

AGENDA  
CITY PLAN COMMISSION

Tuesday, September 4, 2012 – 6:00 PM

Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Report of the August 7, 2012 Plan Commission meeting.
2. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a temporary premise expansion to the indoor sports area on October, 20, 2012, November 9, 2012 and July 20, 2013 at **2124 Rice Street (Parcel ID 2308-04-2006-03)**.
3. Request from Kwik Trip to rezone the property located at **5311 Old Highway 18 (Parcel ID 2408-35-2300-01)** from "R-1" Suburban Single Family Residential District to "B-4" Commercial District.
4. Request from Kwik Trip for a conditional use permit to operate a gas station and convenience store within Groundwater (Wellhead) Protection Overlay District B at **5311 Old Highway 18 (Parcel ID 2408-35-2300-01)**.
5. Request from Fritz Schierl, representing Team Schierl Companies for a conditional use permit and site plan review to operate a gas station and convenience store within Groundwater (Wellhead) Protection Overlay District B at the **northeast quadrant of the intersection of Badger Avenue and Highway 10 (Parcel ID 2408-36-1100-01 (former County Parcel ID: 020240836-02.05))**.
6. Deletion of a portion of Fourth Avenue from the Official Street Map of the City of Stevens Point. Such area starts approximately 575 feet east of Minnesota Avenue (east of 2920 Fourth Avenue) to a point where the Fourth Avenue and Maria Avenue extended east would intersect.
7. Adjourn.

PUBLISH: August 31, 2012 and September 7, 2012

#### NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, September 17, 2012 at 7:00 PM in the Council Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin, to hear the following:

- 1) Request from Jason Glisczynski of Player's Lounge for an amendment to their conditional use for the purpose of temporarily extending their premise to the indoor sports area for three events to be held on October 20, 2012, November 9, 2012, and July 20, 2013 at 2124 Rice Street. This property being zoned "B-4" Commercial District and described as LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384, City of Stevens Point, Portage County, Wisconsin.
- 2) Request from Kwik Trip to rezone the property at 5311 Old Highway 18 (Parcel ID 2408-35-2300-01) from "R-1" Suburban Single Family Residential District to "B-4" Commercial District. This property being zoned "R-1" Suburban Single Family Residence District and described as LOT 1 CSM#9138-38-68 BNG PRT SWNW S35 T24 R8 692558 693510-AFF 697211-ANNEX, City of Stevens Point, Portage County, Wisconsin.
- 3) Request from Kwik for a conditional use permit to operate a gas station and convenience store within Groundwater (Wellhead) Protection Overlay District B at 5311 Old Highway 18 (Parcel ID 2408-35-2300-01). This property being zoned "R-1" Suburban Single Family Residence District and described as LOT 1 CSM#9138-38-68 BNG PRT SWNW S35 T24 R8 692558 693510-AFF 697211-ANNEX, City of Stevens Point, Portage County, Wisconsin.
- 4) Request from Fritz Schierl, representing Team Schierl Companies, for a conditional use permit and site plan review to operate a gas station and convenience store within Groundwater (Wellhead) Protection Overlay District B on a portion of the property that is located at the northeast quadrant of the intersection of Badger Avenue and Highway 10 (Parcel ID 2408-36-1100-01 (former County Parcel ID: 020240836-02.05)). This property being zoned "B-5" Highway Commercial District and described as a portion of LOT 1 CSM#8701-35-81 BNG PRT NWNE S36 T24 R8, City of Stevens Point, Portage County, Wisconsin.
- 5) Request from the City of Stevens Point to delete a portion of Fourth Avenue from the Official Street Map of the City of Stevens Point. Such area starts approximately 575 feet east of Minnesota Avenue (east of 2920 Fourth Avenue) to a point where Fourth Avenue and Maria Drive extended east would intersect.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling 715-346-1567, during normal business hours.

All interested parties are invited to attend.

BY ORDER OF THE COMMON COUNCIL  
OF THE CITY OF STEVENS POINT, WISCONSIN

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION

Tuesday, August 7, 2012 – 6:00 PM

Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Sarah O'Donnell, Commissioner Garry Curless, and Commissioner David Cooper (Aldersperson Jerry Moore Excused).

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Aldersperson Andrew Beveridge, Aldersperson Randy Stroik, Aldersperson Mary Stroik, Aldersperson Roger Trzebiatowski, John Holdridge, Chuck Lucht, Meryl Nelson, Stewart Nelson, Al Mertes, Elaine Wrone, Ann Leahy, Ann Garber, David Garber, Ramona Simonis, Pat Kitowski, Dave Kitowski Jr., Dave Wilz, Joe Stuczynski, James Ford, John Ford, Cynthia Berg, Mike Kubley, Shelley Binder, and Jim Billings.

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1. Report of the July 2, 2012 Plan Commission meeting.
2. Request from Jim Billings, representing Jimmy B's Parrot Club, for a parking lot modification to remove the existing volleyball courts and make that area an unpaved parking area at **916 Maria Drive (Parcel ID: 2408-29-2400-18)**.
3. Request from James Ford, representing Parkdale Development LLC, for the purposes of annexing an unaddressed property located at the **northeast quadrant of the intersection of Badger Avenue and Highway 10 East (County Parcel ID: 020240836-02.05), along with the adjacent right-of-way**, from the Town of Hull to the City of Stevens Point.
4. Establishing a permanent zoning classification for the property located at the **northeast quadrant of the intersection of Badger Avenue and Highway 10 East** (Parkdale Development, LLC annexation request).
5. Adjourn.

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1. Report of the July 2, 2012 Plan Commission meeting.

**Motion by Commissioner Patton to approve the report of the July 2, 2012 meeting as presented; seconded by Commissioner Cooper. Motion carried 6-0.**

2. Request from Jim Billings, representing Jimmy B's Parrot Club, for a parking lot modification to remove the existing volleyball courts and make that area an unpaved parking area at **916 Maria Drive (Parcel ID: 2408-29-2400-18)**.

Director Ostrowski stated that Jimmy B's Parrot Club no longer utilizes their outdoor volleyball court. Most recently, the property did not extend the premise to serve alcohol within the volleyball area. As seen from the photos, the volleyball net does not exist, nor does the fence around the perimeter. Therefore, the applicant has elected to remove the court and turn it into gravel parking area. Staff would recommend approval with the following conditions:

- Applicant shall blacktop/asphalt the entire lot within two years of approval and at that time submit a parking lot and landscaping plan to be reviewed/approved by staff. That plan must meet all ordinance requirements or receive approval by the plan Commission for a modification.
- The wheel stops shall be relocated to the north to prevent parking from encroaching into the green area.
- All necessary permits shall be obtained from the Community Development department for the parking lot construction.
- Stormwater requirements must be met as per Department of Public Works and Water/Wastewater/Stormwater Utility standards.

Jim Billings, 709 Sunset Avenue, stated that when speaking with Director Ostrowski about this request, he did agree to all the recommendations, except the two year restriction. He is willing to pave the additional area when and if he does the rest of the parking lot, but it would be a financial hardship if he was required to do it within the two year restriction. Mr. Billings feels that the gravel area will look better than the area currently does now with the sand. He also stated that the Engineering Department had reviewed his plan and approved it.

Commissioner Curless asked if the surface would be granite, to which Mr. Billings confirmed yes.

Commissioner O'Donnell asked for clarification if the addition would be paved when he does the rest of the lot. Mr. Billings stated yes.

Mayor Halverson asked for Director Ostrowski to clarify the ordinance regarding the parking lot requirements, to which Director Ostrowski stated that anytime we create a parking lot or add to an existing parking lot the parking lot needs to be paved and it needs to adhere to all the landscape and set back requirements. If it doesn't, it can be granted a modification through the Plan Commission based off of certain site characteristics or hardships that the applicant might face.

Commissioner Haines pointed out that previously businesses were given one year to accomplish conditions placed on them, and feels that the two years may be too much time and asked if the time frame could be adjusted. Director Ostrowski stated you could put any time frame on there, but it is more financially feasible to pave that area when he paves the existing lot, but not knowing when that is going to be done, that presents a challenge to this body. Staff does not want this parking area to remain gravel forever.

Mayor Halverson stated that this is a unique situation; it is not the applicant's goal to gain use of the spaces, but to remove the volleyball court. Mayor Halverson agrees that when the parking lot is repaved or substantially maintained that the area where the volleyball court existed to be paved as well. The square footage will be opened up, so it will be able to be used as a parking lot by default. The key is how we handle it in-light of getting that over grown non-utilized volleyball court out of there and improving the aesthetics of the lot.

Commissioner Patton pointed out that if the commission says they have to pave it within two years, and Mr. Billings takes out the sand, the weeds still grow and people will still park there. The choice is to have it cleaned up nice and functional, or to just leave it sand and people park there anyway.

**Motion by Commissioner Patton to approve the parking lot modification to remove the existing volleyball courts and make the area an unpaved parking area at 916 Maria Drive with the following conditions:**

- **Applicant shall blacktop/asphalt the parking lot addition when the applicant blacktop/asphalts the entire lot and at that time submit a parking lot and landscaping plan to be reviewed/approved by staff. That plan must meet all ordinance requirements or receive approval by the Plan Commission for a modification.**
- **The wheel stops shall be relocated to the north to prevent parking from encroaching into the green area.**
- **All necessary permits shall be obtained from the Community Development department for the parking lot construction.**
- **Stormwater requirements must be met as per Department of Public Works and Water/Wastewater/Stormwater Utility standards.**

**seconded by Commissioner Cooper. Motion carried 5-1, with Commissioner Haines voting in the negative.**

3. Request from James Ford, representing Parkdale Development LLC, for the purposes of annexing an unaddressed property located at the **northeast quadrant of the intersection of Badger Avenue and Highway 10 East (County Parcel ID: 020240836-02.05), along with the adjacent right-of-way**, from the Town of Hull to the City of Stevens Point.

Director Ostrowski stated this is approximately an 18 acre parcel that is located on the north east corner of Badger and Highway 10 East. The annexation request would also include the entire right of way for Highway 10 since there is no parcel directly to its south. He stated that this is a direct annexation, it is unanimous, and the state has confirmed that it is in the public interest. Therefore, staff would recommend approval.

John Holdridge, Chairperson for the Town of Hull, passed out an informational handout from the Town of Hull Board of Supervisors meeting. He stated that back in 1998 there was an intergovernmental agreement regarding the development of that area. The agreement was for 20 years and included the land from Brilowski Road to Badger Avenue, which is now basically called Parkdale Development. He stated that, frankly he had hardly looked at the agreement, but it wasn't an issue, and things were going well building out there based on the plan. The plan was supported by both the City and the Town. He stated that their 2006 comprehensive plan called for this area to be residential or natural areas. He further stated that this annexation is clearly contiguous and is a legal annexation; however, the issue the Town of Hull has a concern over is the issue of the commercial development in a wetland area, and they are not prepared to support the annexation with the possible intent of creating a commercial type business such as a gas station. At the Town Board meeting on Monday night, they took a position against the annexation largely because of commercialization. The town also has a concern for the wells in that area, which are currently

dealing with a high nitrate issue and would be exposed to possible contamination from a commercial development such as a gas station. He said that a push of commercialization all the way to County Highway J would be urban sprawl. Mr. Holdridge also pointed out that there are numerous vacancies existing on the east side of Stevens Point, including the Copps store and the undeveloped land already in the Parkdale area. He also feels that the wooded area on Highway 10 is a nice entryway to the City of Stevens Point.

Mayor Halverson read a portion of the intergovernmental agreement: "The parties agree commercial and/or residential development in the Planning Area shall only be allowed after the land has been annexed to the City. The Planning Area shall only be developed for commercial purposes using municipal sewer and municipal water services from the City. The Town agrees to support annexation petitions submitted to the City for land in the Planning Area. "Mayor Halverson pointed out that this agreement was signed by Mr. Holdridge, and the map within the agreement says this area will be zoned "B-5" Highway Commercial.

Mr. Holdridge told Mayor Halverson that the area included in the annexation request is exclusively wetlands, to which Mayor Halverson pointed out that the most current DNR wetland indicator map indicates that about five acres of the total 18 acres is wetlands. There is an area on the corner that could be developed that is not wetlands. Mayor Halverson pointed out that the City of Stevens Point's comprehensive plan is different in that we have the need to grow; we have to be expanding the tax base. Mr. Holdridge responded that the Town of Hull had no problem when the city annexed the soccer fields, but they do have a problem with the annexation of an area that has wetlands, and the potential of building of a gas station on that property.

Ann Leahy, 5970 Westminster Court, asked if there would be an opportunity to hear what is proposed on this property in the next agenda item, to which Mayor Halverson stated no. This request is only for the annexation and zoning of the property. The zoning of the property allows for a number of permitted and conditional uses. Ms. Leahy stated that she is opposed to the annexation.

Mary Lee Nelson, 5732 Algoma Street, opposes the Parkdale Development and has a concern for the loss of green space and wetlands. Ms. Nelson pointed out that if there is a gas station on that property, it could pose a threat to the ground water safety if an underground storage tank were to leak. She is also concerned with the aesthetics of the area and is asking for the commission to give that consideration as well.

Dave Wills, 1909 Mary's Drive, stated he is opposed to the annexation for commercial purposes and wants the commission and both municipalities to slow down to hear all sides so the municipalities can move forward together.

Ann Garber, 5893 Clark Street, stated she is opposed to any use in the proposed annexation area other than green space. She stated that it is nice to have the buffer against urban sprawl. Ms. Garber also suggested asking the community what they think of the plan before continuing.

David Garber, 5893 Clark Street, stated he is opposed to the annexation petition. He stated that perhaps there was no foresight in 1998 that one of the commercial uses would be a gas station or some other use that could pollute the immediate area.

Mayor Halverson stated that ultimately the annexation before the commission has been dealt with in the intergovernmental agreement in 1998. This agreement was very specific, stating that the three points were: having orderly planned growth for the Town of Hull and the City of Stevens Point, the provision of cost-effective municipal services to support development, and the implementation of development standards and land use plans which will protect and enhance property values of adjacent properties. Mayor Halverson also pointed out that the area west of the annexation proposal is zoned "B-5" Highway Commercial as well as the area that is in question. The area to the north is residential, and that was done specifically because it was done per this agreement, which was laid out in cooperation with the Town of Hull, which the current chairman signed. He stated that the difficulty that we face is that we look to our comprehensive plan, which calls for very specific commercialization of that corridor, eventually all the way to Highway J, and as we plan our municipal utilities accordingly, urban sprawl is not the process we want to undertake. What we want is small and incremental growth, because we have to have new growth just as we also need infill of our urban core. "B-5" Commercial was signed off on by the Town of Hull cooperatively, specifically for the site we are talking about as well as to the furthest extent to the east and this zoning has not changed since the agreement was signed.

Commissioner Haines stated that she sees no issue with the annexation, as it is contiguous with the city, but she does point out that the municipal boundaries are a mess and would like to see that cleaned up.

**Motion by Commissioner Patton to approve the annexation request for an unaddressed property located at the northeast quadrant of the intersection of Badger Avenue and Highway 10, along with the adjacent right-of-way, from the Town of Hull to the City of Stevens Point; Seconded by Mayor Halverson. Motion carried 6-0.**

4. Establishing a permanent zoning classification for the property located at the **northeast quadrant of the intersection of Badger Avenue and Highway 10 East** (Parkdale Development, LLC annexation request).

Mayor Halverson stated that the Director Ostrowski suggested "B-5" Highway Commercial, which is in accordance to the intergovernmental agreement with the Town of Hull that we have signed from 1998 and also specifically in line with our comprehensive plan.

Commissioner Haines stated that it looks the City's Comprehensive Plan calls for that specific property to be multiple-family. Director Ostrowski stated that a future land use map is to be a guide for future uses of a general area. The plan is not always parcel specific, but should be looked at in a general nature, also considering the goal and objectives outlined within the plan. Our Comprehensive Plan calls for high intensity residential and commercial uses along Highway 10 east all the way to Highway J. Highway 10 is a major corridor and is designed for commercial uses.

Mayor Halverson pointed out that standard planning and zoning practices are to obviously have your commercial uses that would front the properties directly adjacent to the highways, and your lesser intensive uses as you go back further and then you would eventually go specifically to residential. The area laid out to the west of Badger Avenue has done exactly that.

Commissioner Haines also points out that on the intergovernmental agreement that has the whole area as "B-5" Highway Commercial. She asked what permitted uses would be allowed in this area. Director Ostrowski stated that it ranges from retail, gas stations, green houses, drive-in restaurants,

banks, pet shops and any generally commercial uses that you would see along Highway 10, Division Street, and Church Street. There are also conditional uses that can be located here.

Director Ostrowski clarified that multiple-family is a conditional use in every zoning district, and one of the unique characteristics of the "B-5" zoning district is that site plans will come back to the Plan Commission no matter what the use.

Commissioner Haines then asked for an explanation of the difference between B-4 to B-5 to which Director Ostrowski stated that the setbacks and lots are typically larger. Mayor Halverson added that this was also agreed to by the Town of Hull in the intergovernmental agreement. He stated that landscaping and setbacks are specifically outlined in the agreement.

**Motion by Commissioner Patton to approve the zoning classification of "B-5" Highway Commercial District for the property located on the northeast quadrant of the intersection of Badger Avenue and Highway 10 East; Seconded by Commissioner Curless.**

Ann Leahy, 5970 Westminster Court, stated that she opposes the zoning. She feels that it would be a wonderful example of Stevens Point being the Gateway to the Pineries. Ms. Leahy requests that the commission leaves the area zoned as it is, and not develop and encourage them to slow down.

Commissioner Haines stated that she agrees it is a beautiful piece of property, but it is private property and we can't tell the property owner not to develop it.

Commissioner Curless asked if we know for sure if it is a gas station that is going to be proposed there, to which Mayor Halverson stated it is highly potential. Director Ostrowski added that in a wellhead protection area, a gas station would be a conditional use. Commissioner Curless asked if it was truthfully a wellhead zone, to which Mayor and Director Ostrowski stated yes it is, and Commissioner Curless confirmed that they still would have to get a conditional use permit some time down the road.

**Motion carried 6-0.**

5. Adjourn.

**Meeting adjourned at 6:57 PM.**



# Memo

**Michael Ostrowski, Director**

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski and Kyle Kearns  
CC:  
Date: 9/4/2012  
Re: Amend Conditional Use – Players' Lounge – Extension of Premise

In June of 2012, Players' Lounges' request to operate as a tavern through the conditional use process went before the Plan Commission and Common Council. The Commission recommended a six month extension to the use which was later approved by Council.

The six month extension of the use was sparked via the increasing complaints from neighbors and the reports from the police department. Furthermore, the conditional use permit expires on December 31, 2012.

The conditions for the most recent conditional use are below.

- 1) The building must be modified with materials specifically designed to muffle or contain noise/music inside the building.
- 2) Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot.
- 3) Entrances shall be arranged in a manner that patrons under the age of 21 will not be admitted to the bar area.
- 4) The hours of operation shall be limited to the following:
  - a. Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance.
  - b. DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights.
  - c. The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday (or legally allowed hours, whichever is earlier) and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours, whichever is earlier).
- 5) The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 6) The business must be operated in a manner that patrons must be

prevented from congregating outdoors in a manner that would unreasonably disturb the peace and enjoyment of the residential neighborhood.

- 7) The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 8) The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans.
- 9) No alcohol or fermented malt beverage may be served or consumed in the volleyball and basketball area, outside of league play.
- 10) The building plan layout as presented on the attachment is approved and shall not be modified without city approval.
- 11) Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional use resolution: 41 ft x 96 ft building addition designated as "bar area" as shown on the attached map.
- 12) It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009.
- 13) A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas.
- 14) Dumpsters be screened with fencing that matches the building color.
- 15) Paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department.
- 16) Year round foliage on the south side of the building.
- 17) Close the south driveway closest to the building and curb it off at the owners expense.
- 18) Remove the hvac units along the south elevation.
- 19) Repair the deck and paint the rusty doors and posts on the south elevation.
- 20) This Conditional Use Permit shall expire December 31, 2012.

The request by the applicant, Jason Glisczynski, incorporates an amendment to the conditional use, temporarily extending the premise to the indoor sports area for three events. The events are below:

1. Saturday, October 20, 2012: Magic and Mayham

2. Friday, November 9, 2012: Rhythm and Brews Beach Bash
3. Saturday, July 20, 2013: SPASH 20<sup>th</sup> Class Reunion

Mr. Glisczynski has provided a narrative describing each event and outlining steps that have been made during the extension to resolve many of the previous issues related to the use.

The Community Development Department has received no complaints, related to noise, refuse, or traffic, nor has the police department. The last event listed above, SPASH 20<sup>th</sup> Class Reunion, is scheduled to take place in 2013, which is in another calendar year. Four events can be approved by staff throughout a calendar year with any additional events reviewed by the Plan Commission. As two events are scheduled for this year, 2012 staff would recommend approval of the amendment to the conditional use to temporarily extend the premise for the first two events listed above with the following conditions:

1. Previous conditions still remain.
2. Event shall be monitored by staff, along with parking.
3. Any garbage or trash shall be removed from the property within 24 hours of the event.
4. Alcohol shall not be consumed outside of the sports complex.

Staff would also recommend that the third event, SPASH 20<sup>th</sup> Reunion, be revisited when the conditional use to operate as a tavern is reviewed in December of 2012. If approved at that time, this event will not count towards one of the four staff approvals for events in 2013.

## Vicinity Map



**REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION**

ADDRESS OF PROPERTY: 2124 Rice St

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

See Attached

OWNER/APPLICANT:

Name: Players' Lounge  
Address: 2124 Rice St  
Stevens Point WI 54481  
(City, State, Zip Code)

Telephone: 715-295-0650  
Cell Phone: \_\_\_\_\_

[Signature]  
Signature

AGENT FOR OWNER/APPLICANT:

Name: JASON Glisczynski  
Address: 1920 Adams St  
Plover, WI 54467  
(City, State, Zip Code)

Telephone: \_\_\_\_\_  
Cell Phone: 715-340-6107

[Signature]  
Signature

Scheduled Date of Plan Commission Meeting: \_\_\_\_\_

Scheduled Date of Common Council Meeting: \_\_\_\_\_

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # \_\_\_\_\_

Since our last meeting Players' Lounge has taken steps to improve our operations and lessen the impact to our neighbors by performing the following:

1. We have installed an "Enter Here" sign at the driveway to prevent customers from missing the driveway and turning around in our neighbors driveway.
2. We have implemented our Neighborhood appreciation program, which includes discounts and specials exclusively for our neighbors, as well as a notification program so our neighbors are informed ahead of time of any events taking place in which they would not be notified by the city, such as smaller concerts, comedy events, and our home grown Pub Trivia contest. This notification also includes our contact information for Players' Lounge, as well as personal contact information for myself, and the onsite manager. We also met with the neighbors personally to discuss the impact of the business and have kept those communication lines open with them to foster a good working relationship. I'm happy to report that since our last extension was approved we have had the police department at Players' Lounge on only one occasion, and that was due to us calling them to remove a person who refused to leave after arriving intoxicated and we refused service. We have also implemented a parking strategy for our larger events, and have executed it flawlessly, to prevent cars from parking on the neighboring streets, containing all the customer parking to our lot. We have had 6 events to include a large outdoor event, as well as a number of concerts inside the building, all without incident.
3. There have been some comments from council members and the public regarding our operations straying from our original proposal. I want to set the record straight. Our original proposal included that we would have events and serve food and alcohol to cover the massive amount of overhead for this property. The property taxes alone are over \$25,000 per year, a 300% increase from before I purchased the building. Our primary focus is athletics to drive people to the building, and the ancillary events also help defray the costs. After 4 years of operation we are still under a lot of pressure each month just to make the expenses. These events are necessary to the business model, and were fully disclosed up front with the original proposal. Furthermore, the addition of outdoor volleyball courts only serves further to the original model of promoting athletics and activities in the city. Players' Lounge is very unique to the central Wisconsin area and Stevens Point, bringing in people from around the state, and even from out of state, to attend events that we hold, including sporting events. This once dilapidated building painted bright blue with a crumbling parking lot is now a center of activity, and a significant amount of well being for the city. Please keep these things in mind when considering these requests. Remember that it was under the cities direction to not have our permanent premise to include the sports center so you could monitor when we are serving in that area, that is the reason it seems that Players' Lounge pops up on the radar so much compared to other facilities.

With all of that said, Players' Lounge would like to request a permanent change to our defined premise, as well as a temporary extension of premise for the following dates for events to occur in the sports center portion of the building. These events are very similar to events that we have done in the past, all without incident or issues with the police department or neighbors.

**Saturday, October 20<sup>th</sup> – Magic and Mayham**

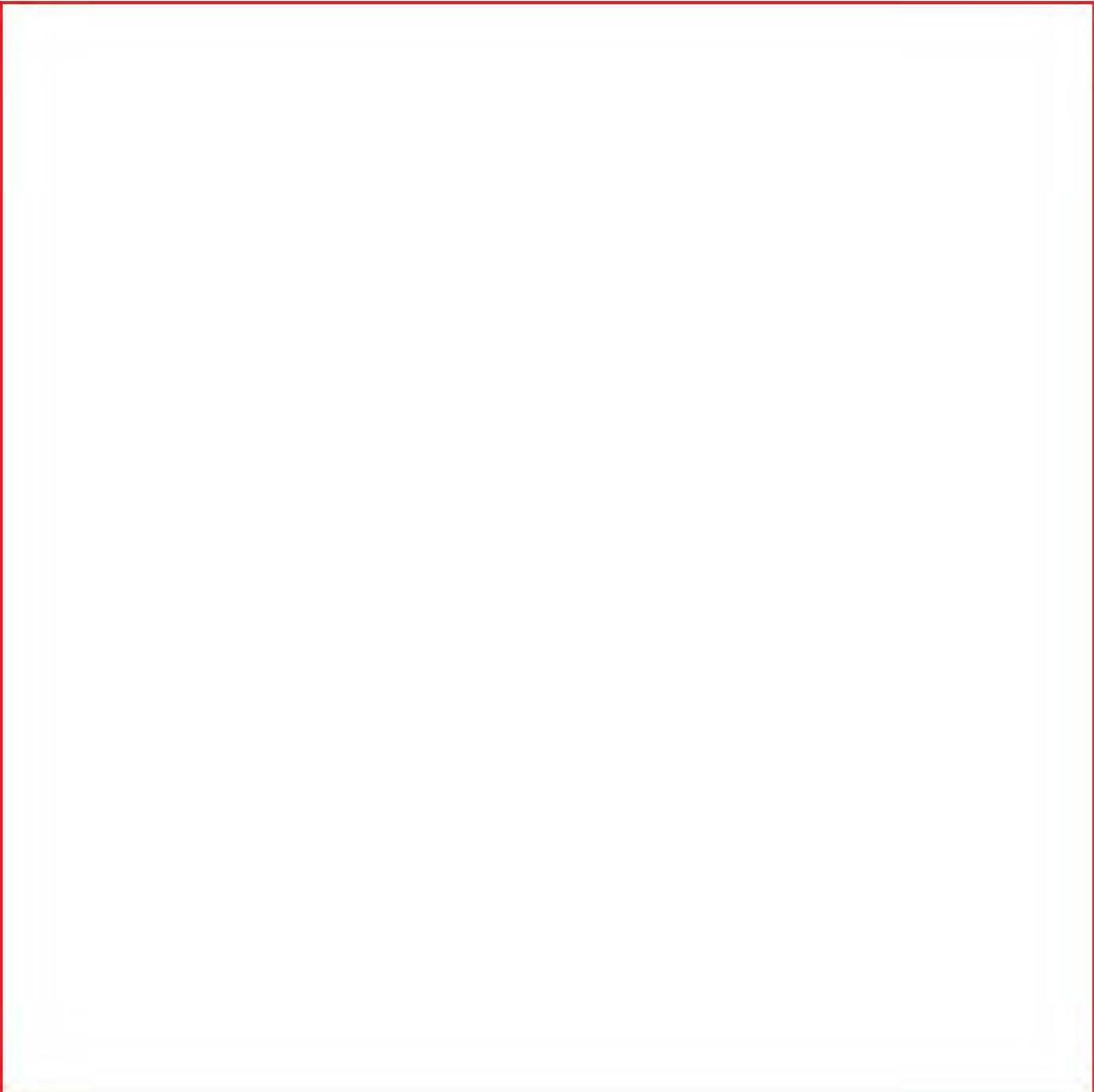
This is a live comedy and magic show to be held in the sports center. This show is similar to the "Juggle This" show we did in February. It draws a large crowd and requires a large stage so the sports center is the only viable area to hold the show. We are asking for the extension so we are able to serve our customers during the show. This is an age 21+ event. We would like to be able to serve in the sports center from 5pm to midnight.

**Friday, November 9<sup>th</sup> – Rhythm and Brews Beach Bash**

This is a fundraiser event for the Alzheimer's Association. We do a beer tasting along with multiple vendors showcasing their beer, wine, and food products. We have a blues band playing during the event, and require the extension to cover the beer tasting. This is an age 21+ event. We would like to be able to serve in the sports center from 4pm to midnight.

**Saturday, July 20, 2013 – SPASH 20<sup>th</sup> Class Reunion**

This is a class reunion for the class of 1993. This is an age 21+ event. They have requested we permit them to be served in the sports center so they can take their drinks out to the sports center while engaging in volleyball, basketball, and other "yard games" that we will have set up for them. We would like to be able to serve from 4pm - close.



# Administrative Staff Report

## Kwik Trip Rezoning & Conditional Use 5311 Old Highway 18 September 4, 2012



Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Kwik Trip</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li><li>• Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-35-2300-01</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Effective Frontage: 541.79 feet</li><li>• Effective Depth: 241.49 feet</li><li>• Square Footage: 98,956</li><li>• Acreage: 2.272</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• "R-1" Suburban Single Family Residential District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Commercial</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 7: Trzebiatowski</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• Residential</li></ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"><li>• 23.01(16), and 23.02(1)(c), 23.02(2)(d) and 23.02(4)(e)</li></ul>	<p><b>Request</b></p> <ol style="list-style-type: none"><li>1. Request from Kwik Trip to rezone the property located at <b>5311 Old Highway 18 (Parcel ID 2408-35-2300-01)</b> from "R-1" Suburban Single Family Residential District to "B-4" Commercial District.</li><li>2. Request from Kwik Trip for a conditional use permit to operate a gas station and convenience store within Wellhead Protection Zone B at <b>5311 Old Highway 18 (Parcel ID 2408-35-2300-01)</b>.</li></ol> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>• Parcel ID Sheet</li><li>• Exhibit Map</li><li>• Application</li><li>• Site Plan &amp; Elevations</li><li>• Wellhead Protection Overlay District Map</li><li>• Supporting Documentation</li></ul> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>• The property is zoned "R-1" Suburban Single Family District</li><li>• Gas stations are prohibited in the "R-1"</li><li>• The City's Comprehensive Plan calls for a commercial use on this property.</li><li>• Gas stations are permitted uses in the "B-4" Commercial District</li><li>• Gas Stations are a conditional use within the "B Zone" Wellhead Protection District.</li></ul> <p><b>Staff Recommendation</b></p> <p>Approve the rezoning to B-4 Commercial.</p> <p>Approve the conditional use permit, subject to the following condition(s):</p> <ol style="list-style-type: none"><li>1. The middle ingress / egress on Old Highway 18 shall be removed and shall be lined with continuous screening.</li><li>2. The northern most ingress/egress point shall be lined up with the ingress/egress point across Old Highway 18 (5317 Old Highway 18).</li><li>3. All landscaping requirements shall be met and maintained as per Chapter 23 of the Revised Municipal Code. Additional screening is needed by the southern most ingress/egress point adjacent to Old Highway 18.</li><li>4. The existing vegetation along Old Highway 18, south of the southern</li></ol>
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most ingress/egress point, shall remain to provide screening for the adjacent properties.

5. All stormwater requirements shall be met as per Chapter 31 of the Revised Municipal Code.
6. There shall be no light spill over past the property line and that no lights shall be directed towards adjacent properties. All light fixtures shall be cut-off fixtures that are pointed down.
7. The screening for the refuse containers shall match the main exterior material of brick that is on the main building.
8. All piping shall be double wall flexible piping, where if product is released from the primary pipe it would be contained in a liquid tight pump. Other type of piping, that is not flexible if it can be proven that it provides similar protection. This shall be approved by the State of Wisconsin and City Staff.
9. All piping shall be sloped to either a tank sump or a dispenser sump.
10. Sumps shall be located at the submersible head on each tank and also under each product dispenser. All sumps shall be equipped with a liquid sensor that sounds an alarm immediately if any liquid enters the sump.
11. All tanks shall be at minimum double walled with a liquid sensor that sounds an alarm immediately if any liquid is detected.
12. Electronic line leak detection shall be installed in the pipe run for each product dispensed. These units shall shut down flow to the pipe if there is a loss of pressure to the product pipe.
13. Dispenser and tank sump containment and spill buckets shall be double walled.
14. All monitoring shall be continuous monitoring, meaning that an alarm shall sound or proper authorities shall be immediately notified if a leak is detected.
15. Overfill devices shall be required to be installed to prevent the overfilling of the underground tanks from a transport truck, including installing one in the fill pipe of each tank, as well as an audible alert at 90% and an auto shut-off at 95% capacity, to ensure that overfilling will not occur.
16. Catch basins shall be installed around every fill point to catch product that may drip from the loading hose during the product transfer process.
17. Functionality tests shall be done annually on all line monitors to ensure proper operation.
18. A tank bed and line liner shall be placed in the underground storage tank bed and in excavation trenches for fuel lines.
19. Monitoring wells shall be installed throughout the property at locations determined by the Director of Water and the City Engineer. Testing shall be done quarterly. City staff shall be given unrestricted access for compliance purposes.
20. Dispensing pads shall be Portland cement. Cracks and joints that open on dispensing pads shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.
21. All downspouts from the building and canopies shall be directly connected into the stormwater piping and directed to the stormwater

pond.

22. The tank sump for each tank shall have the electrical conduit at the highest elevation practical above the transition points of the product piping.
23. Piping contractor shall install tracer wire on the outside of the product lines.
24. Stormwater manholes shall contain sumps with oil/water separation.
25. A clay liner shall be installed in the stormwater pond to eliminate infiltration of hydrocarbons.
26. All state requirements outlined in Chapter SPS 310: Flammable, Combustible and Hazardous Liquids, pertaining to this request must be met.
27. A groundwater protection plan shall be submitted and implemented prior to construction and shall cover the following:
  - a. A complete description of spill prevention and control measures for the facility. Spill prevention begins with the customer. Signs shall be posted at the pump instructing customers not to top off fuel tanks and to notify an employee in the event of a spill. Emergency shutoff switches shall be plainly labeled.
  - b. An estimate of the maximum quantity of fuel that could be spilled in the event of an equipment failure, along with an analysis of its fate and a plan for preventing it from reaching groundwater or surface water shall be created. The plan shall include descriptions of containment and/or diversionary structures or equipment needed in the event of a spill, and a demonstration that the needed equipment, personnel, and other resources would be available to respond to a spill.
  - c. A notification list, including the names and phone numbers of local management, remote management, fire and police, local and state agencies needing to be notified, and spill response contractors shall be created.
  - d. Routine spot cleaning of small spills at fueling areas with dry methods. Dry methods include using rags or absorbents. Fueling areas shall never be washed down unless the water is collected and disposed of properly. The plan must specify that an adequate supply of absorbent materials be kept readily available.
  - e. Proper storage and disposal of used sorbents and/or rags.
  - f. Maintenance of the stormwater management system, including best management practices (BMPs).
  - g. Provisions to ensure that snow plowing and other maintenance will not interfere with the proper functioning of stormwater management, spill containment, and leak detection systems shall be produced.
  - h. Employee training: Employees must be trained (upon hiring

and annually thereafter) in all aspects of routine operation and maintenance, including routine spill cleaning and containment of contaminated stormwater, as well as spill response and other emergency procedures.

- 28. The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply.
- 29. The conditional use permit shall expire within one year after final occupancy date.

## Vicinity Map



## Background

Kwik Trip is proposing to construct a new gas station and convenience store at the above described location. Kwik Trip is first requesting a rezoning of the property in order to allow for a gas station type use. Their second request is for a conditional use to operate a gas station within the "B" zone of the Wellhead Protection District. Kwik Trip plans on removing the existing home and gazebo to construct the 5,766 square foot gas station and convenience store. Two canopies are proposed as well, one serving diesel vehicles, and the other serving gasoline vehicles. Kwik Trip has chosen

the location due to the size of the site and its adjacency to the interstate. A drainage plan has been included within the submission as well.

## Standards of Review

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### Rezoning Request

#### 1) The parcel(s) meets the minimum lot requirements.

**Analysis:** The minimum lot requirements in the “B-4” Commercial District are as follows:

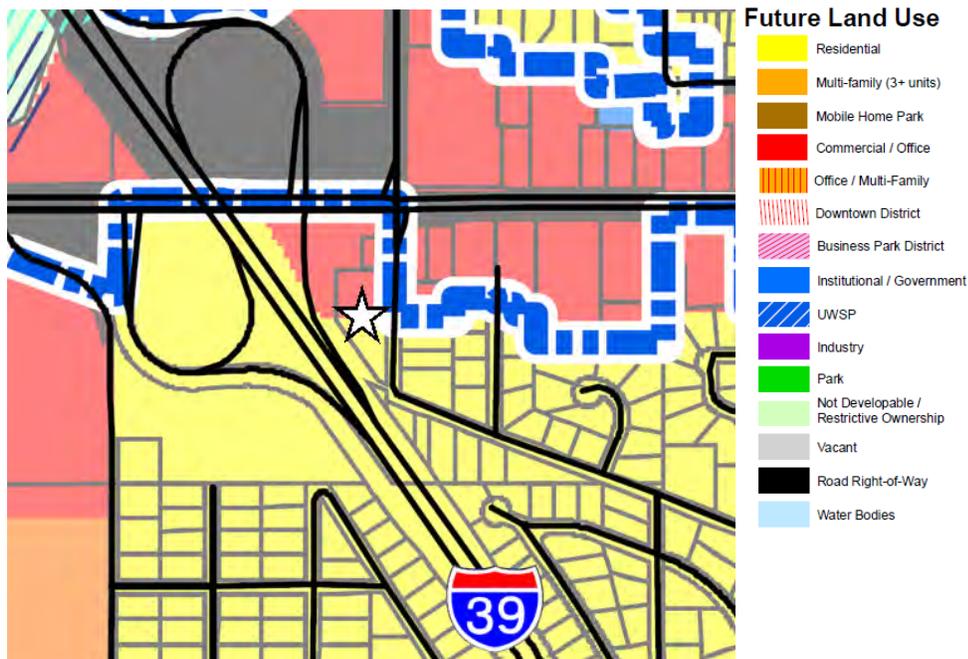
- Minimum Lot Area: 7,000 square feet
- Minimum Lot Width: 60 feet, or 80 feet for corner lots.

**Findings:** The current lot is 98,955 square feet; 541.79 feet wide, with a depth of 241.49 feet, well exceeding the minimum lot size requirements.

#### 2) The change in zoning is consistent with the City Comprehensive Plan.

**Analysis:** The City’s Comprehensive Plan calls for this area to be Commercial / Office or Residential Use.

**Findings:** The proposed rezoning to allow for “B-4” Commercial Zoning would be consistent with the Extraterritorial Land Use Map as the intent of the district is as follows:



*Extraterritorial Land Use Map – 2005 Stevens Point Comprehensive Plan*

This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City’s Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

#### 3) The change in zoning will not create adjacent incompatible uses.

**Analysis:** The following are the current City and County zoning classifications and uses of adjacent properties:

Direction	Zoning	Use
North	“C-1” Neighborhood Commercial (County Zoning)	Insurance Agent
South	“R-2” Single Family Residence (County Zoning)	Public right-of-way
East	“B-4” Commercial, “B-5” Highway Commercial & “R-2” Single Family Residence (County Zoning)	Public right-of-way
West	“R-2” Single Family Residence (County Zoning)	Public right-of-way

**Findings:** Commercial zoning exists around two of the four sides of the property. Additionally, no homes exist directly adjacent to the property, but are separated by a public right-of-way. Furthermore, a public right-of-way (Interstate 39) exists to the west, prohibiting any development from occurring along that property boundary. Its location along Interstate 39 and Highway 10, as well as, its large size make it unique to the area that has a mixture of commercial uses, and smaller residential lots. It is much more fitting for a commercial use along two high traffic thoroughfares, where traffic is quite loud and visibility good. Concurrently, splitting the lot into multiple parcels does not fit within the context and general purpose of the area. The current suburban zoning is out of context, as the property exists within a developed, dense area of the City. With that said, the change in zoning will not create adjacent incompatible uses, as commercial zoning already exists around the property.



*City of Stevens Point – Zoning Map*

### Conditional Use Request

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

**Analysis:** The gas station will be located just off of Interstate 39 and Highway 10, both very highly traveled commercial corridors. Kwik Trip will be primarily positioned next to commercial uses, as an insurance agent’s facility is its only directly adjacent neighbor, lying to the north. To the east exists a cellular phone store along with a large Inn. A few residential homes exist to the southeast across the street from the southern end of the property where a drainage pond is proposed. Finally, Interstate 39 exists to the south and west of the property.

The reason for the conditional use is because the property is located within Wellhead Protection Zone B. All uses permitted in the underlying zoning district will be considered a conditional use within the Wellhead Protection Zone B.

**Findings:** As the majority of the development will occur on the north end of the property, near Highway 10 and adjacent to commercial uses, staff feels that the use will not be detrimental to, or endanger the public health safety, morals, comfort, or general welfare.

In regards to the construction of a gas station within a wellhead protection district, Kwik Trip plans to take additional measures above and beyond EPA or the State of Wisconsin requirements to reduce the probability of any contamination of the water supply.

#### Underground Fuel Tank/Lines:

1. Additional Monitoring and Inspections
  - a. Inventory Monitoring
  - b. Specific 10 gallon lose in 5 days monitoring
  - c. Inspections bi-yearly or quarterly
  - d. 24/7 Communication Center for response
2. Tank Bed/Line Liner
  - a. Liner placed in underground storage tank bed and in excavation trenches for fuel lines

#### Stormwater System

1. Oil/Water Separation
  - a. Stormwater manholes contain sumps with oil/water separation
2. Stormwater Pond Lining
  - a. Clay liner installed to eliminate infiltration of hydrocarbons

Included is a letter from Kwik Trip's Environmental Compliance Manager regarding spill response and protection. The tanks and lines that Kwik Trip installs are double lined with monitoring, meaning that if the first level of containment is broken, an alarm will sound at the store and at corporate, but the fuel is still contained within the second containment level. At the Stevens Point location, with the addition of the tank bed liner, there would be 3 levels of containment.

Staff would also suggest requiring monitoring wells throughout the property at locations determined by the Director of Water and the City Engineer. Staff has also placed additional conditions in the recommendation section of this report.

### **2) The use will not be injurious to the use and for the purpose already permitted;**

**Analysis:** The property borders public rights-of-way on three sides, with the fourth bordering a commercial use to the north.

**Findings:** The use as a gas station should not be injurious to the uses already permitted within the area. Please see finding under comment 1 relating to the wellhead protection area.

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

**Analysis:** The Town of Hull surrounds the property on almost all sides, except the northeast. The property has been identified within our Comprehensive Plan to develop into commercial / office or residential uses. As the property is slightly over 2.25 acres and borders commercial and residential, either use would not impede the development of the area, but improve the development of the area. The Town of Hull Comprehensive Plan has this property identified as a commercial use.

**Findings:** This standard is met.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

**Analysis:** The building's façade will be primarily red brick, incorporating rows of decorative tan brick at hip height and near the roof. Windows or doors will line the façade on the front elevation and the main entrance will utilize a tan stucco and brick archway. A standing seam green metal roof is proposed to cover the entire building.

