



AGENDA FOR HISTORIC PRESERVATION COMMISSION

A Historic Preservation Commission meeting will be held on **Thursday, March 14, 2024 at 5:30 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

AGENDA

A. Call to Order - Roll Call

[B. Approval of February 8, 2024 Historic Preservation Commission minutes](#)

C. Review and recommend nomination to designate Tomah Public Library at 716 Superior Ave as a City of Tomah Historical Structure

[D. Informal review of the Tomah Public Library front stairs restoration project](#)

E. Discussion on HPC future duties and responsibilities

ADJOURNMENT

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

City of Tomah Historic Preservation Commission

February 3, 2024 City Council Chambers, 819 Superior Ave., Tomah
Secretary's Minutes

The meeting was called to order at 5:34 p.m. by President Shawn Zabinski. Present were Zabinski, Richard Yarrington, Deb Chesser, Jim Weinzatl, John Miles, Nellie Pater, and Suzanne Baker-Young.

Minutes from the November 15, 2023 meeting were read. It was noted that the minutes did include the HPC decision that 2 standing agenda items – Training & Any Other Business (exact terminology to be decided later) be included on every HPC meeting agenda. A motion to approve was made by Yarrington and seconded by Weinzatl. All ayes, minutes approved.

A lengthy discussion was held regarding arrangements and planning for the car show and concert fundraiser to be held in May.

- Tickets are available from HPC members, TAHS board members, at the museum, and at several businesses including Murray's on Main, Strike Zone, Brick Sip Haus, and The Elbow Room. Last data for ticket sales for the dinner will be April 20th as we will need to give MOM's catering a head count for meals to provide. Concert only tickets can be sold up until the time of the show or until sold out.
- Flyers have been put up in some locations in Tomah and surrounding communities. Zabinski had flyers available for those who would like to put up in other areas and local businesses. Included with flyers was a sponsorship sheet if businesses or individuals are interested. Also, donations are accepted.
- If asked what the funds are needed for items in the HPC side are potentially helping fund the replacement of the front entrance at the library (building is on the state and national register) and "for future projects as needed".
- As several places/people have offered to donate baskets for a raffle a basket raffle, likely done in a silent or "Chinese" auction style will be held. Winners would be announced during concert intermission times.

- Zabinski will be doing several media promotional interviews. An interview with tv channel 8 WKBT of La Crosse is tentatively scheduled for Feb. 29 at 10:00 a.m. Zabinski is also scheduled with Greg Hagen and has contacted the local newspaper. Local radio stations in Tomah, Sparta, and Mauston will also be contacted.
- Tables for 8 can be reserved if all 8 tickets are purchased in a block and a name is given for the reservation.
- Scott Wilcox/AMP is donating the stage and sound system for the concert. He has asked for 8 tickets for his crew and guests. After some discussion, it was decided to see if 4 tickets would suffice. More on this item to be decided at the next meeting.
- North American Squirrel Association will be handling beverage sales and donating a percent of the profits.
- Car Show- This is being organized by Wizards of Rods with Mississippi Mud Cats and 2 Model T Clubs confirming participation. 608 Piston Pounders may also be present as well as other individuals. Tom Wopat with The General Lee will be available for photo ops and autographs during the car show.
- The Tom Wopat concert will be 7:00 p.m. to 10:00 p.m. with at least 2 10-15 minute breaks.
- It is still possible, but not yet confirmed that John Schneider may appear as a special guest

The next meeting will be held Thursday, March 15 2024 at 5:30 p.m.

A motion to adjourn was made by Chesser and seconded by Baker-Young. All ayes, meeting adjourned at 6:22

Suzanne Baker-Young, Secretary



December 8, 2023

PROPOSAL FOR:

**TOMAH LIBRARY
716 SUPERIOR AVE.
TOMAH, WI 54660**

We are pleased to submit our Proposal for your upcoming project in accordance with your specifications to supply all labor and material to complete the following. In accordance with your request and through subsequent meetings, we have developed plans and guidelines for your review and acceptance.

**THIS PROPOSAL IS FOR:
PUBLIC LIBRARY ENTRANCE REPAIR**

**JOB LOCATION:
716 SUPERIOR AVE.
TOMAH, WI 54660**

1.00 GENERAL INFORMATION:

A. ADMINISTRATIVE

- .01 **Supervision:** We will assign a Supervisor to this project that is responsible for the supervision of all contracted field construction in progress. The Supervisor’s responsibilities will include the scheduling and direct supervision of contracted field construction forces, interfacing as required with Building Inspection Officials, and ensuring compliance of work in place with drawings and specifications.
- .02 **Safety:** It is Keller, Inc. position and philosophy to place a high priority on a safe job site. Therefore, we have made the necessary commitment in training, education, knowledge and equipment to be able to comply with OSHA requirements during the construction phase of this project. Our current Mod Factor of .59 (well above the industry average of 1.0 -- lower is better), is a result of our commitment from our employees to our customers to provide a safe workplace.
- .03 **Project Management:** We will assign a Project Manager and Expeditor to this project who are responsible for awarding subcontracts, verifying subcontractor insurance certificates, coordinating material deliveries to the job site, preparing Owner pay requests, approving subcontractor and supplier invoices, project schedule, assembling O&M Manuals and project close-out.
- .04 **Builder’s Risk Insurance** is included. Coverage ends at the earlier of 1) Upon occupancy of the building/ space, -or- 2) Upon substantial completion.
- .05 **Sales** and **use taxes** are included as required.
- .06 **Tax Exempt:** At the end of the project, a Credit Change Order will be issued for the actual sales tax savings.



B. PLANS AND PERMITS

- .01 We will assist in coordinating Architectural Reviews.
- .02 State fees and state approved building plans are included.
- .03 All structural engineering shall be completed by a registered Architect or Engineer with Owner approval on final floor plan and architectural work.
- .04 Architectural and engineering design services for construction drawings and state submittals limited to:
 - Architectural and structural building plans
 - Floor plans
 - Elevation drawings
 - Cross sections and details
 - Foundation plan
- .05 Civil engineering and utility design are not included.
- .06 Keller Architect will compile exterior color samples of various materials for Owner's approval.
- .07 We will prepare a bar graph progress schedule for the project. This schedule will indicate tentative dates for starting and completion of the various stages of construction, and is updated on an as needed basis.
- .08 Keller to provide shop drawing reviews, coordinate material and equipment delivery, and train Owner in operation of equipment installed under this proposal.
- .09 All new foundation designs will be based on 2000 PSF soil bearing capacity.
- .10 Upon completion of the project, the Contractor will provide the Owner with a list of subcontractors used on the project, manufacturer's warranties, operation and maintenance manuals for the major pieces of equipment, and instruction manuals where appropriate for building systems.

