

**SITE PLAN REVIEW**  
9/13/21 Plan Commission Meeting

**Taco Bell Restaurant / Sundance Inc.**

Village Planner Report

Germantown, Wisconsin

**Summary**

Tim Krause, Sundance Inc., agent for Michael Schmitz, property owner, and franchisee for Taco Bell, is requesting approval of site development and building plans for redevelopment of the existing Taco Bell restaurant located at N96 W17801 County Line Road.

**Property Location:** N96 W17801 County Line Road

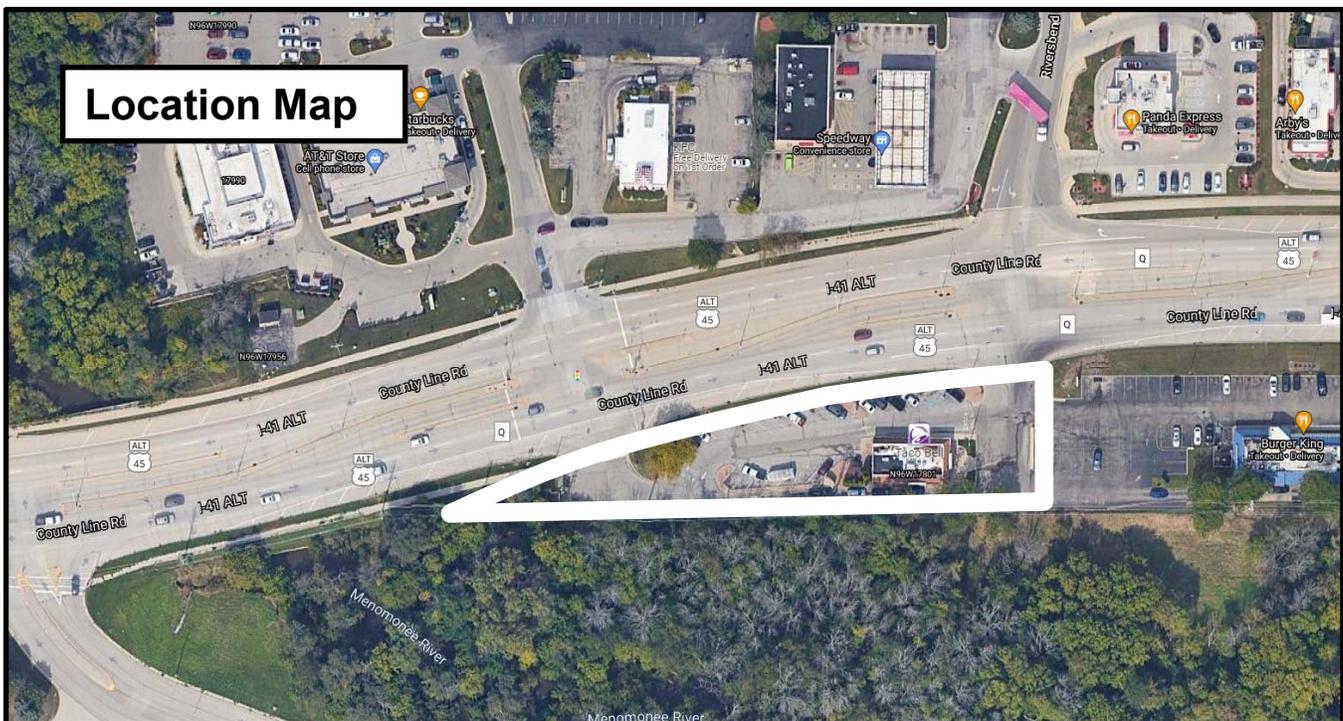
**Applicant/  
Property Owners:**

Tim Krause  
Sundance Inc.  
7915 Kensington Ct  
Brighton, MI

Michael J. Schmitz  
7915 Kensington Ct.  
Brighton, MI 48116

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**Current Zoning:** B-5: Highway Business

Adjacent Land Uses		Zoning
North	Commercial	B-5
South	Commercial (Meno Falls)	N/A
East	Commercial (Burger King)	B-5
West	County Line Road/CTH Q	N/A



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**Proposal**

Tim Krause, Sundance Inc., agent for Michael Schmitz, property owner, and franchisee for Taco Bell, is requesting approval of site development and building plans for redevelopment of the existing Taco Bell restaurant located at N96 W17801 County Line Road.

Unlike the previous proposal to relocate the existing Taco Bell restaurant to a new parcel down the road and re-develop the entire site, the current proposal is to demolish only the existing building and replace it with a new building on the existing foundation on the same parcel. All other existing features will remain unchanged.

As shown in the detailed building renderings, the new 2,250 sqft retail building will have a more contemporary design with a signage tower, more pronounced entrance, with engineered lap and aluminum siding. The new building will be constructed on the existing foundation.

**Site Improvements**

- Install new landscaped areas along County Line Road, around all elevations of the building and on-site parking lot medians

**Building Improvements**

- 2,250 single-story building w/ flat roof, tower sign feature, and parapet walls to hide roof-mounted mechanicals and served by a single drive-through service lane and outdoor dining patio w/ railing
- Engineered horizontal lap siding w/ woodgrain finish (“Forget-Me-Not” purple and gray color) and aluminum longboard “V-groove” siding w/ Western Cedar color comprise most of the exterior finishes
- aluminum framed window systems throughout

**Storm Water Management.** Total impervious area will not change. Consequently, the proposed re-development is exempt from MMSD Chapter 13 post-construction water & storm water run-off requirements.

**Landscaping & Buffering.** Landscaping is proposed along County Line Road and in the median areas of the parking lot and around the building foundation. Plantings include deciduous and ornamental trees, deciduous and evergreen shrubs, and perennials. Street trees along County Line Road are also proposed (see Sheet C1.4).

**Lighting.** Exterior lighting will not change.

**Signage.** Signage will not change.

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**Staff Comments**Community Development: Planning & Zoning

As presented in the building elevations and renderings, the proposed building has a contemporary design constructed with 4" engineered lap and 6" aluminum longboard siding with a wood grain finish in a purple-tan-gray color scheme. One tower-like element is proposed on the front (east) elevation of the building. Overall, the architecture is an improvement over the previous proposal presented in April (to relocate and re-develop a different site west on County Line Road). However, unlike the previous design, there are no brick or other masonry components or features... only engineered lap and aluminum siding. Also, while the existing outdoor seating area will be retained with new furniture installed, details of this are not provided.

