



CONDITIONAL USE PERMIT APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Joseph Mayer

Firm Name (if any): Kimley-Horn and Associates, Inc.

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: Owner

Mailing Address: 111 W Jackson Boulevard City: Chicago State: IL Zip: 60604

Office/Home Phone: (630) 487-5550 Mobile Phone: _____

E-mail: joe.mayer@kimley-horn.com

Property owner information:

Person's Name(s): Republican Services (Dustin Hayes)

Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____

Mailing Address: 18500 N. Allied Way City: Phoenix State: AZ Zip: 85054

Office/Home Phone: _____ Mobile Phone: (480) 235-0354

E-mail: dhayes@republicservices.com

Parcel number or legal description of subject property:

172-0955-00000 & 172-0953-00000

Address or street boundaries of subject property:

1625 NORTH ST, PRAIRIE DU SAC, WI 53578

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- single family residential (current use proposed use)
- two family residential (current use proposed use)
- multiple family residential (3+ unit building) (current use proposed use)
- mixed commercial/residential building(s) (current use proposed use)
- office/research (current use proposed use)
- retail/commercial services (current use proposed use)
- manufacturing/warehousing/contractor (current use proposed use)
- institutional use (current use proposed use)
- park or open space use (current use proposed use)
- other use: Parking (current use proposed use)

Summary of proposed project (attach pages as necessary):

Republic Services intends to utilize the existing land and building for administration purposes and active daily operations consisting of parking active trucks for daily routes. There are no proposed site modifications at this time.



Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable conditional use permit application fee of \$275. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- A map of the subject property showing all lands for which the conditional use permit is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds (unless waived by the Village Administrator). All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
- A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, along the reasons why the applicant believes the proposed conditional use is appropriate.
- A site plan of the subject property if proposed for development, conforming to all applicable requirements of Section 10-1-1307(c). If the conditional use will make use of existing site improvements, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- N/A If the proposed conditional use is a “Large Retail and Commercial Service Development” as defined in Section 10-1-0302(p), all additional information required under Section 10-1-0605.
- Any of following additional information requested by the Zoning Administrator or Plan Commission:
 - Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation.
 - Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance.
 - Details relating to exterior building, fence materials, lighting, or other improvements.
 - Possible future building and/or parking lot expansions.
 - Certified Survey Map of the property in cases where lot lines and public easements are unclear or require adjustment.
 - Any other information pertinent to adequate understanding of the intended use and its relationship to nearby properties, the Comprehensive Plan, and the conditional use permit review criteria in Part III.



Part III. Comparison of Proposed Conditional Use Permit with Required Review Criteria (to be completed below or on an attached sheet)

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Sauk Prairie Comprehensive Plan; the Village zoning ordinance; and any other plan or ordinance adopted or under consideration? Explain how, or why not. (Consult with Village Administrator as necessary on applicable plans.)

Republic Services, a refuse/waste collection company, plans to use the property for office administration, logistics planning, truck parking, and temporary vehicle storage, primarily for vehicles needing maintenance and repair. This proposed use aligns with the Sauk Prairie Comprehensive Plan and Village zoning ordinance by supporting economic development, ensuring land use compatibility, and enhancing public health and safety through efficient waste management.

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

Operational measures will be in place to ensure efficient traffic flow and proper waste handling, thereby safeguarding public health, safety, and general welfare both now and in the future. The project proposes minimal land disturbance and will utilize existing infrastructure to the maximum extent practical.

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes, the current property is utilized as a office and warehouse. The proposed use is similar in nature and the existing building will remain in-tact as part of the project.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

The proposed use by Republic Services is located in an area currently functioning as an operating warehouse, with an existing parking lot that will remain part of the project. This location is adequately served by existing public infrastructure, facilities, utilities, and services

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

The public benefits of the proposal by Republic Services include enhanced waste management efficiency, job creation, and economic development. By consolidating operations such as office administration, logistics planning, and vehicle maintenance, the project supports a cleaner and more organized community. The proposed use also ensures the continued functionality of the existing warehouse and parking lot, minimizing disruptions.