**Findings:** This standard is met. Staff would recommend that additional windows be installed along the façade that faces Old Highway 18 (right side elevation). The additional windows will help break up the long brick façade facing the residential use to the east.

- 5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;**

**Analysis:** The respective area is an established area of the City.

**Findings:** Utilities currently exist in this area.

- 6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

**Analysis:** There will be three ingress/egress points on the property. All three will exist off of Old Highway 18 and will have curb installed. The entrance to the south will be primarily used by trucks exiting the property. Two driveways have been placed on the north side of the property to accommodate the majority of traffic on the property. It is important to mention that the intersection of Old Highway 18 and Highway 10, just north of the property is signaled with traffic lights.

- **Findings:** Staff would recommend eliminating the middle ingress/egress point along Old Highway 18, as it will reduce the number of motorist exiting the property near the residential home across Old Highway 18. In addition, the northern most ingress/egress point shall be lined up with the ingress/egress point across Old Highway 18 (5317 Old Highway 18).

- 7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

**Analysis:** The proposed use would be within the following districts:

- "B-4" Commercial District: This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive

Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

- “District B” Wellhead Protection Overlay: This district is a secondary portion of the Stevens Point and Whiting recharge areas to be protected and includes land which lies within the five year groundwater travel zone, up-gradient from the Stevens Point and Whiting well fields. The five year time of travel (TOT) for the Stevens Point well fields is shown below regarding the property in question.



**Findings:** The proposed use is appropriate for the intent of the B-4 district, as gas stations are permitted. Within the Wellhead Protection Zone B district, gas stations are considered a conditional use, and may be allowed if the standards are met.

- 8) **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

**Analysis:** The structure will meet all other zoning requirements. In terms of groundwater protection and monitoring measures, the property will meet all state and federal requirements for underground storage tanks, monitoring, and spill prevention, as well as, additional requirements specified by the City and/or recommended by the Plan Commission and Common Council.

*See the attached documents outlining containment procedures and construction materials.*

**Findings:** This standard is met.

- 9) **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

N/A

- 10) **Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

N/A

- 11) **Access to the site shall be safe.**

- a. **All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

**Analysis:** The use fronts on Old Highway 18.

**Findings:** This standard is met.

- b. **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

**Analysis:** Three ingress/egress points exist on this site; all are off of Old Highway 18.

**Findings:** Staff would recommend eliminating the middle ingress/egress point, as well as lining up the northern most ingress/egress point with the ingress/egress point across Old Highway 18.

- c. **The driveway shall not be too close to neighboring intersections.**

**Analysis:** The signaled intersection at Highway 10 and Old Highway 18 is over 250 feet north of the property.

**Findings:** This standard is met.

- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

**Analysis:** Two of the three driveways are aligned across from neighboring property driveways allowing for clear visibility and communication amongst drivers if needed.

**Findings:** Staff is recommending that the middle driveway, not across from a neighboring driveway be eliminated from the plans.

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

**Analysis:** Three ingress/egress points are proposed on the site, all on Old Highway 18.

**Findings:** Staff would recommend that the middle driveway on Old Highway 18 be eliminated.

- f. **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

**Analysis:** The traffic flow on the site to the street should flow smoothly. The majority of vehicles; cars, trucks, or semi-trucks, will enter the site using the north driveway. Furthermore, the majority of larger trucks will exit via the south driveway. All driveways are proposed to be either way in/outs.

**Findings:** Staff would recommend that the middle driveway on Old Highway 18 be eliminated.

- g. **Intersections are visible and not visually screened.**

**Analysis:** The intersections are not screened from view.

**Findings:** Vision obstructions should not be a concern.

**h. Adequate drainage and snow storage is provided.**

**Analysis:** Drainage plans are being reviewed by the Department of Public Works. A clay-lined drainage pond proposed on site will serve as surface runoff drainage and storage.

**Findings:** Drainage requirements shall be determined by the Department of Public Works.

**i. Minimum size requirements are maintained for safe vehicle circulation.**

**Analysis:** The lot provides for adequate traffic aisles.

**Findings:** This standard is met.

**j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.**

**Analysis:** The site will be illuminated as per the proposed plans.

**Findings:** There will be minimum light spillover onto adjacent properties, as the site is quite large. Furthermore, the canopies, omitting the highest amounts of light, are located north and west of the building, furthest from neighboring residential properties. Staff would recommend that there be no light spill over past the property line and that no lights are directed towards adjacent properties. All light fixtures shall be cut-off fixtures that are pointed down.

**k. Driveways shall be located to minimize the impact to adjacent properties.**

**Analysis:** The driveways should not cause a negative impact to the adjacent properties, except for the middle driveway proposed on the property along Old Highway 18.

**Findings:** Staff would recommend that this driveway be eliminated.

**12) There shall be adequate utilities to serve the site.**

**a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

**Analysis:** The property has the needed utilities and access.

**Findings:** This standard is met.

**13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

**Analysis:** Refuse containers will be located behind the gas station.

**Findings:** This standard is met. Staff would recommend that the screening for the refuse containers match the main exterior material of brick that is on the main building.

- b. **Lighting shall be located to minimize intrusion onto the neighboring properties.**

**Analysis:** The site will be illuminated as per the proposed plans.

**Findings:** There will be minimum light spillover onto adjacent properties, as the site is quite large. Furthermore, the canopies, omitting the highest amounts of light, are located north and west of the building, furthest from neighboring residential properties. Staff would recommend that there be no light spill over past the property line and that no lights are directed towards adjacent properties. All light fixtures shall be cut-off fixtures that are pointed down.

- c. **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

**Analysis:** There are three residential dwellings located to the east of this site. Existing vegetation is proposed to remain along over 1/3 of the eastern property line, across from the residential homes. Furthermore, vegetation is proposed to exist within the medians that separate driveways, directly adjacent to the public right-of-way.

**Findings:** Staff would recommend that the existing vegetation south of the southern most ingress/egress point be kept.

- 14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.**

N/A

Name and Address		Parcel #	Alt Parcel #	Land Use
Harry B Hoppa 5311 Old Highway 18 Stevens Point, WI 54482		240835230001	240835230001	Residential
		Property Address		Neighborhood
		5311 Old Highway 18		28 South East (Residential)
		Subdivision		Zoning
Display Note	Annexed for 2007 rolls	Certified Survey Map		R1-SUBURBAN

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

**SITE DATA****PERMITS**

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0	8/18/2009	36497	\$5,000	110 Storage Bldg/She	14' x 20'
Effective Depth	0.0	12/1/2006	34441	\$2,500	093 Sewer and/or Wa	sewer & water lateral
Square Footage	98,956.0					
Acreage	2.272					

**2012 ASSESSED VALUE**

Class	Land	Improvements	Total
A-Residential	\$26,500	\$65,300	\$91,800
<b>Total</b>	<b>\$26,500</b>	<b>\$65,300</b>	<b>\$91,800</b>

**LEGAL DESCRIPTION**

LOT 1 CSM#9138-38-68 BNG PRT SWNW S35 T24 R8 692558 693510-AFF 697211-ANNEX

**DWELLING DATA (1 of 1)**

Style	04 Cape Cod	Basement	Full	Exposed	No
Ext. Wall	Wood / Masonite	Heating	Air Conditioning		
Story Height	1.5	Age	71	Fuel Type	Gas
Year Built	1941	Eff. Year	1941	System Type	Warm Air
Class	A-Residential	Total Rooms	4	Bedrooms	1
Int. Cond. Relative to Ext.	Interior Same As Exterior	Family Rooms			
Physical Condition	Average	Full Baths	1	Half Baths	
Kitchen Rating	Average	Bath Rating	Average		

**FEATURES****ATTACHMENTS**

Description	Units	Description	Area
Additional Plumbing Fixtures	1	Concrete / Masonry Patio	475

Name and Address		Parcel #	Alt Parcel #	Land Use
Harry B Hoppa 5311 Old Highway 18 Stevens Point, WI 54482		240835230001	240835230001	Residential
Property Address			Neighborhood	
5311 Old Highway 18			28 South East (Residential)	
Subdivision			Zoning	
Display Note	Annexed for 2007 rolls	Certified Survey Map		R1-SUBURBAN

**LIVING AREA**

Description	Gross Area	Calculated Area
Basement	724.0	
Finished Basement Living Area	0.0	0.0
First Story	744.0	744.0
Second Story	0.0	0.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	672.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		744.0

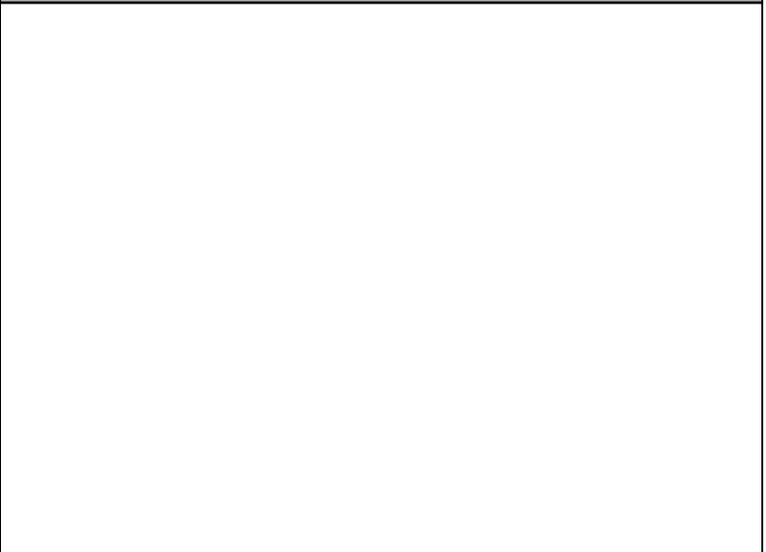
**DETACHED IMPROVEMENTS**

Description	Year Built	Square Feet	Grade	Condition
Gazebo	2008	263.3	C	Average
Garage - Detached Frame/ Block	1991	960.0	C	Average
Garage - Detached Frame/ Block	1941	264.0	C	Average
Frame Shed	1941	264.0	D	Fair

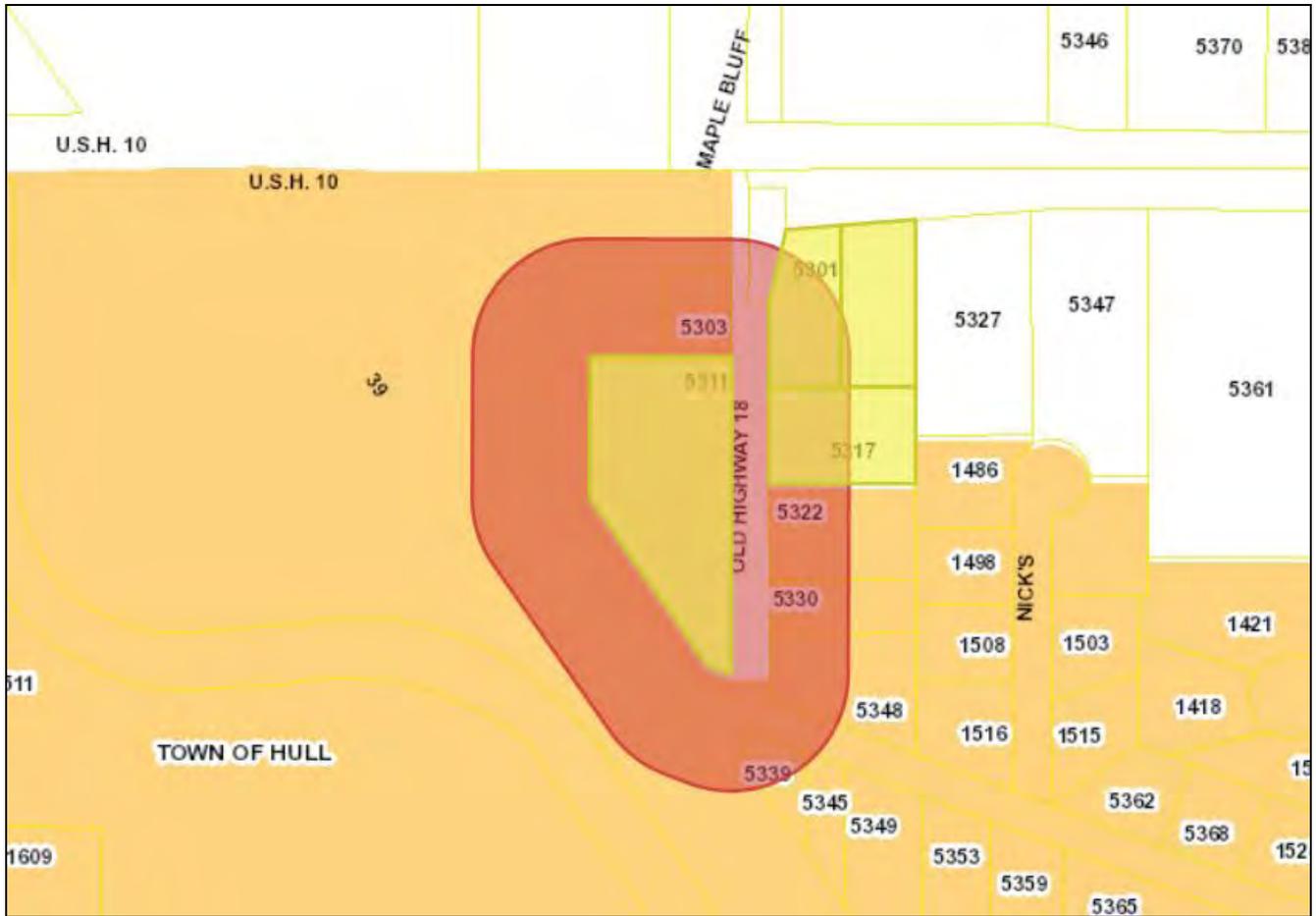
**PROPERTY IMAGE**



**PROPERTY SKETCH**



5311 Old Highway 18 – Kwik Trip – Rezoning & Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240835240004	0 Highway 10 E	Inn of Stevens PT Inc Midwest Heritage	P O Box 9118	Fargo	ND	58106
281240835240003	5301 Highway 10 E	SJN Rental LLC	5301 Highway 10 E	Stevens Point	WI	54482
281240835240008	5317 Highway 10 E	Inn of Stevens PT Inc Midwest Heritage	P O Box 9118	Fargo	ND	58106

**REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION**

ADDRESS OF PROPERTY: 5311 Old Highway 18, Stevens Point, WI

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Kwik Trip Inc. is requesting a zoning change of the referenced parcel from R-1 to B-4 zoning and and a Conditional Use Permit for the development of a new Kwik Trip convenience store with fueling canopy and separate side diesel canopy.

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: Harry and Bozena Hoppa  
Address: 5311 Old Highway 18  
Stevens Point, WI  
(City, State, Zip Code)

Name: Kwik Trip Inc. - Leah Nicklaus Berlin  
Address: 1626 Oak Street, La Crosse, WI 54603  
(City, State, Zip Code)

Telephone: 715-544-4546  
Cell Phone: 920-470-6747

Telephone: 608-793-6461  
Cell Phone: 607-797-1547

Harry B. Hoppa  
Signature

Leah N. Berlin  
Signature

Scheduled Date of Plan Commission Meeting: Sept. 3rd, 2012

Scheduled Date of Common Council Meeting: Sept. 17, 2012

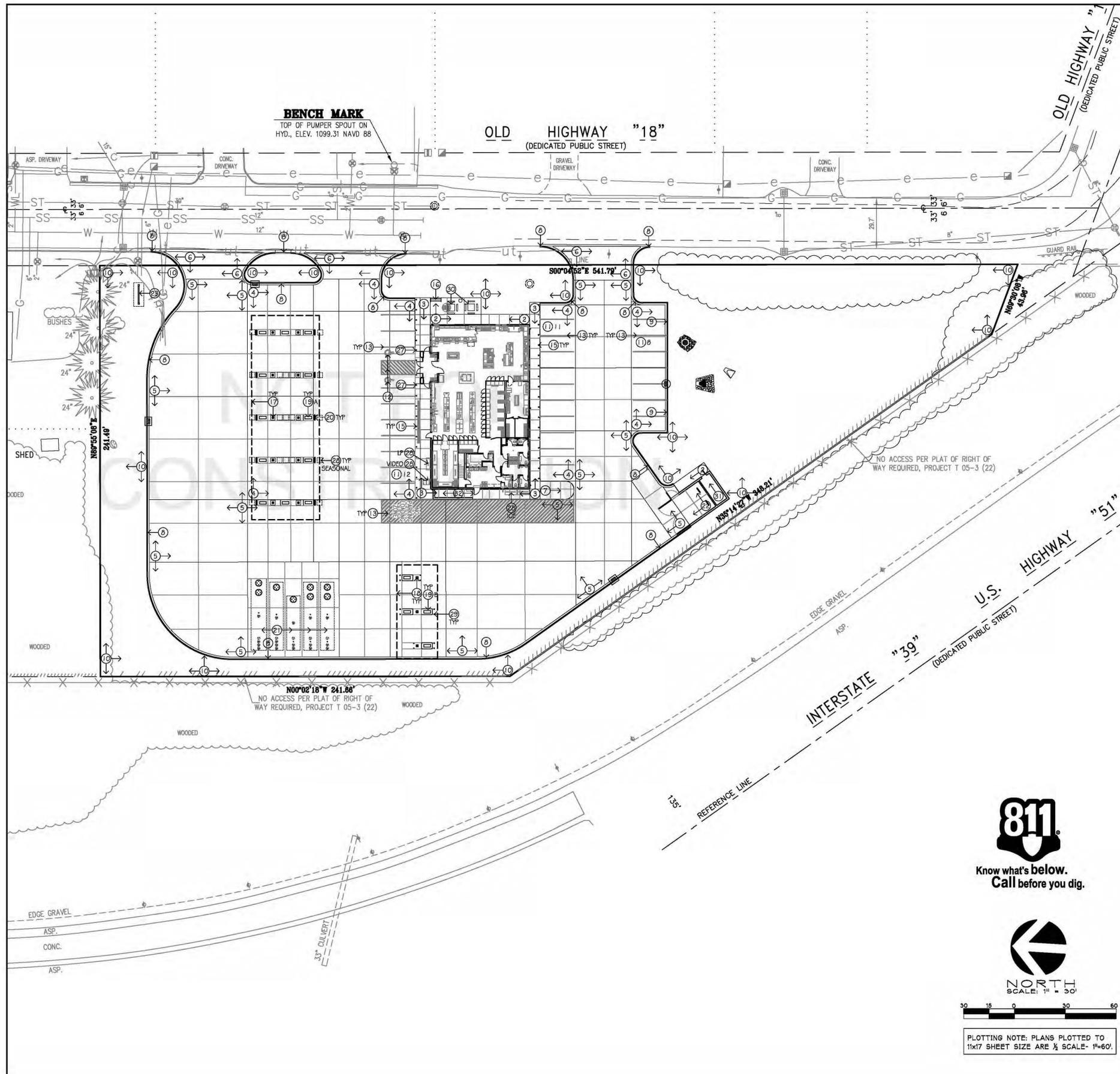
You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

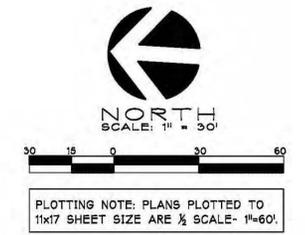
Receipt # \_\_\_\_\_





**SITE PLAN KEYNOTES**

1. RIGHT-OF-WAY BITUMINOUS REPAIR. MATCH EXISTING PROFILE.
2. 4" DEPTH CONCRETE WALK PER DETAIL 4/SP5
3. 6" INTEGRAL CONCRETE CURB/ WALK. SEE DETAIL 7/SP5 FOR NON-FLUSH SECTIONS. CONCRETE SEALER: TK-26UV
4. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR. CONCRETE SEALER: TK-26UV
5. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR. CONCRETE SEALER: TK-26UV
6. 8" DEPTH CONCRETE APPROACH SIMILAR TO DETAIL 5/SP5
7. CONCRETE CURB ISLAND
8. B6-12 CONCRETE CURB AND GUTTER PER DETAIL 11/SP5.
9. D4-12 MOUNTABLE CONCRETE CURB AND GUTTER PER DETAIL 10/SP5
10. LANDSCAPE AREA. SEE SHEET L1.
11. OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT. SPACES PROVIDED:  
(20) SERVICE POINTS  
(2) DIESEL POINTS  
(20) 9'-0" x 20'-0" (MIN.) GENERAL PARKING  
(2) 8'-0" x 20'-0" ACCESSIBLE PARKING WITH  
(1) 8'-0" x 20'-0" LOADING ZONE
12. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
13. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS- YELLOW.
14. STORM STRUCTURE. SEE SHEETS SP2-SP4 FOR FURTHER STORM SEWER INFORMATION.  
A. CATCH BASIN CURB INLET PER DETAIL 12/SP6  
B. FLARED END SECTION PER DETAIL 7/SP6  
C. RIP RAP PER DETAIL 8/SP6  
D. OIL SKIMMER PER DETAIL PER DETAIL ON SHEET SP3  
E. MANHOLE, FRAME AND VENTED COVER PER DETAIL 9/SP6
15. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9/SP5.
16. 8 STALL BIKE RACK WITH 4" CONCRETE PAD (BRP 300 TRADITIONAL BIKE RACK-SINGLE SIDE PORTABLE/ SURFACE MOUNT ENDS FUSION COATINGS - A DIVISION OF RTM INC. TO BE PROVIDED BY OWNER)
17. 40'-0" x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
18. 24'-0" x 55'-0" COMMERCIAL DEISEL DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
19. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.  
A. 3'-6" x 6'-0"  
B. 3'-6" x 6'-6"
20. U-PIPE BOLLARD. 36" HT ABOVE GRADE. SLEEVE WITH DR-18, 4" BLUE PLASTIC WATERMAIN PIPE.
21. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
22. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
23. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
24. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
25. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12/SP5
26. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
27. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
28. OUTDOOR MERCHANDISING AREA
29. 84" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 8/SP5.
30. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
31. MAINTENANCE STORAGE SHED
32. EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL
33. ELECTRICAL TRANSFORMER
34. ELECTRIC CAR CHARGER



**KWIK TRIP STORES**

**KWIK STAR STORES**

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

**INSITES**  
SITE PLANNING LANDSCAPE ARCHITECTURE  
3030 Harbor Lane North, STE 131  
PLYMOUTH, MINNESOTA 55447  
763.383.8400  
TEL 763.383.8400



**SITE PLAN (KEYNOTE)**

**CONVENIENCE STORE 863**

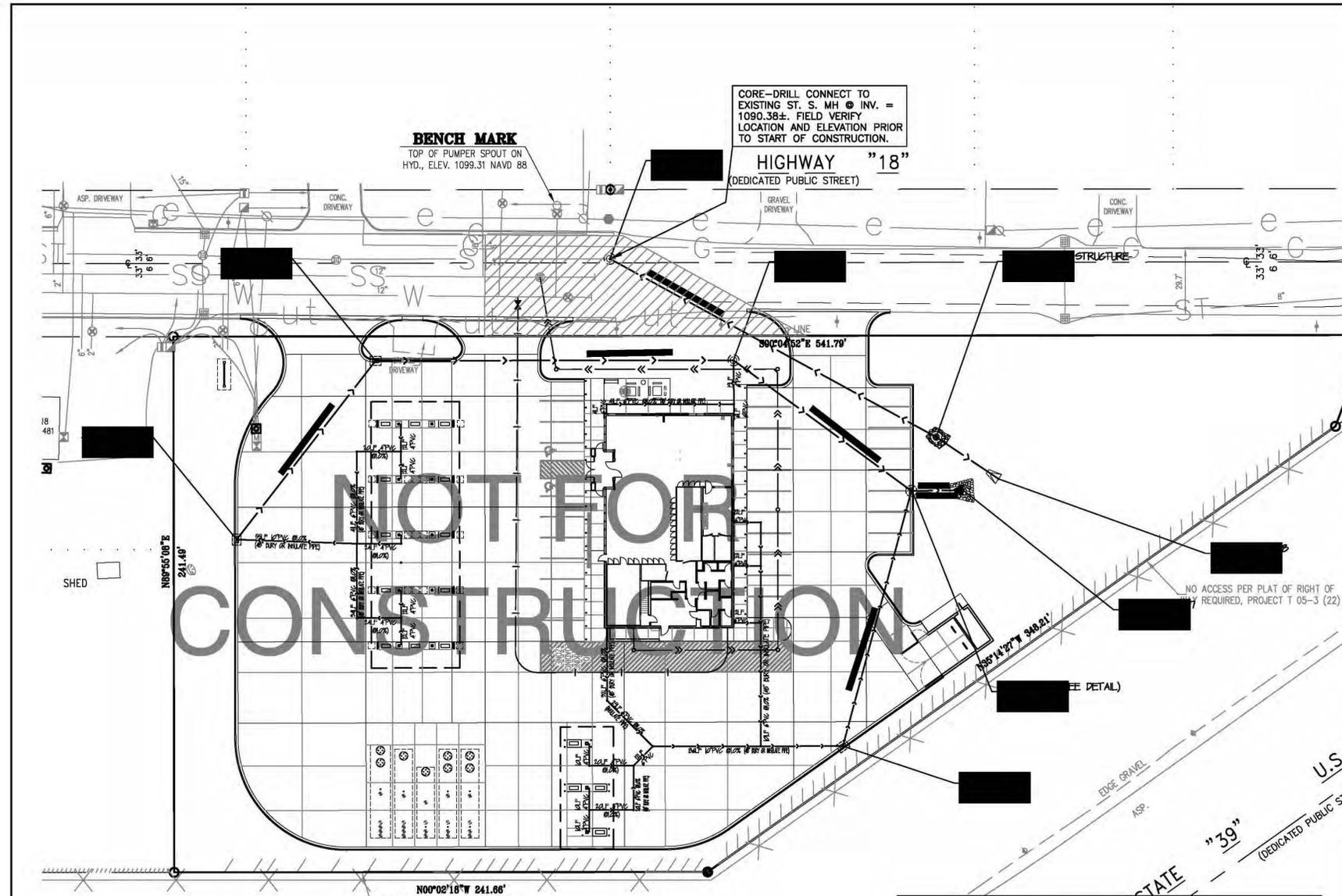
**OLD HIGHWAY 18 STEVEN'S POINT, WISCONSIN**

NO.	DATE	DESCRIPTION

DRAWN BY \_\_\_\_\_  
SCALE \_\_\_\_\_ GRAPHIC \_\_\_\_\_  
PROJ. NO. 12863  
DATE 2012 08-10  
SHEET **SP1.1**

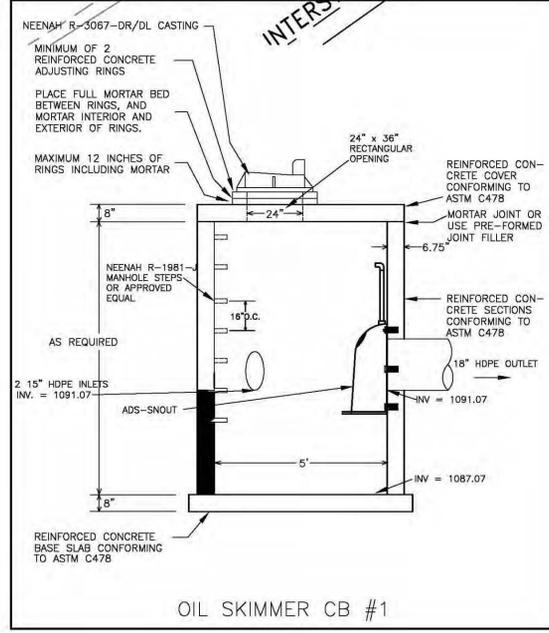
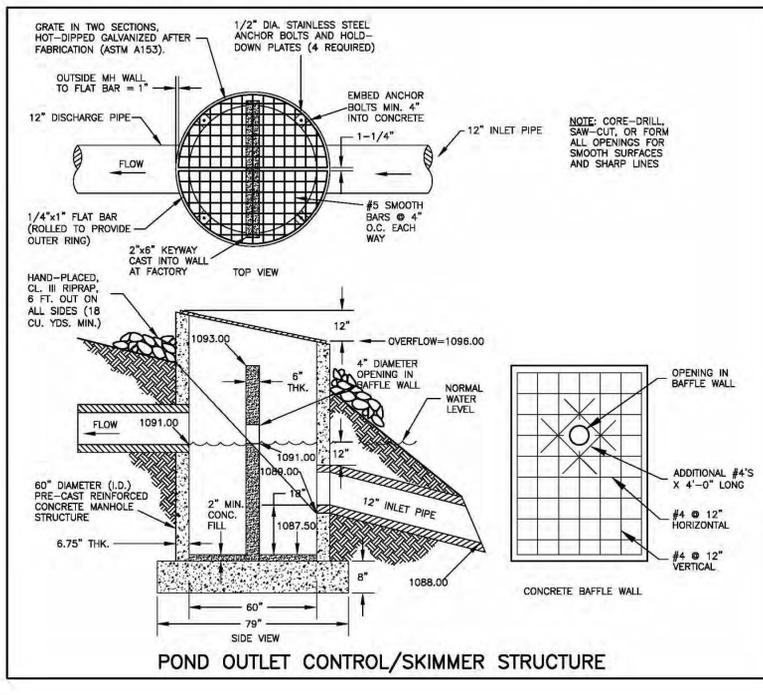
insites 12-036





- STORM DRAINAGE:**
- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C923. The inside barrel diameter shall not be less than 48 inches.
  - All joints and connections to catchbasins or manholes shall be watertight. Use resilient rubber seals, waterstop gaskets, or approved equal. Cement mortar joints are not allowed.
  - Install catchbasin castings with specified top elevation at the front rim.
  - PVC Pipe: Use solid-core, SDR-35, ASTM D3034 Polyvinyl Chloride (PVC) Pipe for designated PVC storm sewer services 4 to 15-inches in diameter. Use solid-core, SDR-35, ASTM F679 Polyvinyl Chloride (PVC) pipe for designated PVC storm sewer services 18 to 27-inches in diameter. Joints for all storm sewer shall have push-on joints with elastomeric gaskets. Use of solvent cement joints is allowed for service lines. Solvent cement joints in PVC pipe must include use of a primer which is of contrasting color to the pipe and cement. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
  - RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be Bureau of Reclamation type R-4, with confined rubber "O"-ring gaskets in accordance with ASTM C361.
  - RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes. Install safety-trash racks on all concrete aprons.
  - Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
  - Drain tile: Use perforated polyvinyl chloride PVC (ASTM D3034) or corrugated polyethylene PE (ASTM F405) on all drain tile 3-inches to 6-inches in diameter. Install drain tile with MnDOT 3733 Type 1 geotextile filter wrap or knit sock.
  - Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB #1, CB #3, CB #4, and CB #5.
  - Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
  - Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B bolted lid, or approved equal, on all storm sewer maintenance holes. Use tamper-proof bolts. Covers shall bear the "Storm Sewer" label.
  - Use a Neenah R-1733 frame with bolted, Type "O" radial grate, or approved equal, on the Tank Vents. Use tamper-proof bolts.
  - Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install blue Rhino TrView Flex Test Stations, or approved equal, with black caps at each surface location.
  - TRACER WIRE: Locating requirements - a means to locate buried underground exterior non metallic sewers/main sections as per 182.0715(2r) of the statutes.
  - The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
  - Line pond with 2' thick clay liner per detail.

- HDPE REQUIREMENTS:**
- Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan.
  - Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASHTO M252 for pipe sizes 4-inch to 10-inch diameter.
  - Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 for pipe sizes 12-inch to 60-inch diameter.
  - All fittings must comply with ASTM Standard D3212.
  - Water-tight joints must be used at all connections including structures.
  - Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
  - Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.



**811**  
Know what's below.  
Call before you dig.

**NORTH**  
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2 SCALE - 1"=60'

**KWIK TRIP STORES**

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P.O. BOX 2107  
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PH. (608) 781-8988  
FAX (608) 781-8960

**Sunde Engineering, P.L.L.C.**  
CONSULTING CIVIL ENGINEERS

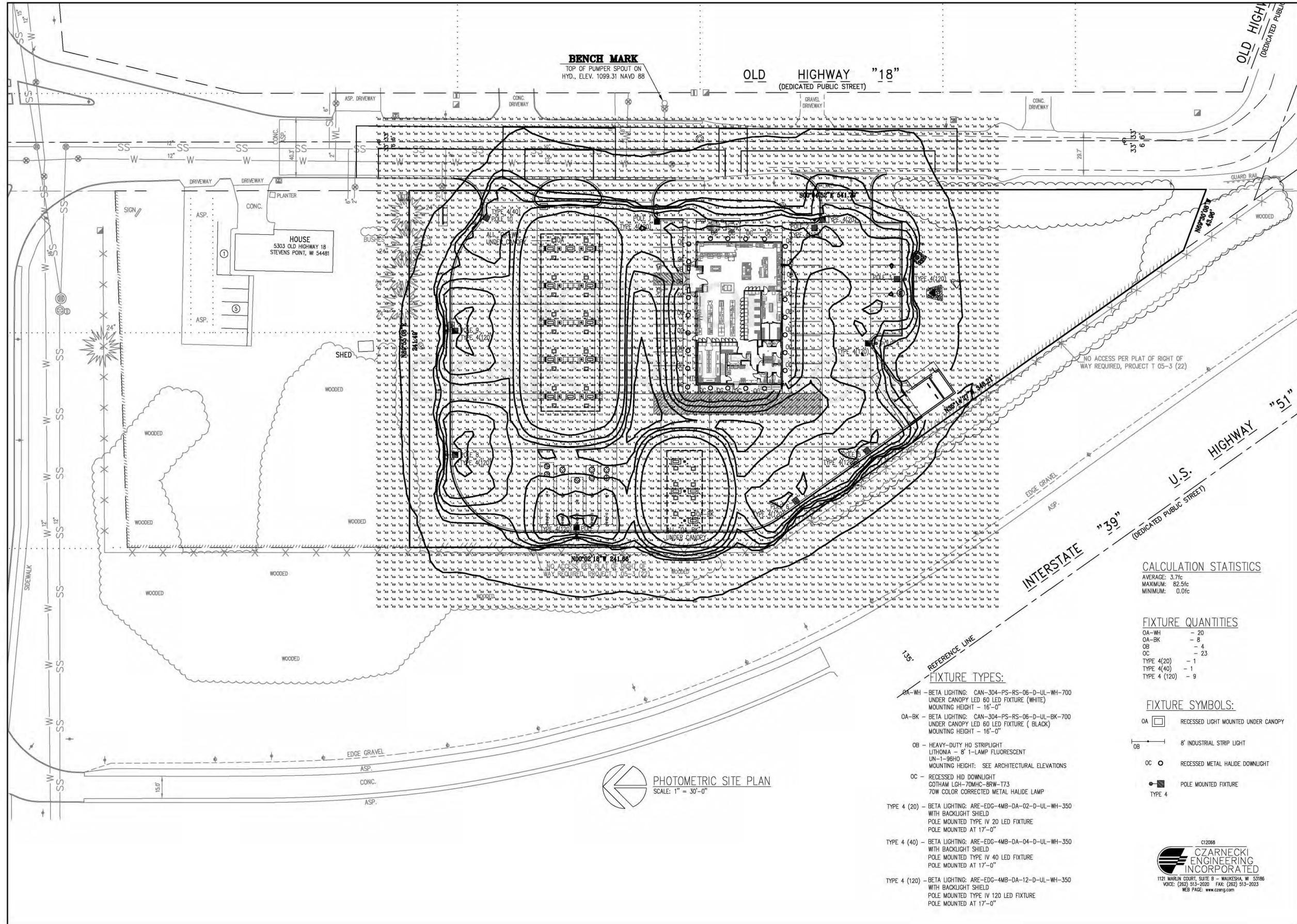
**Professional Seal**  
Wisconsin State Engineer

**STORM SEWER PLAN**  
**CONVENIENCE STORE 863**  
**OLD HIGHWAY 18**  
**STEVEN'S POINT, WISCONSIN**

NO.	DATE	DESCRIPTION

DRAWN BY: \_\_\_\_\_  
SCALE: GRAPHIC  
PROJ. NO. 12843  
DATE: 2012-08-12  
SHEET: \_\_\_\_\_

**SP3**



PHOTOMETRIC SITE PLAN  
SCALE: 1" = 30'-0"

**FIXTURE TYPES:**

- OA-WH - BETA LIGHTING: CAN-304-PS-RS-06-D-UL-WH-700 UNDER CANOPY LED 60 LED FIXTURE (WHITE) MOUNTING HEIGHT - 16'-0"
- OA-BK - BETA LIGHTING: CAN-304-PS-RS-06-D-UL-BK-700 UNDER CANOPY LED 60 LED FIXTURE (BLACK) MOUNTING HEIGHT - 16'-0"
- OB - HEAVY-DUTY HO STRIPLIGHT LITHONIA - 8' 1-LAMP FLUORESCENT UN-1-98HO MOUNTING HEIGHT: SEE ARCHITECTURAL ELEVATIONS
- OC - RECESSED HID DOWNLIGHT GOTHAM LCH-70MHC-BRW-T73 70W COLOR CORRECTED METAL HALIDE LAMP
- TYPE 4 (20) - BETA LIGHTING: ARE-EDG-4MB-DA-02-D-UL-WH-350 WITH BACKLIGHT SHIELD POLE MOUNTED TYPE IV 20 LED FIXTURE POLE MOUNTED AT 17'-0"
- TYPE 4 (40) - BETA LIGHTING: ARE-EDG-4MB-DA-04-D-UL-WH-350 WITH BACKLIGHT SHIELD POLE MOUNTED TYPE IV 40 LED FIXTURE POLE MOUNTED AT 17'-0"
- TYPE 4 (120) - BETA LIGHTING: ARE-EDG-4MB-DA-12-D-UL-WH-350 WITH BACKLIGHT SHIELD POLE MOUNTED TYPE IV 120 LED FIXTURE POLE MOUNTED AT 17'-0"

**CALCULATION STATISTICS**

AVERAGE: 3.7fc  
MAXIMUM: 82.5fc  
MINIMUM: 0.0fc

**FIXTURE QUANTITIES**

- OA-WH - 20
- OA-BK - 8
- OB - 4
- OC - 23
- TYPE 4(20) - 1
- TYPE 4(40) - 1
- TYPE 4 (120) - 9

**FIXTURE SYMBOLS:**

- OA RECESSED LIGHT MOUNTED UNDER CANOPY
- OB 8' INDUSTRIAL STRIP LIGHT
- OC RECESSED METAL HALIDE DOWNLIGHT
- POLE MOUNTED FIXTURE
- TYPE 4 POLE MOUNTED FIXTURE

C12088  
**CZARNECKI ENGINEERING INCORPORATED**  
1121 MARLIN COURT, SUITE B - WAUKESHA, WI 53186  
VOICE: (262) 513-2020 FAX: (262) 513-2023  
WEB PAGE: www.cem.com

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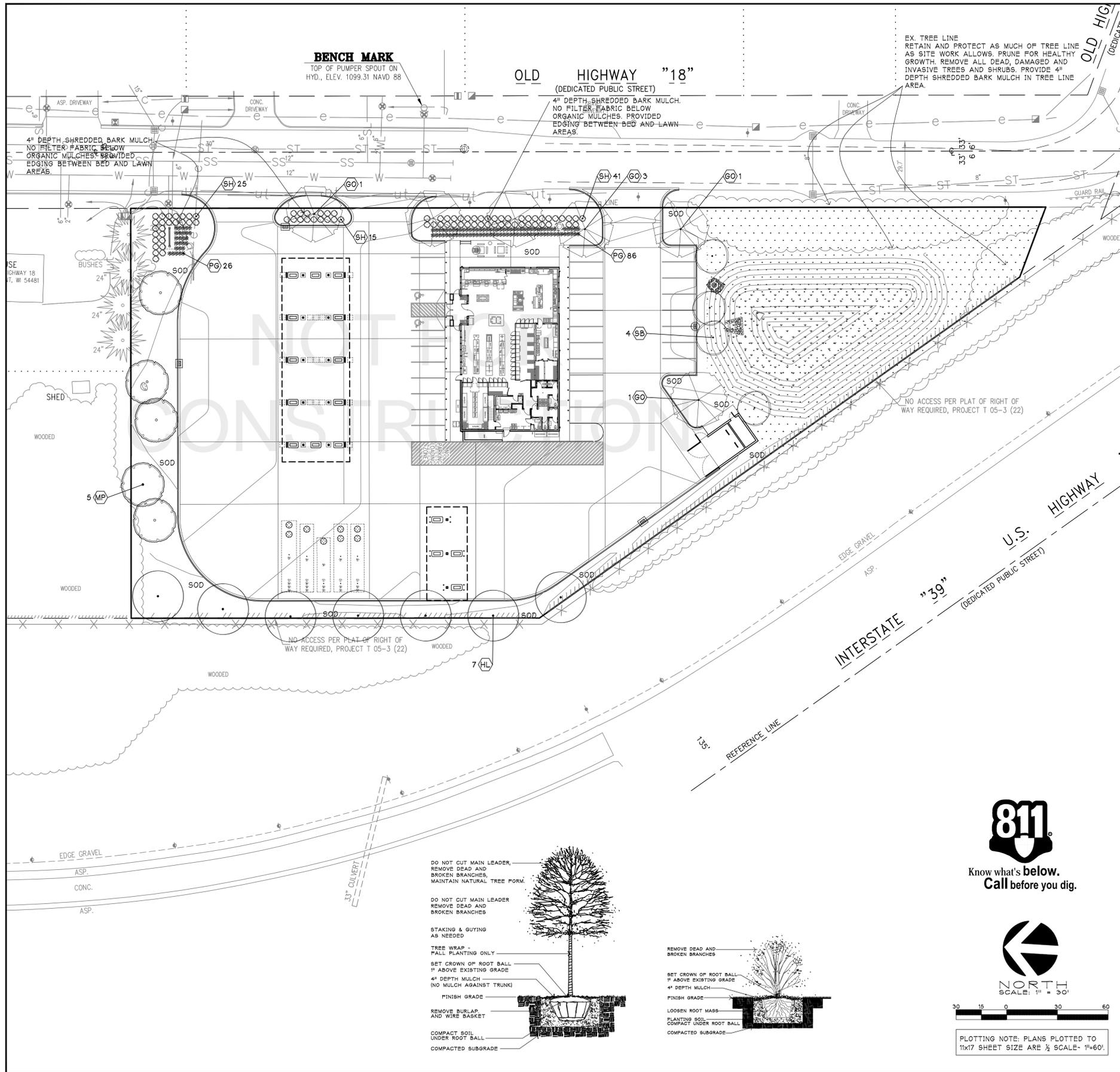
**INSITES**  
SITE PLANNING LANDSCAPE ARCHITECTURE  
3030 Harbor Lane North, STE 131  
Plymouth, Minnesota 55447  
763.383.8400  
fax 763.383.8400

**PHOTOMETRIC LIGHTING PLAN**  
**CONVENIENCE STORE 863**  
**OLD HIGHWAY 18**  
**STEVEN'S POINT, WISCONSIN**

NO.	DATE	DESCRIPTION

DRAWN BY: \_\_\_\_\_  
SCALE: GRAPHIC  
PROJ. NO.: 12863  
DATE: 2012 08-10  
SHEET: **E1**

insites 12-036



- NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
  - LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
  - LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
  - ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
  - REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
  - PLANTING SOIL MIX (INCIDENTAL COST ITEM)
    1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
    2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
  - USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
  - LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
  - SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
  - WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
  - LANDSCAPE CONTRACTOR TO INSTALL "VALLEY VIEW", "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
  - USE FINELY SHREDDED HARDWOOD BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC OR EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
  - GRAVEL MULCH SHALL BE 1" DIA WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER SHEET 11. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
  - LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
  - GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

**PLANT MATERIAL**

QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME
GO 6	2.5" CAL.	B&B	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i> (male only)
HL 7	2.5" CAL.	B&B	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos var. inermis 'Skycole'</i>
MP 5	2" CAL.	B&B	NORTHWOOD RED MAPLE <i>Acer rubrum 'North Wood'</i>
SB 4	6' HT CLUMP	B&B	AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>
SH 81	24" HT	POT	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>
PG 112	-	POT	KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis x acutiflora Karl Foerster</i>
- SY			PRAIRIE NURSERY, DETENTION BASIN, WET PRAIRE SEED MIX #5006210R APPROVED. EQUALL PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.
- SY			PRAIRIE NURSERY, LAND RESTORATION FOR MEDIUM SOILS MIX #5004710R APPROVED. EQUALL PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.
- LF			EDGING
- CY			WOOD MULCH
- SY			SOD

SEED SPEC. NATIVE SPECIES SEED MIXES ARE FROM PRAIRIE NURSERY (WWW.PRAIRIENURSERY.COM, 1-800-GRO-WILD). CONTACT PRAIRIE NURSERY FOR SPECIFIC PLANTING INSTRUCTIONS. FALL SEEDING IS PREFERABLE (AUG. 20 TO OCT. 20). SPRING SEEDING SHOULD BE BETWEEN MARCH 15- MAY 15. NO SUMMER SEEDING.

SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2 SCALE- 1"=60'

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Plymouth Minnesota 55447  
763.383.8400  
616.763.383.8440

STATE OF WISCONSIN  
ROBERT J. MUELLER  
LA-378  
PLYMOUTH, MN  
2012 08-10

**LANDSCAPE PLAN**  
**CONVENIENCE STORE 863**  
**OLD HIGHWAY 18 STEVEN'S POINT, WISCONSIN**

NO. DATE DESCRIPTION

DRAWN BY

SCALE GRAPHIC

PROJ. NO. 12863

DATE 2012 08-10

SHEET **L1**

inches 12-036



**FRONT ELEVATION**

1/4" = 1'-0"

TAN STUCCO  
(2) TAN BRICK SOLDIER CRSES

TAN BRICK SOLDIER CRSE AT WINDOWS

TAN BRICK SOLDIER CRSE | RED BRICK | TAN BRICK ROWLOCK CRSE



300 N. 2ND. ST. #225  
La Crosse, WI 54601  
(608) 784 - 6808  
FAX (608) 784 - 6599



96'x54' LH STANDARD

**EXT. COLOR SCHED.**

MATERIAL	MANUF.	COLOR
TAN BRICK	SIoux CITY	CLEAR BUFF
RED BRICK	SIoux CITY	CABERNET BURGUNDY
MORTAR		GREY
METAL ROOF	UNI-CLAD	HEMLOCK GREEN
STUCCO	TOTAL WALL	MORNING MIST SWIRL TEXTURE
BOLLARDS		BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED STONE WHITE

Revised :  
Date : JAN 27, 09  
Checked : TPL  
Drawn : CAP  
Project # :



**RIGHT SIDE ELEVATION**

3/16" = 1'-0"

TAN BRICK SOLDIER CRSE

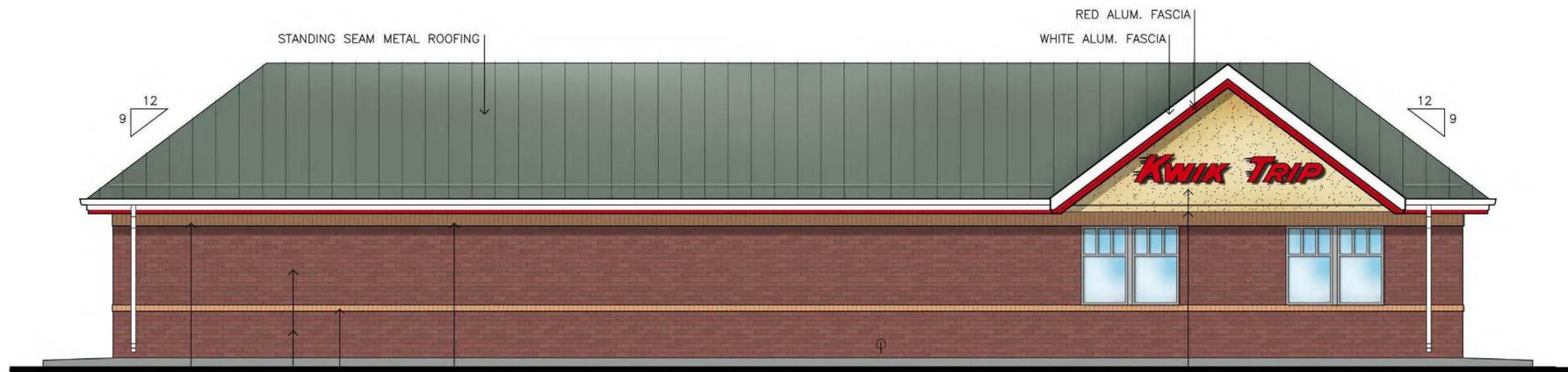
RED BRICK | TAN BRICK ROWLOCK CRSE



**LEFT SIDE ELEVATION**

3/16" = 1'-0"

TAN BRICK SOLDIER CRSE | RED BRICK | TAN BRICK ROWLOCK CRSE

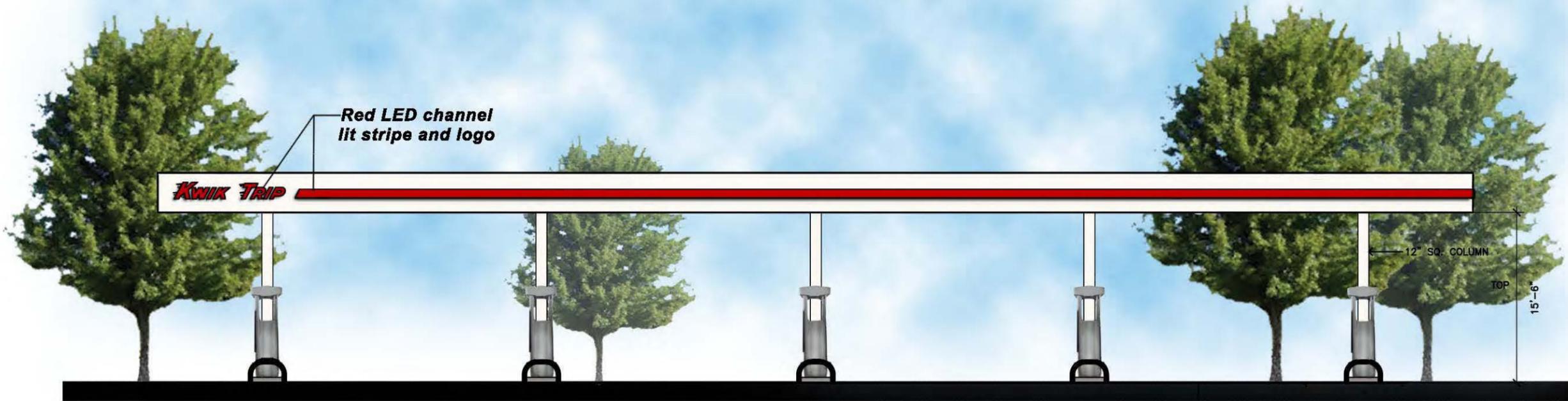


**BACK ELEVATION**

3/16" = 1'-0"

TAN BRICK SOLDIER CRSE | RED BRICK | TAN BRICK ROWLOCK CRSE | TAN BRICK SOLDIER CRSE AT WINDOWS

TAN STUCCO



**FRONT ELEVATION**

SCALE: 3/32" = 1"



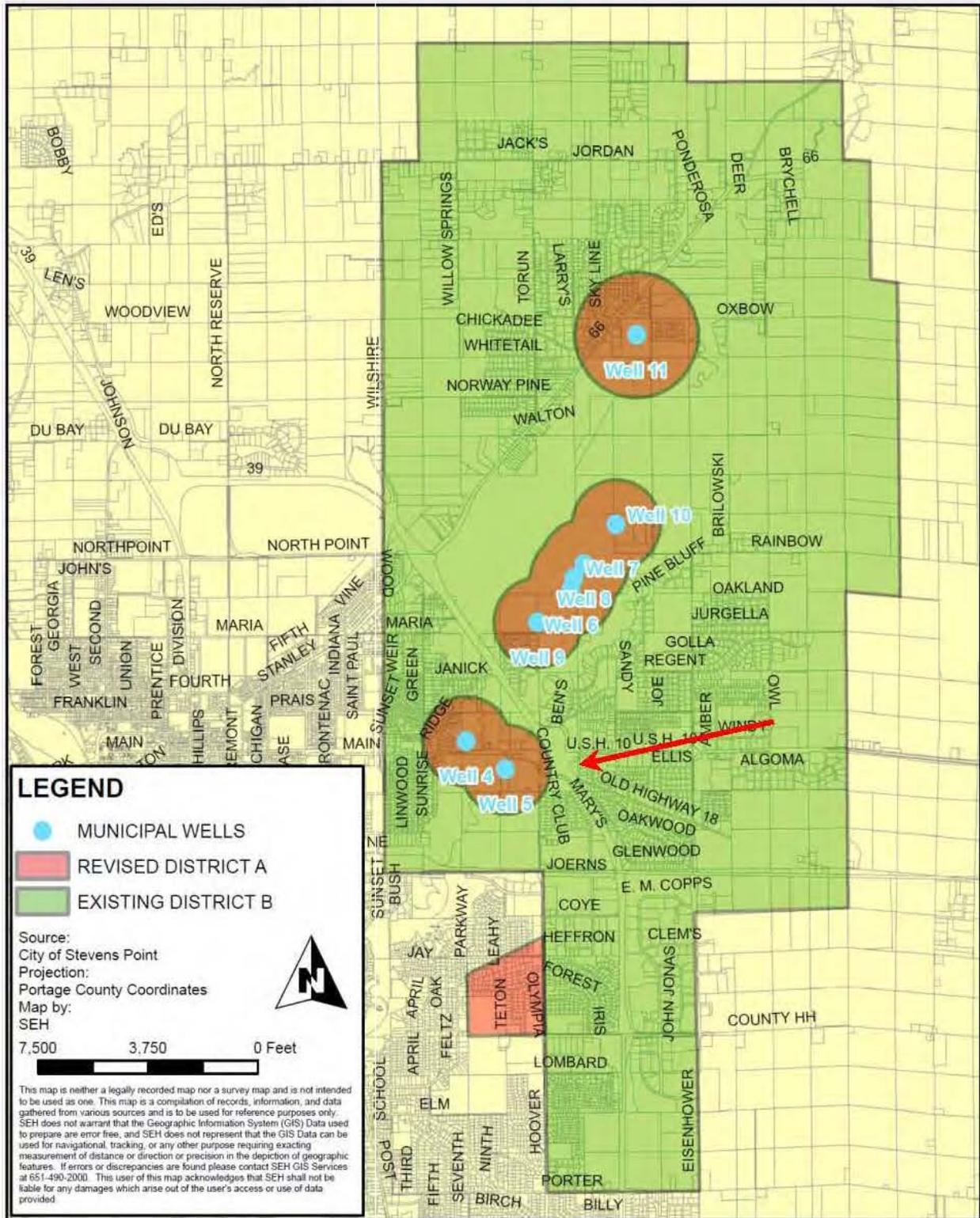
FUEL CANOPY



**SIDE ELEVATION**

SCALE: 3/32" = 1"

Revised :  
 Date :  
 Checked : TPL  
 Drawn : CAD  
 Project # :




425 WEST WATER STREET  
SUITE 300  
APPLETON, WI 54911-6058  
PHONE: (920) 380-2800  
FAX: (920) 380-2801  
www.sehinc.com

**STEVENS POINT WATER UTILITY  
WELL NO. 11 WELLHEAD  
PROTECTION PLAN**

PROJECT:  
STEPT 107037

DATE:  
FEB 2012

**GROUNDWATER  
PROTECTION  
OVERLAY  
DISTRICTS**



Date: 8/10/12

**RE: Proposed Kwik Trip Store at 5311 Old Highway 18**

To Whom it may concern:

Kwik Trip is proposing to construct a new convenience store with gas and side diesel at 5311 Old Highway 18. The project will entail the construction of a 5600 square foot brick façade store, gas fueling canopy, and side diesel canopy.

Kwik Trip Inc. is committed to the safety of its customers, employees and the environment. Since this proposed project is located in the wellhead protection district, Kwik Trip is proposing a few additional measures, above the current EPA and WI regulations.

**Underground Fuel Tank/Lines**

1. Additional Monitoring and Inspections
  - a. Inventory Monitoring
  - b. Specific 10 gallon lose in 5 days monitoring
  - c. Inspections bi-yearly or quarterly
  - d. 24/7 Communication Center for response
2. Tank Bed/Line Liner
  - a. Liner placed in underground storage tank bed and in excavation trenches for fuel lines



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



## Stormwater System

1. Oil/Water Separation
  - a. Stormwater manholes contain sumps with oil/water separation
2. Stormwater Pond Lining
  - a. Clay liner installed to eliminate infiltration of hydrocarbons

Included is a letter from Kwik Trip's Environmental Compliance Manager regarding spill response and protection. The tanks and lines that Kwik Trip installs are double lined with monitoring, meaning that if the first level of containment is broken, an alarm will sound at the store and at corporate, but the fuel is still contained within the second containment level. At the Stevens Point location, with the addition of the tank bed liner, there would be 3 levels of containment.

Please do not hesitate to contact us at 608-793-6461 to further discuss the technology or safety measures planned to be put in place for leak and spill protection.

Sincerely,

Leah Berlin,  
Store Engineering  
Kwik Trip Inc.



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Date: 8/10/12

Subject: Spill response plan and equipment overview

We want to provide you with some information about our equipment and spill procedures that may give you a level of comfort with respect to the operation of a convenience store. Kwik Trip exceeds the state and federal guidelines for what equipment is required to be installed to operate a retail gas operation. We also have a very good spill response plan in place to handle any situation that may arise.

We utilize double wall flexible pipe in our installations, this allows for a means to contain a release from the primary pipe if it were to occur. All product that would be released from the primary pipe would travel through the secondary pipe and would be contained in a liquid tight sump. Sumps are located at the submersible head on each tank and also under each product dispenser. The sump is also equipped with a liquid sensor, which alerts our coworkers immediately of any liquid that has entered the sump. The sensors are non-discriminating and would alert us even if water were to enter the sump.

Our tanks work on the same premise as our double wall pipe. The tanks are steel tanks with a non-corrosive fiberglass outer shell. There is a membrane between the two materials that allows for monitoring of liquid in the event it is released from the primary tank. This is also monitored with a liquid sensor.

We also use electronic line leak detection (PLLD) which is installed in the pipe run for each product dispensed. These PLLD units are designed to shut down flow to the pipe if there is a loss of pressure to the product pipe. Loss of pressure would be the result of a leak from the primary pipe.

Overfill devices are required to be installed to prevent the overfilling of the underground tanks from a transport truck; we install one in the fill pipe of each tank. A second device that is an audible and visual alarm will alert the transport driver if the tank is filled to > 90% to ensure that overfilling will not occur. There are also catch basins around every fill point to catch product that may drip from the loading hose during the product transfer process.

All three states that we operate in follow the same federal code with respect to petroleum equipment compliance. States have the ability to be more stringent than the federal rules and WI is one of the most stringent in the nation. We set our company standards based on those rules for consistency sake.

We currently have >90% of our sites on SIR (statistical inventory reconciliation). This is a monthly monitoring method that uses formulas to calculate if there is or has been a loss of product. This method



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of compliance would not be considered an option by us if we were not electronic in nature with regard to inventory entries and load entries. The data is only as good as what is entered. While this method meets the requirements for compliance, we utilize other things as well to back up this method. We perform annual line tightness testing on all sites that do not have PLLD line monitors. This can identify leaks too small to be picked up by other means. It also ensures that the system is visually inspected at least annually. Functionality tests are also done annually on all PLLD line monitors to ensure proper operation.

We have programs written that alert us in email if there are losses greater than 10 gallons per day in a 5 day span. There is a similar program written that sends emergency emails to our department and our Communication Center if there is 2" or greater of water that has entered the tank.

Our spill response has proven to be effective over the years from a tanker role over down to a small spill. We have a Communication Center that is staffed 24 hours a day to take calls from our stores in the event there is a spill. If a call comes in from a store, the Com. Center gathers information about the spill, then they can determine the severity of the situation and contact the appropriate people to respond. We all have a copy of our spill response plan that includes state regulations, vendor contact information and basic spill response protocol. We also all carry wallet cards that have the information condensed down so we have access to it at all times.

All of our co-workers are also Class C certified which means they have been training in basic understanding of: gas equipment and operation, tank monitors and alarms and spill response.

Kwik Trip Inc. takes pride in operating state and federally compliant operations. We feel we can address your concerns during this process and look forward to hearing from you regarding the review process. If you have any questions regarding the information provided above feel free to contact us.

Thank you,

Troy Batzel  
Environmental Compliance Manager  
Kwik Trip, Inc.

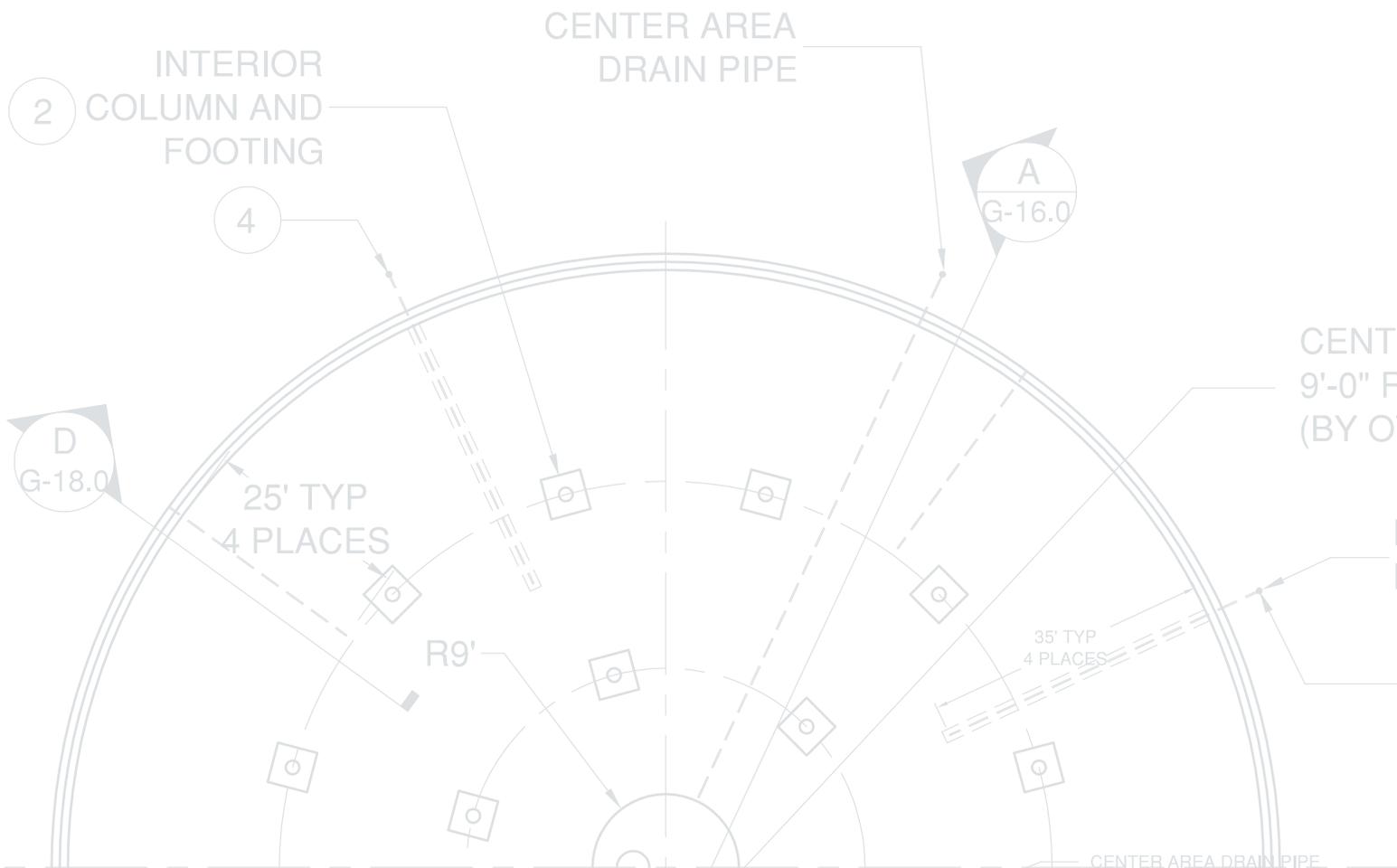


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## Statement of Qualifications

Digesters · Landfills · Reservoirs · Lagoons · Tanks · Ponds



### Company Profile

MPC Containment designs, engineers, fabricates, installs and provides maintenance of Environmental and Collapsible Storage products for contractors, engineers, military, industrial, and commercial operations. MPC has applied its in-house design capabilities to the development of Secondary Containment Systems for large aboveground storage tanks. From liners designed to retrofit into double bottom tanks to flexible lining systems for dike liners and large diameter piping, MPC has created a comprehensive system approach to containment of API 650 aboveground tanks.

Since its inception in 1979, MPC's ability to design Primary and Secondary Containment Systems to minimize field assembly and to find or develop materials to provide excellent strength, flexibility, and compatibility have set MPC apart in the market. Innovative solutions like the Interlock® Zipper System have been used to make field assembly of components faster and more reliable.

By engineering systems to minimize or eliminate welding of the liner in the field, MPC has increased the reliability of the containment system and lessened the skill and training requirements for the installer. All of this adds up to reduced cost over the life of the installation.

Over the years, MPC has expanded our engineering capabilities to include computer assisted design, mechanical and civil engineering support, project management services, field supervision and quality assurance/quality control support. MPC's experience in applying state-of-the-art FML technology to containment applications is now available to you

### MPC Containment International

MPC Containment International has decades of experience with environmental systems. MPC's products include a complete portfolio of designed and engineered Floating Covers, Baffle Curtains, Liners, Containment Booms, and Turbidity Curtains. Our experienced team also work regularly with custom products and designs, and are happy discuss a variety of options.

### MPC Containment Systems

MPC Containment Systems is the largest manufacturer of quickly deployable collapsible storage tanks for fuel, water, and many industrial chemicals and are intended for temporary storage and transportation. We service oil companies, contractors, pool maintenance, homeowners, and we are also the largest supplier to the US Military.

### Putterman Athletics

Putterman Athletics (M. Putterman & Co. LLC) is an industry leader in the design and supply of recreational products. Founded in 1920, Putterman is known for quality manufactured and fabricated products such as: Gym Floor Covers, Tennis Windscreens, Indoor Divider Curtains, Indoor and outdoor Padding, Gym Divider Curtains, and Athletic Field Covers.

## SERVICES

Design, Fabrication, and Installation  
Construction, Repair, Maintenance, and Training

## PRODUCTS

### ENVIRONMENTAL SYSTEMS:

- Primary Containment Liners
  - Landfill Liners and Closures
  - Aquaculture/Hatchery Liners
  - Cooling Pond Liners
  - Decorative Pond Liners
  - Equalization Pond Liners
  - Storm Water Collection Liners
  - Wastewater Plant Liners
  - Tank Liners
  - Water Reservoir
  - Wetland Liners

### COLLAPSIBLE STORAGE SYSTEMS:

- Water Storage
- Chemical Storage
- Oil & Fuel Storage
- Tablet Tanks
- Onion Tanks
- Pillow Tanks
- Berm Liners and Ground Cloths
- Pumping Systems

### Secondary Containment Liners

- API 650 Tank Leak Detection Liner Systems
- Dike Liners
- Fuel Containment Liners
- Tank Farm Liners
- Vapor Barriers

### Floating Covers

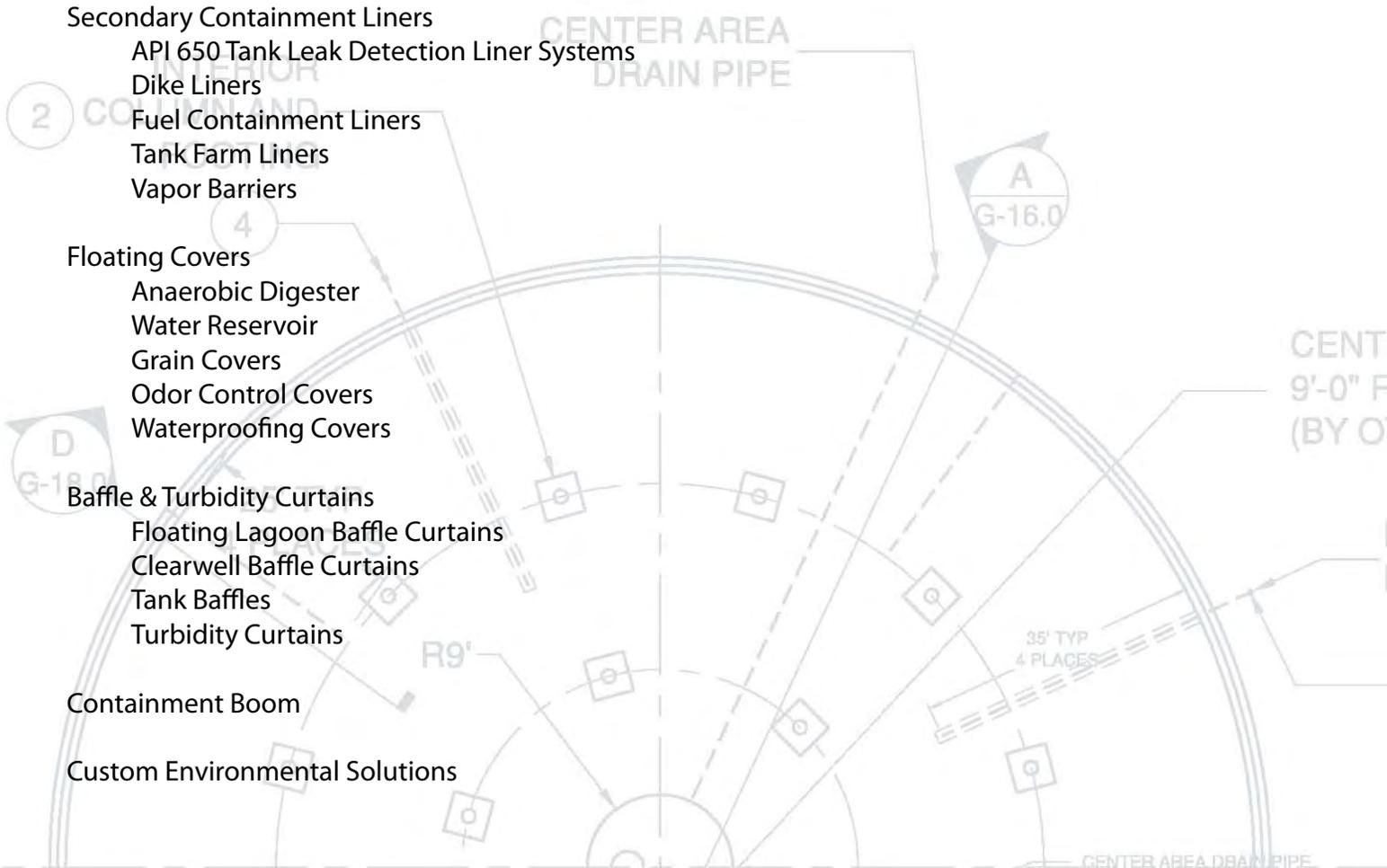
- Anaerobic Digester
- Water Reservoir
- Grain Covers
- Odor Control Covers
- Waterproofing Covers

### Baffle & Turbidity Curtains

- Floating Lagoon Baffle Curtains
- Clearwell Baffle Curtains
- Tank Baffles
- Turbidity Curtains

### Containment Boom

### Custom Environmental Solutions





### Primary Containment Liners

These flexible membrane solutions directly contain fluids in water treatment facilities, tanks, retention ponds, decorative ponds, etc. MPC fabricates and installs Primary Containment Liners using one of the following Geomembrane solutions: PetroGard™ VI (MPC Exclusive), XR5, CSPE (Hypalon), PVC, HDPE, Polypropylene, and EPDM.



### Secondary Containment Liners

Secondary Containment Liners provide insurance against spills and leakage. MPC has over 30 years of experience installing preventative liners and helping develop spill contingency plans that comply with SPCC rules. MPC uses one of the following Geomembrane solutions for Secondary Containment: PetroGard™ VI (MPC Exclusive), PetroGard™ X (MPC Exclusive), XR5, and HDPE.



### Floating Covers

MPC Containment fabricates tension and floating membrane covers that rise and fall with the changing level of fluid in a lagoon or tank. In reservoirs, floating covers protect potable water from contamination and evaporation. In treatment facilities, they prevent industrial waste from contaminating the surrounding ecosystem. MPC offers installation, maintenance, training, cleaning, and repairs.



### Baffle & Turbidity Curtains

Baffle Curtains are used to increase retention times, eliminate dead zones in tanks or lagoons, and create desired flow patterns in existing ponds. They can also isolate separate treatment zones within a reservoir. Turbidity curtains are used to control the release of silt from a construction site. MPC Containment offers three variations of turbidity curtain to cope with any environment.



### Containment Boom

MPC Containment offers fabricated and customized containment boom according to industry specifications. Our Deflector Series Boom consists of a top cable pocket welded into the fabric, a freeboard closed cell foam float, a skirt of tough vinyl coated polyester, and a welded chain pocket with a chain ballast weight. Our engineers can recommend the best boom for your job.



### Collapsible Storage Systems

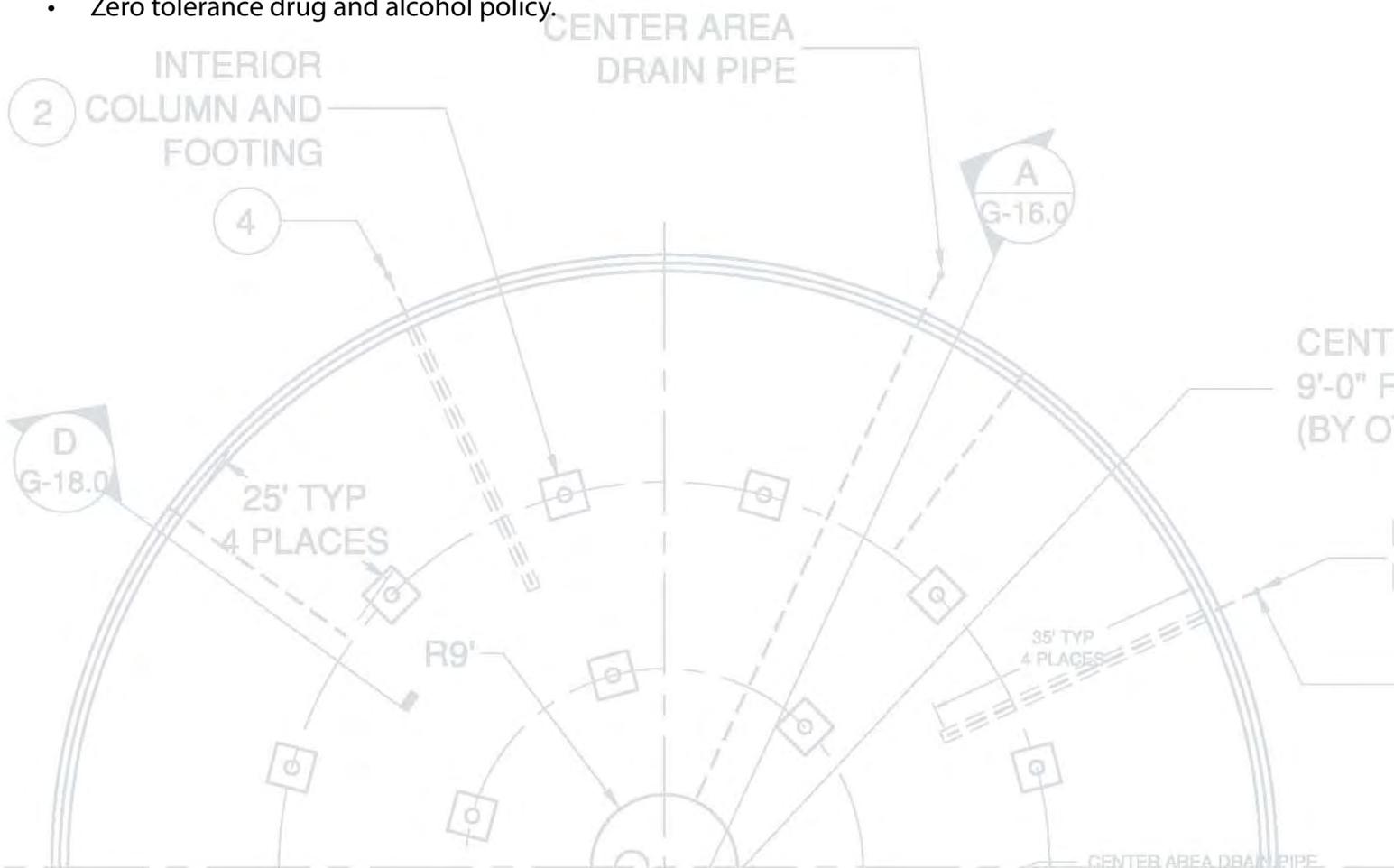
MPC Containment is the world's largest fabricator of Collapsible Storage Tanks with capacities of 500 gallons to over 210,000 gallons. Unlike most collapsible storage tanks, MPC tanks have patented rounded-corners designed to redistribute shell stress uniformly throughout the tank. This greatly reduces the possibility of maintenance leaks and is far superior to competitive pillow tanks.

### MPC Safety Program

Establishing and maintaining accepted safety practices within our production facilities and on the job site is a priority for MPC Containment. Our employee's health and safety is our number one priority. We regularly educate our team members on the importance of participating in and being accountable for a safe environment. MPC's Safety Board meets regularly to discuss the constant improvement of processes and procedures. The organization's Safety Performance is reviewed and analyzed regularly by the Management Team.

### MPC's Safety Program includes:

- Defined health and safety policies, protocols, and procedures.
- A formal Preventive Maintenance Program for all production and field equipment.
- Daily production floor and field safety meetings.
- Established equipment usage procedures, general production and field installation practices and MSDS protocols in compliance with OSHA.
- Regular training and certification including OSHA, HAZWOPER, Certified Space Entry, Fork Lift Operations, CPR, and other job/equipment training and requirements.
- Emergency procedures and hazard identification and response.
- Zero tolerance drug and alcohol policy.



# Double Wall Tank Glasteel II™

## Double Wall Jacketed Secondary Containment...

the ultimate  
in structural strength  
and compatibility  
for today  
and tomorrow's  
hydrocarbon fuels  
and additives.



MODERN WELDING CO., INC

1 800 922 1932  
[www.modweldco.com](http://www.modweldco.com)

*Expect it from the Leader*



**Ethanol Fuels.** The Modern Welding Company has determined that shop fabricated “Steel” underground and aboveground storage tanks, when used for the storage of ethanol based fuels, have exhibited no long term detrimental structural or permeation issues. As with all fuels, Modern recommends that tank owners implement a maintenance program for all tanks and associated equipment, including monitoring and removing water that may accumulate within the tank. Steel tanks are made from ductile materials that bend but will not break, aiding in preventing catastrophic spills

in the event of a breach. Oil refineries and bulk storage tank manufacturers utilize steel for vessels, piping and for the manufacturing and delivering of fuel across America. We know that protecting the environment is, and will continue to be, one of the hottest topics our industry faces during the coming decades. That’s why Modern Welding has designed GLASTEEL II™ to be the very finest double wall jacketed secondary contained tank available in the market today.

# GLASTEEL II™

## **DOUBLE THE QUALITY**

Modern Welding’s GLASTEEL II™ offers a UL 1746 listed secondary contained tank comprised of a strong UL 58 steel primary tank enclosed within a 360° FRP secondary containment wall. Product compatibility and structural strength are ensured by GLASTEEL II™’s steel inner tank. The FRP outer tank provides complete corrosion protection and **DOUBLES** the dependability as the secondary containment. Our design provides a minimum-clearance, free flowing 360° annular space. Modern’s Glasteel II™ underground storage tanks meet the EPA 40 CFR Subpart B, 280.20 for performance standards for new Underground Storage Tank Systems.

## **EXCEEDS TESTING CRITERIA**

A steel monitor access tube is welded liquid tight into the primary steel tank. The monitor access tube provides the annular space monitoring capabilities. The FRP double wall secondary containment exceeds all Underwriters Laboratory testing performance criteria and is a UL Listed Product.

## **DOUBLE COMPATIBILITY**

Fuels and fuel additives are changing across the world. Early additives were tetra ethyl lead, then MTBE’s now ethanol fuels...what is next? Is your storage tank ready? Modern’s GLASTEEL II™ UL listed steel primary tank offers the broadest compatibility available with all fuels, including gasoline, jet fuel, diesel fuel, ethanol, neat methanol, M-85, and E-85.

## **COST-EFFECTIVE**

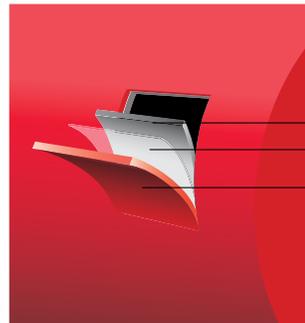
Multiple compartment configurations provide the most cost-effective product storage, with one common secondary annular space monitor for all compartments.

# Glasteel II™

## **SUPERIOR PERFORMANCE; EASY INSTALLATION**

- Cathodic protection, dielectric isolation not required.
- GLASTEEL II™ tanks still come with Modern Welding's 30-year limited warranty.
- Your GLASTEEL II™ tank, when completed, will be delivered on time. Cost saving regional delivery can also lower your freight charges.
- Simple low cost installation procedures require no special backfill aggregate procedures to maintain structural integrity.

Additionally, Glasteel II™ tanks are shipped to the jobsite with a vacuum established within the annular space. Once this vacuum is confirmed to meet the "Testing" criteria as established by the NFPA and referenced in our Glasteel II™ Installation Instructions, no additional air test is required prior to installation. This saves time and money for our clients.



Steel Primary Tank  
Annular Space for Monitoring  
FRP Secondary Jacketed Containment Tank

**An American Owned Corporation  
manufacturing quality steel products for the  
protection of today's environment.**

*Expect it from the leader – over 75 Years of Quality*

# Glasteel II



**MODERN WELDING Co., INC**  
Email: [modern@modweldco.com](mailto:modern@modweldco.com)



MD Anderson Cancer Center Houston, TX  
2-25,000 gallon back up emergency generator tanks.

## Maintenance Program...Your Best Protection.



Modern Welding designs and manufactures GLASTEEL II™ tanks to the highest standards in the Industry, producing the finest double wall secondary containment tank available today. To maintain these standards Modern Welding recommends a "Maintenance Program" be adopted for all tanks. The EPA, PEI and API recommend that all types of fuel storage tanks, regardless of materials used for construction, be subjected to regular scheduled maintenance. Listed below are publications containing recommended practices and procedures for the proper maintenance of storage tank systems. Protecting the environment is, and will continue to be, one of the industry's greatest challenges during the coming decades.

Publications:

- API Recommended Practice 1621, Bulk Liquid Stock Control at Retail Outlets.
- API Recommended Practice 2610, Design, Construction, Operation, Maintenance and Inspection of Terminal and Tank Facilities.
- EPA's "Operating and Maintaining Underground Storage Tank Systems."
- ASTM Standard D6469-69, Standard Guide for Microbial Contamination in Fuels and Fuel Systems.
- PEI, RP-900, Recommended Practices for the Inspection and Maintenance of UST Systems.

*Please join Modern Welding in doing your part to adhere to a proper maintenance program.*

### Corporate Offices

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Phone: 270-685-4400 • Fax: 270-684-6972  
www.modweldco.com • E-mail: modern@modweldco.com  
**1 800 922 1932**

### Regional Shipments reduce shipping costs!

Contact the nearest Modern Welding Subsidiary for price and delivery.

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modern14@modweldco.com

#### MODERN WELDING COMPANY OF TEXAS, INC.

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Phone: (713) 675-4211 Fax: (713) 673-4062  
modern7@modweldco.com

#### MODERN WELDING COMPANY OF FLORIDA, INC.

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#### MODERN WELDING COMPANY OF IOWA, INC.

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Phone: (319) 754-6577 Fax: (319) 754-8428  
modern8@modweldco.com

#### MODERN WELDING COMPANY OF OHIO, INC.

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Phone: (740) 344-9425 Fax: (740) 344-6018  
modern5@modweldco.com

#### MODERN WELDING COMPANY OF TEXAS, INC.

200 N. Main Street, Rhome, TX 76078  
Phone: (817) 636-2215 Fax: (817) 636-2680  
modern15@modweldco.com



MODERN WELDING Co., INC

# Glasteel II™

*The ultimate in structural strength and compatibility for today and tomorrow's hydrocarbon fuels and additives.*

**QUALITY ASSURANCE PLAN**

**FOR THE**

**INSTALLATION OF PETROGARD**

**GEOMEMBRANES**

**MPC Containment International, LLC.**  
**4834 South Oakley**  
**Chicago, IL 60609**  
**Phone: (773) 927-4120**  
**FAX: (773) 650-6028**  
**[www.mpccontainment.com](http://www.mpccontainment.com)**

# QUALITY ASSURANCE PLAN FOR THE INSTALLATION OF PETROGARD GEOMEMBRANES

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# **QUALITY ASSURANCE PLAN FOR THE INSTALLATION OF PETROGARD GEOMEMBRANES**

## **SCOPE**

This procedure outlines the method for installing Petrogard geomembranes. Instructions for storage and handling of the material along with seaming procedures are included in this document.

## **PROCEDURE**

### **1.0 Delivery, Storage, and Handling**

Membrane delivered to the site shall be unloaded and stored with a minimum of handling. Material delivered to site shall be individually wrapped to protect it from damage. Each roll will be uniquely labeled.

Inventory will be taken at the time of delivery. As the membrane is unloaded, it shall be inspected for damage. Any damage will be noted and repaired per specification. The "Inventory Report" form will be used as material is delivered.

Membrane material shall be handled with equipment that will not damage the membrane.

The storage area required shall be reasonably flat and well drained. The surface shall be free of sharp rocks or other objects that may damage the membrane.

The storage area must be as close as practical to the work area in order to minimize on site handling. The storage area must also be secure to prevent vandalism and theft and must be such that the membrane is not likely to be damaged by passing vehicles.

### **2.0 Equipment**

#### **2.1 Welding Equipment**

Two types of welding will be utilized: Hot Wedge and Hot Air.

##### **A. Hot Wedge Welding**

For panel seaming, the contractor shall provide automated welding equipment. The equipment shall be capable of measuring the temperature at the nozzle. The automated equipment shall maintain a consistent pressure to achieve a passing field weld. The proposed equipment will be the wedge welder or equal. Two (2) will be supplied.

For details and patches a hand held hot air seamer shall be provided. The equipment for this application will be the Leister Triac. Two (2) will be supplied. The power source shall be capable of providing constant voltage under a combined-line load.

## 2.2 Punch Press

The Membrane Contractor shall provide a punch press for the on site preparation of test specimens. The press shall be capable of cutting the specimens in accordance with specified ASTM requirements.