The landscape plan contains the minimum required number of street trees and other plantings. As is the case with the Burger King restaurant completed a few years ago, the proposed landscaping replaces the old, original plantings and compliments the new building appearance. Having been submitted late last week, the landscape plan has not yet been reviewed by the Village Forester but should be prior to issuance of an occupancy permit.

Similarly, exterior site lighting should be replaced with new technology LED fixtures that meet current guidelines for site lighting levels, fixture height and cut-off fixture type.

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond. A demolition permit is also required.

Public Works/ Village Engineer/Village Surveyor

No comment.

Water Utility/Wastewater Utility

The Water Utility has indicated that it cannot locate the water shut-off for the existing building and is requesting that the owner contact Water Utility staff at least four (4) weeks in advance prior to demolition of the building to verify the water lateral and shut-off location and to install a working valve shut-off (if necessary).

The Wastewater Utility has inspected the existing sampling manhole and lateral and is recommending that that the sample manhole be completely replaced due to concrete deterioration. This work and the Village's standard specification for the sampling manhole will need to be included in the plans. Also, the existing grease interceptors are outdated and inadequate and need to be replaced due to severe concrete deterioration. Replace with a proper grease trap that is sized for the expected grease loadings.

## VILLAGE STAFF RECOMMENDATION

**APPROVE** the site development and building plans for redevelopment of the existing Taco Bell restaurant located at N96 W17801 County Line Road subject to the following (9) conditions:

1. Approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Site Plan approval is granted for the following plans submitted by the Applicant unless a revised plan is required by the Village Planner or Village Engineer pursuant to the requirements or conditions contained herein and/or by action of the Plan Commission:
  - a. Architectural plan set dated September 9, 2021
  - b. Civil Engineering plan set dated September 9, 2021
  - c. Landscaping plan dated September 9, 2021
2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
4. The Water Utility is requiring that the owner contact Water Utility staff at least four (4) weeks in advance prior to demolition of the building to verify the water lateral and shut-off location and to install a working valve shut-off (if necessary).
5. The Wastewater Utility is requiring the following:
  - a. the sampling manhole shall be completely replaced due to concrete deterioration. This work and the Village's standard specification for the sampling manhole need to be shown on the construction plans.
  - b. the existing grease interceptors shall be replaced due to severe concrete deterioration. Replace with a proper grease trap that is sized for the expected grease loadings.
  - c. A pre-construction meeting with Village Utility staff is required.

6. The landscape shall be reviewed and approved by the Village Forester prior to issuance of the building permit.
7. Exterior site lighting should be replaced with new technology LED fixtures that meet current guidelines for site lighting levels, fixture height and cut-off fixture type. If replaced, revised specifications and a photometric/lighting level plan should be prepared and submitted to the Village Planner for review and approval prior to installation.
8. All temporary signage and any modifications to existing exterior signage will require separate review and approval of a Sign Permit by the Plan Commission (permanent signs) or Planning & Zoning Staff (temporary signs). Contact Lori Johnson, Planning & Zoning Services to coordinate all Sign Permit applications.
9. The proposed building architecture and materials shall be revised to include additional brick or masonry features to enhance the character and appearance of the building to be less monotonous. Revised building elevations and color renderings shall be submitted to the Plan Commission for review and approval prior to issuance of a building permit.



**Fee must accompany application**

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PAID \_\_\_\_\_ DATE \_\_\_\_\_

## SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

**1**

**APPLICANT OR AGENT**

Sundance, Inc.  
 \_\_\_\_\_  
 Tim Krause  
 \_\_\_\_\_  
 7915 Kensington Court  
 \_\_\_\_\_  
 Brighton, MI 48116  
 \_\_\_\_\_  
 Phone ( 248 ) 563-8016  
 \_\_\_\_\_  
 E-Mail Tim.Krause@teamlyders.com  
 \_\_\_\_\_

**PROPERTY OWNER**

Future property owner-same as applicant  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_  
 E-Mail \_\_\_\_\_

**2**

**PROPERTY ADDRESS**

N96W17801 County Line Road, Germantown, WI

**3**

**NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North Speedway Convenience	South	East Burger King	West
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**4**

**READ AND INITIAL THE FOLLOWING:**

- I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

**5**

**SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

\_\_\_\_\_ Date 8/4/2021  
 Applicant Date Owner Date



## Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

Website: [www.village.germantown.wi.us](http://www.village.germantown.wi.us)

FAX: (262) 253-8255

E-mail: [jretzlaff@village.germantown.wi.us](mailto:jretzlaff@village.germantown.wi.us)

September 2, 2021

Tim Krause  
Sundance Inc.  
7915 Kensington Court  
Brighton, MI 48116

RE: Taco Bell Proposal for N96 W17801 County Line Road;  
Site Plan Application Staff Review Comments

Mr. Krause:

Village Staff has reviewed the plan set and supporting materials submitted for the proposed Taco Bell re-development proposal. Below are follow-up comments and outstanding items/issues that need to be addressed. Please provide the requested information, corrections and/or revisions as soon as possible.

### Community Development Department: Planning & Zoning

1. The original set of site plans approved for the existing Taco Bell store included a detailed landscape plan (copy attached) that, presumably, was carried out and the site landscaped accordingly. However, as shown in the attached photos, all the landscaping (trees, shrubs & plants) in those areas on the site have since been removed and replaced with decorative stone... and nothing else. At a minimum, the landscaped areas in the original landscape plan will need to be restored/replanted with the same or similar items... if not an improved landscape plan. This is/has been a common problem for many commercial sites along County Line Road. In response, the Village has been requiring owners to restore their properties with the same or better landscaping plan as was originally approved at the time those businesses re-model or re-develop their properties. A good example is the Burger King store next door. They, too, were required to re-landscape as part of their 2018 building remodeling project. The landscape plan that was approved for the Burger King property is the best example of what the Plan Commission is looking for and would approve. A landscaping plan needs to be prepared and included.
2. The architecture is certainly unique and a step up from the previous proposal given the amount of articulation and materials. With that said, I understand that, despite the series of images that Village staff sent of other Taco Bell stores across the country that are examples of what are likely acceptable to the Plan Commission, your position that other stores in the area have had their own prototypes approved, and that the franchisor is holding you to a particular standard, the decision was made to submit this particular design. To keep the ball moving, staff will present this design to the PC for their consideration (but is not entirely supportive of it). Specific comments for this design are:

- a. The west elevation is plain and uninteresting; weak when compared to the other elevations. There is no room to install landscaping to soften the plain appearance given the parking stall arrangement. Can you add some element to either the tower below the sign and/or the tan wall to liven it up? (other than a purple man door).
- b. The east and north renderings don't match up with the floor plan; exit man doors are shown on both the east and north sides of the floor plan but not in the elevation renderings.
- c. Will there be an outside dining/seating area? (existing concrete pad is shown as being preserved).
- d. Will there be roof-mounted HVAC units? Please provide a roof plan.

