Specific Implementation Plan (SIP)

Prairie Pines Golf Club - SIP Phase 1 - Clubhouse and Parking Lot Development – Amendment No. 1 Town of Bristol, Dane County, Wisconsin

Prepared For:
Pete and Jen Simon
PAC Acquisitions LLC
1010 N. Bird Street
Sun Prairie, WI, 53590

Prepared By:
Vierbicher
600 W. Virginia St., Suite 601
Milwaukee, WI 53204

Prepared On:
September 30, 2025
(Updated Oct 10, 2025)

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600 W. Virginia Street, Suite 601
Milwaukee, Wisconsin 53204
(262) 875-5000 phone
www.vierbicher.com

October 1, 2025

Kory D. Anderson, PE,
Town of Bristol Zoning Administrator
916 Silver Lake Drive Po Box 340
Portage, WI 53901

Re: Prairie Pines Golf Club SIP Phase 1 - Clubhouse and Parking Lot Development – Amendment No. 1
Town of Bristol, Dane County, Wisconsin

Kory,

We are pleased to submit this Specific Implementation Plan (SIP) for Prairie Pines Golf Club SIP Phase 1 to the Town of Bristol. This submission is a continuation of the process that commenced with GDP submission February 22, 2024. PAC Acquisitions LLC will be the developer for this project, with engineering and entitlement assistance from Vierbicher & design by Keller.

The project creates a one-story new clubhouse comprising 8,190 sq. ft. This new structure is located on parcel 012/0911-302-8000-8. This effort, labeled Phase 1, requires a two-phase demolition of the existing clubhouse, as well as construction of the new facilities, including improving the existing parking lot. Potential future residential development along Happy Valley Road would occur as a separate effort, representing a standalone phase requiring its own SIP approval.

All conditions of the General Development Plan (GDP) approval have or will be met. The appendices contain, Developer Agreement, grading, drainage, and landscape plans. Erosion control and stormwater management plan and calculations will be addressed with site plan approval.

We are pleased to submit to you this Specific Implementation Plan for Prairie Pines Golf Club SIP Phase 1 project in the Town of Bristol. We respectfully request approval of the Specific Implementation Plan.

Sincerely,

Steve Parse, PE (Agent)
Pete Simon
PAC Acquisitions LLC
1010 N. Bird Street
Sun Prairie, WI, 53590

cc: Town of Bristol Planning Commission
Brandon Flunker, PE, Vierbicher

Specific Implementation Plan

1.1 Location, Ownership, and PUD Zoning District Need

PAC Acquisitions LLC, a Wisconsin limited liability company ("Developer"), being the owner of the land located in the West ½ of the NE ¼; the East ½ of the NW ¼; and the East 10 acres of the West ½ of the NW ¼ in Section 30, T9N, R11E, as legally described in **Exhibit A** and portrayed in **Exhibit B** attached hereto, Town of Bristol, Dane County, Wisconsin ("the Property"), and also being the developer of the Property, hereby submit the following Amendment No. 1 to the Specific Implementation Plan ("SIP") for the development of the Property in the Planned Unit Development ("PUD") District, pursuant to Sec. 1.057 of the Town of Bristol Zoning Ordinance:

Parcel No.	Size (Ac)
012/0911-301-9000-7 (SW/NE)	40.0
012/0911-301-8500-4 {NW/NE)	40.0
012/0911-302-9500-1 {SE/NW)	40.0
012/0911-302-8000-8 (NE/NW)	40.0
012/0911-302-9000-6 (SW/NW)	5.0
012/0911-302-8500-3 (NW/NW)	5.0

The development described in this SIP is a unique commercial project for the Town of Bristol, with several different permitted uses related to golf course and event space, identified below.

The Property shall be used for the operation of a commercial project and recreational activities, which may include the following uses and uses incidental thereto:

a) Golf course-related activities and events;
b) food and beverage preparation, sales and service for on and off premises consumption, including, but not limited to, restaurants, and including, but not limited to employees and the general public, whether with or without alcoholic, liquor and/or malt beverages, and which may include outdoor seating, all without a conditional use permit;
c) vehicle parking, accessory to any permitted or conditional uses;
d) event space and its associated uses;
e) stormwater management facilities, landscaped areas, employee and customer recreational areas and open space;
f) signage as approved in the applicable SIP;
g) uses and activities accessory or incidental to the permitted uses in this GDP or any approved conditional uses, including, but not limited to, drive-up, self-service or automated windows or vending services, including automated tellers and food and beverage services.

Given the unique nature of the project, the Developer desires to use PUD zoning to provide the Developer and the Town with the flexibility to manage approval and development of the Property to allow a high level of control over the land's development.

No uses shall be permitted within the Property which are not permitted uses under the provisions of the GDP, or future amendments to the GDP.

1.2 Commercial Area – Zoning Requirements

The following standards shall control the primary, secondary, or tertiary structures and their uses, including supporting uses, within the Property.

The street width, setback, lot size, height, lot coverage and area regulations contained in the Town of Bristol Zoning Ordinance do not apply to the Property, and instead these matters shall be governed by this SIP, the GDP, or subsequent amended GDP or SIP's.

Street width - There are no public streets within the Property; privately-owned driveways serving the parking lot will be 24 ft in width, and cart paths will vary between 7 - 15 ft in width.

Setbacks - The setbacks along the exterior boundaries of the Property with adjoining lands shall be 10 feet in the front and rear yard and 5 feet in the side yards. The setbacks along the interior boundaries of any parcels created within the Property, with the interior boundaries of any other parcels created within the Property, shall be 5 ft.

Height - The maximum height for any principal buildings located within any parcels on the Property shall be 40ft, inclusive of architectural features, if any. The maximum height for any accessory buildings located within any parcels on the Property shall be 30ft.

Lot Coverage - The maximum lot coverage within any parcel within the Property shall be thirty (30) percent.

Floor Area Ratio (FAR) - The maximum floor area ratio (FAR) within any parcel within the Property shall be 0.50.

Outdoor Storage - There shall be no outside storage on the Property, except for:

a) Motor vehicles for patrons, employees, or contractors performing work on the Property, or

b) Vehicles (including trailers) to be loaded or unloaded on the Property, or

c) Golf course equipment, machinery, and implements, or

d) Construction equipment actively used during construction or renovation periods.

Parking - The Property shall comply with the "Flex Parking" requirements under the Town of Bristol Zoning Ordinance §1.078 & §1.079. The provisioned parking would fulfill the "Intensive Parking" requirement of 9 spaces per 1,000 sq. ft. floor area in Code. This SIP diverges from Town Code for parking space length, which shall be 18 ft versus 10 ft in Town Code. An estimated 186 parking stalls are planned.

1.3 Design Standards

The Property will be designed to create an attractive and cohesive aesthetic. For example, **Exhibit D – Architectural Plans** Sheet A2.0 portrays LP Smart Board and Batten and Ledge Stone siding with asphalt shingles roof. It is the Developer's intent that the future development of the Property shall be conducted in accordance with this Specific Implementation Plan ("SIP") approved by the Town of Bristol, subject to the provisions of the GDP. It is anticipated that if the Developer seeks amendments to the GDP and/or approvals of revised SIP's within the Property, the amendments will be subject to approval of the Town Board.

The Developer does need not to complete a prior building or phase before being issued a building permit or occupancy permit for another building or phase. Prior to commencing construction of any building or phase, the Developer shall submit such plans to the Town for approval in accordance with the GDP, this SIP, and the Town of Bristol Zoning Code.

1.4 Site Plan

The building (clubhouse and event venue) plus parking lot are planned as one effort representing one phase in this SIP. Within this effort, there are subphases for demolition and creation of the new amenities. **Exhibit C – Site Plan** contains specifics on process, timeline, design, and materials that are herein incorporated into this SIP.

1.5 Streets and Utilities

Access to public streets for the Property shall be to and from Happy Valley Road. Roads, driveways, and cart-paths within the Property shall be private facilities constructed in two (2) phases. The access to the public road and the private facilities' locations shall be located as provided in **Exhibit C – Site Plan,** sheets C1.0-C6.1 as well as the POWTS plans on sheets C100-C105 designed by Peterson Onsite.

The Property shall be served by one (1) potable water well, plus one (1) private on-site wastewater treatment system (POWTS) with one (1) septic tank under the Wisconsin Plumbing Code, as administered by Public Health Madison and Dane County. The Property will be served by electric, energy, communications or other utility services from public or private utilities authorized and available to serve the Property. The Developer or such utilities, but not the Town of Bristol, shall be responsible for all costs for the installation of such utility service.

1.6 Landscaping & Lighting

The site lighting may vary in scale and intensity for the different uses within the development. All fixtures and poles will be the same style and color. A photometric plan is provided in **Exhibit C.**

Landscape will be designed to be harmonious across the development. Native plant species will be used, except where specific ornamental or other desirable features can only be provided by non-native plants. Further information is included in **Landscape Plan** sheets L101-L1.1.

1.7 Signage

Signs shall be permitted within the Property as allowed by the signage provisions of the Town of Bristol Zoning Ordinance, with each separate building upon the Property to be treated as if it was on a separate legal parcel for determining the number, location and size of sign permitted within the Property.

Appendices

Exhibit A – Legal Description

Exhibit B – Rezoning Exhibit

Appendices

Exhibit A – Legal Description

Exhibit B – Rezoning Exhibit

Exhibit C – Civil/Site Plans

Exhibit D - Architectural Plans

Exhibit E – Developer Agreement

Exhibit A: Legal Description

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17 Jan 2024 - 2:34p M:\PAC Acquisitions\230117 Prairie Pines Golf Club - Clubhouse and Parking Lot Development\CADD\203117 Zoning Exhibit.dwg by: spar

LEGAL DESCRIPTION (per Warranty Deed Doc. 5890688):

The West 1/2 of the Northeast 1/4; the East 1/2 of the Northwest 1/4; and the East 10 acres of the West 1/2 of the Northwest 1/4 of Section 30, Town 9 North, Range 11 East, all in the Town of Bristol, Dane County, Wisconsin.

Parcel No. 012/0911-301-9000-7 (SW/NE)
Parcel No. 012/0911-301-8500-4 (NW/NE)
Parcel No. 012/0911-302-9500-1 (SE/NW)
Parcel No. 012/0911-302-8000-8 (NE/NW)
Parcel No. 012/0911-302-9000-6 (SW/NW)
Parcel No. 012/0911-302-8500-3 (NW/NW)

Exhibit B: Rezoning Exhibit

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NW COR.
SEC. 30-09-11
CAST ALUM. MON.
N 537,335.31
E 858,434.51

HAPPY VALLEY ROAD

N. LINE NE ¼ SEC. 29-9-10

66' WIDE PUBLIC R/W

PARCEL #:
012/0911-302-8500-3

PARCEL #:
012/0911-302-8000-8

E. LINE NE ¼ SEC. 29-9-10

PARCEL #:
012/0911-301-8500-4

E 10 AC. W ½ - NW 1/4 SEC. 30-09-11

EAST ½ OF THE
NW ¼ OF SECTION 30,
T09N, R11E

WEST ½ OF THE
NE ¼ OF SECTION 30,
T09N, R11E

PARCEL #:
012/0911-302-9500-1

PARCEL #:
012/0911-301-9000-7

PARCEL #:
012/0911-302-9000-6

GRAPHIC SCALE, FEET

0 250 500 1000

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planners | engineers | advisors