Parcel Address or ID #: 1625 North Street

Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village’s zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

Joseph Mayer
Signature of Applicant

10/08/2025
Date

[Signature]
Signature of Property Owner (if different)

10/8/2025
Date



Parcel Address or ID #: _____

Part VI. Record of Administrative Procedures (*to be completed by Village*)

- Verification that subject property within (check one): Village Town (Extraterritorial Jurisdiction)
- Pre-application conference with Village Administrator or designee (optional)
Date of conference: _____ Participants: _____
- Pre-application conference with Village Plan Commission or Joint ET Committee (optional)
Date of Conference: _____
- Application and required plans filed with Village
Date filed: 10/13/2025
Name of Village staff person who accepted application: A. Wildman
- Application fee of \$275 received by Village (non-refundable)
Date received: _____
Name of Village staff person who accepted fee: _____
- Application and submitted plans verified as being complete
Date verified: _____
Name of Village staff person who verified application as complete: _____
- Notice of public hearing sent to owners within 300 feet, muni clerks within 1,000 feet, & newspaper
Date sent to nearby land owners and clerks: 11/12/2025
Date of first publishing in community newspaper: 11/20/2025
Date of second publishing in community newspaper: 11/27/2025
- Village Plan Commission or Joint ET Committee public hearing
Meeting date: 12/1/2025 (to be held within 45 days of complete application)
- Village Plan Commission or Joint ET Committee action taken
Meeting date: _____ (within 60 days after public hearing, or per extension)
Action (circle one): Approval as presented Approval with conditions Denial
- Applicant notified of Village Plan Commission or Joint ET Committee action
Date: _____
Name of Village staff person who notified Applicant: _____
- Village Administrator records conditional use permit with Register of Deeds



Sustainability in Action

Patrick Connell, General Manager
Republic Services, Inc.
875 17th Street
Prairie du Sac, WI 53578

October 31, 2025

Marc Roffers, AICP
Prairie du Sac Village Planner
335 Galena Street
Prairie du Sac, WI 53578

Marc:

We write to inform you of our intended use of the facility located at 1625 North Street.

This property will serve as the central dispatch site for drivers, coordinating both the morning crew departures and the afternoon crew returns. The property will include a parking area for both employee and collection vehicles, along with limited equipment and container storage and equipment part storage. This property will also be utilized for a range of business administration functions, including general leadership activities, human resources, finance, operations management, and sales. Activities are planned to occur generally between 5:30 am and 5:00 pm, with some flexibility to extend if needed.