## 2.3 Field Tensionmeter

The Geomembrane Contractor shall provide a tensionmeter for on site shear and peel testing of membrane seams. The tensionmeter shall be in good working order, built to ASTM specifications, and accompanied by evidence of recent calibration. The tensionmeter shall be motor driven and have jaws capable of traveling at a measured rate of 2 inches per minute. The tensionmeter shall be equipped with a gauge that measures the force in unit pounds exerted between the jaws and has a digital readout.

## 2.4 Generators

One (1) 6.5 kW generator will be placed near the top of the slope and electrical extension cords will be used to power the welding equipment. Where it is necessary a smaller generator will be provided as needed.

## 2.5 Miscellaneous Equipment

Small tools will include hook blade utility knives, scissors with rounded points and silicone or rubber rollers.

### **3.0 Execution**

#### **3.1 Surface Conditions**

Examine the areas and conditions under which work of this Section will be performed. Notify the owner of any conditions that are detrimental to a timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

#### **3.2 Sub-grade Preparation**

A sub-grade acceptable for the membrane is obtained by preparing it according to the specifications. The surface must be smooth with no rapid change of grade, such as steps or settlement next to concrete structures. All slopes and surfaces must be compacted to ensure the structural integrity of the membrane. Any differential settlement or sliding of the side slopes could rupture the membrane. The sub-grade must be free of sharp rocks or other penetrating debris which could damage the membrane.

#### **3.3 Anchoring**

The membrane is anchored as shown on the approved drawings. Sandbags are placed on loose edges of panels to prevent the membrane from being uplifted by wind and possibly damaged as well as being used in re-tensioning the membrane after it is first laid out. As specified, there will be no drilling into the Pre-Stressed concrete piles.

### **4.0 Deployment**

Sheets of membrane are laid out according to the previously approved panel layout drawing. Discretion by the supervisor will be used in varying from the approved layout to adjust for environmental and/or site conditions. When in position, panels are checked for any physical damage caused either during manufacture or installation.

Each panel deployed shall be assigned a simple and logical identifying code consistent with the submitted panel layout drawings.

Membrane material may not be placed if the ambient temperature is less than 25°F or greater than 105°F, or during precipitation events unless approved by the engineer.

Geomembrane panels shall be unrolled using methods that will not damage, stretch, or crimp the geomembrane. Ballast, that will not damage the geomembrane, shall be used to prevent uplift due to wind as well as being used for the re-tensioning of the membrane after the initial layout.

Personnel walking on the geomembrane shall not engage in activities or wear types of shoes that could damage the geomembrane. Smoking shall not be permitted while working on the geomembrane.

Vehicular traffic directly on the geomembrane shall not be permitted. Equipment shall not damage the geomembrane by handling, trafficking, leakage of hydrocarbons, or any other means. The geomembrane surface shall not be used as a work area, for preparing patches, storing tools and supplies, or other uses. If needed, a protective cover may be spread out as a work surface.

Sufficient material shall be provided to allow for geomembrane shrinkage and contraction and to avoid bridging.

## **5.0 Seaming**

Panels will be seamed together using Hot Wedge welding. Repairs will be made using a hand held hot air welder. To avoid wavy lines in welds, a straight edge or chalk line will be used.

The surface of the geomembrane shall be free of grease, moisture, dust, dirt, debris, and any other foreign material. Prior to welding, the surface shall be wiped with a clean rag, dampened as necessary, to remove all dirt and dust. Panels shall overlap by a minimum of four (4) inches for all welds. Seams shall be welded to the outside edge of panels.

Fishmouths or wrinkles at seam overlaps shall be repaired. The fishmouths or wrinkles shall be hot air welded where the overlap is more than four (4) inches. A round or oval patch will be used when there is less than four (4) inches overlap. The edges of the patch must extend a minimum of four (4) inches beyond the cut in each direction.

A seam coding system shall be used that is compatible with the panel coding system. Seam information will be recorded on the "Field QC Form" form.

### **5.1 Seaming by Hot Wedge welding**

Generally, the welding method utilizes a hot wedge guided between the lapped edges of adjacent panels.

As the wedge moves, it heats the two panels to be joined to the required temperature. Then, immediately following the nozzle a pressure roller exerts the required pressure on the heated area to obtain fusion between the adjoining panels.

Prior to welding, adjacent panels have been lapped four (4) inches, and the weld area has been cleaned.

For panel seaming, the apparatus shall be automated with separate speed and temperature controls. For small welds, such as patches and penetrations, a hand held hot air device will be used.

Seaming shall not take place if the temperature is less than 25°F or greater than 105°F or during precipitation events unless approved by engineer.

Welding Machine Check-out prior to welding, the temperature and travel speed are set for the applicable material thickness. When the welding machine is operating as required, a trial seam is made on strips of lining material and tested. The tests on the trial seam must pass before welding on the membrane begins.

#### Welding on the Membrane

As the welding progresses, the welding operator takes care to assure correct machine speed, temperature, and alignment.

### 5.2 Trial Welds

Prior to any seaming on the membrane, trial welds are performed on membrane samples to verify welding equipment operations, performance of seaming methods, and conditions. The optimal temperature and speed will vary depending on surface temperature, air temperature, wind and humidity. Trial welds help to determine the best combination of speed and temperature to produce a weld quality that meets or exceeds the specification. The controls of the welder shall not be varied, except as demonstrated to maintain a constant speed on the transition from the floor to the slope, without an additional trial weld.

Trial welds are performed at least once per shift per welding apparatus, one made prior to the start of work and one at midday. Trial welds shall be made on the same surface and under the same environmental conditions as the production welds (i.e., in contact with geomembrane subsurface and similar ambient temperature). Trial welds will be recorded on “Pre-weld / Destructive Sample Field Test” form.

Trial welds shall be at least 4 feet long and 2 feet wide with the seam centered lengthwise. Four (4) 1-inch wide test strips are cut from the trial weld.

Three of the specimens shall be tested in the field per ASTM D 751 for peel and one specimen (1) for shear. A one (1) foot by one (1) foot sample shall be retained for future testing.

The samples shall be labeled with the following information.

- a) Destructive sample number / location.
- b) Job name and number
- c) Date sample was welded

- d) Membrane thickness
- e) Welder's name
- f) Welding machine number

## **6.0 Personnel**

Persons walking on membrane shall wear rubber-soled shoes that will not damage the new membrane.

At no time will smoking be allowed on membrane.

Scissors and utility knives used in work will have round points. Marking pens shall not contain wax, oil, or grease.

The membrane will not be used as a work area. If needed a large scrap piece of membrane will be used to place soiled rags, tools, gasoline-driven equipment, and aggressive chemicals.

No welding shall be performed unless it done under the supervision of the Superintendent, Assistant Superintendent, or QC Manager.

Each welding technician shall qualify on a daily basis by successfully completing a trial weld per section 5.3.

## **7.0 Field Quality Assurance**

### **7.1 Non-Destructive Testing**

Non-destructive testing determines that there are no holes in the seam, the weld alignment is correct and there are no obvious weld defects. All seams and repairs will be non-destructively tested. Non-destructive testing is the responsibility of the membrane contractor.

All defects found shall be repaired and tested in accordance with the specifications. All defects shall be documented on the "As-Built Drawings"

#### **A. Air lance shall conform to the following requirements:**

All seams shall be probed with a metal blunt probe prior to air lance testing to verify adhesion of the seam edge. The air lance shall have a 3/16-inch diameter orifice. Pressure at the air nozzle shall be between 60 and 80 psi. The air nozzle shall be held within six inches of the seam and shall be directed at the edge of the seams and patches to affect the lifting of unbonded edges. The air lance testing shall be done

in a manner so as to allow the engineer to observe and document any suspected leaks.

Any defects found along the seam edge shall be repaired by heating the membrane and rolling the edge into place.

Any holes shall be repaired in accordance with section 8.0.

## **8.0 Defects and Repairs**

The geomembrane shall be examined for defects, holes, blisters, undispersed raw materials, and any sign of contamination by foreign matter. The geomembrane surface shall be clean at the time of the examination.

Any portion of the geomembrane exhibiting a flaw from non-destructive testing, destructive, or visual testing shall be repaired and documented on the appropriate form. The Contractor shall be responsible for repair of damaged or defective areas.

### **8.1 Repair procedure**

Reinforced patches will be used to repair large holes (over 1/2 inch diameter), tears (over 1/2 inches long), and contamination by foreign matter. All edges of reinforced patches will have an extrusion bead applied.

Extrusion welding will be used to repair small holes (such as pinholes), small tears (under 1/2 inches long), undispersed raw materials, and localized flaws.

Extrusion welding will also be used to weld patches and T-seams.

Capping will be used for large repair and large lengths of failed seams.

8.2 Geomembrane surfaces to be repaired shall be cleaned no more than a 10 minutes prior to the repair. Reinforced patches or caps shall extend at least 4 inches beyond the edge of the defect and the patches shall be rounded to a radius of at least 1 inch.

8.3 All repairs shall be non-destructively tested for verification purposes as stated in Section 7.1.

## **9.0 Visual Inspection of Completed Geomembrane**

Finally, the panels, penetrations, drilling and bolting, and any other details are visually inspected along with the Inspector. It is imperative that at this time any and all deficiencies are corrected to the Clients satisfaction.



# GEOMEMBRANES

MPC Containment has over 30 years of experience in the design and fabrication of geomembrane materials. In addition to design and fabrication, our experienced and highly skilled construction team is qualified to install Secondary and Primary Containment Liners, Floating Covers, and Baffle and Turbidity Curtains. MPC also offers maintenance and repair support for your installation including regular inspections, cleaning, leak detection and repair, and sample extraction and evaluation.

## PETROGARD™ SERIES

MPC Containment's PetroGard™ series of products are the most durable and cost effective materials for fuel containment in the industry. Available by the roll or as fabricated panels, PetroGard™ products are offered exclusively by MPC Containment. Though most commonly used for fuel containment, PetroGard™ materials are suited for a variety of applications.

## CSPE (HYPALON®)

CSPE (Hypalon®) is the geomembrane of choice for most applications due to its durability against UV exposure and harsh environmental conditions. This reinforced flexible geomembrane has a long-standing history in the industry and is the most recognized name in water containment geomembranes. CSPE (Hypalon®) is specified for use in the fabrication of floating covers; specific grades of this material are also available for contact with drinking water.

## UNSUPPORTED POLYPROPYLENE

Unsupported Polypropylene combines high flexibility with excellent weathering and cold properties providing you with a material that can handle the stress of the environment without cracking. This material is most commonly used for water and waste water containment applications.

## REINFORCED POLYPROPYLENE

Reinforced Polypropylene is a light-weight material reinforced with a polyester scrim and can be used to build large panels up to 25,000 square feet in a factory setting to install in the field. Reinforced Polypropylene is designed for UV stability in exposed liner and floating cover applications, and it is flexible to form fit reservoirs, tanks, and lagoons. It even retains its flexibility in cold weather.

## HDPE

High Density Polyethylene geomembranes are an economical solution for a variety of applications. HDPE is a thicker geomembrane giving it a high puncture resistance. This material also has high chemical resistance and weathering properties.

# SPECIFICATIONS

## PETROGARD™ SERIES

	III	IV	VI	VII	X
Base Fabric Type	Polyester	Polyester	Polyester	Polyester	Nylon
Base Fabric Weight	7.5 oz/yd <sup>2</sup>	7.5 oz/yd <sup>2</sup>	7.5 oz/yd <sup>2</sup>	7.5 oz/yd <sup>2</sup>	13.0 oz/yd <sup>2</sup>
Thickness (ASTM D751)	32 ± 2 mil	40 ± 2 mil	32 ± 2 mil	40 ± 2 mil	38 ± 3 mil
Grab Tensile (ASTM D751)	650/650 lb	650/650 lb	650/650 lb	650/650 lb	1100/1100 lb
Adhesion (ASTM D751)	35 lb/2"	35 lb/2"	15 lb/1"	15 lb/1"	20 lb/1"

## CSPE (HYPALON®)

PROPERTY	TEST METHOD	COMPOUND
Thickness Tolerance	-	± 10%
Tensile Strength, PSI	ASTM D412	800
Puncture Resistance, lb	FTMS 101C Method 2031	80

## HDPE SMOOTH (High Density Polyethylene)

PROPERTY	TEST METHOD	MINIMUM AVERAGE VALUE
Thickness, mil	ASTM D 5994	60
Density, g/cm <sup>3</sup>	ASTM D 1505	0.94
Puncture Resistance, lb	ASTM D 4833	130

## HDPE TEXTURED (High Density Polyethylene)

PROPERTY	TEST METHOD	MINIMUM AVERAGE VALUE
Thickness, mil	ASTM D 5199	60
Density, g/cm <sup>3</sup>	ASTM D 1505	0.94
Puncture Resistance, lb	ASTM D 4833	125



## Waste Water Treatment Plant Improvement: Brawley, CA Featuring 60 mil High Density Polyethylene

4834 S Oakley Ave  
Chicago, IL 60609  
T 773 927 4120  
F 773 650 6028  
Toll-Free 800 621 0146

Franklin Fueling Systems has a vast product offering and can deliver the most comprehensive system packages, comprised of leading-edge equipment from highly robust product lines.

## Piping & Containment Systems

- 1 XP flexible pipe
- 2 UPP semi-rigid electrofusion weld pipe
- 3 XP pipe fittings and test boots
- 4 Flexible entry boots
- 5 Polyethylene and fiberglass dispenser sumps
- 6 Polyethylene and fiberglass tank sumps

## Fuel Management Systems

- 7 Liquid dispenser or tank sump sensors
- 8 Discriminating dispenser or tank sump sensors (also interstitial tank sensors – not pictured)
- 9 Leak detection and inventory control probes
- 10 Float kits for all common applications including LPG and chemical
- 11 Probe installation kits
- 12 Electronic line leak detection
- 13 Complete line of fuel management system tank gauges
- 14 Web access to ATGs and remote monitoring software and services

## Submersible Pumping Systems

- 15 Submersible turbine pumps
  - a. Variable speed submersible pumps
  - b. Fixed speed submersible pumps (2 hp, 1 ½ hp, 1/3 hp, ¼ hp)
  - c. Fixed and variable length
  - d. High capacity submersible pumps and controllers (3 hp and 5 hp)
- 16 Mechanical leak detectors (ELLD pictured)
- 17 Dispenser hook isolation controller
- 18 Single-phase control box
- 19 Single-phase smart controller
- 20 MagVFC™ variable frequency controller

## Dispensing Systems

- 21 Swivel and in-line breakaways
- 22 Inverted coaxial hoses
- 23 Vapor recovery nozzles
- 24 Dispenser-mounted and central vacuum pumps

## Service Station Hardware

- 25 Product shear valves
- 26 Vapor shear valves
- 27 Defender Series™ single and double wall vapor spill containers without drain (mechanical or sensor monitored)
- 28 Defender Series™ single and double wall fill spill containers with drain (mechanical or sensor monitored)
- 29 Monitoring well manholes
- 30 Manways
- 31 Multipoint tank sumps
- 32 Multipoint manholes
- 33 AutoLimiter™ overfill prevention valves
- 34 Vapor recovery caps
- 35 Vapor recovery swivel adapter
- 36 Fill caps
- 37 Fill swivel adapter
- 38 Drop tubes
- 39 Tank bottom protectors
- 40 Extractor vents
- 41 Safety sever breakaways

Franklin Fueling Systems also offers a complete line of hardware for aboveground applications including anti siphon valves, pressure vacuum vents, spill containers and overfill prevention valves as well as a complete line of transport systems hardware.



Technical Support:

**608-838-8786**

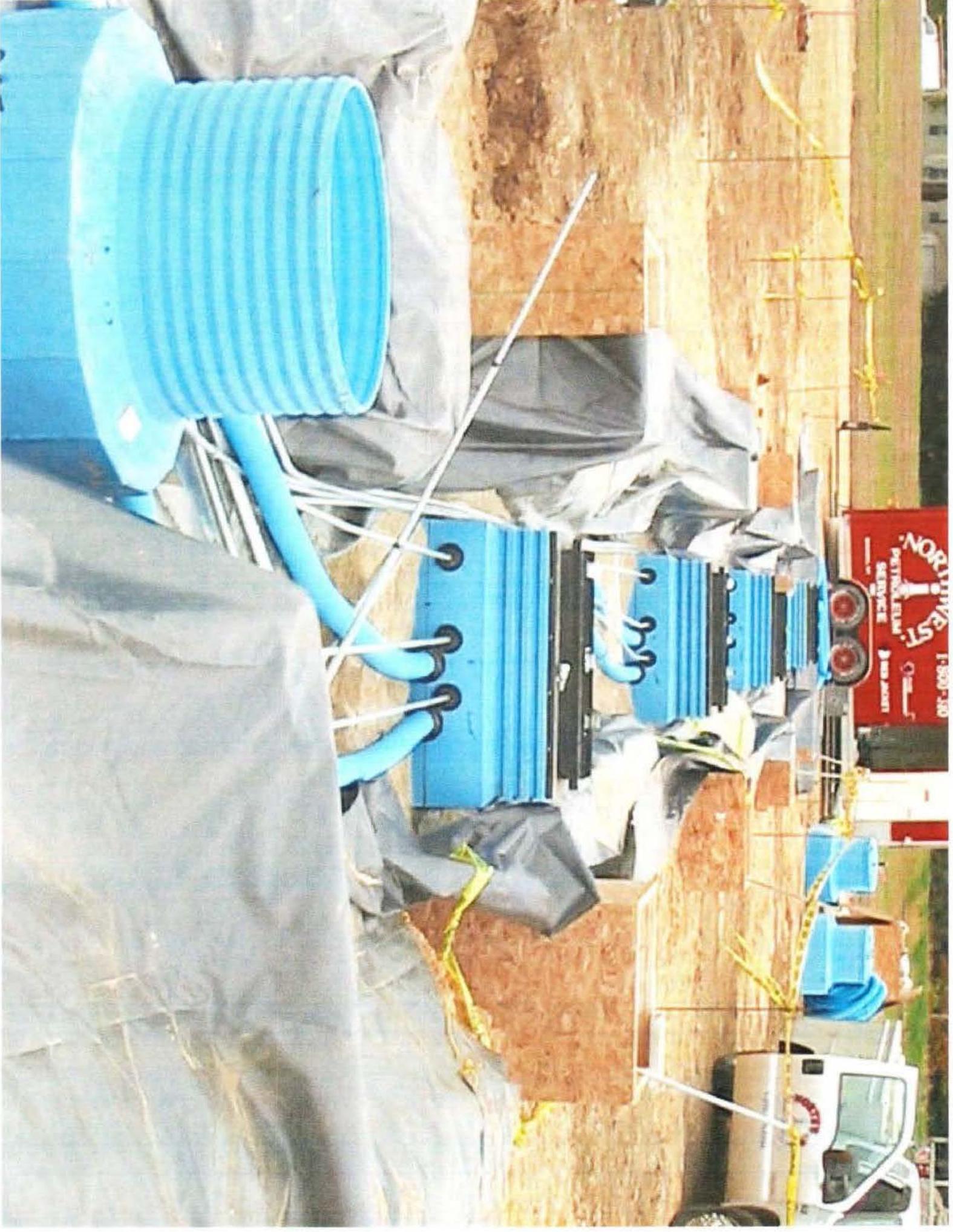
FFS-0167-03-12











# Administrative Staff Report

## Schierl Conditional Use and Site Plan Review Northeast Quadrant of the Intersection of Badger Avenue and Hwy 10 E September 4, 2012



Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>Fritz Schierl</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li><li>Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>2408-36-1100-01 (former County ID 020240836-02.05)</li></ul> <p><b>Lot Information:</b></p> <p><b>Lot 1</b></p> <ul style="list-style-type: none"><li>Effective Frontage: 1,404.87 feet</li><li>Effective Depth: 695.44 feet</li><li>Square Footage: 656,006</li><li>Acreage: 15.06</li></ul> <p><b>Schierl Property</b></p> <ul style="list-style-type: none"><li>Effective Frontage: 684.58 feet</li><li>Effective Depth: 341.71 feet</li><li>Square Footage: 117,401</li><li>Acreage: 2.7</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>"B-5" Highway Commercial District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>Commercial</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>District 7: Trzebiatowski</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>Vacant</li></ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"><li>23.01(16), 23.02(2)(e), and 23.02(4)(e)</li></ul>	<p><b>Request</b></p> <p>Request from Fritz Schierl, representing Team Schierl Companies for a conditional use permit and site plan review to operate a gas station and convenience store within Groundwater (Wellhead) Protection Overlay District B at the <b>northeast quadrant of the intersection of Badger Avenue and Highway 10 (Parcel ID 2408-36-1100-01 (former County Parcel ID: 020240836-02.05))</b>.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>Exhibit Map</li><li>Application</li><li>Site Plans</li><li>Sign Rendering</li><li>Certified Survey Map</li><li>Wellhead Protection Overlay District Map</li><li>Wetland Map</li><li>Supporting Documentations</li></ul> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>The property is zoned "B-5" Highway Commercial District</li><li>Gas stations are permitted in the "B-5" District</li><li>The gas station's property is 2.70 acres, out of the total 15.06 acres of lot 1 which makes up 17.92% of lot 1.</li><li>The City's Comprehensive Plan calls for high intensity residential / commercial development.</li><li>Gas Stations are a conditional use within the "B Zone" Wellhead Protection District.</li></ul> <p><b>Staff Recommendation</b></p> <p>Approve the conditional use permit, subject to the following condition(s):</p> <ol style="list-style-type: none"><li>Wetlands shall be identified and preserved as natural areas.</li><li>All landscaping requirements shall be met and maintained as per Chapter 23 of the Revised Municipal Code, and the 1998 Intergovernmental Agreement.</li><li>All stormwater requirements shall be met as per Chapter 31 of the Revised Municipal Code.</li><li>There shall be no light spill over past the property line and that no lights shall be directed towards adjacent properties. All light fixtures</li></ol>
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shall be cut-off fixtures that are pointed down.

5. An illumination / lighting plan shall be submitted prior to construction.
6. The screening for the refuse containers match the main exterior material of brick that is on the main building. The access gates shall not face south.
7. The diesel canopy to the north will need to be at least 10 feet from the side property line. However, if a street is installed, the setback would be increased to 40 feet. In addition, the parking lot will need a 10 foot setback from the north property line. However, if a street is installed, the setback would be increase to 20 feet.
8. Sidewalks, at least 5 feet in width, shall be installed along the property on both Highway 10 and Badger Avenue. In addition, if the proposed drive to the north is installed, sidewalks shall be added within one year at the owner's expense.
9. A landscape base shall be provided per Chapter 25 of the Revised Municipal Code for the freestanding sign.
10. All piping shall be double wall flexible piping, where if product is released from the primary pipe it would be contained in a liquid tight pump. Other type of piping, that is not flexible if it can be proven that it provides similar protection. This shall be approved by the State of Wisconsin and City Staff.
11. All piping shall be sloped to either a tank sump or a dispenser sump.
12. Sumps shall be located at the submersible head on each tank and also under each product dispenser. All sumps shall be equipped with a liquid sensor that sounds an alarm immediately if any liquid enters the sump.
13. All tanks shall be at minimum double walled with a liquid sensor that sounds an alarm immediately if any liquid is detected.
14. Electronic line leak detection shall be installed in the pipe run for each product dispensed. These units shall shut down flow to the pipe if there is a loss of pressure to the product pipe.
15. Dispenser and tank sump containment and spill buckets shall be double walled.
16. All monitoring shall be continuous monitoring, meaning that an alarm shall sound or proper authorities shall be immediately notified if a leak is detected.
17. Overfill devices shall be required to be installed to prevent the overfilling of the underground tanks from a transport truck, including installing one in the fill pipe of each tank, as well as an audible alert at 90% and an auto shut-off at 95% capacity, to ensure that overfilling will not occur.
18. Catch basins shall be installed around every fill point to catch product that may drip from the loading hose during the product transfer process.
19. Functionality tests shall be done annually on all line monitors to ensure proper operation.
20. A tank bed and line liner shall be placed in the underground storage tank bed and in excavation trenches for fuel lines.
21. Monitoring wells shall be installed throughout the property at locations determined by the Director of Water and the City Engineer. Testing shall be done quarterly. City staff shall be given unrestricted

access for compliance purposes.

22. Dispensing pads shall be Portland cement. Cracks and joints that open on dispensing pads shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.
23. All downspouts from the building and canopies shall be directly connected into the stormwater piping and directed to the stormwater pond.
24. The tank sump for each tank shall have the electrical conduit at the highest elevation practical above the transition points of the product piping.
25. Piping contractor shall install tracer wire on the outside of the product lines.
26. Stormwater manholes shall contain sumps with oil/water separation.
27. A clay liner shall be installed in the stormwater pond to eliminate infiltration of hydrocarbons.
28. All state requirements outlined in Chapter SPS 310: Flammable, Combustible and Hazardous Liquids, pertaining to this request must be met.
29. A groundwater protection plan shall be submitted and implemented prior to construction and shall cover the following:
  - a. A complete description of spill prevention and control measures for the facility. Spill prevention begins with the customer. Signs shall be posted at the pump instructing customers not to top off fuel tanks and to notify an employee in the event of a spill. Emergency shutoff switches shall be plainly labeled.
  - b. An estimate of the maximum quantity of fuel that could be spilled in the event of an equipment failure, along with an analysis of its fate and a plan for preventing it from reaching groundwater or surface water shall be created. The plan shall include descriptions of containment and/or diversionary structures or equipment needed in the event of a spill, and a demonstration that the needed equipment, personnel, and other resources would be available to respond to a spill.
  - c. A notification list, including the names and phone numbers of local management, remote management, fire and police, local and state agencies needing to be notified, and spill response contractors shall be created.
  - d. Routine spot cleaning of small spills at fueling areas with dry methods. Dry methods include using rags or absorbents. Fueling areas shall never be washed down unless the water is collected and disposed of properly. The plan must specify that an adequate supply of absorbent materials be kept readily available.
  - e. Proper storage and disposal of used sorbents and/or rags.
  - f. Maintenance of the stormwater management system,

including best management practices (BMPs).

- g. Provisions to ensure that snow plowing and other maintenance will not interfere with the proper functioning of stormwater management, spill containment, and leak detection systems shall be produced.
- h. Employee training: Employees must be trained (upon hiring and annually thereafter) in all aspects of routine operation and maintenance, including routine spill cleaning and containment of contaminated stormwater, as well as spill response and other emergency procedures.

30. The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply.

31. The conditional use permit shall expire within one year after final occupancy date.

## Vicinity Map



## Background



Fritz Schierl, representing Team Schierl Companies is proposing to construct a new gas station and convenience store at the above described location. Furthermore, the gas station will incorporate the construction of an additional commercial tenant space, such as a fast food restaurant. The gas station will operate under “The Store” brand name and offer diesel and gasoline under two separate canopies. No car wash has been proposed on the site. The proposed convenience store will total approximately 4,216 square feet, with the commercial space totaling 1,888 square feet for a total building square footage of 6,169.

This request for a gas station, although a permitted use within the “B-5” zoning district, is a conditional use within the “B Zone” wellhead protection district. Therefore, approval must be obtained from Plan Commission and Common Council.

Last month, the annexation and zoning of the property was approved by Common Council.

## Standards of Review

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

**Analysis:** The gas station will be located just off of highway 10, as you enter or exit the City of Stevens Point to the east. Additionally, it will occupy 1.46 acres of the allocated 2.70 acres in the southwest corner of Lot 1, adjacent to Highway 10 and Badger Avenue. This corridor of Highway 10 primarily consists of commercial business. Directly north of the parcel exists vacant land and thereafter a hockey arena and sports fields. Directly east of the property exists vacant woodland and thereafter farmland. Across the four-lane Highway 10 to the south, exists a few residential homes and vacant properties. Lastly, across from Badger Avenue to the west exists a dental practice and several commercially zoned properties.

**Findings:** The development will not be detrimental to the general welfare of the surrounding public as the use is fitting as it relates to the commercial development to the west. Furthermore, no residential homes or incompatible uses are directly adjacent to the property. The use is proposed to exist on a very small portion of the property closest to the rights-of-way that border the property.

**2) The use will not be injurious to the use and for the purpose already permitted;**

**Analysis:** The property borders public rights-of-way on two sides, with the other two sides bordering vacant property. Vacant property also lies across from the property sides that border rights-of-way. Residential homes within the Town of Hull that lie to the south utilize private wells and septic tanks.

**Findings:** The proposed use should not be injurious to the uses already permitted within the area as much of the surrounding land is vacant. Furthermore, several requirements and precautions above and beyond state requirements are being mandated to ensure the highest measures are in place to prevent the contamination of groundwater.

Staff would also suggest requiring monitoring wells throughout the property at locations determined by the Director of Water and the City Engineer. Staff has also placed additional conditions in the recommendation section of this report.

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

**Analysis:** The Town of Hull surrounds the property on almost all sides, except the west. The property has been identified within our Comprehensive Plan to develop into high intensity residential or commercial uses, as it is directly along a main thoroughfare. Furthermore, an intergovernmental agreement between the City of Stevens Point and the Town of Hull, adopted in 1998 identified the area to develop into commercial uses. Lastly, wetlands exist on the site. They border the southeast corner of the property and encompass 0.19 acres of the entire 2.70 acres allocated for the gas station and convenience store.

**Findings:** The identified wetlands will limit the development that can occur on the site however does not limit the proposed development. Additionally, several contiguous acres will be available for development with the gas station's construction. This standard is met.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

**Analysis:** The use is proposed on a large property surrounded by very few buildings. The residential homes to the south are on larger lots, over an acre in size. The architectural appeal of the building is very aesthetically appealing. The building's façade will be primarily brick and incorporate decorative stone, awnings, and gooseneck lighting. The roof will be flat, with a standing seam metal roof covering the entryway.

**Findings:** The building fits within the character of the neighborhood and will not be at variance with structures already constructed. The width of Highway 10 along with the size of the residential lots to the south is enough to provide an adequate buffer between the use and varying architectural designs. This standard is met.

- 5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;**

**Analysis:** Utilities will be extended to the site from Badger Avenue to serve the proposed use.

**Findings:** This standard is met.

- 6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

**Analysis:** There will be two ingress/egress points on the property immediately upon construction. Both will exist off of Badger Avenue and will have curb installed. The south ingress/egress will be primarily used as an entrance by vehicles traveling along Highway 10. The north ingress/egress will be primarily used as an exit and to those vehicles accessing the diesel canopy. The intersection of Badger Avenue and Highway 10 is not signaled.

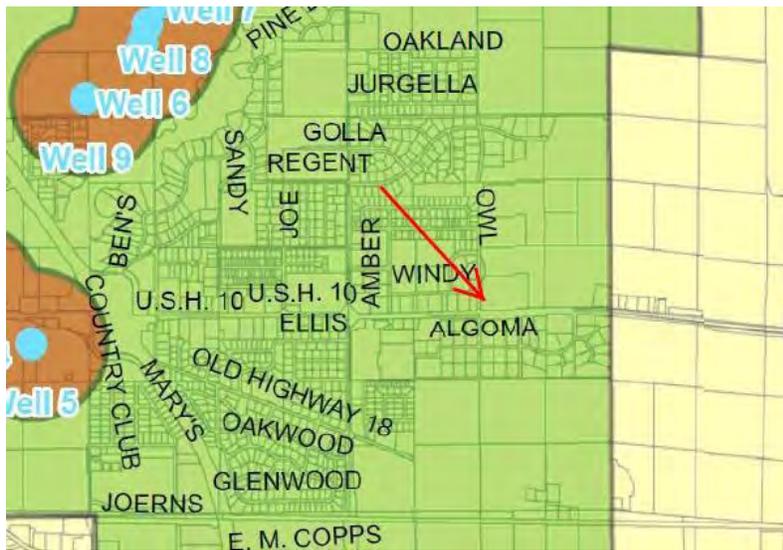
A road is proposed to exist in the future, north of the gas station, off of Badger Avenue. When constructed, this drive could provide additional ingress/egress points, if approved.

**Findings:** This standard is met.

- 7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

**Analysis:** The proposed use would be within the following districts:

- "B-5" Highway Commercial District: This district is established to provide for larger retail, commercial, office, service and apartment uses which depend upon access to major highways. This district is primarily intended to accommodate regional commercial uses requiring larger land areas than the "B-4" Commercial District and which depend upon region-wide usage and region-wide access. It is the intent of this district to provide for open space, to prevent congestion, to protect the highway corridor, to protect the safety of the users of the adjacent highway corridor, to protect the safety of the users of the adjacent highway and the users of the commercial sites of this district, to protect property values, and to create a convenient and safe commercial area.
- "District B" Wellhead Protection Overlay: This district is a secondary portion of the Stevens Point and Whiting recharge areas to be protected and includes land which lies within the five year groundwater travel zone, up-gradient from the Stevens Point and Whiting well fields. The five year time of travel (TOT) for the Stevens Point well fields is shown below regarding the property in question.



**Findings:** The proposed use is appropriate for the intent of the B-5 district, as gas stations are permitted. Within the Wellhead Protection Zone B district, gas stations are considered a conditional use, and may be allowed if the standards are met.

- MUNICIPAL WELLS
- REVISED DISTRICT A
- EXISTING DISTRICT B

8) **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

**Analysis:** The structure will meet all other zoning requirements. In terms of groundwater protection and monitoring measures, the property will meet all state and federal requirements for underground storage tanks, monitoring, and spill prevention, as well as, additional requirements specified by the City and/or recommended by the Plan Commission and Common Council.

*See the attached documents outlining containment procedures and construction materials.*

**Findings:** The diesel canopy to the north will need to be at least 10 feet from the side property line. However, if a street is installed, the setback would be increased to 40 feet. In addition, the parking lot will need a 10 foot setback from the north property line. However, if a street is installed, the setback would be increase to 20 feet.

9) **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

N/A

**10) Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

N/A

**11) Access to the site shall be safe.**

- a. All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

**Analysis:** The use fronts on Highway 10 and Badger Avenue.

**Findings:** This standard is met.

- b. The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

**Analysis:** Two ingress/egress points exist on this site, with the potential for more to occur at a later date. The two proposed ingress/egress points are off of Badger Avenue.

**Findings:** This standard is met.

- c. The driveway shall not be too close to neighboring intersections.**

**Analysis:** The non-signalized intersection at Highway 10 and Badger Avenue is over 100 feet from the southernmost ingress/egress point on the property.

**Findings:** This standard is met.

- d. Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

**Analysis:** These are the only two driveways in this area. No other driveways exist across Badger Avenue.

**Findings:** This standard is met.

- e. Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

**Analysis:** Two ingress/egress points are proposed on the site, both on Badger Avenue and both of which are 35 feet wide with nearly 100 feet between the two.

**Findings:** Given the use, staff would recommend approval of the two driveways as presented.

- f. The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far**

**enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

**Analysis:** The traffic flow on the site to the street should flow smoothly if the southern ingress/egress is primarily used as an entrance.

**Findings:** This standard is met.

**g. Intersections are visible and not visually screened.**

**Analysis:** The intersections are not screened from view.

**Findings:** Vision obstructions should not be a concern.

**h. Adequate drainage and snow storage is provided.**

**Analysis:** Drainage plans are being reviewed by the Department of Public Works.

**Findings:** Drainage requirements shall be determined by the Department of Public Works.

**i. Minimum size requirements are maintained for safe vehicle circulation.**

**Analysis:** The lot provides for adequate traffic aisles.

**Findings:** This standard is met.

**j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.**

**Analysis:** No plan has been submitted.

**Findings:** An illumination plan shall be submitted prior construction and reviewed and approved by staff.

**k. Driveways shall be located to minimize the impact to adjacent properties.**

**Analysis:** The driveways should not cause a negative impact to the adjacent properties as there are none at that location along Badger Avenue.

**Findings:** This standard is met.

**12) There shall be adequate utilities to serve the site.**

**a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

**Analysis:** Utilities will be extended to the site from Badger Avenue to serve the proposed use.

**Findings:** This standard is met.

**13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

**a. Mechanical equipment including refuse storage shall be screened from neighboring properties.**

**Analysis:** Refuse containers will be located on the east side of the building along the pavement boundary. Furthermore, they will be fully screened with access gates that face north.

**Findings:** The refuse containers and enclosure will be visible from Highway 10. Staff recommends they be screened with the same brick/block materials used for on the principal building. The access gates shall not face south.

**b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

**Analysis:** No plan has been submitted.

**Findings:** An illumination plan shall be submitted prior construction and reviewed and approved by staff.

**c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

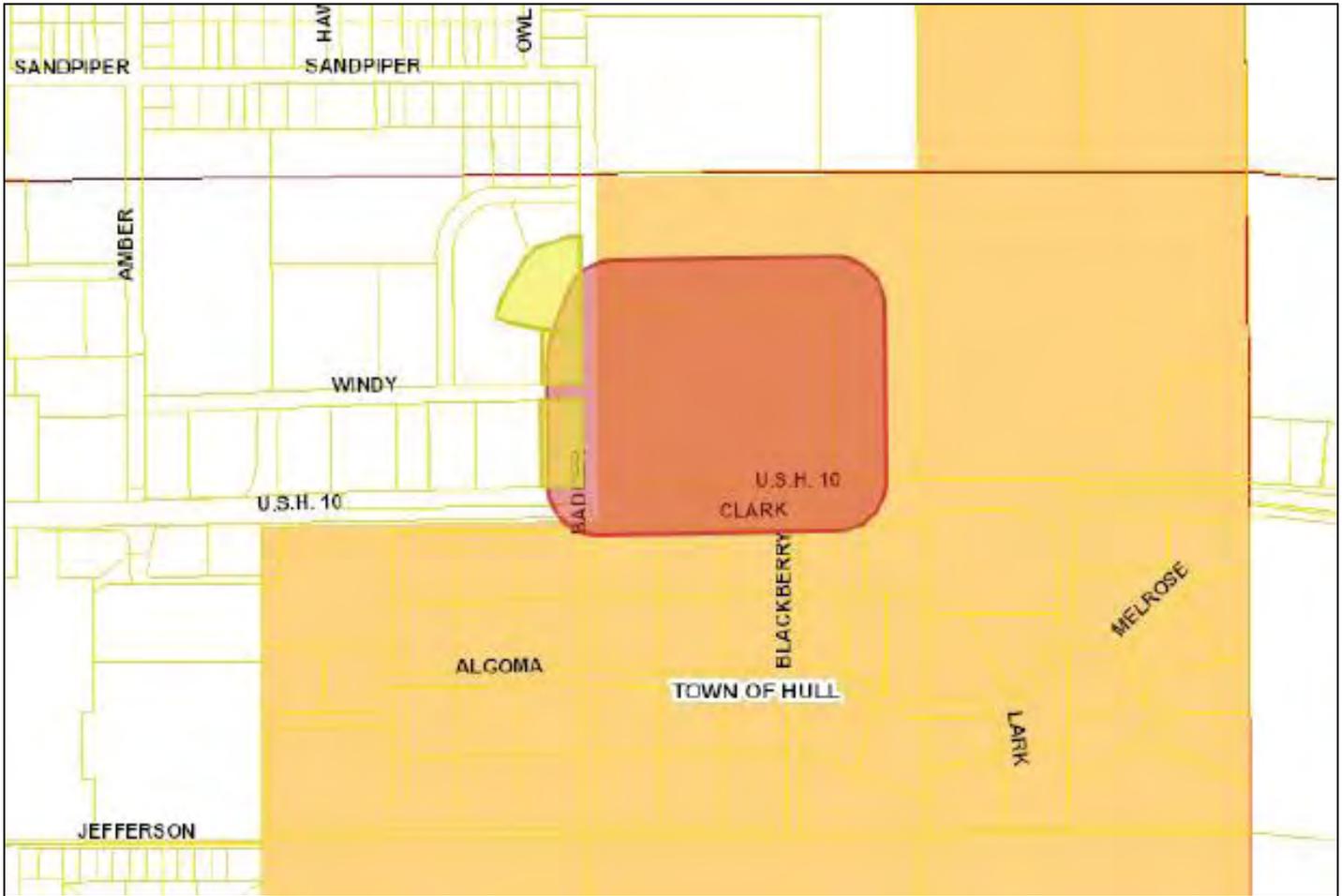
**Analysis:** Noise shall be minimal compared to that already heard from Highway 10 traffic. Existing vegetation on the east side of the property will buffer noise to the east. Additionally, the width of Highway 10 along with the size of the residential lots to the south should be enough to provide an adequate sound buffer.

**Findings:** This standard is met.

**14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.**

N/A

**Northeast Quadrant of the Intersection of Badger Avenue and Hwy 10 E – Exhibit Map (200 Feet Boundary)  
Schierl Gas Station and Convenience Store – Conditional Use**



<b>TaxKey</b>	<b>Property Address</b>	<b>Owner Name</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
281240836220045	Pond (Badger Ave)	Parkdale Pond LLC	5424 Hwy 10 E STE A	Stevens Point	WI	54482
281240836220043	5764 Windy Drive	Schultz LLC	3370 Twin Lakes Road	Rosholt	WI	54473
281240836220016	5765 Windy Drive	Parkdale	3021 Patton Drive	Plover	WI	54467

REF 149243  
\$270<sup>00</sup>  
8/23/12

**REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION**

ADDRESS OF PROPERTY: Lot 1+2 Bader Avenue Stevens Point

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Develop a convenience gas facility with underground petroleum tanks in combination with a Subway Gas shop

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: Tom Schuler Companies  
Address: 2201 Madison St  
Stevens Point WI 54481  
(City, State, Zip Code)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
(City, State, Zip Code)

Telephone: (715) 345-5060  
Cell Phone: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
Signature

Scheduled Date of Plan Commission Meeting: September 4

Scheduled Date of Common Council Meeting: September 17

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

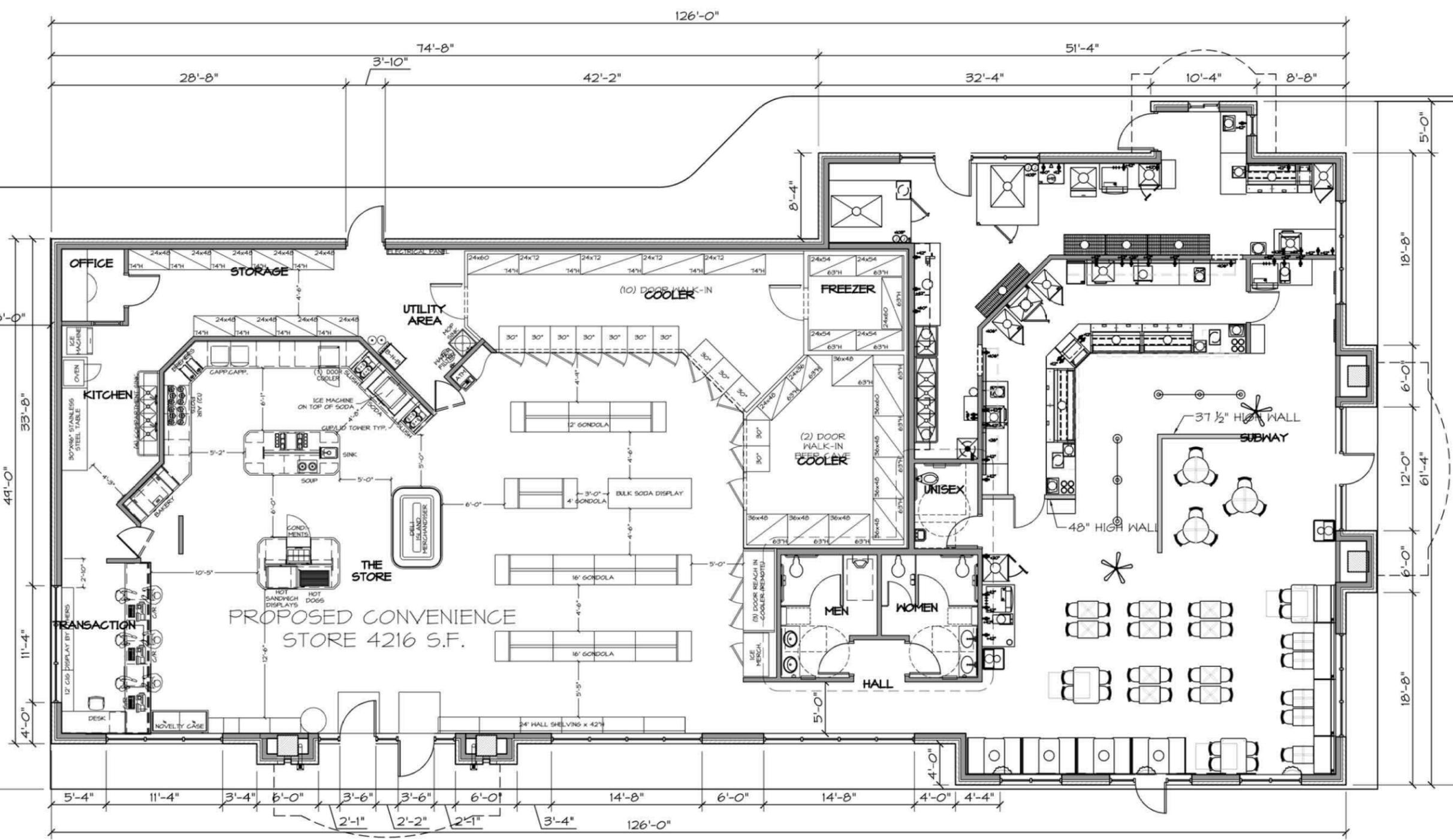
275 270<sup>00</sup>

Receipt # \_\_\_\_\_

Refunded \$5<sup>00</sup> ck# 52712



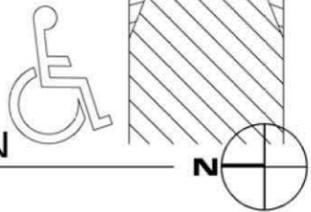
P:\21212 - THE STORE HWY 10 ST POINT\Drawings\21212-FP01.dwg, 8/14/2012 2:55:07 PM



PROPOSED CONVENIENCE STORE 4216 S.F.