Community Development Department: Inspection Services

5. State plan review/approval is required. Please note that the Village's Inspection Services contractor, SAFEBuilt, provides full DSPS-authorized plan review services in lieu of submitting to DSPS (and waiting in line). Contact Kati Vokovitch, SAFEBuilt, at Village Hall, 262-346-4460 or [germantowninspections@safebuilt.com](mailto:germantowninspections@safebuilt.com)
6. A \$20,000 occupancy bond is also required with the building permit application.

Public Works/Village Engineer

7. Water Utility cannot locate water shut-off for the existing building; the owner needs to contact Water Utility staff four (4) weeks in advance prior to demolition to verify the water lateral location and locate or install a working valve shut-off.
8. Wastewater Utility requires that the sample manhole will need to be completely replaced due to concrete deterioration. This work and Village standard specification for a sampling manhole needs to be included in the plans.
9. Grease interceptors need to be replaced due to sever concrete deterioration. Replace with a proper grease trap sized for expected grease loadings.

Fire Department & Police Department

10. No comment.

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Jeffrey W. Retzlaff, AICP  
Village Planner & Zoning Administrator



September 8, 2021



Village of Germantown  
Attn: Jeffrey Retzlaff  
[jretzlaff@village.germantown.wi.us](mailto:jretzlaff@village.germantown.wi.us)  
N112 W17001 Mequon Road  
Germantown, WI 53022

RE: Plan review for Taco Bell to be located at **N96 W17801 County Line Road.**

Please find the following in response and clarification to review comments.

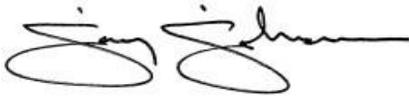
1. The original set of site plans approved for the existing Taco Bell store included a detailed landscape plan (copy attached) that, presumably, was carried out and the site landscaped accordingly. However, as shown in the attached photos, all the landscaping (trees, shrubs & plants) in those areas on the site have since been removed and replaced with decorative stone... and nothing else. At a minimum, the landscaped areas in the original landscape plan will need to be restored/replanted with the same or similar items... if not an improved landscape plan. This is/has been a common problem for many commercial sites along County Line Road. In response, the Village has been requiring owners to restore their properties with the same or better landscaping plan as was originally approved at the time those businesses remodel or re-develop their properties. A good example is the Burger King store next door. They, too, were required to re-landscape as part of their 2018 building remodeling project. The landscape plan that was approved for the Burger King property is the best example of what the Plan Commission is looking for and would approve. A landscaping plan needs to be prepared and included
  - A landscaping plan is provided that uses the original landscape planting beds. Excel does not have access to the original landscape plan; however, if this plan does exist, the owner is willing to match the plantings from the original approved plan.
2. The architecture is certainly unique and a step up from the previous proposal given the amount of articulation and materials. With that said, I understand that, despite the series of images that Village staff sent of other Taco Bell stores across the country that are examples of what are likely acceptable to the Plan Commission, your position that other stores in the area have had their own prototypes approved, and that the franchisor is holding you to a particular standard, the decision was made to submit this particular design. To keep the ball moving, staff will present this design to the PC for their consideration (but is not entirely supportive of it). Specific comments for this design are:
  - The west elevation is plain and uninteresting; weak when compared to the other elevations. There is no room to install landscaping to soften the plain

appearance given the parking stall arrangement. Can you add some element to either the tower below the sign and/or the tan wall to liven it up? (other than a purple man door)

- The west elevation has been revised to provide additional articulation and the concrete walk at the west side is not required as the door from the back of house has been moved to the north side. This will allow foundation landscaping to be added along the west elevation to add interest and soften the façade.
  - The east and north renderings don't match up with the floor plan; exit man doors are shown on both the east and north sides of the floor plan but not in the elevation renderings.
    - The renderings have been revised to match the floor plan.
  - Will there be an outside dining/seating area? (existing concrete pad is shown as being preserved)
    - The existing concrete patio on the east side will remain and new furniture will be added to this area. A note stating this has been added to the site plan.
  - Will there be roof-mounted HVAC units? Please provide a roof plan.
    - There will be roof top equipment; however, the parapets on all side will be tall enough to provide screening. The proposed roof deck and roof top equipment have been added to the east elevations to show the equipment in relationship to the parapets.
3. State plan review/approval is required. Please note that the Village's Inspection Services contractor, SAFEBuilt, provides full DSPS-authorized plan review services in lieu of submitting to DSPS (and waiting in line). Contact Kati Vokovitch, SAFEBuilt, at Village Hall, 262-346-4460 or [germantowninspections@safebuilt.com](mailto:germantowninspections@safebuilt.com).
    - Lydia reached out on 09/07. We need site approval first.
  4. A \$20,000 occupancy bond is also required with the building permit application.
    - Noted.
  5. Water Utility cannot locate water shut-off for the existing building; the owner needs to contact Water Utility staff four (4) weeks in advance prior to demolition to verify the water lateral location and locate or install a working valve shut-off.
    - Noted
  6. Wastewater Utility requires that the sample manhole will need to be completely replaced due to concrete deterioration. This work and Village standard specification for a sampling manhole needs to be included in the plans.
    - Noted
  7. Grease interceptors need to be replaced due to sever concrete deterioration. Replace with a proper grease trap sized for expected grease loadings.
    - Noted

Sincerely,

Excel Engineering, Inc.

A handwritten signature in black ink, appearing to read "Jay Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jay Johnson  
Sr. Project Manager

Tuesday, August 3, 2021



Village of Germantown  
Jeff Retzlaff  
N112 W17001 Mequon Road  
Germantown, WI 53022

Re: Taco Bell, N96W17802 County Line Road

Dear Mr. Retzlaff,

Sundance, Inc. is proposing to upgrade their existing quick serve restaurant on County Line Road. They are proposing to demolish the existing building down to the existing foundation and construct a new restaurant on the existing foundations. The new facility will create a fresh look using organic materials, a signage tower, and iconic entrance feature. The façade materials include a 4" lap siding with wood grain finish (LP SmartSide) and an aluminum 6" tongue and groove siding with a high end wood grain finish (Longboard).

The façade also features larger fenestration to provide more transparency to the public way and an open crisp appearance inside the dining area for an improved customer experience. The site layout, concrete, asphalt pavement, landscaping, and lighting will remain in the same locations. These elements will be repaired, coated, or replaced in kind to provide a like new appearance.

