



Plan Commission

March 3, 2026, at 6:00pm

City Hall, 1115 South Main Street, West Bend, WI 53095

Site Plan Review Case Summary

Southeast corner of N. 18th Avenue and W. Washington Street

Tax Key 1119-142-0127

Proposal:	SP-26-001, Request approval to construct a 4,792 Sq. Ft. Kohler Credit Union located at the southeast corner of N. 18 th Avenue and W. Washington Street, by SVP Retail (Tax Key 1119-142-0127).
Council District:	2
Applicant:	SVP Retail
Existing Use:	Vacant land
Proposed Use:	Financial Institution
Land Use Plan Classification:	Commercial
Zoning Classification:	B-1 Community Business District
Lot Size:	4 acres
Staff Recommendation:	Approval with recommendations

Background:

SVP Retail has submitted a site plan for a 4,792 sq. ft. Kohler Credit Union located at the southeast corner of N. 18th Avenue and W. Washington Street. The development proposal is for the western portion of the vacant 4 acre lot. Any further development of the eastern portion of this lot will require a separate site plan submission and approval.

Zoning:

The lot is zoned B-1, Community Business District. The proposed lot meets the B-1 zoning requirements and the development proposal conforms to the zoning requirements.

Site Plan proposal:

Grading/Storm Water Management Plan

- A storm water management plan does exist for this area and the Engineering Department has been working with the developer on the submittal of a storm water management plan amendment. A

storm water management plan amendment will need to be submitted to and approved by the City Engineer prior to the issuance of a building permit.

- If any changes to the storm water plan require revisions, the site plan will need to be revised to be consistent with the storm water plan.
- The site grades have been designed to drain into the site to a storm water pond. The pond then drains into the existing storm sewer system that was installed at the time of the Kwik Trip development.

Parking/Access

- The development will utilize the existing driveway from N. 18th Avenue and the existing driveways on W. Washington Street.
- A total of 36 standard parking stalls and two barrier-free parking stalls are provided on site.
- The drive-thru service lane is proposed on the south and west side of the main building and adequate stacking is provided for that lane. Three independent drive-thru lanes are proposed south of the building. Adequate queueing space is provided for those drive-thrus
- A traffic memorandum has been submitted to the City Engineer for review and approval. Prior to issuance of the building permit the traffic memorandum must be approved by the City Engineer.

Landscaping

- The landscaping plan identifies foundation plantings along the north, west and east sides of the building. Parking lot landscaping and overall site perimeter landscaping has been provided. Minor landscaping revision will be needed at the northeast corner of the development.
- Snow Storage:
 - Snow Storage areas are provided in the green space areas and by the bio-retention basin.

Signage

- The architectural building elevations identify a wall sign on north and west sides of the building.
- Two ground signs are proposed. One ground sign has been proposed at the southwest corner of the site by the N. 18th Avenue entrance drive. A second sign is proposed along W. Washington Street which will include a 24 sq. ft. electronic message center (EMC). The site plan will need to be revised to dimension the location of the sign in relation to the property lines to ensure adequate setbacks are provided.
- Prior to the installation of the any signage, sign permits must be obtained.

Lighting

- The lighting plan identifies eleven (11) light poles located throughout the lot. The light will be LED fixtures on 23' tall light pole attached to a 2' tall base. Additional building lighting is also identified.

Architectural Review:

Building Materials

The submitted architectural elevations detail the proposed exterior building materials and color scheme. The building materials include a “Regal Blend” thin stone veneer along the lower portion of the building and all the building columns. “Dark Cherry” longboard Aluminum Cladding system will be used on the majority of upper portion of the walls. “AUB Blue” apolic metal panels will accent portions of the building and cover the columns of the canopy area.

The 16’x11’ dumpster enclosure will feature stained wood gates and the main surround will be constructed of the same “Regal Blend” thin stone veneer.

Recommendation:

Staff recommends approval of the site plan with the following conditions:

1. Submission and approval of an erosion control plan prior to any land disturbing activities and prior to the issuance of a building permit.
2. Wall and ground signs permit shall be submitted to and approved by City Staff prior to sign installation.
3. Landscape modifications shall be made to provide shade trees and buffering along Washington Ave.
4. Provision of a landscape bid and adequate surety prior to the issuance of a building permit.
5. Revision of the site plan to incorporate technical corrections and to be consistent with the approved storm water management plan.
6. Approval by the City Engineer of a Storm Water Management Plan amendment prior to the issuance of a building permit.
7. Submittal to and approval by the City Engineer of a traffic memorandum prior to the issuance of a building permit.

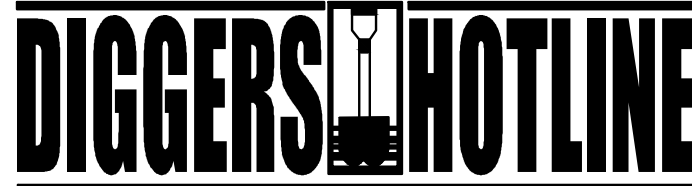
pc: Raeann Freund, SVP Retail
Patrick Blum, La Macchia Group



Attachment: SP-26-001 Location Map (SP-26-001 Kohler Credit Union)

W. WASHINGTON ST. (WI-33)
R/W WIDTH VARIES

VERTICAL DATUM IS NVGD 29.



www.DiggersHotline.com

REGISTER'S HOTLINE TICKETS:
20254126188, 20254126198, 2025416222,
20254126226, 20254126255, 20254126258

LEGEND

-  = BENCH MARK
 = CONTROL POINT
 = 1" IRON PIPE O.D.
 = FOUND OR AS NOTED
 = 1-1/4" O.D. x 18' LONG.
 IRON PIPE SET,
 WEIGHING 1.68 LBS./FT.
 = SECTION CORNER MON.
 (R.A.) = RECORDED AS
 O.D. = OUTSIDE DIAMETER
 = WATER VALVE
 = FIRE HYDRANT
 970.90 = SPOT ELEVATION
 = BUSH, SHRUB
 = POLE/POST/BOLLARD
 = BOULDER
 = PULLBOX
 = MANHOLE TYPE NOTED
 = SANITARY SEWER MANHOLE
 = STORM SEWER MANHOLE
 = ELECTRIC MANHOLE
 = TELEPHONE MANHOLE
 = WATER MANHOLE
 = UTILITY METER
 = GUY WIRE POLE
 = LIGHT POLE
 = PEDESTAL
 = POWER POLE
 = INLET
 = CURB INLET
 = GAS VALVE
 = LIGHT POLE WITH MAST
 = TREE (CONIFEROUS) DRIP LINE SCALABLE
 = TREE (DECIDUOUS) DRIP LINE SCALABLE
 = CLEANOUT
 = FLAG POLE
 = UTILITY MARKER POST
 = SIGN ON POST
 = UTILITY CONTROL BOX
 = UNKNOWN UTILITY VALVE
 FL. EL. = FIRST FLOOR ELEVATION
 = BUILDING OUTLINE
 = MINOR CONTOUR
 = MAJOR CONTOUR
 = FENCE
 = BEAM GUARD
 = CHAINLINK FENCE
 = WOODED AREA/SHRUB EDGE
 = WATER MAIN
 = STORM SEWER
 = SANITARY SEWER
 = NATURAL GAS MAIN
 = UNDERGROUND TELEPHONE
 = UNDERGROUND ELECTRIC
 = OVERHEAD UTILITY LINES
 = UNDERGROUND FIBER OPTIC
 = UNDERGROUND CABLE TV
 = COMMUNICATION CONDUIT
 = UTILITIES PER PLAN

 = ASPHALT SURFACE  = CONCRETE SURFACE

OUR BUSINESS IS BUILDING YOURS

LaMACCHIA
GROUP

PLAN ▼ BRAND ▼ DESIGN ▼ BUILD ▼ EVOLVE

Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com

kapur

**788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202**

kapurinc.com

KOHLER CREDIT UNION
N. 18TH AVENUE & W. WASHINGTON STREET
WEST BEND, WI 53095

PLAN COMMISSION SET

Attachment: Plan Commission set (SP-26-001 Kohler Credit Union)

REVISIONS:

[illegible]

LA MACCHIA GROUP PROJECT NUMBER:

XX-XXX-XXXX

DATE: 02/18/26

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER

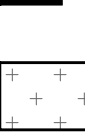
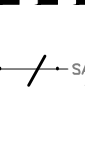
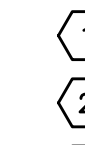
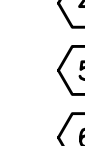
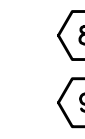
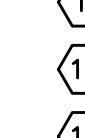
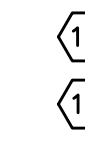
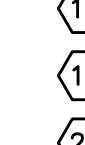
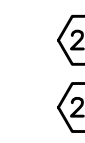
C100

**COPYRIGHT ©
LA MACCHIA GROUP**
All information contained on this drawing including, but not limited to design concept and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of La Macchia Group.

