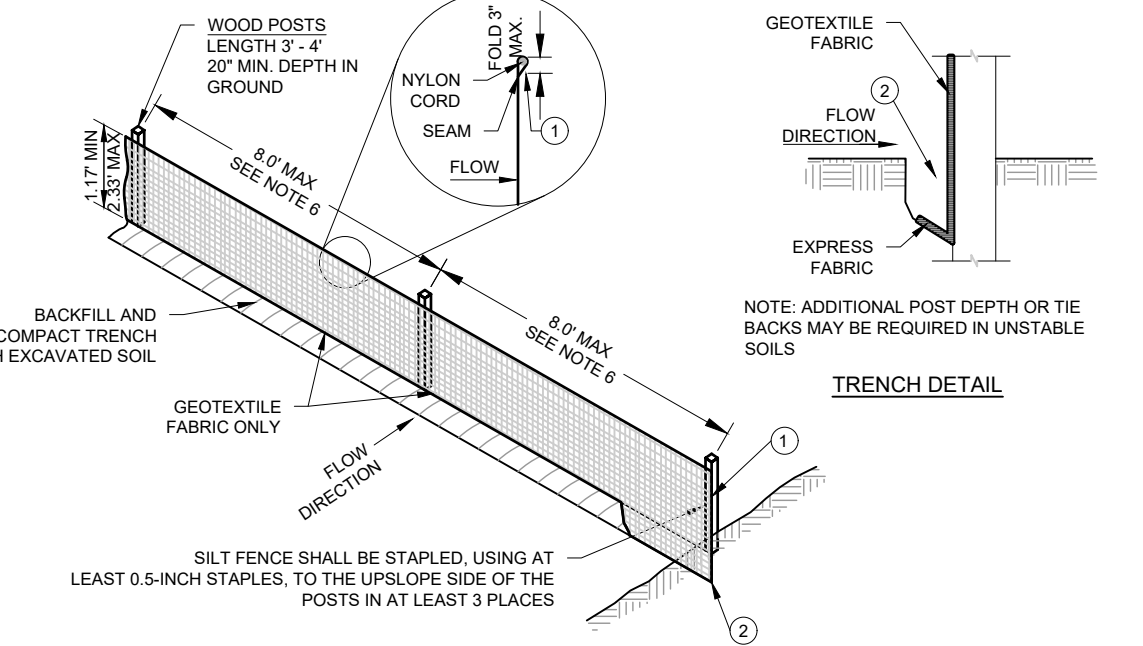
INLET PROTECTION

NOTES:
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE 'C' (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.



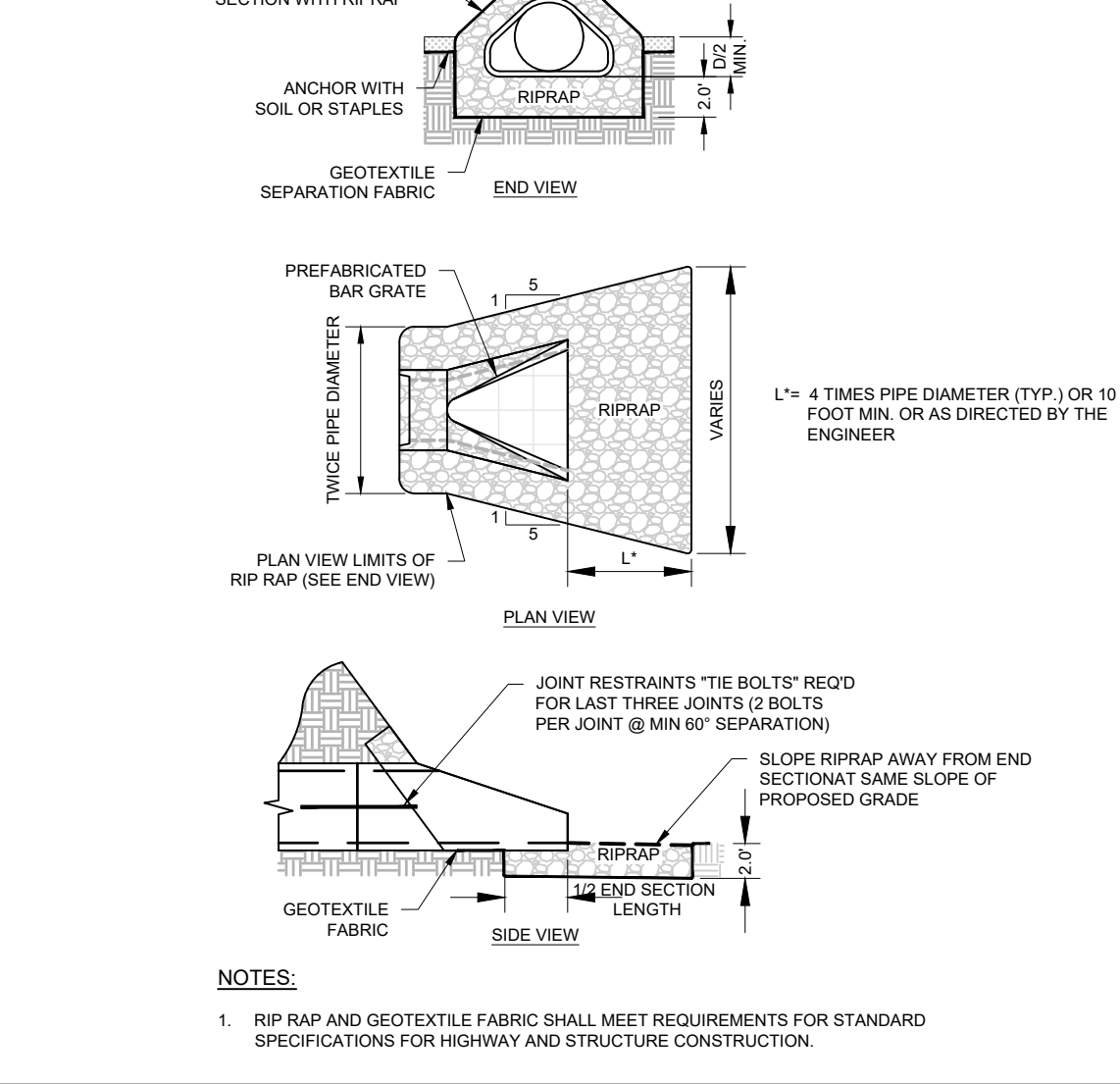
INLET PROTECTION, TYPE 'C'

INLET PROTECTION

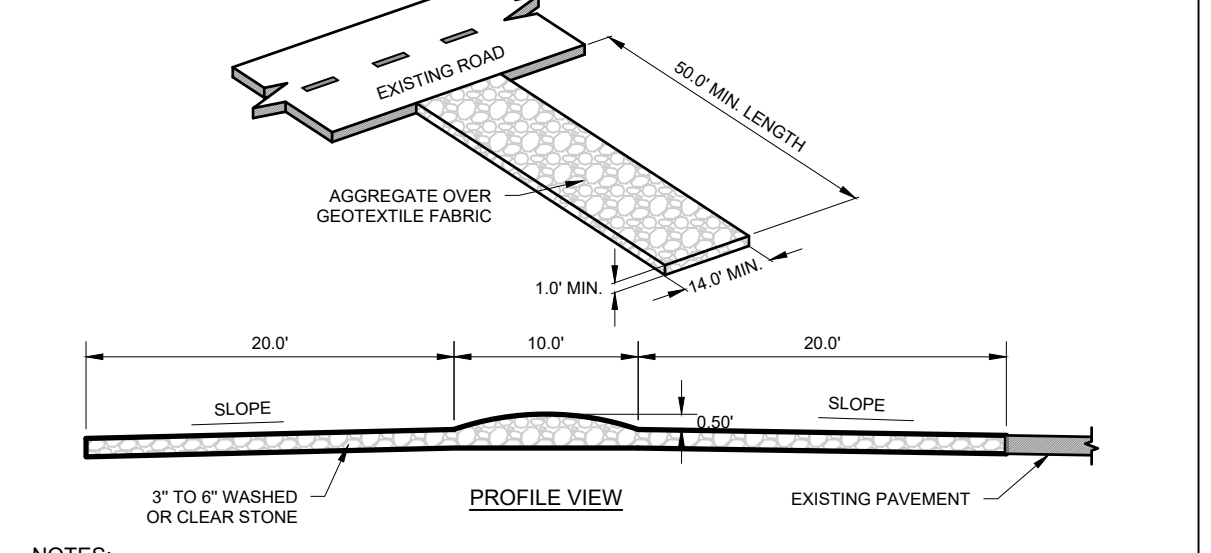


NOTES:
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE



RIP RAP AT END SECTIONS



NOTES:
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1, 8 OR 10, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50 FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

PINNACLE ENGINEERING GROUP logo and contact information: PLAN | DESIGN | DELIVER, 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186, (262) 754-8888, CHICAGO | MILWAUKEE | NATIONWIDE.

SUMMERSET MARINE logo and address: WHITEWATER, WI

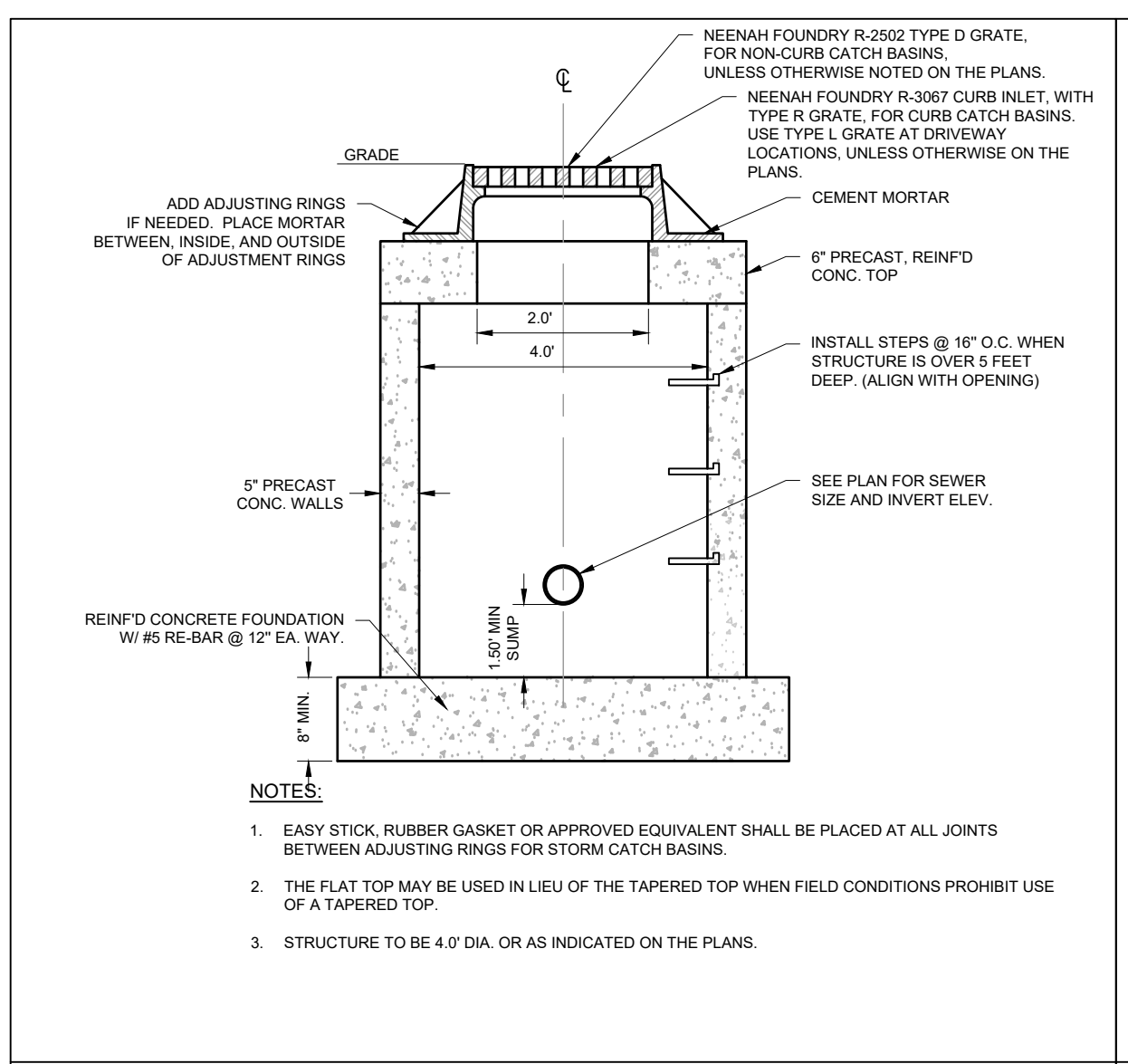
CONSTRUCTION DETAILS

REVISIONS table with columns for revision number, description, and date. Row 1: PLAN COMMISSION, 05/11/26.

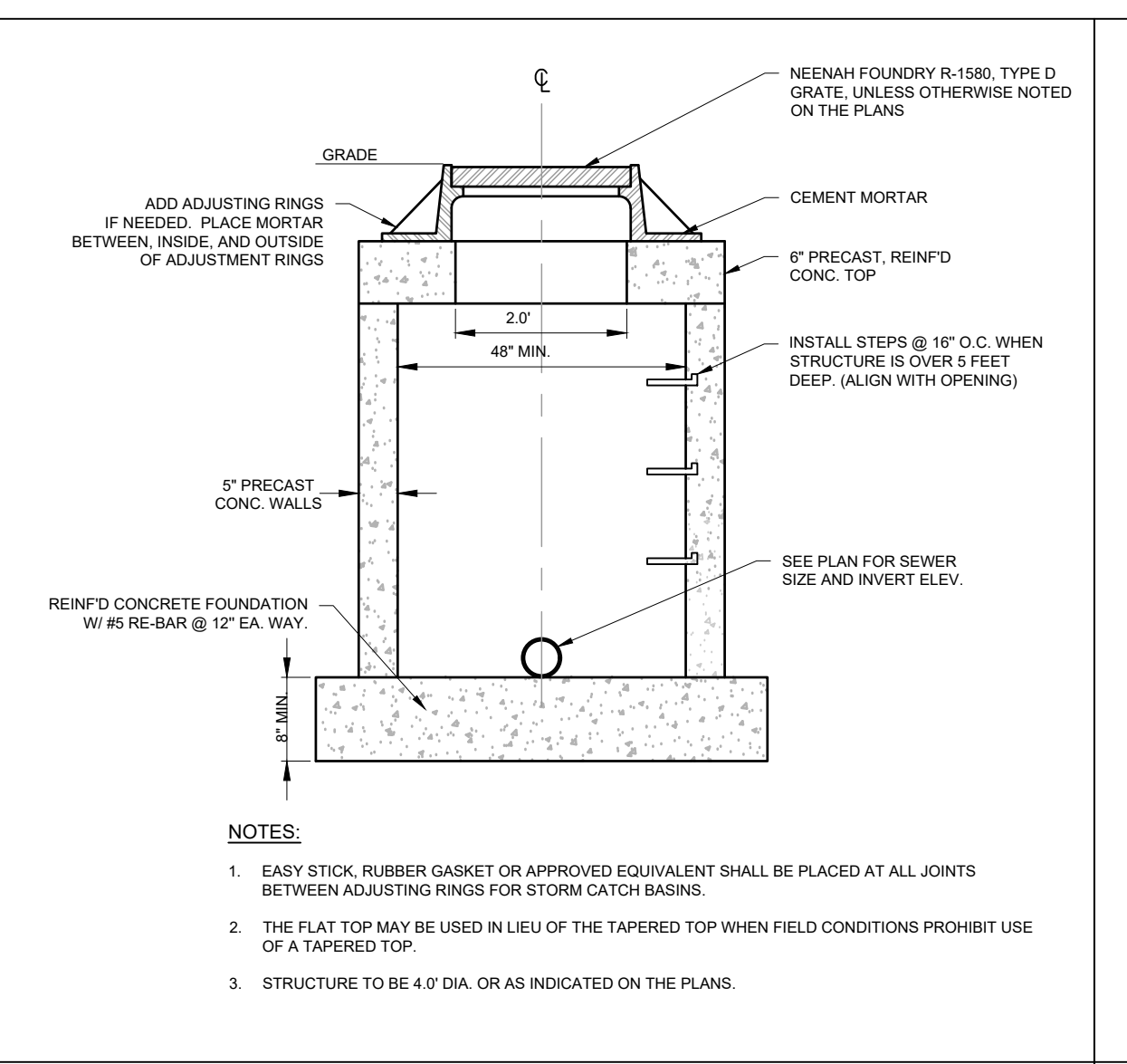
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CONSTRUCTION DETAILS