Job #.: 203117
Date: 1/17/2024
Rev: 1/17/2024
Drafted By: BROZ
Checked By: SPAR

EXHIBIT B
RE-ZONING EXHIBIT

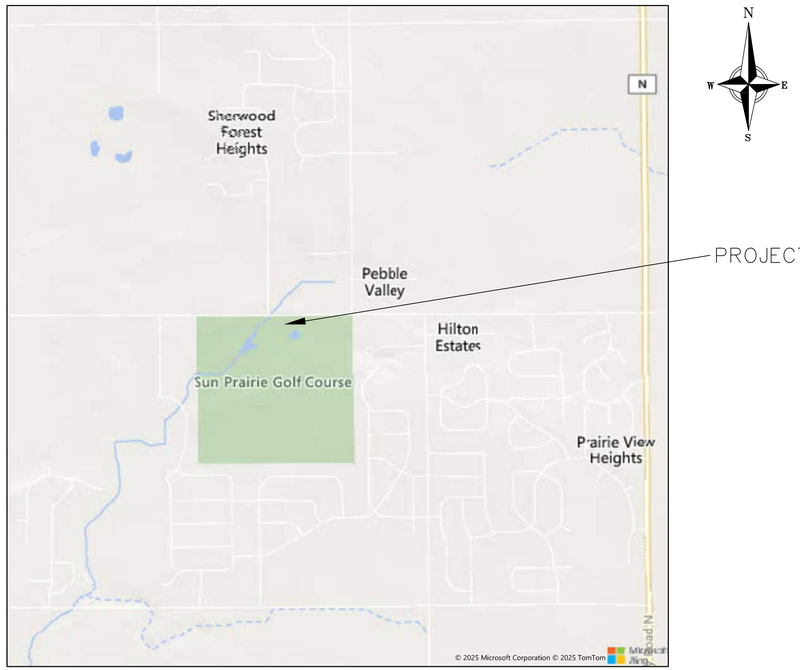
SHEET 1 OF 1

Exhibit C: Civil/Site Plans

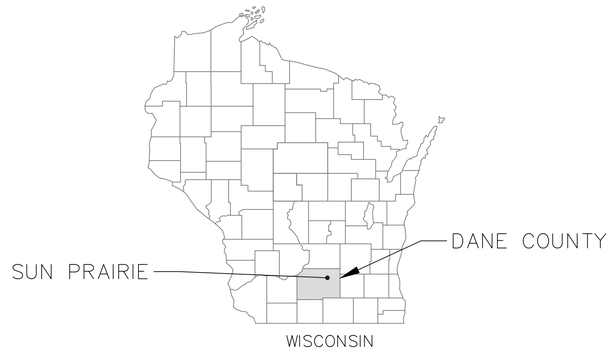
PRAIRIE PINES GOLF CLUB

SIP SET

SUN PRAIRIE, WISCONSIN



PROJECT LOCATION



SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

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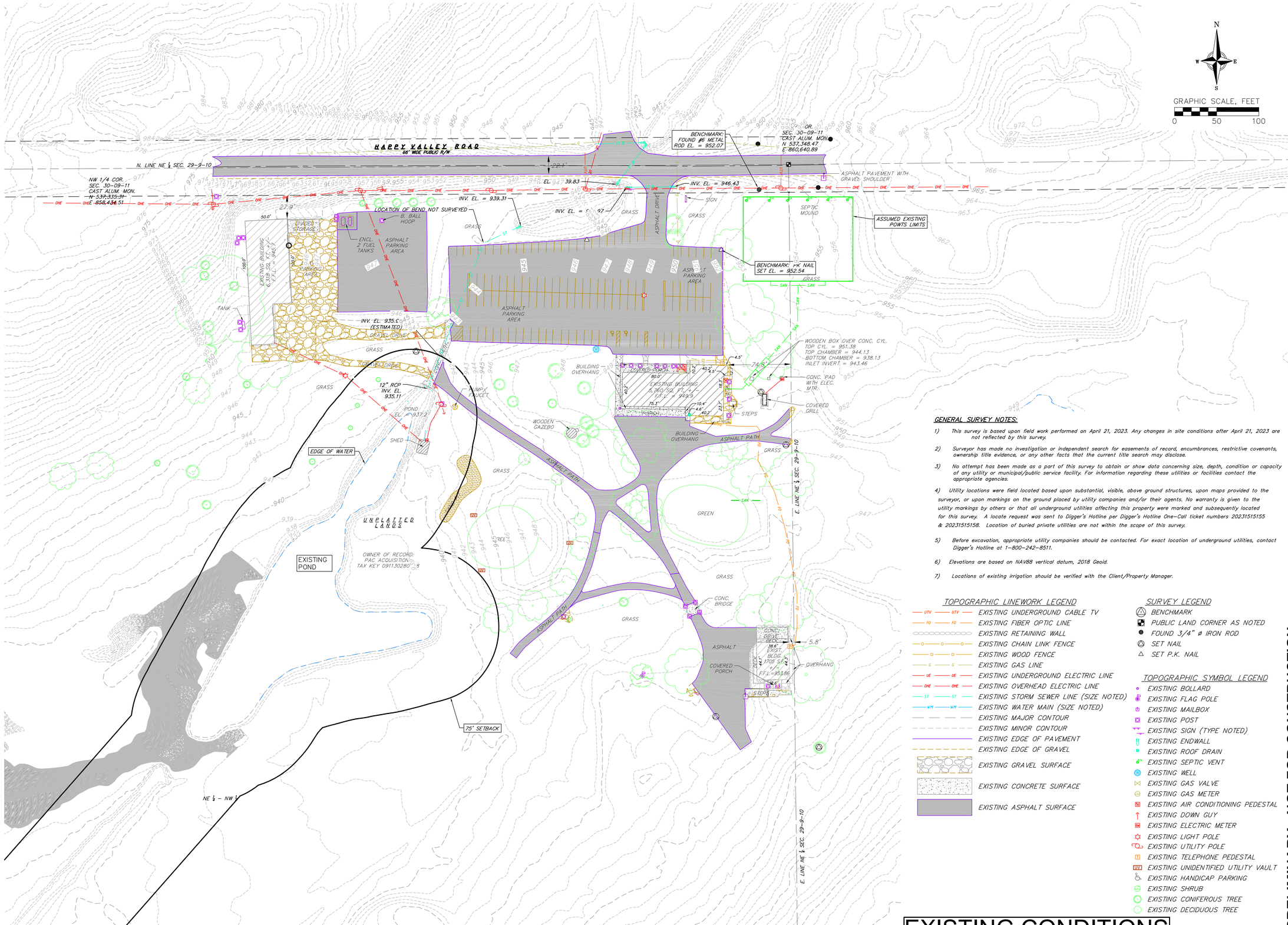
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PROJECT MANAGER: SPAR
DESIGNER: -------
DRAWN BY: AGEH
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 9/30/2025
SHEET: C0.0



GRAPHIC SCALE, FEET
0 50 100

GENERAL SURVEY NOTES:

1) This survey is based upon field work performed on April 21, 2023. Any changes in site conditions after April 21, 2023 are not reflected by this survey.

2) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.

3) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.

4) Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20231515155 & 20231515158. Location of buried private utilities are not within the scope of this survey.

5) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

6) Elevations are based on NAV88 vertical datum, 2018 Geoid.

7) Locations of existing irrigation should be verified with the Client/Property Manager.

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

SURVEY LEGEND

- BENCHMARK
- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" ø IRON ROD
- SET NAIL
- SET P.K. NAIL

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING ENDWALL
- EXISTING ROOF DRAIN
- EXISTING SEPTIC VENT
- EXISTING WELL
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

EXISTING CONDITIONS

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DRAWN BY: AGEH
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
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DATE: 9/30/2025
SHEET: C1.0

PULVERIZE EXISTING ASPHALT PAVEMENT. PROVIDE 3.5" NEW ASPHLAT AT PULVERIZED AREAS

HAPPY VALLEY ROAD
66' WIDE PUBLIC R/W

BENCHMARK:
FOUND #6 METAL ROD EL. = 952.07

BENCHMARK: PK NAIL SET EL. = 952.54

ASSUMED EXISTING POWTS LIMITS

REMOVE EXISTING POWTS

PULVERIZE EXISTING PARKING AFTER PROPOSED CLUBHOUSE IS COMPLETED

REMOVE EXISTING CLUBHOUSE AFTER PROPOSED CLUBHOUSE IS COMPLETED

REMOVE PLANTS

REMOVE TREE (TYP.)

REMOVE GREEN

EDGE OF WATER

EXISTING POND

EDGE OF WATER

EXISTING POND

75' SETBACK

N

W E

S

GRAPHIC SCALE, FEET

0 50 100

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- GRAVEL REMOVAL
- ASPHALT PULVERIZING

DEMOLITION PLAN

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SUN PRAIRIE,

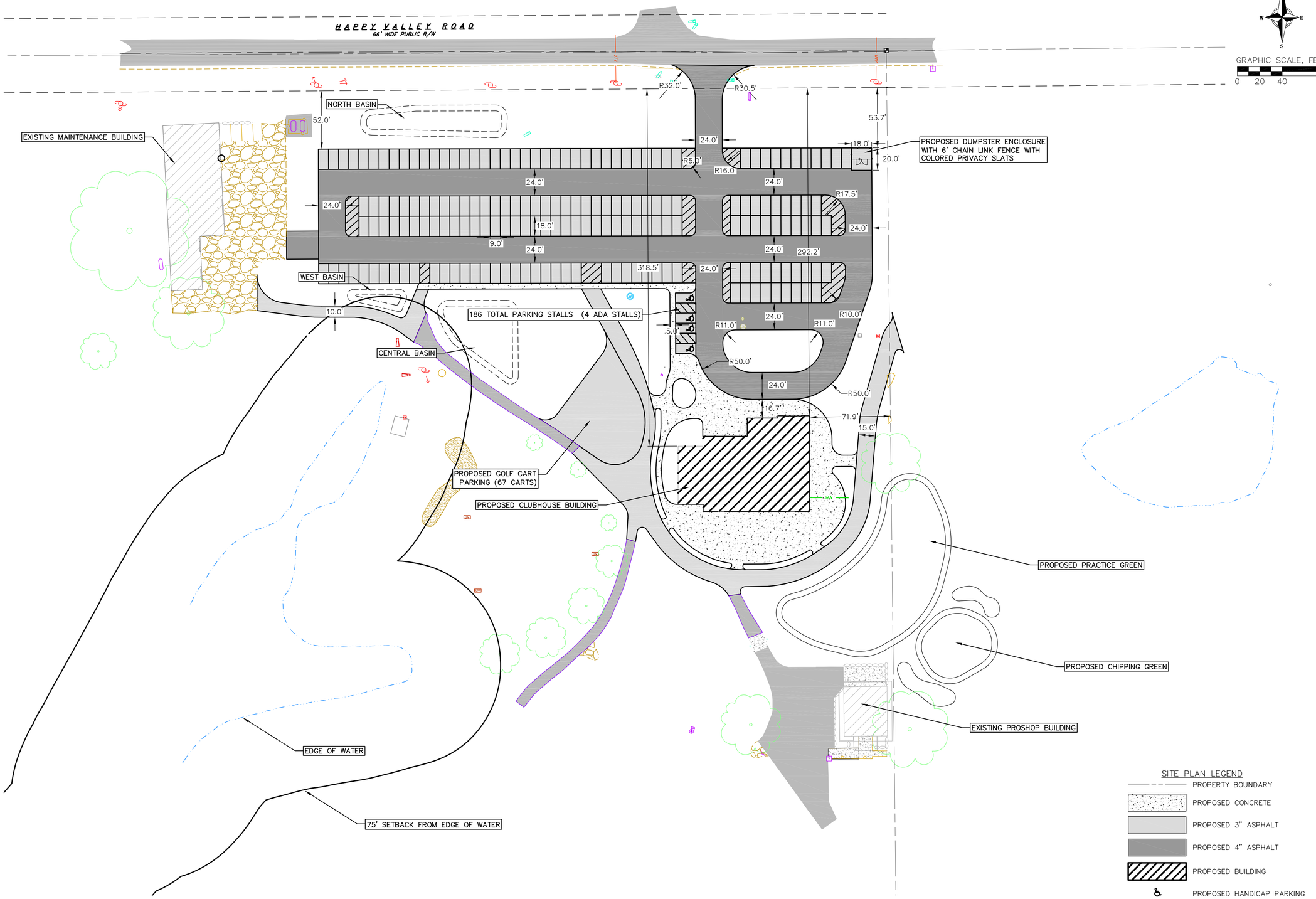
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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED 3" ASPHALT
- PROPOSED 4" ASPHALT
- PROPOSED BUILDING
- PROPOSED HANDICAP PARKING

SITE PLAN

Keller TM

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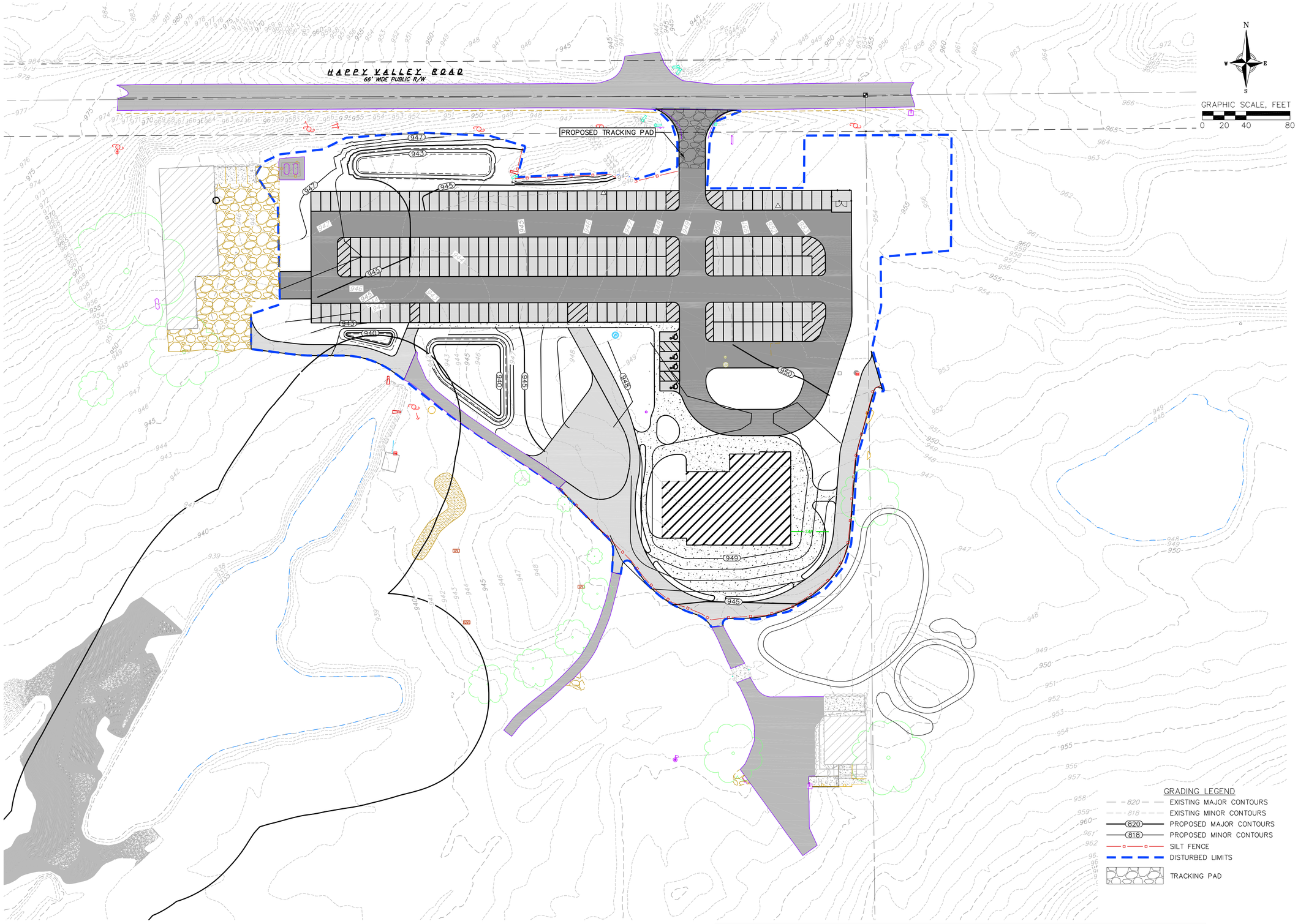
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GRADING AND EROSION CONTROL PLAN

Keller

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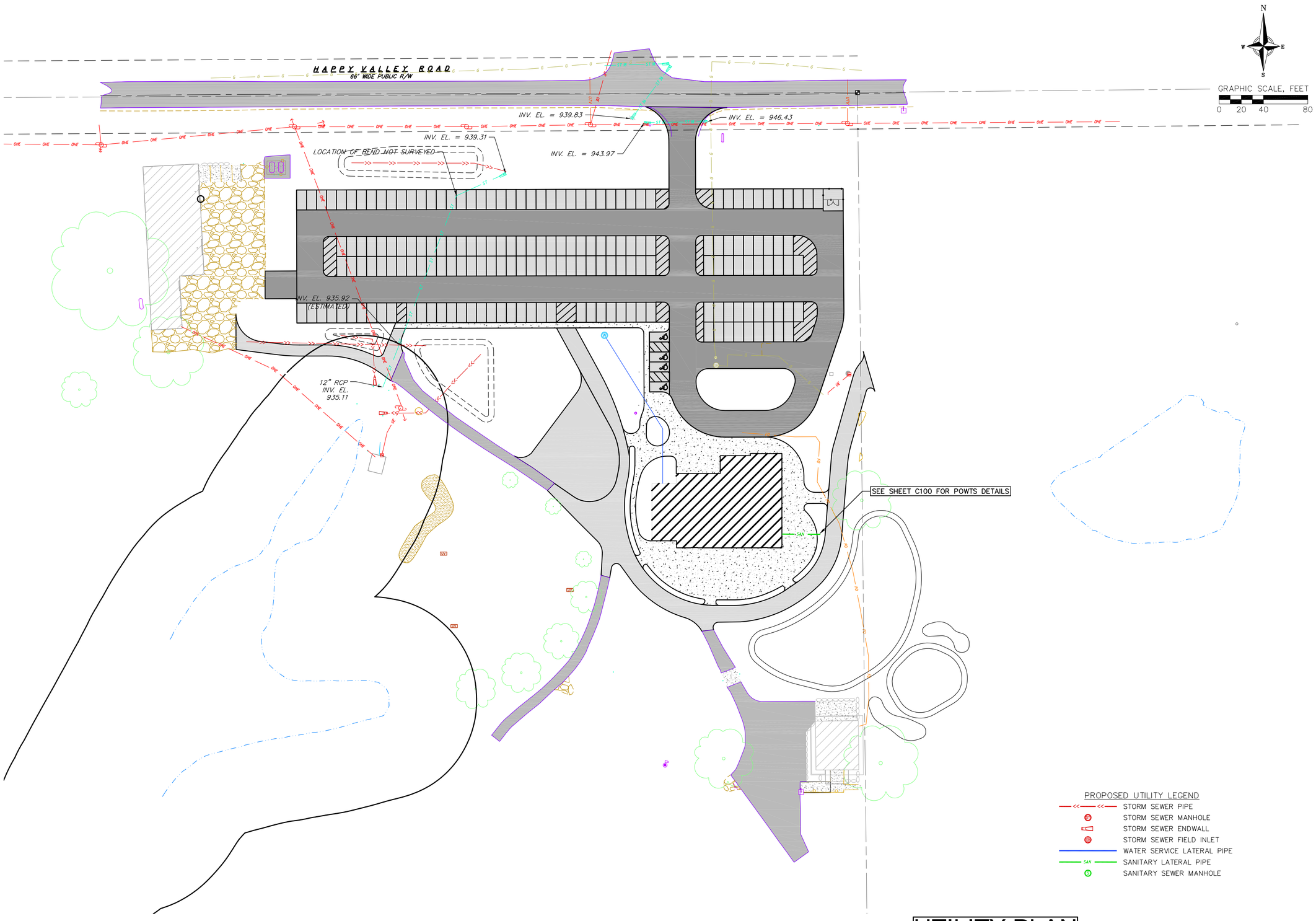
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DATE: 9/30/2025
SHEET: C4.0