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND LOCAL AGENCY. PROPERTY OWNER, AND DIGGERS HOTLINE, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONTRACTOR SHALL PROVIDE AND DISSEMINATE COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO, WINDR, STATE, OR LOCAL PLUMBING, WOOD, COUNTY, AND STATE WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT THE DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPSOIL REMOVAL, CHANGING THE CHARACTER OF THE CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THE UTILITIES MUST BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, UTILITY OWNERS REQUIREMENTS.
7. FOR ALL WORK GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR OBTAINING AND MAINTAINING VERIFICATION OF THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE OBLIGATION OF SAID UTILITIES TO BE ON OR NEAR THE PROJECT LIMITS. CONTRACTOR SHALL MAINTAIN PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- | | |
|---|---|
| PROJECT LIMITS | |
|  | VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT. |
|  | ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT. |
|  | CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT. |
|  | SAWOUT FULL DEPTH |
|  | DENOTES UTILITIES TO BE ABANDONED & REMOVED. |
|  | -UTILITY STRUCTURE
REMOVAL/ABANDONMENT |
|  | EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
|  | EXISTING CURB & GUTTER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
|  | EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
|  | EXISTING TRAFFIC SIGNAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
|  | EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | REMOVE & DISPOSE OF EXISTING BOLLARD AND FOOTING. |
| | REMOVE & DISPOSE OF EXISTING LIGHT POLE. |
| | EXISTING WATER MAIN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING WATER VALVE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | REMOVE & DISPOSE OF EXISTING WATER MAIN. |
| | REMOVE & DISPOSE OF EXISTING HYDRANT AND VALVE. |
| | EXISTING STORM SEWER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | REMOVE & DISPOSE OF EXISTING STORM SEWER. |
| | EXISTING GAS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING GAS VALVE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING FIBER OPTIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING ELECTRIC MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING ELECTRIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | REMOVE & DISPOSE OF EXISTING POST INCLUDING FOOTING. |
| | EXISTING SANITARY SEWER LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | CONTRACTOR TO BULKHEAD STORM SEWER PIPE AT EXISTING STORM STRUCTURE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. |
| | EXISTING PULLBOX TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |

KOHLER CREDIT UNION
N. 18TH AVENUE & W. WASHINGTON STREET
WEST BEND, WI 53095

REVISIONS:

[illegible]

LA MACCHIA GROUP PROJECT NUMBER:

XX-XXX-XXXX

DATE: _____

02/18/26

SHEET TITLE:

SITE DEMOLITION PLAN

SHEET NUMBER

C101

**COPYRIGHT ©
LA MACCHIA GROUP**
All information contained on this drawing including, but not limited to design concept and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of La Macchia Group.

[illegible]

Scale:  0 10 20 40
Scale: 1" = 20'

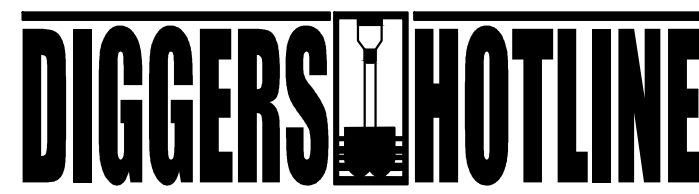
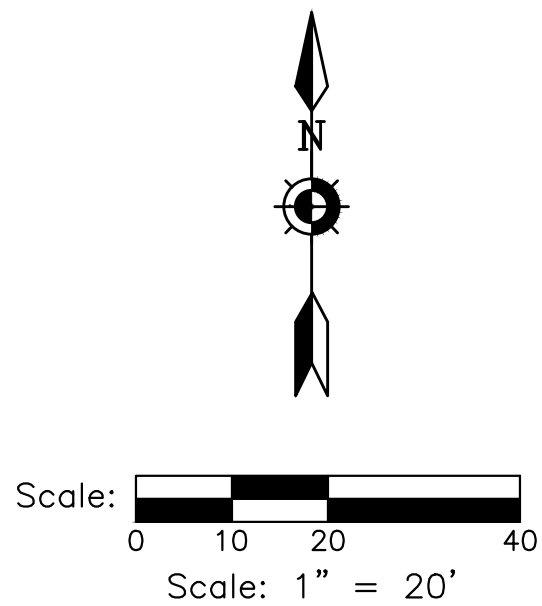
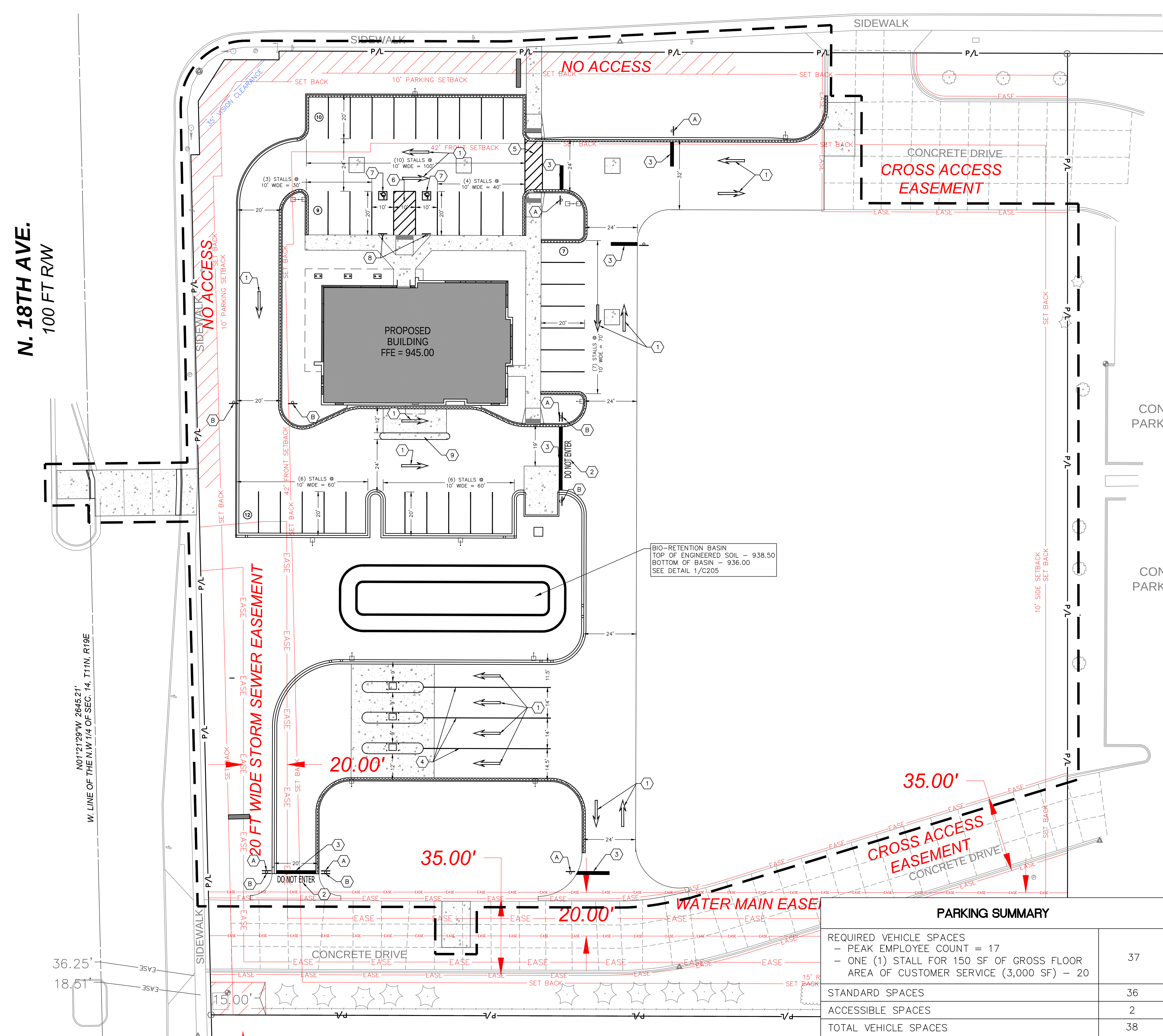
DIGGERS HOTLINE