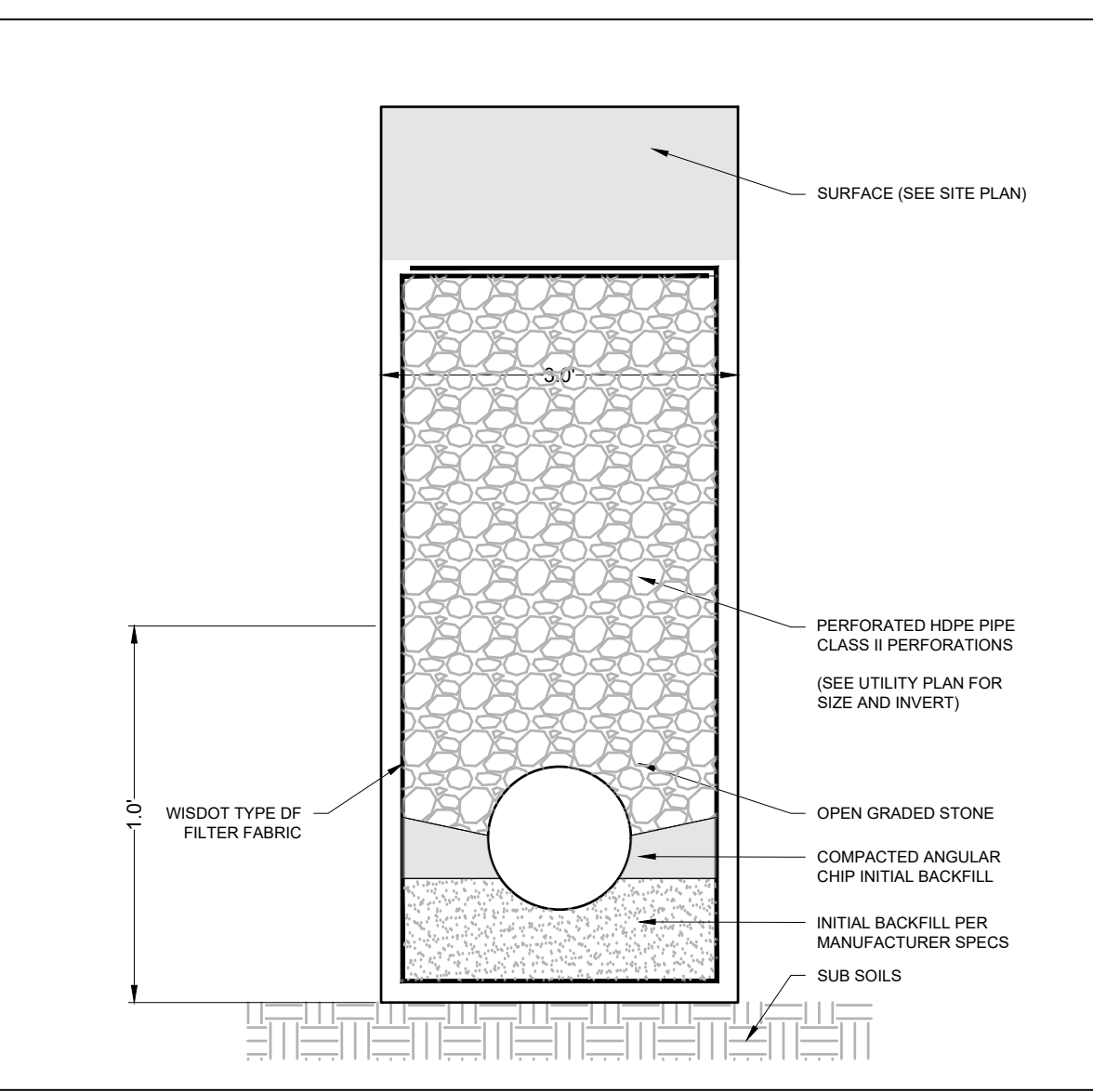
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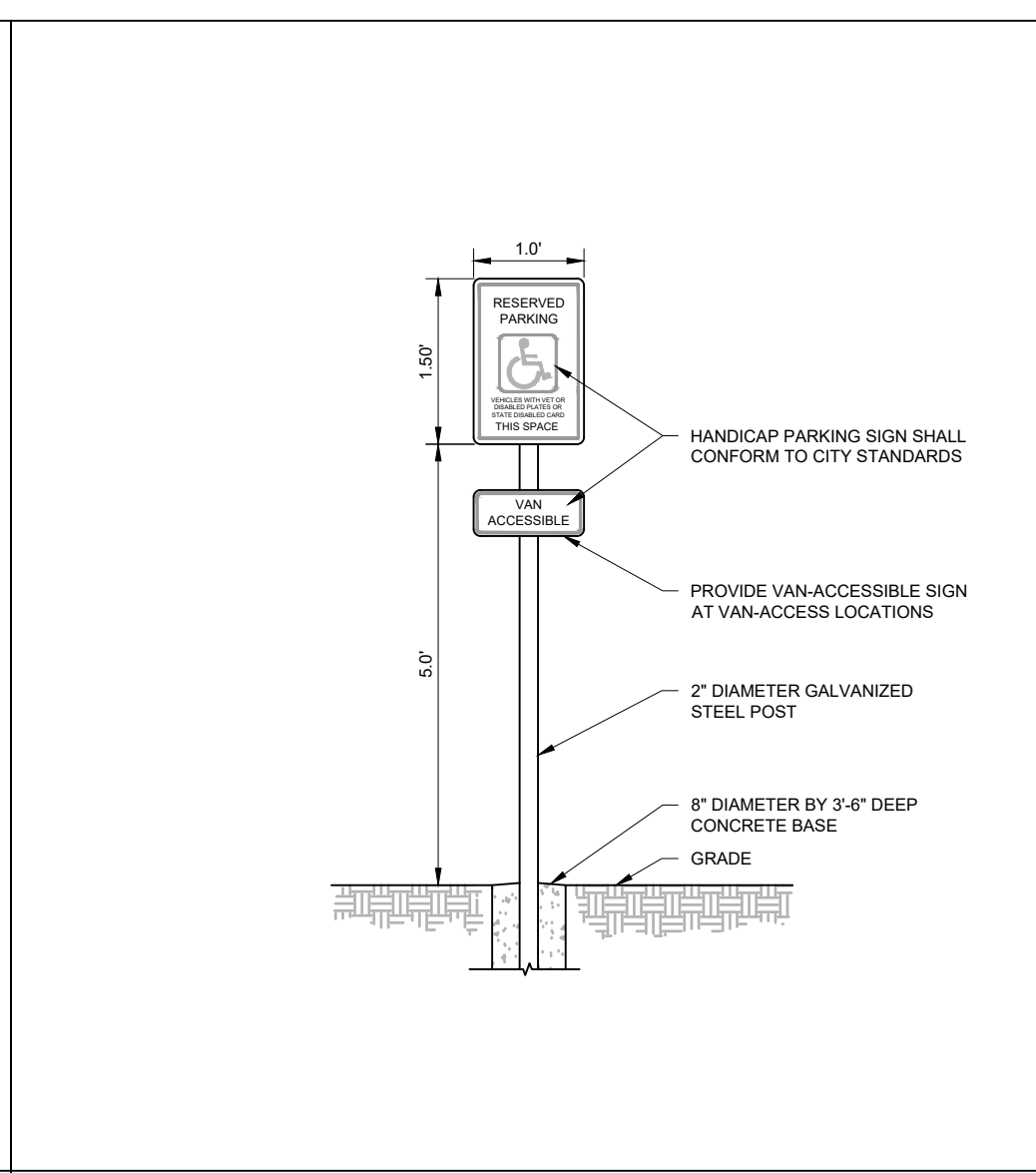
CATCH BASIN