C. TEMPORARY SERVICES

- .01 Any applicable utility fees for gas, electric, telephone, cable, sewer, etc. shall be paid directly by Owner to utility company. Costs for utility fees are excluded. Keller will assist in preparing applications to apply for utility services, which Owner shall pay direct.
- .02 Owner will provide temporary electrical power during construction, including usage costs from existing electrical service. Electrician to provide temporary service panel as needed during construction.
- .03 Temporary water to be included by Keller for masonry work.
- .04 Temporary sanitary toilet facilities for Keller's personnel and subcontractors to use during construction are included.
- .05 All equipment is included as needed to construct this facility such as concrete equipment, cranes, lifts, etc. Mobilization of all construction equipment to and from the site is included.
- .06 Waste and construction debris cleanup is included for Keller's portion of the work. A dumpster will be located at site during construction. Disposal costs for construction debris are included.
- .07 500 Lineal feet of temporary construction fence is included.



2.00 SITE WORK:

A. CLEARING AND STRIPPING

- .01 Vegetation and black dirt will be stripped from the building site, and stockpiled for reuse. If not enough topsoil on site, we will need to truck in for final landscaping.
- .02 Required erosion control procedures will be installed prior to startup of site work and maintained until occupancy of building by Owner. Includes silt fence, tracking pad, fabric over storm manholes, etc.

B. DEMOLITION

- .01 Demolition and removal of existing stairway entrance by Keller.
- .02 Some existing masonry to be salvaged for re-use to patch damage on building columns.
- .03 Remove one section of concrete sidewalk on each side of stairs.
- .04 Selective demolition of existing structure as required for proposed new construction at building connection.

C. EXCAVATION AND BACKFILLING

- .01 Excavate for foundation walls.
- .02 Compacted granular fill will be installed to the top of footing, inside and outside. Footing backfill will occur after forms are removed from footings and before wall forms are set.
- .03 Excavated material will be backfilled and compacted on the outside of the foundation walls adjacent to green areas and graded around building to provide proper drainage. Excess fill will be removed from site. The outside foundation walls adjacent to hard surfaces will be filled with compacted granular fill.
- .04 The top 6" under the floor will be compacted crusher run gravel over the compacted fill.

D. CONCRETE PAVING

Aprons

- .01 The exterior concrete aprons will be reinforced with 6 x 6 (#6) (#10) welded wire mesh:
 - 14'-2" wide x 9'-10" long x 4" thick
- .02 Aprons will have a broom finish.

Sidewalks

- .03 Sidewalks will be:
 - 5' wide x 5' long x 4" thick
 - 5' wide x 5' long x 4" thick
- .04 (2) Sets of concrete steps with painted handrail.

E. LANDSCAPING

- .01 Owner will provide all landscaping.

3.00 CONCRETE WORK:

A. FOOTINGS AND WALLS

- .01 Concrete frost walls and footing to be installed around perimeter of entrance to support concrete steps and masonry and protect from future frost movement.



B. NOTES

- .01 **Concrete** - Concrete will be transit mixed attaining a minimum compressive strength of 3,000 PSI for footings, 4,000 PSI for walls and 4,000 PSI for floors in place in (28) days. All exterior concrete including retaining walls, sidewalks, overhead door aprons, dumpster pads, etc. will be air entrained and 4,000 PSI in place in (28) days.
- .02 **Curing/Sealer** - All exposed exterior slabs will have a combination sealer/curing compound, ASTM C 309 or equivalent applied.
- .03 **Reinforcing** - All reinforcing shall be determined by the Engineer and placed accordingly.
- .04 **Laser Transit** - In most cases, footing, wall and floor heights will be set with a laser transit which improves accuracy of determining heights for construction.
- .05 Cold weather costs for fuel to heat the building is not included. We assume warm weather conditions based on time of pricing/bidding.
- .06 Test cylinders of the concrete pours will be taken.
- .07 Provide pumping equipment to pump concrete as required.
- .08 **Avoid using salt on concrete slabs. Concrete should be resealed every year to avoid damage from salt.**

4.00 MASONRY WORK:

A. EXTERIOR MASONRY

- .01 Labor and miscellaneous small equipment to work with excavating contractor to remove existing brick/stone masonry materials at front entry.
- .02 Labor and miscellaneous equipment to clean up existing brick and stone materials for possible reuse.
- .03 Repair lower approximately 2' of (2) existing columns at library entrance using reclaimed brick from their stair demolition.
- .04 Install new precast base stones.
- .05 Install new brick to match existing. Cannot guarantee exact match, Owner to approve brick color/style prior to ordering.
- .06 Labor and materials to set old existing caps, planters, and historic plaque.
- .07 Keller will do everything possible to remove and clean up existing planters, stone plaque, and stone pieces, but cannot be held liable if damage does occur.
- .08 Winter conditions are not included. We assume warm weather conditions based on time of pricing/bidding.

5.00 EXCLUSIONS TO THE PROPOSAL:

- .01 Local building permits.
- .02 Cold weather construction costs, including temporary gas, enclosures, etc.
- .03 Any provision for locating or verifying Lot Markers.
- .04 Any soil bearing verification dealing with unsuitable soils unable to be built on, any allowance for underground obstructions or any unforeseen underground environmental condition or unsuitable soil conditions.
- .05 Telephone system, IT systems, door access systems, fire alarms, security systems, electric strikes or card readers.
- .06 Owner's sign or logo on building (site sign/monument sign).