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER FIELD INLET
- WATER SERVICE LATERAL PIPE
- SANITARY LATERAL PIPE
- SANITARY SEWER MANHOLE

UTILITY PLAN

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WAUSAU
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PROPOSED FOR:

PRAIRIE PINES GOLF CLUB

3039 HAPPY VALLEY ROAD,
SUN PRAIRIE, WISCONSIN

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PROJECT MANAGER: SPAR

DESIGNER: -------

DRAWN BY: AGEH

EXPEDITOR: -------

SUPERVISOR: -------

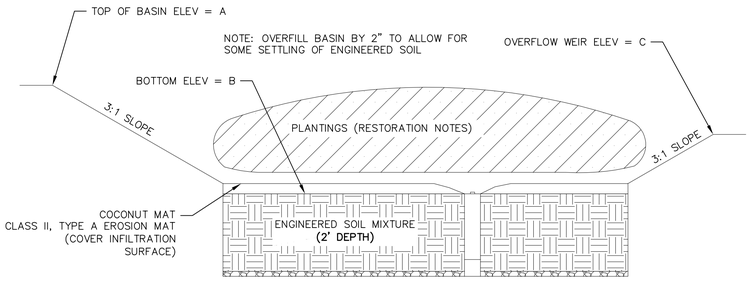
PRELIMINARY NO: -------

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DATE: 9/30/2025

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ENGINEERED SOIL MIXTURE
70%–85% WASHED SAND
15%–30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

BIO-RETENTION BASIN ELEVATION INFORMATION

BASIN NAME	ELEVATION A	ELEVATION B	ELEVATION C
NORTH BASIN	944.5000	942.5000	944.0000
WEST BASIN	941.5000	939.5000	940.5000
CENTRAL BASIN	943.0000	940.0000	942.0000

BIO–RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO–RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO–RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

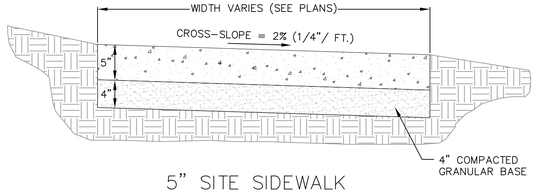
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

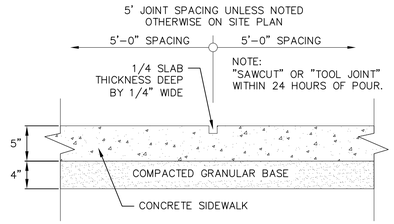
PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED–FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):
1. OVER–EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO–TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (MUST MEET WDNR S100 SPECIFICATION
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

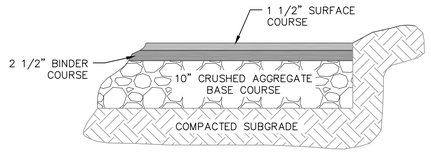
1 / C6.0 BIO–RETENTION BASIN
NOT TO SCALE



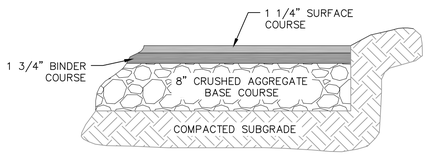
5" SITE SIDEWALK



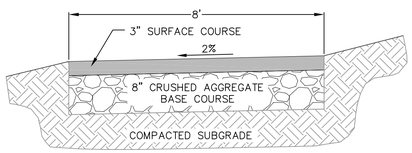
SIDEWALK CONTROL JOINT



BITUMINOUS PAVEMENT DRIVES

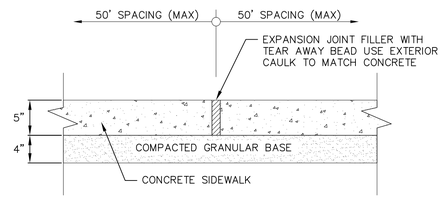


BITUMINOUS PAVEMENT
PARKING LOT



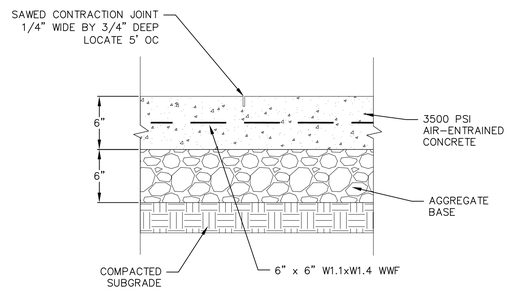
BITUMINOUS PAVEMENT
CART PATH

3 / C6.0 SITE PAVEMENT
NOT TO SCALE



SIDEWALK EXPANSION JOINT

2 / C6.0 5" SIDEWALK
NOT TO SCALE



4 / C6.0 CONCRETE PAVEMENT
NOT TO SCALE

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE TOWN OF BRISTOL EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR **CITY**. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE **CITY** HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE BOI-RETENTION BASINS AS SEDIMENT TRAPS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER INFILTRATION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER **MANUFACTURER/THIS SHEET**. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. INSTALL MINIMUM 6'-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
23. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
24. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
25. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
26. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
27. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE PERMITTING MUNICIPALITY.
28. THE **CITY**, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

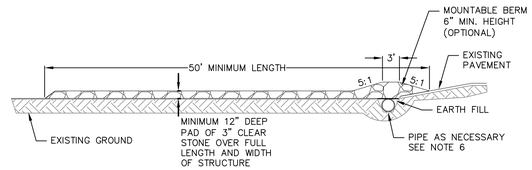
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

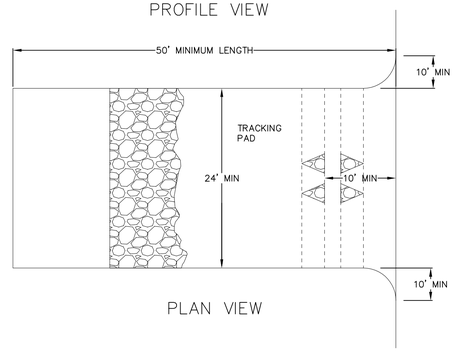
TEMPORARY AND PERMANENT:
USE ¾" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



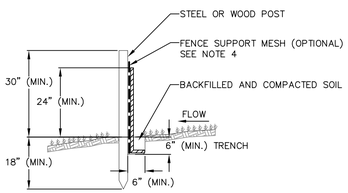
PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

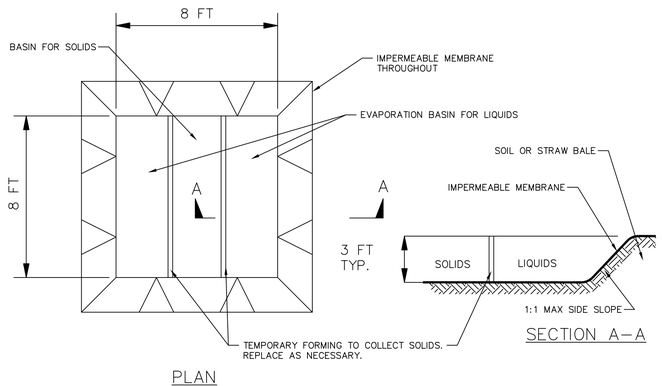
1 C6.1 TRACKING PAD
NOT TO SCALE



NOTES:
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

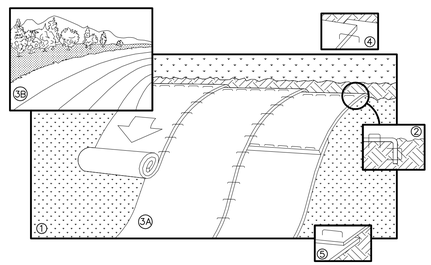
2 C6.1 SILT FENCE
NOT TO SCALE



PLAN

SECTION A-A

3 C6.1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

4 C6.1 EROSION MAT
NOT TO SCALE

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DESIGNER: ------
DRAWN BY: AGEH
EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 9/30/2025
SHEET: C6.1

HAPPY VALLEY ROAD
66' WIDE PUBLIC R/W

(1) Ov
(1) Ps
(1) Ps
(1) Qm
(1) Ps
(1) Ps
(1) Qm
(1) As
(1) Qb
(1) Qb
(1) Co
(1) Qb
(1) Qr
(1) Qr
(1) Qm
(1) Qm
(1) Cc3
(1) Co
(1) Hv
(1) Cc3

N
W E
S

GRAPHIC SCALE, FEET
0 30 60

LANDSCAPE PLAN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920) 766-5795
1-800-236-2534
Fax (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
Phone (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262) 250-9715
1-800-236-2534
Fax (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715) 849-3141
Fax (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
PRAIRIE PINES GOLF CLUB
3039 HAPPY VALLEY ROAD,
SUN PRAIRIE, WISCONSIN

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1		
2		
3		
4		
5		
6		

PROJECT MANAGER: SPAR
DESIGNER: -------
DRAWN BY: EGOR
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 9/30/2025
SHEET: L1.0

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
As	Acer saccharum / Sugar Maple	B & B	2.5"Cal	1
Co	Carya ovata / Shagbark Hickory	B & B	2.5"Cal	2
Ov	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal	2
Qb	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	3
Qm	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	5
Qr	Quercus rubra / Red Oak	B & B	2.5"Cal	2
EVERGREEN TREES				
Ps	Pinus strobus / White Pine	B & B	6' ht.	4
UNDERSTORY TREES				
Cc3	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal	2
Hv	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.	1

CONCEPT PLANT SCHEDULE

GROUNDCOVER #1	1,444 sf
Allium cernuum / Nodding Onion	75
Anemone canadensis / Canadian Anemone	75
Carex bicknellii / Prairie Sedge	151
Coreopsis palmata / Stiff Tickseed	75
Dalea purpurea / Purple Prairie Clover	75
Liatris aspera / Rough Blazing Star	75
Rudbeckia fulgida / Coneflower	75
Sporobolus heterolepis / Prairie Dropseed	901
BIORETENTION	7,980 sf
Asclepias incarnata / Swamp Milkweed	332
Carex annectens / Yellow-fruited Sedge	829
Carex bebbii / Bebb's Sedge	663
Carex bicknellii / Prairie Sedge	497
Carex bromoides / Brome-like Sedge	332
Carex cristatella / Crested Oval Sedge	497
Carex hystericina / Porcupine Sedge	497
Carex scoparia / Broom Sedge	497
Carex vulpinoidea / Fox Sedge	497
Elymus virginicus / Virginia Wild Rye	166
Eutrochium maculatum / Spotted Joe Pye Weed	166
Iris versicolor / Blue Flag	332
Liatris pycnostachya / Gayfeather	332
Liatris spicata / Blazing Star	332
Lobelia cardinalis / Cardinal Flower	166
Lobelia siphilitica / Great Lobelia	166
Monarda fistulosa / Bergamot	166
Panicum virgatum / Switch Grass	332
Pycnanthemum virginianum / Mountain Mint	166
Rudbeckia subtomentosa / Sweet Black-eyed Susan	166
Scirpus pendulus / Nodding Bulrush	166
Solidago ridellii / Ridell's Goldenrod	166
Symphyotrichum puniceum / Swamp Aster	166
Tradescantia ohiensis / Ohio Spiderwort	166
Verbena hastata / Blue Vervain	166
Vernonia fasciculata / Ironweed	166
Veronicastrum virginicum / Culver's Root	166

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN.
4. LANDSCAPE BEDS ARE SEPARATED FROM SEEDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNLABELED DISTURBED AREEAS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"–6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL BIO–RETENTION PLANTINGS AS 2.5" PLUGS. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1' WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'SHORT SEDGE MEADOW' BY PRAIRIE MOON NURSERY OR EQUAL, PER MANUFACTURER'S RECOMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION.
3. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON–WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE–EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE–EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.