Sincerely,

Excel Engineering, Inc.

Jay Johnson  
Sr. Project Manager

# SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 3/07)

## GENERAL INFORMATION

- Provide Completed Checklist with submittal
- Names and Contact Information for Agent/Applicant, Property Owner, Developer (if different), and all engineers, architects, planners, or other individuals responsible for preparing one or more plans included in application submittal
- Legal Description of the Property (electronic Microsoft WORD format; metes and bounds description preferred)
- Graphic scale and North Arrow
- General Location Map (within village)
- Size of site (gross and net acreage)
- Existing zoning
- Adjacent zoning and land uses
- Current date(s) each plan sheet prepared or revised

## EXISTING SITE INFORMATION

- Dimensions of site and lot lines (pipes found, pipes set, monuments)
- Existing grades (2' contours minimum)
- Adjacent property grades (within 10' minimum of property lines)
- Adjacent structures (within 20' minimum of property lines)
- Drainage systems and structures
- Natural features (wooded areas, streams, lakes, ponds, rock outcroppings)
- Wetland boundaries (provide date of delineation; include report and DNR concurrence letter)
- Floodplain elevation and boundaries
- Environmental concerns (underground tanks, etc)
- Primary Environmental Corridor boundary
- Roads, curbs, parking lots, pavement areas
- Structures (location, size)
- Rights-of-Way (existing/ultimate)
- Easements (drainage, utility)
- Existing utilities (sanitary, water, electric, gas, telephone)
- Benchmark locations and elevations
- Location of fences, wells, borings, etc.
- Lot coverage (Existing)
  - Total parcel area by square footage and acreage
  - Impervious area (sqft) and percentage of total by type (e.g. building, parking, etc.)
  - Open space area (sqft) and percentage of total by type (landscaped, wetland, floodplain, etc.)
  - Comparison of maximum impervious area allowed under zoning district(s) vs. existing and proposed

## ARCHITECTURAL PLANS

- Existing building location
- Existing building elevations materials (photos can be provided)
- Proposed use(s) of building
- Statement of design intent (narrative)
- Proposed floor plans (with area and dimensions)
- Square footage (total and individual rooms/stores)
- Proposed exterior elevations (with heights and dimensions)
- Colored Rendering (3-D preferred) or Colored elevations
- Proposed materials and colors
  - o narrative description
  - o material sample board (required for new construction)
- Details of any special features, e.g. clock towers, cupolas, overhangs, canopies, drive-through windows, etc.

## PROPOSED SITE PLAN

- Grading and spot elevations
- Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- Stormwater management
  - o stormwater management design report
  - o general drainage pattern
  - o swales w/ arrows for direction of flow
  - o pond design with outfalls
  - o culverts (location/size)
- Utilities (size, invert elevations, length, slope, etc.)
  - o sanitary
  - o water
  - o stormsewer
- Building location (dimension)
- Building elevation (finished grade)
- Location of proposed signage
- Details of outside storage (including trash receptacles)
- Setbacks (clearly marked and dimensioned)
  - o building setbacks as set in PDD Resolution
  - o wetland, floodplain and shoreland setbacks
- Vehicular entrances (dimension to centerline of nearest intersection)
- Streets (dimension and direction for one-ways)
- Curve radii
- Sidewalks (dimension)
- Parking areas (show striping/spot elevations)
- Parking setback from property line
- Loading areas (dimension)
- Intersection Improvements (if any; consistent with Traffic Study Recommendations)
- Lot coverage (Proposed)
- Total parcel area by Square footage and acreage
  - o Impervious area total sqft. by type and percentage of total by type (e.g. building, pavement, etc.)
  - o Open space area total sqft. by type and percentage of total by type (landscaped, wetland, floodplain, etc.)
  - o Comparison of impervious area permitted under zoning district(s) vs. proposed

- Municipal utility connections & locations
  - Sanitary sewer (pipe size/elevations)
  - Water (size, valve location, elevations)
  - Location of hydrants
  - Easements for public water mains

## LIGHTING PLAN

- Show major features and proposed improvements for context (use proposed site plan as base)
- Location and type of existing lighting features and fixtures
- Location and type of all proposed lighting features and fixtures, including: access driveways or intersections, internal roads, driveways and parking areas, building-mounted and entryways
- Photometric statistical analysis and graphic report (shown to scale on proposed site plan)
- Provide manufacturer specification "cut-sheets" for all proposed poles and/or fixtures
- Lighting schedule
  - keyed to plan
  - number and type of fixtures and lamp
  - lamp output (lumens and wattage)
  - Installation details as appropriate (include detail for light poles and pedestals)

## LANDSCAPE PLAN

- Major improvements for context (property lines, building, drives, walks)
- Proposed outdoor amenities (benches, paths, landscaping beds, etc)
- Existing vegetation
  - Species
  - Size
- Approximate canopy in plan
- Vegetation to be destroyed
  - list and show location
- Proposed method of saving existing vegetation during construction
- Proposed landscape features (berms, fountains)
- Existing and proposed landscape lighting
- Irrigation/watering systems (locate outlets)
- Plant lists or schedules
  - Keyed to plan
  - Number of each species
  - Size when planted (caliper)
- Installation details/staking
- Street Trees

## **SIGNAGE PLAN**

- Proposed signage (elevations, color, square footage, height, construction material, lighting)
- 