Dial **811** or (800)242-8511

www.DiggersHotline.com

KEY INDEX

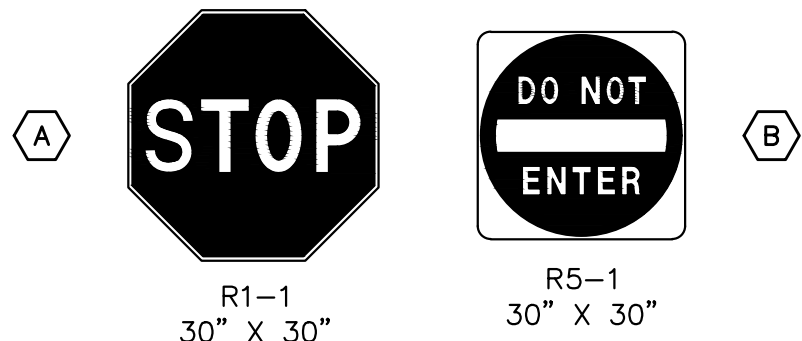
PROJECT LIMITS		PROPERTY LINE	
EASEMENT LINE			
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.		
	ASPHALTIC CONCRETE 1.50" SURFACE COURSE 2.50" BINDER COURSE 8.00" AGGREGATE BASE COURSE		1 C202
	CONCRETE SIDEWALK 5.00" CONCRETE 4.00" AGGREGATE BASE COURSE	2 C202	3 C202
	HEAVY DUTY CONCRETE PAVEMENT 7.00" CONCRETE 6.00" AGGREGATE BASE COURSE	2 C202	3 C202
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED		4 C202
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED		4 C202
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED		5 C202
1	24" MOUNTABLE CURB & GUTTER		6 C202
2	INTEGRAL CURB		7 C202
3	30" BARRIER CURB & GUTTER		8 C202
4	6" HIGH X 8" WIDE CURB HEAD		9 C202
5	TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO-FACE 18" CURB & GUTTER	4 C202	10 C202
6	TRANSITION FROM 24" MOUNTABLE CURB & GUTTER TO ZERO-FACE CURB & GUTTER	6 C202	10 C202
7	TRANSITION FROM 24" MOUNTABLE CURB & GUTTER TO 18" BARRIER CURB & GUTTER	4 C202	6 C202
8	7' X 7' HEAVY-DUTY CONCRETE COLLAR AROUND CATCH BASIN.		11 C202
9	4' WIDE CURB CUT		1 C203
10	4' WIDE CURB CUT		2 C203
11	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	3 C203	6 C203
12	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	4 C203	6 C203
13	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	5 C203	6 C203
14	TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.		
15	TRANSFORMER. REFER TO SITE ELECTRICAL PLANS FOR MORE INFORMATION.		
16	MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.		
17	DRIVE THRU CANOPY AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.		
18	DRIVE THRU CURB ISLAND. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.		
19	INTEGRAL CURB ISLAND.		7 C202
20	COLUMN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.		
21	LIGHT POLE. REFER TO SITE ELECTRICAL PLANS.		

[illegible]

Dial **811** or (800)242-8511

www.DiggersHotline.com

SIGN INDEX



KEY INDEX

- | | |
|---|--|
| | PROJECT LIMITS |
|  | PROPERTY LINE |
|  | EASEMENT LINE |
|  | PAVEMENT MARKING ARROWS,
LATEX PAVEMENT MARKING PAINT, YELLOW
(SEE WOOT PAVEMENT MARKING S.D.D.) |
|  | PAVEMENT MARKING WORDS,
LATEX PAVEMENT MARKING PAINT, WHITE
(SEE WOOT PAVEMENT MARKING S.D.D.) |
|  | PAVEMENT MARKING STOP LINE,
LATEX PAVEMENT MARKING PAINT, WHITE
(SEE WOOT PAVEMENT MARKING S.D.D.) |
|  | PAVEMENT MARKING MAINLINE,
LATEX PAVENT MARKING PAINT, 4" YELLOW
(SEE WOOT PAVEMENT MARKING S.D.D.) |
|  | PAVEMENT MARKING CROSSWALK,
LATEX PAVEMENT MARKING PAINT, YELLOW,
4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING |
|  | NEW 4" YELLOW PAINT
36" O.C. FOR DIAGONALS |
|  | ACCESSIBLE PARKING SYMBOL |
|  | ACCESSIBLE SIGNS |
|  | CONTRACTOR TO PAINT FACE & 6" OF TOP OF
CURB ISLAND, LATEX PAVEMENT MARKING PAINT,
YELLOW |

PARKING SUMMARY	
REQUIRED VEHICLE SPACES - PEAK EMPLOYEE COUNT = 17 - ONE (1) STALL FOR 150 SF OF GROSS FLOOR AREA OF CUSTOMER SERVICE (3,000 SF) - 20	37
STANDARD SPACES	36
ACCESSIBLE SPACES	2
TOTAL VEHICLE SPACES	38

PLAN COMMISSION SET

KOHLER CREDIT UNION
N. 18TH AVENUE & W. WASHINGTON STREET
WEST BEND, WI 53095

REVISIONS:

[illegible]

LA MACCHIA GROUP PROJECT NUMBER:

XX-XXX-XXXX

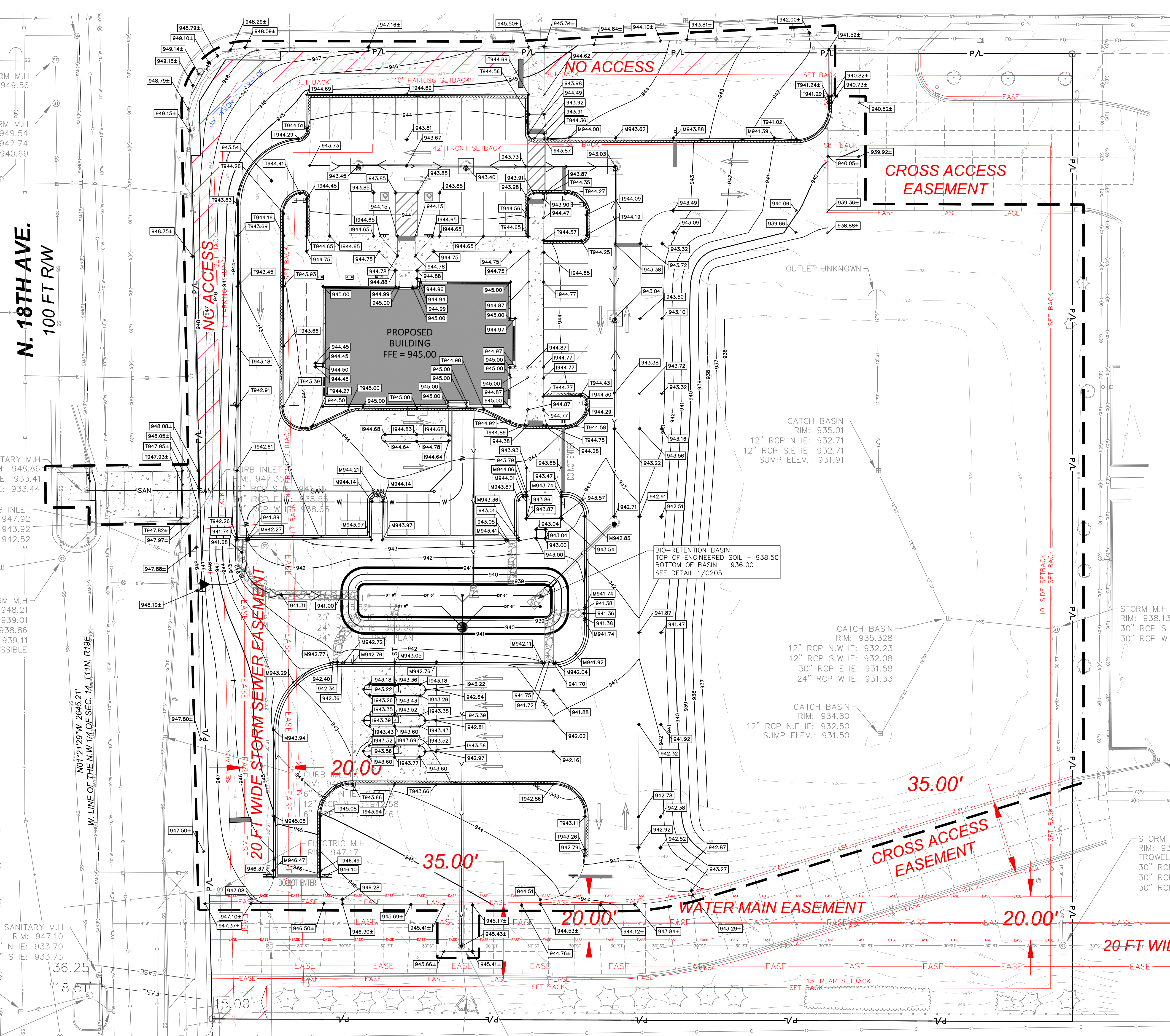
DATE:
02/18/26

SHEET TITLE:
SITE GRADING
PLAN

SHEET NUMBER

C104

**COPYRIGHT ©
LA MACCHIA GROUP**
All information contained on this drawing including, but not limited to design concept and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of La Macchia Group.