LANDSCAPE NOTES

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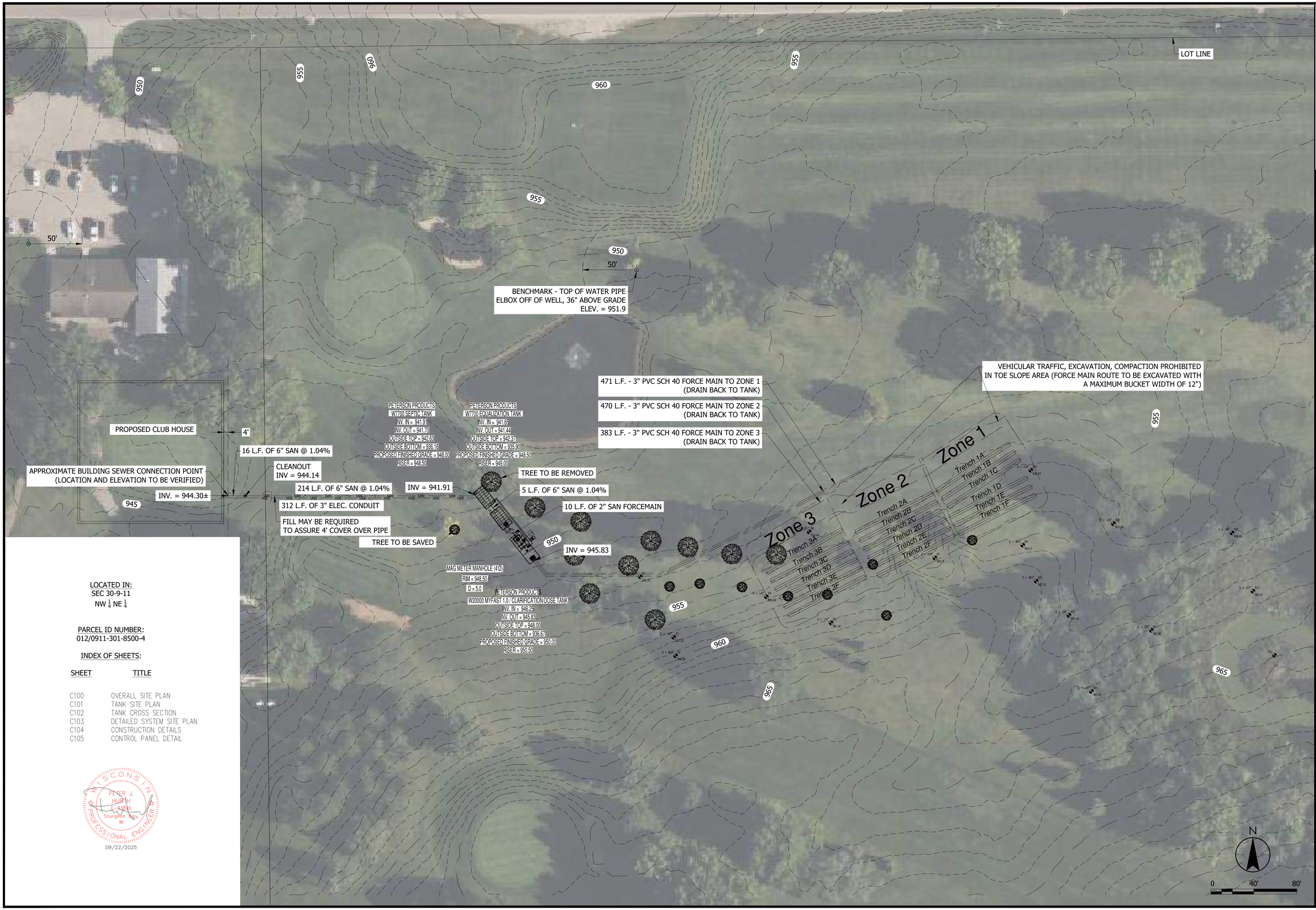
PROPOSED FOR:
PRAIRIE PINES GOLF CLUB
3039 HAPPY VALLEY ROAD,
SUN PRAIRIE, WISCONSIN

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REVISIONS		
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DESIGNER: -------
DRAWN BY: EGOR
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 9/30/2025
SHEET: L1.1



LOCATED IN:
SEC 30-9-11
NW ¼ NE ¼

PARCEL ID NUMBER:
012/0911-301-8500-4

INDEX OF SHEETS:

SHEET	TITLE
C100	OVERALL SITE PLAN
C101	TANK SITE PLAN
C102	TANK CROSS SECTION
C103	DETAILED SYSTEM SITE PLAN
C104	CONSTRUCTION DETAILS
C105	CONTROL PANEL DETAIL

WISCONSIN
PETER J. HURTH
E-43430
Sturgeon Bay, WI
PROFESSIONAL ENGINEER
09/22/2025

Petersen Onsite

421 Wheeler Ave.
Fredonia, WI 53021-0340
www.petersenonsite.com

OVERALL SITEPLAN

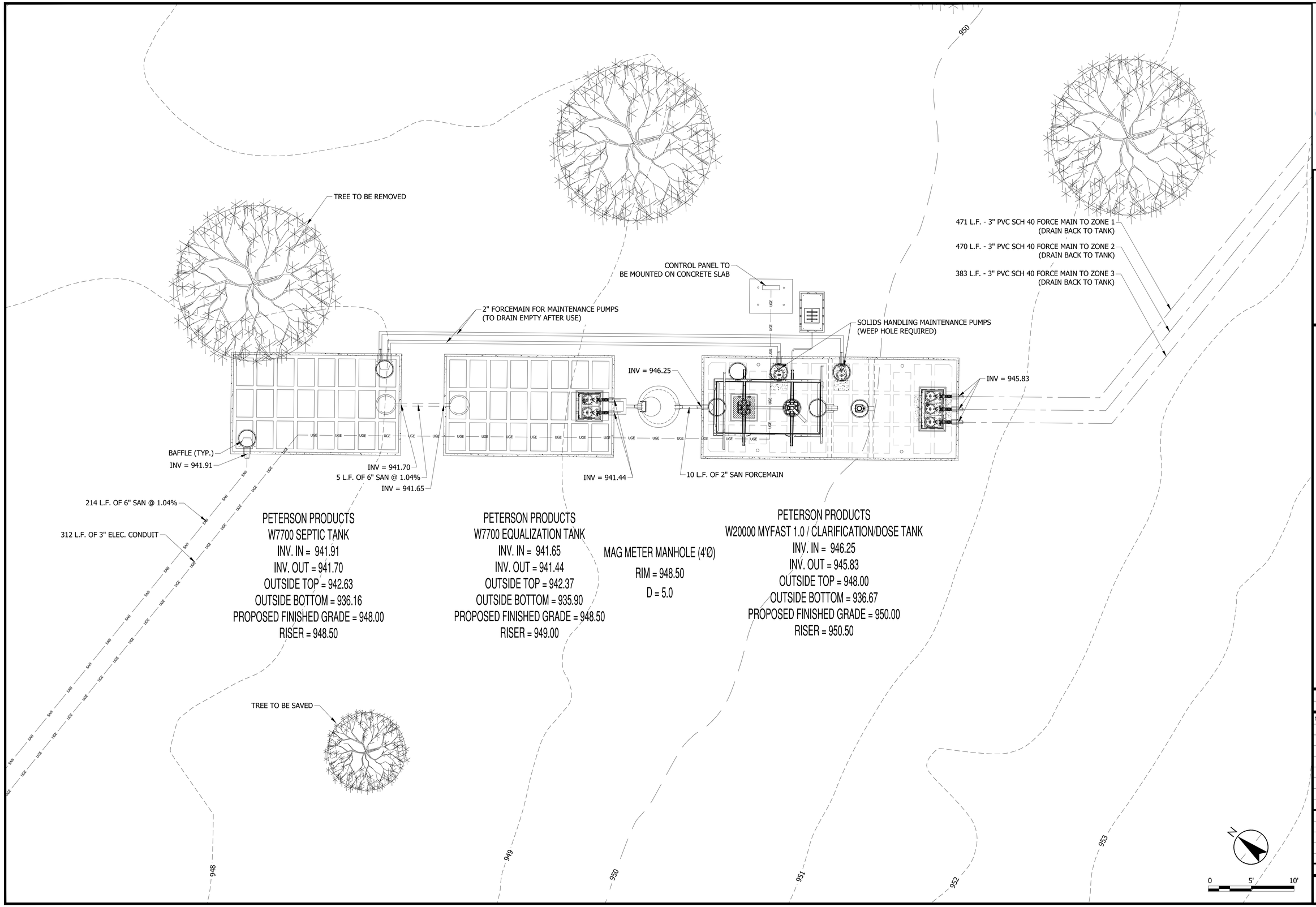
PETERSEN ONSITE
PRAIRIE PINES GOLF COURSE
Sun Prairie, Dane County, WI 53590

DATE OF ISSUANCE
September 22, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	MTA
DESIGNED	MTA
CHECKED	PJH
APPROVED	PJH
PROJ. NO.	193805784

SHEET NUMBER
C100



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Fredonia, WI 53021-0340
www.petersenonsite.com

TANK SITE PLAN

PETERSEN ONSITE
PRAIRIE PINES GOLF COURSE
Sun Prairie, Dane County, WI 53590

DATE OF ISSUANCE
September 22, 2025

NO	REVISION	DATE

SURVEY	
DRAWN	MTA
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PROJ. NO.	193805784

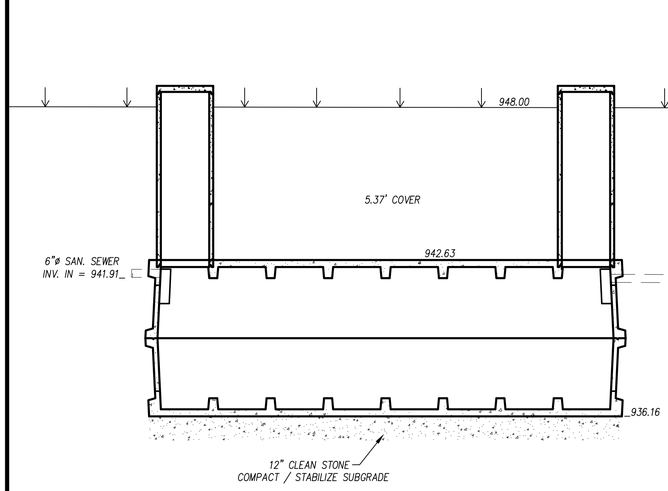
SHEET NUMBER
C103

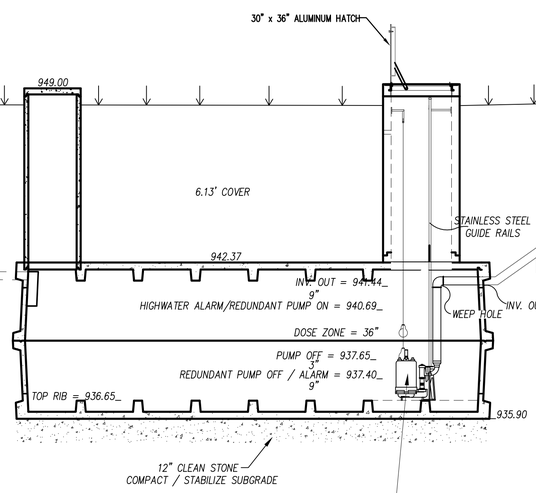
PETERSON PRODUCTS
W7700 SEPTIC TANK
INV. IN = 941.91
INV. OUT = 941.70
OUTSIDE TOP = 942.63
OUTSIDE BOTTOM = 936.16
PROPOSED FINISHED GRADE = 948.00
RISER = 948.50

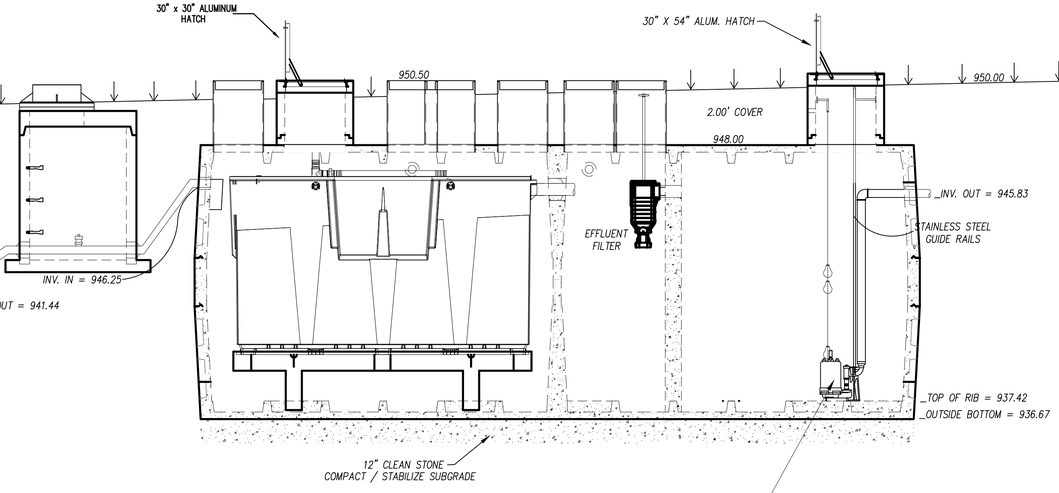
PETERSON PRODUCTS
W7700 EQUALIZATION TANK
INV. IN = 941.65
INV. OUT = 941.44
OUTSIDE TOP = 942.37
OUTSIDE BOTTOM = 935.90
PROPOSED FINISHED GRADE = 948.50
RISER = 949.00

MAG METER MANHOLE (4'Ø)
RIM = 948.50
D = 5.0

PETERSON PRODUCTS
W20000 MYFAST 1.0 / CLARIFICATION/DOSE TANK
INV. IN = 946.25
INV. OUT = 945.83
OUTSIDE TOP = 948.00
OUTSIDE BOTTOM = 936.67
PROPOSED FINISHED GRADE = 950.00
RISER = 950.50

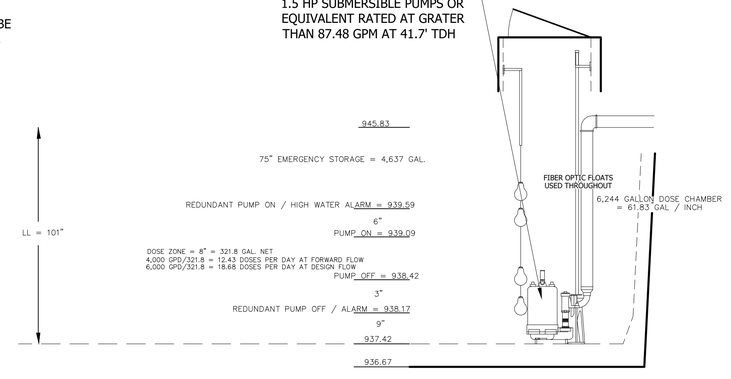






DUPLEX 2EP0312, 1/3 HP, 1 PHASE EFFLUENT PUMPS OR EQUIVALENT, RATED AT 56.4 GPM AT 12.48' TDH. EACH OF THE TWO PUMPS SHALL BE SET ON TIMERS TO RUN 56.4 GPM FOR 1 MINUTES, 31 SECONDS "ON", AND THEN REST FOR 58 MINUTES, 29 SECONDS "OFF". THE PUMP START TIMES SHALL BE STAGGERED BY 30 MINUTES AT STARTUP.

TRIPLEX RED JACKET 2WS15BHF
1.5 HP SUBMERSIBLE PUMPS OR
EQUIVALENT RATED AT GRATER
THAN 87.48 GPM AT 41.7' TDH



Petersen Onsite
421 Wheeler Ave.
Fredonia, WI 53021-0340
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TANK CROSS SECTION

PETERSEN ONSITE
PRAIRIE PINES GOLF COURSE
Sun Prairie, Dane County, WI 53590

DATE OF ISSUANCE
September 22, 2025

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SURVEY	
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DESIGNED	MTA
CHECKED	PJH
APPROVED	PJH
PROJ. NO.	193805784

SHEET NUMBER
C102

TRENCH ZONE 3	HIGHEST EXISTING GROUND GRADE	SYSTEM ELEVATION TOP OF SAND (MIN. 18")	LATERAL INVERT 6" ABOVE SAND
A	955.4	956.9	957.4
B	956.2	957.7	958.2
C	956.9	958.4	958.9
D	957.5	959.0	959.5
E	958.4	959.9	960.4
F	959.2	960.7	961.2

TRENCH ZONE 2	HIGHEST EXISTING GROUND GRADE	SYSTEM ELEVATION TOP OF SAND (MIN. 18")	LATERAL INVERT 6" ABOVE SAND
A	956.0	957.5	958.0
B	956.7	958.2	958.7
C	957.2	958.7	959.2
D	957.6	959.1	959.6
E	958.2	959.7	960.2
F	959.0	960.5	961.0

TRENCH ZONE 1	HIGHEST EXISTING GROUND GRADE	SYSTEM ELEVATION TOP OF SAND (MIN. 18")	LATERAL INVERT 6" ABOVE SAND
A	956.1	957.6	958.1
B	956.5	958.0	958.5
C	957.0	958.5	959.0
D	957.6	959.1	959.6
E	958.1	959.6	960.1
F	958.9	960.4	960.9

CONTOURS BASED ON GIS LIDAR DATA – FIELD ADJUSTMENTS MAY BE REQUIRED TO ASSURE A MINIMUM OF 18" MOUND SAND

471 L.F. - 3" PVC SCH 40 FORCE MAIN TO ZONE 1 (DRAIN BACK TO TANK)

470 L.F. - 3" PVC SCH 40 FORCE MAIN TO ZONE 2 (DRAIN BACK TO TANK)

383 L.F. - 3" PVC SCH 40 FORCE MAIN TO ZONE 3 (DRAIN BACK TO TANK)

INV @ TANK = 945.83

FM INV = 950.70

FM INV = 952.00

VEHICULAR TRAFFIC, EXCAVATION, COMPACTION PROHIBITED IN TOE SLOPE AREA (FORCE MAIN ROUTE TO BE EXCAVATED WITH A MAXIMUM BUCKET WIDTH OF 12")

VEHICULAR TRAFFIC, EXCAVATION, COMPACTION PROHIBITED IN TOE SLOPE AREA (FORCE MAIN ROUTE TO BE EXCAVATED WITH A MAXIMUM BUCKET WIDTH OF 12")

Zone 1

Zone 2

Zone 3

Trench 1A
Trench 1B
Trench 1C
Trench 1D
Trench 1E
Trench 1F

Trench 2A
Trench 2B
Trench 2C
Trench 2D
Trench 2E
Trench 2F

Trench 3A
Trench 3B
Trench 3C
Trench 3D
Trench 3E
Trench 3F

80' STONE TRENCH

SQUIRT ADJUSTING VALVE (TYP.)