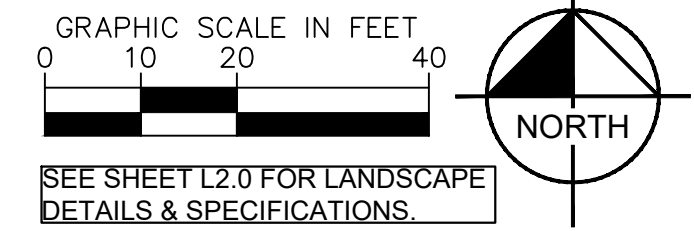
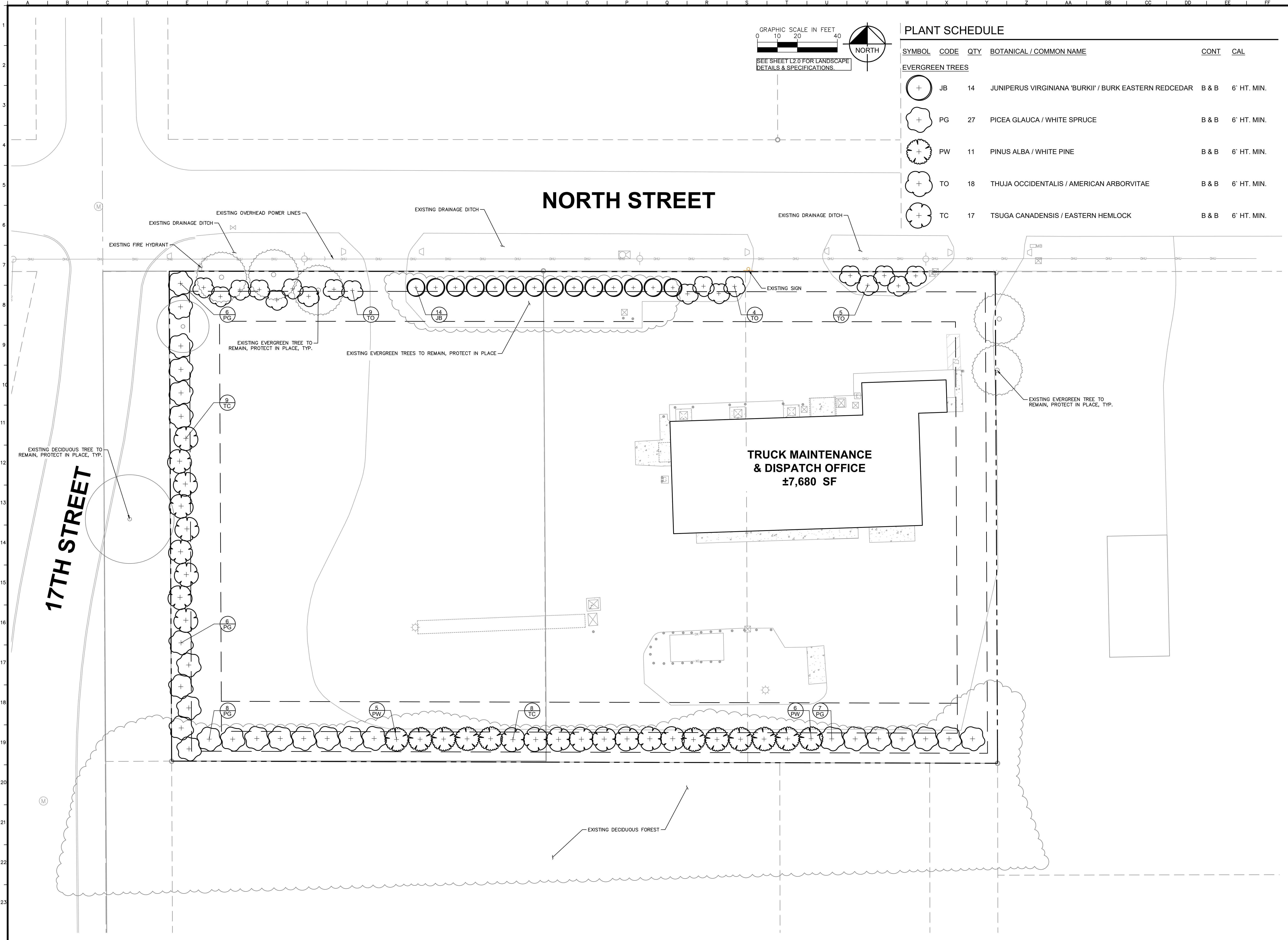
Importantly, there is no intent to conduct suspended waste or disposal activities at the property.

Thank you for your attention to this matter.