- .07 We are not responsible for any project delays due to the removal or disposal of any hazardous materials including asbestos and lead paint, etc. that may be encountered during the project and also project delays in regards to unsuitable soils.
- .08 We are not responsible for soil erosion control of the site after occupancy of the building by the Owner.
- .09 We have not included any special structural design features that Factory Mutual (F.M.), FM Global or other underwriters may or may not desire or require.
- .10 We have not included any additional costs for any special code requirements or interpretations that individual plan reviewers, municipalities or inspectors may require.
- .11 Exact color match on additions and remodels is not guaranteed, including but not limited to, roofing, masonry, siding, windows, etc.
- .12 Environmental abatement and disposal of hazardous materials, environmental testing, or removal and disposal of asbestos containing material (ACM).
- .13 Dewatering due to high water table.
- .14 Landscape maintenance or watering newly seeded grass and landscape plantings.
- .15 Parking lot and building footprint snow removal costs by Owner. Keller to bill Owner based on time & material it takes to remove snow from the building site and parking lot as needed. This is an unknown cost based on Mother Nature; and the amount of snow and the number of snowfalls we receive.
- .16 Any work to bring existing building entrances up to ADA compliance.
- .17 Keller shall not be responsible to pay for costs to repair or relocate private underground electrical lines, light pole wiring, sign wiring, phone lines, cable lines, fiber optic lines, etc. that are not marked for the project that could be damaged or encountered during construction. If the Owner suspects that there are private utilities that we should be aware of that could impact the project, the Owner shall make Keller aware of such private utilities so they can be marked by a private locate company.
- .18 Local municipal plan review fees by city/municipal outside consultants.

6.00 FINANCIAL STABILITY:

- .01 With the current conditions in the construction industry, financial health and security are more important than ever. As a purchaser, you need to know that the companies you are dealing with will be able to not just complete your current job, but also be there in the long run. Keller, Inc. has the history, safety record and financial stability to satisfy these concerns.
 - We have been a leader in the design/build construction market since 1960.
 - Our EMR is .59
 - Our bonding capacity is in excess of \$100 million.
 - Keller, Inc. carries a D&B Rating of 4A2.
 - Our Management Team has an average of 25 years of experience with Keller, our supervisors have an average of 27 years of experience with Keller, and our foreman have an average of 21 years of experience with Keller.



7.00 OTHER SERVICES:

A. GENERAL

- .01 Freight and taxes are included with the exception of sales tax on the retail sale of any tangible personal property.
- .02 Stake out and set grades based on existing structure.
- .03 Competent supervision throughout project to include on-site foreman, in-house expeditor and a project supervisor.
- .04 Workmanship to be completed in a professional and workmanlike manner according to standard industry practices.

B. INSURANCE

- .01 General Liability.
- .02 Builder's Risk Coverage to insure against all risks or physical loss except flood damage or earthquake for work completed under Keller, Inc.'s contract only. If an existing structure is being modified or added to, insurance must remain in place on the existing structure.
- .03 Worker's Compensation.
- .04 We will furnish a Certificate of Insurance upon request.
- .05 It is the Owner's responsibility to have Fire & Casualty Insurance prior to occupancy.

C. BONDING

- .01 In the event you need or require a Performance Bond, we will furnish at an additional fee.

D. REFERENCE; BANKING, INSURANCE AND BONDING

- .01 Banking: Associated Bank, Appleton (920-831-2986), Attn: Shawn Carey.
- .02 Insurance: Aon Risk Services (920-431-6234), Attn: Denise Maedke (Insurance Commercial Lines).
- .03 Bonding: Aon Risk Services (920-431-6234), Attn: Denise Maedke.

E. CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

- .01 Owner shall schedule any other operations at the site so the work of the Contractor may be carried out in one continuous operation, and in proper sequence.

F. OCCUPANCY

- .01 Owner agrees not to interfere with the progress of the work and not to occupy any portion of the project until the construction on that portion is completed and accepted by Owner and authorized personnel.

G. WARRANTIES

- .01 We will repair, replace or correct defects as per Industry Standards as shall become necessary by reason of faulty workmanship or building materials which appear within a period of one (1) year from occupancy or completion whichever comes first. Payments in full must have been received by Keller, Inc. for any warranty to be in effect.
- .02 Concrete cracking and shrinking is an inherent, unavoidable property of concrete and is not covered under warranty. **Additionally, any popping, cracking, and spalling due to frost, ice/snow melting compounds (salt, etc.) and drainage are not covered under warranty.**
- .03 The Owner is responsible for general building preventative maintenance including, but not limited to, masonry sealing, caulking, landscaping, concrete damage from salt, etc. This includes, but is not limited to, removal of ice/snow around buildings, from downspouts, and on roofs. Ensuring proper drainage is always imperative to building maintenance. Building failures or defects due to a lack of maintenance are not covered under warranty.



H. PAYMENT SCHEDULE

- .01 20% Down payment upon acceptance.
- 30% Upon substantial completion of foundation work.
- 30% Upon substantial completion of concrete work.
- 15% Upon substantial completion.
- 5% Balance upon completion.
- .02 Invoices are due upon receipt. Any amount not paid on the due date will bear a service charge at the rate of one and one-half percent (1½%) per month until paid.
- .03 Contractor reserves the right to suspend work if Progress Payments are not made within (30) days. Final payment is received prior to occupancy, which constitutes acceptance, unless prior arrangements are made.
- .04 After the receipt of down payment, confirmation of loan closing (for financed projects) or confirmation of available funds (for projects funded with cash flow), Keller, Inc. will begin to order materials, issue subcontracts and schedule construction work to be done. At a minimum, Keller will need six (6) to eight (8) weeks of notice from funds verification and receipt of down payment in order to mobilize on-site, assuming that all plans and permits are completed.

TOTAL AS LISTED:	\$194,665.00
ACCEPTED ALTERNATES:	\$ _____
CONTRACT TOTAL WITH ALTERNATES:	\$ _____

This Proposal is private and confidential between you and Keller, Inc. It should be shared only with those who are in a confidential relationship with you or your company. This Proposal may be withdrawn by Keller if not accepted within (10) days.

- ❖ Due to the volatile pricing affecting the Construction Industry, our Proposal and respective suppliers' quotes are good for ten (10) days from the receipt of this Proposal. If the down payment for the project has not been received and/or verification of funds or loan closing does not occur within the ten (10) days of receipt of this proposal, a price adjustment may occur in the form of a written Change Order. Keller, Inc. will use our best efforts to challenge all increases, but should there be a price adjustment, we will need to pass on any increases to our Customers.



ACCEPTANCE

Owner:

Design Builder:

TOMAH PUBLIC LIBRARY

KELLER, INC.

By: _____

By: _____

Title: _____

Title: Design/Project Management

Date: _____

Date: _____

COLOR SELECTION DATE: _____

If after review additional information or technical data is required, we will be happy to furnish it, if available. If there are changes or modifications to be made, please notify us as soon as possible.