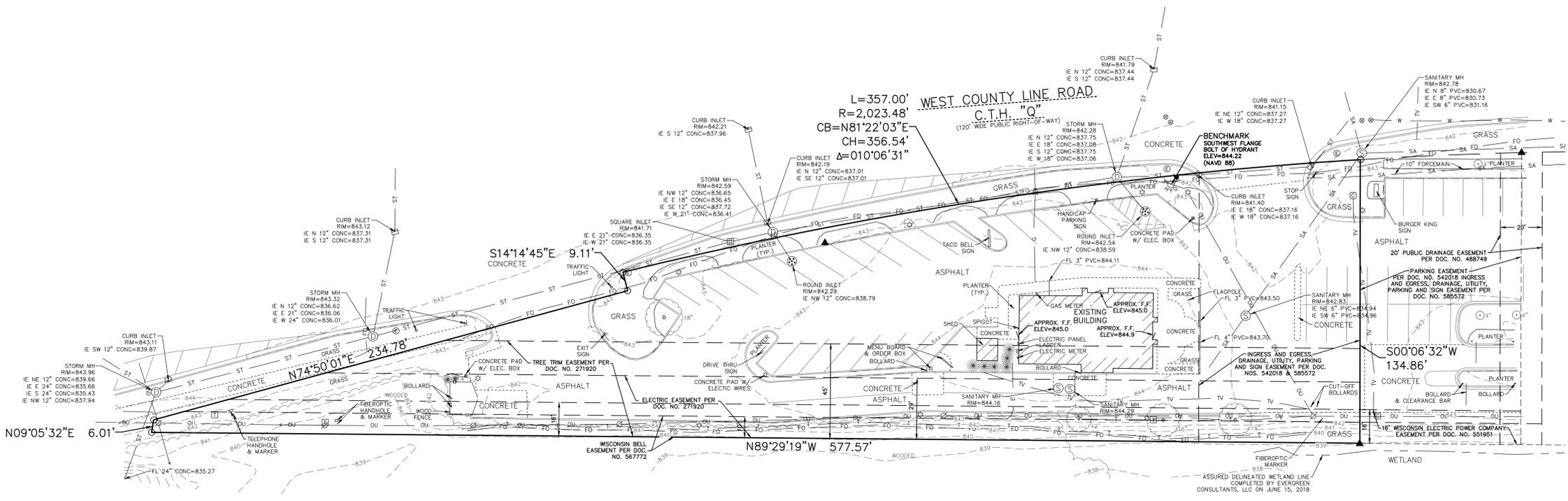
## **MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:**

- Cover / Title Page
- Existing Site Information Plan
- Proposed Site Plan
- Grading, Paving & Erosion Control Plan
- Utility Plan
- Landscape Plan
- Lighting Plan
- Architectural Plans
- Signage Plans

In addition to the items on this list, Village staff and/or the Plan Commission may require additional drawings and data to be submitted for approval. If any public improvements or work is to be done in the Public Right-of-Way the Village will require that a **Developer's Agreement** be submitted and approved by the Village Board.

**PROJECT INFORMATION**

EXISTING SURVEY  
**TACO BELL**  
 N96W17801 COUNTY LINE ROAD • GERMANTOWN, WI 53022

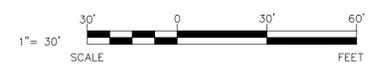


**LEGEND:**

- |   |                             |           |                                       |
|---|-----------------------------|-----------|---------------------------------------|
| ⊙ | WATER VALVE IN BOX          | — ST —    | EXISTING STORM SEWER AND MANHOLE      |
| ⊕ | ELECTRIC MANHOLE            | — SA —    | EXISTING SANITARY SEWER AND MANHOLE   |
| ⊗ | EXISTING ROUND CATCH BASIN  | — W —     | EXISTING WATER LINE AND HYDRANT       |
| ⊞ | EXISTING SQUARE CATCH BASIN | — OU —    | EXISTING OVERHEAD UTILITY LINE        |
| ⊞ | EXISTING CURB INLET         | — FO —    | EXISTING UNDERGROUND FIBER OPTIC LINE |
| ⊞ | UTILITY POLE WITH GUY WIRE  | — E —     | EXISTING UNDERGROUND ELECTRIC CABLE   |
| ⊞ | TELEPHONE PEDESTAL          | — T —     | EXISTING UNDERGROUND TELEPHONE CABLE  |
| ⊞ | CABLE TV PEDESTAL           | — G —     | EXISTING UNDERGROUND GAS LINE         |
| ⊞ | EXISTING LIGHT POLE         | — TV —    | EXISTING UNDERGROUND TELEVISION CABLE |
| ⊞ | EXISTING SIGN               | — — — — — | EXISTING CURB AND GUTTER              |
| ⊞ | HANDICAP PARKING STALL      | — — — — — | PROPERTY LINE                         |
| ⊞ | GAS VALVE                   | — — — — — | RIGHT-OF-WAY LINE                     |
| ⊞ | 3/4\"                       | — — — — — | INTERNAL LOT LINE                     |
| ⊞ | 1\"                         | — — — — — | EXISTING WOOD FENCE                   |
| ⊞ | DECIDUOUS TREE              | — — — — — | WOODED AREA                           |
| ⊞ | CONIFEROUS TREE             | — — — — — | EXISTING GROUND CONTOUR               |

NOTE:  
 PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 2055274, BY KNIGHT BARRY TITLE GROUP, DATED APRIL 27, 2021, AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE:  
 SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



PROFESSIONAL SEAL

**PRELIMINARY DATES**

JULY 1, 2021  
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 \_\_\_\_\_

**JOB NUMBER**

2134060

**SHEET NUMBER**

**ES**

EXISTING SURVEY



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTE:**  
ALL ROOF TOP UNITS WILL BE SCREENED BY PARAPETS (ROOF DECK AT 14'-0" +/- WITH LOWEST TOP OF PARAPET AT 20'-0")

EXTERIOR FINISHES

- 7 ALUM FRAMED GLAZING  
1" INSULATED GLAZING  
LIGHT BRONZE TINT  
DARK BRONZE FRAMES
- 6 METAL TRIM / FLASHING  
MFG: FIRESTONE  
COLOR: UNI-CLAD DARK BRONZE
- 5 METAL TRIM / FLASHING  
MFG: FIRESTONE  
COLOR: UNI-CLAD WHITE
- 4 ENGINEERED LAP SIDING  
MFG: LPSMART  
FINISH: WOOD GRAIN  
COLOR: MATCH SW6824 FORGET-ME-NOT
- 3 ENGINEERED TRIM  
MFG: LPSMART  
FINISH: WOOD GRAIN  
COLOR: MATCH SW6824 FORGET-ME-NOT
- 2 HORIZONTAL ALUMINUM SIDING  
MFG: LONGBOARD  
STYLE: 6" V GROOVE SIDING  
COLOR: WESTERN CEDAR
- 1 LAP SIDING  
MFG: LPSMART SIDING  
TYPE: 4" LAP  
COLOR: MATCH SW6277 SPECIAL GRAY



EXAMPLE OF LONGBOARD SIDING

PROJECT INFORMATION

PROPOSED TACO BELL CONCEPT PLAN FOR:  
**SUNDANCE, INC.**  
N96W17802 COUNTY LINE ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

- MAY 14, 2021
- MAY 18, 2021
- JULY 20, 2021
- AUG. 3, 2021
- SEPT. 9, 2021

JOB NUMBER

2134060

SHEET NUMBER

**A2.0**

NOT FOR CONSTRUCTION



**NOTE:**  
 ALL ROOF TOP UNITS WILL BE SCREENED  
 BY PARAPETS (ROOF DECK AT 14'-0" +/-  
 WITH LOWEST TOP OF PARAPET AT 20'-0")

