



**PLAN COMMISSION MEETING AGENDA**

**MONDAY, APRIL 08, 2024 AT 4:30 PM**

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,  
WATERTOWN, WI 53094**

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**By Phone or GoToMeeting:** Members of the media and the public may attend by calling:  
1 877 309 2073 Access Code: 229-752-245 or <https://meet.goto.com/229752245>

All public participants' phones will be muted during the meeting except during the public comment period.

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

A. Review and take action: Plan Commission minutes dated March 25, 2024

**3. BUSINESS**

A. Review and take action: N9276 County Road SC – Extraterritorial Certified Survey Map (CSM)

B. Review and take action: N302 County Road K – Extraterritorial Certified Survey Map (CSM)

C. Preapplication conference (PUD): 1508 Doctors Court

D. Presentation: F Street Townhomes

**4. ADJOURNMENT**

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [mdunneisen@watertownwi.gov](mailto:mdunneisen@watertownwi.gov), phone 920-262-4006*

*A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only*

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Krueger, Lampe

Also in attendance: Ken Krahe of MSI General, Jon Lange of YMCA, Brian Nelson of YMCA, Mason Becker of the City of Watertown, Nathan Peters of GWCHF, and Tracy Schroeder of GWCHF.

1. Call to order

2. Approval of Minutes

A. Site Plan Review minutes March 11, 2024

B. Plan Commission minutes March 11, 2024

Motion to approve Site Plan Review and Plan Commission minutes was made by Krueger and seconded by Blanke, passed on unanimous voice vote.

3. Business

A. Conduct public hearing: 1207 Boomer Street – Conditional Use Permit (CUP) request for a nonresidential accessory structure greater than 1,250 square feet of gross floor area under Sections 550-56CC(2)

No public comment.

B. Review and take action: 1207 Boomer Street – Conditional Use Permit (CUP) request for a nonresidential accessory structure greater than 1,250 square feet of gross floor area under Sections 550-56CC(2)

The property owner is requesting approval to add on to an existing accessory structure.

Motion was made to approve the CUP by Krueger and seconded by Blanke, passed on a unanimous voice vote.

C. Conduct public hearing: 672 Johnson Street – Conditional Use Permit (CUP) request for a Group Development under Sections 550-68A(2) and 550-68A(4)

No public comment.

D. Review and take action: 672 Johnson Street – Conditional Use Permit (CUP) request for a Group Development under Sections 550-68A(2) and 550-68A(4)

The CUP is requesting approval with the following waivers:

- 1) Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod. Needs to be waived, requesting removal of the median island requirements in certain locations.
- 2) On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district. Needs to be waived, proposal does not meet 1.5
- 3) On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district. Needs to be waived, proposal does not meet 1.5

Motion was made by Blanke and seconded by Krueger to approve with the three waivers noted, passed on a unanimous voice vote.

E. Review public hearing comments and make recommendation to Council: Zoning Text Amendments: Amend Chapter 550 Zoning

No public comment from the public hearing at common council. Motion was made by Krueger and seconded by McFarland to refer to the common council with a positive recommendation, passed on a unanimous voice vote.

**F. Presentation:** GWCHF on updated Southwest Neighborhood Plans

**G. Convene into closed session per 19.85(e)** Deliberating or negotiating the purchasing of public property, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (consideration of potential sale of public property located at 315 Mary St.).

Motion to convene to closed session made by Blanke and seconded by Beyer passed on a unanimous roll call vote.

**H. Reconvene into open session**

**I. Take Possible action:** Recommendation on possible zoning or land use to the Finance Committee.

Motion to give permission for the city to enter into negotiations for the sale of 315 Mary St. for the purpose of residential development was made by Blanke and seconded by Krueger, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/March%2025,%202024%20PC%20Packet.pdf>

#### **4. Adjournment**

Motion to adjourn was made by Krueger and seconded by Beyer and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwig 920-262-4042	
Doug Zwig 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission  
DATE: April 8th, 2024  
SUBJECT: N9276 CTH SC - Extraterritorial Certified Survey Map (CSM)

A request by Larry and Donna Finley, agents for St Paul’s Lutheran Church, to create a two lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 012-0816-0824-003, 012-0816-0824-001, 012-0816-0824-000, & 012-0816-0831-001.

SITE DETAILS:

Parent Parcel Acres: 2.74, 3.0, 30.31, & 5.79  
Proposed Lot Size(s): 7.75 & 5.29 acres  
Jurisdiction: Town of Ixonia

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map to adjust the property lines between existing parcels to allow for a school addition, playground, and mound system. The existing school will be located on Lot 1 of the CSM and the existing church and other buildings will be located on Lot 2.