All the best,

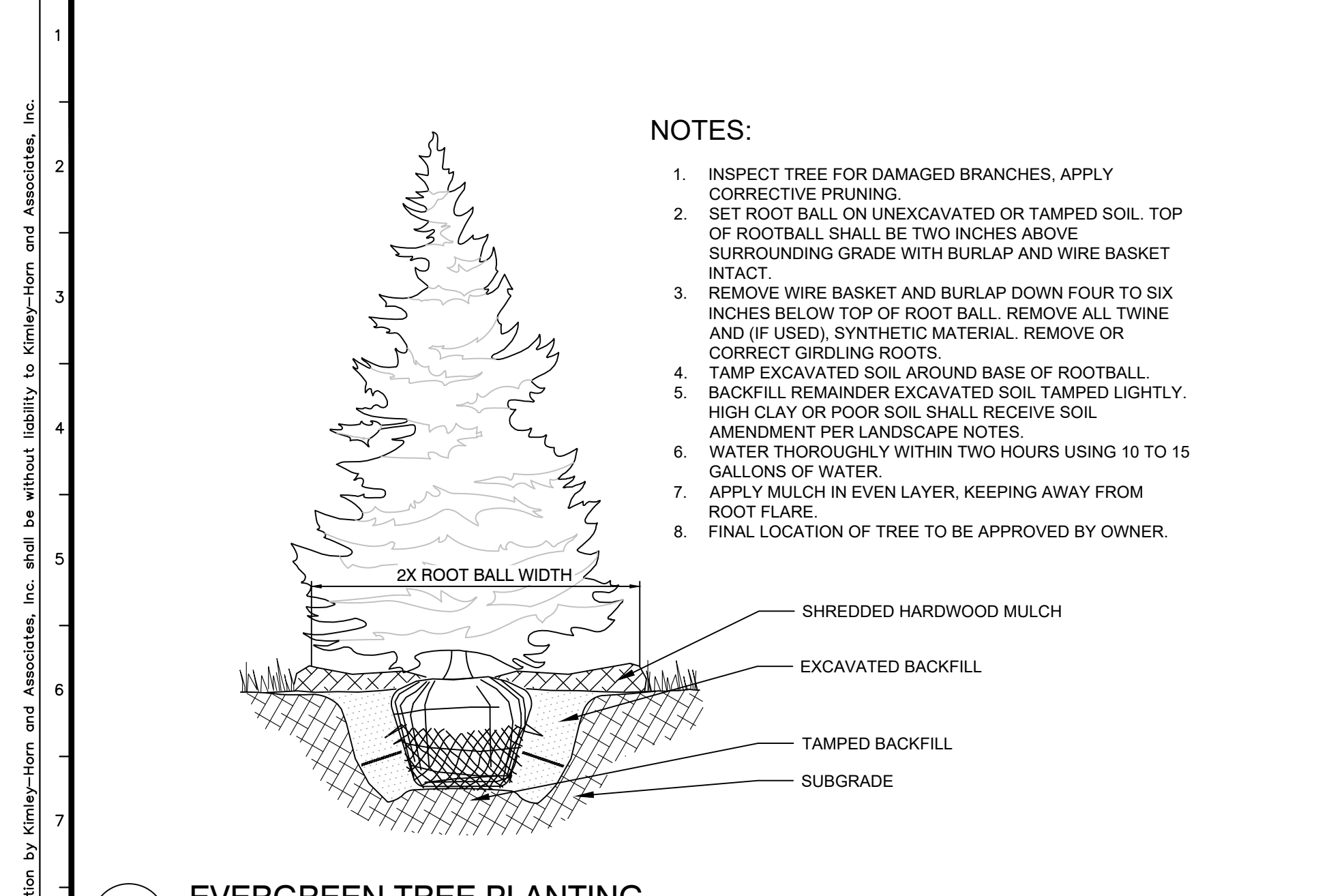
Patrick Connell, General Manager

Drawing name: K:\CHI_LDEV\268884001_Republic Services_Prairie Du Sac_WI2_Design\CD\PlanSheet\L1.0 - LANDSCAPE PLAN.dwg L1.0 Oct 31, 2025 3:09pm by: Chris Emmett
This document, together with Concept's drawings, is intended for the specific purpose and project for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