8.00 ALTERNATES FOR CONSIDERATION:

Accepted

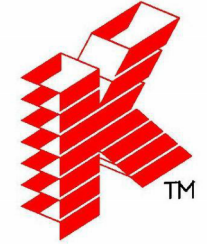
Initials

.01 Add to install new pre-cast caps in place of existing (not including planters).

Add: \$5,057.00

Yes

No



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 NE116 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

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

MILWAUKEE
 W204 N11509
 Colendale Rd
 Germantown, WI 53022
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 1-800-236-2534
 FAX (262) 250-9740

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

www.kellerbuilds.com

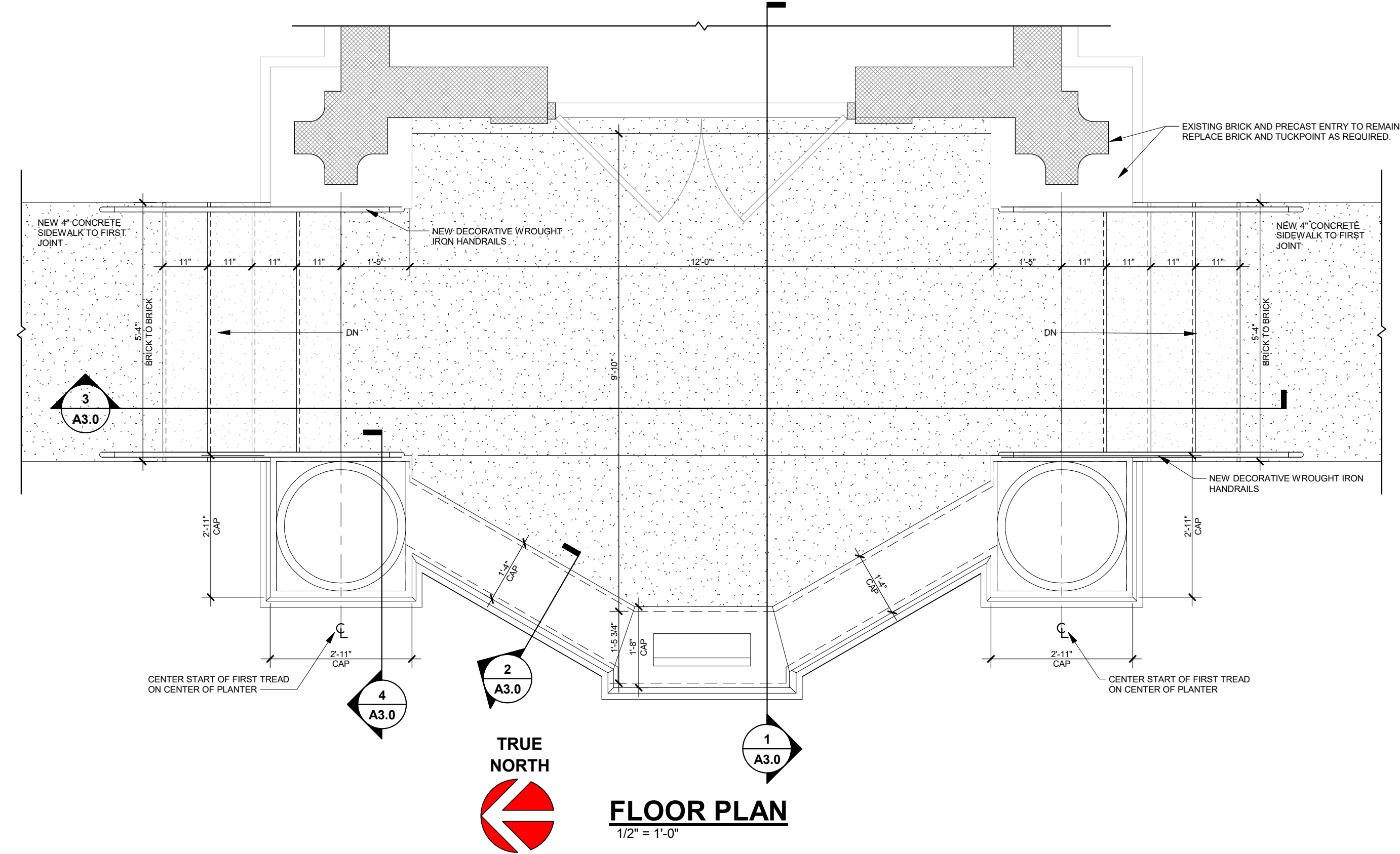
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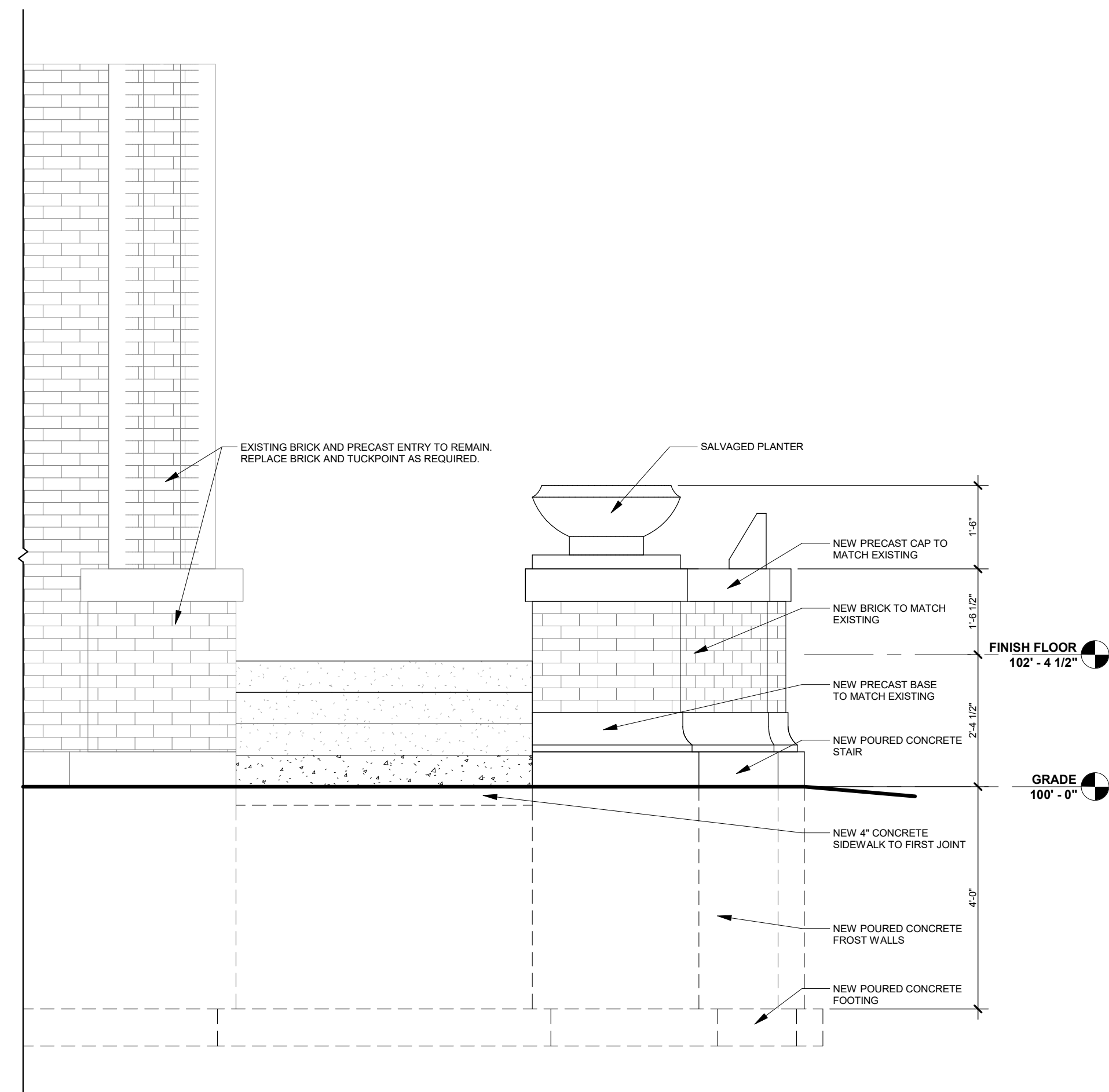
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
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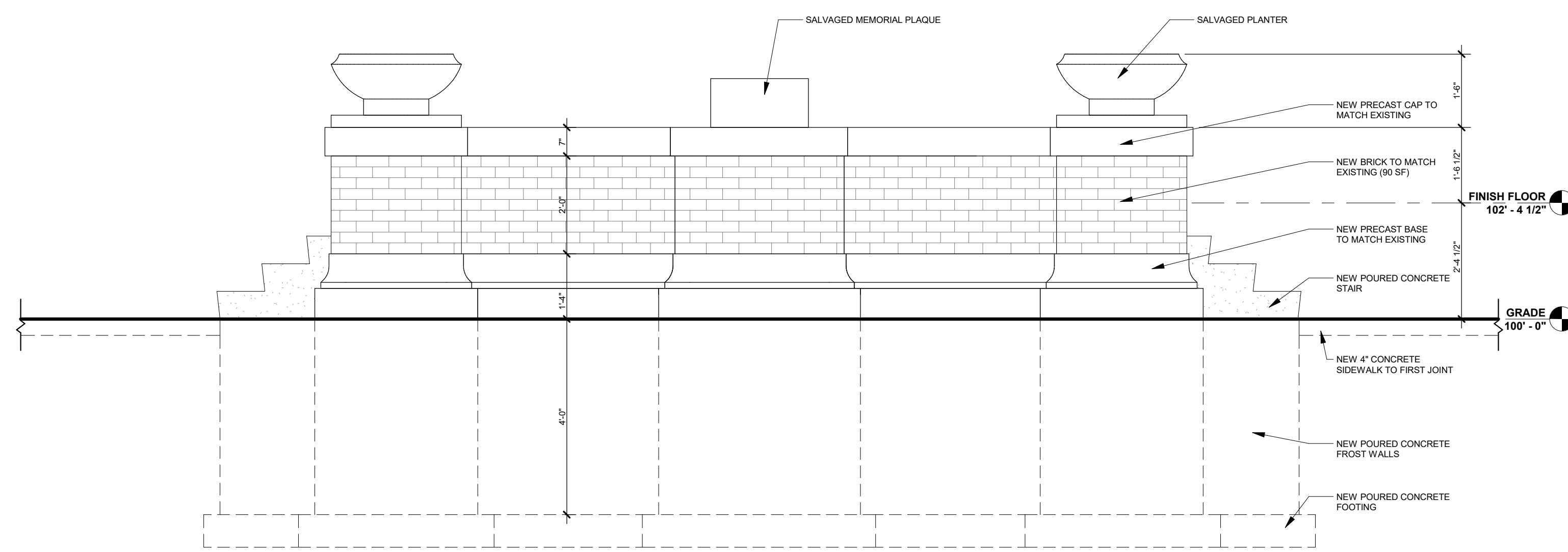
PROJECT MANAGER: S. BROOKS
 DESIGNER: G. STRAUB
 DRAWN BY: I. HAUN
 EXPEDITOR: -----
 SUPERVISOR: -----
 PRELIMINARY NO: P23095
 CONTRACT NO: -----
 DATE: 04.21.2023
 SHEET: **A1.0**