### PROPOSED FLOOR PLAN

3/32" = 1'-0"

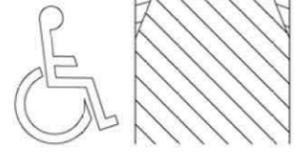


1'-0" TYP.

### TEAM SCHIERL CO.

HWY 10 EAST STEVENS POINT

AUGUST 14, 2012



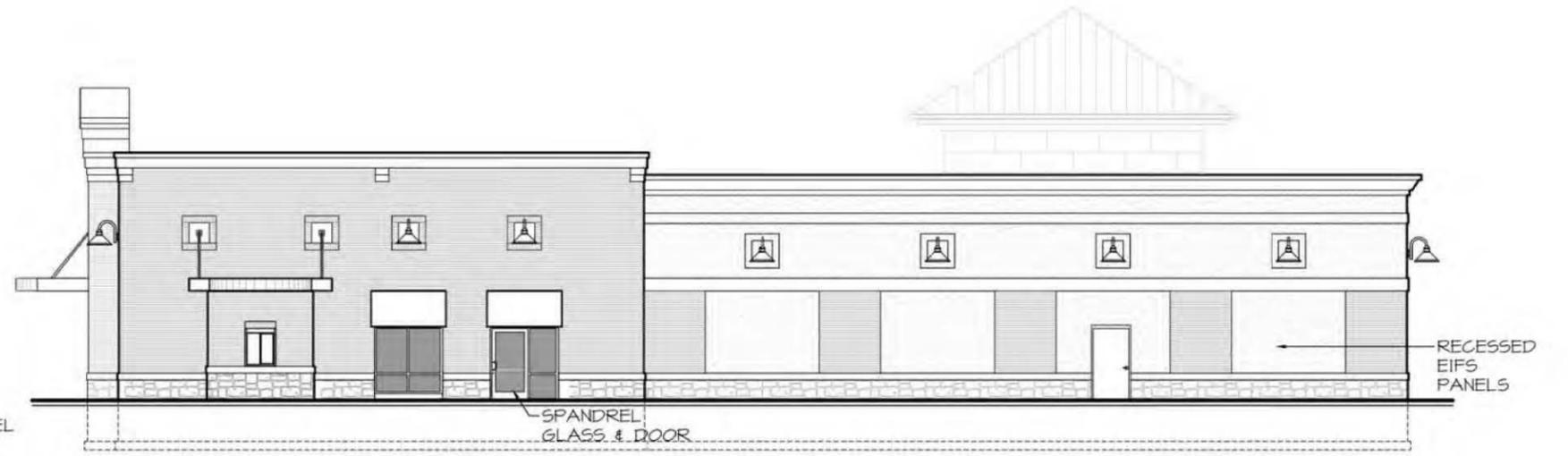
# Mudrovich architects

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PROPOSED SOUTH ELEVATION

1/16" = 1'-0"



PROPOSED EAST ELEVATION

1/16" = 1'-0"



PROPOSED NORTH ELEVATION

1/16" = 1'-0"



PROPOSED WEST ELEVATION

1/16" = 1'-0"

TEAM SCHIERL CO.

HWY 10 EAST STEVENS POINT

AUGUST 14, 2012



Mudrovich  
architects

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WEST ELEVATION

**TEAM SCHIERL CO.**  
HWY 10 EAST  
STEVENS POINT, WISCONSIN

 **Mudrovich**  
architects  
AUGUST 14, 2012

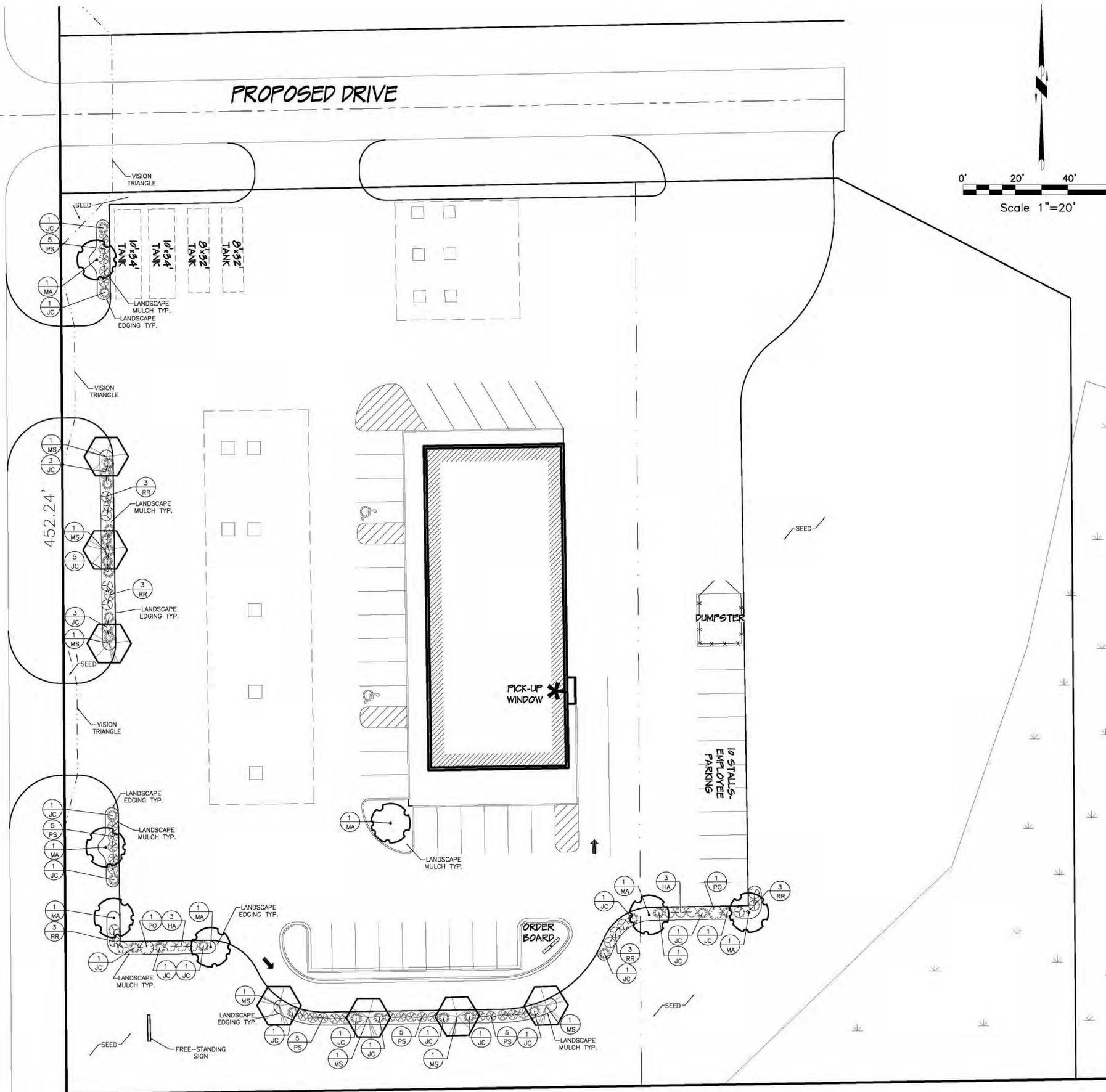
**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 4" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS. COLORED TO BE SELECTED BY THE OWNER.
- FILTER FABRIC SHALL BE PLACED BENEATH ALL MULCH.
- EDG-KING LANDSCAPE EDGING SHALL BE PLACED AROUND ALL PLANTING BEDS.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

**PLANTING SCHEDULE:**

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QUANTITY
MA	MALUS 'INDIAN MAGIC'	INDIAN MAGIC FLOWERING CRABAPPLE	1 3/4" CAL.	15'X15'W	8
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT FLOWERING CRABAPPLE	1 3/4" CAL.	15'X20'W	6
SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QUANTITY
HA	HYDRANGEA ARBORESCENS 'BELLA ANNA'	BELLA ANNA ENDLESS SUMMER HYDRANGEA	24"	4'X4'W	6
JC	JUNIPERUS CHINENSIS 'KALLAYS COMPACTA'	KALLAYS COMPACT PFITZER JUNIPER	24"	3'X6'W	29
PS	PHILADELPHUS 'SNOWBELLE'	MOCKORANGE SNOWBELLE	18"	4'X4'W	25
PO	PHYSCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	36"	8'X10'W	2
RR	ROSA RUGOSA 'HANSA'	HANSA RUGOSA ROSE	24"	4'X4'W	15

BADGER AVENUE



REVISIONS

1.	M.A.K.	8/16/12
----	--------	---------

CHECKED: JIM LUNDBERG  
 DRAWN: MELISSA KLUCK  
 DATE: 7/25/12  
 PROJECT NO.: 00.000

**LANDSCAPE PLAN**

**PARKDALE SUBDIVISION  
 SCHIERL TIRE  
 CITY OF STEVENS POINT  
 PORTAGE COUNTY, WISCONSIN**

Land Surveying  
 Engineering  
 5709 Windy Drive, Suite D  
 Stevens Point, WI 54482  
 715.344.9999 (Ph) 715.344.9922 (Fx)



LA-1

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**UNDERGROUND UTILITIES**

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20122814675)

**DESCRIPTION**

BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, DONALD J. BUZA, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JULY 3, 2012.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

DONALD J. BUZA, (# 2338)  
REGISTERED LAND SURVEYOR

**BENCH MARK**

ELEVATIONS ARE REFERENCED TO THE CITY OF STEVENS POINT ENGINEERING DEPARTMENT AND THE NGS WEBSITE.

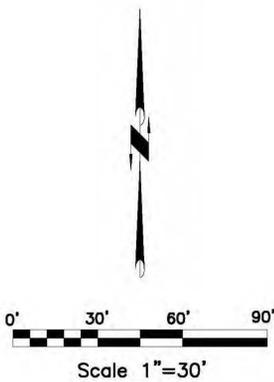
BENCHMARK #1 - PUMP SPOUT ON HYDRANT LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF BADGER AVENUE AND WINDY DRIVE.

**LEGEND**

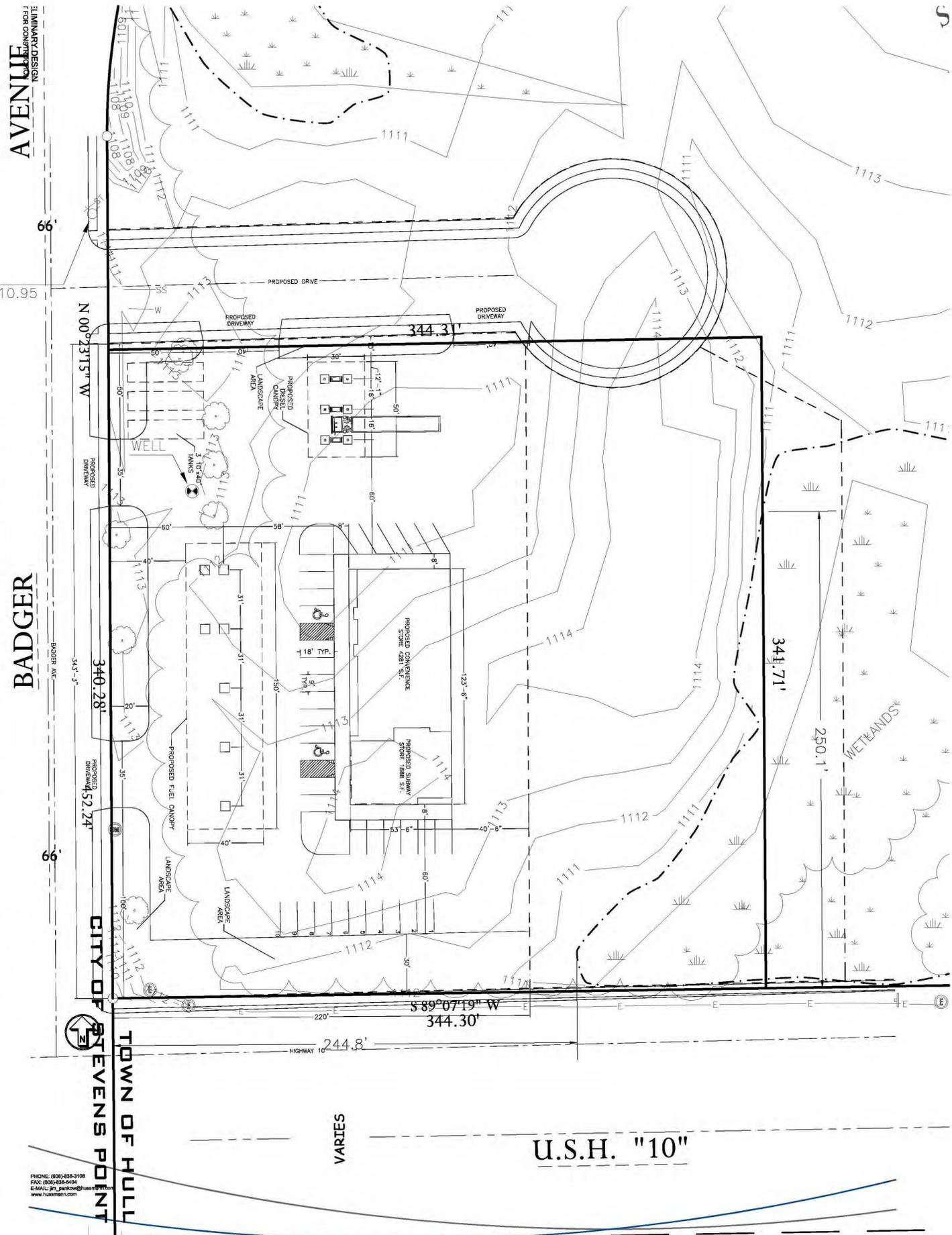
These standard symbols will be found in the drawing.

- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC
- WATERMAIN
- CONTOUR LINE
- ELECTRIC MANHOLE
- HYDRANT
- UTILITY MANHOLE
- WELL
- TREE
- 1" O.D. IRON PIPE FOUND

109315 SQ. FT. HIGH GROUND AREA  
2.51 ACRES  
+  
8086 SQ. FT. WETLAND AREA  
0.19 ACRES  
-----  
117401 SQ. FT. TOTAL AREA  
2.70 ACRES



**CITY OF STEVENS POINT**



AVENUE  
SUMMARY DESIGN  
FOR CONFORMANCE

WINDY DR.

BADGER

CITY OF STEVENS POINT

Drawing No.	Date:	Rev. Date:	Revision Description:	By:	Project Name:
10728	05-14-12	05-25-12	REVISE PLAN PER PRITZ MARKUPS	J. PARKOW	THE STORE - STEVENS POINT EAST
SQ. FT.	Drawn By:	06-11-12	PL & P LAYOUT AND ADD SIGNWAY COOLING PRESSURE	J. PARKOW	

CHECKED:	DONALD J. BUZA
DRAWN:	CYNTHIA MILLER
DATE:	7/17/2012
PROJECT NO.	12.536

**TOPOGRAPHIC MAP**

**PARKDALE GAS STATION  
TOWN OF HULL  
PORTAGE COUNTY  
WISCONSIN**

Land Surveying  
Engineering  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999 (Pr) 715.344.9922 (F)



**TOPO**

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# The Store

UNLEADED

3.649

DIESEL

3.149



EARN  
FREE  
STUFF!



8' between poles

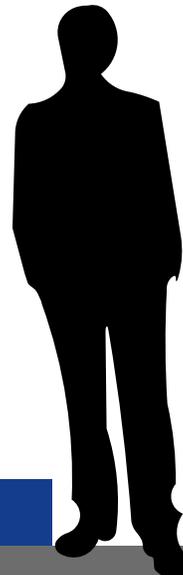
Entire sign measures 8'W x 15' Hx 24"D  
Installed 20' to top- 2 pole mount

Top cabinet for "The Store"  
internally illuminated  
Flat white lexan faces w/ vinyl graphics  
5'H x 86"W

Gas price section vinyl w/ reverse cut  
product names  
Two red LED 16" digit price changers  
installed behind face

Full color Watchfire LED msg. center  
19mm pixel  
overall size 40"H x 8"W

Tenant panel 28"H x 8"W  
flat white lexan faces w/ vinyl graphics  
Subway Graphics shown



The Store - proposed pylon sign  
scale 1/2" = 1'



CROSSROADS LOCATION SPEC SIGN OFF SHEET

Customer Schierl Co's  
Contact Fritz Schierl  
Phone 345-5060  
Date 8-20-12

THIS IS AN ORIGINAL DESIGN CREATED BY BUSHMAN SIGNAL GRAPHICS/STEVENS POINT, WISCONSIN. ALL RIGHTS RESERVED.  
IT IS NOT TO BE USED, REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUSHMAN SIGNAL GRAPHICS.  
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approved by:  
date:

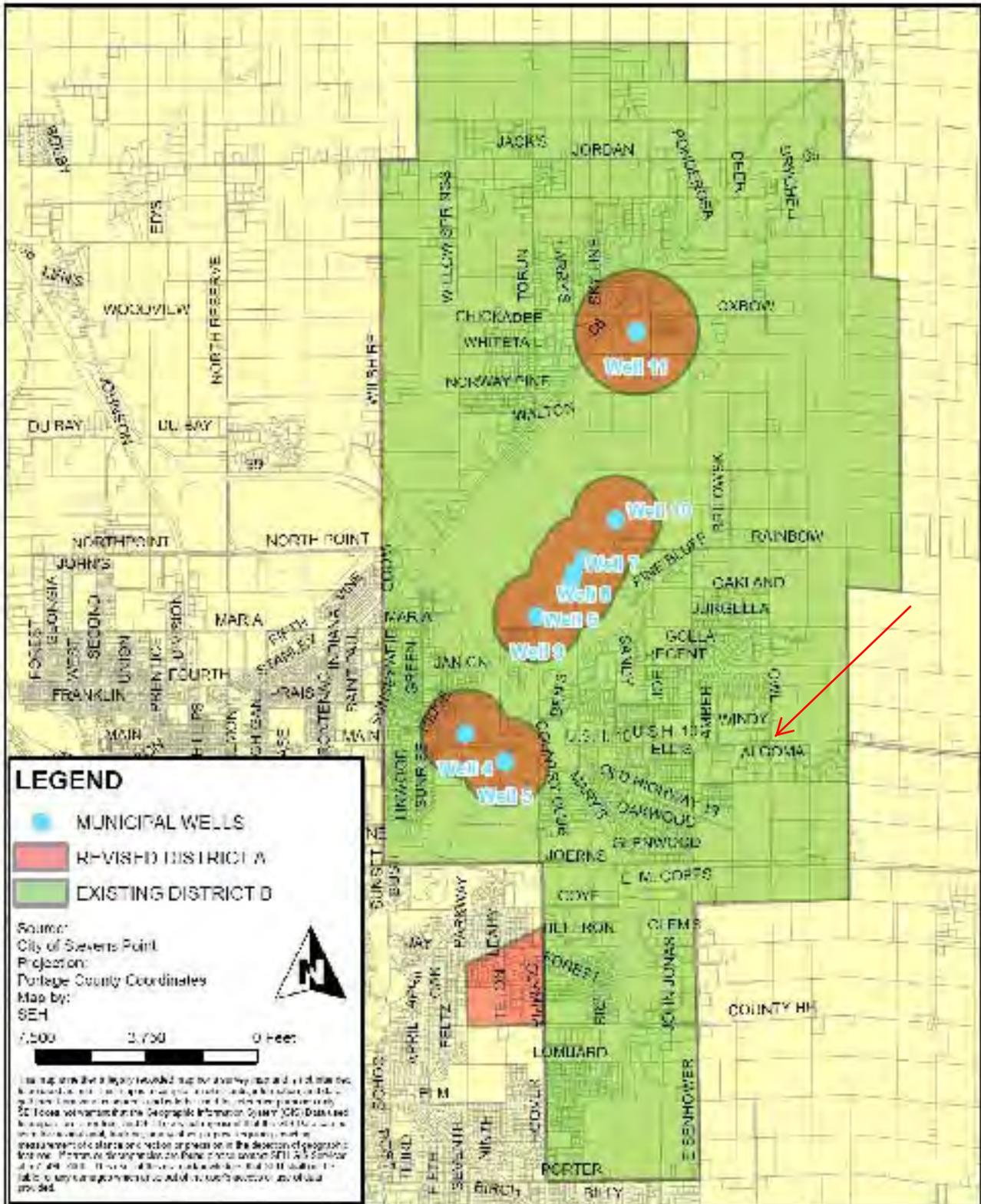
20' overall height

5'

40"

28"

5'



STEVENS POINT WATER UTILITY  
 400 W. 10th St  
 Stevens Point, WI 54481  
 Phone: (715) 336-2200  
 Fax: (715) 336-2201  
 www.stevenspointwi.gov

**STEVENS POINT WATER UTILITY  
 WELL NO. 11 WELLHEAD  
 PROTECTION PLAN**

PROJECT:  
 STEPT 107037

---

DATE:  
 FEB 2012

**GROUNDWATER  
 PROTECTION  
 OVERLAY  
 DISTRICTS**



# SCHIERL COMPANIES

2201 Madison St. • Stevens Point, WI 54481 • (715) 345-5060 • FAX (715) 345-5075  
[www.teamschierl.com](http://www.teamschierl.com) [www.impactrewards.com](http://www.impactrewards.com)

Building Tomorrow Together

August 27, 2012

Re: Proposed Team Schierl Store at the intersection of Badger Avenue and Windy Drive

To Whom it may concern:

Team Schierl Companies is proposing to construct a new convenience store with gasoline and diesel dispensing and Subway Restaurant with drive-thru at the intersection of Badger Avenue and Hwy 10 E. The proposed facility will consist of a convenience store with canopied gas and diesel dispensing fuel areas.

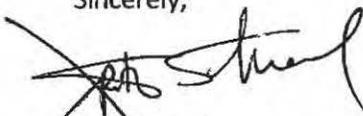
Since the proposed installation is located within a wellhead protection district, Team Schierl Companies is proposing additional measures to provide maximum protection to the environment. These additional measures exceed the current EPA and state of Wisconsin code requirements for the installation of underground storage tanks.

The additional measures/controls that will be implemented are as follows:

- Four (4) doublewall Xerxes reinforced fiberglass tanks with interstitial space monitoring
- Doublewall flexible piping to be installed inside of rigid access sleeve. This will act as containment for the doublewall piping.
- Inspection of specific components of the fueling dispensing system on a daily, monthly, and annual basis
- Doublewall fill spill containments
- Two (2) Monitoring/observation wells on the west lot line
- Spill Prevention and Control Measures plan designed by environmental engineers
- Oil/Water separation system to contain any surface runoff

Team Schierl Companies would like to thank you for your consideration regarding this project.

Sincerely,



Fritz Schierl  
Co-CEO



## SCS BT SQUARED

August 23, 2012  
File No. 25212242

Mr. Fritz Schierl  
Team Schierl Companies  
2201 Madison Street  
Stevens Point, WI 54481-3835

**Subject:** Groundwater Flow and Geology at Proposed New Development  
Intersection of Badger Avenue and Highway 10  
Stevens Point, Wisconsin

Dear Mr. Schierl:

### INTRODUCTION AND BACKGROUND

#### PURPOSE

The purpose of this document is to provide groundwater and geologic information for the property and proposed development located at the northeast corner of Badger Avenue and Highway 10, in Stevens Point, Wisconsin.

#### LOCATION AND PROJECT INFORMATION

1. **Site Owner:** Team Schierl Companies  
2201 Madison Street  
Stevens Point, WI 54481-3835  
Phone: 715-345-5060
2. **Site Address:** Northeast corner of Badger Avenue and Highway 10  
Stevens Point, Wisconsin
3. **Site Location:** NW ¼, NE ¼, Section 36, T 24 N, R 8 E  
Town of Hull  
Portage County
4. **Environmental Consultant:** SCS BT Squared  
2830 Dairy Drive  
Madison, WI 53718-6751  
608-224-2830 – phone  
608-224-2839 – fax

## **SITE BACKGROUND**

### **Site History and Current Status**

The site is an undeveloped 2.95-acre property located at the northeast corner of Badger Avenue and U.S. Highway 10, located just beyond the western edge of the City of Stevens Point, in the Town of Hull. Team Shierl, Inc., plans to build a gas station/convenience store on the property.

### **Soils, Geology, and Hydrogeology**

The site is on approximately 1.7 miles east of the Plover River. The land is gently sloping, with some intermittent streams in the area flowing east to west, as indicated on a topographic map for Stevens Point (USGS, 1980). A small pond (2.15 acres) is located approximately 400 feet northwest of the site.

Information obtained on the local geology of the site was obtained by reviewing reports on regional geology and hydrogeology, and by reviewing well constructor's reports for the area available from the Wisconsin Department of Resources (WDNR) on CD-ROM and on-line provided by Portage County Land Records GIS website and Wisconsin Department of Agriculture, Trade and Consumer Protection (WDATCP).

#### **Soils**

According to the Soil Survey for Portage County (USDA, 1978), soils beneath the site are Friendship Series and Meehan Loamy Sand that consist of deep, moderately to somewhat poorly drained soil. Permeability of the soil is rapid. The upper soil is loamy sand. At a depth of approximately 2 feet, the soil is a medium to coarse sand. In the southeast corner of the site is Markey Muck soil, consisting of approximately 3 feet of black organic-rich soil overlying gray sand. The organic rich soil has moderately rapid permeability, and the soil is saturated to a depth of 1 foot during periods of wetness, unless the soil is drained.

#### **Geology**

Beneath the topsoil are unconsolidated glacial outwash (meltwater) deposits. The outwash is stratified sand and gravel, with some silt and clay (Devaul and Green, 1971). The outwash is approximately 20 to 30 feet thick in the vicinity of the site, as indicated on nearby well constructor's reports. Some clay layers occur within and at the base of the outwash.

The outwash is a part of the outwash plain that occurs in central and southwestern Portage County, commonly called the central sand plain or Bancroft plain. The sand plain extends over approximately 300 square miles (Holt, 1965). In the Stevens Point area, the unit is continuous across the eastern half of the City including beneath the Plover River. In the area of Stevens Point, the sand and gravel deposits are thickest (200 feet) in the preglacial Wisconsin River Valley, thinning to the west where the Precambrian bedrock crops out (EPA, 1993).

Beneath the Plover River west of the site are alluvial deposits (stream sediments) deposited during postglacial and modern times. The alluvial deposits consist of sand and gravelly sand (Clayton, 1986), similar to the outwash deposits, and both deposits are hydrogeologically interconnected. The main difference between the two deposits is that the alluvium is typically at a lower elevation than the outwash deposits (Holt, 1965).

In the Stevens Point area, some remnants of Cambrian sandstone are between the outwash deposits and underlying Precambrian crystalline rock. The sandstone is a few inches to several feet thick, with several feet of clay beneath (Holt, 1965). The thickness of the sandstone is highly variable, and well constructor's reports in the vicinity of the site indicate the sandstone is either not present or is approximately 2 to 15 feet thick.

Devaul and Green (1971) indicate that the bedrock beneath the Stevens Point area consists of Precambrian igneous and metamorphic rock (excluding the remnants of sandstone). The rock is hard and dense, and the upper surface may be fractured or weathered. Well constructor's reports indicate granite is beneath the vicinity of the site at a depth of approximately 30 to 55 feet below ground surface.

### **Hydrogeology**

The water table occurs in the outwash deposits, approximately 10 to 15 feet below ground surface in the vicinity of the site as indicated by Clayton (1986), using data from a Wisconsin Geological and Natural History Survey 1981 open-file map by I.D. Lippelt. Static water levels are 7 to 9 feet deep for wells constructed in the vicinity of the site and open to the outwash, as indicated on well constructor's reports.

Locally and in the vicinity of the site, groundwater flows to the west towards the Plover River, as indicated by a water table map (Holt, 1965), and shown on **Figure 1** obtained from the Portage County Land Records GIS website.

The sand and gravel outwash deposits form the most productive aquifer in the region (EPA 1993). The Precambrian crystalline rock is considered impermeable and will limit the downward movement of water (Holt, 1965).

Most well constructor's reports indicate that private wells in the vicinity of the site are completed with open intervals in the outwash deposit. Some of the wells also are also screened in the sandstone that overlies granite. The wells screened in the sand and gravel and sandstone are typically 30 to 45 feet deep, with 25- to 35-foot-long casings. The wells produce water at a flow rate of approximately 10 to 20 gallons per minute according to the well constructor's reports.

Some private and commercial wells in the vicinity of the site were drilled to approximately 100 to 160 feet deep with open intervals in the granite bedrock. The wells have casings that extend to the top of the sandstone or the granite. The wells produce water at flow rates of approximately 3 to 20 gallons per minute, with drawdowns exceeding 100 feet, according to the well constructor's reports.

The City of Stevens Point obtains the municipal water supply from a series of high capacity wells located at well fields near the Plover River, tapping approximately 60 feet of unconsolidated sand and gravel aquifer (Holt, 1965). Groundwater pumped from the wells and used as a source of water supply is obtained from the unconfined sand and gravel aquifer (EPA, 1993). Pumpage from the wells close to the Plover River induces river water to recharge the sand and gravel aquifer, increasing the yield and specific capacity of the wells (Holt, 1965).

The locations of municipal wells are indicated on a map of Groundwater Protection Overlay Districts dated February 2012, and provided as Figure 2.

One set of wells is located at the Airport Wellfield, located along the west side of the Plover River, between the River and the Airport (Wells 6, 7, 8, 9, and 10). The Airport Wellfield is approximately 9,000 feet northwest of the site.

Wells 4 and 5 are in the vicinity of Iverson Park (Iverson Wellfield), south of the airport and south of Highway 10. Well 4 is located on the west side of the Plover River, and Well 5 is located on the east side of the Plover River, approximately 9,000 feet west of the site.

A third well location is well number 11, located ½ mile northeast of the airport, approximately 14,000 feet north-northwest of the site.

According to the Village of Whiting Comprehensive Plan for 2004, the Village operates two wells that supply the Village's water. Potable water for the Village residents is pumped from wells located south of County Road HH at the east end of the Village. The wells are approximately 3 miles southwest of the site. Within the Village, there are no private wells being utilized for potable water.

Groundwater supplied to the Village Wells is obtained from the sand and gravel aquifer (Born, et al., 1988).

## WELL HEAD PROTECTION

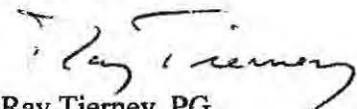
According to the zoning code for the City of Stevens Point adopted February 19, 1979, and available on the City of Stevens Point website, the site is located within Groundwater Protection Overlay District B. The intent of the Groundwater Protection Overlay District B is to include land which lies within the 5-year groundwater travel zone upgradient of the Stevens Point and Whiting well fields.

Petroleum underground storage tanks are not listed as a permitted use within the Groundwater Protection Overlay District B. The zoning code indicates that uses may be permitted on a case-by-case basis providing adequate groundwater protection and monitoring measures, as determined by the Stevens Point Plan Commission and Common Council.

## REFERENCES

- Born, S.M., Yanggen, D.A., Czecholinski, A.R., Tierney, R.J., and Hennings, R.G., Wellhead-Protection Districts in Wisconsin: An analysis and Test Applications, Wisconsin Geological and Natural History Survey – Special Report 10, 1988.
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Sincerely,



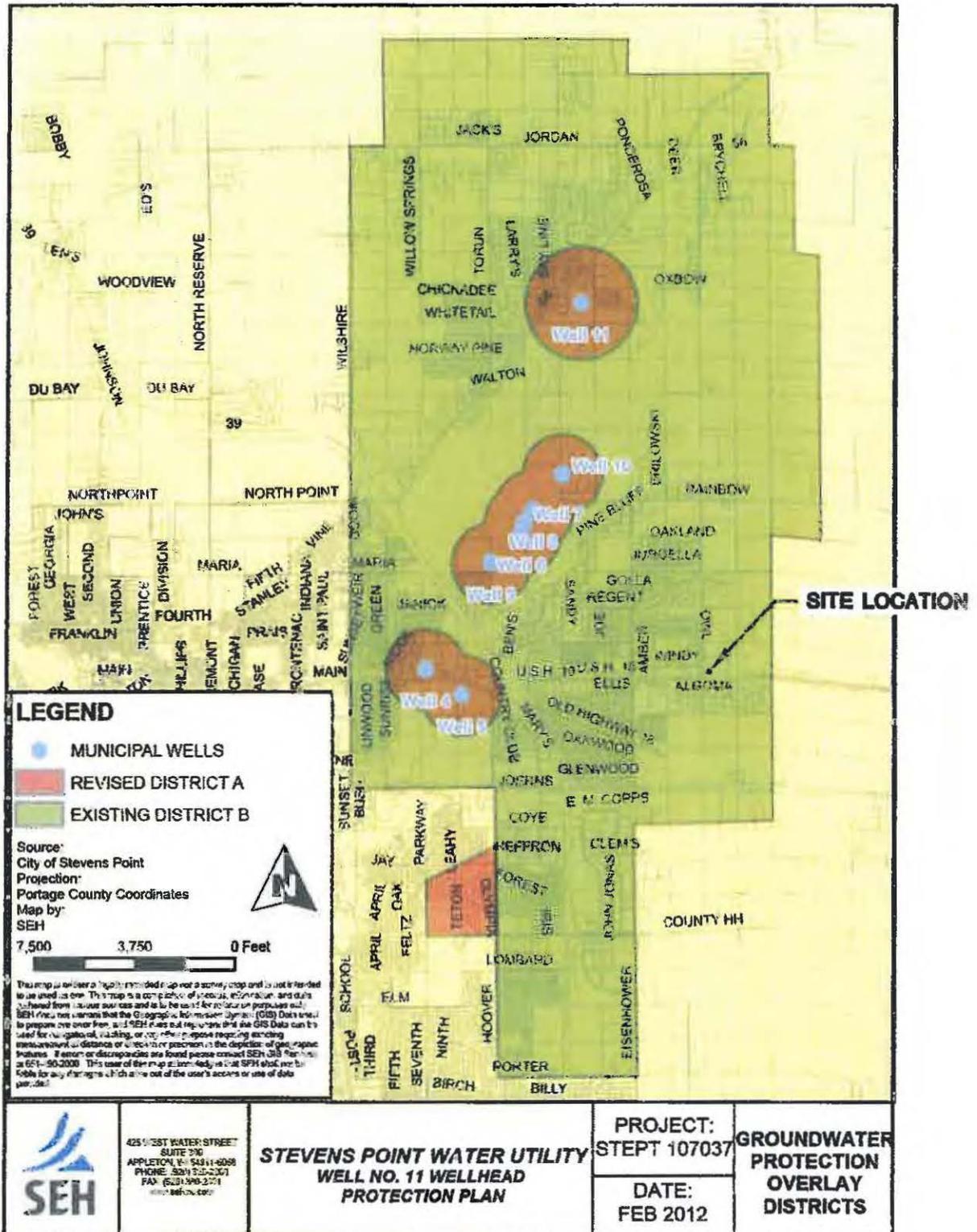
Ray Tierney, PG  
VP/Project Director  
**SCS BT SQUARED**

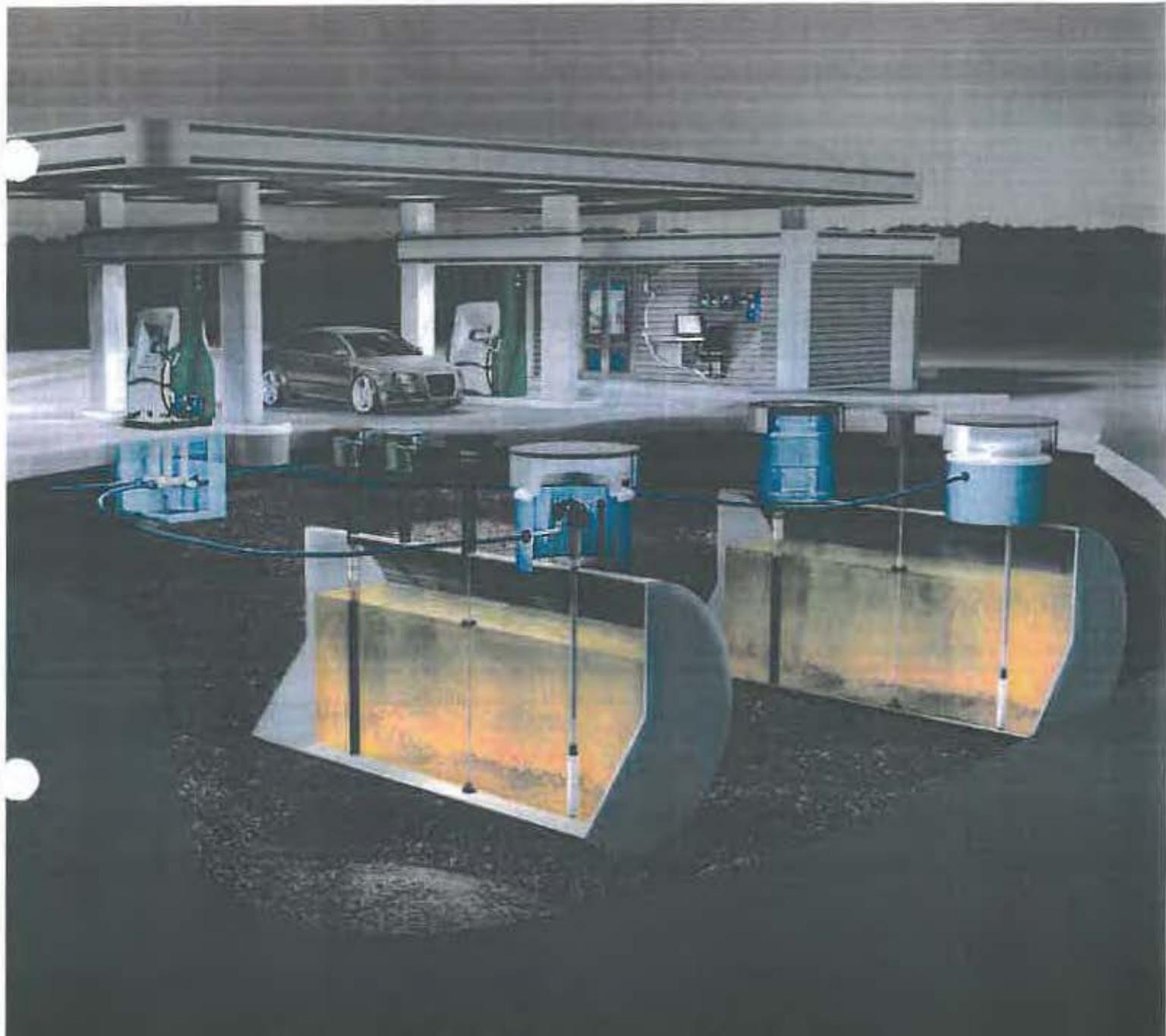
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Enclosure: Figures 1 and 2



**Figure 2**





# The Total System Solution

The Industry's Most Comprehensive Product Offering

 **Franklin Fueling Systems**



## UNDERGROUND STORAGE TANK COMPONENTS

### TANKS

- Xerxes doublewall fiberglass tanks with capability for continuous interstitial monitoring or equivalent

### PIPING AND CONTAINMENT

- XP doublewall flexible piping to meet UL 941 standards
- Access sleeve for piping that is intended to provide an extra level of protection. The sleeve is designed to function as a containment for the doublewall piping in case of a leak within the flexible piping it will contain any product.
- The piping system is sloped towards the submersible pump containment so that if a leak develops in the doublewall piping it will drain into the dispenser containments and then into the submersible pump containment. All containments have liquid sensors to detect liquid.
- XP pipe fittings, test boots and flexible entry boots
- Polyethylene or fiberglass dispenser containment sumps. Electrical entries will be made over top of containments to reduce number of entries into containments.
- Polyethylene or fiberglass tank sumps to contain the submersible pump. Electrical entry will be made towards the top of containment.
- Tracer wire is installed on all piping runs to indicate the location of the piping trenches to facilitate location of piping at a later date if the need arises.

### TANK MONITORING/FUEL MANAGEMENT SYSTEM

- All containments (dispenser and submersible pump) will have liquid sensors installed that are designed to provide continuous monitoring. Sensors will detect any liquid in the containments.
- Interstitial sensor in the tank is designed to detect liquid.
- The tank probes are designed to provide product levels for inventory purposes.
- The tank probes in conjunction with specific software are able to provide continuous leak detection.
- The floats on the probes are state of the art that are designed to provide early detection and continuous monitoring for water and phase separation.
- All submersibles will have an electronic line leak detector installed. This leak detector is designed to perform a line test each time dispensing stops and will perform in sequence a 3.0gph, 0.2gph and 0.1gph line tests. It will shut down the submersible if it fails any of the tests.

### SUBMERSIBLE PUMPING SYSTEMS

- The submersible pumps are contained within a containment.
- The submersible pumps will shut down if the leak detectors fail its testing.

- The pumping system can also be shut down if any of the sensors in the containments detect liquid.

#### **DISPENSING HANGING HARDWARE**

- All nozzles are equipped with an auto-shutoff mechanism that is designed to prevent overfilling.
- All fueling points have safety breakaways installed so that if a hose is disconnected the flow of product will stop.