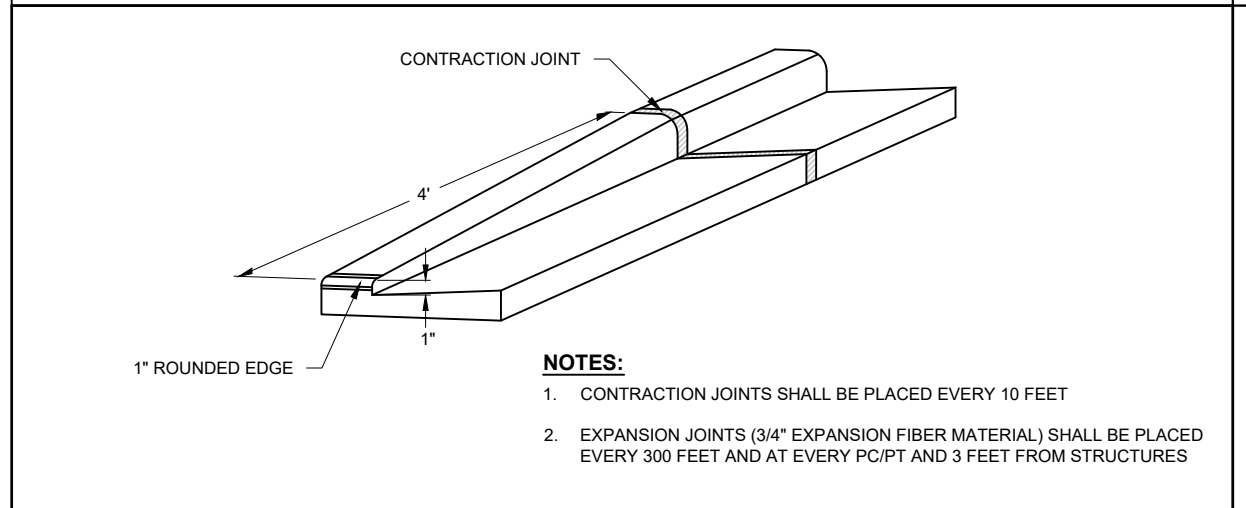
STORM SEWER MANHOLE



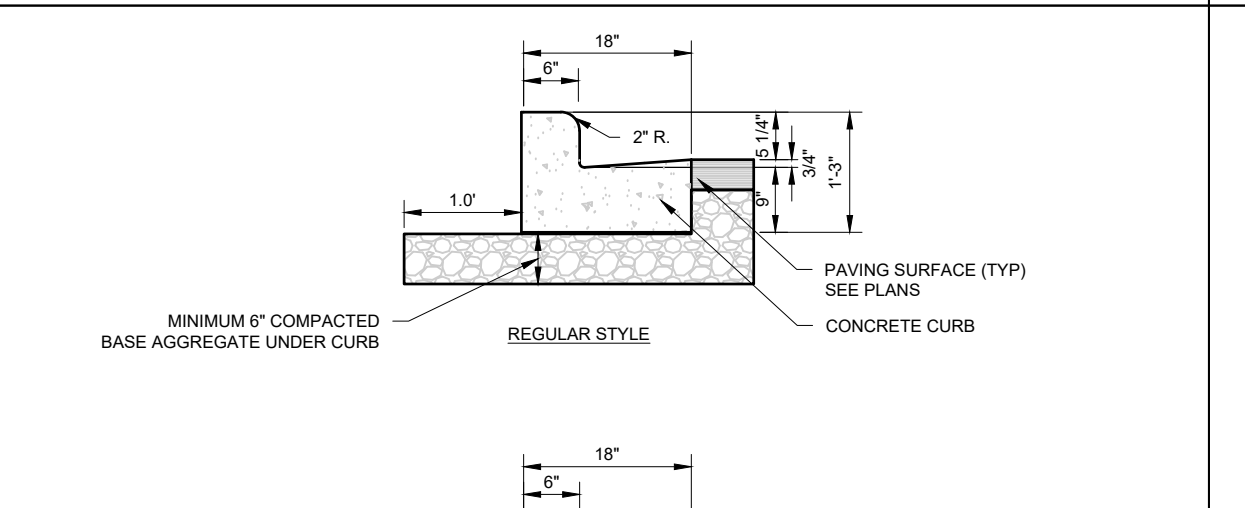
PERFORATED PIPE ROCK TRENCH



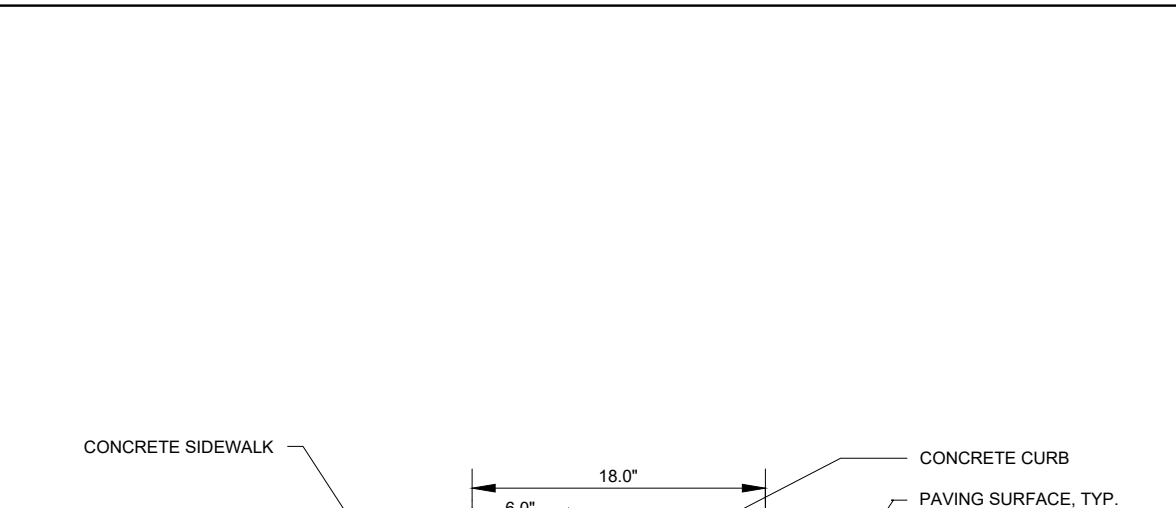
ADA SIGN



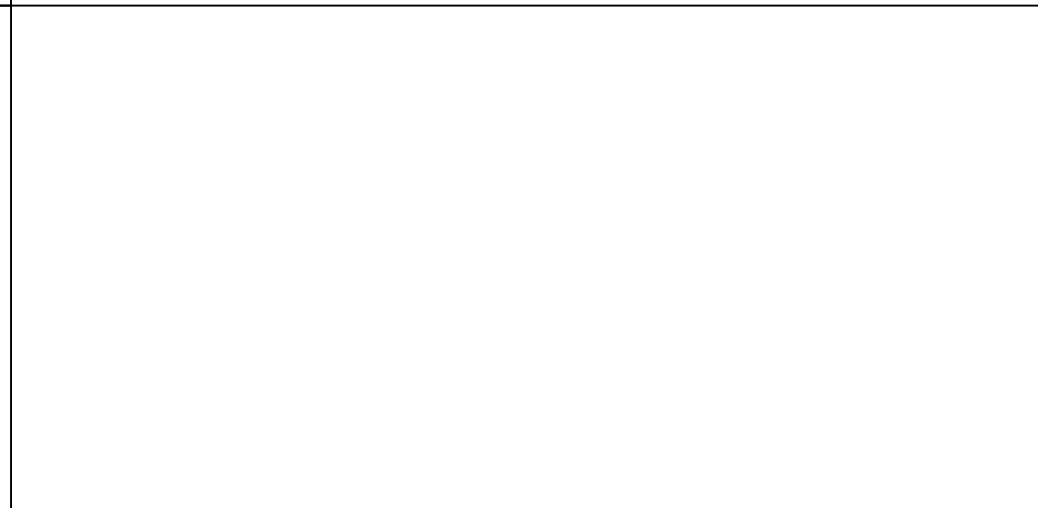
TAPER CURB HEAD



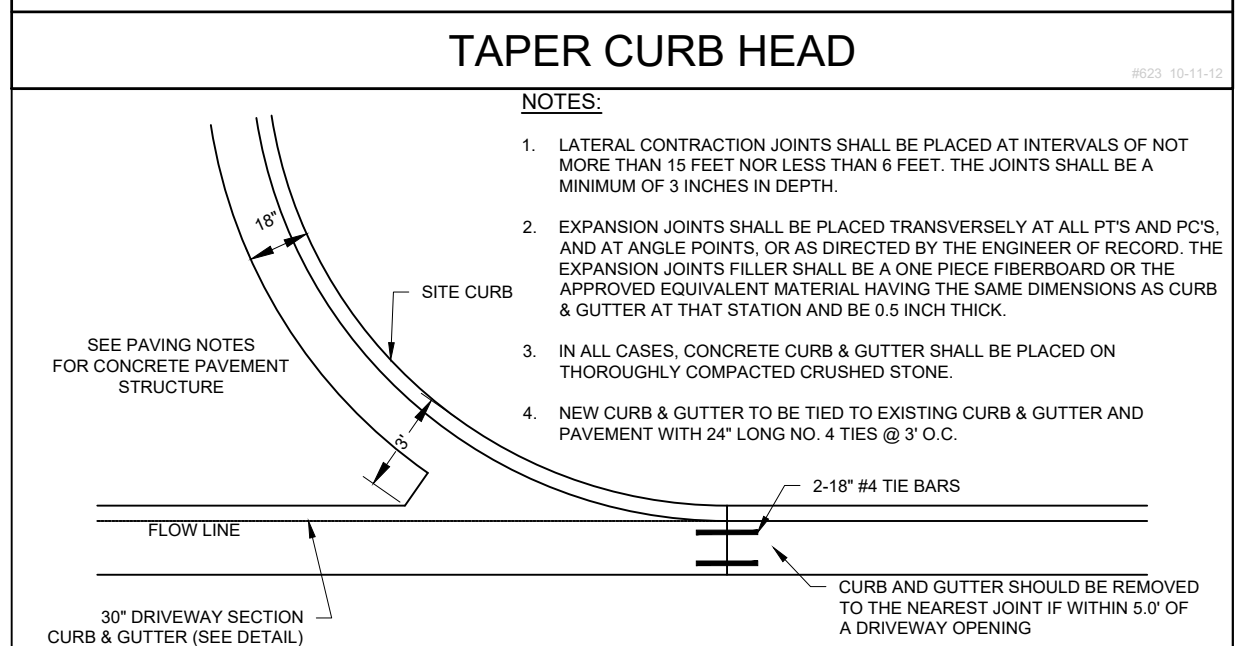
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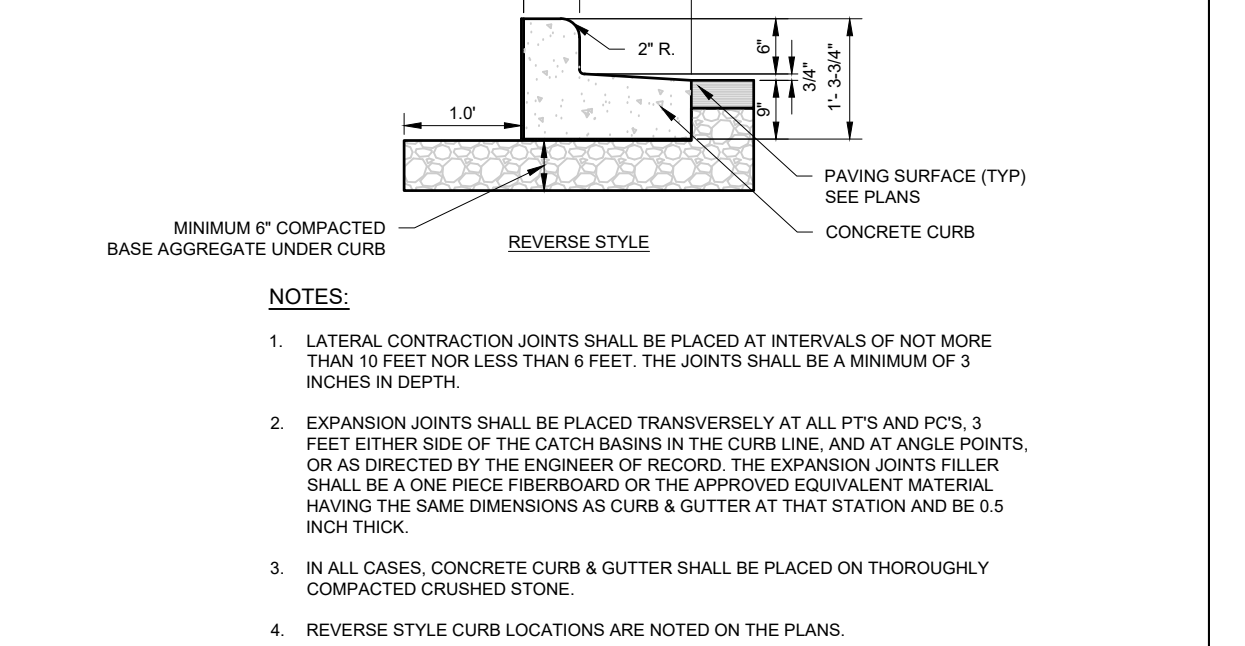
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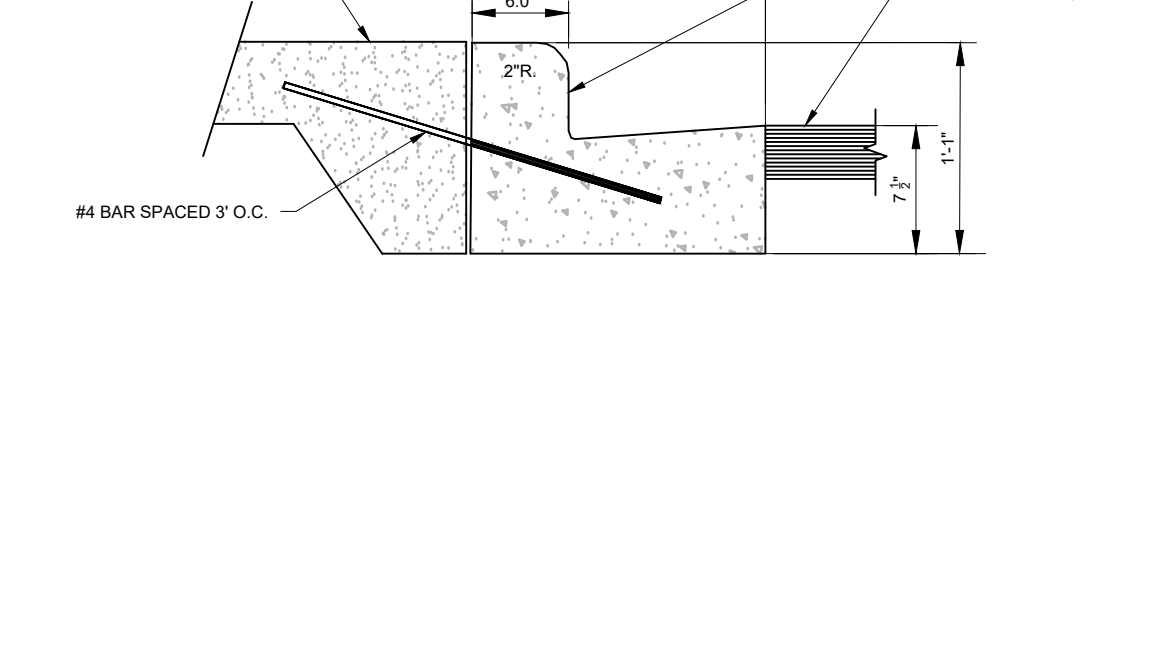
HYDRANT BOLLARD



DRIVEWAY ENTRANCE



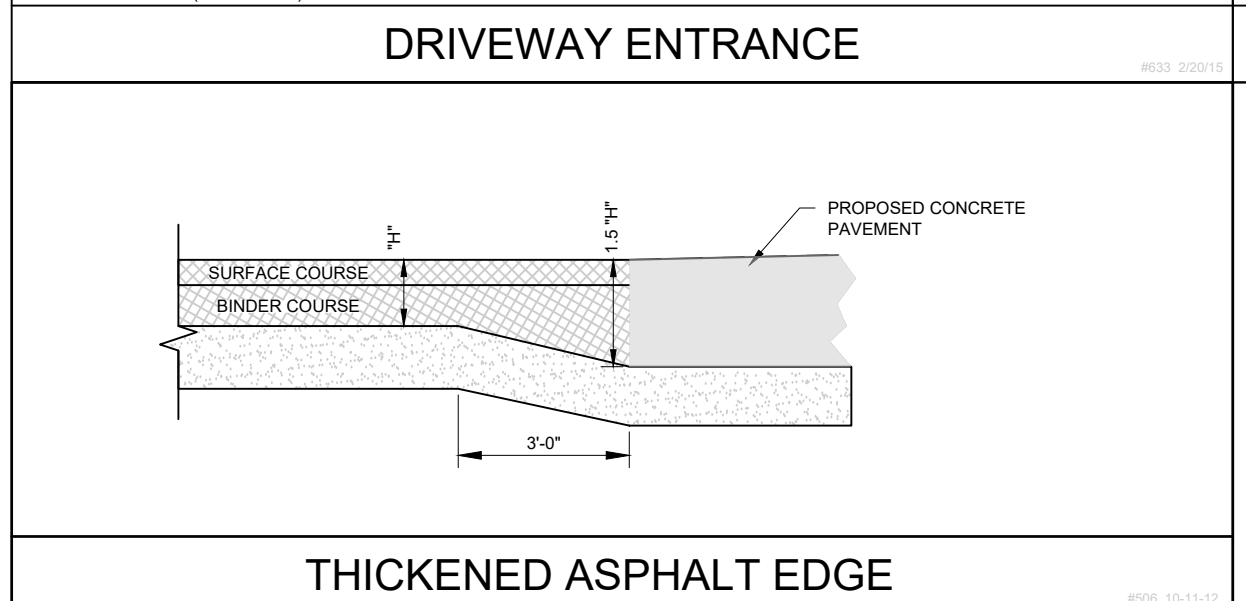
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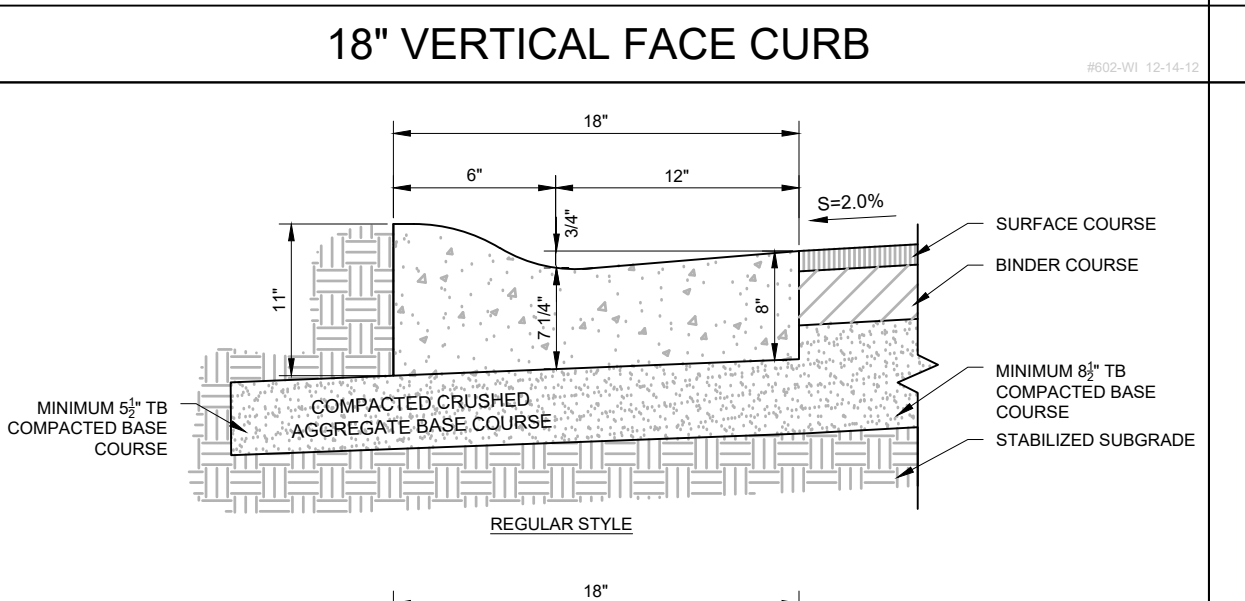
CURB AND GUTTER BUMP OUT