FLOOR PLAN
1/2" = 1'-0"



NORTH ELEVATION
1/2" = 1'-0"



WEST ELEVATION
1/2" = 1'-0"



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PROJECT MANAGER: S. BROOKS

DESIGNER: G. STRAUB

DRAWN BY: I. HAUN

EXPEDITOR: -----

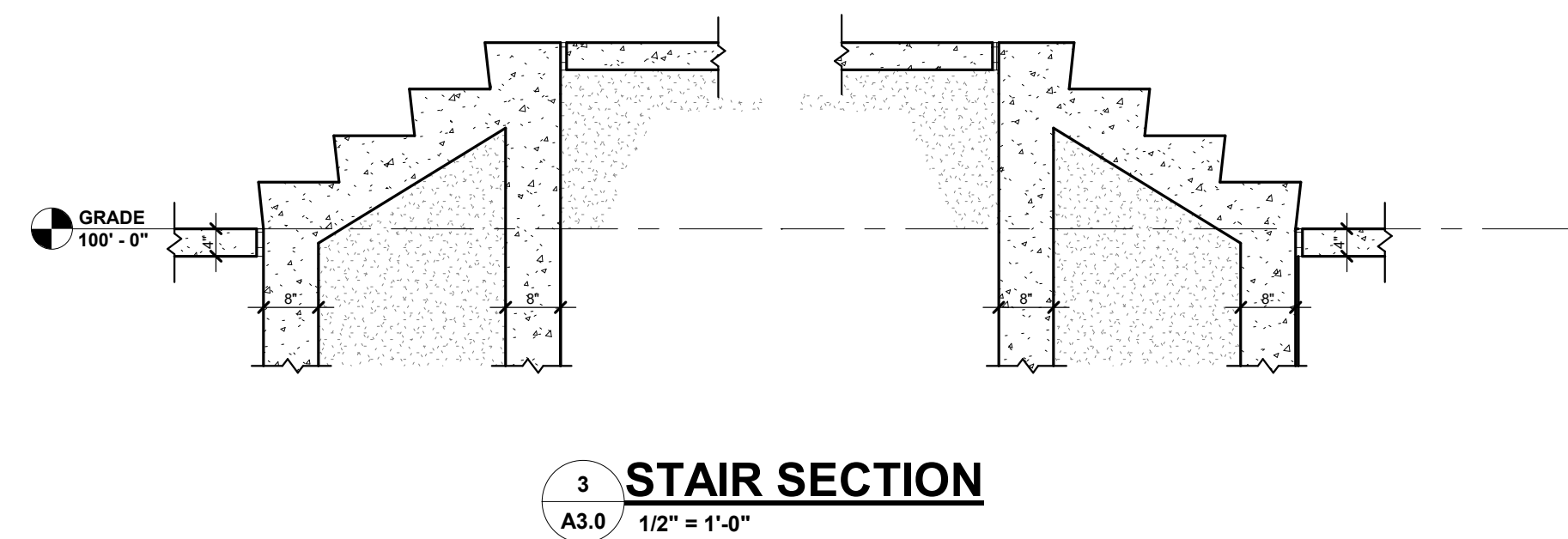
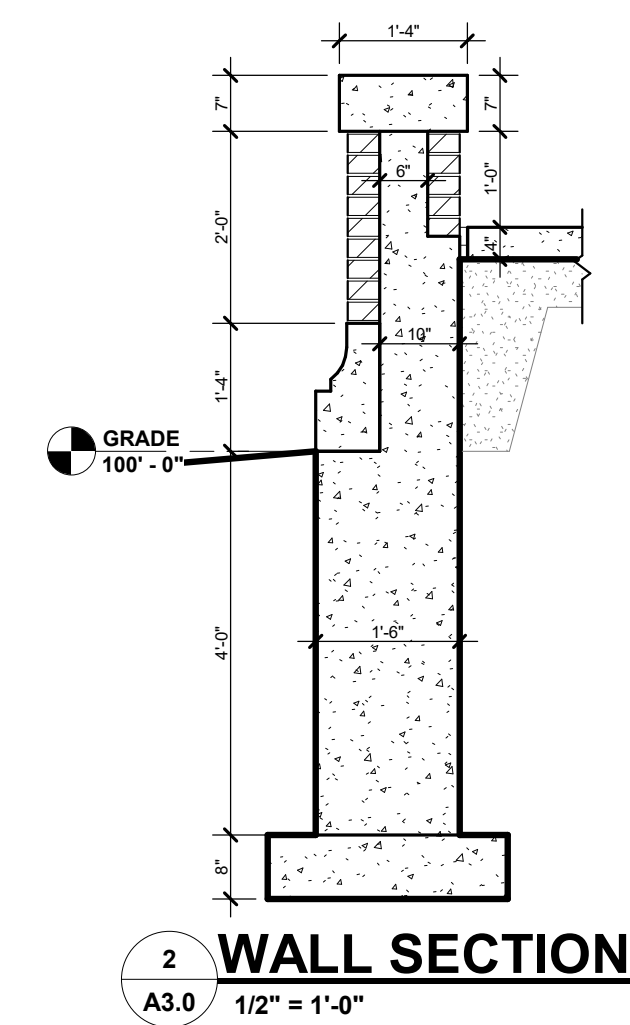
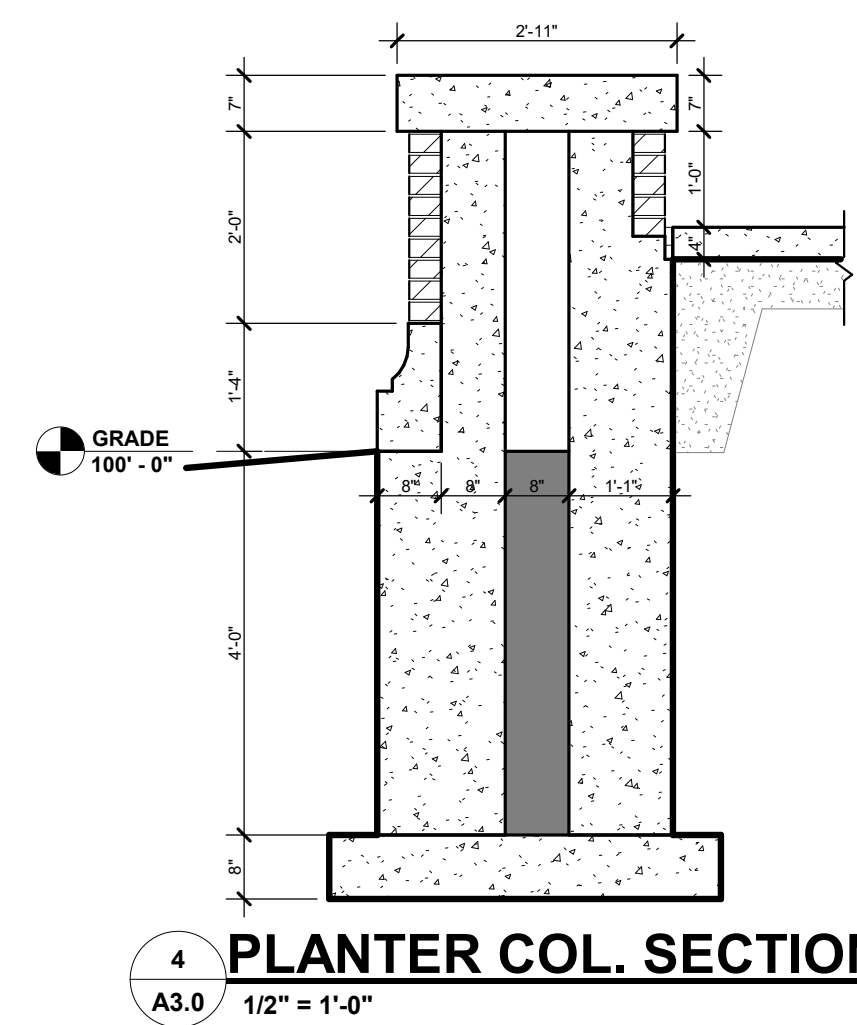
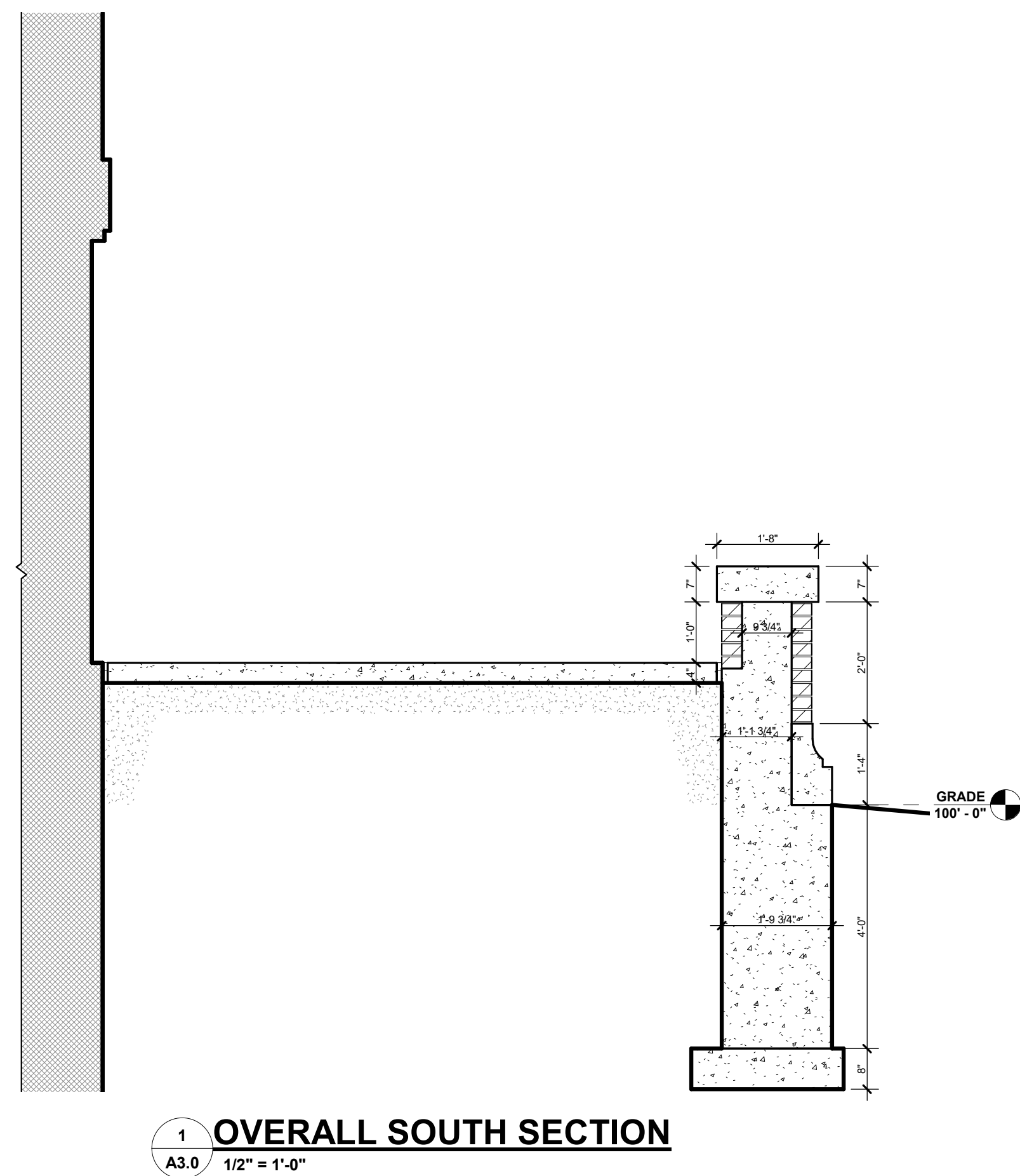
SUPERVISOR: -----