STABILIZED 4" OBSERVATION PIPE (TYP.)

FLUSH VALVE (TYP.)

FM INV = 958.9

FM INV = 959.0

FM INV = 959.2

FILLED GOLF COURSE FEATURE
(DEEP PLOWING MAY BE REQUIRED TO BREAK APART ANY SOIL COMPACTION FROM BELOW THE FILL FEATURES)

D = >24" B10 956.83

D = >30" B6 954.44

D = >30" B4 956.84

D = >37" B5 961.30

D = >34" B7 959.31

D = @18" B9 960.21

D = @12" B8 962.02

2' 1' 0' (TYP.) 5' 10' 15'

952 953 954 955 956 957 958 959 960 961 964

N

0 10' 20'

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Fredonia, WI 53021-0340
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DETAILED SYSTEM SITE PLAN

PETERSEN ONSITE
PRAIRIE PINES GOLF COURSE
Sun Prairie, Dane County, WI 53590

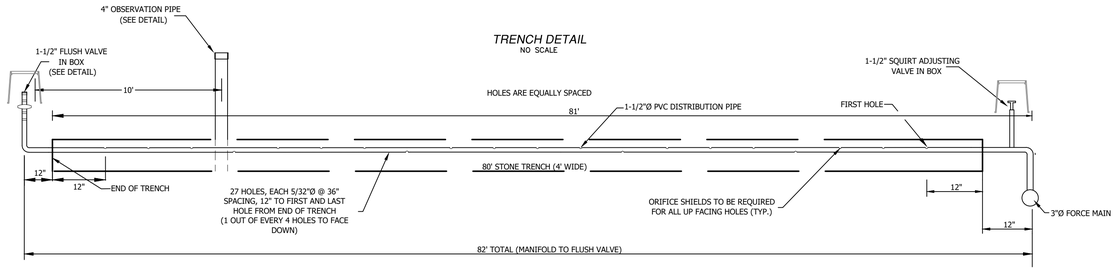
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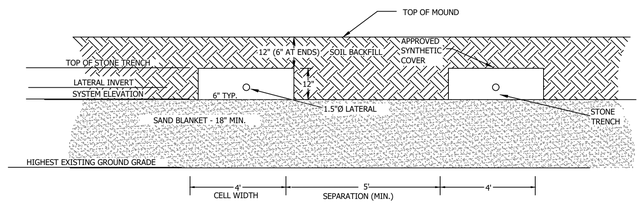
SURVEY	
DRAWN	MTA
DESIGNED	MTA
CHECKED	PJH
APPROVED	PJH
PROJ. NO.	193805784

SHEET NUMBER
C103

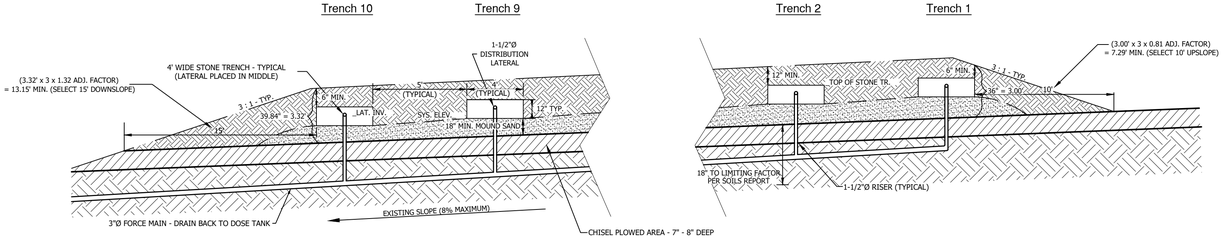
TRENCH DETAIL
NO SCALE



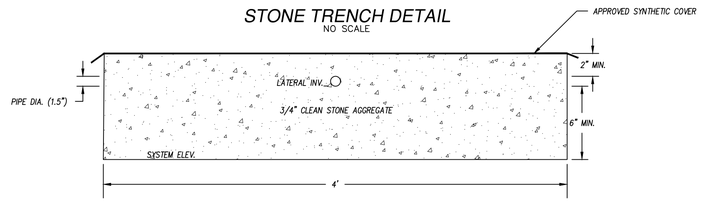
STONE TRENCH CROSS-SECTION
NO SCALE
(SEE CHART FOR ELEVATIONS)



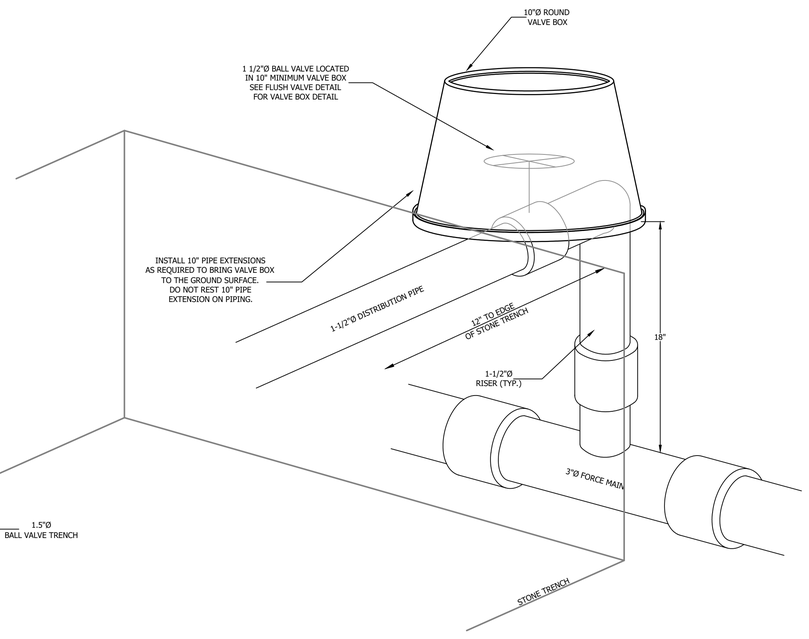
SAMPLE SYSTEM CROSS-SECTION
(ZONE 1)
NO SCALE



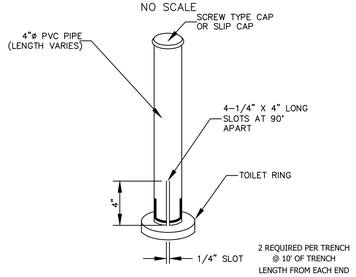
STONE TRENCH DETAIL
NO SCALE



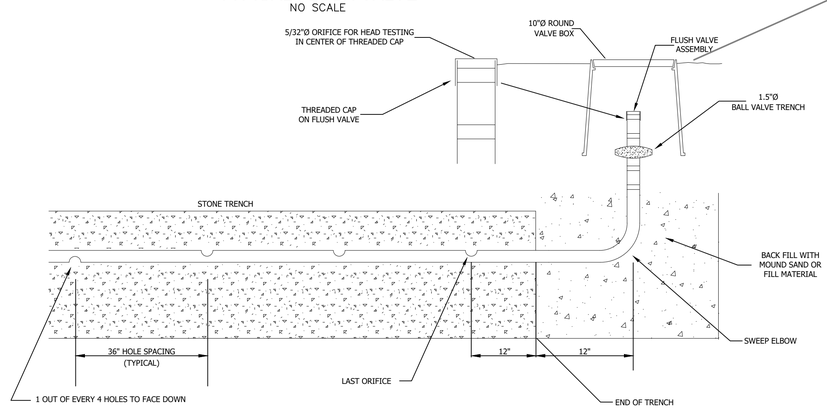
SQUIRT ADJUSTING VALVE DETAIL
NO SCALE



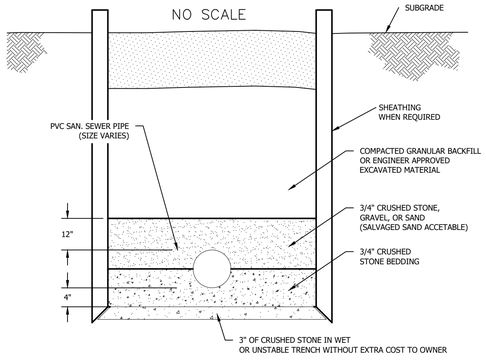
STABILIZED 4" OBSERVATION PIPE
NO SCALE



TYPICAL FLUSH VALVE
NO SCALE



STANDARD SEWER TRENCH SECTION
NO SCALE



NOTES:
- BURIED DEPTHS VARY, SEE PLANS FOR SEWER AND WATER DEPTHS.
- TRACER WIRE SHALL BE INSTALLED FOR ALL NON-METALLIC SEWER AND WATER PIPING. WIRE SHALL BE INSTALLED DIRECTLY ABOVE THE TOP OF PIPE AND WITHIN 6-INCHES OF THE PIPE.
- ALL SEWER PIPE MATERIALS SHALL BE IN ACCORDANCE WITH SPS 384.

Petersen Onsite

421 Wheeler Ave.
Fredonia, WI 53021-0340
www.petersenonsite.com

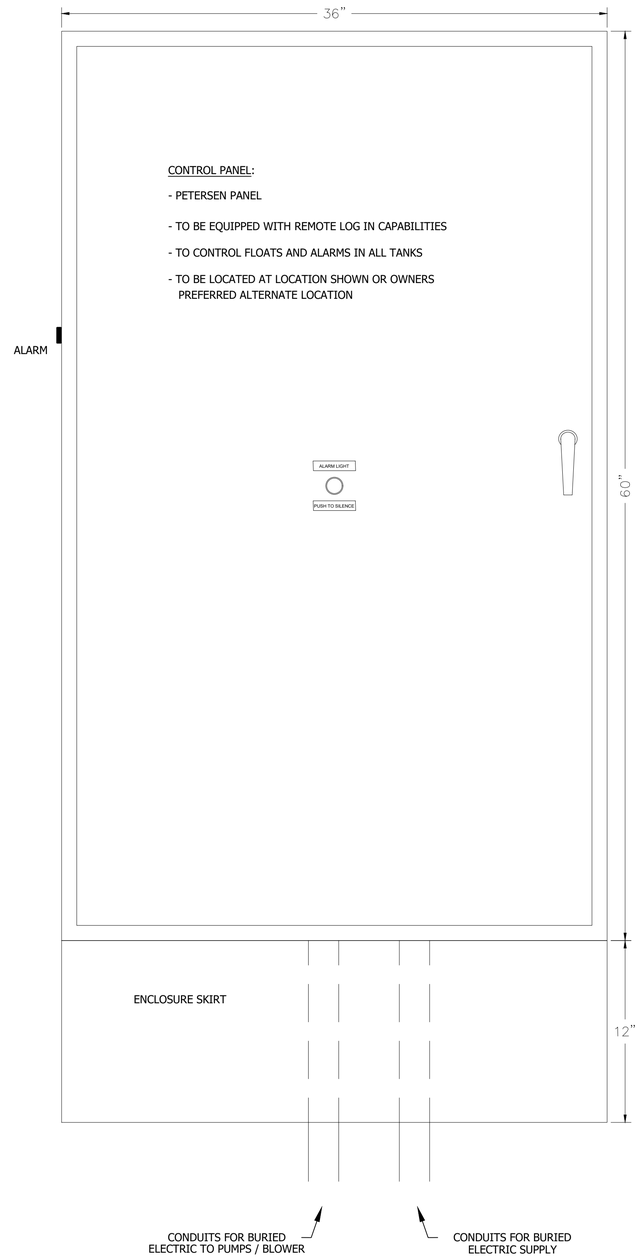
CONSTRUCTION DETAILS

PETERSEN ONSITE
PRAIRIE PINES GOLF COURSE
Sun Prairie, Dane County, WI 53590

DATE OF ISSUANCE	
September 22, 2025	
NO	REVISION DATE
SURVEY	
DRAWN	MTA
DESIGNED	MTA
CHECKED	PJH
APPROVED	PJH
PROJ. NO.	193805784

SHEET NUMBER
C104

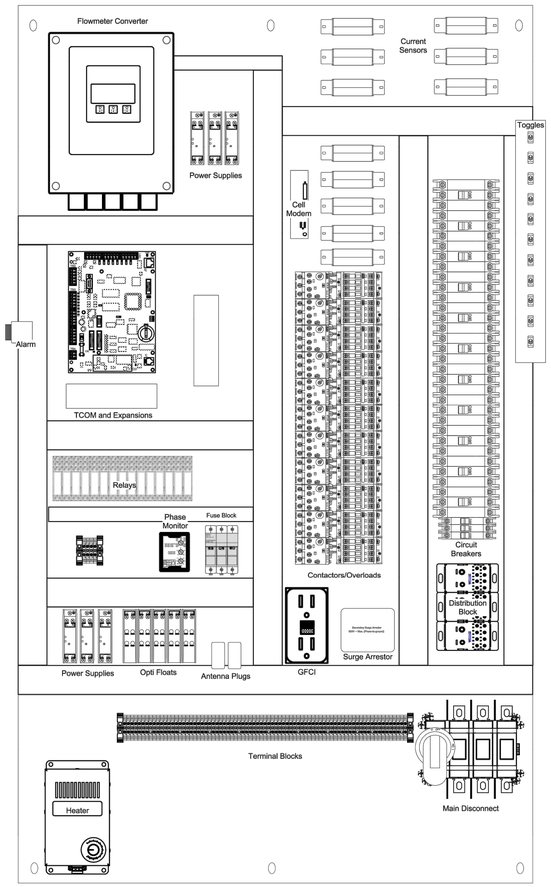
WATER TIGHT CONTROL PANEL ENCLOSURE



CONTROL PANEL:

- PETERSEN PANEL
- TO BE EQUIPPED WITH REMOTE LOG IN CAPABILITIES
- TO CONTROL FLOATS AND ALARMS IN ALL TANKS
- TO BE LOCATED AT LOCATION SHOWN OR OWNERS PREFERRED ALTERNATE LOCATION