#### **ADDITIONAL HARDWARE**

- All piping under dispensers have double poppeted shear valves installed. These are designed to stop the flow of product in case the dispenser is hit by a vehicle.
- All droptubes have an overfill prevention valve installed that is designed to provide positive shutoff at 95% of tank capacity during a product delivery.
- An overfill alarm that provides an audible alarm and a flashing light when the product reaches 90% of tank capacity during a product delivery.
- Fill spill containments have a 5 gallon capacity and can be of a doublewall construction to contain any product that may be spilled when the delivery hose is being disconnected after a product delivery.

### **ADDITIONAL SPILL/OVERFILL PROTECTION**

- Monitoring/observation wells will be installed to provide an additional means of early release detection.
- A Spill Prevention and Control Measures plan will be designed by an environmental engineering firm.
- A doublewall fiberglass oil/water separator tank will be installed with interstitial sensors and an internal monitoring system will be installed near the high flow diesel dispensing area.

tions to present a hazard. Before working in manways, monitoring equipment should be used to determine the extent of the hazard, and appropriate safeguards should be taken.

## 8. RELEASE DETECTION

**8.1 Purpose.** Release detection methods include continuous electronic monitoring or periodic (monthly) manual inspections and sampling. Internal monitoring takes place inside of tanks, piping, liners or interstices. External monitoring takes place in the soil or ground-water surrounding the tanks or piping. Release detection methods include:

- Automatic tank gauging.
- Interstitial monitoring for liquid or vapor.
- Line leak detectors.
- Ground-water monitoring.
- Vapor monitoring.
- Manual inventory reconciliation combined with periodic tightness testing.

**8.2 Internal Monitoring Methods.** Internal monitoring methods include electronic gauging devices, some of which are capable of detecting liquid losses and the presence of water. Other methods include monitoring of air or liquid pressures, vapors and liquids in interstices of secondary containment systems. Pressurized piping is continuously monitored for leaks.

**8.3 External Monitoring Methods.** External methods include monitoring for the presence of liquids floating on the ground-water or for vapors in the soil. Monitoring may take place inside tank excavations using observation wells, or outside the tank excavation using monitoring wells, and may employ continuous electronic systems or manual procedures done periodically.

**8.4 Gauging Systems.** Gauging systems are of three types: manual, mechanical and electronic. Because of the variety and sophistication of modern electronic and mechanical tank gauging and monitoring systems, such systems should be installed and maintained in strict accordance with the instructions of the manufacturer. To ensure accuracy, the systems should be tested and calibrated at the time of installation.

**8.5 Interstice Monitoring.** In double-walled tanks, the interstice may be monitored through use of a variety of systems designed to detect the presence of vapor, stored liquid, water, or pressure change—any one of which would indicate a leak in either the inner or outer tank. Vapor and liquid monitoring system probes are installed in the interstice, or in inspection wells designed for the purpose. In some systems, a liquid is introduced into the interstice, and the level of this liquid is monitored, either visually or electronically. Any change in the liquid level in the interstice indicates a leak in either the inner or outer tank. All interstice monitoring systems, whether mechanical or electrical, require precise installation, testing, and—in some cases—calibration.

**8.6 Line Pressure Monitoring.** In the typical installa-

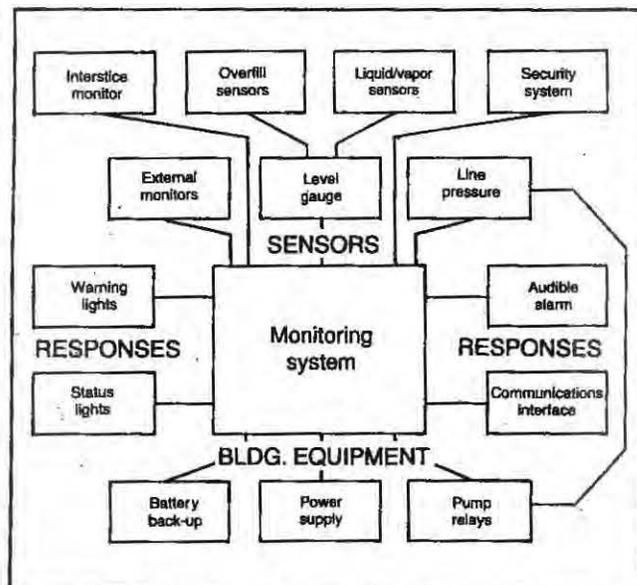


Figure 25. Monitoring system. Remote systems monitor a variety of functions and conditions: liquid levels, presence of water or releases, loss of pressure, and a variety of security conditions.

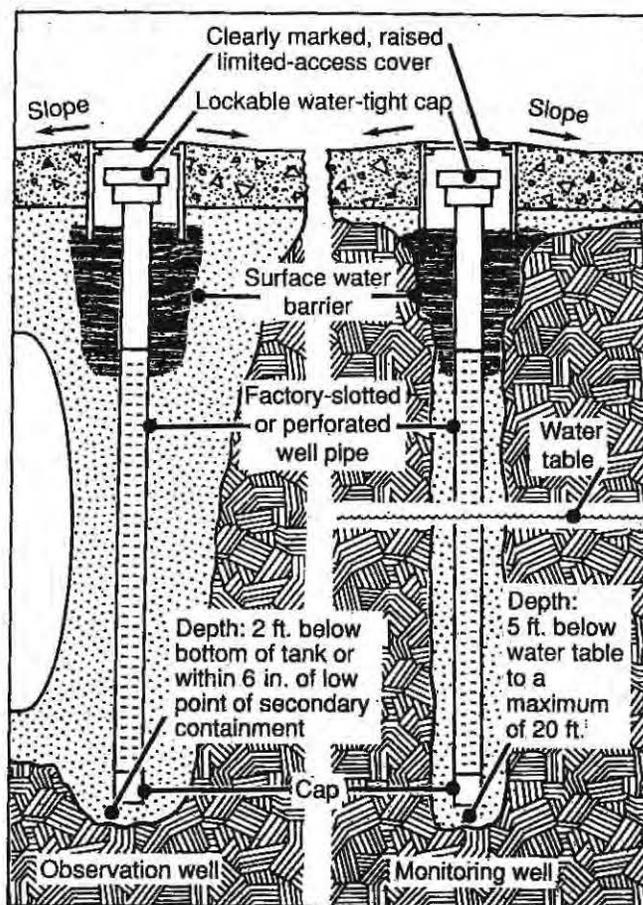


Figure 26. Observation and monitoring wells. While similar in construction, observation wells are used in tank excavations or secondary containment liners, while monitoring wells to monitor groundwater are installed outside the tank excavation.

tion in which submersible pumps are used, a slight pressure is maintained on the lines connecting tanks and dispensers, even when the system is not in use. Monitoring systems have been developed which can detect the loss of line pressure (other than from routine pumping) in such installations. A pressure loss prompts the system to slow the dispensing rate, interrupt electric power to the pumps, or to actuate an audible alarm or illuminate a warning light. When these line-pressure monitoring systems are installed, they should conform to recommended piping and corrosion control practices as defined elsewhere in this publication.

**8.7 Observation and Monitoring Wells.** Observation wells, located in tank excavations and collection sumps of secondary containment systems, typically extend two feet below the level of the tanks or hold-down pad. Monitoring wells, located outside of the tank excavation, enable sampling ground water in areas with permeable soil, where the water table is below the bottom of the tanks but within 20 feet of the surface.

#### Comments

a) The size, number, and location of wells is largely dictated by local codes and physical conditions.

b) Wells should be constructed of factory perforated or slotted PVC, galvanized or coated metallic pipe with .020 inch openings and permeable backfill material to permit water or released product to flow freely into the well.

c) Access covers and well construction should restrict infiltration of surface water.

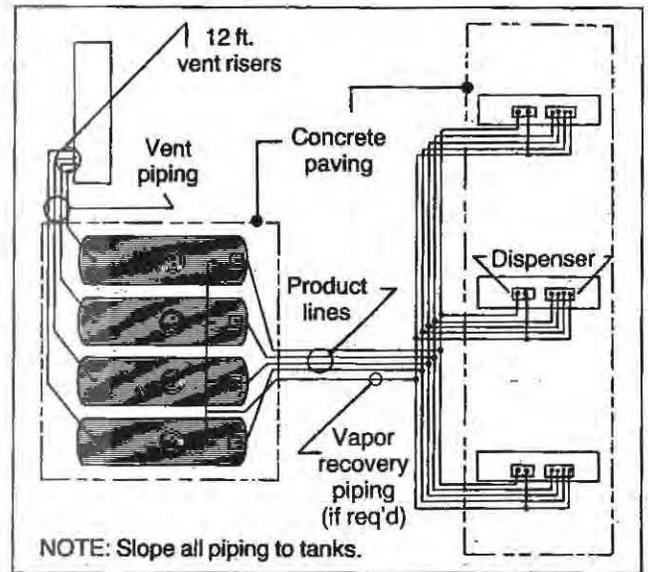
d) Wells should be clearly marked with a black equilateral triangle on a white background and a durable label, warning against the accidental or intentional introduction of petroleum products into the well, and secured to prevent unauthorized access and tampering:

**8.8 Electrical Installation.** The installation of conduit, wiring, and related components associated with monitoring systems should conform to manufacturers' instructions and applicable electrical codes. Care should be taken to route conduit away from product piping.

## 9. PIPING, VALVES AND FITTINGS

**9.1 Materials and Design.** Piping, valves, fittings, and related components should be designed and fabricated from suitable materials, having adequate strength and durability to withstand the operating pressures, structural stress, and exposures to which they may be subjected. Specific requirements are that materials must:

1. Be compatible with products stored.
2. Not be damaged by normal operating or test pressures.
3. Have sufficient integral strength to withstand stress during construction and subsequent operations.
4. Not deteriorate underground.
5. Be isolated from the ground, constructed of non-



**Figure 27. Piping.** A substantial proportion of underground leaks are attributed to piping failures. Proper planning reduces crossed lines and interference with conduit and other components.

corrodible materials, or coated and cathodically protected.

#### Comment

The same degree of care should be exercised in the selection of pipe fittings, and related components as is exercised in the selection of tank materials, pumps, hoses, and other components. A leak in the piping may result in a release as serious as that caused by the failure of the tank.

**9.2 Piping Layout.** An efficient piping layout minimizes distances, enhances operations, and facilitates testing and service. Where practical, piping should be run in a single trench between the tank area and the dispensing island, and between the tank area and the vent risers. Piping should exit the tank excavation and enter the dispenser islands by the shortest practical route. Piping *across* the tanks should be minimized. Routing should be parallel to the tank excavation, outside of, and parallel to, the dispenser islands. Traps (sumps) in the lines should be avoided; all piping should slope at least  $\frac{1}{8}$  inch per foot back to the tank.

#### Comments

a) Traps or sumps adversely affect some tightness testing systems and may affect the efficiency or operation of product, vent, or vapor recovery piping.

b) A logical piping arrangement will facilitate future service or changes to the system. The actual location of piping should be documented in "as-built" drawings.

c) For manifolded tanks, suction and product lines should slope to the furthest tank. Tank bottoms should be set at the same elevation.

**9.3 Pipe Trenches, Backfilling, Compaction and Paving.** Proper layout and construction of trenches is essential and should be characterized by the following considerations:

1. Trenches should be large enough to accommodate the piping, together with sufficient backfill material

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 CHECKED BY: J. J. J. J.  
 PROJECT: PARKDALE SUBDIVISION  
 SHEET: CP-2

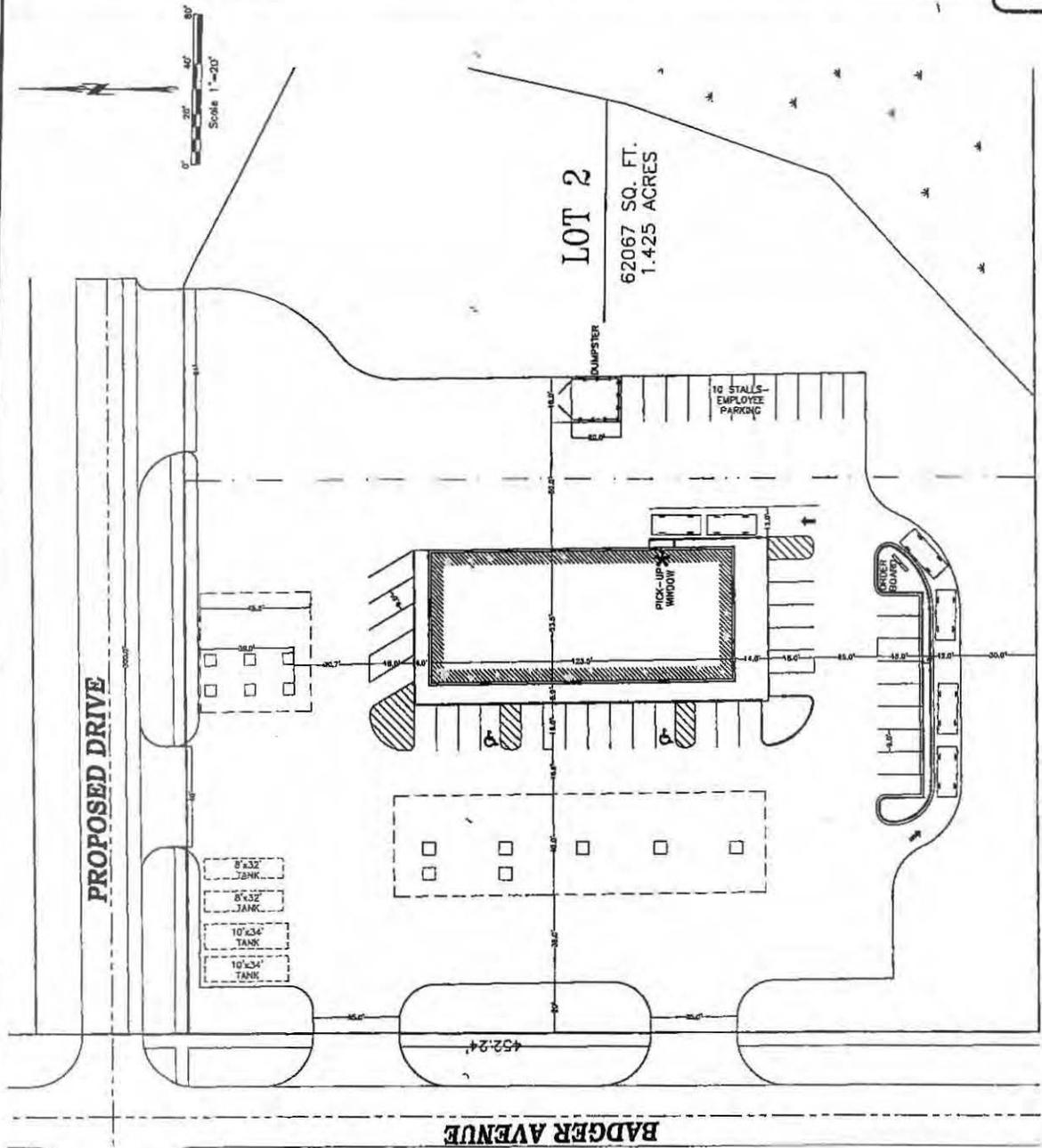
CONCEPT PLAN

PARKDALE SUBDIVISION  
 SCHIERT TIRE  
 CITY OF STEVENS POINT  
 PORTAGE COUNTY, WISCONSIN

Land Surveying  
 Engineering  
 509 W. Main Street  
 Stevens Point, WI 54481  
 715.345.9999



CP-2



LOT 1  
 CSM #7327  
 BY OTHERS  
 54450 SQ. FT.  
 1.250 ACRES

40.00'  
 299.99'  
 160.33'

THIS PLAN IS A CONCEPT PLAN AND IS NOT A FINAL PLAN. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF STEVENS POINT AND PORTAGE COUNTY. THE CITY OF STEVENS POINT AND PORTAGE COUNTY ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

**UNDERGROUND UTILITIES**

WHERE RECORD DRAWINGS HAVE BEEN PREPARED, OR IN CASE OF THE LACK OF INFORMATION COPIES ARE FURNISHED BY OWNER, THE SURVEYOR HAS REASONABLE BELIEF IN THE ACCURACY OF THE INFORMATION FURNISHED AND HAS NOT CONDUCTED ANY TESTS OR CHECKS TO VERIFY THE LOCATION OF SUCH UTILITIES. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE LOCATION OF SUCH UTILITIES HAS BEEN LOCATED BY SOME OTHER PARTY AND THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR CHECKS TO VERIFY THE LOCATION OF SUCH UTILITIES. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE LOCATION OF SUCH UTILITIES HAS BEEN LOCATED BY SOME OTHER PARTY AND THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR CHECKS TO VERIFY THE LOCATION OF SUCH UTILITIES.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED ON PLANS OR RECORDS ON RECORD IN THE OFFICE OF THE SURVEYOR, PORTAGE COUNTY, WISCONSIN.

**DESCRIPTION**

BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 5 EAST, RANGE OF HULL, PORTAGE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, BRUCE A. BEAL, REGISTERED LAND SURVEYOR IN WISCONSIN, CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL MAP AS DONE UNDER MY DIRECTION ON JULY 6, 2012.

DRAWN BY: [Signature]

OWNER'S AREA OF INTEREST REFERRED TO BY NUMBER

**BENCH MARK**

BENCH MARKS ARE REFERENCED TO THE CITY OF STEVENS POINT TRIANGULATION NETWORK AND THE WISCONSIN BENCH MARK SYSTEM. THE BENCH MARK IS A BRASS NAIL IN THE CORNER OF THE HOUSE AT THE INTERSECTION OF WINDY DRIVE AND WINDY DRIVE.

**LEGEND**

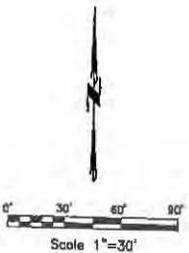
- HIGH GROUND AREA
- WETLAND AREA
- TOTAL AREA
- ELECTRIC MAINLINE
- ELECTRIC SERVICE
- WATER MAINLINE
- WATER SERVICE
- SEWER MAINLINE
- SEWER SERVICE
- GAS MAINLINE
- GAS SERVICE
- TELEPHONE MAINLINE
- TELEPHONE SERVICE
- FENCE
- 1" O.D. IRON PIPE POINT

109315 SQ. FT.  
2.51 ACRES HIGH GROUND AREA

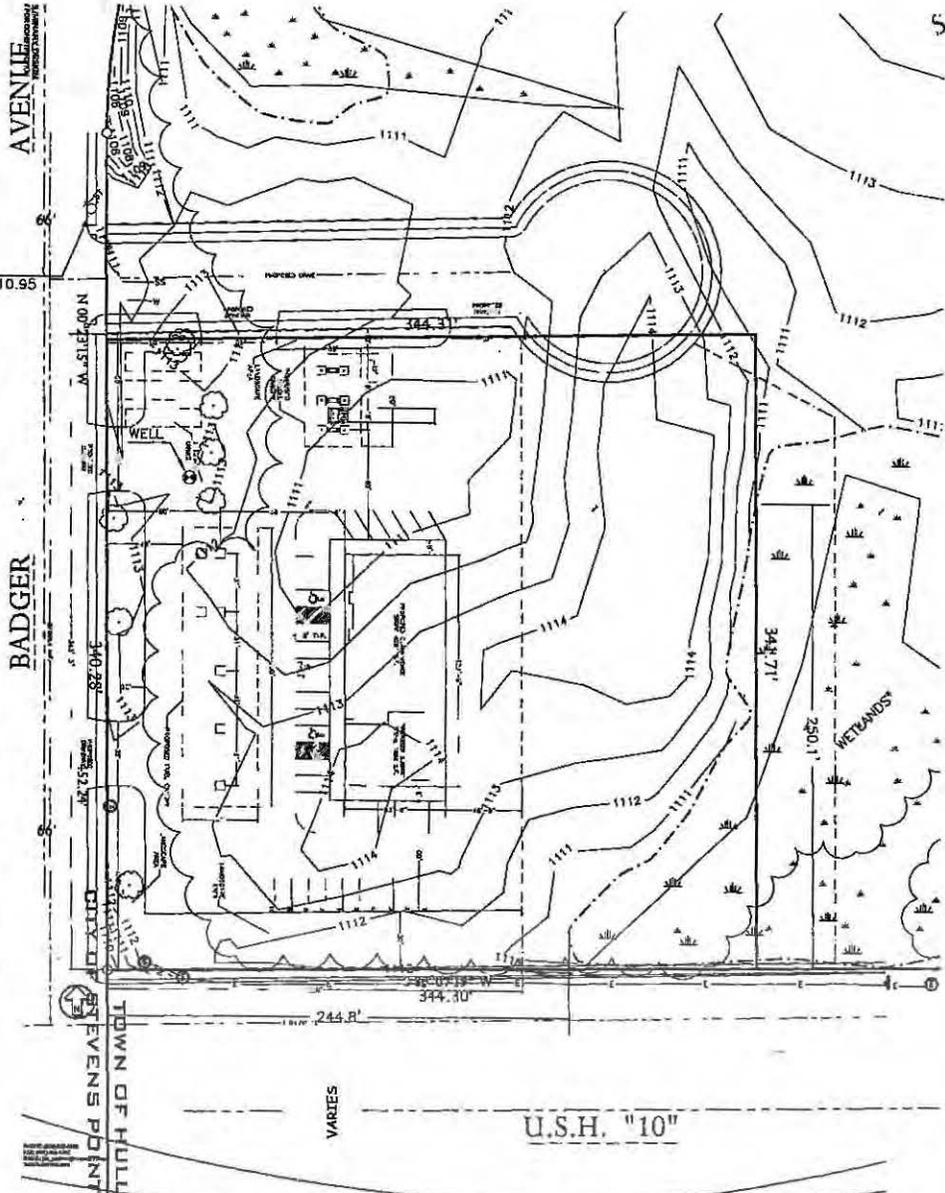
8086 SQ. FT.  
0.19 ACRES WETLAND AREA

---

117401 SQ. FT.  
2.70 ACRES TOTAL AREA



CITY OF STEVENS POINT



TOPOGRAPHIC MAP

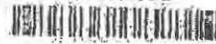
PARKDALE GAS STATION  
TOWN OF HULL  
PORTAGE COUNTY  
WISCONSIN

Land Surveying  
Engineering  
5729 Wisc. State St. S  
Stevens Point, WI 54487  
715.346.9797 (PH) 715.346.9722 (FAX)

TOPO

THIS MAP IS A TOPOGRAPHICAL MAP AND IS NOT A LEGAL INSTRUMENT. IT IS NOT TO BE USED AS EVIDENCE IN A COURT OF LAW. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE MAP FOR CONFORMANCE WITH THE TOPOGRAPHICAL MAP ACT, CHAPTER TRANS. 10.01, WISCONSIN STATUTES. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR CHECKS TO VERIFY THE LOCATION OF SUCH UTILITIES. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE LOCATION OF SUCH UTILITIES HAS BEEN LOCATED BY SOME OTHER PARTY AND THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR CHECKS TO VERIFY THE LOCATION OF SUCH UTILITIES.

666241



CYNTHIA R. WISNISKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
DEC. 08, 2004 AT 03:45PM

CSM#8701-35-81

### PORTAGE COUNTY CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR PARKDALE DEVELOPMENT LLC, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #7102, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

*Cynthia R. Wisniski*

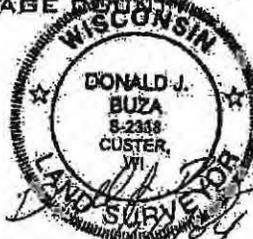
CYNTHIA R. WISNISKI, REGISTER OF DEEDS  
Fee Amount: \$15.00

#### BASE FOR BEARING

IS REFERENCED TO THE PORTAGE COUNTY COORDINATE SYSTEM.

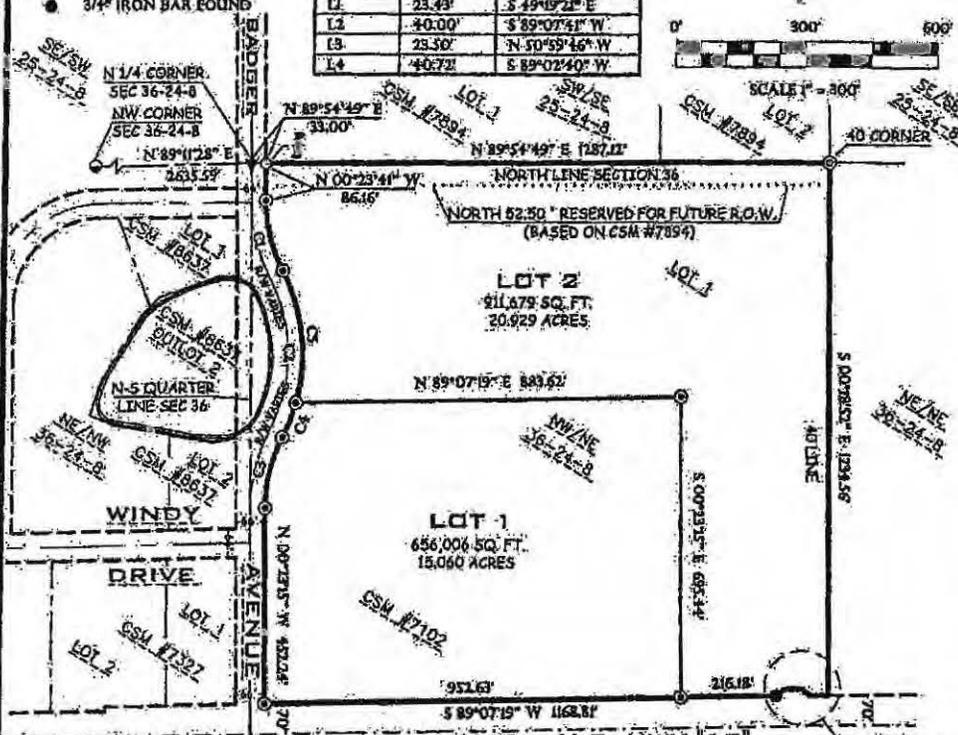
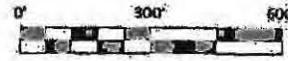
#### LEGEND

- 1" IRON PIPE FOUND
- 1 1/4" IRON BAR FOUND
- ⊙ 1" X 18" IRON PIPE SET WEIGHING 1.68 LBS/LIN. FT.
- ⚡ MAG NAIL FOUND
- ⊙ 1 1/2" IRON PIPE FOUND
- 3/4" IRON BAR FOUND



#### LINE TABLE

LINE	LENGTH	BEARING
L1	23.43'	S 49°07'21" E
L2	40.00'	S 89°07'41" W
L3	23.50'	N 50°59'46" W
L4	40.72'	S 89°02'40" W



#### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	367.00'	169.74'	168.23'	N 19°38'14" W	26°29'59"
C2	433.00'	400.33'	386.40'	N 00°23'15" W	52°39'36"
C3	366.98'	169.74'	168.23'	N 72°51'43" E	26°30'04"
C4	433.00'	85.77'	85.63'	N 20°16'15" E	11°20'56"
C5	433.00'	314.76'	307.88'	N 06°03'43" W	41°39'00"

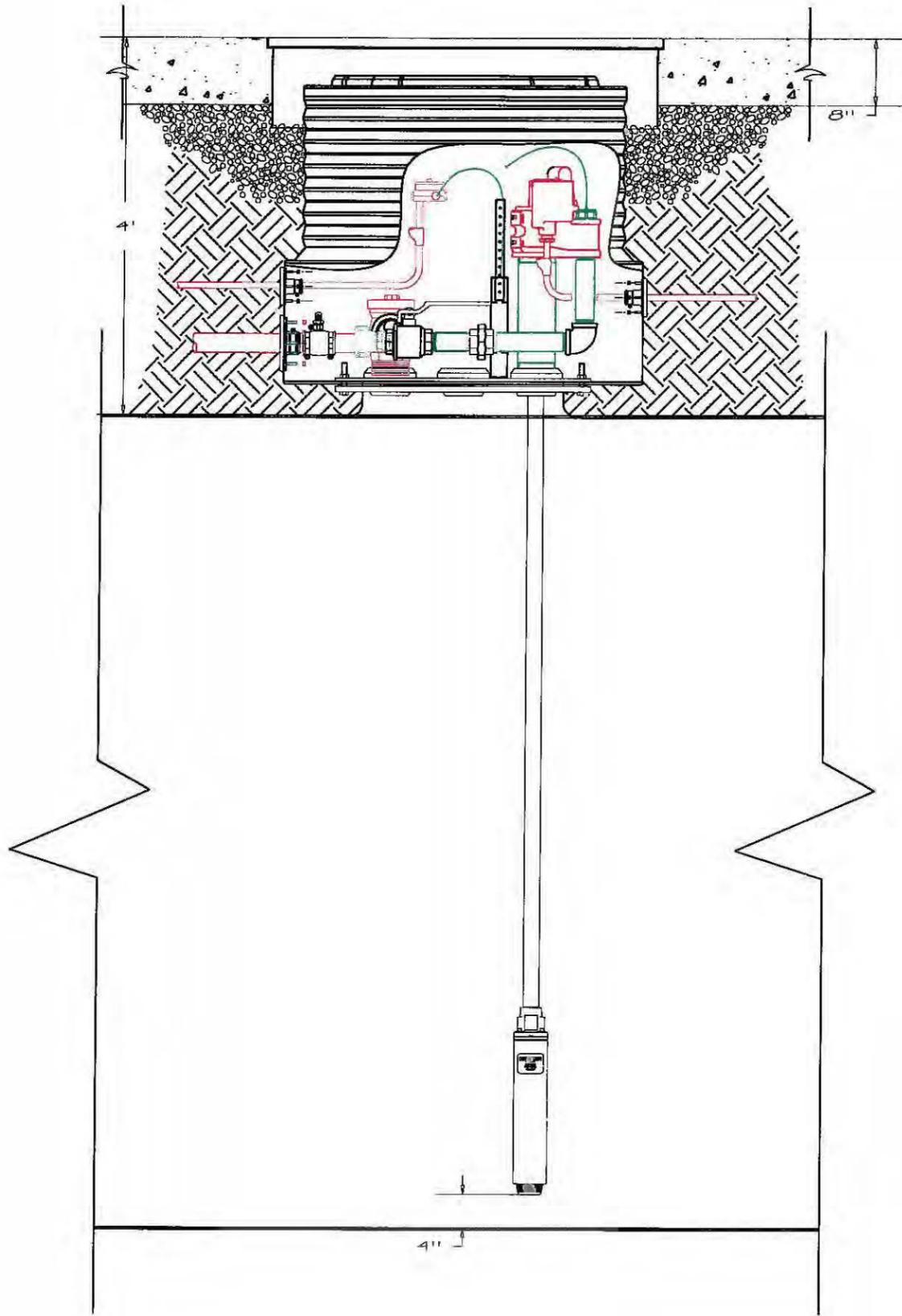


**DINT** LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
DONALD J. BUZA  
R/S 87384  
BEGINNING INC.

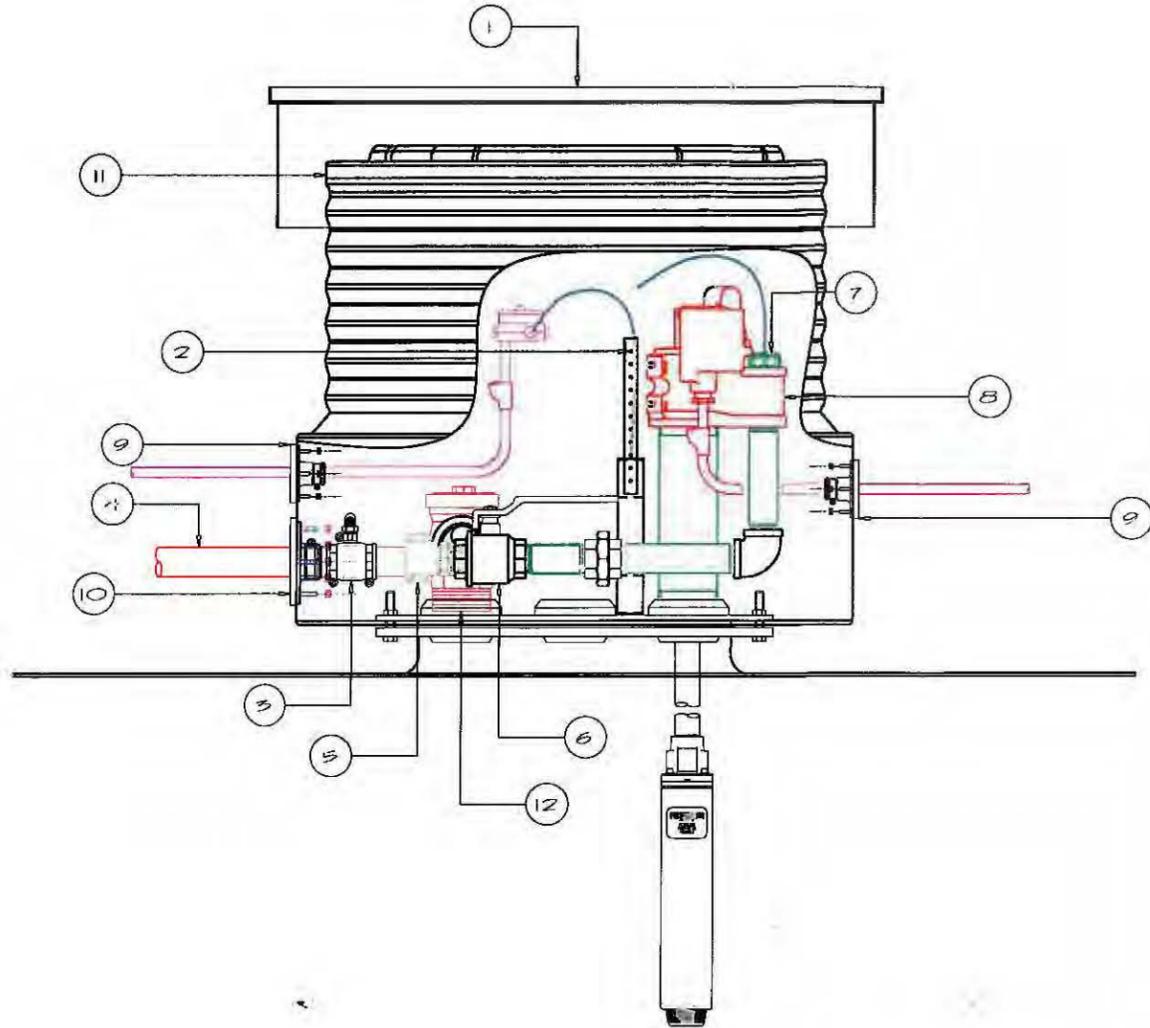
THIS INSTRUMENT WAS DRAFTED BY DONALD J. BUZA AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK 6 PAGE 151  
JOB # 04873

SHEET 1 OF 3 SHEETS



1 SUBMERSIBLE ELEVATION  
Scale: NTS



EQUIPMENT SCHEDULE			
ITEM	ITEM DESCRIPTION	PART No.	MANUFACTURER/ SUPPLIER
1	44" COMPOSITE MANHOLE	31BL-4400M	MORRISON
2	SUMP SENSOR	794380	VLEDER ROOF
3	SECONDARY TEST BOOT	TB-150	APT
4	PRODUCT PIPING	XP-150-SC	API
5	SMALL SWIVEL CLAMHELL FITTING	MS-XP-150	APT
6	FULL PORT BALL VALVE		MORRISON
7	PLLD TRANSDUCER	848480	VLEDER ROOF
8	SUBMERSIBLE		RED JACKET
9	3/4" FLEXIBLE ENTRY BOOT	FEB-050-SC	APT
10	1 1/2" FLEXIBLE ENTRY BOOT	FEB-150-SC	API
11	SUBMERSIBLE CONTAINMENT	TSM-4342	APT
12	VENT TEE EXTRACTOR		EEW

NOTES:

REVISION SIGNATURE:

DRAWINGS PREPARED FOR:

DRAWING SET: PLAN REVIEW ONLY

**THE STORE  
STEVENS POINT, WI**

PREPARED BY:

INSTALLATION CONTRACTOR:

OWNER:

MUNICIPALITY:

DRAWN BY:

DATE:  
8.22.2012

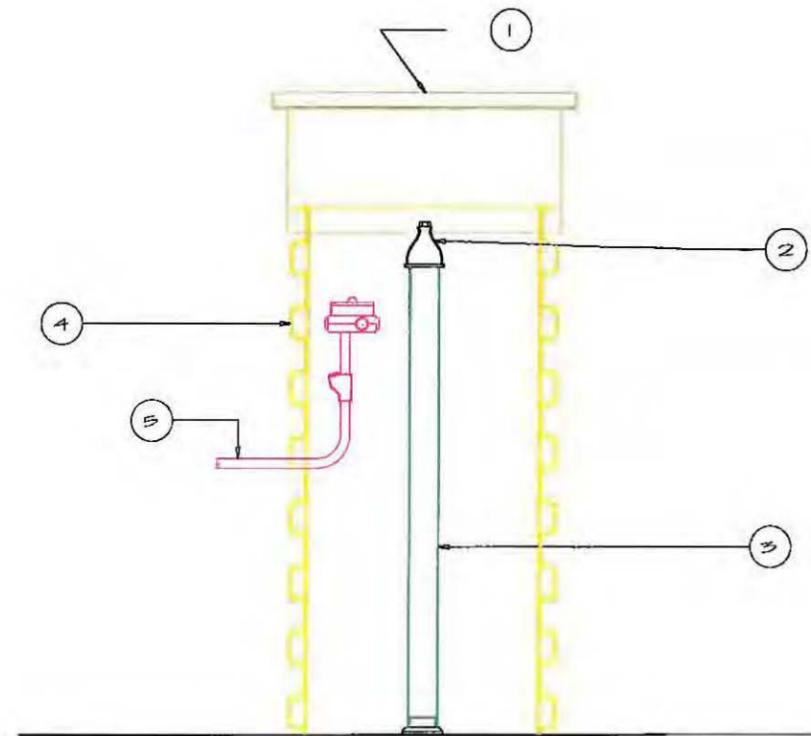
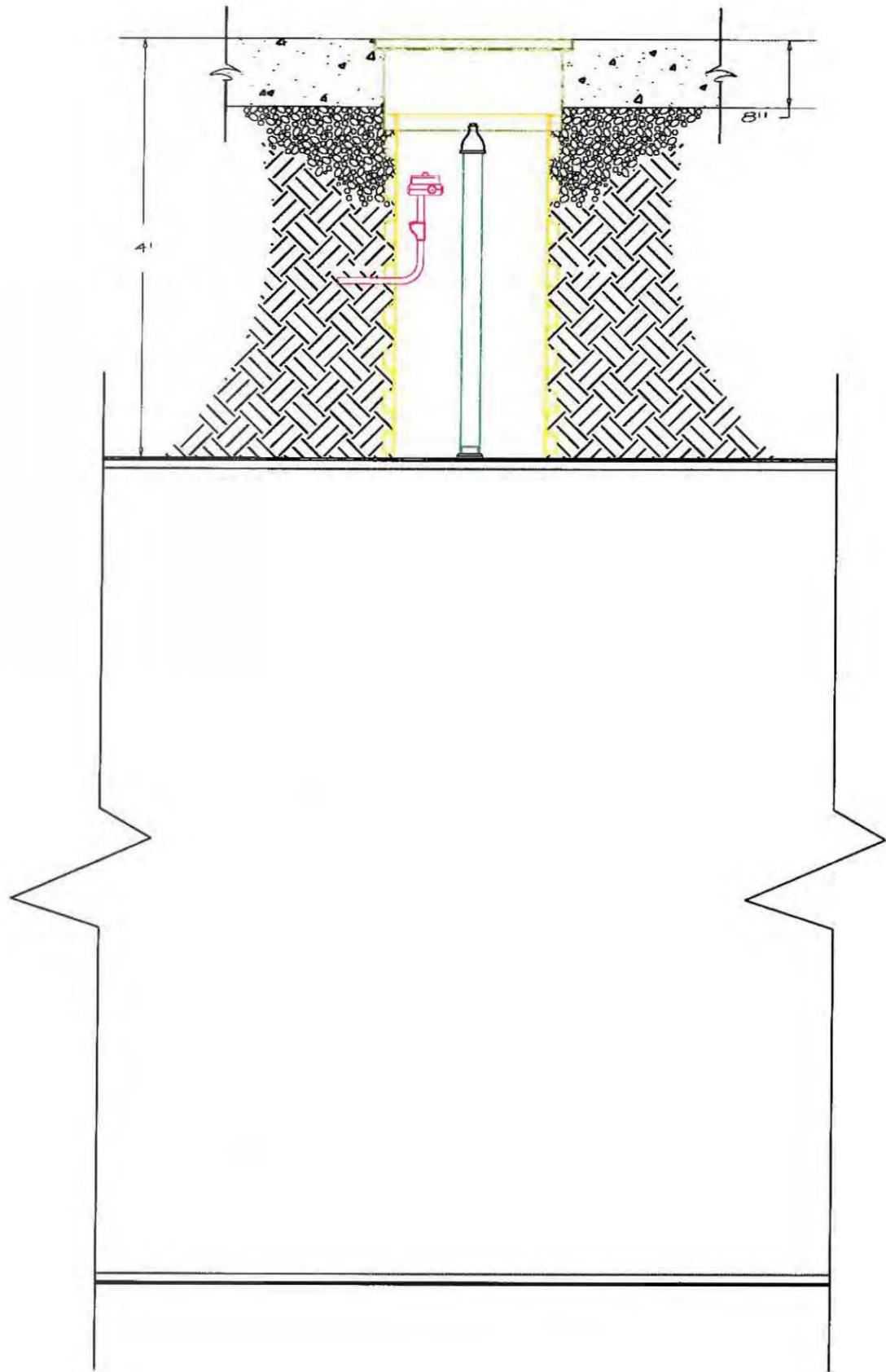
JOB NO.