PRELIMINARY NO: P23095

CONTRACT NO: -----

DATE: 04.21.2023

SHEET: **A3.0**



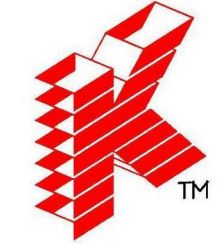
SHEET INDEX

- C1.0 CONCEPTUAL SITE PLAN
- EX1.0 EXISTING/DEMO FLOOR PLAN
- A1.0 FLOOR PLAN & ELEVATIONS
- A3.0 SECTIONS

BUILDING CODE ANALYSIS

PROJECT ADDRESS
716 Superior Ave, Tomah, WI 54600

APPLICABLE CODES
2015 IEBC (Historic Buildings)



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
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1-800-236-2534
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REVISIONS

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PROJECT MANAGER: S. BROOKS

DESIGNER: G. STRAUB

DRAWN BY: I. HAUN

EXPEDITOR: -----

SUPERVISOR: -----

PRELIMINARY NO.: P23095

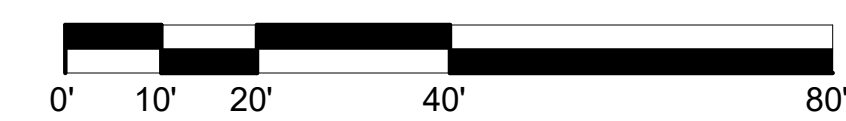
CONTRACT NO.: -----

DATE: 04.21.2023

SHEET: **C1.0**



CONCEPTUAL SITE PLAN
1" = 20'-0"