**EXTERIOR FINISHES**

- 7 ALUM FRAMED GLAZING  
 1" INSULATED GLAZING  
 LIGHT BRONZE TINT  
 DARK BRONZE FRAMES
- 6 METAL TRIM / FLASHING  
 MFG: FIRESTONE  
 COLOR: UNI-CLAD DARK BRONZE
- 5 METAL TRIM / FLASHING  
 MFG: FIRESTONE  
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- 4 ENGINEERED LAP SIDING  
 MFG: LPSMART  
 FINISH: WOOD GRAIN  
 COLOR: MATCH SW6824 FORGET-ME-NOT
- 3 ENGINEERED TRIM  
 MFG: LPSMART  
 FINISH: WOOD GRAIN  
 COLOR: MATCH SW6824 FORGET-ME-NOT
- 2 HORIZONTAL ALUMINUM SIDING  
 MFG: LONGBOARD  
 STYLE: 6" V GROOVE SIDING  
 COLOR: WESTERN CEDAR
- 1 LAP SIDING  
 MFG: LPSMART SIDING  
 TYPE: 4" LAP  
 COLOR: MATCH SW6277 SPECIAL GRAY



EXAMPLE OF  
 LONGBOARD  
 SIDING

**PROJECT INFORMATION**

PROPOSED TACO BELL CONCEPT PLAN FOR:  
**SUNDANCE, INC.**  
 N96W17802 COUNTY LINE ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
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**JOB NUMBER**  
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**SHEET NUMBER**  
**A2.1**



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**PROJECT INFORMATION**

PROPOSED TACO BELL CONCEPT PLAN FOR:  
**SUNDANCE, INC.**  
N96W17801 COUNTY LINE ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**

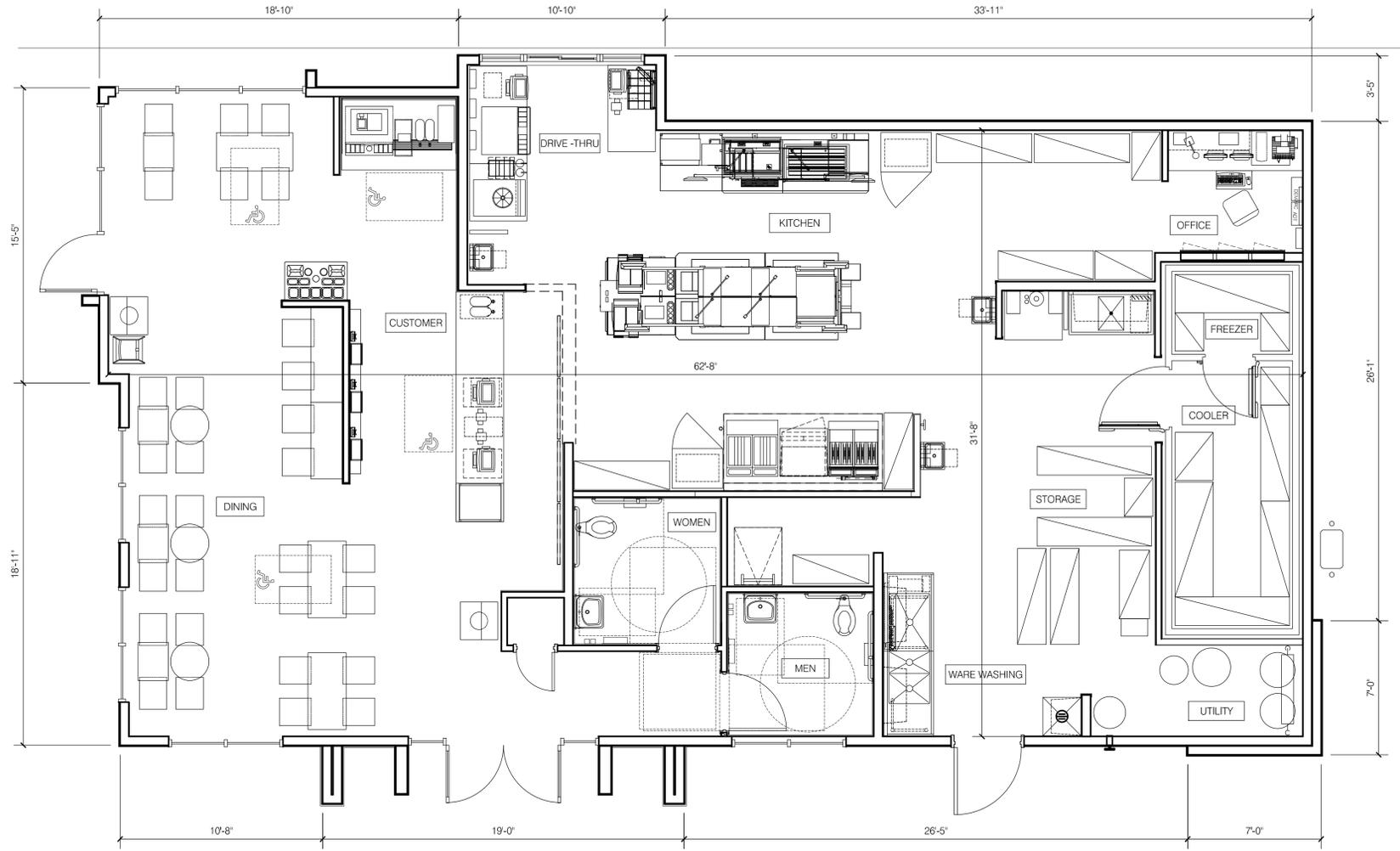
JULY 20, 2021  
AUG. 3, 2021  
SEPT. 9, 2021

**JOB NUMBER**

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**SHEET NUMBER**

**A1.1**



**FLOOR PLAN** 1/4"=1'-0" **A**

**NOT USED** **E**

**FLOOR PLAN NOTES** **D**

**BUILDING INFORMATION** **C**

**KEY NOTES** **B**

**DIMENSIONS:**  
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N.

**WINDOWS/DOORS:**  
A. SEE SHEET AT.2 FOR WINDOW AND DOOR TYPES.

**FINISH SUBSTRATES:**  
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS WITHIN REMODELED AREAS OF WORK, EXCEPT SHEARWALL SURFACES, U.O.N. SEE DETAIL T1/A6.0.  
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.

**DECOR:**  
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.  
B. SEE A7.0 FOR FLOOR FINISHES.  
C. SEE A7.1 FOR CEILING FINISHES.  
D. SEE A8.0 - A8.1 FOR WALL FINISHES.