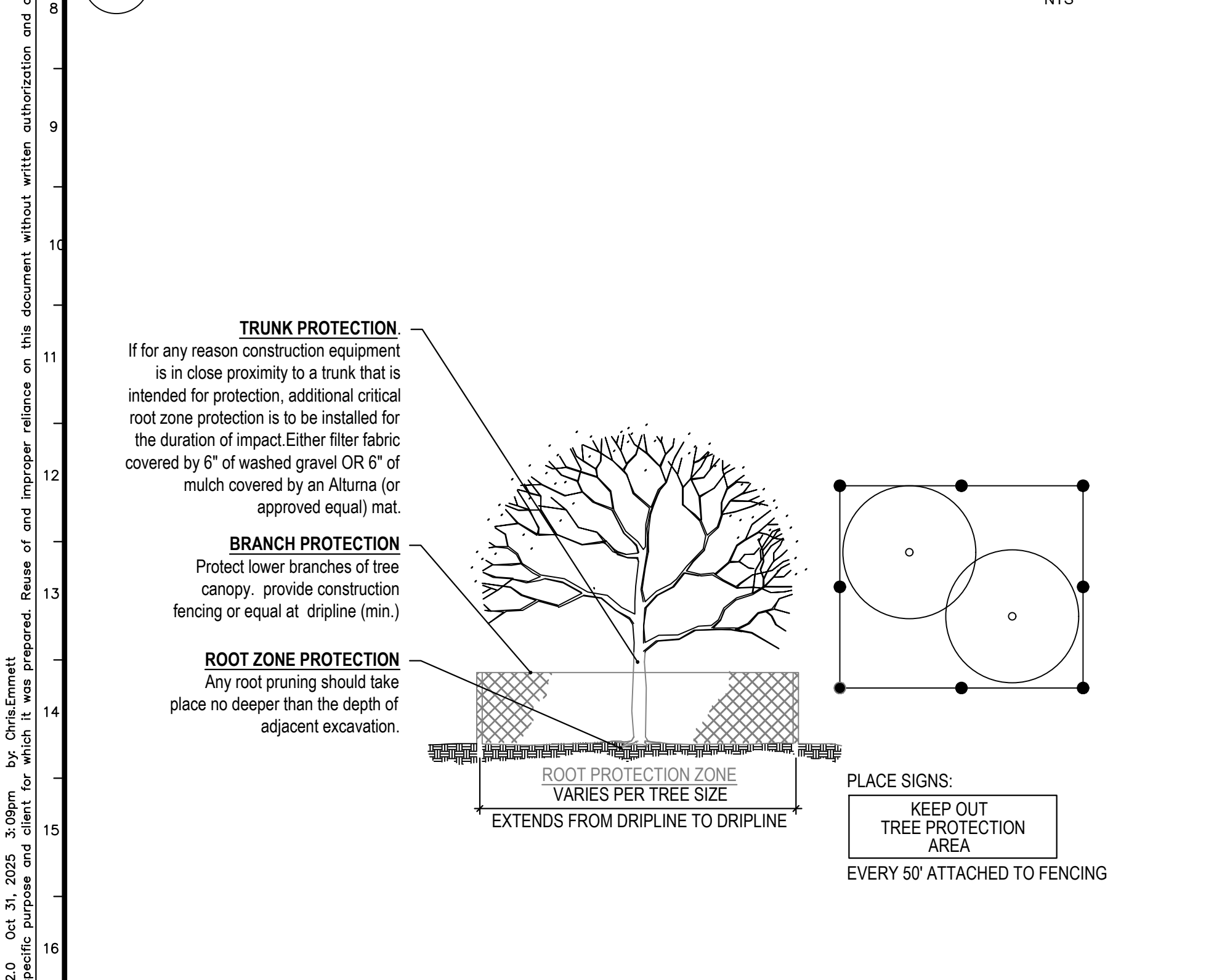
PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
EVERGREEN TREES					
	JB	14	JUNIPERUS VIRGINIANA 'BURKII' / BURK EASTERN REDCEDAR	B & B	6' HT. MIN.
	PG	27	PICEA GLAUCA / WHITE SPRUCE	B & B	6' HT. MIN.
	PW	11	PINUS ALBA / WHITE PINE	B & B	6' HT. MIN.
	TO	18	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	B & B	6' HT. MIN.
	TC	17	TSUGA CANADENSIS / EASTERN HEMLOCK	B & B	6' HT. MIN.

Kimley»Horn								
© 2025, KIMLEY-HORN AND ASSOCIATES, INC. CHICAGO, IL 60601 BOULEVARD, STE 1120 PHONE: 312-726-9445 WWW.KIMLEY-HORN.COM								
SCALE: AS NOTED	DESIGNED BY: JCC	DRAWN BY: HL	CHECKED BY: JCC					VILLAGE SITE PLAN & C.U.P. SUBMITTAL NO. DATE
LANDSCAPE PLAN								
REPUBLIC SERVICES 1625 NORTH STREET PRAIRIE DU SAC, WI 53578								
ORIGINAL ISSUE: 10/10/2025								
KHA PROJECT NO. 268884001								
SHEET NUMBER L1.0								



1 EVERGREEN TREE PLANTING

NTS



2 TREE PROTECTION

NTS

NOTES:

- INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
- REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
- TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
- BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
- WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

TRUNK PROTECTION: If for any reason construction equipment is in close proximity to a trunk that is intended for protection, additional critical root zone protection is to be installed for the duration of impact. Either filter fabric covered by 6" of washed gravel OR 6" of mulch covered by an Altuma (or approved equal) mat.

BRANCH PROTECTION: Protect lower branches of tree canopy. Provide construction fencing or equal at dripline (min.).

ROOT ZONE PROTECTION: Any root pruning should take place no deeper than the depth of adjacent excavation.