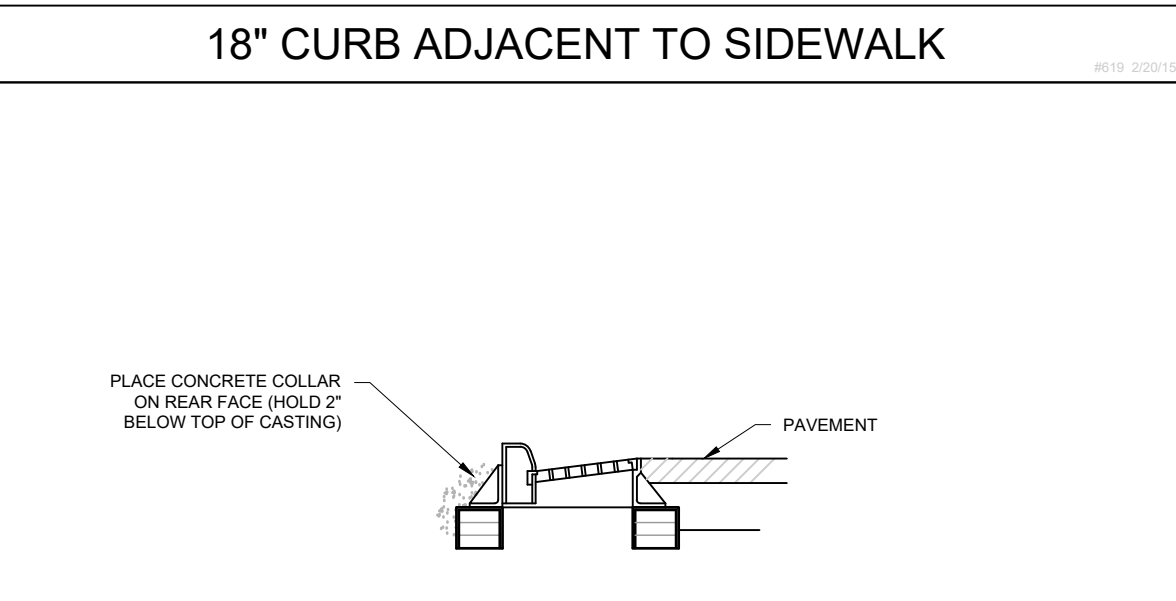
THRUST BLOCK



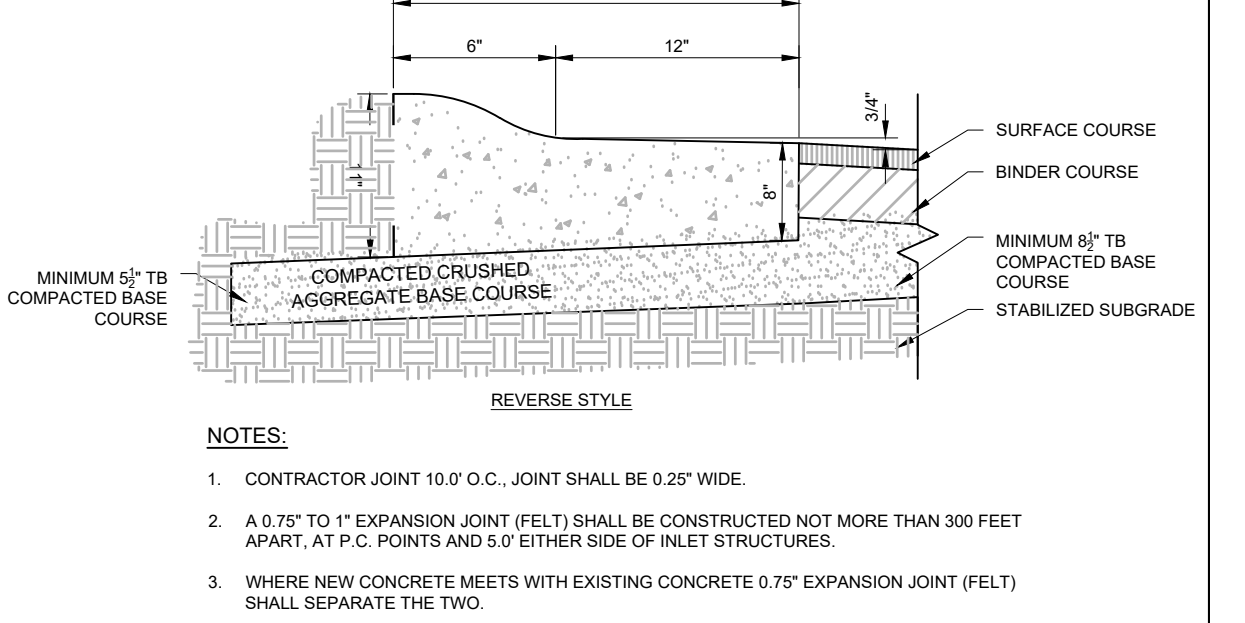
THICKENED ASPHALT EDGE



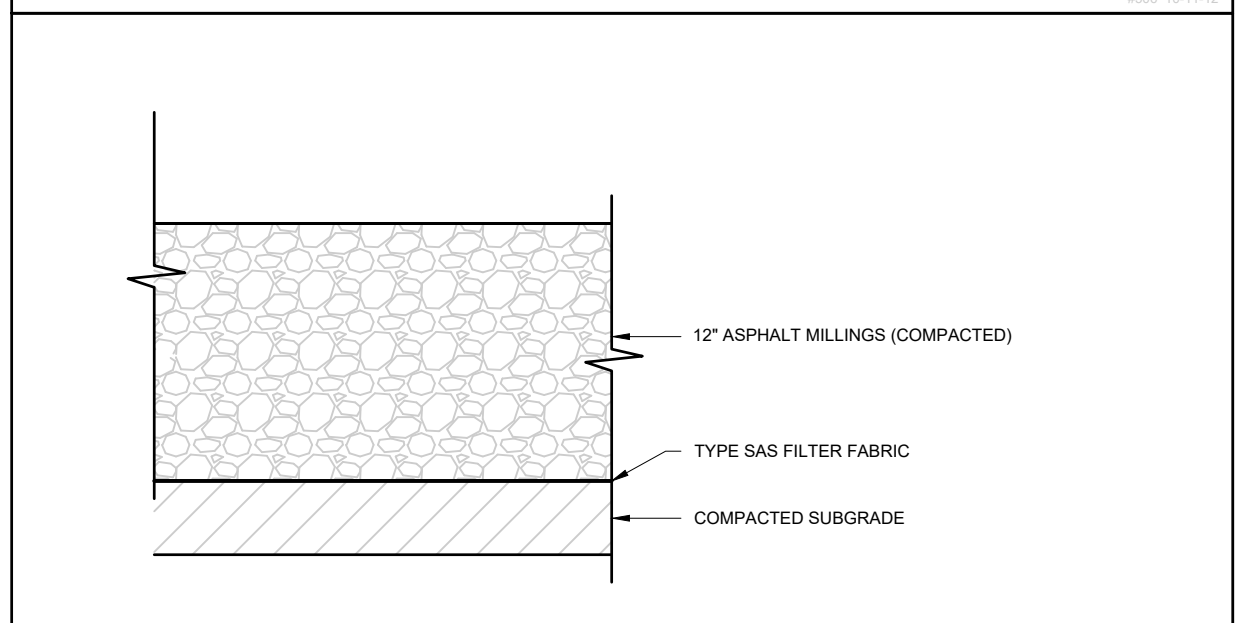
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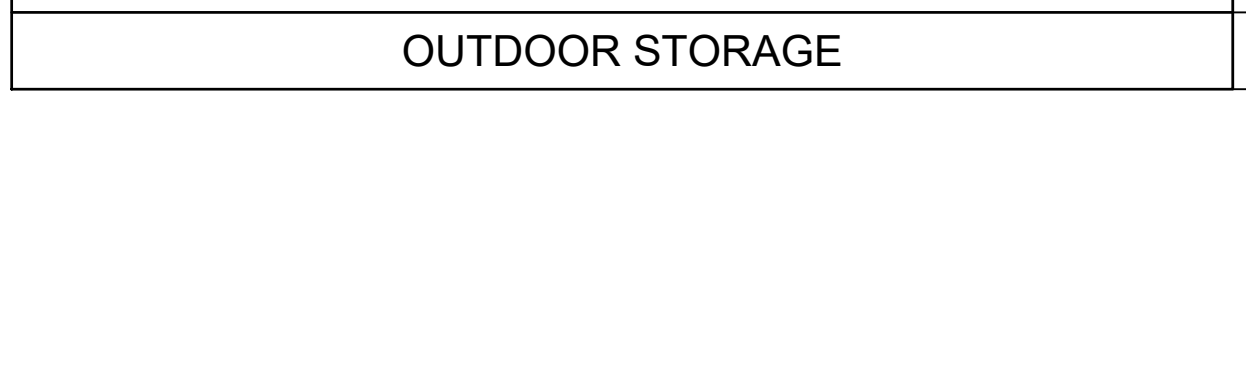
OUTDOOR STORAGE



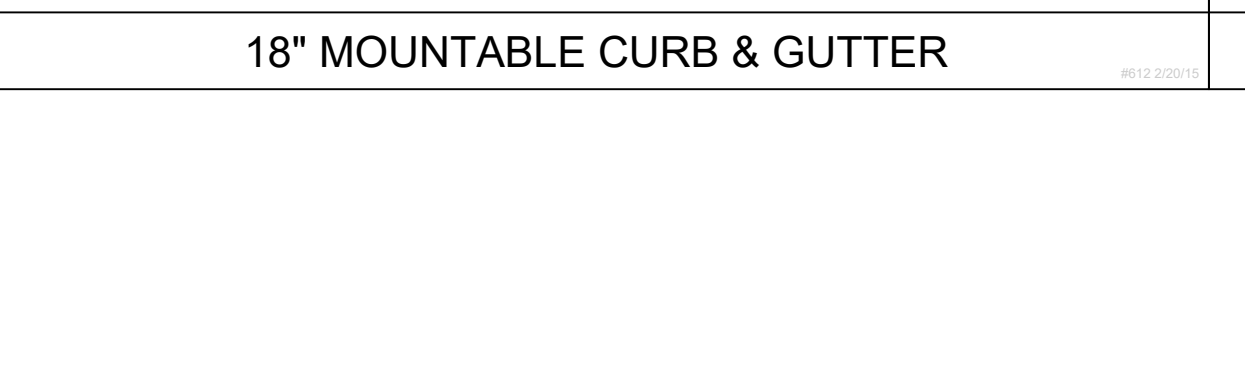
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18\"/>



OUTDOOR STORAGE



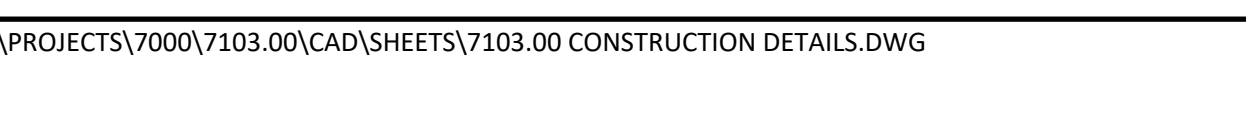
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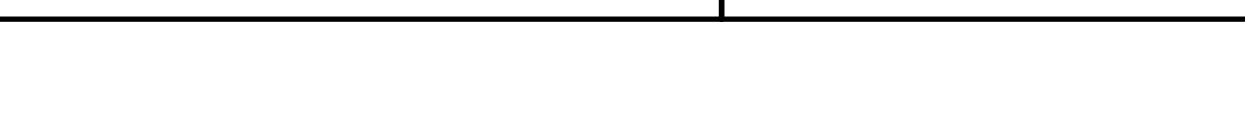
OUTDOOR STORAGE



18\"/>



OUTDOOR STORAGE



18\"/>

DESIGNED: AEA

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 20725 WATERLOO ROAD, SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
SUMMERSET MARINE
WHITEWATER, WI

CONSTRUCTION DETAILS

REVISIONS

NO.	DESCRIPTION	DATE
1	PLAN COMMISSION	05/11/26

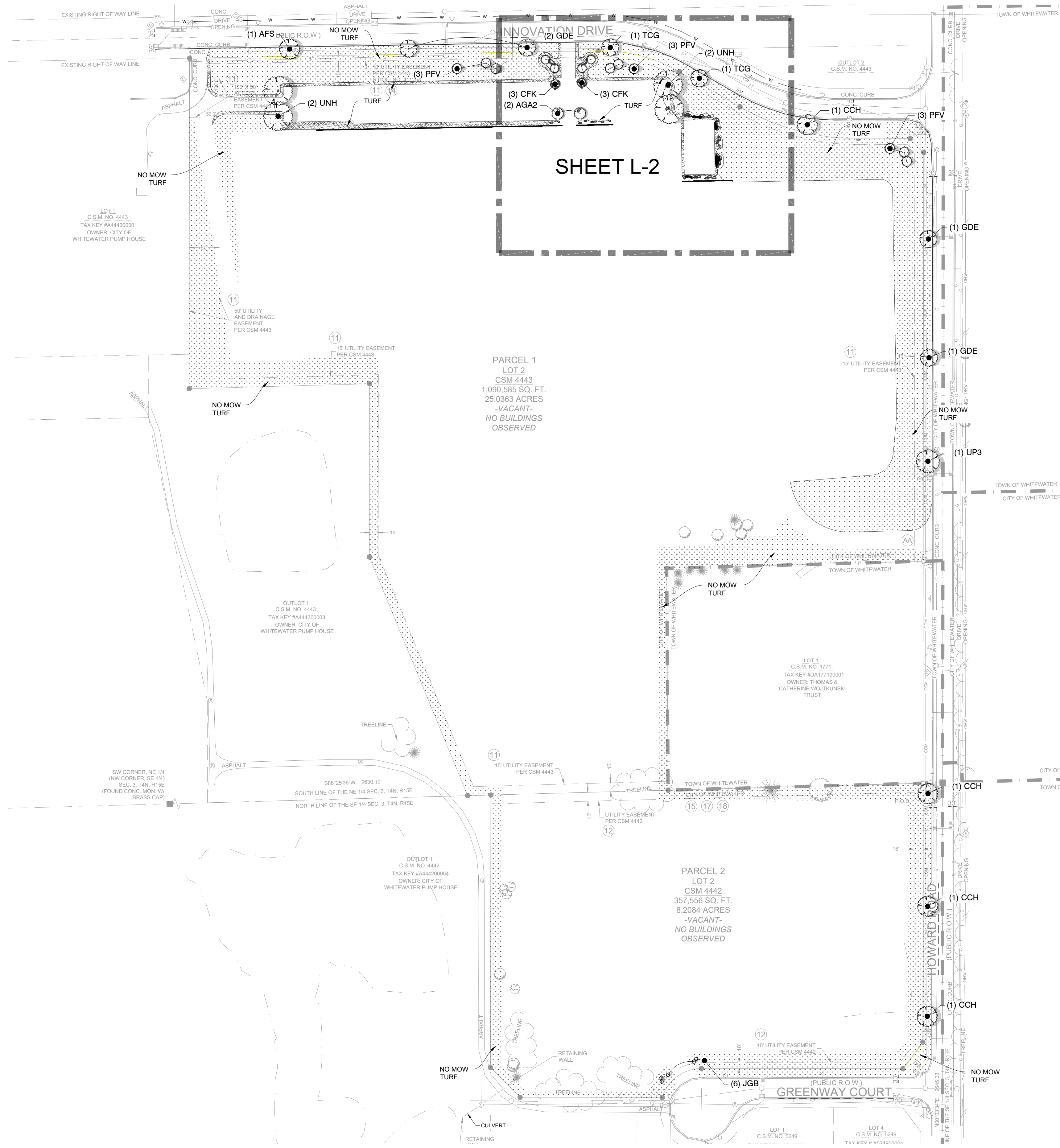
SHEET
C-7
 OF
C-7

REG. JOB NO. 2103.00
 REG. PM. AEA
 PLAN DATE 05/04/26
 SCALE

CONSTRUCTION DETAILS

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DESIGNED: D.B. DRAFTED: D.B. REVIEWED: J.S.U.



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
LARGE DECIDUOUS TREE					
UNH	4	Ulmus americana 'New Harmony'	New Harmony Elm	2' Cal.	60' T x 60' W
SMALL DECIDUOUS TREE					
AGA2	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2' Cal.	20' T x 20' W
CFK	6	Carpinus caroliniana 'JN Strain'	Fire King Musclewood	1.5' Cal.	25' T x 20' W
STREET TREES					
AFS	1	Acer x freemanii 'Sienna'	Sienna Glen Maple	1.5" Cal.	50' T x 35' W
CCH	4	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	1.5" Cal.	50' T x 40' W
GDE	4	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	1.5" Cal.	50' T x 35' W
TCG	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	1.5" Cal.	45' T x 35' W
UP3	1	Ulmus x 'New Horizon'	New Horizon Elm	1.5" Cal.	55' T x 45' W
TALL EVERGREEN TREE					
JGB	6	Juniperus virginiana 'Glaucia'	Silver Eastern Red Cedar	5' Ht.	23' T x 8' W
PFV	9	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' Ht.	50' T x 25' W
SHRUBS					
CAF	34	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	2 gal.	3' T x 3' W
EVERGREEN SHRUB					
JT	12	Juniperus chinensis 'Trautman'	Trautman Juniper	4' Ht.	12' T x 4' W
JB2	21	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	2' W	1' T x 4' W
ORNAMENTAL GRASSES					
CK	141	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	4' T x 2' W
CO2	52	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.	2' T x 2' W
DP	146	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	1 gal.	18" T x 18" W
DS2	80	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.	3' T x 3' W
MI	27	Miscanthus sinensis 'Fire Dragon'	Fire Dragon Eulalia Grass	1 gal.	6' T x 4' W
PH	20	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 gal.	4' T x 3' W
PP	63	Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
SL	271	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	1 gal.	24" T x 20" W
SYMBOL QTY BOTANICAL NAME COMMON NAME REMARKS					
TURF					
[Symbol]	272,671 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix		
[Symbol]	12,368 sf	Turf Seed	Drought Tolerant Fescue Blend		

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
[Symbol]	1	18" WIDE MAINTENANCE STRIP	843 sf
[Symbol]	2	3" DEEP ALPINE MEDIUM STONE BEACH - TORPEDO SAND 6" DEPTH	266 sf



GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

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 20725 WATERTOWN ROAD, SUITE 100
 BROOKFIELD, WI 53186
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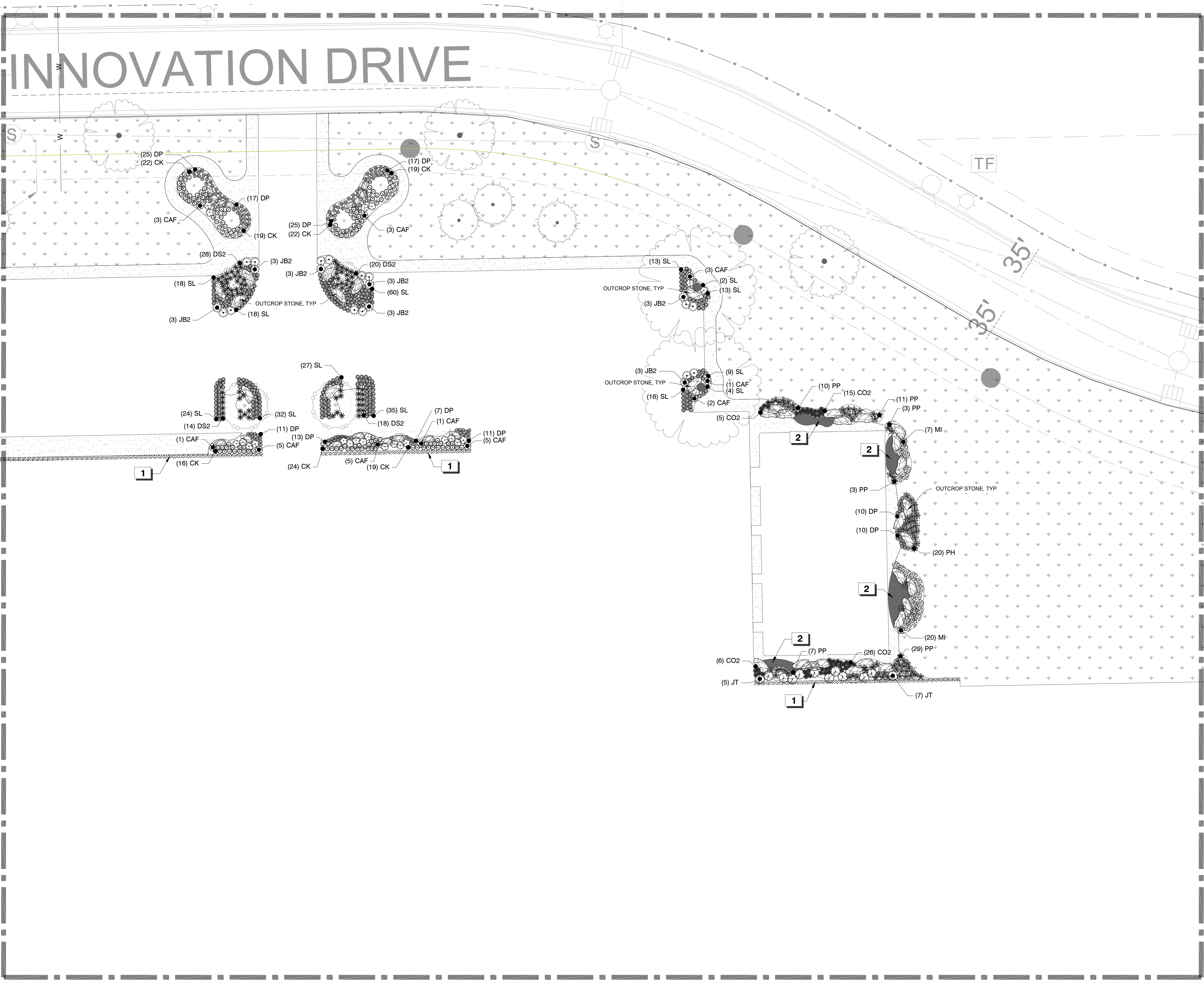
LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	PLAN COMMISSION	05/11/26