INTERIOR SCHEMATIC



Petersen Onsite

421 Wheeler Ave.
Fredonia, WI 53021-0340
www.petersenonsite.com

CONTROL PANEL DETAIL

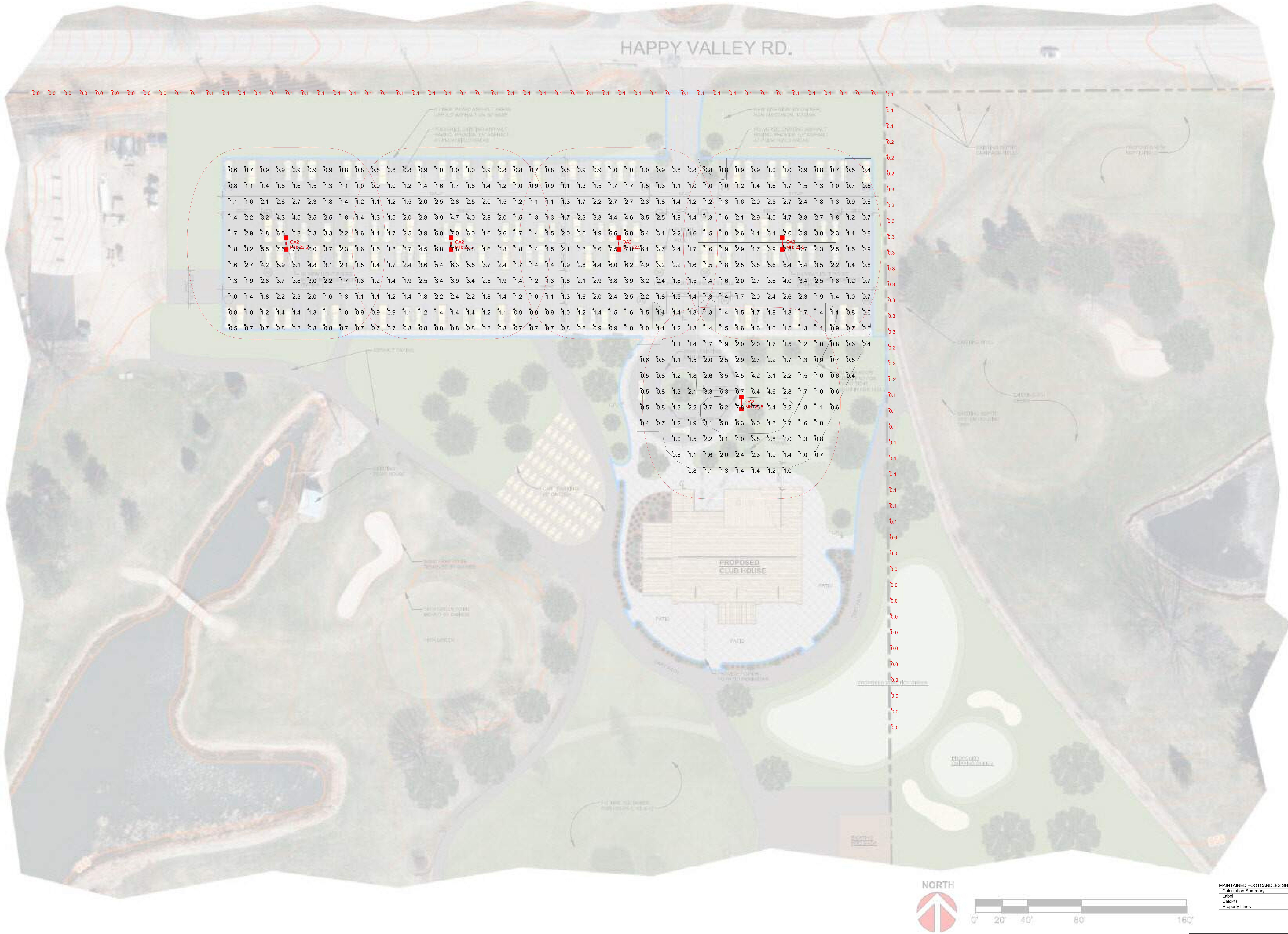
PETERSEN ONSITE
PRAIRIE PINES GOLF COURSE
Sun Prairie, Dane County, WI 53590

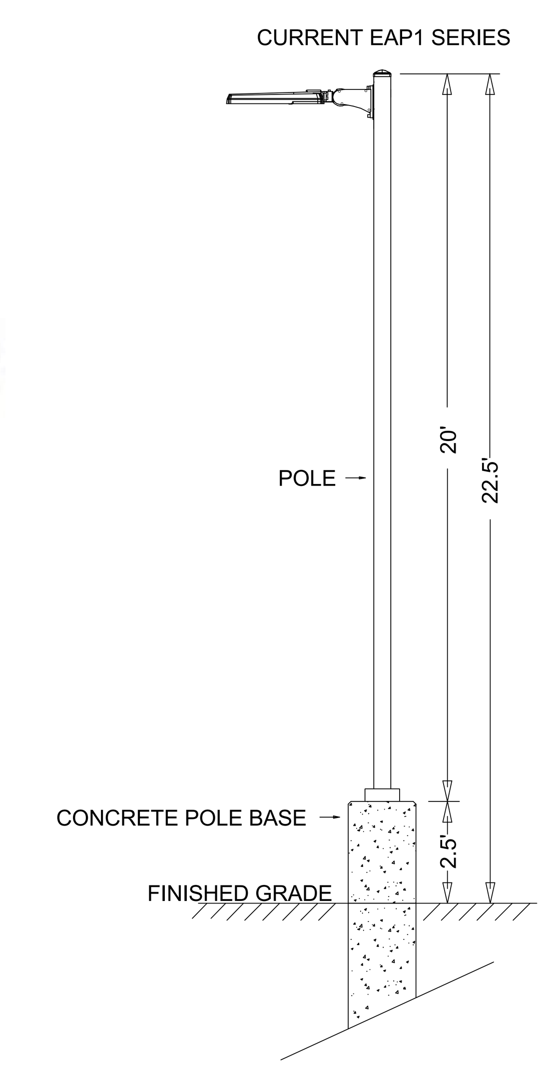
DATE OF ISSUANCE
September 22, 2025

NO.	REVISION	DATE

SURVEY	
DRAWN	MTA
DESIGNED	MTA
CHECKED	PJH
APPROVED	PJH
PROJ. NO.	193805784

SHEET NUMBER
C105





MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.15	7.8	0.4	5.38	19.50
Property Lines	Fc	0.10	0.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	Manufacturer	Description	Luminaire Watts	Luminaire Lumens	LLF
	OA2	5	Back-Back	CURRENT GLI	EAP1150WLSCS + EAP1-ARM (4000K TYPE 5 150W)	150	22512	0.890

ERi ENGINEERED REPRESENTATION INC.

www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:9/22/2025 | Scale: 1"=30' (0 15 30) | Layout By: Andy

Project: PRAIRIE PINES GOLF CLUB - SUN PRAIRIE, WI

Filename: 250805ML1AKCR1.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE, ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

Exhibit D: Architectural Plans



PRAIRIE PINES GOLF CLUB

SUN PRAIRIE, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Two Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY



PRAIRIE PINES GOLF CLUB

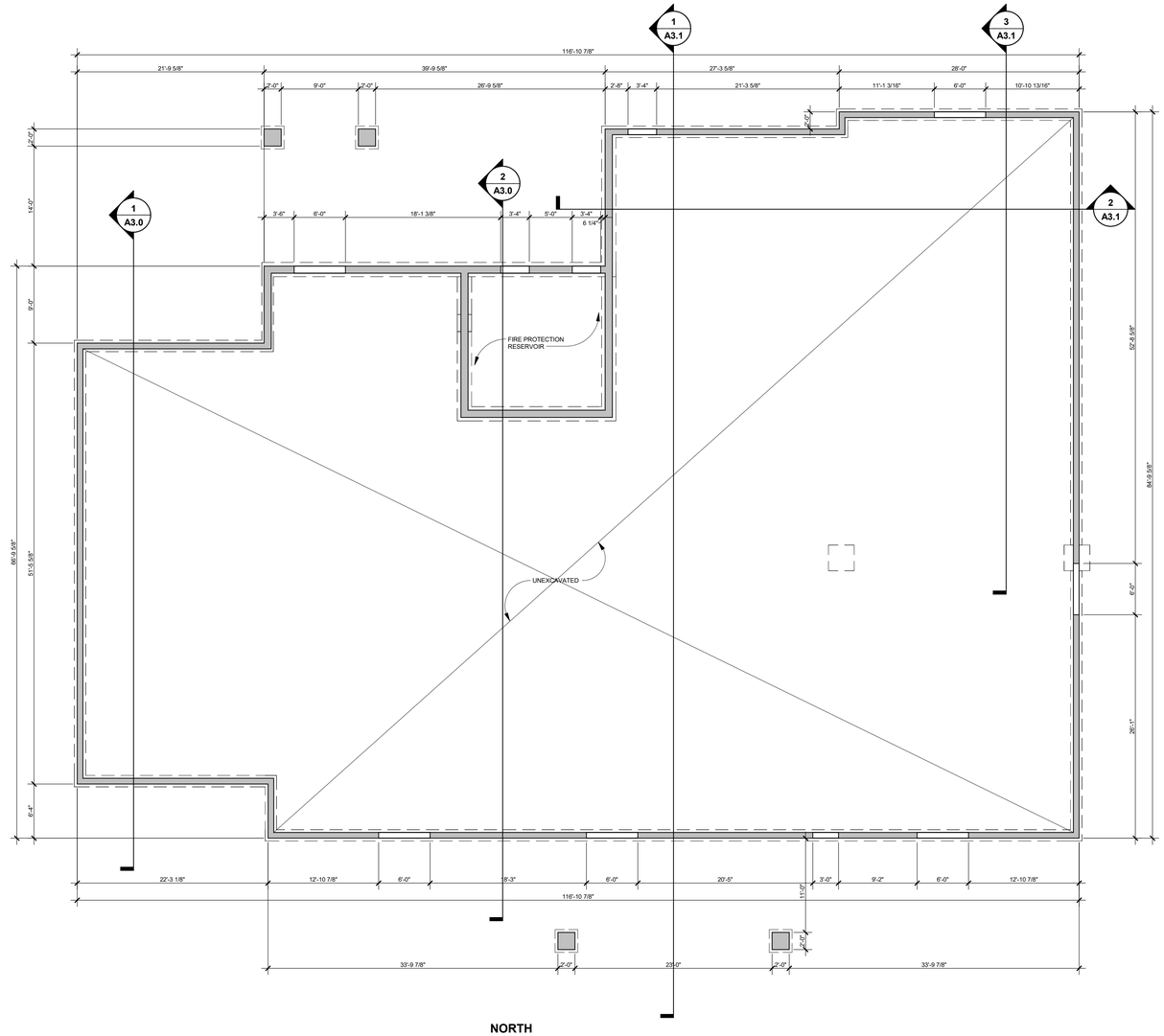
SUN PRAIRIE, WISCONSIN

Keller
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Offices in the Two Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

GENERAL NOTES
1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.



NORTH

FOUNDATION PLAN

1/8" = 1'-0"

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	EXISTING MASONRY WALL
	TYPICAL EXISTING WALL
	DEMO MASONRY WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

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Kaukauna, WI 54130
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FAX (920) 766-5004

MADISON
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Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

PRAIRIE PINES GOLF CLUB

3039 HAPPY VALLEY ROAD,

SUN PRAIRIE, WISCONSIN 53590

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8	08.20.2025	J.R.S.

PROJECT MANAGER: B. FRIZZELL

DESIGNER: S. KLESSIG

INTERIOR DESIGNER: -------

DRAWN BY: J.R.S.