ROOT PROTECTION ZONE VARIES PER TREE SIZE EXTENDS FROM DRIPLINE TO DRIPLINE

PLACE SIGNS: KEEP OUT TREE PROTECTION AREA EVERY 50' ATTACHED TO FENCING

TREE PROTECTION NOTES

- TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTIGUOUS TO CREATE AN ENVELOPE TO MINIMIZE THE POSSIBILITY OF ROOT ZONE IMPACT OR INTRUSION INTO PRESERVATION AREAS.
- NO MATERIALS ARE TO BE STORED IN THE TREE PROTECTION AREA, NO CONSTRUCTION ACCESS SHOULD TAKE PLACE WITHIN THE TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE VILLAGE. NO PARKING SHOULD TAKE PLACE IN TREE PROTECTION AREAS.
- ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
- TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
- TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
- WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR DRIP LINE PLACEMENT WITHIN DRIP LINE.
- FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- FENCING MATERIAL SHALL BE SET AT THE LIMITS OF CONSTRUCTION TO MAXIMIZE CRITICAL ROOT ZONE.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
- REFER TO PLANS FOR FENCE STAKING LOCATIONS.

SECTION 02800 LANDSCAPE

Part 1.00 General

1.01 SCOPE OF WORK
 A. This section covers furnishing and installing all landscape plants and nonplant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as detailed herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT
 A. Before beginning work, the contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the owner.
 B. The contractor shall locate all general reference points, take precautions to prevent their disturbance, perform the layout work, be responsible for all lines, elevations and measurements of work under the contract, exercise proper precaution to verify figures on drawings before laying out work and be responsible for any error resulting from failure to exercise such precaution. The contractor shall make field measurements for his own work and be responsible for its accuracy.
 C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the owner before or at the time plant locations are staked out.
 D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS
 A. Unless otherwise noted, plant material, including collected materials, shall be grade No. 1 or better as outlined under Grades and Standards for Plants, and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-1996 as approved by the American Association of Nurserymen.
 B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety names. Botanical name shall have precedence over common name.
 C. The landscape architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION
 A. All plant material shall be inspected by the Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURE STANDARDS will not be accepted.

Part 2.00 Non-Plant Materials

2.01 SOIL BACKFILL
 A. Soil for backfilling planting areas and plant pits shall be the existing surface free from dry subsol, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement or any other material which may be harmful to plant growth or hinder planting operations. Excessively drained soil shall not be used.
 B. The contractor shall obtain current agronomic soils report and include soil amendment recommendations on these plans. Soil shall be amended to provide 5% percent organic matter.
 C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 6.0 to 7.0. Results from soil analysis and a list of the prescriptive amendments shall be presented to the owner and verified by the landscape architect prior to being incorporated into the soil.
 D. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before and shall be free of admixture of subsol and foreign matter, stones, toxic substances and any material or substance that may be harmful to plant growth.
 E. The contractor shall provide the following information on imported topsoil:
 1. Specific location from which topsoil will be (or was) stripped.
 2. Present owner of that property.
 3. Approximate amount of topsoil available.
 4. Test results showing topsoil composition and analysis.
 F. Soil test shall be conducted by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy 9" as published by the American Society of Agronomy and shall be performed at the Contractor's expense.
 G. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
 H. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 18" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
 I. Planting soil backfill for tree wells, if applicable, shall be approved topsoil.
 J. Planting area topsoil, if applicable, shall be 25% sphagnum peatmoss, 5% urea and 70% pulverized soil for use on turf seed mix areas, shrub, ornamental grass, perennial and annual beds.

2.02 FERTILIZER
 A. Commercial fertilizer shall be 14-14-14 formulation of Osmocote brand, 3-4 month release of which 60% of the nitrogen is in urea-formaldehyde form and shall conform to the applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 PRE-EMERGENCE WEED CONTROL
 A. Weed control shall be Ronstar 2G as manufactured by Rhodia, Inc., Monmouth Junction, New Jersey 08852 or Prinac (Simazine) as manufactured by Geigy Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 WATER
 A. Water will be available for use on site during the landscape installation at no cost to the contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkalis, or any substance, which might be harmful to plant growth.

2.05 ANTIDESICCANT
 A. Antidesiccant shall be an emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowex by Dow Chemical Co., or Wilt-Pre by Nursery Specialty Products, Inc., or an acceptable equal. The antidesiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.06 BORICIDE
 A. Boric acid shall be Lindane as manufactured by Platt, or an approved equal.