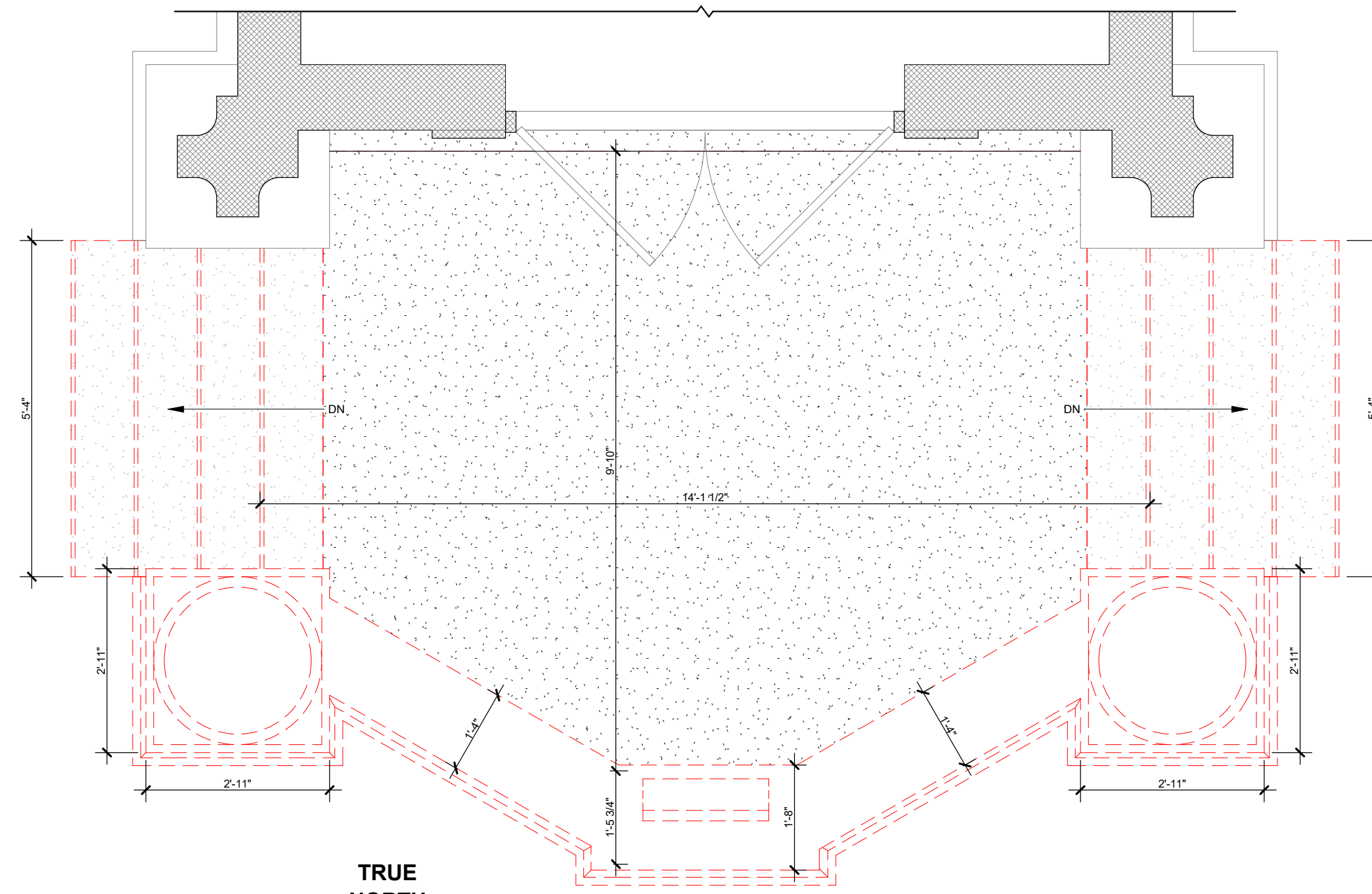
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

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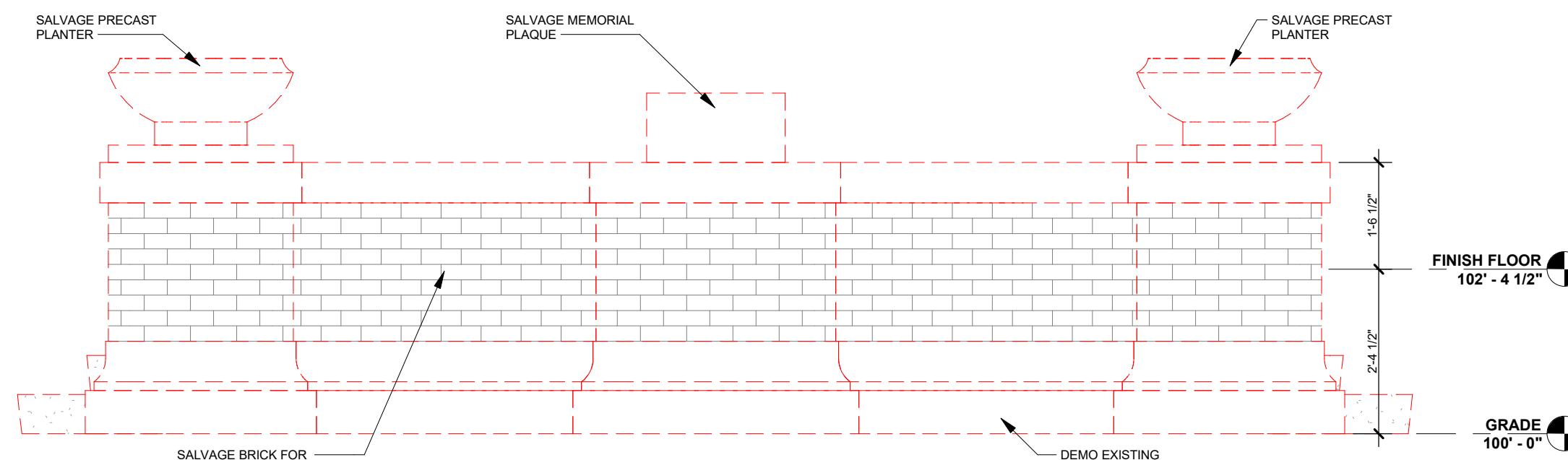
TOMAH,

WISCONSIN



EXISTING/DEMO FLOOR PLAN

1/2" = 1'-0"



EXISTING/DEMO WEST ELEVATION

1/2" = 1'-0"

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

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
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PRELIMINARY NO: P23095
CONTRACT NO: _____
DATE: 04.21.2023
SHEET: **EX1.0**