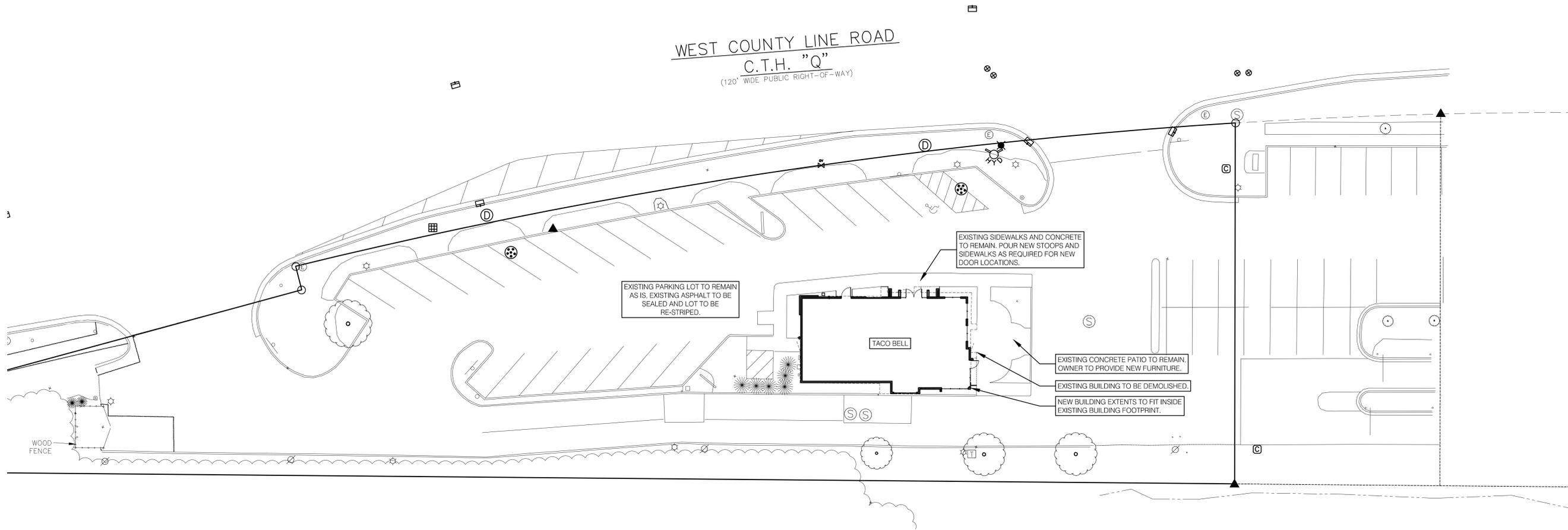
**GENERAL:**  
A. PROVIDE (1) K EXTINGUISHER WITHIN 30 FEET OF THE COOKING EQUIPMENT IN THE KITCHEN. PROVIDE AT LEAST (2) ABC EXTINGUISHERS IN THE BUILDING. EXTINGUISHERS SHOULD BE LOCATED SO THEY ARE WITHIN 50 FEET FROM ANY POINT WITHIN THE BUILDING. CONFIRM QUANTITIES AND LOCATIONS WITH THE LOCAL FIRE MARSHALL.  
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

DINING ROOM = 560 SF  
KITCHEN = 1,117 SF  
DRY STORAGE = 95 SF  
COOLER/FREEZER = 116 SF  
TOILETS = 113 SF  
TOTAL BUILDING AREA = 2,031 SF (INSIDE FACE OF EXTERIOR WALL)

**NOT FOR CONSTRUCTION**

**LANDSCAPING**

NEW PLANTINGS TO BE PLACED IN EXISTING LANDSCAPE BEDS - THE INTENT OF THE NEW PLANTINGS IS TO MATCH THE ORIGINAL PLAN AS MUCH AS POSSIBLE



**PARCEL INFORMATION**

TOTAL PARCEL AREA = 47, 775 SF

**IMPERVIOUS AREA**

BUILDING = 2,250 SF = 5% OF PARCEL

PAVEMENT = 28,364 SF = 59% OF PARCEL

**OPEN AREA**

GRASS = 5,001 SF = 10% OF PARCEL

LANDSCAPE = 7,202 SF = 15% OF PARCEL

- PROJECT INFORMATION**
- EXISTING GRADES TO REMAIN
  - EXISTING IMPERVIOUS AREAS TO REMAIN AND NO ADDITIONAL STORMWATER MEASURES WILL BE ADDED
  - EXISTING UTILITIES TO REMAIN
  - EXISTING BUILDING TO BE CONSTRUCTED ON EXISTING FOUNDATION AND WILL NOT CHANGE ANY SETBACKS
  - ALL DRIVEWAYS, PARKING AND ENTRANCES TO REMAIN
  - ALL EXISTING SIDEWALKS TO REMAIN - EXISTING DAMAGED CONCRETE TO BE REMOVED AND REPLACED IN KIND
  - EXISTING TRAFFIC AND TRAFFIC PATTERNS WILL NOT BE CHANGES
  - EXISTING SITE LIGHTING TO REMAIN
  - EXISTING LANDSCAPING TO REMAIN
  - EXISTING PYLON SIGN TO REMAIN

**PROJECT INFORMATION**

PROPOSED TACO BELL CONCEPT PLAN FOR:  
**SUNDANCE, INC.**  
N96W17801 COUNTY LINE ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**

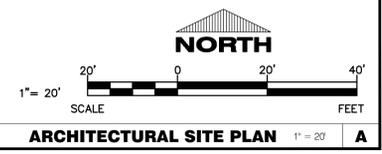
JULY 20, 2021  
AUG. 3, 2021  
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**JOB NUMBER**

2134060

**SHEET NUMBER**

**AS1.0**



**NOT FOR CONSTRUCTION**

**A. TOPSOIL:** CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

**TOPSOIL INSTALLATION:** LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

**B. SEEDED LAWNS:**

- PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE:** 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE.
- ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE:** 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE:** 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

**C. SEEDED LAWN MAINTENANCE:** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

**D. EROSION MATTING:**

- CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
- CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

**E. SODDED LAWNS:** PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES - 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUTT END AND SIDE JOINTS. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 6:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING.

**F. SODDED LAWN MAINTENANCE:** CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL SODDED AREAS FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE LAWN SHOULD BE ESTABLISHED. THE LAWN SHOULD BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

**G. INFILTRATION BASIN SEEDING:** BOTTOM AND SIDE SLOPES OF INFILTRATION BASINS SHALL BE SEEDED WITH A WET PRAIRIE MIX. SEEDING SPECIFICATIONS BY SEED SUPPLIER.