EXPEDITOR: -------

SUPERVISOR: -------

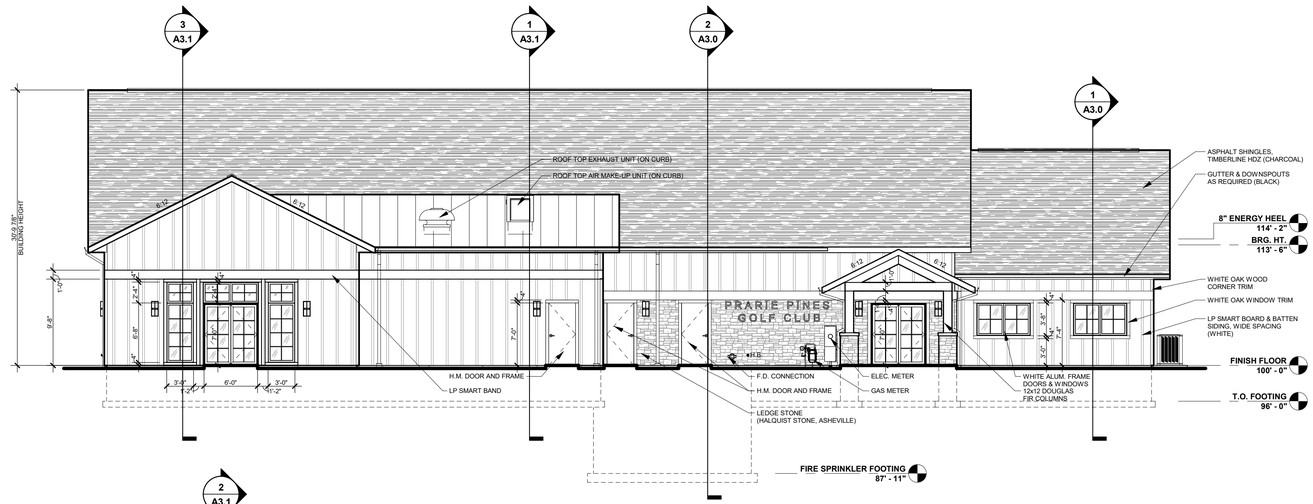
PRELIMINARY NO: -------

CONTRACT NO: -------

DATE: 04.28.2025

SHEET: S1.0

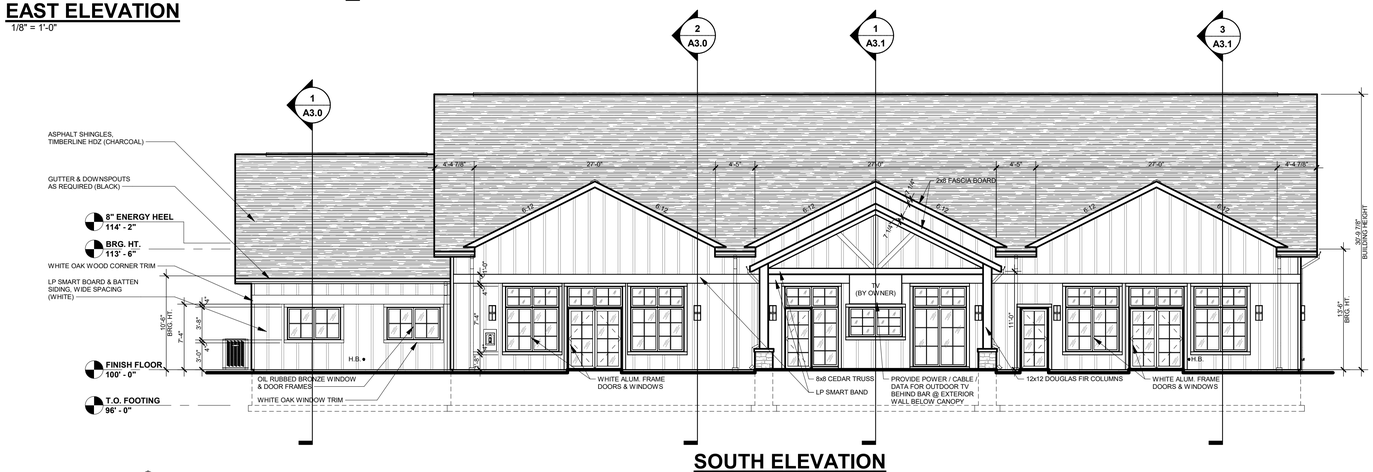
PRELIMINARY - NOT FOR CONSTRUCTION



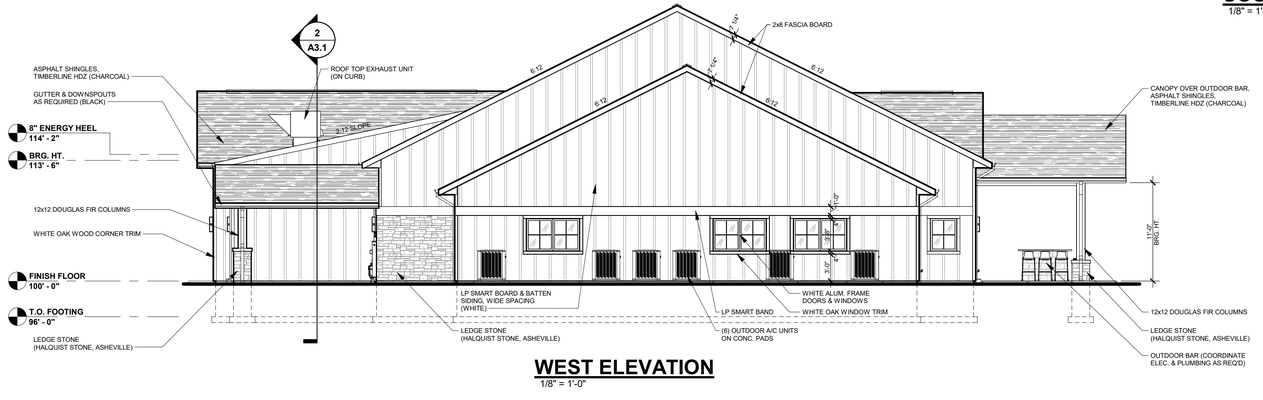
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

NOTE:
CONNECT DOWNSPOUTS TO UNDERGROUND DRAINAGE SYSTEM

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.365
	SHGC	0.323
	VT	0.60
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.11
DOORS: (>50% GLAZING)	U VALUE	0.678
	SHGC	0.235
	VT	0.39

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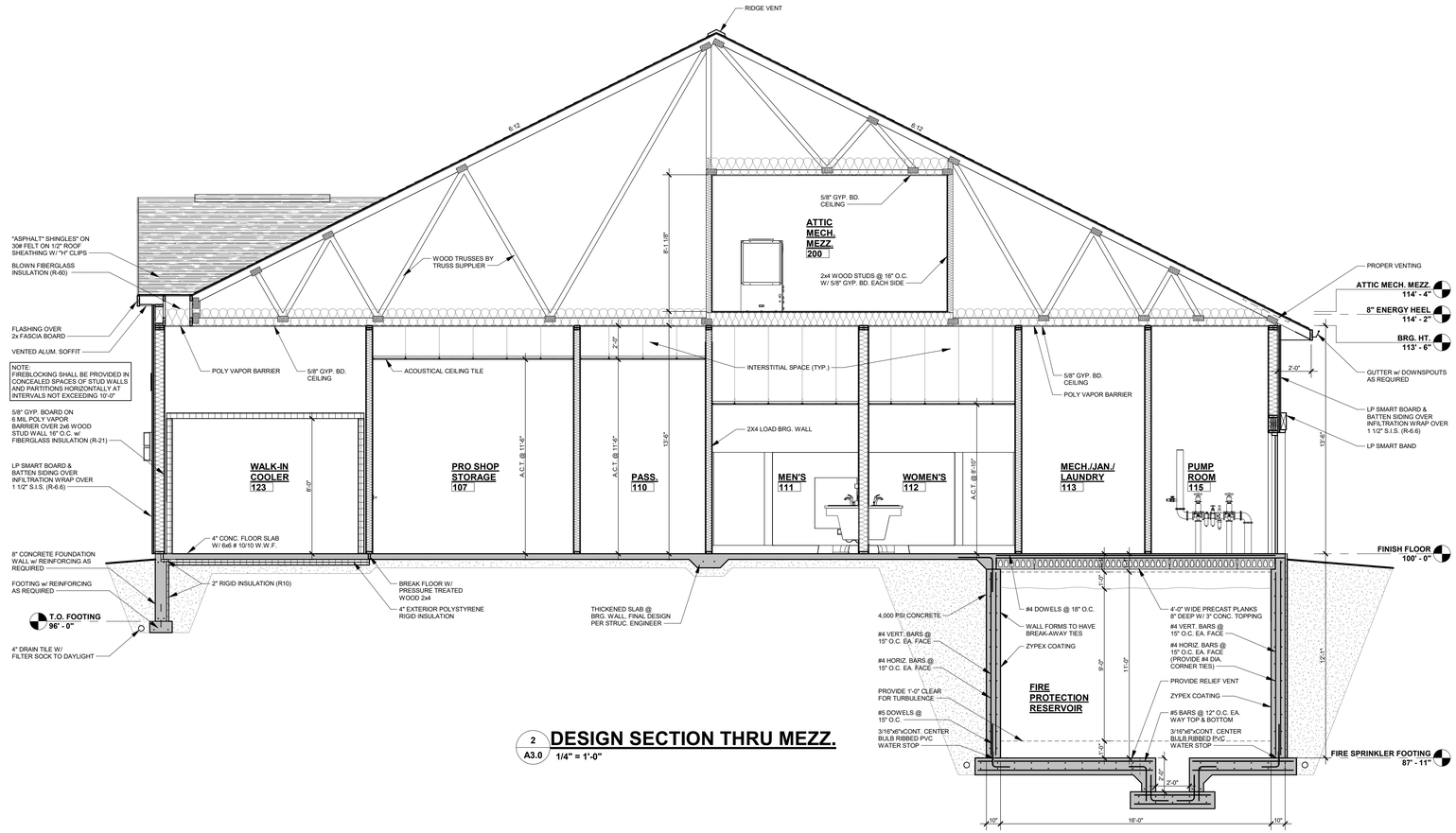
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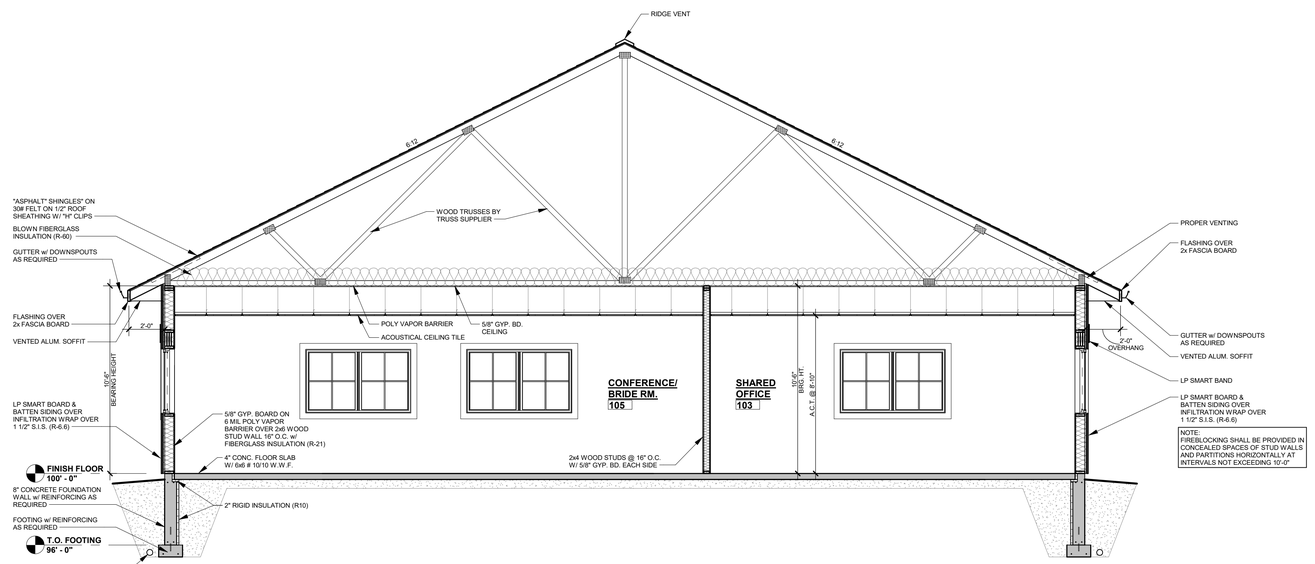
PROJECT MANAGER: B. FRIZZELL
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: -------
DRAWN BY: J.R.S.
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 04.28.2025
SHEET: **A2.0**

PRELIMINARY - NOT FOR CONSTRUCTION



2 A3.0 **DESIGN SECTION THRU MEZZ.**

1/4" = 1'-0"



1 A3.0 **DESIGN SECTION THRU OFFICE**

1/4" = 1'-0"

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PROPOSED FOR:

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INTERIOR DESIGNER: -------

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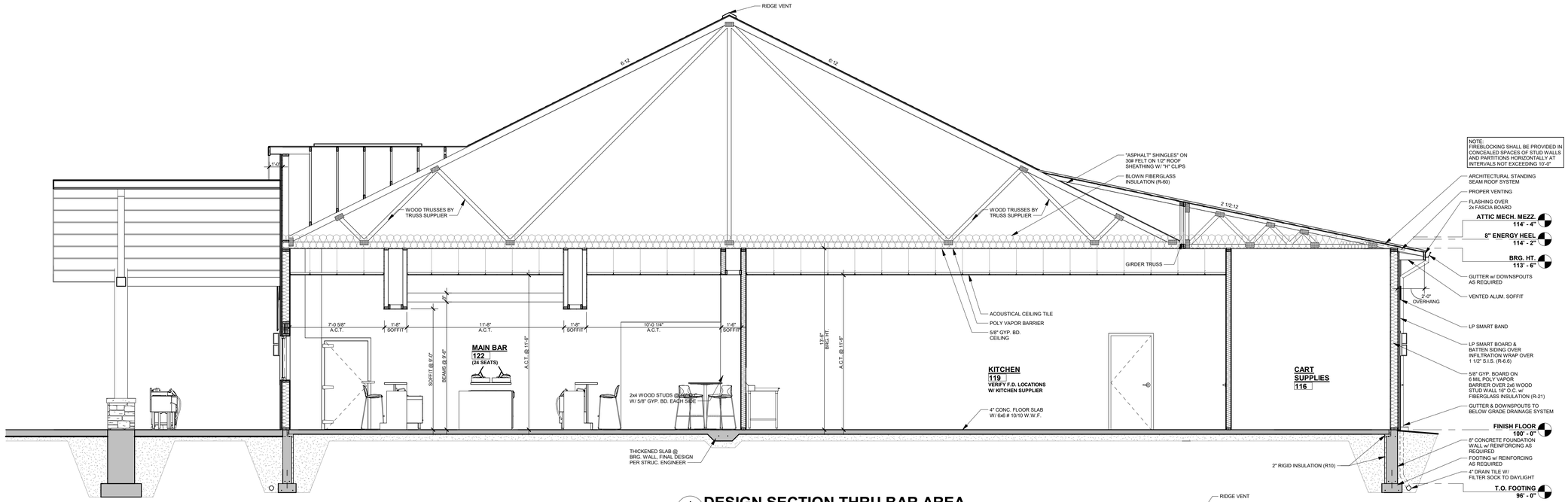
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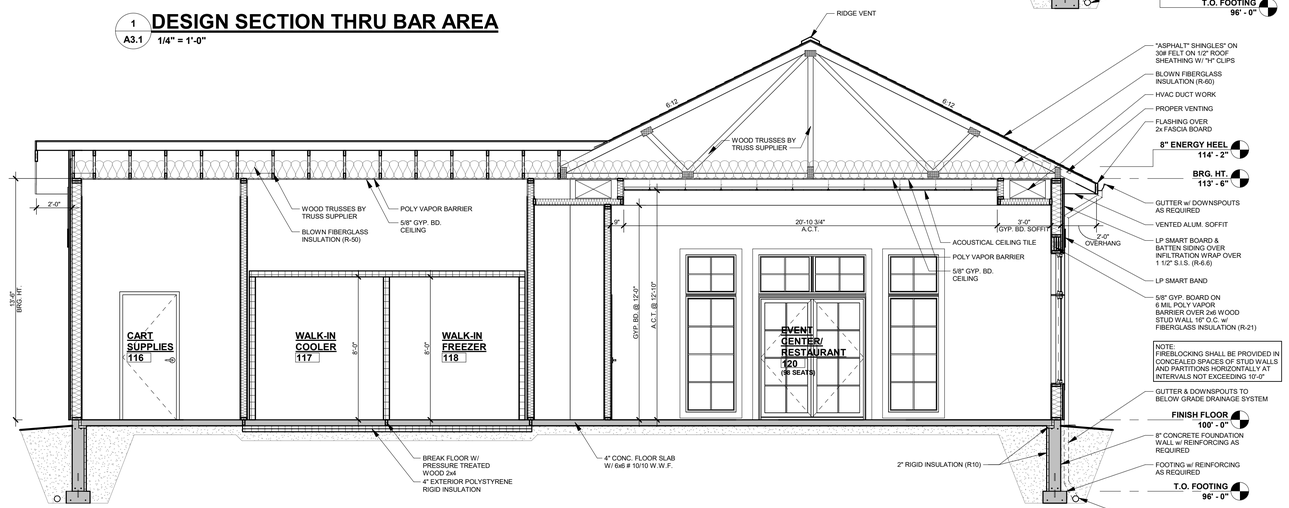
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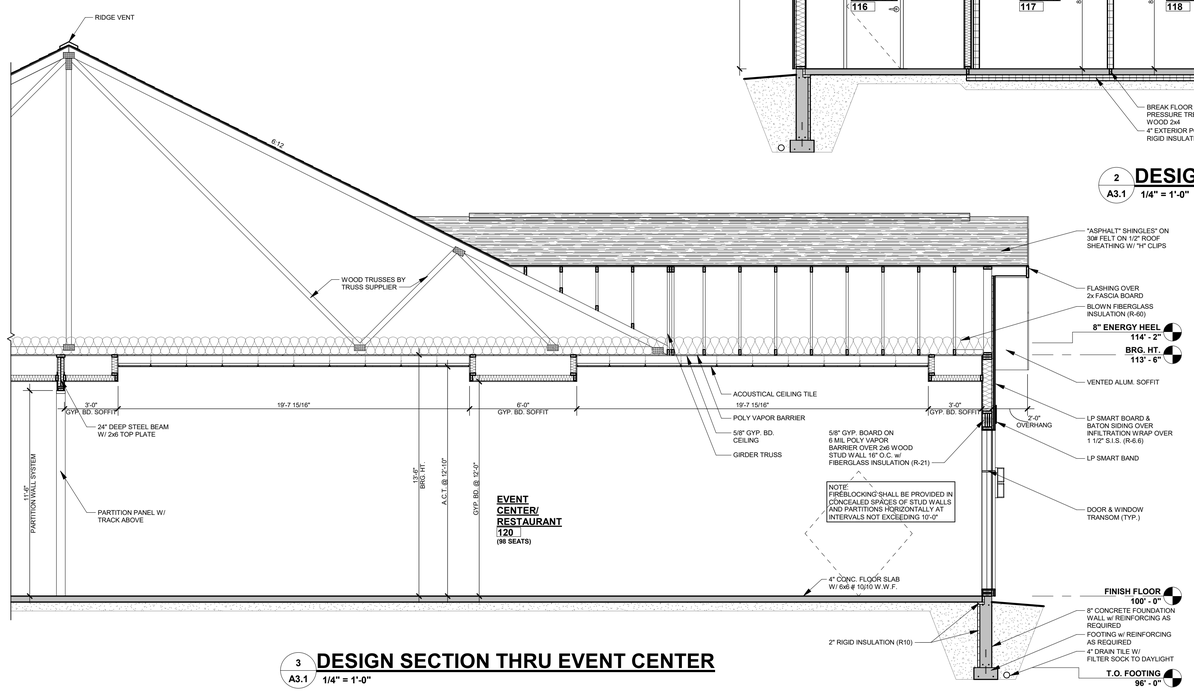
1 A3.1 **DESIGN SECTION THRU BAR AREA**

1/4" = 1'-0"



2 A3.1 **DESIGN SECTION THRU EVENT CENTER**

1/4" = 1'-0"



3 A3.1 **DESIGN SECTION THRU EVENT CENTER**

1/4" = 1'-0"

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PROPOSED FOR:

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PROJECT MANAGER: B. FRIZZELL

DESIGNER: S. KLESSIG

INTERIOR DESIGNER: -------

DRAWN BY: J.R.S.