PEG JOB NO. 7103.00
 AREA
 PLAN DATE 05/09/26
 SCALE 1"=100'
SHEET
L-1
OF
L-3

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PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME	REMARKS
SHRUBS			
CAF	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	3' T x 3' W
EVERGREEN SHRUB 20 PTS			
JT	Juniperus chinensis 'Trautman'	Trautman Juniper	12' T x 4' W
JB2	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	1' T x 4' W
ORNAMENTAL GRASSES - 20PTS/20SF			
CK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	4' T x 2' W
CO2	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	2' T x 2' W
DP	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	18" T x 18" W
DS2	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	3' T x 3' W
MI	Miscanthus sinensis 'Fire Dragon'	Fire Dragon Eulalia Grass	6' T x 3' W
PH	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	4' T x 3' W
PP	Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	4' T x 3' W
SL	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	24" T x 20" W
SYMBOL			
TURF			
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	
	Turf Seed	Drought Tolerant Fescue Blend	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	18" WIDE MAINTENANCE STRIP 3" DEEP ALPINE MEDIUM STONE
2	BEACH - TORPEDO SAND 6" DEPTH

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LANDSCAPE SHRUB & PERENNIAL PLAN

REVISIONS	
1	PLAN COMMISSION 05/11/26

PEG JOB No. 7103.00
 AREA
 PLAN DATE 05/04/26
 SCALE 1" = 20'
 SHEET **L-2** OF **L-3**

GENERAL PLANTING NOTES

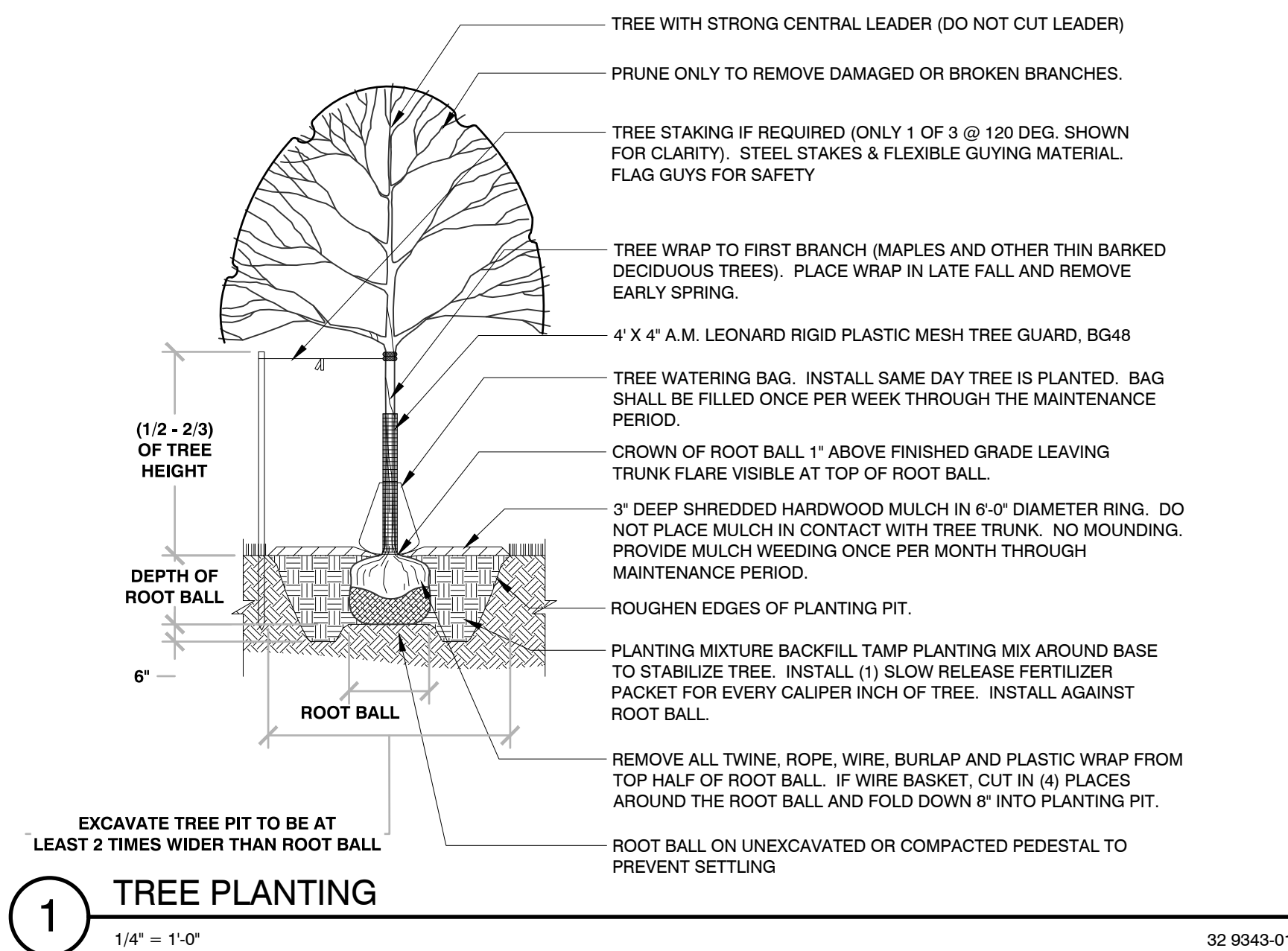
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL AREAS RECEIVING STONE MULCH TO RECEIVE METAL BED EDGING. CONTRACTOR TO PROVIDE STEEL EDGING SPECIFICATION FOR APPROVAL PRIOR TO INSTALLATION. METAL EDGING TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
- AREAS THAT CALL FOR STONE MULCH SHALL RECEIVE LANDSCAPE FABRIC WITH 3" DEEP ALPINE STONE MULCH. REFER TO STONE MULCH DETAILS. CONTRACTOR TO PROVIDE LANDSCAPE FABRIC AND MULCH SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. LANDSCAPE FABRIC SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SEAM OVERLAPPING A MINIMUM OF 6".
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER

CONDITION.

- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

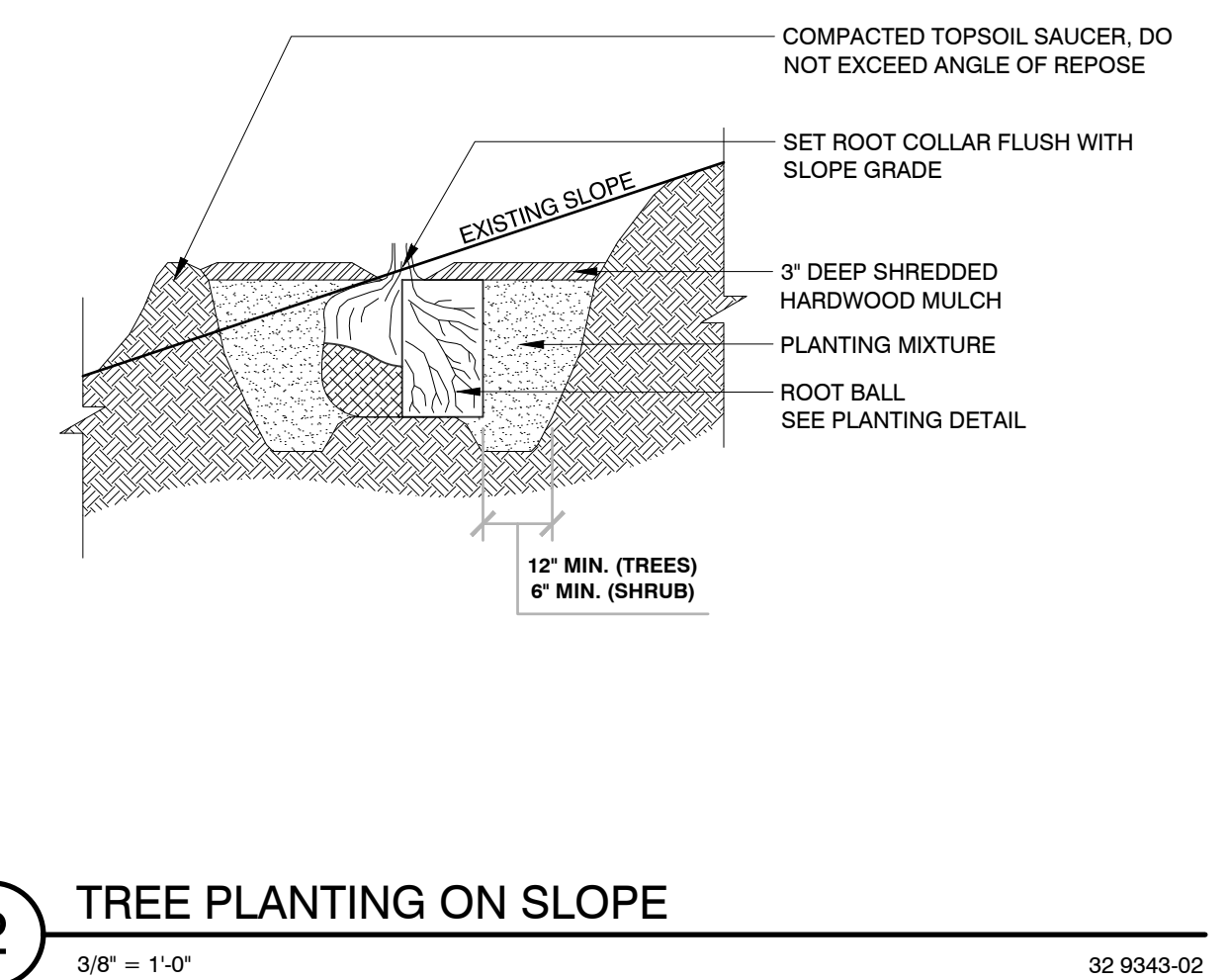
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENE TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENE SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING

1/4" = 1'-0"

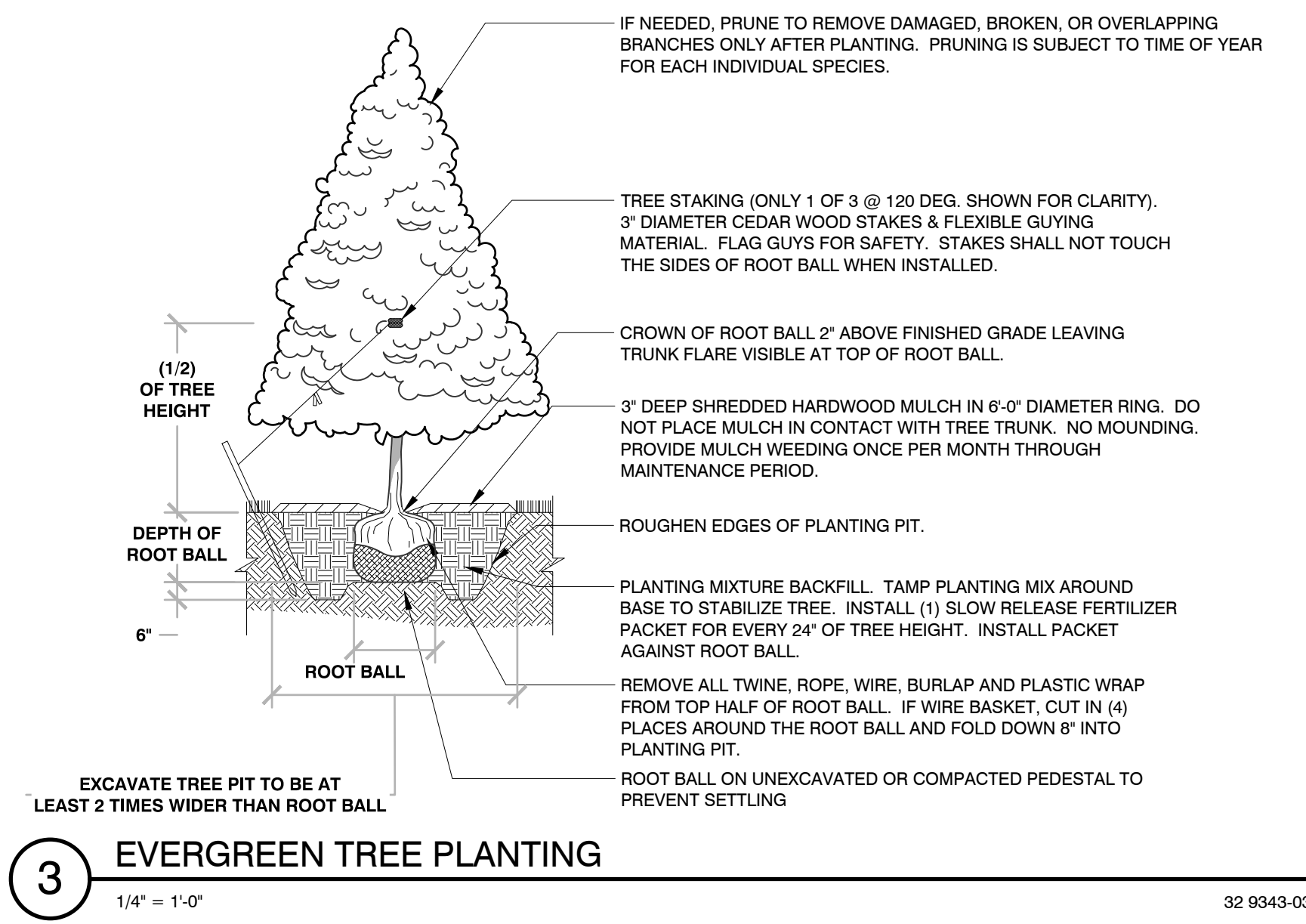
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2 TREE PLANTING ON SLOPE

3/8" = 1'-0"

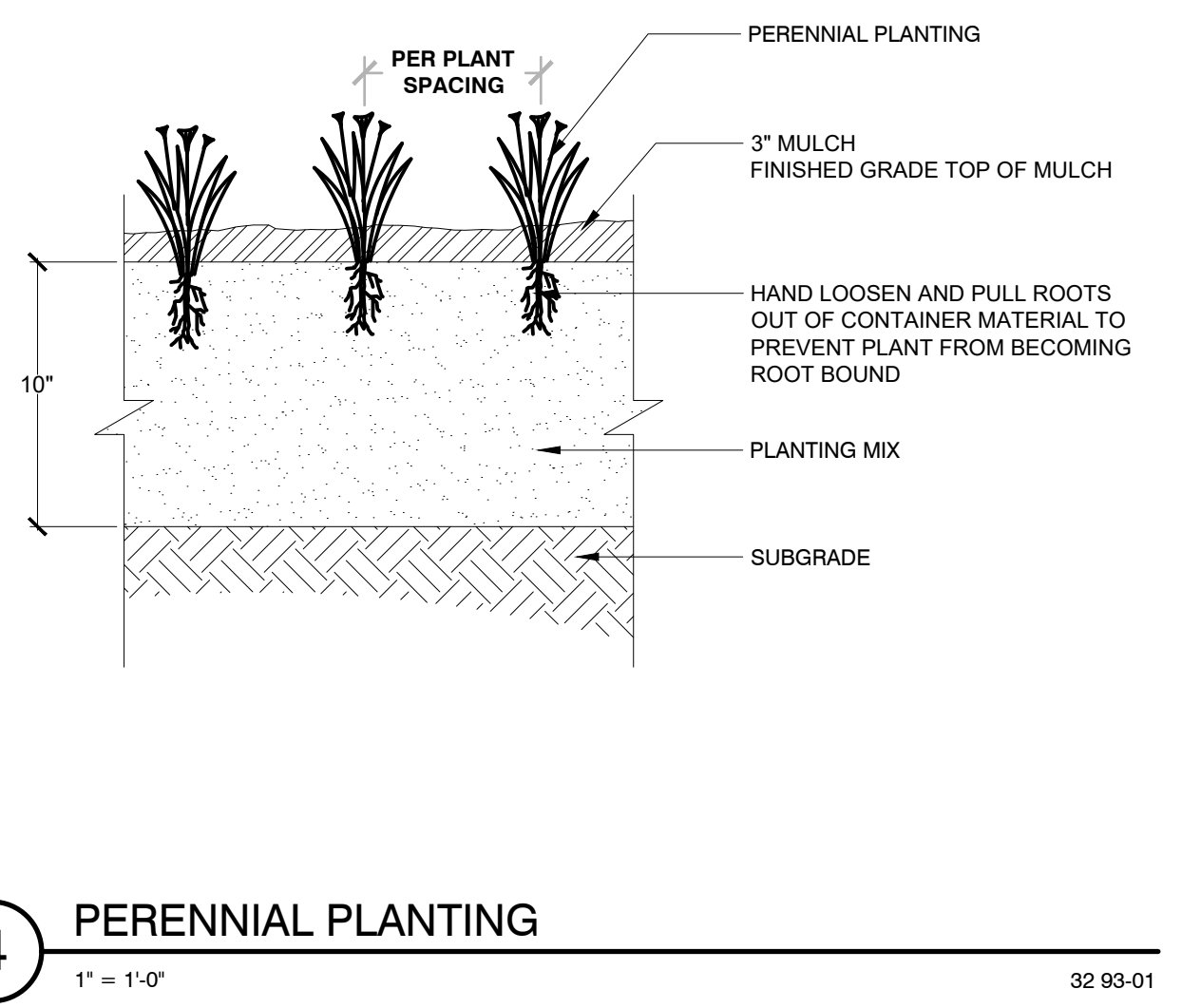
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3 EVERGREEN TREE PLANTING