**H. STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING:** SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX.

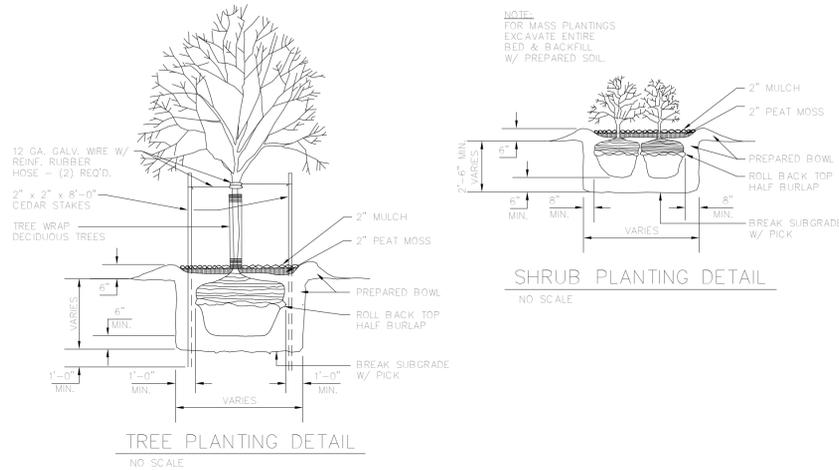
**I. TREES AND SHRUBS:** FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

**J. TREE AND SHRUB INSTALLATION:** EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

**K. TREE AND SHRUB MAINTENANCE/WARRANTY:** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

**L. ORGANIC MULCH:** PROVIDE 2"-3" LAYER OF TAN BARK, PEAT MOSS, OR APPROVED EQUAL AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC.

**M. PLASTIC EDGING:** INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

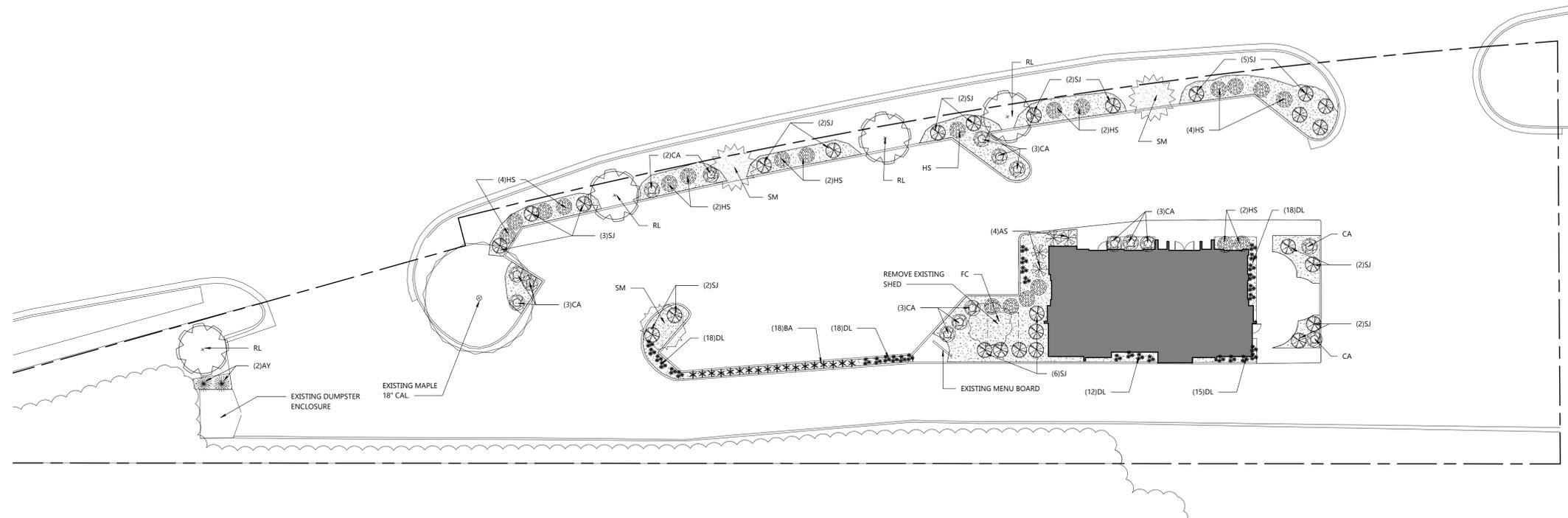


3 PLANTING DETAILS  
C1.4 SCALE: 12" = 1'-0"

COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	QUANTITY
<b>DECIDUOUS TREES</b>				
RL Redmond Linden	Tilia Americana	2"	50' H x 30' W	4
FC Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	25' H x 22' W	1
SM Sugar Maple	Acer saccharum	3"	45' H x 35' W	4
<b>EVERGREEN SHRUBS</b>				
AY American Yew	Taxus canadensis	2"	5' H x 6' W	2
AS Dwarf Alberta Spruce	Picea glauca 'Conica'	2"	7' H x 4' W	4
<b>DECIDUOUS SHRUBS</b>				
HS Hills of Snow	Hydrangea arborescens cv Grandiflora	24"	5' H x 4' W	17
SJ Hidcote St Johnswort	Supericum patulum cv Hidcote	15"-18"	2' H x 4' W	29
CA Coast Azalea	Rhododendron atlanticum	24"	3' H x 3' W	11
<b>PERENNIALS</b>				
DL Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 GAL	1' H x 2 1/2' W	93
BA Blue Autumn Aster	Aster 'blue autumn'	1 GAL	4' H x 3' W	18

**LANDSCAPING NOTES**

- VERIFY UTILITY LOCATIONS.
- LANDSCAPING CONTRACTOR TO VISIT SITE, INSPECT EXISTING CONDITIONS, AND REVIEW PROPOSED PLANTINGS AND RELATED WORK.
- PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY THE LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT TO BE NOTIFIED OF ANY PROPOSED CHANGES TO DESIGN OR MATERIALS.
- ALL DISTURBED AREAS NOT SCHEDULED FOR TREES OR SHRUBS SHALL RECEIVE SODDED LAWN.
- STONE MULCH AT ALL PLANTING AREAS.
- ALL LANDSCAPING EDGING TO BE COMMERCIAL GRADE METAL.
- ALL DEAD TREES AND SHRUBS TO BE REPLACED



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PROFESSIONAL SEAL

**PRELIMINARY DATES**

SEPT. 9, 2021  
SEPT. 10, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**

2134060

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**C1.4**