2.07 MULCH
 A. Wood Mulch shall be shredded hardwood mulch at 3" in. depth. Furnish and install mulch to all trees, shrubs, perennial, and groundcover areas. Trees placed in area covered by turf shall receive a 4" wide tree ring with 3" depth shredded hardwood mulch. Submit a mulch sample to owner and landscape architect for review and approval.

2.08 GUYING AND STAKING MATERIAL
 A. Stakes for supporting trees shall be as detailed on the drawings or as necessary. Wire for fastening trees to duckbill and turnbuckle shall be galvanized aircraft grade guying cable

as specified in the detail. Wires in contact with trees shall be encased in two-ply reinforced garden hose. Material for wrapping tree trunks shall be burlap, heavy crepe paper, or other acceptable material in strips 6 to 10 inches wide.

2.09 DRAINAGE GRAVEL
 A. Where indicated on the drawings, or where soil conditions deem it necessary, the contractor shall install gravel subdrains beneath trees and/or planting areas in aid of soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the landscape architect. Drainage gravel shall consist of washed, clean gravel 3/4 inch to 2 inches in size.

2.10 SOIL SEPARATION MATS
 A. Soil separation mats, if indicated on the drawings, shall be Bidim (gray felt) as manufactured by Monsanto Co., 800 North Lindbergh Road, St. Louis, MO 63166 or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be taken to prevent tearing or excessive crushing during the installation process.

Part 3.00 Plant Material

3.01 QUALITY OF PLANT MATERIAL
 A. During inspection, as set forth herein, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and pest infestation. Inspection certificates required by law shall be made available to the owner or owner's representative at his/her request.
 B. In determining the quality of plant material, the following elements will be viewed:
 1. Root condition.
 2. Plant size (above ground).
 3. Insect and disease free condition.
 4. General appearance (color, shape, pruning).
 A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
 C. The landscape architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

3.02 SIZE AND MEASUREMENTS
 A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip. The measurements specified are the minimum size acceptable and where further grading is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Department of Agriculture, Grades and Standards for Nursery Plants Part 1 and 11. Caliper of trees shall be taken 6 inches above the ground level and shall be the determining measurement for nursery trees. Diameter at breast height (DBH) shall be taken 4.5' above the ground level and shall be the determining measurement for established trees.
 B. Plants, which have been headed back to conform to the size specified, will not be acceptable. Plants larger than specified may be used if approved by the owner; however, the use of such plants shall not increase the contract price.

3.03 LABEL
 A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Labels on materials which have or will have a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

3.04 COLLECTED PLANTS
 A. All plant material shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater than nursery grown plants.

3.05 CONTAINERIZED PLANTS
 A. All plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to be well established. When the plant is removed from the container, Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The contractor shall be responsible for watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

3.06 SPECIMEN PLANTS
 A. After receiving the Notice to Proceed, the contractor shall locate all plants specified as specimen. The contractor shall notify the owner so they may agree on a time to mutually inspect the selected plants. The owner will inspect and tag those plants, which are acceptable to use. Expenses incurred by the owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time shall be the responsibility of the contractor.

3.07 SUBSTITUTIONS
 A. The use of materials differing in kind, quality or size from those specified will not be allowed unless the contractor is convinced that all means of obtaining the specified materials have been exhausted.
 B. Where it is indicated that the contractor may furnish or use a substitute that is equal to the material or equipment specified and if the contractor is to furnish or use a proposed substitute, he shall, after the award of the contract, make written application to the owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the owner and governing municipality.

Part 4.00 Delivery, Storage and Handling

4.01 PLANT MATERIAL
 A. The contractor shall exercise care in handling, loading and unloading, storing and transporting of plants and materials to avoid full responsibility for protection and safekeeping of products stored on the job.
 B. The contractor shall clean and prepare plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
 C. Trees indicated on the drawings to be planted in soil conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured specifically for use in tree handling may be used.
 D. The contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
 E. Before moving plants from the nursery or storage area to the site; they shall be thoroughly sprayed with a solution of antidesiccant. Antidesiccant shall be applied to all collected trees and oaks, two weeks after planting or as specified by the product manufacturer; the material shall be sprayed again with the antidesiccant. The antidesiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
 F. When transporting plants to and at the site, the contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
 G. Any plant with signs of insects, their eggs or larvae or disease will be rejected and shall be removed from the project site.