1/4" = 1'-0"

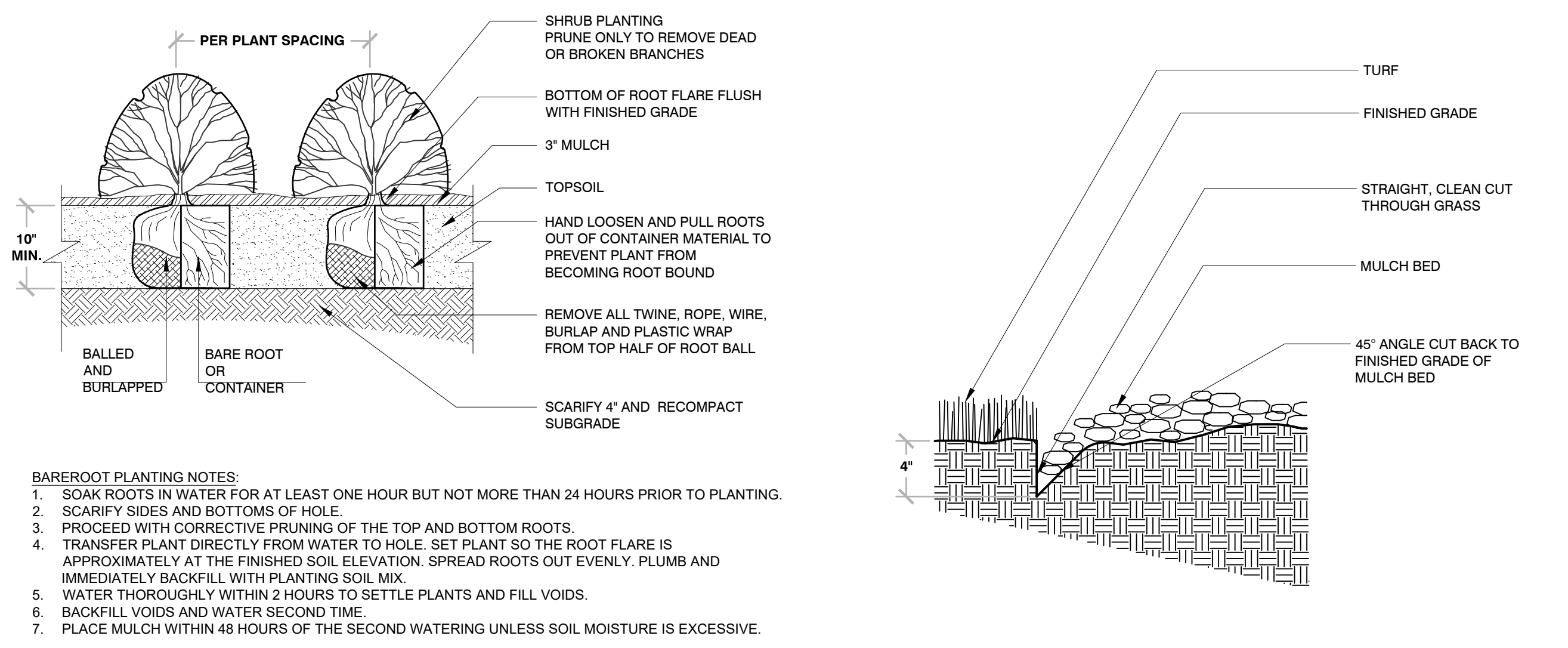
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4 PERENNIAL PLANTING

1" = 1'-0"

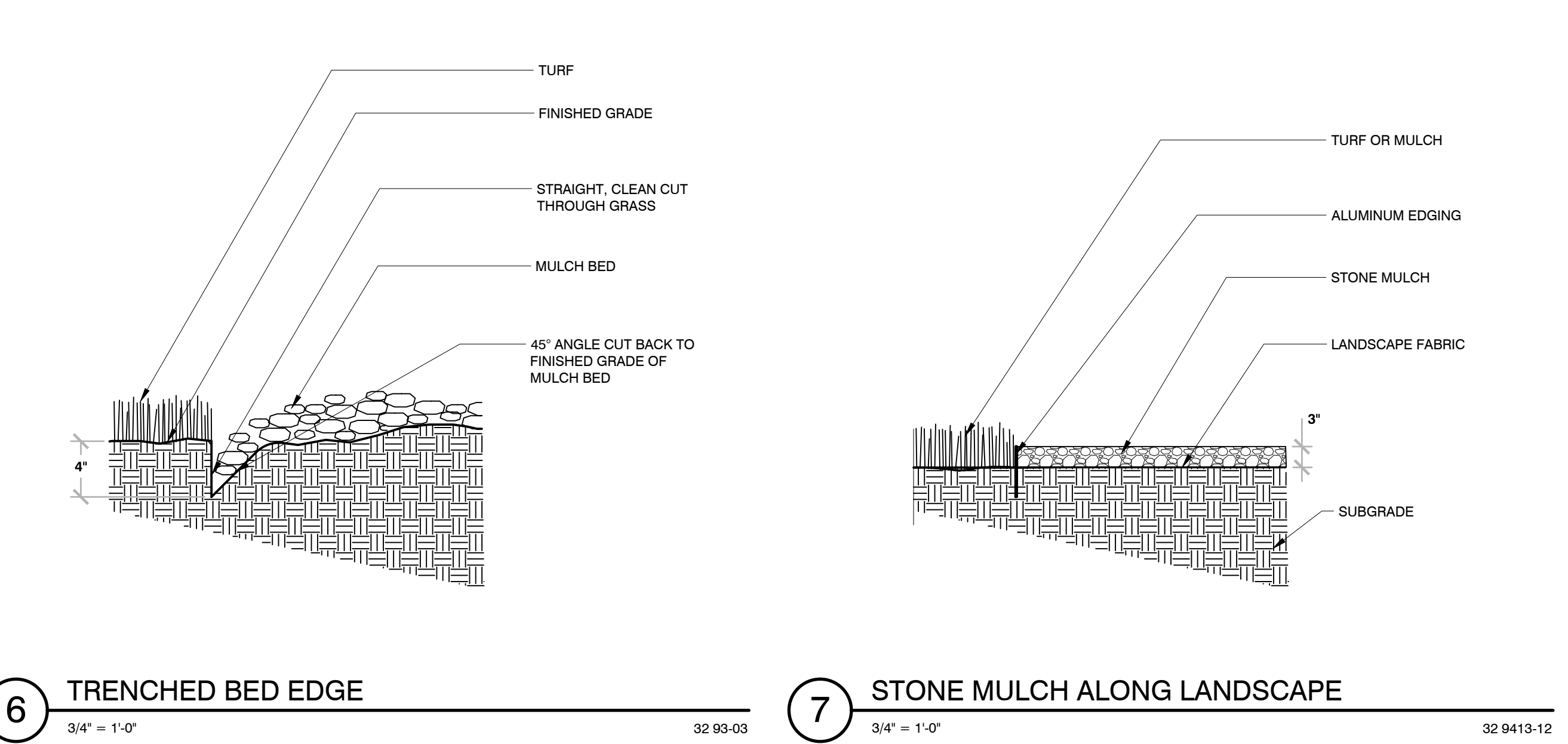
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5 SHRUB PLANTING

1/2" = 1'-0"

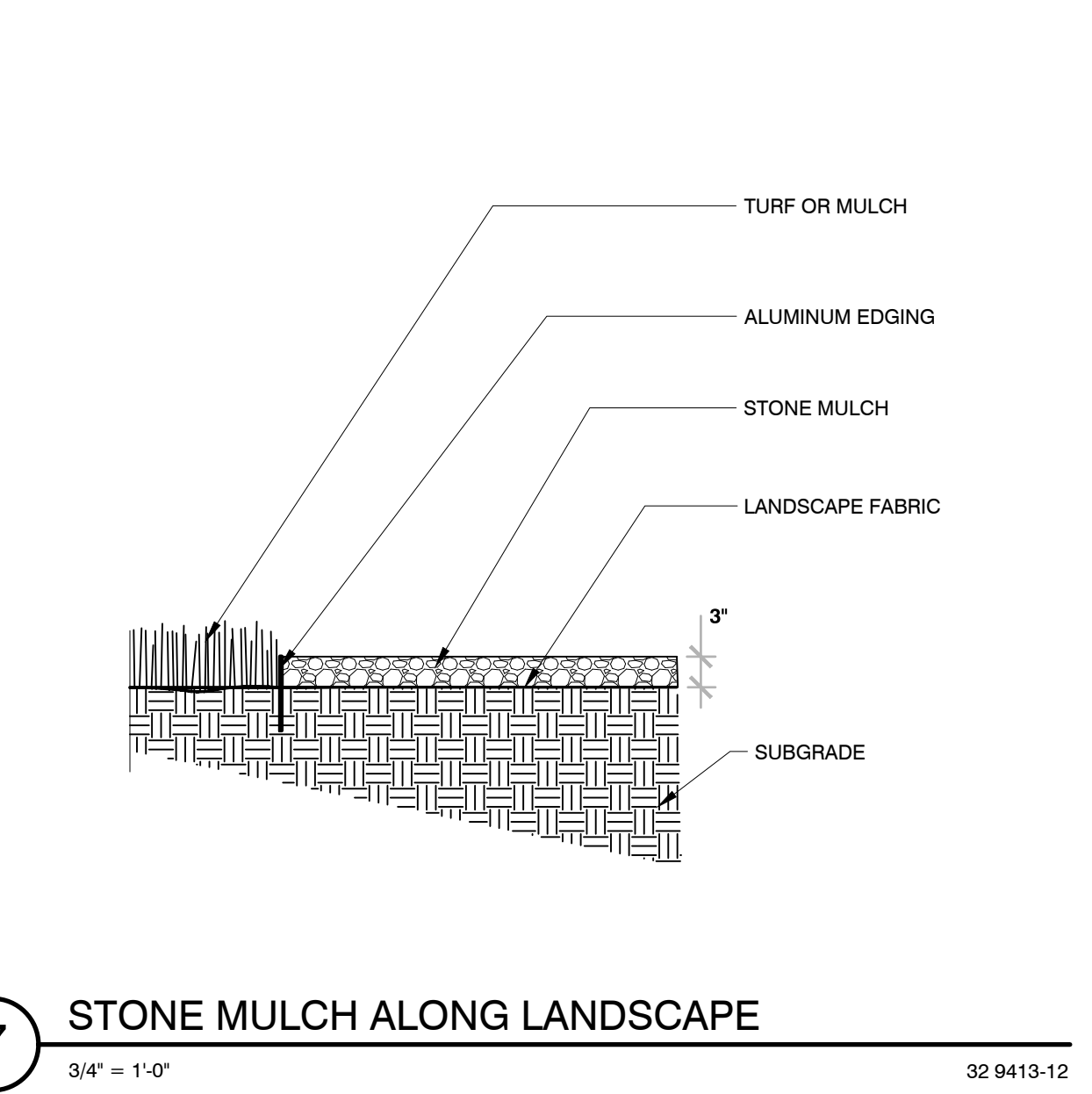
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6 TRENCHED BED EDGE

3/4" = 1'-0"

32 93-03



7 STONE MULCH ALONG LANDSCAPE

3/4" = 1'-0"

32 9413-12

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SUMMERSET MARINE
WHITEWATER, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

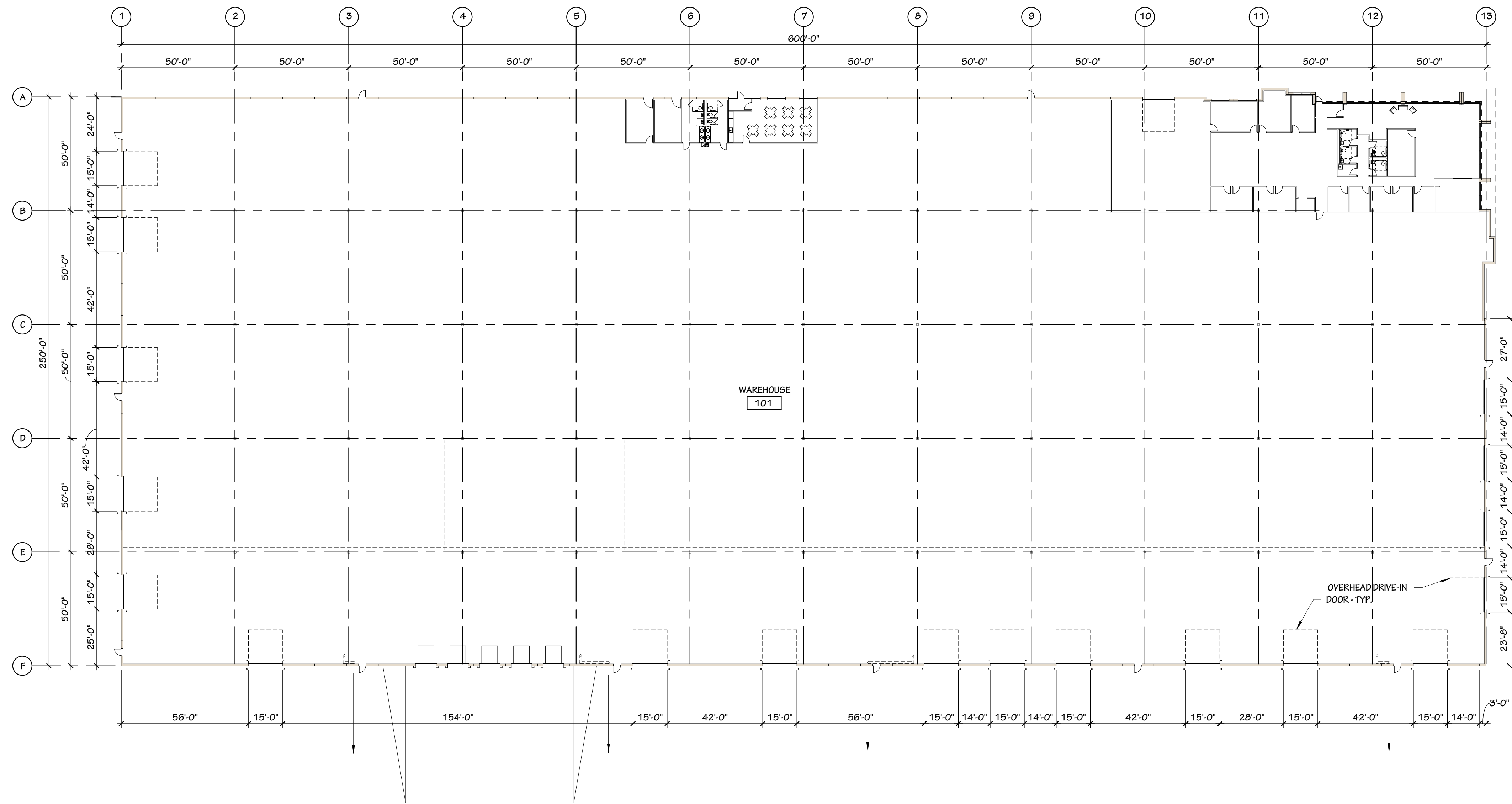
NO.	DESCRIPTION	DATE
1	PLAN COMMISSION	05/11/26

PEC JOB No. 2103.00
AREA
PLAN DATE 05/09/26
SCALE

SHEET
L-3
OF
L-3

REVIEWED: JSU
DRAFTED: DIB
DESIGNED: DIB
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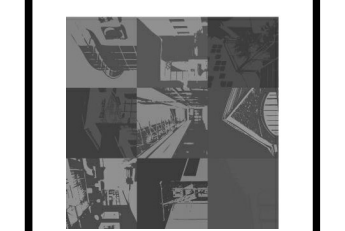
1 FIRST FLOOR PLAN
 A3.1 1" = 30'-0"