Scale:  0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE

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

KEY INDEX

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	PROPOSED TOP OF CURB GRADE LAYOUT PLANS FOR MAJOR 6" BELOW TOP OF CURB U/L
	PROPOSED EXISTING TOP OF CURB GRADE LAYOUT PLANS FOR MINOR 4" BELOW TOP OF CURB U/L
	PROPOSED TOP OF INTEGRAL LAYOUT PLANS FOR MAJOR 6" BELOW TOP OF CURB U/L
	PROPOSED TOP OF INTEGRAL LAYOUT PLANS FOR MINOR 4" BELOW TOP OF CURB U/L
	DRAINAGE SWALE

DESIGN / BUILDER:

OUR BUSINESS IS BUILDING YOURS

LaMACCHIA
GROUP

 PLAN • BRAND • DESIGN • BUILD • EVOLVE
 157 North Milwaukee Street
 Milwaukee, Wisconsin 53202
 T 414.223.4400 F 414.223.4488
 www.lamacchiagroup.com

Kapur

 788 N. Jefferson Street, Ste 900
 Milwaukee, Wisconsin 53202

kapurinc.com

 Scale: 0 10 20 40
 Scale: 1" = 20'

DIGGERSHOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

UTILITY NOTES



KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE, END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMIT INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT IN THE UTILITIES SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- | | |
|--|--|
| | PROJECT LIMITS |
| | PROPERTY LINE |
| | EASEMENT LINE |
| | STORM MANHOLE |
| | ROUND STORM CATCH BASIN WITH ROUND FRAME & GRATE |
| | RCP APRON ENDWALL |
| | RIP RAP |
| | WATER MAIN REDUCER |
| | STORM SEWER |
| | SANITARY SEWER |
| | WATER MAIN |
- SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 4" SANITARY SEWER 5' FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
 - SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 2" WATER LATERAL 5' FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN THE FIELD.
 - SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 8" STORM LATERAL 5' FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN THE FIELD.
 - SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH REDUCER. VERIFY EXACT SIZE, DEPTH, AND LOCATION OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
 - CONNECT SANITARY SEWER PIPE TO EXISTING MANHOLE WITH AN OUTSIDE DROP PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
 - CONNECT STORM SEWER PIPE TO EXISTING MANHOLE PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. VERIFY EXACT SIZE, DEPTH, AND LOCATION PRIOR TO CONSTRUCTION.
 - ADJUST MANHOLE RIM ELEVATION TO BE FLUSH WITH FINISHED GRADE.
EXISTING RIM: 945.66±
PROPOSED RIM: 942.33

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	02/18/26		PLAN COMMISSION SET
2			
3			
4			
5			
6			
7			
8			
9			
10			

LA MACCHIA GROUP PROJECT NUMBER:

XX-XXX-XXXX

DATE:

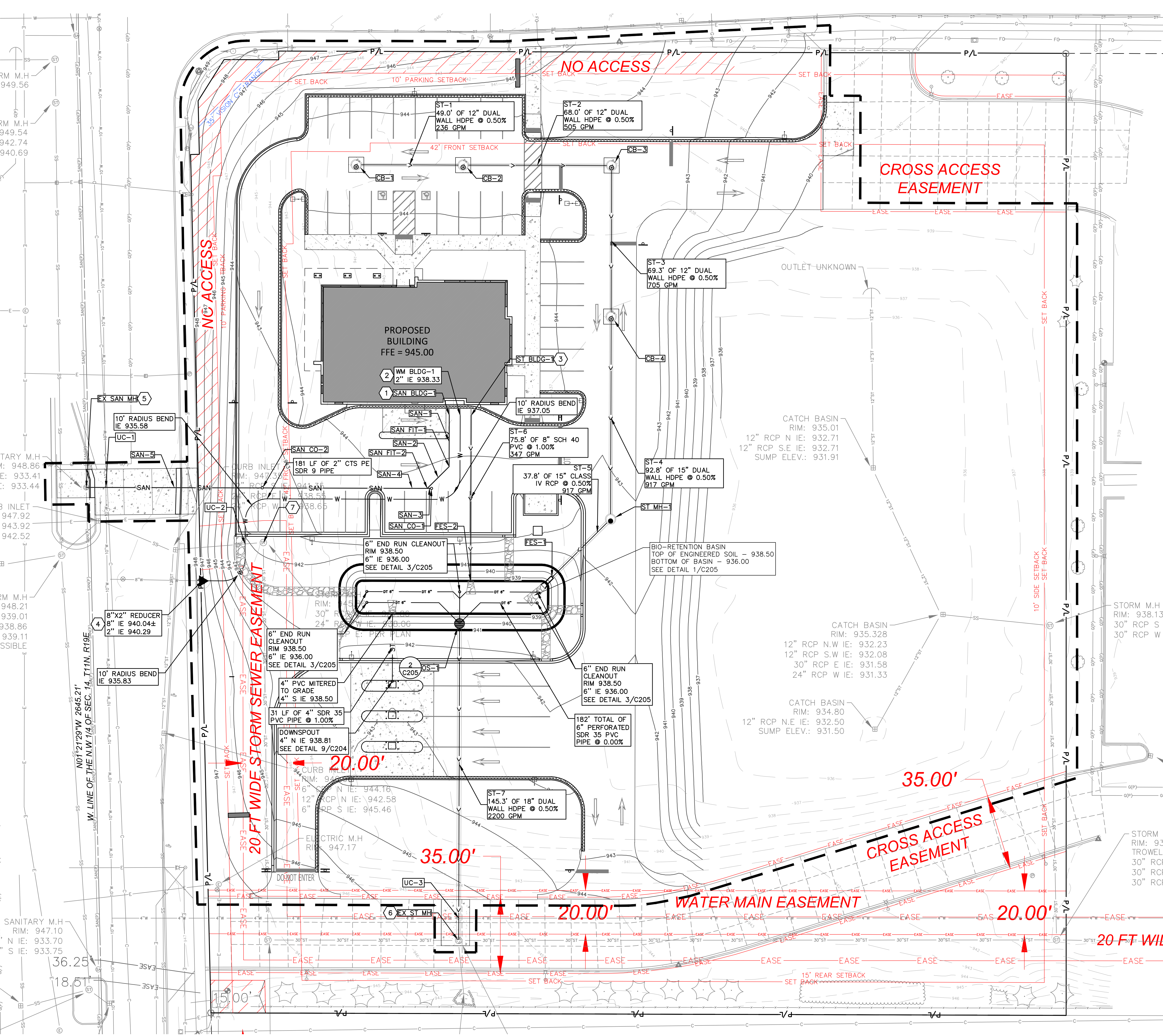
02/18/26

SHEET TITLE:

SITE UTILITY
PLAN

SHEET NUMBER:

C105

 COPYRIGHT ©
 LA MACCHIA GROUP
 All information contained on this drawing, including but not limited to design concepts and details is strictly confidential and the property of LaMacchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of LaMacchia Group.