SCALE:  
NTS

PROJECT NAME:

SHEET:

SHEET: OF



1 INT. STUB ELEVATION  
Scale: N15

### EQUIPMENT SCHEDULE

ITEM	ITEM DESCRIPTION	PART No.	MANUFACTURER/ SUPPLIER
1	18" MANHOLE	781 418 12	MORRISON
2	2" X 5/8" BELL REDUCER	-	-
3	2" SCH 40 STEEL INTERSTITIAL RISER	-	-
4	N12 WATER PIPE	-	-
5	JUNCTION BOX ROUGH-IN	-	-

NOTES:

REVISION SIGNATURE:

DRAWINGS PREPARED FOR:

DRAWING SET: PLAN REVIEW ONLY

THE STORE  
STEVENS POINT, WI

PREPARED BY:

INSTALLATION CONTRACTOR:

OWNER:

MUNICIPALITY:

DRAWN BY:

DATE: 8.22.2012

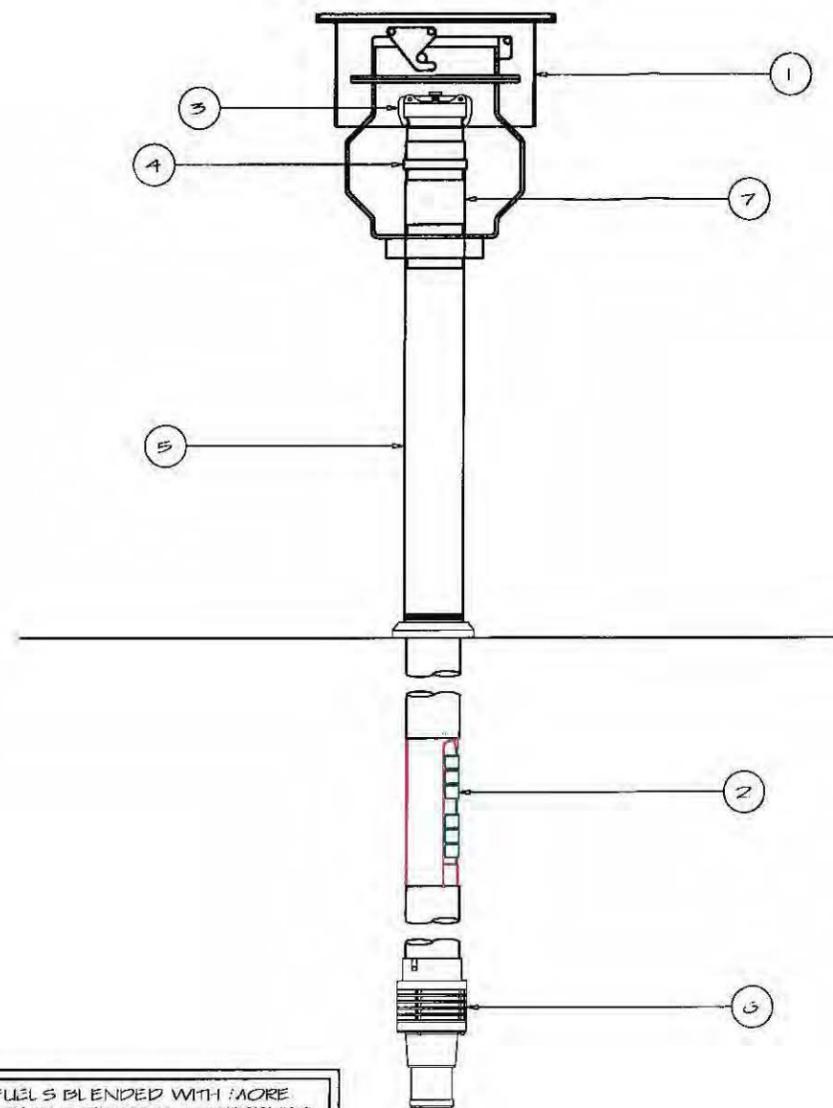
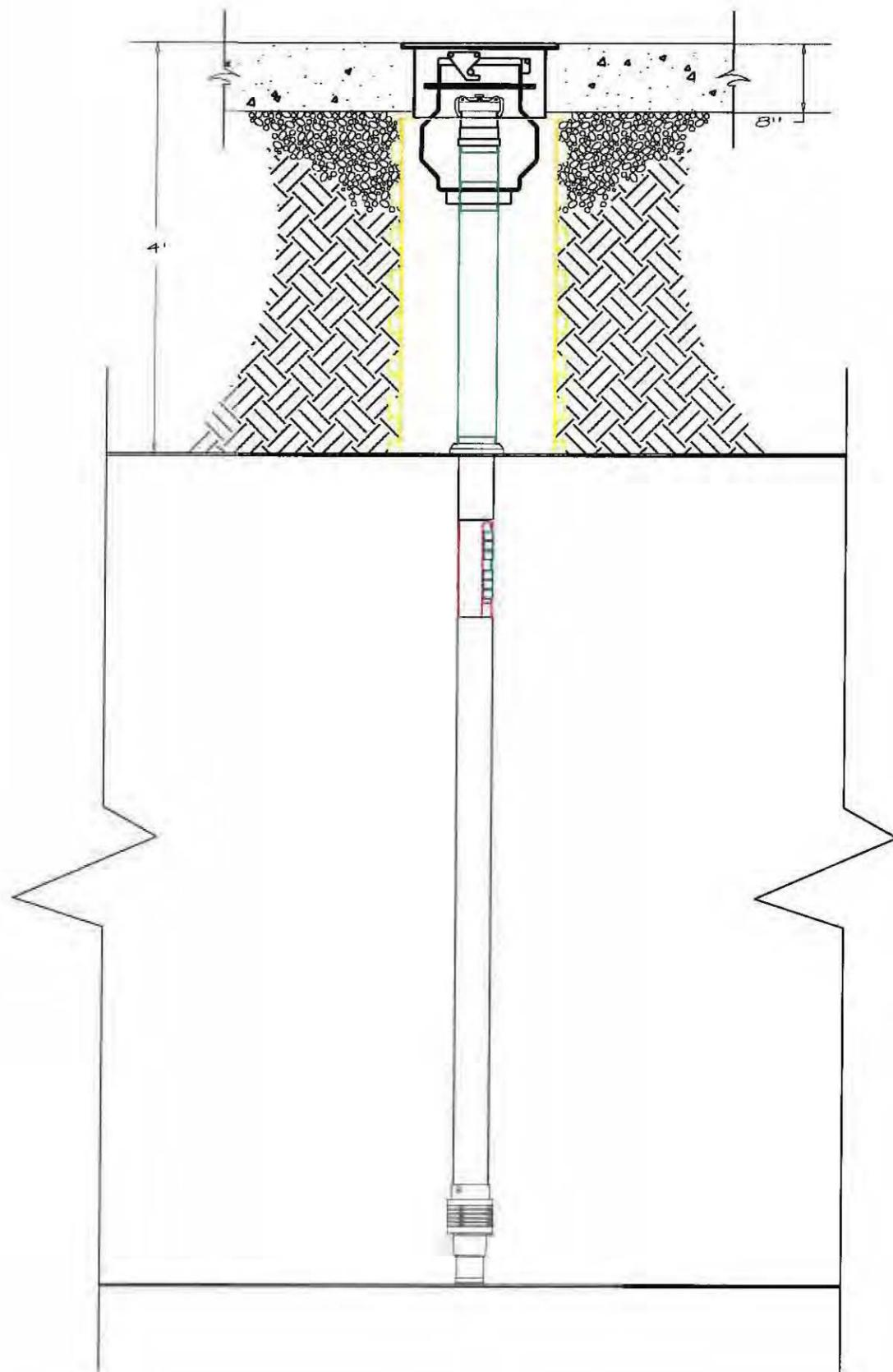
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DROP TUBES THAT ARE USED FOR FUELS BLENDED WITH MORE THAN 10% ETHANOL MUST EITHER BE PLATED WITH A HARDENED ANGLE OR BE LISTED AS BEING COMPATIBLE. LMCO WHILTON ALCO GUARDIAN OVERFILL VALVES REQUIRE 3" SINGLE WALL FRP PIPING BE USED AS THE DROP TUBE BELOW THE OVERFILL VALVE. AMERON DUALOY PRIMARY PIPING IS APPROVED FOR USE WITH ETHANOL BLENDED FUELS AND IS RECOMMENDED FOR USE IN THIS INSTALLATION. DIFFUSERS WILL NOT BE USED IN CONJUNCTION WITH THE FRP DROP TUBES. FILL ADAPTERS AND CAPS MUST BE LISTED AS COMPATIBLE IF USED WITH FUELS BLENDED WITH MORE THAN 10% ETHANOL.

EQUIPMENT SCHEDULE			
ITEM	ITEM DESCRIPTION	PART No.	MANUFACTURER / SUPPLIER
1	5 GALLON BELOW GRADE SPILL CONTAINMENT	705-492-02	EBW
2	2 STAGE DROP TUBE & OVERFILL VALVE	A1100	LMCO WHILTON
3	FILL CAP	777-201-01	EBW
4	SWIVEL FILL ADAPTER	SW-100-B	EBW
5	4" SCH 40 STEEL RISER		-
6	OPEN ENDED DIFFUSER	539	MORRISON
7	4" NIPPLE		-

1 FILL ELEVATION  
Scale: N15

NOTES:

REVISION SIGNATURE:

DRAWINGS PREPARED FOR:

DRAWING SET: PLAN REVIEW ONLY

THE STORE  
STEVENS POINT, WI

PREPARED BY:

INSTALLATION CONTRACTOR:

OWNER:

MUNICIPALITY:

DRAWN BY:

DATE:  
8.22.2012

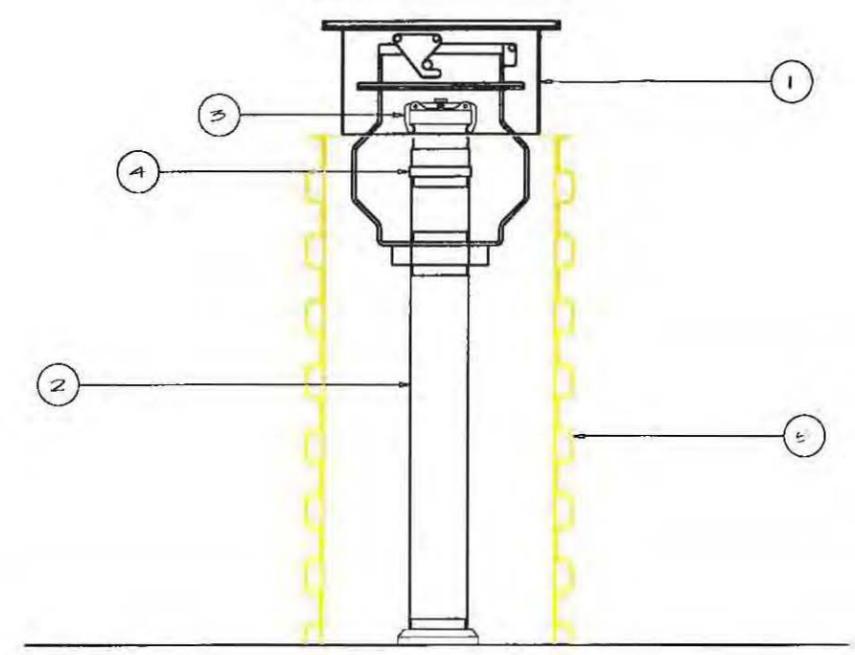
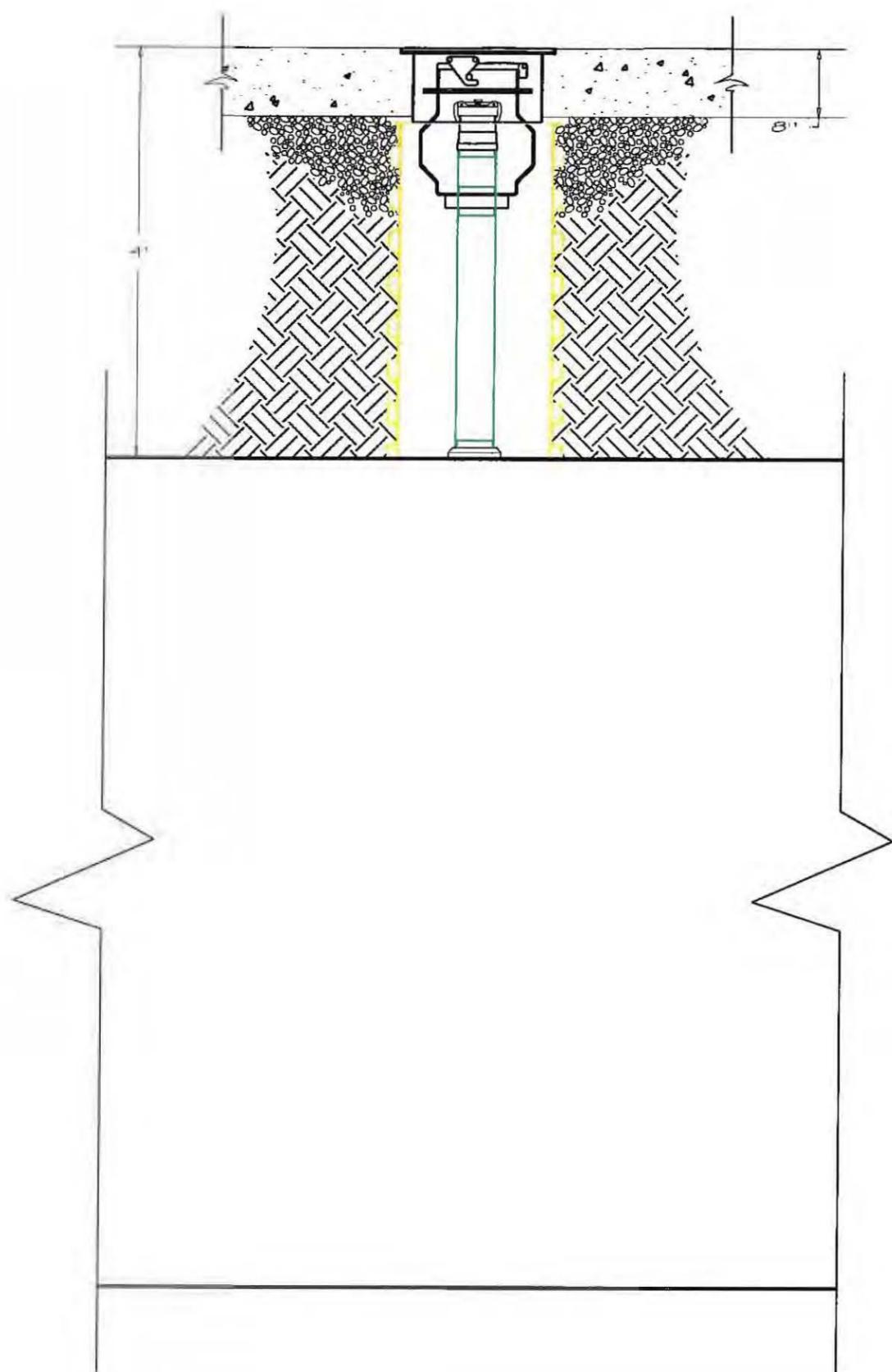
JOB NO.

SCALE:  
NTS

PROJECT NAME:

SHEET:

SHEET: OF



1 PROBE ELEVATION  
Scale: N15

**EQUIPMENT SCHEDULE**

ITEM	ITEM DESCRIPTION	PART No.	MANUFACTURER / SUPPLIER
1	5 GALLON BELOW GRADE SPILL CONTAINMENT	705 492 02E1W	
2	4" SCH 40 STILL RISER	-	-
3	VAPOR CAP	504 200 01	EBW
4	VAPOR POPPET	5WV-101-B	EBW
5	1/2" WATER PIPE		-

NOTES:

REVISION SIGNATURE:

DRAWINGS PREPARED FOR:

DRAWING SET: PLAN REVIEW ONLY

**THE STORE  
STEVENS POINT, WI**

PREPARED BY:

INSTALLATION CONTRACTOR:

OWNER:

MUNICIPALITY:

DRAWN BY:

DATE:  
8.22.2012

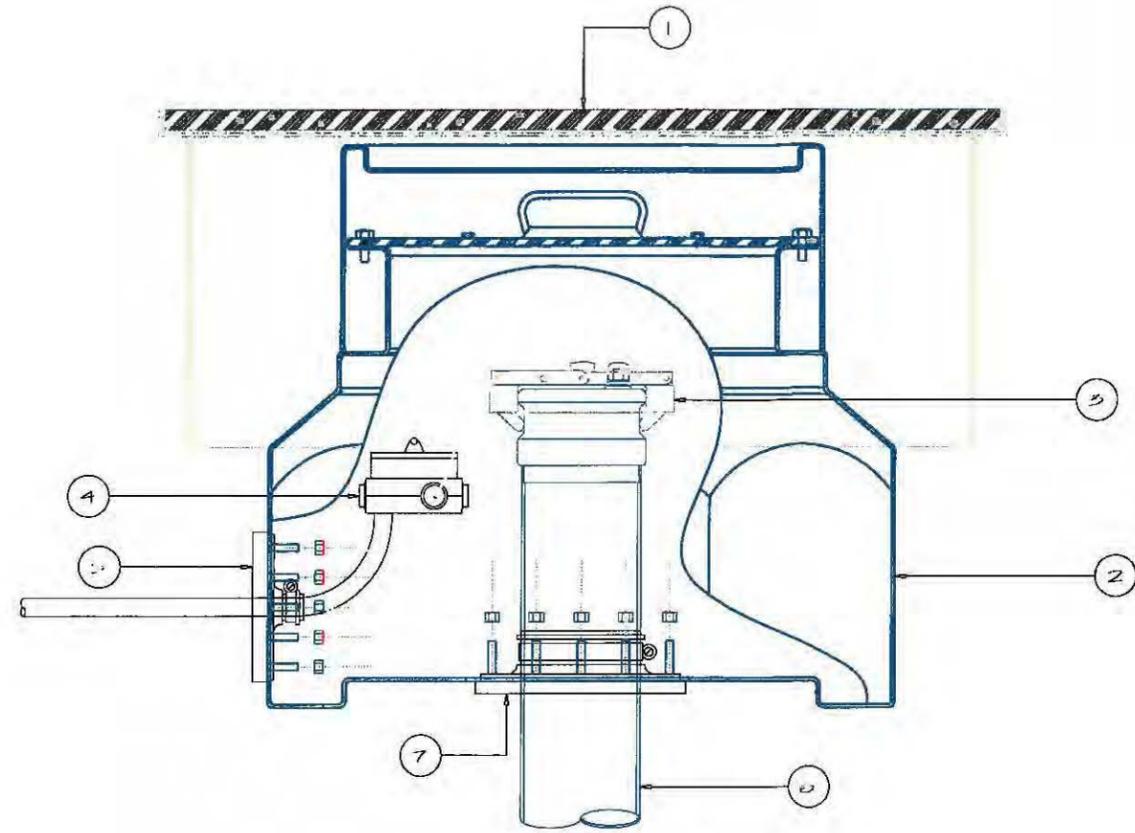
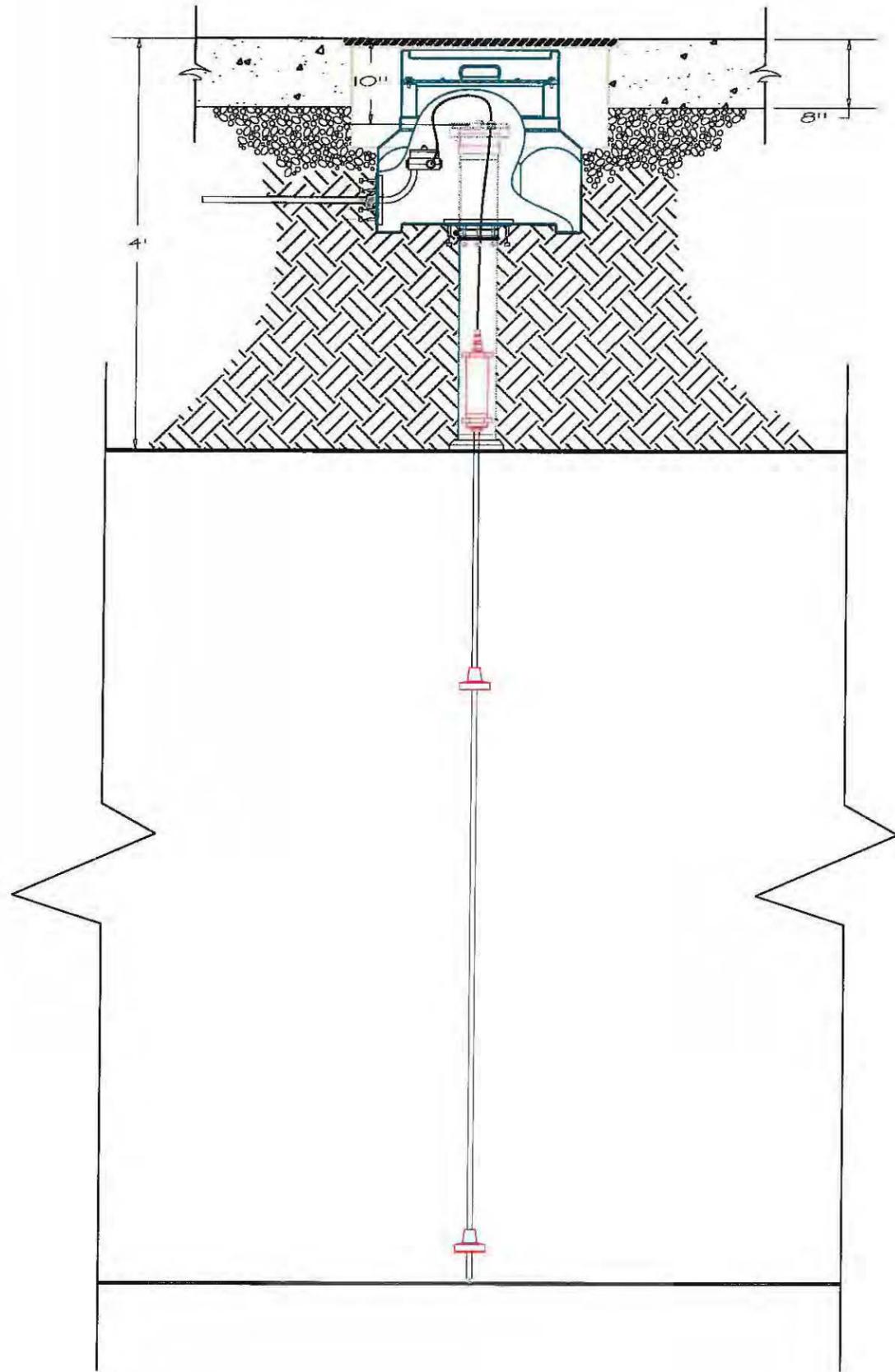
JOB No.

SCALE:  
NTS

PROJECT NAME:

SHEET:

SHEET: OF



1 PROBE ELEVATION  
Scale: N15

EQUIPMENT SCHEDULE			
ITEM	ITEM DESCRIPTION	PART No.	MANUFACTURER/ SUPPLIER
1	30" MANHOLE	761-430-13-GRY	FBW
2	TRANSITION SUMP	TS-2430	APT
3	PROBE CAP & ADAPTER	90037	FBW
4	JUNCTION BOX	-	-
5	FLEXIBLE ENTRY BOOT FOR CONDUIT	FEB 050 SC	AP1
6	4" SCH 40 STEEL RISER PIPE	-	-
7	4" FLEXIBLE ENTRY BOOT	FEB 100H	AP1

NOTES:

REVISION SIGNATURE:

DRAWINGS PREPARED FOR:

DRAWING SET: PLAN REVIEW ONLY

THE STORE  
STEVENS POINT, WI

PREPARED BY:

INSTALLATION CONTRACTOR:

OWNER:

MUNICIPALITY:

DRAWN BY:

DATE:  
8.22.2012

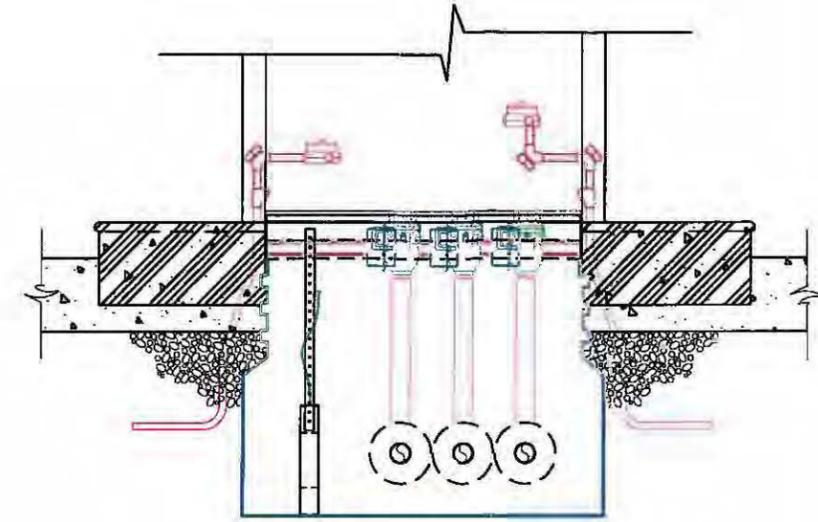
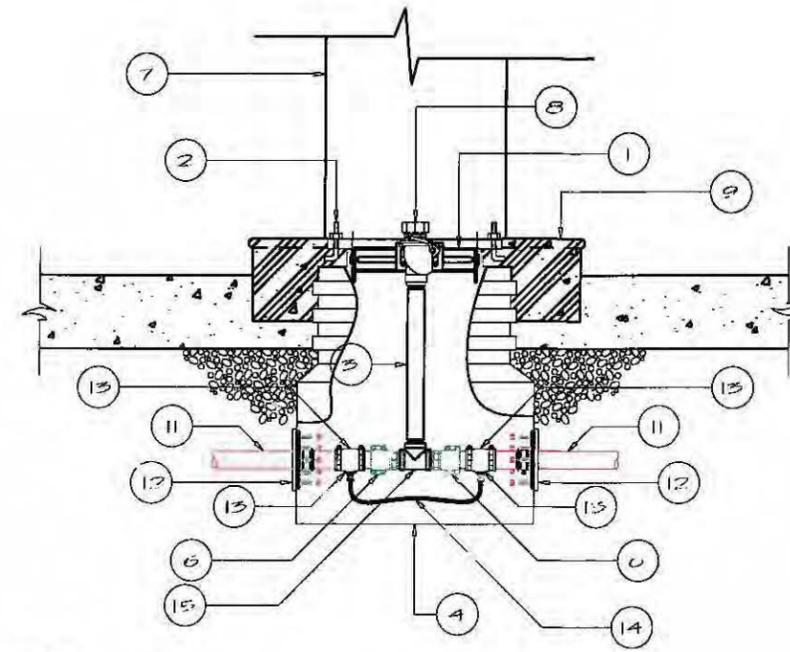
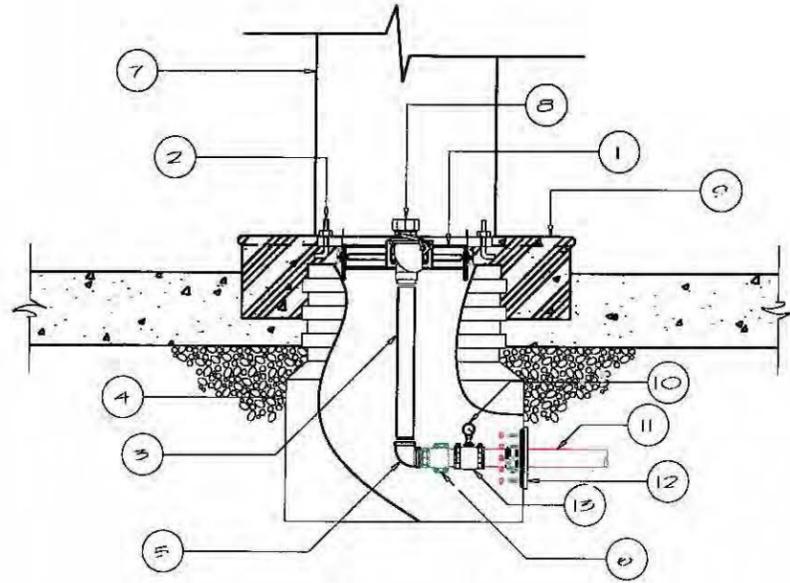
JOB NO.

SCALE:  
NTS

PROJECT NAME:

SHEET:

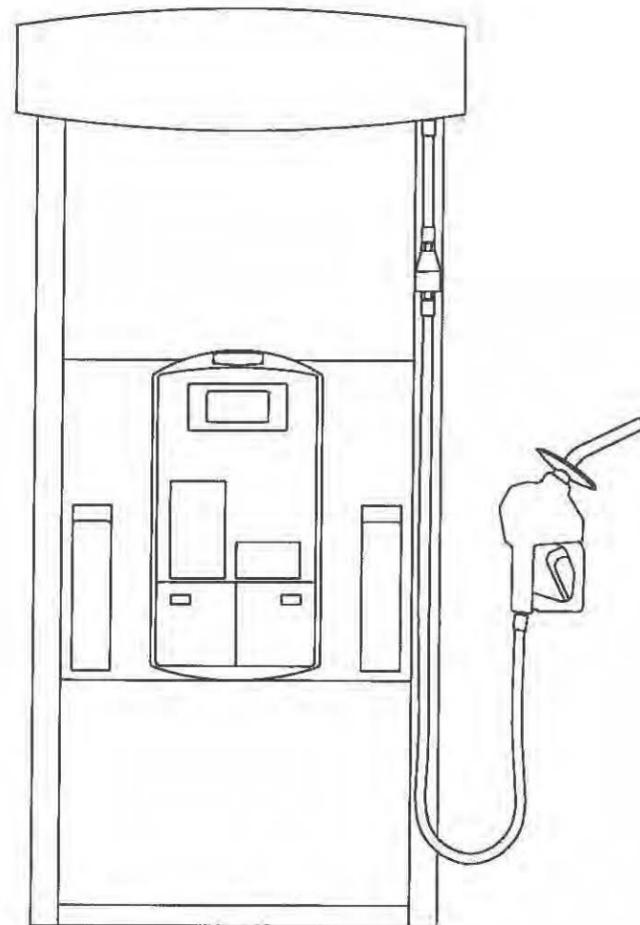
SHEET: OF



1 PIPING TERMINATION  
Scale: NTS

2 PIPING TEE  
Scale: NTS

3 SUMP DETAIL  
Scale: NTS



4 DISPENSER ELEVATION  
Scale: NTS

TEST REGULATOR KITS AND BY-PASS TUBES ARE TO BE REMOVED PRIOR TO START UP. THESE COMPONENTS ARE FOR TESTING THE SECONDARY PIPING WALL ONLY. ALL TEST BOOTS ARE TO BE LOOSENED AND PULLED BACK TO ALLOW ANY LEAKED PRODUCT FROM THE PRIMARY PIPE WALL TO DRAIN FREELY INTO THE CONTAINMENT SUMP. ALL CONTAINMENT SUMPS SHALL BE MONITORED ELECTRONICALLY.

EQUIPMENT SCHEDULE

ITEM	ITEM DESCRIPTION	PART No.	MANUFACTURER/ SUPPLIER
1	STABILIZER BAR KIT	SBK-3	APT
2	ANCHOR BOLT	-	-
3	1 1/2" SCH 40 STEEL RISER PIPE	-	-
4	DISPENSER SUMP	LMM 3617	AP1
5	1 1/2" 90 DEGREE ELBOW	-	-
6	MALE SWIVEL CLAMHELL	MS-XP 150	AP1
7	DISPENSER	-	GILBARCO
8	EMERGENCY VALVE	662 440 05	EDW
9	ISLAND FORM	-	-
10	TEST REGULATOR KIT	TRK-100	APT
11	1 1/2" PRODUCT PIPE	XP-150-SC	APT
12	1 1/2" FLEXIBLE ENTRY BOOT	FEB-150-SC	APT
13	1 1/2" TEST BOOT	TB-150	13
14	LI-SHAPED BOLLARD	-	-
15	1 1/2" TEE	-	-

NOTES:

REVISION SIGNATURE:

DRAWINGS PREPARED FOR:

DRAWING SET: PLAN REVIEW ONLY

THE STORE  
STEVENS POINT, WI

PREPARED BY:

INSTALLATION CONTRACTOR:

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8.22.2012

JOB No.

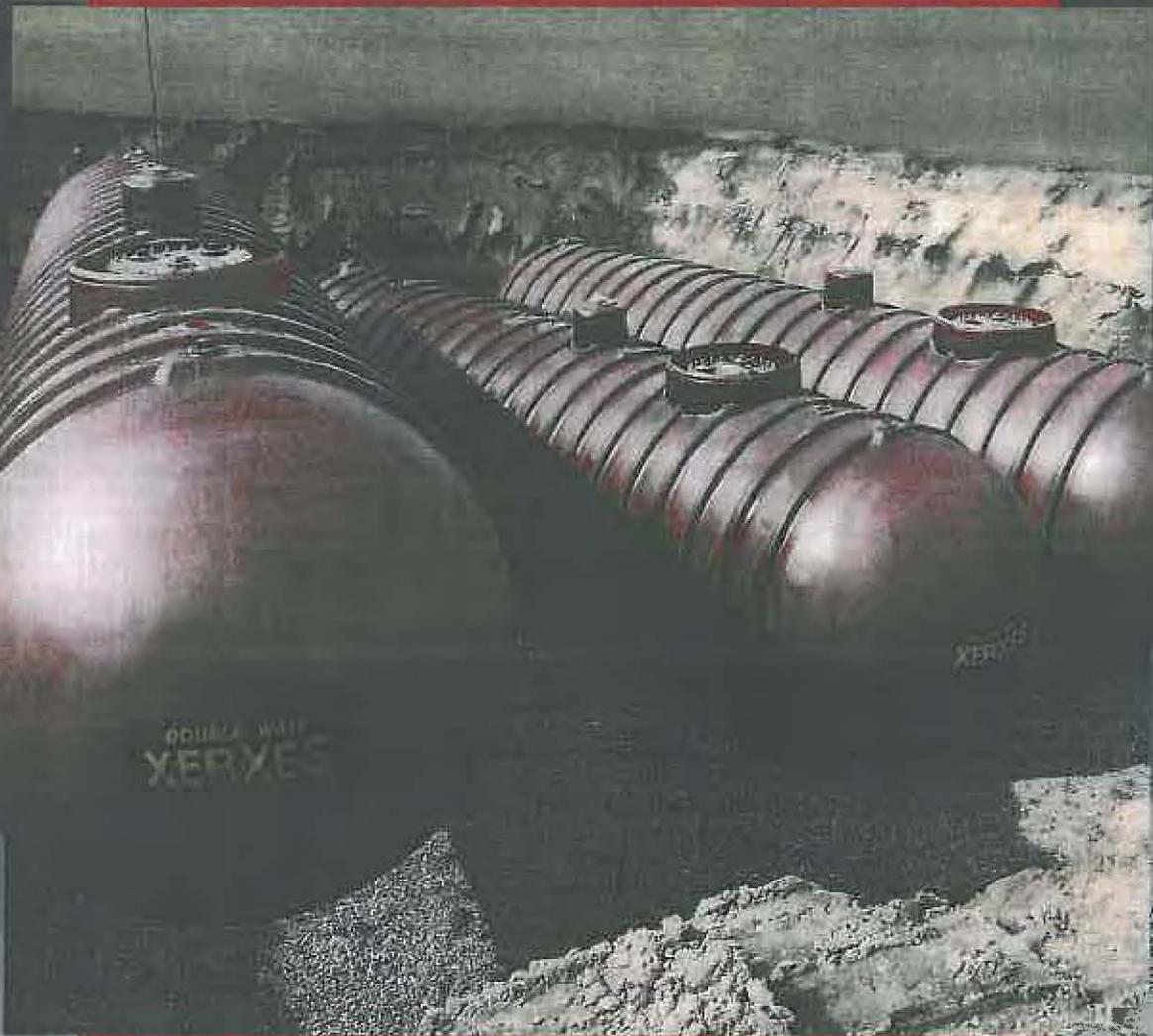
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PROJECT NAME:

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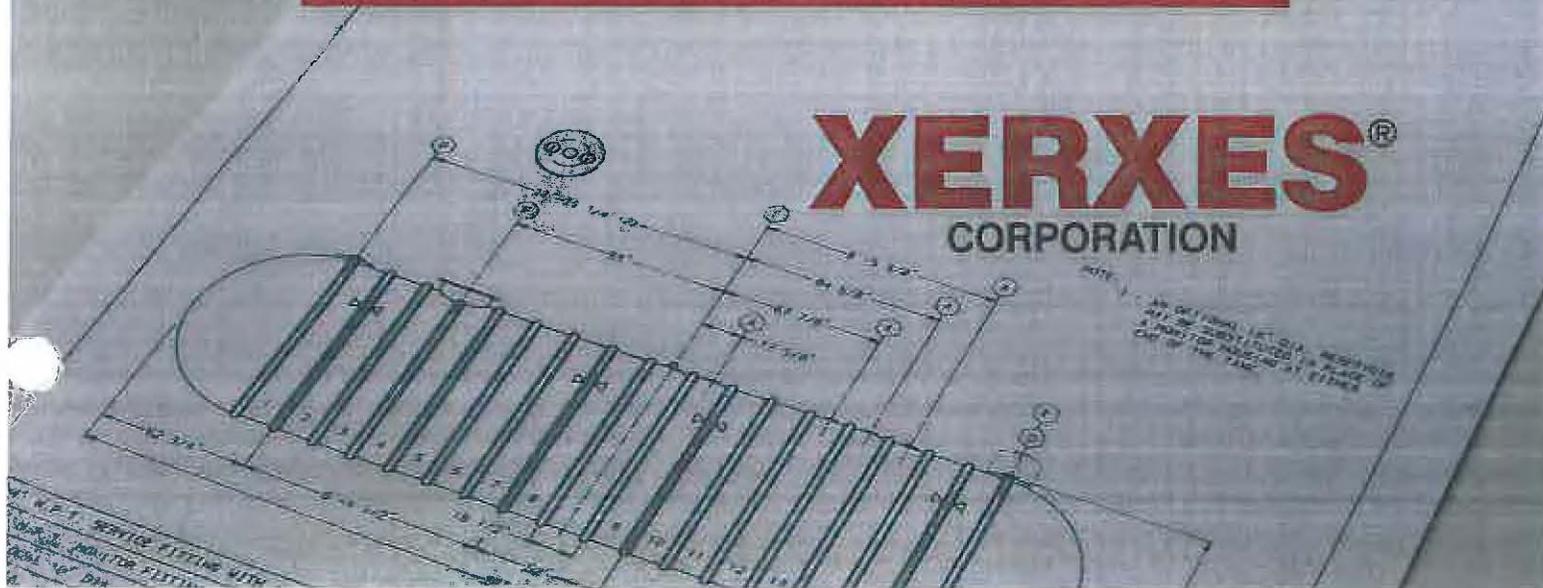
# Double Wall Fiberglass Underground Storage Tanks



XERXES	
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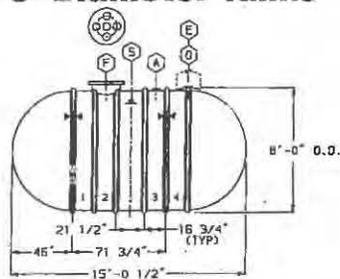
**XERXES**<sup>®</sup>  
CORPORATION

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED  
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED  
ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED

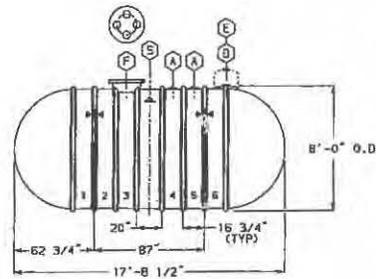


# Dimensional Data — Standard Double Wall Tanks

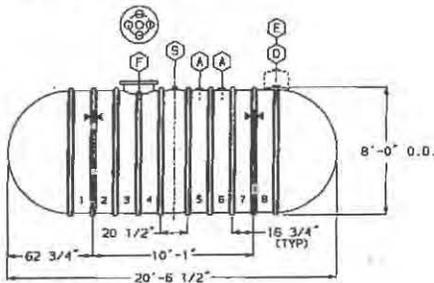
## 8' Diameter Tanks



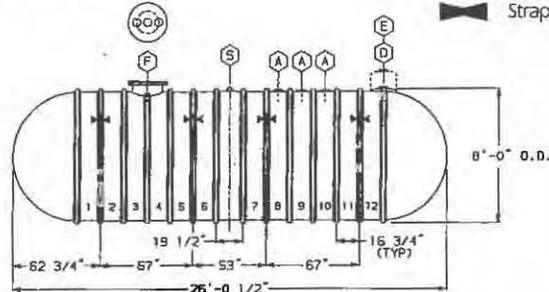
4,000 Gallons



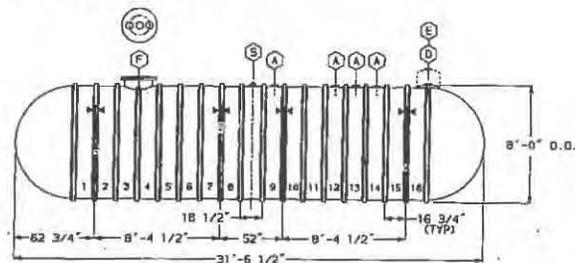
5,000 Gallons



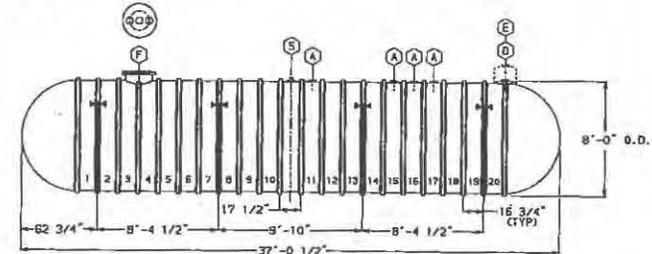
6,000 Gallons



8,000 Gallons



10,000 Gallons



12,000 Gallons

### Symbol Identification

- A** 4" NPT Shell Wall Service Fitting
- D** 4" NPT Monitor Fitting
- E** Optional Fiberglass Reservoir (must be ordered separately)
- F** 22" Dia. Fiberglass Manway (with 4" NPT fittings in cover)
- S** Lifting Lug
-  Strap Location

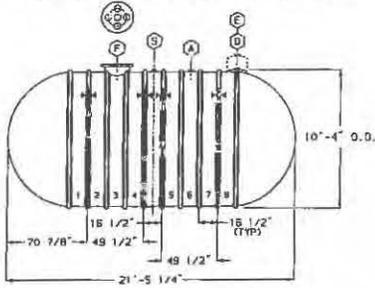
## Standard Tank Data / Made-to-Order Tank Data

	Nominal Capacity (Gallons)	Actual Capacity* (Gallons)	Nominal Diameter	Overall Length	Shipping Weight (Lbs.)	Weight With Brine (Lbs.)	Interstitial Volume (Gallons)	Number of 22" Manways	Number & Size of Service Fittings	Number of Monitor Fittings	Straps If Required	
	600	602	4'	7'-3 1/2"	800	1,000	8	1	4-4"	1	2	
	1,000	1,009	4'	11'-7 1/2"	1,100	1,400	10	1	5-4"	1	2	
	2,500	2,319	6'	13'-5 3/4"	1,800	2,400	48	1	6-4"	1	2	
	3,000	2,904	6'	16'-4 1/4"	2,100	2,800	59	1	6-4"	1	2	
	4,000	3,782	6'	20'-8"	2,500	3,500	76	1	6-4"	1	2	
	5,000	4,952	6'	26'-5"	3,100	4,300	93	1	7-4"	1	4	
	6,000	5,829	6'	30'-8 3/4"	3,600	4,900	110	1	7-4"	1	4	
STANDARD TANKS	4,000	4,156	8'	15'-0 1/2"	2,200	3,100	76	1	6-4"	1	2	
	5,000	5,049	8'	17'-8 1/2"	2,600	3,700	95	1	6-4"	1	2	
	6,000	5,998	8'	20'-6 1/2"	2,900	4,300	114	1	7-4"	1	2	
	8,000	7,841	8'	26'-0 1/2"	3,600	5,400	152	1	6-4"	1	4	
	10,000	9,684	8'	31'-6 1/2"	4,300	6,600	189	1	7-4"	1	4	
	12,000	11,527	8'	37'-0 1/2"	5,000	7,700	227	1	7-4"	1	4	
	10,000	10,369	10'	21'-5 1/4"	4,500	6,200	144	1	6-4"	1	4	
	12,000	11,849	10'	24'-0 1/4"	5,000	7,000	167	1	7-4"	1	4	
	15,000	14,976	10'	29'-5 3/4"	6,100	8,600	213	1	7-4"	1	4	
	20,000	19,703	10'	37'-8 3/4"	7,700	11,000	280	1	7-4"	1	6	
	M-T-O TANKS	15,000	14,781	8'	46'-9"	6,400	9,800	284	(MADE TO ORDER)		1	6
		25,000	25,336	10'	47'-6 3/4"	10,000	14,300	325	(MADE TO ORDER)		1	8
30,000		30,063	10'	55'-9 3/4"	11,900	17,000	375	(MADE TO ORDER)		1	10	

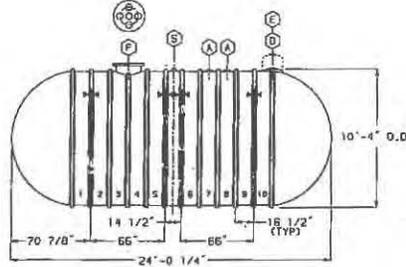
\*Note: Use of overflow protection such as flapper valves or ball-float valves will reduce the actual capacity of the tank.