EXPEDITOR: -------

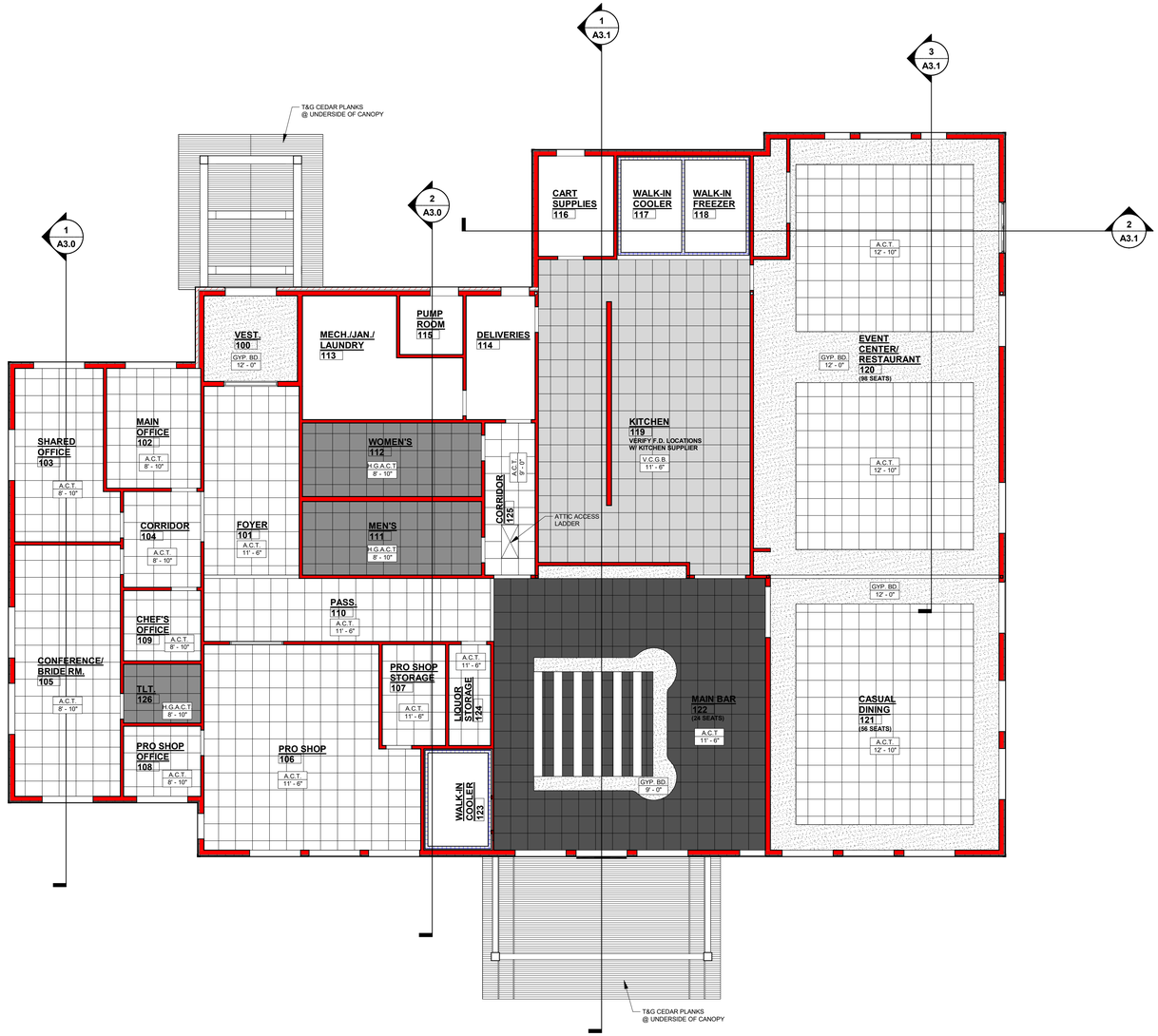
SUPERVISOR: -------

PRELIMINARY NO: -------

CONTRACT NO: -------

DATE: 04.28.2025

SHEET: A3.1



NORTH

REFLECTED CEILING PLAN

1/8" = 1'-0"

GRID LAYOUT FOR ESTIMATE ONLY.

ATTIC COMPARTMENTALIZATION REQUIRED FOR NO GREATER THAN 3,000 S.F.

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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INTERIOR DESIGNER: -------

DRAWN BY: J.R.S.

EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: -------

CONTRACT NO: -------

DATE: 04.28.2025

SHEET: A7.0

Exhibit E: Developer's Agreement

vierbicher
planners | engineers | advisors

600 W. Virginia Street, Suite 601
Milwaukee, Wisconsin 53204
(262) 875-5000 phone
www.vierbicher.com

DEVELOPER AGREEMENT
Prairie Pine Golf Club
Town of Bristol, Dane County, Wisconsin

THIS AGREEMENT made and entered into this 1st day of October, 2025, by and between the Town of Bristol, a body corporate and politic (hereinafter described as the "Town"), and PAC Acquisitions LLC, a Wisconsin limited liability company (hereinafter referred to as "Developer").

WITNESSETH:

The Developer is the owner of the land located in the West ½ of the NE 1/4m the East ½ of the NW ¼; and the East 10 acres of the West ½ if the NW ¼ in Section 30, 79N RIIE, located within the Town of Bristol, Dane County, Wisconsin, on which the Developer is developing a golf clubhouse, restaurant, and event space (the "Clubhouse Development").

On April 8, 2024, the Town Boad approved a General Development Plan (GPD) for the Clubhouse Development.

The Developer is requesting review and received approval of the Clubhouse Development Specific Implementation Plan (SIP) from the Town Board on October 14, 2025.

The Town Board approval is conditioned upon compliance by the Developer of the terms of this agreement.

NOW, THEREFORE, it is understood and agreed as follows:

SECTION I
AUTHORIZATION FOR OCCUPANCY PERMIT

The Town Building Inspector is authorized to issue an occupancy permit for those permanent improvements completed in accordance with all applicable laws and permits prior to the completion of the landscaping and stormwater basin serving the Clubhouse Development.

SECTION II
COMPLETION OF REQUIRED IMPROVEMENTS

A. Developer shall complete all landscaping improvements in accordance with the landscape plans approved by the Town not later than 90-days after issuance of any occupancy permit for the Clubhouse Development.

B. Developer shall complete the stormwater facilities serving the Clubhouse Development as outlined in the Town Site plan submittals no later than 90-days after issuance of any occupancy permit for the Clubhouse Development. The landscaping improvements and stormwater facilities shall collectively be referred to as the "Improvements".

C. Stormwater Facility Maintenance. The Developer and its successors in interest shall maintain the stormwater facilities, at the expense of the Developer or successor. In the event the Developer

or successor fails to properly maintain the stormwater facilities, then the Town may enter the property and maintain the stormwater facilities, with the cost thereof to be charged against the Clubhouse Development property in accordance with section 66.0627 of the Wisconsin Statutes.

D. Costs. The Developer agrees that the Town shall not be responsible for any costs or charges related to the construction of the Improvements, and that the Developer is responsible for all such costs, except as otherwise expressly provided for in the Agreement.

SECTION III
FINANCIAL GUARANTEES:

A. The Developer shall deposit with the Town prior to issuance of the occupancy permit the sum equal to 120% of the cost, as estimated by the Town Engineer in their sole discretion, to complete the landscaping improvements and stormwater facilities described in Section II above, in order to guarantee the satisfactory completion thereof. The amount of the bond may be reduced by the amount of the bond the Developer provides to Dane County for stormwater and erosion control, provided (1) the Town is named an additional owner/payee on the bond, (2) the form of the bond and surety is approved by the Town, and (3) a second original of the bond is provided to the Town.

SECTION IV
DEFAULT AND REMEDIES UPON DEFAULT

A. The following shall constitute a default by the Developer under this Agreement:
1. Developer or its general contractor disregards or otherwise violates any applicable statute, ordinances, regulation, order, or instruction of the Town or any of its employees, agents or commissions with authority;

2. Failure of performance by Developer or Developer's contractor or subcontractors to complete any of the work within the time required under this Agreement, or the failure to promptly correct any defect in such improvements arising within 1 year after acceptance thereof by the Town;

B. Upon the occurrence of default as defined herein, and without prejudice to any other right or remedy of the Town, including the right to damages, the Town shall give the Developer thirty (30) days writing notice and opportunity to cure. If the nature of the default is such that it cannot reasonably be cured within thirty (30) days, and provided that the Developer has immediately commenced and diligently continues all reasonable efforts to cure the default, the thirty (30) day cure period shall be extended for such time as is reasonably necessary to accomplish a cure, but in no event longer than sixty (60) days from the date of the notice. Notwithstanding the foregoing, the Town shall not be required to give notice and an opportunity to cure if the Town Engineer determines that the continuation of the default creates a significant risk to public health or safety. If the default identified in a notice is not cured to the Town's sole satisfaction within the permitted time, or is not subject to an opportunity to cure, the Town may enter the Clubhouse Development and finish the work by whatever method the Town may deem expedient. Developer shall pay the Town the entire cost of completion of the work to cover the entire cost of completion. Should the Developer have to pay such cost in full, the Town may charge the entire unpaid cost as a special charge against the Clubhouse Development property in accordance with section 66.0627 of the Wisconsin Statutes.

C. In addition to the foregoing remedies, if it is determined by the Town Board that the Developer is in default of this Agreement during installation of the improvements, the Town may issue a cease and desist order, stopping all activities until the issue(s), in the sole opinion of the Board, have been satisfactorily addressed.

SECTION V
GENERAL CONDITIONS AND REGULATIONS

A. **SIP:** All the provisions of the Clubhouse Development SIP are incorporated herein by reference, and all such provisions shall bind the parties hereto and be a part of this Agreement as fully as if set forth at length herein.

B. **Compliance with Laws and Plans.** This Agreement and all work and improvements required hereunder shall be performed and carried out in strict accordance with and subject to the provisions of said SIP, applicable state and federal laws and regulations and all approved plans.

C. **Site Plan Approval.** All conditions and requirements imposed by the Town as part of the approval for the site plan of the Clubhouse Development shall remain in effect.

SECTION VI
MISCELLANEOUS PROVISIONS

A. Amendment. This Agreement may be amended by the Town and the Developer only by written agreement.

B. Notices. Unless otherwise stated in this Agreement, the delivery of all notices and correspondence shall only be effective upon being delivered personally, sent by prepaid United States Postal Service certified mail with return receipt requested, sent by facsimile with transmission confirmation, or sent by electronic mail with return receipt requested, to all parties as follows:

TO TOWN:
Town Clerk
7747 County Road N
Sun Prairie, WI 53590

TO DEVELOPER:
Pete Simon
PAC Acquisitions, LLC
1010 N. Bird Street
Sun Prairie, WI 53590

All notices shall be considered to have been delivered at the time such notices are personally delivered to each party, or three (3) days after the date of postmark on any prepaid certified letter, facsimile transmission, or electronic mail. Parties to this Agreement shall give fifteen (15) days' notice of any change of mailing address, telephone or facsimile number, or electronic mail address. Failure to provide said notice may constitute a default by the party.

C. **No Vested Rights.** Except as provided by law, or as expressly provided in this Agreement, no vested right in connection with this project shall inure to the Developer. The Town does not warranty by this Agreement that the Developer is entitled to any required approvals.

D. **Binding Effect.** This Agreement shall run with the land and shall be binding upon the Developer, its grantees, personal representatives, heirs, successors, and assigns.

E. **Severability.** If any part, term, or provision of this Agreement is held to be illegal or otherwise unenforceable by a court of competent jurisdiction, such illegality or unenforceability shall not affect the validity of any other party, term or provision of this Agreement, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

F. **Interpretation.** This Agreement shall be construed without regard to the identity of the party who drafted the various provisions. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in its drafting. As a result

of the foregoing, any rule of construction that the document is to be construed against the drafting party shall not be applicable to this Agreement.

G. **Counterparts.** This Agreement may be executed in multiple counterparts and upon execution and delivery by each of the parties hereto shall constitute on and the same enforceable agreement.

H. **Attorney Fees.** If the Town is required to resort to litigation or arbitration to enforce the terms of this Agreement, and if the Town prevails in the litigation or arbitration, the Developer shall pay all Town costs, including reasonable attorney fees and expert witness fees. If the court or arbitrator awards relief to both parties, each will bear its own costs in their entirety.

I. **Third Party Beneficiaries.** This Agreement governs the rights and obligations of the Town and the Developer with respect to the subject matter hereof. Nothing in this Agreement is intended, nor shall be construed, to create any right in any person or entity that is not a party to this Agreement.

J. **Authority Of Signatories.** The Developer warrants and represents that the individual signing this Agreement on behalf of Developer is duly authorized, in the capacity indicated in the signature blocks forming a part of this Agreement, to sign this Agreement on behalf of Developer and such signature are sufficient to bind Developer hereto. The individual so signing makes the same warranties and representations in his or her individual capacity.

TOWN OF BRISTOL

_____
Brian Willison, Chairman

_____
Kimberly Grob, Clerk

PAC ACQUISITIONS, LLC

_____
Pete Simon