REVISIONS

SUMMERSET MARINE
 Whitewater Technology Park, Whitewater WI
 OVERALL BUILDING PLAN

2610 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph.: (847)940-0300

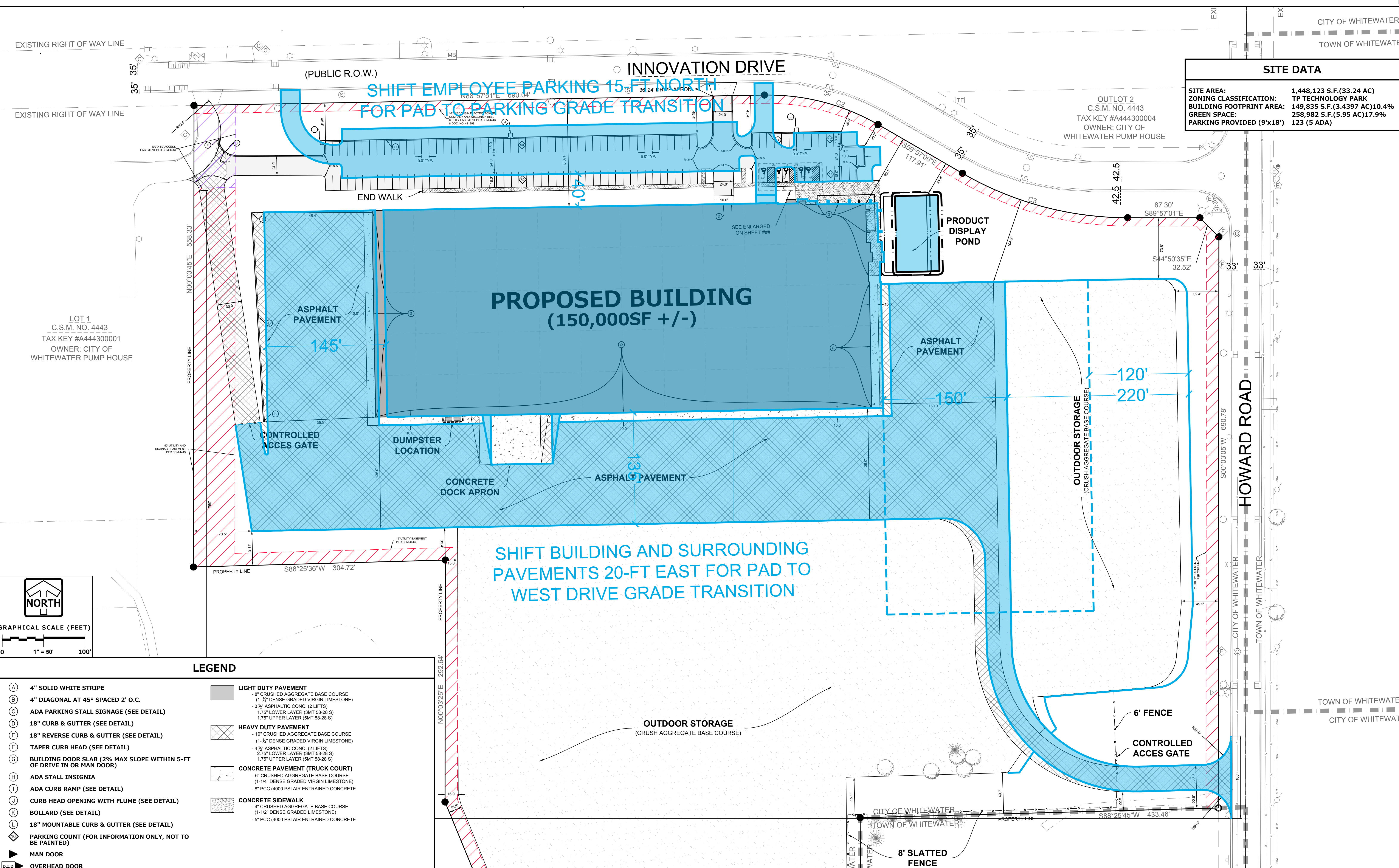
Partners in Design
 ARCHITECTS



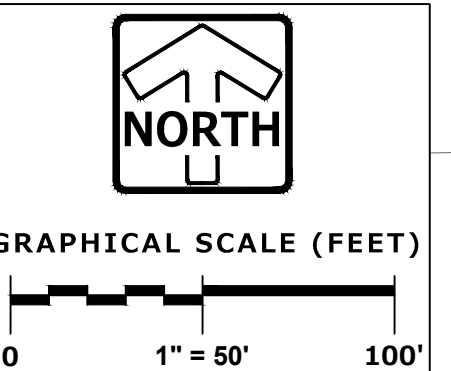
PROJECT NO.:
 1031.26.025
 DRAWN BY: YMS CHECKED BY: WHB
 DATE: 05.07.26
 SHEET NO.:

A3.1

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SITE DATA	
SITE AREA:	1,448,123 S.F. (33.24 AC)
ZONING CLASSIFICATION:	TP TECHNOLOGY PARK
BUILDING FOOTPRINT AREA:	149,835 S.F. (3.4397 AC) 10.4%
GREEN SPACE:	258,982 S.F. (5.95 AC) 17.9%
PARKING PROVIDED (9'x18')	123 (5 ADA)



LEGEND

(A) 4" SOLID WHITE STRIPE	(H) ADA STALL INSIGNIA	(L) LIGHT DUTY PAVEMENT - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 3 3/4" ASPHALTIC CONC. (2 LIFTS) 1.75" LOWER LAYER (SMT 58-28 S) 1.75" UPPER LAYER (SMT 58-28 S)
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.	(I) ADA CURB RAMP (SEE DETAIL)	(M) HEAVY DUTY PAVEMENT - 10" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 4 1/2" ASPHALTIC CONC. (2 LIFTS) 2.75" LOWER LAYER (SMT 58-28 S) 1.75" UPPER LAYER (SMT 58-28 S)
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)	(J) CURB HEAD OPENING WITH FLUME (SEE DETAIL)	(N) CONCRETE PAVEMENT (TRUCK COURT) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)
(D) 18" CURB & GUTTER (SEE DETAIL)	(K) BOLLARD (SEE DETAIL)	(O) CONCRETE SIDEWALK - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)	(L) 18" MOUNTABLE CURB & GUTTER (SEE DETAIL)	
(F) TAPER CURB HEAD (SEE DETAIL)	(M) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)	
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)	(N) MAN DOOR	
(H) ADA STALL INSIGNIA	(O) OVERHEAD DOOR	
(I) ADA CURB RAMP (SEE DETAIL)		
(J) CURB HEAD OPENING WITH FLUME (SEE DETAIL)		
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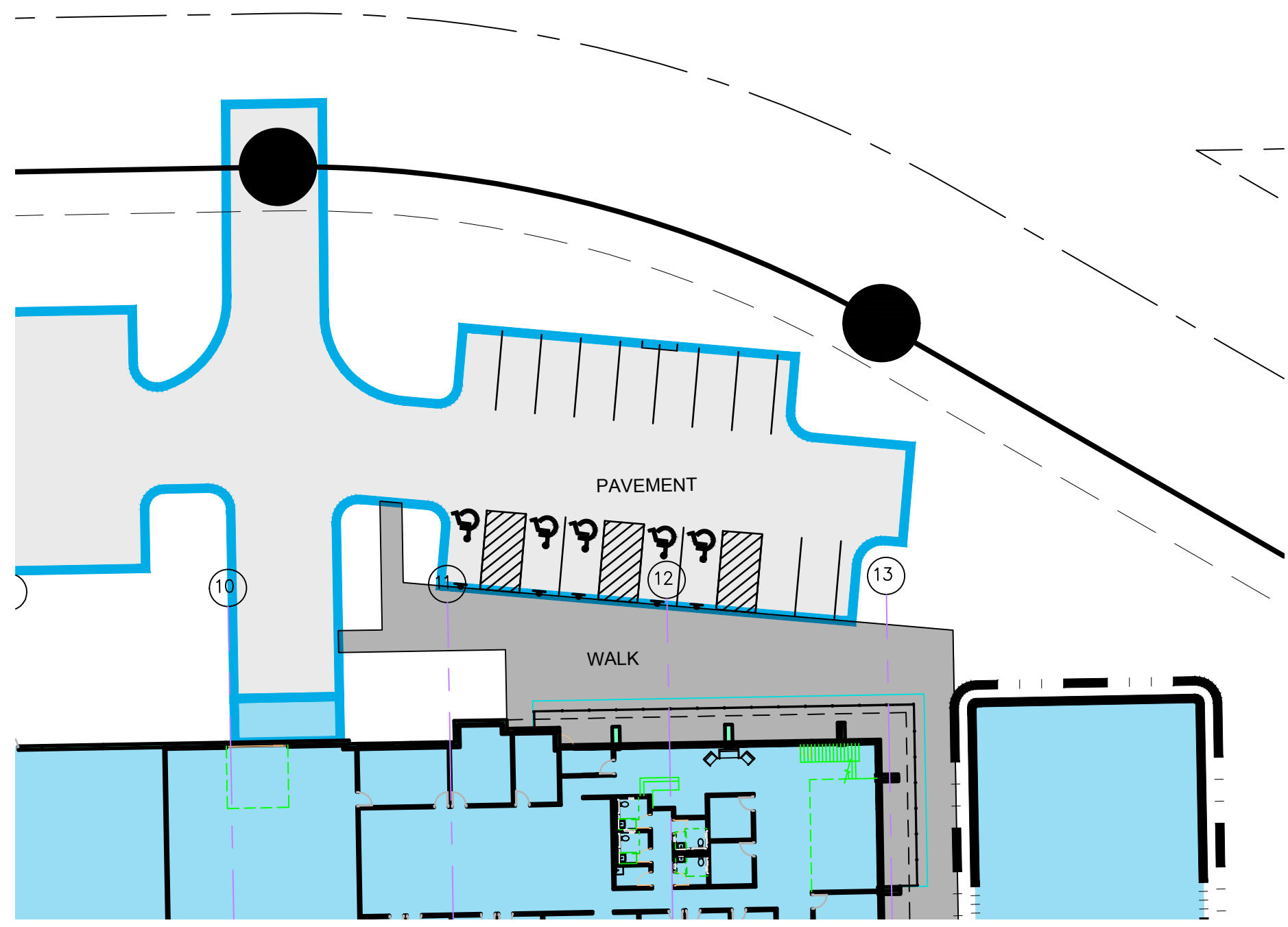
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C-2 SITE PLAN 24x36

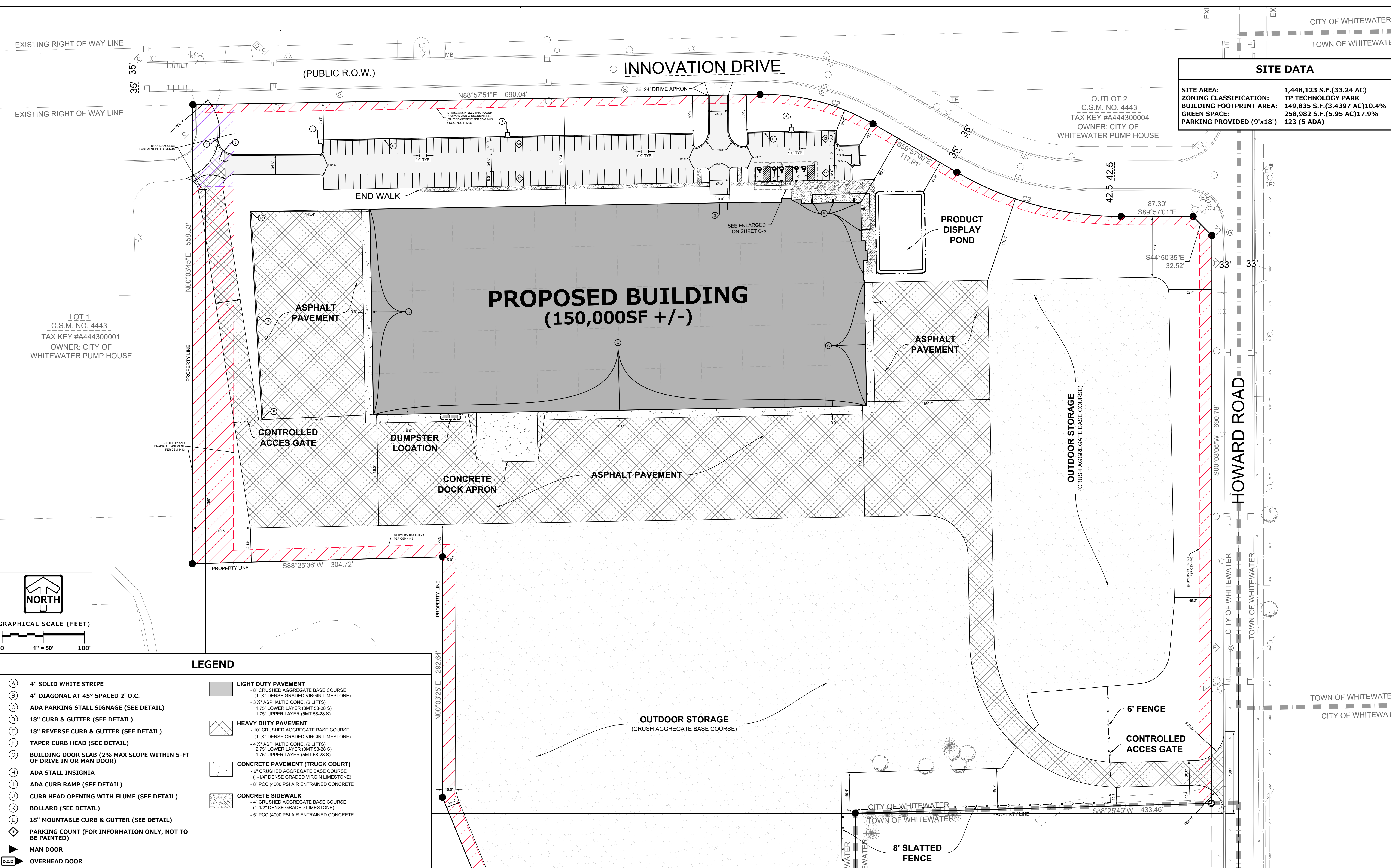
REVISIONS	
1	PLAN COMMISSION 05/11/26
2	REVISED PER COMMENTS 05/23/26

SHEET
C-2
 OF
C-7
 REG. JOB NO. 2103.00
 AREA
 PLAN DATE 05/04/26
 SCALE

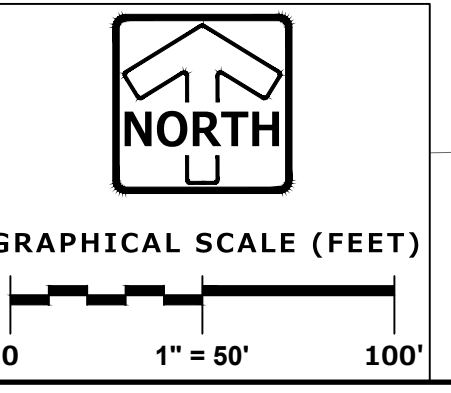


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(D) 18" CURB & GUTTER (SEE DETAIL)	CONCRETE SIDEWALK - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
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(O) OVERHEAD DOOR	

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C-2 SITE PLAN 24x36

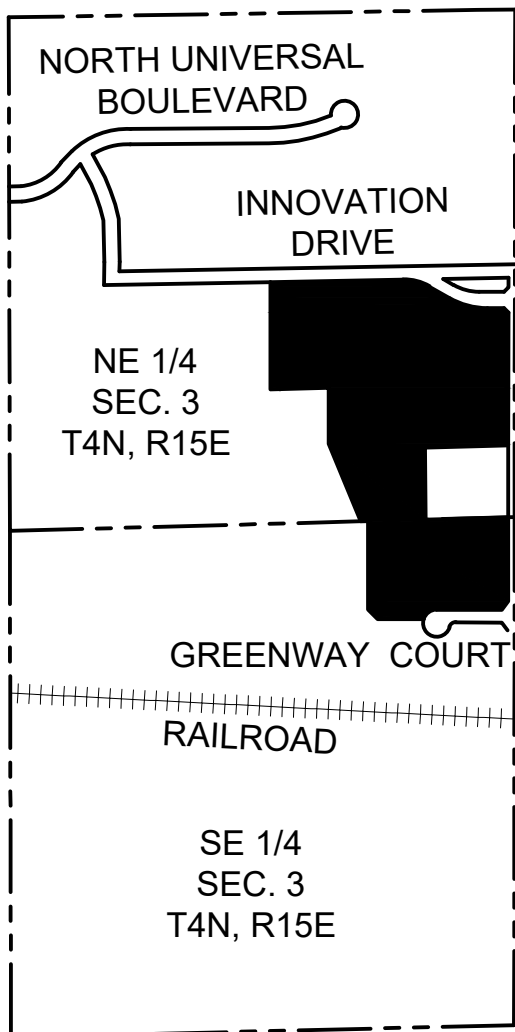
REVISIONS	
1 PLAN COMMISSION	05/11/26
2 REVISED PER COMMENTS	05/23/26

REG JOB NO. 2103.00	AREA	SHEET
REG PM	PLAN DATE 05/04/26	C-2
SCALE		OF
		C-7

CERTIFIED SURVEY MAP NO. _____

Being Lot 2 of Certified Survey Map No. 4442 and Lot 2 of Certified Survey Map No. 4443, in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

VICINITY MAP SCALE 1"=1000'



Tax Key Number:
A444300002
A444200002



Jesse Zoltowski

APRIL 27, 2026

Prepared for:
CITY OF WHITEWATER
PUMP HOUSE
312 W Whitewater Street
Whitewater WI, 53190

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Northeast 1/4 of Section 3, Township 4 North, Range 15 East which has a bearing of N00°03'05"E.