# Dimensional Data — Standard Double Wall Tanks

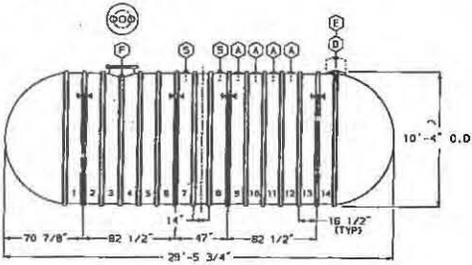
## 10' Diameter Tanks



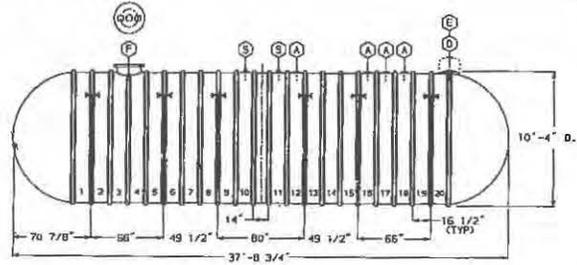
10,000 Gallons



12,000 Gallons



15,000 Gallons

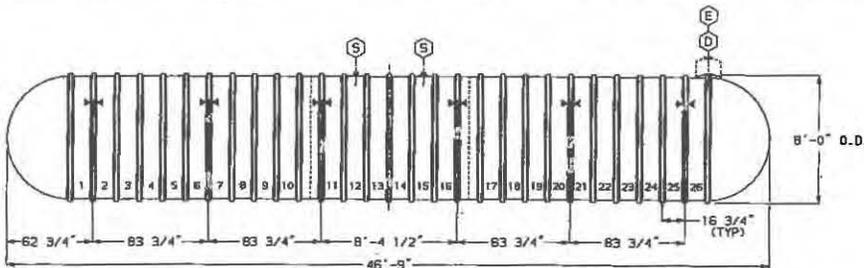


20,000 Gallons

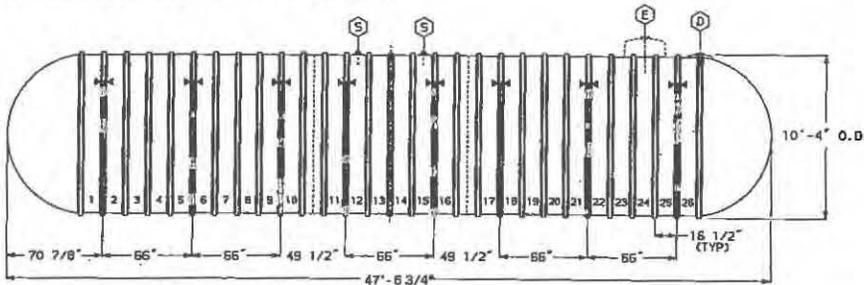
### Symbol Identification

- A** 4" NPT Shell Wall Service Fitting
  - D** 4" NPT Monitor Fitting
  - E** Optional Fiberglass Reservoir (must be ordered separately)
  - F** 22" Dia. Fiberglass Manway (with 4" NPT fittings in cover)
  - S** Lifting Lug
- Strap Location

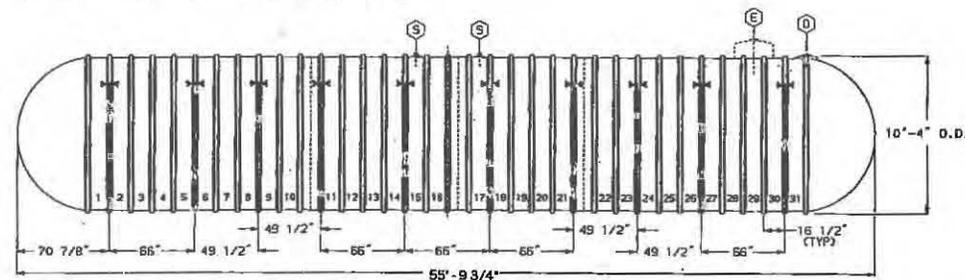
# Dimensional Data — Made-to-Order Double Wall Tanks



8' Diameter, 15,000 Gallons (M-T-O)



10' Diameter, 25,000 Gallons (M-T-O)



10' Diameter, 30,000 Gallons (M-T-O)

### Symbol Identification

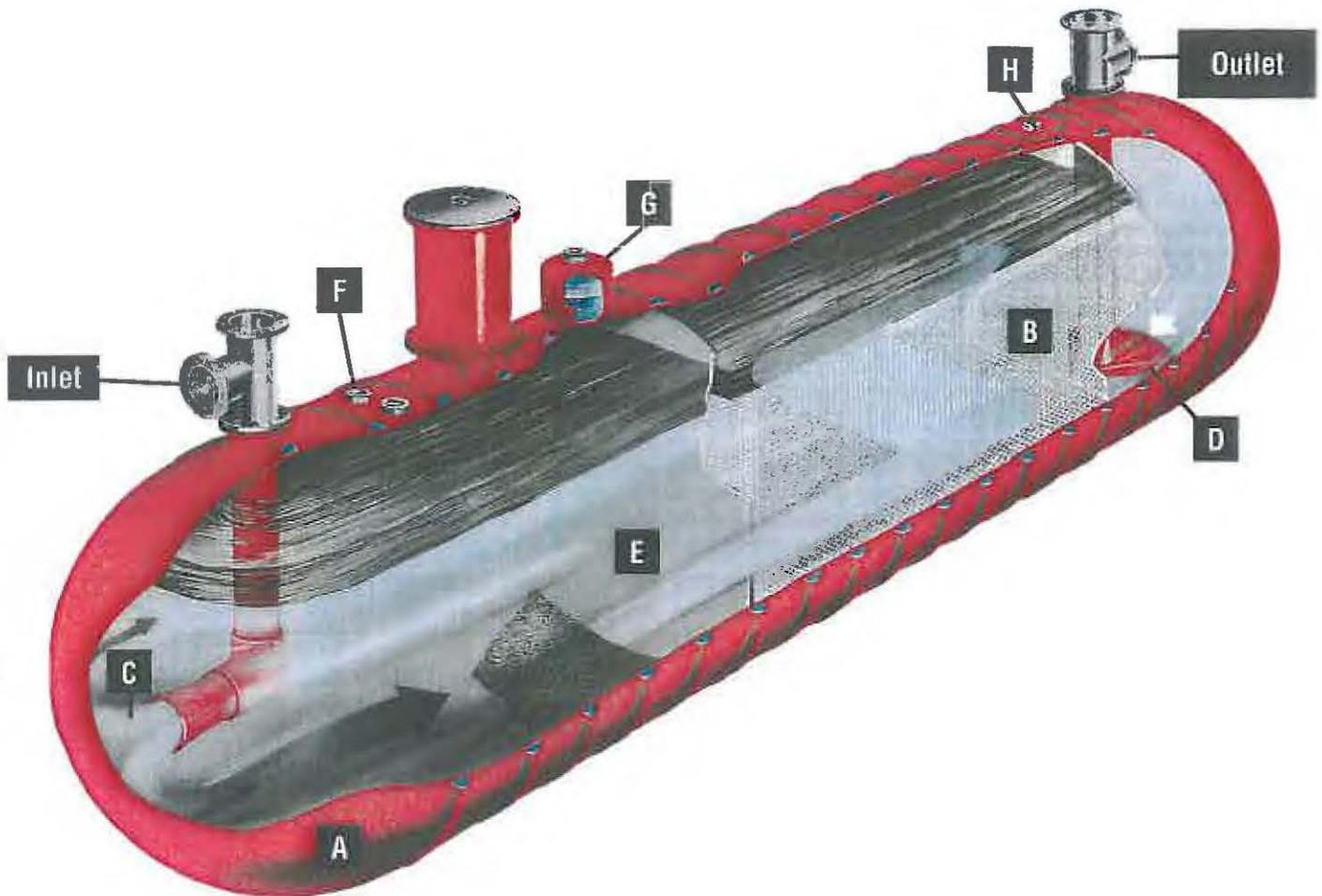
- D** 4" NPT Monitor Fitting
  - E** Optional Fiberglass Reservoir (must be ordered separately)
  - S** Lifting Lug
- Strap Location

### NOTE:

These tanks are made-to-order only and every manway and fitting location is to be specified.

The 35,000 and 45,000 gallon, 10-foot-diameter (M-T-O) tanks are available, but not shown here or on the data chart on page 8. Consult your Xerxes' representative for this information.

## Xerxes 8-Foot-Diameter, 10,000-Gallon Double-Wall Separator



**A. Xerxes DWT-II Double-Wall Separator:** The separator is rustproof and requires no cathodic protection.

**B. Unique Polypropylene Vertical-Tube Coalescer:** The coalescer enhances oil/water separation through its random tube matrix system.

**C. Fiberglass Inlet Diffuser:** The diffuser is designed to direct flow, reduce turbulence and distribute the flow evenly over the cross-sectional area of the separator.

**D. Fiberglass Clean-Water Collector:** The collector is designed to direct flow, allow clean-water discharge and minimize turbulence in the oil/water separator.

**E. Fiberglass Sludge Baffle:** The baffle is intended to prevent heavy solids and sludge from entering the coalescer area.

**F. 4-Inch NPT Duplex Fitting:** The fitting provides access for a high-low-level gauge and pump out.

**G. Optional Fiberglass Reservoir:** The double-wall separator can be shipped with an interstice that is factory-filled with monitoring fluid, which provides a positive-pressure hydrostatic monitoring system to detect a leak.

**H. Optional 4-Inch Monitor Fitting:** The fitting allows placement of a probe in dry interstitial space.

**Note:** Inlet and effluent outlet tees are not provided by Xerxes.

## POST INSTALLATION INSPECTION AND TESTING

The attachments define the post installation inspection and testing requirements that must be done on a daily, monthly and annual basis to ensure that all the leak detection equipment that was installed is being maintained and is operating according to the manufacturer's specification.

**DAILY UST INSPECTION CHECKLIST (to be performed by Level I qualified person)**

(Lvl I person trained to complete daily checklist & visually identify basic problems in underground storage system equipment)

**INSPECTION ITEM**

1. Automatic Tank Gauge
  - a. Power is on
  - b. No warning or alarm lights blinking/lit
  - c. Is there a liquid measurement for each tank & reading appears accurate
  - d. Printer has power & is working
2. Electronic Leak Detection (if separate from ATG)
  - a. Power is on
  - b. No warning or alarm lights blinking/lit
3. Mechanical Line Leak Detection
  - a. No customers have complained about slow flow
4. Daily Inventory
  - a. Records reconciled daily & variance is within guidelines set by facility owner
5. Tank Fill Area
  - a. Fill Cover
    1. Cover present, not broken or damaged
    2. Cover identified by color & located on correct tank
  - b. Spill Containment Manhole
    1. No dirt, trash, or product in containment
    2. No cracks, bulges or holes in manhole
    3. Below-grade containment manhole properly latched
    4. Below-grade manhole contains oil absorbent material
  - c. Fill Pipe
    1. Cap in good condition, seals tightly
    2. No obstruction inside fill pipe

**MONTHLY UST INSPECTION CHECKLIST**

Date:

Performed By:

CATEGORY	DESCRIPTION			COMMENTS
<b>LEAK DETECTION</b>				
<b>Automatic Tank Gauge (ATG)</b>	The power is on			
	There are no warning or alarm lights blinking or lit (if any lights are blinking note this in comment section & address the alarm condition & make note as to what you did to address it)			
	There is a liquid measurement for each tank & reading appears accurate			
	The printer has paper & is in working order			
<b>Leak Detection Reports</b>	Passing tank tests present – print report			
<b>Overfill Alarm</b>	Test both the audible and visual portion of the alarm at the tank monitor console. When you activate alarm check to make sure the outside light is flashing before turning off the alarm.			
<b>TANKS - FILL AREA</b>				
<b>Outer Fill Manhole Cover</b>	All covers present, in good condition, seated firmly & on correct tank			
	Covers painted correctly, including concrete & any extenders/lettering			
<b>Fill Pipe Cap - Outside</b>	Fill cover present, not broken or damaged and seals tightly			
	No obstructions inside the fill pipe			
<b>Drop Tubes</b>	Drop tube top in good condition			
<b>Spill Containment Manhole (spill bucket)</b>	Product ID located in spill containment			
	No dirt, debris, water or product in the spill containment			
	No visible cracks, bulges or holes in spill containment			
	Drain valve present			
	Drain valve is in good working condition (if it's not working it must be replaced)			
	Below grade spill containment properly latched & in good condition (if damaged it must be replaced)			
<b>Tank Gauge Stick</b>	Tank gauge stick can be clearly read, is not warped or broken (if missing one must be provided)			
<b>Check for water</b>	No water is present in tank (if water is present in tank schedule removal)			
CATEGORY	DESCRIPTION			COMMENTS
<b>Tank Vents</b>	Vent cap present, vent pipe solidly supported and vertical			
<b>Probe Area</b>	Probe manhole lid in good condition, not warped, comes off easily			
	Probe cap is secured properly and is in good condition (replace if needed)			

<b>Dispenser Pan Containments</b>	Dispenser pans present			
	Pans are free of debris, water or product (clean out if needed)			
<b>Dispenser Piping</b>	Check for seeps/leaks (if any noted verify by spraying area with brake cleaner & once it's dried see if area continues to seep/leak -- fix if needed)			
<b>Hanging Hardware</b>	Hoses, nozzles, breakaways, swivels in good condition -- not leaking, badly cracked (if they are -- replace them)			
	Safety decals/signs present (no smoking, stop engine, etc. if missing replace)			

ADDITIONAL COMMENTS:

**ANNUAL LEAK DETECTION VERIFICATION  
PROCEDURE OUTLINE**

- A. Test mechanical/electronic line leak detectors and record results.
- B. Test shear valves on all products.
  - a. Verify that shear valves close and product can not be dispensed once closed.
  - b. Verify that shear valves are properly anchored.
  - c. Check all unions, flex connectors (if present), meters, and filters for leaks and seepage.
- C. Check for presence of dispenser pans.
  - a. Check for presence of liquid in dispenser pans.
    - i. Determine if liquid is water or product or a combination of both.
    - ii. If there is product in the containment can it be pumped back into the tank
  - b. Determine entry point of water.
  - c. Check for presence of sensors.
- D. Visual inspection of hanging hardware for excessive wear and leaks/seeps.
  - a. Curb hose
  - b. Whip hose
  - c. Nozzle
  - d. Breakaway
  - e. Swivel

**NOTE: If any of the above must be replaced, it must be done prior to testing the electrical continuity and product must be run through before performing the test.**

- E. Visual inspection of dispensers.
  - a. Emergency fueling instructions. (located on disp, or column or building)
  - b. Octane decals
  - c. Product identification
  - d. Stage II vapor recovery decals
  - e. Ethanol, if 10% is in tanks
  - f. Condition of overlays
- F. Perform Electrical Continuity Test on hanging hardware (gas only)
  - a. Record results (OEC data form)
  - b. If any portion fails it must be replaced.
    - i. After replacing failed component pump product through it.
    - ii. Retest the continuity

- G. Check submersible containments for presence of liquid
  - a. Determine if liquid is product or water
  - b. Determine source and document
  - c. Take pictures
  - d. If there is product in the containment – can it be pumped back into the tank
  
- H. Check all spill containments
  - a. Presence of liquid
  - b. Presence of debris
  - c. Properly fitting fill caps
  - d. Properly fitting spill containment lids
  - e. Working condition of plungers
  - f. Condition of fill painting
  
- I. Tank monitor equipment
  - a. Follow manufacturer's recommendation for inspection
  - b. Tank probe
    - i. Inspect probe cable for any cracking or damage
    - ii. make sure cap fits tight
    - iii. check grommets for tightness
    - iv. check for presence of epoxy packs
  - c. Test all dispenser pan and submersible pump containment sensors
    - i. Procedure for testing **float type sensors**
      - 1. Inspect sensor to verify that float moves freely.
      - 2. turn sensor upside down to verify the liquid alarm is activated on the tank monitor.
      - 3. verify epoxy kits are installed on wiring.
      - 4. inspect cables to make sure they are not damaged or cracked.
    - ii. Procedure for testing **solid-state discriminating sensors.**
      - 1. place sensor in 2 – 4 inches of water and wait for alarm response.
      - 2. dry sensor off and place in 2 – 4 inches of product and wait for alarm response.
      - 3. remove sensor from and product and allow it to completely dry. When a sensor has been placed in gasoline it may take up to an hour for the alarm to clear and up to 3 hours to clear when placed in diesel fuel.
      - 4. retain the tank monitor printouts showing the alarm conditions
      - 5. Procedure for testing **solid-state non-discriminating sensors.**
    - iii. Record form number or part number of sensor
    - iv. Verify that sensor alarmed
      - 1. retain printouts showing alarms
      - 2. when done testing sensors printout a sensor status report showing that all sensors have returned to normal condition
    - v. Make sure sensors are installed properly
      - 1. sensors should be installed at lowest point of containment
      - 2. **sensors should be ¼" to ½" from bottom of containment**
      - 3. check condition of cables
      - 4. check for presence of epoxy packs

- d. Test all submersible containment sensors
  - i. Verify that sensor alarmed
    - 1. retain printouts showing alarms
    - 2. when done testing sensors printout a sensor status report showing that all sensors have returned to normal condition
  - ii. Make sure sensor is installed properly
    - 1. sensor should be installed at lowest point of containment
    - 2. **sensor should be ¼" to ½" from bottom of containment**
    - 3. check condition of cables
    - 4. check for presence of epoxy packs
- e. Test/verify operation of interstitial tank sensors
  - i. Fiberglass tanks
    - 1. verify proper position of sensor by checking with an ohm meter. The ohm meter will read 100k ohm if the sensor is properly installed
  - ii. Steel tanks
    - 1. remove interstitial sensor and place in water. The sensor should alarm within 5 minutes. If it doesn't alarm within that time period the sensor is defective
- f. Test overflow alarm, if present
  - i. If there is an acknowledgment switch, test it
  - ii. Must also test alarm from tank monitor console (you may have to ask someone from the store go to the overflow alarm & watch & listen)
    - 1. did audible alarm sound
    - 2. did visual light go on
  - iii. retain printout from tank monitor showing the alarm test
- g. obtain inventory printout
  - i. stick the tanks and verify that stick readings match tank monitor inventory printout
- h. inspect tank monitor console
  - i. obtain printout of current & historical tank test results
  - ii. obtain printout of current & historical electronic line test results, if applicable
  - iii. obtain printout of current sensor status reports, if applicable
  - iv. check for alarm conditions on the tank monitor
    - 1. if any alarms are present print an alarm condition report
    - 2. troubleshoot and resolve alarm conditions
  - v. obtain printouts from tank monitor (Veeder Root, EMC)
    - 1. setup parameters to verify
      - a. verify overflow settings for all tanks
        - i. must be set at 90%
      - b. verify high product settings for all tanks
        - i. must be set at 95%
      - c. verify water warning settings for all tanks
        - i. recommended setting is 1.5 inches
      - d. verify high water settings for all tanks
        - i. recommended setting is 2.0 inches
      - e. verify Daylight savings settings
        - i. See attachment for the proper settings
        - ii.

2. obtain printout of system diagnostics
  - i. must show software version
  - ii. must show what software enhancement module (sem) that is installed
3. obtain printout showing historical monthly tank test results
  - a. make sure that all tanks are testing, provided that the site is permitted for the tank monitor leak testing
4. obtain printout showing historical **monthly** electronic line leak detector results
  - a. verify that the electronic line leak detectors are testing the lines on a monthly basis
  - b. printout and review the diagnostics for a 3 gph and 0.2 gph leak test – do they meet criteria for working sensors
  - c. verify that the programming parameters for the lines are correct
    - i. line type
    - ii. line length
    - iii. thermal coefficient of expansion
  - d. verify that all wiring associated with the electronic line leak detector is in good shape
  - e. activate a 3.0 gph leak test and observe pressure readings during the test to ensure they are within the recommended operating range
  - f. once done with the electronic line leak detector verification check all submersible pump containments and plld's to make sure that nothing is leaking and/or seeping
5. obtain printout showing historical **alarm** conditions for all devices on the tank monitor.
  - a. Probes/tanks
  - b. Sensors
  - c. Plld's/wplld's

- J. Photo documentation
- a. Picture of dispenser showing decaling/graphics
  - b. Pictures of any parts replaced
    - i. Deteriorating hoses/nozzles/breakaways/swivels
    - ii. Liquid in any containments
  - c. unusual or out of the ordinary site conditions
    - i. damaged dispensers
    - ii. liquid in any containments
    - iii. debris in any containments
    - iv. damaged manhole covers
    - v. condition of fill painting



UNDERGROUND TANK SYSTEM  
FUNCTIONALITY & VERIFICATION

\*\*\*ERS 10778 \*\*\*



Madison  
Green Bay  
Delafield  
Chippewa Falls

Dept. of Safety & Professional Services

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

A. OWNER INFORMATION	SITE INFORMATION	CONTRACTOR INFORMATION
Name	Facility ID#: Facility Name	Contractor Name
Company Name	Site Address	Contact Person
Number and Street	City, State, Zip Code	E-mail address
City, State, Zip Code	Assigned Anniversary month:	Telephone Number    Fax Number (    )    (    )
Telephone Number    Fax Number (    )    (    )	Date of Testing/Serviceing:	Work order number:

This form must be used to document testing and servicing of monitoring equipment. A separate verification or report must be prepared for each monitoring system control panel by the technician who performs the work. A copy of this form must be provided to the tank system owner/operator. The owner/operator must retain these records in accordance with Comm 10.500(9).

**B. Results of Testing/Serviceing**

Tech's Manufacturer's Certification Number: \_\_\_\_\_ Level: \_\_\_\_\_

ATG Make and Model: \_\_\_\_\_  CSLD Software Version Installed: \_\_\_\_\_

All Equipment Tested and Verified as functional: Yes  No  Are all deficiencies corrected? Yes  No  None Found

**Note:** If a response is "No" for either question; page 1 of this form must be immediately forwarded to the Dept. of Commerce via e-mail to: [COMER-Comm10forms@wisconsin.gov](mailto:COMER-Comm10forms@wisconsin.gov)

In Section below, describe how and when deficiencies were or will be corrected.

Operator was advised to hire contractor to correct deficiencies or service items not inspected, verified or corrected:  Yes  No  NA

**Certification** - I certify that the equipment identified in this document was inspected/serviced in accordance with the manufacturers' guidelines and the system is set up correctly. Attached to this report is additional documentation (e.g. manufacturers' checklists) necessary to verify that this information is correct. For any equipment capable of generating such reports, I have also attached a copy of the report; (check all that apply):

Reviewed System Set-Up     Set-up Corrections made     Reviewed Alarm history report

Technician Name (print): \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Facility Personnel (print): \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**C. Inventory of Tank Equipment** Below check and write in the appropriate boxes.

Tank Product: \_\_\_\_\_  Manifolder Tank

Yes  No  NA In-Tank Gauging Probe.  
Make /Model: \_\_\_\_\_

Yes  No  NA Tank Interstitial Sensor is functioning properly.  Float Type

Yes  No  NA Tank Sump Sensor installed:

Yes  No  NA Mechanical Line Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Electronic Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Tank Overfill -90% alert installed.

Yes  No  NA Tank Overfill - 95% auto shut-off drop tube

Tank Product: \_\_\_\_\_  Manifolder Tank

Yes  No  NA In-Tank Gauging Probe.  
Make /Model: \_\_\_\_\_

Yes  No  NA Tank Interstitial Sensor is functioning properly.  Float Type

Yes  No  NA Tank Sump Sensor installed:

Yes  No  NA Mechanical Line Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Electronic Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Tank Overfill -90% alert installed.

Yes  No  NA Tank Overfill - 95% auto shut-off drop tube

Tank Product: \_\_\_\_\_  Manifolder Tank

Yes  No  NA In-Tank Gauging Probe.  
Make /Model: \_\_\_\_\_

Yes  No  NA Tank Interstitial Sensor is functioning properly.  Float Type

Yes  No  NA Tank Sump Sensor installed:

Yes  No  NA Mechanical Line Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Electronic Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Tank Overfill -90% alert installed.

Yes  No  NA Tank Overfill - 95% auto shut-off drop tube

Tank Product: \_\_\_\_\_  Manifolder Tank

Yes  No  NA In-Tank Gauging Probe.  
Make /Model: \_\_\_\_\_

Yes  No  NA Tank Interstitial Sensor is functioning properly.  Float Type

Yes  No  NA Tank Sump Sensor installed:

Yes  No  NA Mechanical Line Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Electronic Leak Detector installed.  
Make/Model \_\_\_\_\_

Yes  No  NA Tank Overfill -90% alert installed.

Yes  No  NA Tank Overfill - 95% auto shut-off drop tube

**D. OVERFILL**  NA Acknowledgment Switch Present Yes No Switch is Functional Yes No

Yes  No Is an outdoor audible and visual alarm to alert when the tanks have reached the 90% fill level installed and functional?  
All sites must have alarm installed by February 2011.  
(Check appropriate box(s)  Audible installed  Visual installed

Yes  No Overfill auto shut-off drop tubes were removed, inspected, reinstalled and are operational for 95% maximum tank fill.

Yes  No  NA Ball floats on all tanks have been removed or set higher than the 95% auto shut-off drop tube valve.

**E. CONTAINMENT**

Yes  No Are all spill buckets intact with no evident holes, cracks, bulges, collapsed walls?

Yes  No  NA If spill bucket is designed with a plunger, is it functional?

Yes  No  NA All tank and transition sump sensors were visually inspected, functionally tested, and are confirmed operational.

Yes  No  NA Are all sensors installed according to manufacturer's specifications or at lowest point of secondary containment and positioned so that nothing will interfere with their proper operation?

Yes  No  NA Have all "stand-alone" sensors been tested and determined to be functional?

Yes  No  NA For pressurized piping systems does the turbine automatically shut down if the piping secondary containment monitoring system detects a leak. If yes which sensor location activates shutdown?  
 Sump sensor  Dispenser sensor. Did you confirm a positive shut-down?  Yes  No

The double-wall interstitial pipe is installed with the intention of functioning as an:  Open system  Closed system.

Yes  No  NA Test ports/fittings/boots removed or left open on secondary containment "open" interstitial piping?

Yes  No  NA Submersible or dispenser containment's inspection indicates holes, cracks, bulges, collapsed walls or failed penetration boots (NOTE: Liquid tight sumps must be in place by Dec 31, 2020)

Yes  No  NA Was liquid found inside any secondary containment system?  Product  Water If yes describe how resolved in comments?

**F. General**

Yes  No Monitoring system set-up was reviewed to ensure proper settings. Corrections made?  Yes  No  
 Attach set up reports and a description of set-up corrections in section B, if applicable.

Yes  No Are there any current alarms? What: \_\_\_\_\_

Yes  No  NA If alarms are relayed to a remote monitoring station is all communications equipment (e.g. modem ) operational.

Yes  No Was any monitoring equipment replaced? If yes, identify specific sensors, probes, or other equipment replaced and list the manufacturer name and model for all replacement parts in comment section.

Yes  No ATG or monitoring system's visual and audible alarm(s) are operational and functioning.

Yes  No  NA All gasoline dispenser hoses passed continuity test. List failures in comment section

Yes  No  NA Are all dual point adaptor and vapor recovery poppet and caps functional with gaskets?

**In-Tank Gauging**  Check this box if no tank gauging equipment installed.  
 Check this box if tank gauge is not functioning.

Yes  No All input wiring has been visually inspected for proper entry and termination?

Yes  No All tank gauging probes, visually inspected for damage and residue buildup?

Yes  No Accuracy of system product level readings tested?

Yes  No Have all the tanks been checked for water? Has the water been removed?  Yes  No  NA

Yes  No All probes reinstalled properly and verified as operational. All cap, gasket and grommet fittings are watertight?

Yes  No  NA All items on the equipment manufacturer's maintenance checklist completed?

**Leak Detector (ELLD)** *This section is in addition to the annual functionality test of MLLD or ELLD.*

Check box if no ELLD's or MLLD's installed because system is a suction system

Yes  No Each Electronic Line Leak Detector automatically shut off the submersible if the ELLD detects a 3gph leak?

Yes  No For electronic LLDs have all accessible wiring connections been visually inspected?

**G. DISPENSER INFORMATION**

Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed	Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed
Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed	Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed
Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed	Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed
Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed	Dispenser ID: _____ Dispenser Containment Sensor - Model: _____ or <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No Shear Valve(s) properly anchored & operational <input type="checkbox"/> Yes <input type="checkbox"/> No Dispenser does have containment in place <input type="checkbox"/> Manufactured or <input type="checkbox"/> Field constructed



# Line Leak Detector Annual Functionality Electronic/Mechanical



Madison  
Green Bay  
Delafield  
Chippewa Falls

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

A. OWNER INFORMATION	SITE INFORMATION	CONTRACTOR INFORMATION
Name	Facility ID#: Facility Name	Contractor Name
Company Name	Site Address	Contact Person
Number and Street	City, State, Zip Code	E-mail address
City, State, Zip Code	Assigned Anniversary month:	Telephone Number    Fax Number (    )                      (    )
Telephone Number    Fax Number (    )                      (    )	Date of Testing/Serviceing:	Work order number:

This form is used to document testing and servicing of underground lines and is provided to the tank system owner/operator.  
Owner/operator must retain test records in accordance with Comm 10.500(9).

**Tech's Certification Number:** \_\_\_\_\_ **Test Equipment /Type (used for test)** \_\_\_\_\_

Line #							
Product							
Leak Detector Manufacturer							
Model:							
Existing / New / Replacement							
Properly Installed	Y <input type="checkbox"/> N <input type="checkbox"/>						
Testing Location: (from highest or farthest shear valve)							
Dispenser Line Manifold	Y <input type="checkbox"/> N <input type="checkbox"/>						
	If lines are manifolded do submersible pumps come on simultaneously?						Y <input type="checkbox"/> N <input type="checkbox"/>
Satellite Included in test	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/> NA <input type="checkbox"/>
All Shear Valves Open	Y <input type="checkbox"/> N <input type="checkbox"/>						
Test Leak Rate ml/m							
Calibrated Leak in gph:							
Open Time In Seconds (Mechanical)							
Check Valve Holding psi: (Mechanical)							
Metering psi: (Mechanical)							
Did Shutdown Occur (Electronic)	Y <input type="checkbox"/> N <input type="checkbox"/>						
Results:	PASS <input type="checkbox"/> FAIL <input type="checkbox"/>						

**Technician's Signature:** \_\_\_\_\_

I attest by signature that the equipment identified in this document was tested to meet EPA 3.0GPH@10PSI testing requirements and the information is true, accurate, and complete.

**Comments:** \_\_\_\_\_



# Line Test Report

Madison  
Delafield  
Green Bay  
Chippewa Falls

<b>OWNER INFORMATION</b> Name:	<b>SITE INFORMATION</b> Facility ID#:	<b>CONTRACTOR INFORMATION</b> Contractor Name:
Company Name:	Facility Name:	Contact Person:
Company Address:	Site Address:	E-mail address:
City, State, Zip Code:	City, State, Zip Code:	Telephone Number: (    )
Telephone Number: (    )	Date of Testing:	Work Order Number::

Type of Testing Equipment (Brand & Model): \_\_\_\_\_

Material Approval #: \_\_\_\_\_

Product Type						
Submersible Type						
Pressure or Suction						
Tank Isolation Method						
Dispenser Isolation Method						
Testing Location						
Test Pressure						
Pipe Construction						
Time Started						
Time Completed						
Total Test Time in Minutes						
Initial Cylinder Level (ICL)						
Final Cylinder Level (FCL)						
Final Hourly Leak Rate (ICL-FCL)2						
TEST RESULT						

Tech Signature: \_\_\_\_\_ State Certification: \_\_\_\_\_ Equipment Certification: \_\_\_\_\_

I attest by signature that the equipment identified in this document was inspected and/or serviced in accordance with the manufacturers' guidelines and the information is true, accurate, and complete.

Comments: \_\_\_\_\_

# Class C Underground Storage Tank Operator Site Specific Instructions

## Emergency Response Procedures

- Procedures for overfill protection during delivery of regulated substances.
- Procedures for controlling or monitoring the dispensing or sale of regulated substances.
- Operation and location of emergency shut-off systems
- Response to all tank monitor alarm messages.
- Response to emergencies including: fire, leaks, spills and releases.
- Reporting of leaks, spills and releases.
- Other Site specific instructions: \_\_\_\_\_

## Emergency Response Contacts

- Fire Department emergency telephone number: \_\_\_\_\_
- Emergency Spill Reporting Hotline: (24 Hours) 1-800-943-0003
- Class A Operator Name: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
- Class B Operator Name: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

Employee Name: \_\_\_\_\_

UST Facility Name: \_\_\_\_\_

UST Facility Address: \_\_\_\_\_

I have provided the above written instructions to the employee listed below who is designated as a Class C operator for this facility.

Supervisor Signature: \_\_\_\_\_

Supervisor Name: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

I have received and reviewed the above written instructions with my supervisor:

Employee Signature: \_\_\_\_\_

Employee Name: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

# Responsibilities

## CLASS A OPERATORS

Manage resources and personnel, such as establishing work assignments, to achieve and maintain compliance with regulations. Ensure that appropriate individuals do all of the following: Properly operate and maintain the underground storage tank system, maintain appropriate records, receive training to operate and maintain the tank system and keep records. Properly respond to emergencies or alarms relating to spills, leaks or releases from the underground storage tank system and make financial responsibility documents available.

## CLASS B OPERATORS

Ensure that all requirements for leak or release detection methods, leak or release prevention equipment, recordkeeping and reporting are met. Ensure that all relevant equipment complies with performance standards and appropriate individuals are trained to properly respond to emergencies or alarms relating to spills, leaks or releases from the underground storage tank system.

Provide Class C operators with written instructions that include emergency response procedures, procedures for overfill protection during delivery of regulated substances, operation of emergency shut-off systems, appropriate responses to all alarms, reporting of leaks, spills and releases and any site-specific emergency procedures. Give name and other information needed for contacting appropriate parties if a leak, spill, release or alarm occurs.

**Note:** For fueling facilities which are attended and which include hours of operation when no attendant is on duty, a sign must be posted in a conspicuous place, stating the emergency shut-off procedures and the name, address and telephone number of the Class B operator, along with the name and telephone number of the local emergency responders, including 911 personnel.

## CONTRACTING OPTION

A facility owner may contract with a service company to fulfill the requirements of the Class A or Class B operator. The facility owner must list with the Department the individual(s) from the service company performing the operator requirements and keep the appropriate certificate(s) on site or readily available for inspection.

## CLASS C OPERATORS

Furnish initial response to alarms, spills, leaks or releases, notify the Class B or Class A operator and appropriate emergency responders, including 911 personnel, when necessary and control or monitor the dispensing or sale of regulated substances.

# Training elements

## CLASS A OPERATORS

Class A operators must be trained and tested in basic underground storage tank system requirements, to make informed decisions regarding compliance and ensure appropriate individuals are fulfilling operation, maintenance, and recordkeeping requirements and standards regarding all of the following: spill prevention, overfill prevention, leak and release detection, corrosion protection, emergency response, product compatibility, financial responsibility documentation requirements, notification requirements, requirements for reporting obvious and suspected releases, requirements for permanently closing a tank system and for placing a tank system temporarily out of service, and operator training and testing requirements.

## CLASS B OPERATORS

Training and testing for a Class B operator provides a more in-depth understanding of operation and maintenance aspects, but may cover a more narrow breadth of applicable regulatory requirements. Class B operators must receive either site-specific operator training that is focused only on equipment used at the operator's underground storage tank system facility or broader training regarding regulatory requirements that encompass all components of underground storage tank systems, materials of tank system components, methods of leak and release detection and prevention, operation, and applicable maintenance requirements. Training and testing must address spill prevention, overfill prevention, leak and release detection, corrosion protection, emergency response, product compatibility, reporting and recordkeeping requirements plus Class C operator training requirements.



## CLASS C OPERATORS

Class C operators must be trained to take appropriate action in response to emergencies, including situations that pose an immediate danger or threat to the public or to the environment, and in response to alarms caused by spills, leaks or releases from an underground storage tank system. Class C operators must be trained to understand site-specific emergency procedures and instructions.

# Additional info

## RECORDKEEPING

The owner or operator must maintain operator documentation at the underground storage tank system site and have it immediately available for inspection by an authorized agent or the department, except for fueling facilities that are not attended as specified in section Comm 10.605 (5) (a). At facilities that typically are unmanned, such as emergency generators, the owner or operator must maintain the documentation at a readily available site and provide it for inspection upon request. In addition, the Department is using a reporting system to identify those who must be listed by each company as the Class A and Class B operators. The database will also track which training and test each individual completed.

**Note:** Comm 10.605 (5) (a) reads as follows: "To be considered as being an attended fueling facility, there shall be at least 1 attendant regularly on duty on a daily basis, but not necessarily during all hours of operation, to supervise, observe and control the actual dispensing of fuel."

## RETRAINING

If the Department determines that an underground storage tank system is not in significant compliance, the Class B operator must be retrained within 60 days or another time period prescribed by the Department, in the areas that are determined to not be in compliance, except both the Class A and Class B operators must be retrained if so directed by the Department.

**Note:** Significant operational compliance performance measures for release prevention and release detection, as developed by the U.S. Environmental Protection Agency, are available at the following Web site: <http://www.epa.gov/uaa/comp/ops/sec.htm>.

## FREQUENTLY ASKED QUESTIONS

For additional information, check the Question and Answer page for operator training and testing on our website:

[http://commerce.wi.gov/ER/ER-BST-FedRegi-ST\\_OperatorTraining.html](http://commerce.wi.gov/ER/ER-BST-FedRegi-ST_OperatorTraining.html)

## Training & Testing for Owners and Operators of Federally Regulated Underground Storage Tanks in Wisconsin



## Energy Policy Act of 2005

States must develop training requirements for individuals who operate and maintain federally-regulated underground storage tank systems. Operators are owners or owners' representatives (Class A), the actual persons charged with supervising day-to-day operations (Class B) and on-site employees (Class C).

## ACCEPTABLE TRAINING AND CERTIFICATION PROCESSES

Operator training includes evaluation of an operator's knowledge of applicable requirements. Methods for meeting the requirements of Class A and B include having either of the following: (1) a certificate issued by the International Code Council® showing an individual has passed the Wisconsin underground storage tank operator examination; or (2) written proof of successful completion of an equivalent, alternate operator training and testing program that has received prior approval from the Department of Commerce. Alternate programs will include an evaluation of operator knowledge through testing, practical demonstration or other tools that the Department determines are acceptable.

Class C operators must obtain training and a certificate from the accredited Class A or Class B facility operator where the Class C operator is employed indicating the Class C operator has successfully completed training for the facility.

## DEADLINE

Each new or existing facility with an underground storage tank system must have a Class A, a Class B and a Class C operator designated by **January 1, 2012**. For an entity that demonstrates it meets the definition of a small business in section 227.114 (1), Stats., the date for having accredited operators is **August 8, 2012**.



# Memo

**Michael Ostrowski, Director**

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

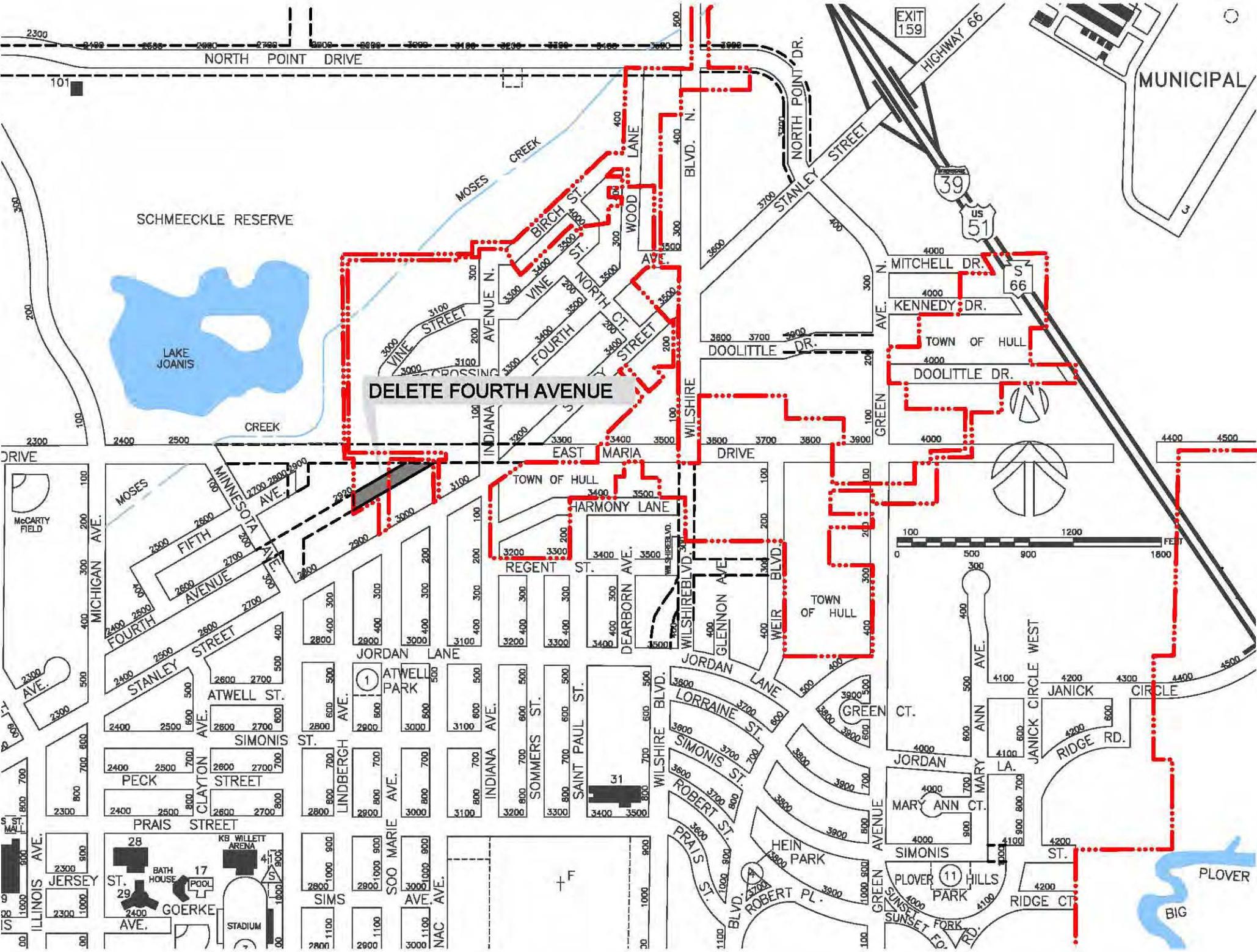
Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski and Kyle Kearns  
CC:  
Date: 9/4/2012  
Re: Official Street Map – Deletion of a Portion of Fourth Avenue

The City of Stevens Point is looking to delete a portion of Fourth Avenue from the Official Street Map of the City of Stevens Point. Such area starts approximately 575 feet east of Minnesota Avenue (east of 2920 Fourth Avenue) to a point where Fourth Avenue and Maria Avenue extended east would intersect. Please see the enclosed map for the area that is proposed to be deleted. The reason for the deletion is for a potential development that would occur on lots to the east, where Fourth Avenue is currently mapped. Given that Maria Drive is also mapped, access would then be possible to properties from either Stanley Street or the future Maria Drive.



**DELETE FOURTH AVENUE**