PLAN COMMISSION SET

KOHLER CREDIT UNION
N. 18TH AVENUE & W. W
WEST BEND, WI 53095

REVISIONS:

[illegible]

LA MACCHIA GROUP PROJECT NUMBER:

XX-XXX-XXXX

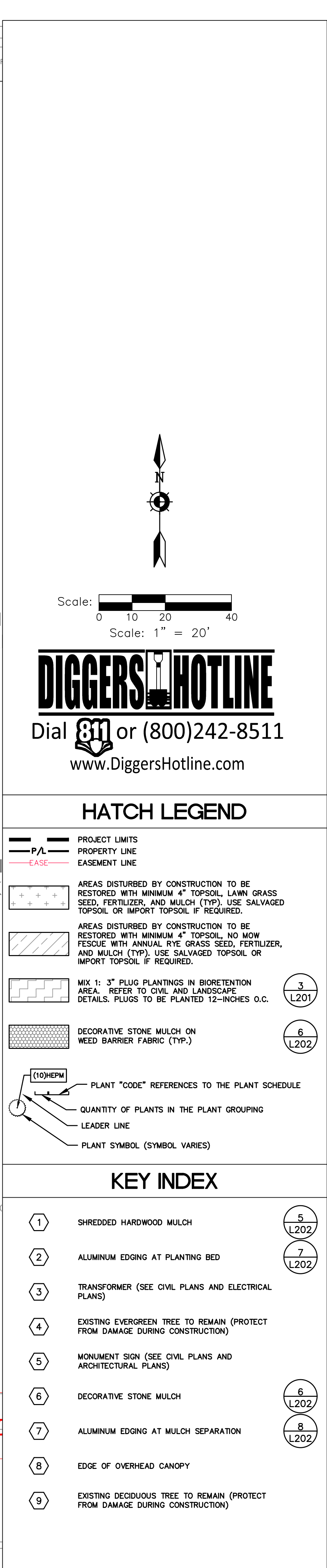
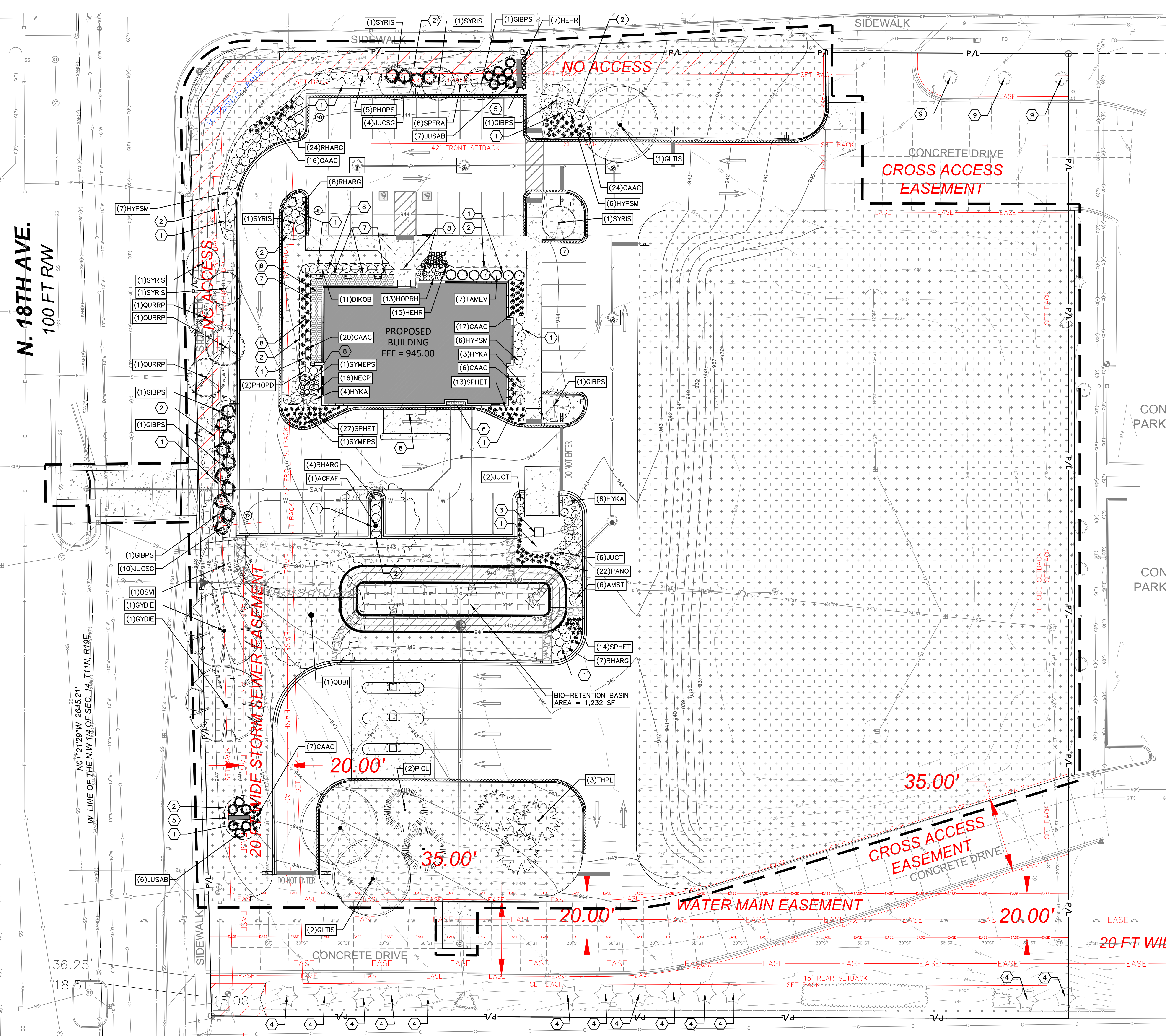
DATE:
02/18/26

SHEET TITLE:
SITE LANDSCAPE PLAN

SHEET NUMBER

**COPYRIGHT ©
LA MACCHIA GROUP**
All information contained on this drawing including, but not limited to design concepts and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of La Macchia Group.

L101



Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 1/L202)						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	Per Plan	2.5" caliper / B&B	50'/40'
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	6	Per Plan	2.5" caliper / B&B	40'/15'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	3	Per Plan	2.5" caliper / B&B	60'/35'
GYDIE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	2.5" caliper / B&B	50'/35'
QUBI	Quercus bicolor	Swamp White Oak	1	Per Plan	2.5" caliper / B&B	75'/65'
QURRP	Quercus robur x bicolor 'Long' PP12,673	Regal Prince Oak	3	Per Plan	2.5" caliper / B&B	45'/18'
Ornamental Trees: (Install in accordance with detail 1/L202)						
OSVI	Ostrya virginiana	Ironwood, Hophornbeam	1	Per Plan	2" caliper / B&B	25'-40'/15'-30'
SYMEPS	Syringa meyeri 'Palibin' on standard	Meyer Lilac on standard	2	Per Plan	8' tall / pot	6'-12'/6'-9'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6	Per Plan	2" caliper / B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 2/L202)						
JUCT	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	8	Per Plan	6' tall / B&B	10'-12'/3'-4'
PIGL	Picea glauca	White Spruce	2	Per Plan	6' tall / B&B	40'-60'/10'-20'
THPL	Thuja plicata	Giant Arborvitae	3	Per Plan	6' tall / B&B	25'-35'/20'
Deciduous Shrubs: (Install in accordance with detail 3/L202)						
AMST	Amelanchier stolonifera	Running Serviceberry	6	Per Plan	18" tall / pot	3'-5'/5'-7'
DIKOB	Diervilla x 'G2X86544' PP27,548	Kodiak Orange Bush Honeysuckle	11	Per Plan	18" tall / pot	3'-4'/3'-4"
HYKA	Hypericum kalmianum	St. John's Wort	13	Per Plan	18" tall / pot	2'-4'/2'-4"
HYPSM	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	19	Per Plan	18" tall / pot	3'-5'/3'-5"
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	5	Per Plan	24" tall / pot	5'-4'/4'-5"
PHOPD	Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	2	Per Plan	24" tall / pot	3'-4'/3'-4"
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	43	Per Plan	18" tall / pot	2'-3'/6'-8"
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	6	Per Plan	18" tall / pot	2'-3'/2'-3"
Evergreen Shrubs: (Install in accordance with detail 3/L202)						
JUCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	14	Per Plan	18" spread / pot	4'-6'/6'-8"
JUSAB	Juniperus sabina 'Buffalo'	Buffalo Juniper	13	Per Plan	18" spread / pot	12'/4'-6"
TAMEV	Taxus x media 'Everlow'	Everlow Yew	7	Per Plan	18" spread / pot	2'-3'/4'-5"
Perennials: (Install in accordance with detail 4/L202)						
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	90	Per Plan	#1 cont.	4'-5'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	22	Per Plan	#1 cont.	12"-18'/16"-24"
HOPRH	Hosta 'Praying Hands'	Praying Hands Hosta	13	Per Plan	#1 cont.	14"-18'/12"-16"
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	16	Per Plan	#1 cont.	12"-14'/18"-20"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	22	Per Plan	#1 cont.	4'-5'/24"-30"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	54	Per Plan	#1 cont.	18"-24'/18"-24"
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.						