PREPARED BY:

PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100 |
 BROOKFIELD, WI 53186
 OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

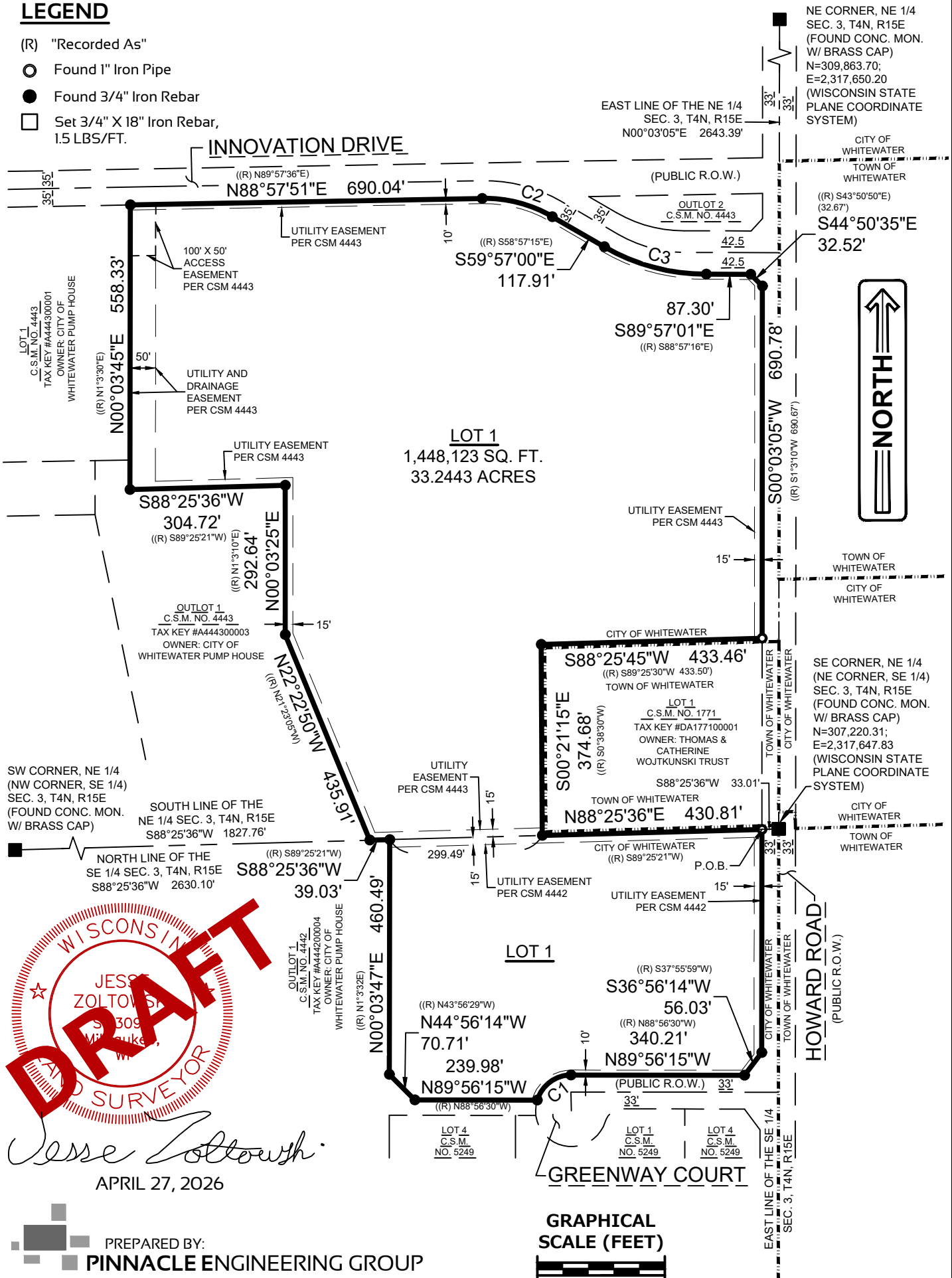
DRAFTED BY: ST
JOB #7103.00
SHEET 1 OF

CERTIFIED SURVEY MAP NO. _____

Being Lot 2 of Certified Survey Map No. 4442 and Lot 2 of Certified Survey Map No. 4443, in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

LEGEND

- (R) "Recorded As"
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Set 3/4" X 18" Iron Rebar, 1.5 LBS/FT.

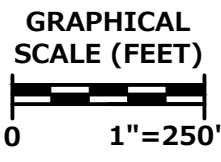


DRAFT

WISCONSIN
JESSE ZOLTOWSKI
LAND SURVEYOR

Jesse Zoltowski
APRIL 27, 2026

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888



CERTIFIED SURVEY MAP NO. _____

Being Lot 2 of Certified Survey Map No. 4442 and Lot 2 of Certified Survey Map No. 4443, in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 4442, as recorded in the Register of Deeds office for Walworth County as Document No. 848249, and Lot 2 of Certified Survey Map No. 4443, as recorded in the Register of Deeds office for Walworth County as Document No. 848250, in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

Containing 1,448,123 square feet (33.3443 acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of CITY OF WHITEWATER PUMP HOUSE, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: APRIL 27, 2026

Jesse Zoltowski
Professional Land Surveyor S-3094



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	(RECORDED)	CHORD LENGTH	TANGENT	TANGENT
C1	88.04'	70.00'	072°03'39"	S53°33'00"W	(S54°32'45"W)	82.35'	S89°34'49"W	S17°31'10"W
C2	143.78'	265.00'	031°05'10"	S75°29'35"E	(S74°29'50"E)	142.02'	N59°57'00"W	S88°57'50"W
C3	209.44'	400.00'	030°00'03"	S74°57'01"E	(S73°57'16"E)	207.06'	S59°57'00"E	S89°57'02"E



PREPARED BY:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186

OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

JOB #7103.00

SHEET 3 OF

CERTIFIED SURVEY MAP NO. _____

Being Lot 2 of Certified Survey Map No. 4442 and Lot 2 of Certified Survey Map No. 4443, in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

CITY OF WHITEWATER PUMP HOUSE, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

CITY OF WHITEWATER PUMP HOUSE, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. City of Whitewater

IN WITNESS WHEREOF, the said CITY OF WHITEWATER PUMP HOUSE has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of: CITY OF WHITEWATER PUMP HOUSE

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named CITY OF WHITEWATER PUMP HOUSE, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



Jesse Zoltowski

APRIL 27, 2026

CERTIFIED SURVEY MAP NO. _____

Being Lot 2 of Certified Survey Map No. 4442 and Lot 2 of Certified Survey Map No. 4443, in the Southeast 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Whitewater on this _____ day of _____, 2026.

Date

Heather Boehm, City Clerk

COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

Approval and acceptance of dedication of land as indicated above by the Common Council of the City of Whitewater on this _____ day of _____, 2026.

Date

John Weidl, City Manager

Date

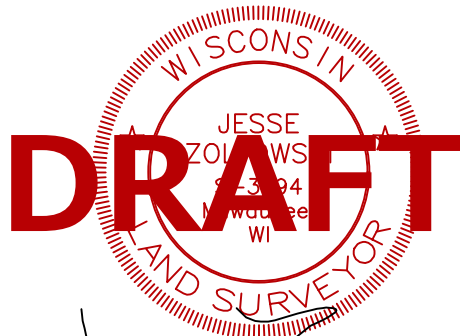
Heather Boehm, City Clerk

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK ____ M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF WALWORTH COUNTY AT PAGES _____.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Kathy Kostock, REGISTER OF DEEDS



Jesse Zoltowski

APRIL 27, 2026



City Of Whitewater

Site Plan Review Application Final

112 Questions

1) Site Plan *

01 - Civil.pdf

2) Landscaping Plan *

02 - Landscape.pdf

3) Lighting Plan *

03 - Electrical.pdf

4) Other Information

04 - Floor Plan.pdf, 05 - Certified Survey Map (DRAFT).pdf

Site Plan Application Checklist

SITE PLAN APPLICATION CHECKLIST

Applicant

1. Fill out Planning Request Form and Plan of Operation Form. A digital copy of all submittal material:

a. Application Forms

- b. Landscape plan indicating location, type and size of materials (Please review Landscaping Guidelines)
- c. Stormwater and Erosion Control Applications (separate applications)
- d. Lighting (Photometric) Plan
- e. And any other materials

2. Application shall include the following Plan requirements:

- a. All plans shall be drawn to scale and show all sides of the proposed building.
- b. All plans will exhibit property exterior building materials and colors to be used.
- c. All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks.
- d. Building elevations must include the lot on which the structure is to be built and the street(s) adjacent to the lot.

3. Submit fee to the City of Whitewater.

City Building Inspector/Zoning Administrator

- 1. Review application for accuracy and all required information
- 2. Staff will review information for conformance to Ordinances.
- 3. Engineer will review Stormwater and Erosion Control Plans
- 4. Landscape Plan will be reviewed Urban Forestry Commission
- 5. When application is complete and approved by all Staff it will then be forwarded to Plan Commission

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan.

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

Urban Forestry Commission normally meets the fourth Monday of the month at 5:30

p.m.

Llana Dostie, Zoning Specialist

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Zoning Administrator

Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

5) Parcel Tax Key

A444300002 and A444200002

6) Project Address *

7) Project Title (if any):

Lots 1T and 2T in the Whitewater University Technology Park

Applicant, Agent & Property Owner Information

8) Applicant's Name *

Larry Chapman

9) Applicant's Company *

Lifetime Manufacturing LLC

10) Address *

████████████████████

11) City *

██████████

12) State *

█

13) Zip Code *

██████████

14) Phone number *

██████████

15) Email Address *

██

16) Agent's Name

17) Agent's Company

18) Address

19) City

20) State

21) ZIP code

22) Phone Number

23) Email

24) Owner's Name (if Different from applicant)

Larry Chapman

25) Address

████████████████████

26) City

██████████

27) State

█

28) Zip Code

██████

29) Phone Number

████████████████████

30) Email Address

████████████████████

31) Planning Request (check all that apply) *

- Conditional Use Permit \$275.00
- Rezone/Land Use Amendment \$400.00
- Planned Unit Development \$500.00
- Preliminary Plat \$175.00
- Final Plat \$225.00
- Certified Survey Map \$200.00 plus \$10.00 per lot
- Project Concept Review \$150.00
- Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- Joint Site Plan & Conditional Use \$300.00 plus \$0.05 per sq. ft. (Floor Area)
- Board of Zoning Appeals/Adjustment \$300.00

32) Will translation services be needed during the Plan Board meeting?* *

Yes

No

Item 1.

33) If Yes, please specify the language required.

Specific Project Information

34) Current Zoning District(s): *

Lots 1T and 2T in the Whitewater University Technology Park

35) Proposed Zoning District

36) Current Land Use: *

Vacant

37) Proposed Land Use

New 150,000 square foot facility for manufacturing and construction operations

38) Gross Site Area *

33 acres

39) Current Number of Lots *

40) Proposed number of Lots *

1 - combine the above lots

Plan of Operations/ Property Information

New Business Use/Operation Information

41) Previous Use of Space *

Vacant land

42) Hours of Operation (Weekdays) *

6am-6pm

43) Description of Business Use or Operations *

Manufacturing and construction operations

44) Hours of Operations (Weekends) *

6am-6pm

45) Total Area Space (SQF) *

33 acres for site, building is 150k square feet

46) # of Full Time Employees *

90 initial, plus 60 as the business grows

47) # Toilet Fixtures *

6 - 3 men and 3 women bathrooms

48) # of Part Time Employees *

less than 10

49) Customer Seating * Yes No**50) Total Employee Hours Per Year (including yourself if self-employed) ***

200,000

51) Seating Capacity *

Less than 20 seats in show room / retail area

52) Sprinkler System * Yes

No

Item 1.

53) Hazardous/Flammable Chemicals Used/Stored *

Yes (Must attach MSDS Sheets)

No

Specified Use of Property and Building(s)

54) Building A *

Office, manufacturing, construction, maintenance

55) Building B

56) Building C

57) Will there be any problems resulted form this operation such as: (Check all that apply) *

Odors

Smoke

Noise

Light Vibrations None

Parking

58) Parking lot construction *

 Asphalt Concrete

59) Dimension of parking lot *

See site map

60) Number of Spaces available *

60+ see site map

61) Type of Screening *

 Fencing Plantings

62) Is employee parking included in (number of spaces available"? *

Yes No

Signage (Separate Sign Permit Application Needed)

63) Type (Check all that apply) *

 Free standing Monument Projecting Awning/Canopy Electronic Message Pylon Arm/Post Window Mobile/Portable or Banner None Other

64) If other describe

65) Location of Signs *

Sign on building

Entertainment

66) Is there any type of music in this proposal? *

Yes (Separate License from Clerk's office Required)

No

67) When will this be offered to customers *

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

None

68) Live *

Yes

No

69) What time(s) will this be offered *

N/A

Outdoor Lighting

70) Type *

See lighting plan

71) Location *

See lighting plan

Utilities

72) Will you be connected to City (Check all that apply) *

Water

Sewer

73) Is there a private well on-site *

Yes

No

74) Types of Refuse Disposal *

Municipal

Private

75) Approval Date by the Department of Natural Resources for the well proposed use

76) Approval Date by the County Health Department for existing septic system

77) What types of sanitary facilities are to be installed for the proposed operation *

On-site pond and connected to city utilities

78) Surface Water drainage facilities (describe or include in site plan) *

On-site pond

Licenses/Permits

79) Is a highway access permit needed from the State, County or local Municipality? *

80) Is a cigarette license required? (Separate license from Clerk's Office Required) *

81) Is a liquor license required? (Separate license from Clerk's Office required) *

82) Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans *

83) Permitted Property Uses (Check Uses you are apply for) *

Single Family Dwelling Two Family Dwelling Modular Home Manufactured Home Second or greater wireless telecommunication facility Multi-Family Dwellings Art, Music, and School supply stores and galleries Antique, collectible and hobby craft stores Automotive and related parts stores, without servicing Hotel and Motels Small appliance repair stores, computer or software sales and service Banks and other financial institutions without drive thru facilities Camera and photographic supply stores Caterers Clothing, shoe stores and repair shops Clinics medical and dental Department Stores

Drug Stores

Florist Shops

Food and convenience stores without gasoline pumps

Furniture stores

84) Signatures By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. *

Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statutes or Municipal Ordinances regarding my business and its lawful operations.

Signature

Matthew Arend

I understand that my typed signature is the legal equivalent of my handwritten signature on this document.

Certificate of Completion

Agreement information

Question: Signatures By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use.

Description: Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State

Statutes or Municipal Ordinances regarding my business and its lawful operations.

Signer Events

Name: Matthew Arend

Security level: Email, Account authentication

Signature

Signed by: Matthew Arend

Signature adoption: Pre-selected style

Using IP Address: 66.97.104.125

Timestamp

Sent: 14/01/2026 07:21:56 PM

Viewed: 11/05/2026 05:17:28 PM

Signed: 11/05/2026 05:40:26 PM

Electronic Record and Signature Disclosure

Accepted: 11/05/2026 05:33:50 PM

ID: 59ed7a17-232d-45b7-b56d-d0569d89c326

85) Date *

11/05/2026 12:00:00 AM

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION

86) PROJECT LOCATION *

South of Innovation Dr / West of Howard Road

87) PROJECT NAME *

Lots 1T and 2T in the Whitewater University Technology Park

APPLICANT INFORMATION

88) NAME

Matthew Arend

89) MAILING (BILLING) ADDRESS *

[REDACTED]

90) PHONE *

[REDACTED]

91) EMAIL ADDRESS *

[REDACTED]

ATTORNEY INFORMATION