4.02 NONPLANT MATERIAL
 A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk and a certificate indicating the above information shall accompany each delivery.
 B. Pesticide and herbicide materials shall be delivered to the site in original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.
 C. Storage of materials shall be in the area designated for use by the owner. All materials shall be kept in dry storage and away from contaminants.

Part 5.00 Installation

5.01 PREPARATION BEFORE PLANTING
 A. The contractor shall verify that all final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the owner, and the contractor shall not proceed with this work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the contractor shall notify the owner for directions.
 B. Should undesirable existing vegetation be present on the site at the time of installation, the contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the owner. Care shall be exercised to avoid any misuse of chemicals, which would create detrimental residual conditions. Care must also be used not to alter final grades, which have been established or cause damage to previously established turf areas.

5.02 SITE PREPARATION
 A. If so called for by the owner, all plant locations and the areas of all planting beds shall be staked out on the ground, during and after the material is transported. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such as adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work resulting from removal, wind storm, acts of neglect or the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 1 year for shrubs).
 B. The contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

5.03 EXCAVATION OF PLANTING AREAS
 A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
 B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.
 C. Plant beds and pits shall be tested for proper drainage by filling with water twice succession. Conditions permitting the retention of more than 6 inches of water in 4 hour shall be brought to the attention of the owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the owner for acceptance, before proceeding with the work.
 D. All tree pits curbed planting islands, tree wells, or in areas, in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth and diameter of the ball. The minimum depth and diameter of excavation shall be four feet.
 E. In shrub and groundcover beds where soils have been compacted to a density, which is detrimental to plant growth, the contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
 F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be replaced to a depth of a min. 12 inches and replaced with the specified planting soil.

5.04 PLANTING
 A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
 B. All synthetic strings, straps, and wire cages shall be removed from the top of the root ball. Synthetic burlap shall be removed completely.
 C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
 D. The contractor shall hand water containerized trees from the time of delivery until the time of the final acceptance at a rate consistent with the nursery watering schedule from which the trees were obtained. Trees, which go into shock due to insufficient water, may be rejected.
 E. Plants shall be set in the center of the pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
 F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the water be allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
 G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around with a trowel and the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.

5.05 FERTILIZING
 A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

5.06 STAKING, GUYING AND WRAPPING
 A. Staking or guying and wrapping of trees shall be done immediately after planting, as necessary. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are staked or guyed. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.

5.07 MULCHING
 A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a 3 inch layer of shredded hardwood mulch. 3 inch depth shall be provided throughout all landscape beds as shown annotated in the drawings.

5.08 PRUNING

5.09 CLEANUP
 A. During the course of planting, excess and waste materials shall be continuously and promptly removed, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site. The Contractor shall clean all roads and walks of dirt film and soil sweeps. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

5.10 DISTURBED AREAS
 A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

Part 6.00 Guarantees

6.01 GUARANTEED PROVING PERIOD
 A. There shall be a guarantee period of 1 year for trees and specimen material and 1 year for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material, which die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, wind storm, acts of neglect or the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 1 year for shrubs).
 B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such as adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
 C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, fertilizing, mowing, maintaining the same orientation and grade level from the original location, and all other incidental work necessary for proper transplanting.

6.02 FINAL INSPECTION AND ACCEPTANCE
 A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request final inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

6.03 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE
 A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

6.04 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL
 A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at his own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of replacement by the Owner. All such replacements will be inspected for acceptance at the end of the proving period by the Owner.

6.05 REQUIRED MAINTENANCE
 A. Landscape contractor shall be responsible for the maintenance and upkeep for 90 days past the final inspection. At that point contact the general manager and determine if the landscape contractor will remain on. If yes, contractor will be responsible for the maintenance and warranty of all landscaping for one full year. If no, the landscape contractor is to walk the site with the general manager, manager, the facilities manager and the new landscaper and they shall agree that all planting is in good shape prior to the new landscaper taking over.

END OF SECTION

SCALE: AS NOTED	DESIGNED BY: JCC	DRAWN BY: HL	CHECKED BY: JCC
Kimley»Horn			
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LANDSCAPE NOTES & DETAILS			
REPUBLIC SERVICES			
1625 NORTH STREET PRAIRIE DU SAC, WI 53578			
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NO.			REVISIONS
10/10/25			JPM
BY			