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

1
L201

PLANT SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING -- ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES -- UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE 3/4-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY. INFO. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741. INSTALL 4" TALL TEMPORARY WOOD STAKES 6' ON CENTER WITH SIGNAGE READING "NO MOW SEEDING - PLEASE DO NOT ENTER OR MOW" AROUND THE PERIMETER OF THE NO MOW FESCUE SEEDING AREA ALONG WITH PLASTIC YELLOW TAPE BETWEEN THE TOP OF THE STAKES TO DELINEATE IT FROM THE LAWN AREA SO THAT IT IS NOT ACCIDENTALLY MOWED ALONG WITH THE LAWN DURING THE ESTABLISHMENT PERIOD.
22. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

LANDSCAPE NOTES
 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

Bio-Retention Basin Plant Plug Schedule

[illegible]

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity. Native plugs of same species shall be planted in groupings of a minimum 20 plugs.

3
201

BIORETENTION BASIN PLANT PLUG SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS

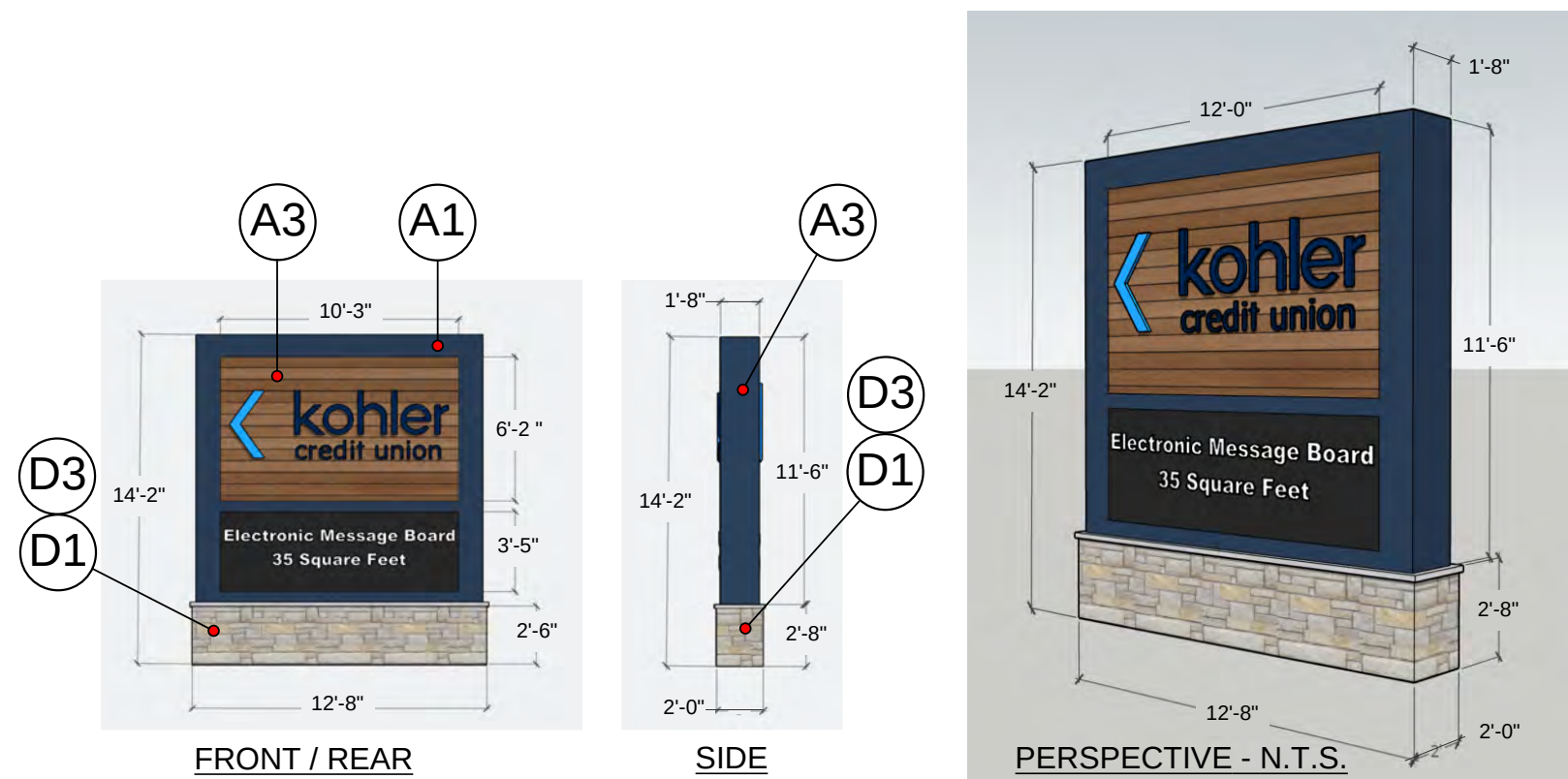
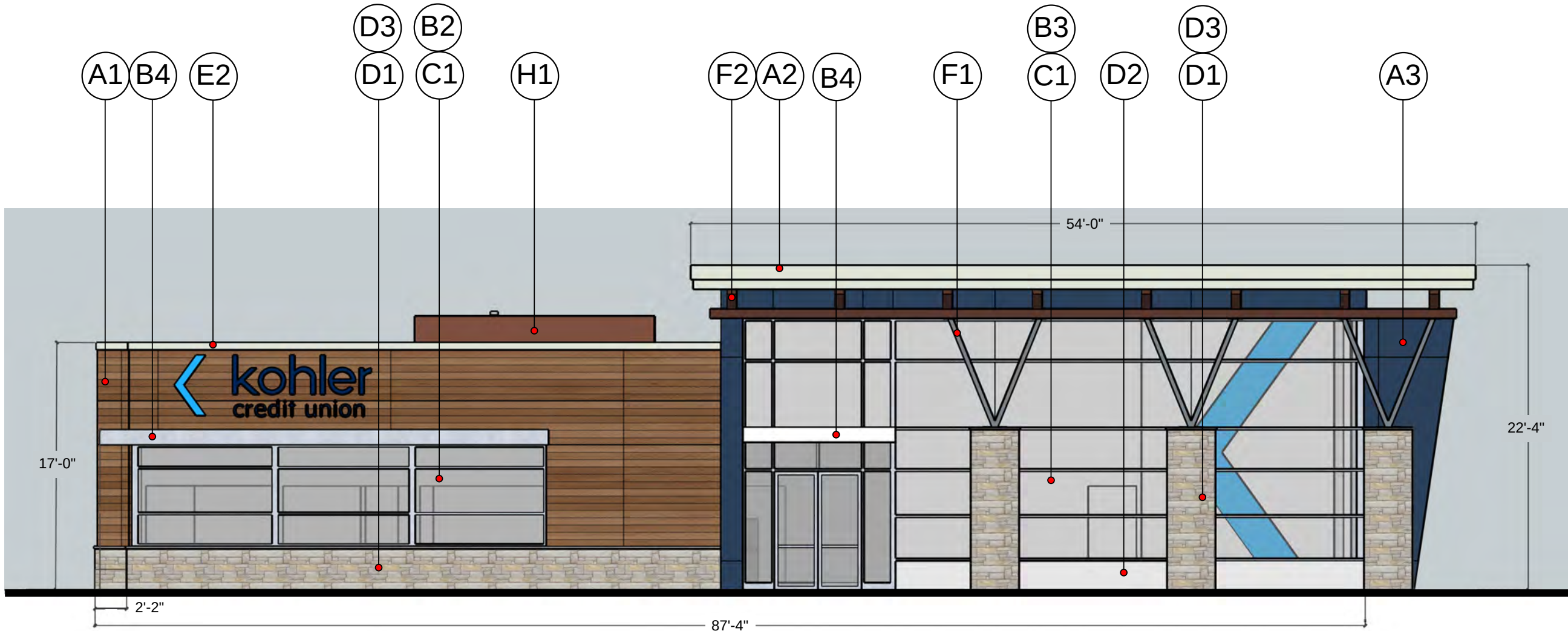
City of West Bend Landscaping Requirements

Site Zoning = B-1 (Community Business District)
W. Washington Street frontage length = 345 linear feet (Excludes driveway openings)
N. 18th Avenue frontage length = 385 linear feet (Excludes driveway openings)

Landscape requirements for Commercial and Business Districts

Foundation and yard plantings		Required	Provided
The developer shall include foundation, driveway, yard and parling lot plantings.		Foundation, driveway, parking lot, yard and parking lot plantings required.	Existing and proposed foundation, driveway, parking lot, yard and parking lot plantings provided.
Street Trees for the public planting strip			
The developer shall be required to install in the public planting strip one street tree per 35 feet or portion thereof, of public street frontage.			
W. Washington Street 1 street tree is required per 35 lf of public street frontage not including driveways 345 lf of street frontage / 35 lf = 9.9 street trees required	10 street trees required in the public street frontage	3 existing street trees + 5 proposed street trees provided for a total of 8 street trees in the public street frontage on the owners property. (2 trees were removed from the initial design because of West Bend's concerns for traffic visibility.)	
N. 18th Avenue 1 street tree is required per 35 lf of public street frontage not including driveways 385 lf of street frontage / 35 lf = 11 street trees	11 street trees required in the public street frontage	11 proposed street trees provided in the public street frontage on the owners property.	
Parking Area Landscaping			
Provide a maximum 3 foot high and 5 foot wide visual relief screen when adjacent to a street in the form of a hedge, fence, planter, berm, dividers, shrubbery and trees or any combination.	Parking lot visual relief screen required adjacent to a street.	Parking lot visual relief screen provided adjacent to the streets in the form of shrubs and trees.	
All landscaping to form parking lot visual relief shall be a minimum height of 18 inches at the time of planting.	Landscaping to form a parking lot visual relief is required to be a minimum 18 inches in height at the time of installation.	Landscaping to form a parking lot visual relief is provided at a minimum 18 inches in height at the time of installation.	
Bark or other organic mulches shall be retained within the planting area.	Bark or other organic mulches shall be retained within the planting areas.	Shredded hardwood mulch is provided within the planting areas.	
Provide perimeter landscaping appropriate to break up the visual expanse of paving and to provide shade.	Perimeter landscaping appropriate to break up the visual expanse of paving and to provide shade is required.	Perimeter landscaping appropriate to break up the visual expanse of paving and to provide shade is provided.	
Provide landscape islands at major entrances and other appropriate areas to delineate internal traffic patterns for vehicular and pedestrian movements.	Landscape islands at major entrances and other appropriate areas to delineate internal traffic patterns for vehicular and pedestrian movements are required.	Landscape islands at major entrances and other appropriate areas to delineate internal traffic patterns for vehicular and pedestrian movements are provided.	
All off-street vehicular parking areas must be broken by a landscape island for each linear row of 10 parking spaces for single row configurations, or for each 20 parking spaces in double row configurations.	All off-street vehicular parking areas must be broken by a landscape island for each linear row of 10 parking spaces for single row configurations, or for each 20 parking spaces in double row configurations.	All off-street vehicular parking areas are broken by a landscape island for each linear row of 10 parking spaces for single row configurations. No double row configurations are incorporated into the site design.	
All tree islands and landscape areas with trees shall be a minimum of 5 feet as measured from the inside of a curb or frame.	All tree islands and landscape areas with trees shall be a minimum of 5 feet as measured from the inside of a curb or frame.	All tree islands and landscape areas with trees have a minimum of 5 feet as measured from the inside of a curb or frame as required.	
Monument Sign Landscaping			
All freestanding signs shall be set in a landscaped base of appropriate size to provide shrubs and base plantings that will enhance and compliment the sign.	All freestanding signs shall be set in a landscaped base of appropriate size to provide shrubs and base plantings that will enhance and compliment the sign.	All freestanding signs are set in a landscaped base of appropriate size to provide shrubs and base plantings that will enhance and compliment the sign.	

A1. EXTERIOR CLADDING: LONGBOARD 6" V-GROOVE PLANK METAL SIDING (DARK CHERRY)
A2. EXTERIOR CLADDING: APOLIC METAL PANEL (AGT GREY)
A3. EXTERIOR CLADDING: APOLIC METAL PANEL (AUB BLUE)
B1. ALUMINUM SOFFIT: LONGBOARD 6" V-GROOVE PLANK (DARK CHERRY)
B2. ALUMINUM STOREFRONT SYSTEM: KAWNEER 451 T (CLEAR ANODIZED)
B3. ALUMINUM CURTAIN WALL SYSTEM: KAWNEER 1600 / BUTT GLAZED HORIZONTALFRAMING (CLEAR ANODIZED)
B4. ALUMINUM SUNSHADE (CLEAR ANODIZED)
C1. GLASS: GUARDIAN (SUNGARD AG 43 - CLEAR ON CRYSTAL BLUE)
C2. GLASS: VIRACON (SPANDREL GLASS - BLUE V911 (#4 SURFACE) / CLEAR FLOAT GLASS - FRONT)
D1. THIN STONE VENEER: HALQUIST STONE (REGAL BLEND)
D2. PRECAST PANEL: CUSTOM CAST STONE (NATURAL)
D3. PRECAST CAP / WATERTABLE: CUSTOM CAST STONE (NATURAL)
E1. ALUMINUM BREAK METAL: ELEVATE METAL (TERRA COTTA) (NOT USED)
E2. ALUMINUM BREAK METAL: ELEVATE METAL (CITYSCAPE)
E3. ALUMINUM BREAK METAL: ELEVATE METAL (CLEAR ANODIZED)
F1. PAINTED STRUCTURAL STEEL: SHERWIN WILLIAMS (SW 7665 WALL STREET)
F2. PAINTED STRUCTURAL STEEL: SHERWIN WILLIAMS (SW 9182 ROJO MAROON)
G1. ROOFING: FIRESTONE EPDM (FULLY ADHERED - BLACK) (NOT SHOWN)
H1. HVAC SCREEN: CITYSCAPES (SW 6062 RUGGED BROWN)


$$\underline{1/8'' = 1'-0''}$$

$$1/8'' = 1'-0''$$

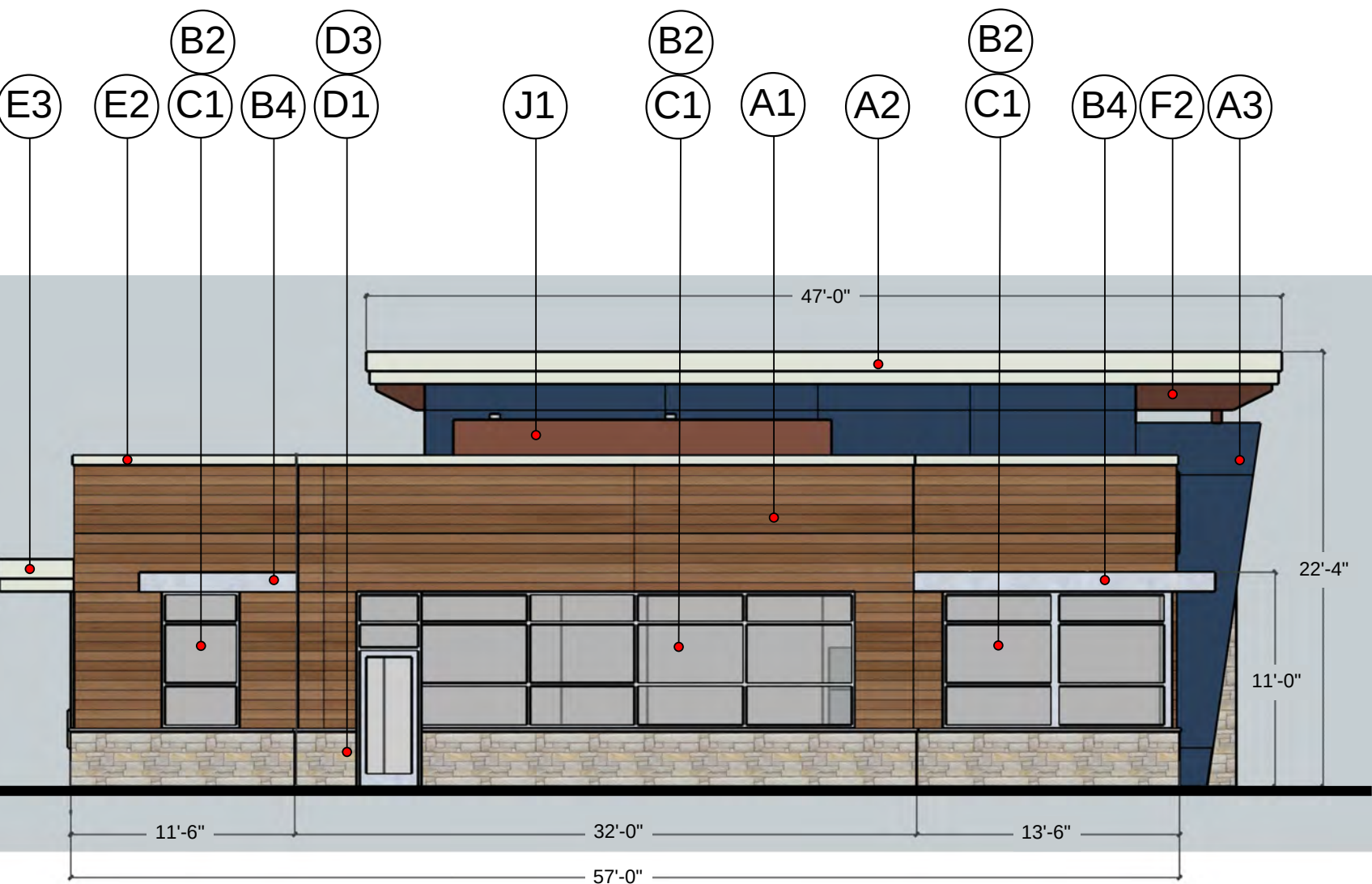
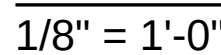

KOHLER CREDIT UNION
SEC OF N. 18TH AVE. & W. WASHINGTON ST.
WEST BEND, WI

[illegible]

A-200

COPYRIGHT ©
LA MACCHIA GROUP
All information contained on this drawing including, but not limited to design concepts and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of La Macchia Group.

A1. EXTERIOR CLADDING: LONGBOARD 6" V-GROOVE PLANK METAL SIDING (DARK CHERRY)
A2. EXTERIOR CLADDING: APOLIC METAL PANEL (AGT GREY)
A3. EXTERIOR CLADDING: APOLIC METAL PANEL (AUB BLUE)
B1. ALUMINUM SOFFIT: LONGBOARD 6" V-GROOVE PLANK (DARK CHERRY)
B2. ALUMINUM STOREFRONT SYSTEM: KAWNEER 451 T (CLEAR ANODIZED)
B3. ALUMINUM CURTAIN WALL SYSTEM: KAWNEER 1600 / BUTT GLAZED HORIZONTALFRAMING (CLEAR ANODIZED)
B4. ALUMINUM SUNSHADE (CLEAR ANODIZED)
C1. GLASS: GUARDIAN (SUNGARD AG 43 - CLEAR ON CRYSTAL BLUE)
C2. GLASS: VIRACON (SPANDREL GLASS - BLUE V911 (#4 SURFACE) / CLEAR FLOAT GLASS - FRONT)
D1. THIN STONE VENEER: HALQUIST STONE (REGAL BLEND)
D2. PRECAST PANEL: CUSTOM CAST STONE (NATURAL)
D3. PRECAST CAP / WATERTABLE: CUSTOM CAST STONE (NATURAL)
E1. ALUMINUM BREAK METAL: ELEVATE METAL (TERRA COTTA) (NOT USED)
E2. ALUMINUM BREAK METAL: ELEVATE METAL (CITYSCAPE)
E3. ALUMINUM BREAK METAL: ELEVATE METAL (CLEAR ANODIZED)
F1. PAINTED STRUCTURAL STEEL: SHERWIN WILLIAMS (SW 7665 WALL STREET)
F2. PAINTED STRUCTURAL STEEL: SHERWIN WILLIAMS (SW 9182 ROJO MAROON)
G1. ROOFING: FIRESTONE EPDM (FULLY ADHERED - BLACK) (NOT SHOWN)
H1. HVAC SCREEN: CITYSCAPES (SW 6062 RUGGED BROWN)


$$\overline{1/8'' = 1'-0''}$$


VICINITY MAP - NTS

OUR BUSINESS IS BUILDING YOURS

LaMACCHIA
GROUP



PLAN • BRAND • DESIGN • BUILD • EVOLVE

157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com



REVISIONS:

LA MACCHIA GROUP PROJECT NUMBER
WI-KOH-2502

DATE:
02/18/2026

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER

**COPYRIGHT ©
LA MACCHIA GROUP**
All information contained on this drawing
including, but not limited to design
concepts and details is strictly confidential
and the property of La Macchia Group. All
ideas documented herein were created for
this specific project and shall not be reused
in any form without the express written
permission of La Macchia Group.

Diagram of a double door with stone columns. The door is 12'-0" wide and 7'-0" high. The door is composed of two panels, each with vertical wood grain. The door is flanked by stone columns. The door is set into a stone wall.

A diagram of a stone wall panel. The panel is rectangular with a width of 12'-0" and a height of 7'-0". The stone pattern consists of irregular, light-colored stones with some darker, yellowish-brown stones interspersed. The panel is shown against a light gray background, with a dark gray vertical strip on the left side representing a door or window frame.

Technical drawings of two Kohler Credit Union sign options, including dimensions and a scale reference.

Option 1: Tall, Narrow Sign

- Top section width: 1'-8"
- Top section height: 11'-6"
- Bottom section height: 2'-8"
- Base width: 2'-0"
- Total height: 14'-2"

Option 2: Square Sign

- Top section width: 12'-4"
- Top section height: 10'-3"
- Bottom section height: 2'-4"
- Base width: 12'-8"
- Total height: 14'-2"

Sign Content:

- Logo: Kohler Credit Union (Blue chevron and text)
- Electronic Message Board: 24 Square Feet

A scale reference image of a person is provided for comparison.

Technical drawing of the Kohler Credit Union sign. The front view shows a sign with a dark blue background and a wood-grain panel in the center. The wood-grain panel features a large blue chevron logo and the text "kohler credit union" in dark blue. The sign is mounted on a stone base. Dimensions for the front view are: overall width 12'-4", overall height 10'-0", sign panel width 12'-8", sign panel height 8'-2", and stone base height 2'-8". The side view shows the sign's profile with a height of 1'-8" and a depth of 2'-0". A person is shown next to the sign for scale.

KOHLER CREDIT UNION
SEC OF N. 18TH AVE. & W. WASHINGTON ST.
WEST BEND, WI

[illegible]

COPYRIGHT ©
LA MACCHIA GROUP
All information contained on this drawing including, but not limited to design concepts and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for a specific project and shall not be reused by any firm without the express written permission of La Macchia Group.

An architectural rendering of a modern Kohler Credit Union building. The structure features a combination of horizontal wood siding, a dark blue vertical accent wall, and light-colored stone veneer at the base. The Kohler Credit Union logo is prominently displayed on the wood-paneled section. To the left, a large glass-enclosed area is supported by a dark blue metal frame. A brown SUV is parked in the foreground on the left, and a paved parking lot with a yellow curb is on the right. The scene is set against a bright blue sky with scattered white clouds.

An architectural rendering of a modern Kohler Credit Union building. The structure features a combination of horizontal wood slat siding and light-colored stone veneer on the lower portion. Large glass windows and doors are prominent, with a large blue 'K' logo integrated into the glasswork. The building has a flat roof with a wide overhang supported by dark blue structural elements. In the foreground, a white sedan is parked on a dark asphalt lot. A grassy area is visible in the immediate foreground. The sky is blue with scattered white clouds.

An architectural rendering of a modern gas station. The station features a large, white, flat canopy supported by several thick, square stone pillars. Underneath the canopy, there are blue gas pumps with the 'Caltex' logo. A dark-colored car is parked at one of the pumps. To the left of the gas station, there is a building with a brown, wood-grain facade and a white base. A paved road curves around the gas station, and a grassy area is in the foreground. The sky is blue with scattered white clouds. Two tall, black light poles are visible: one near the building and another near the gas station.

VICINITY MAP - NTS

PROJECT TEAM

ARCHITECT/DEVELOPER:
La Macchia Group
157 North Milwaukee Street
Milwaukee, WI 53202
Ph: 414-763-8417
Patrick Blum, pblum@lamacchiagroup.com

CIVIL ENGINEER:
Kapur Inc
7788 N. Jefferson Street, 9th Floor
Milwaukee, WI 53202
Ph: 262-758-6035
Ryan Birschbach, rbirschbach@kapurinc.com

OWNER:
Kohler Credit Union
5727 Superior Avenue
Sheboygan, WI 53083
Raeann Freund, rfreund@kohler.com

DESIGN / BUILDER:

OUR BUSINESS IS BUILDING YOURS

LaMACCHIA
GROUP 

PLAN ▾ BRAND ▾ DESIGN ▾ BUILD ▾ EVOLVE

157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com



KOHLER CREDIT UNION
SEC OF N. 18TH AVE. & W. WASHINGTON ST.
WEST BEND, WI

REVISIONS:

[illegible]

LA MACCHIA GROUP PROJECT NUMBER:

WI-KOH-2502

DATE:
02/18/2026

SHEET TITLE:
EXTERIOR PERSPECTIVES

SHEET NUMBER:

COPYRIGHT ©
LA MACCHIA GROUP
All information contained on this drawing including, but not limited to design concepts and details is strictly confidential and the property of La Macchia Group. All ideas documented herein were created for this specific project and shall not be reused in any form without the express written permission of La Macchia Group.