STAFF EVALUATION:

The preliminary CSM lots are not located within the Airport Approach Protection Zone. County Road SC is not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission.

ATTACHMENTS:

- Application materials.

# CSM EXHIBIT

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 TOWNSHIP 8 NORTH RANGE 16 EAST, IN THE TOWN OF IXONIA, JEFFERSON COUNTY WISCONSIN

### LEGAL DESCRIPTION

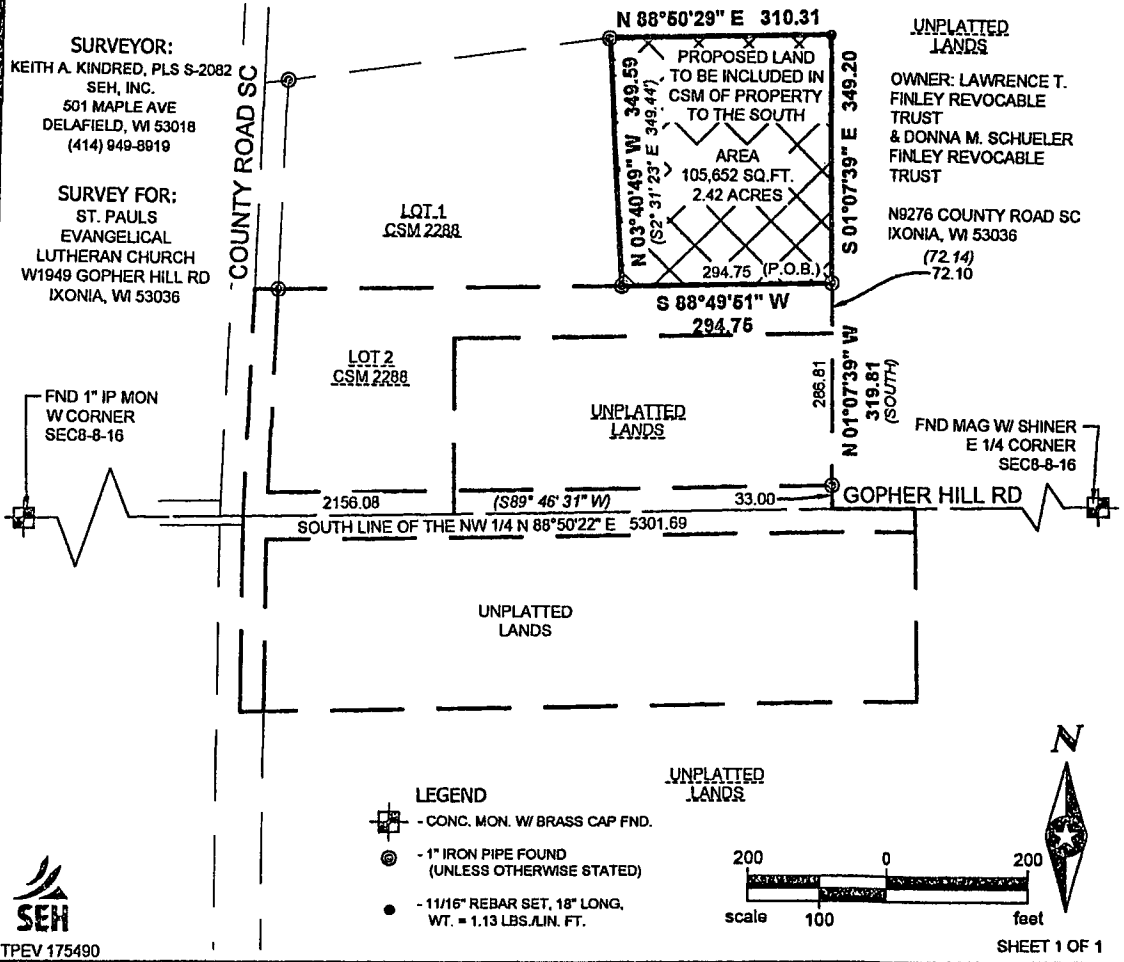
Being a part of the SE 1/4 of the NW 1/4 of Section 8 T.8N., R.16E., Town of Ixonia, Jefferson County, Wisconsin

Commencing at a 1 inch diameter Iron Pipe found at the West 1/4 corner of Section 8, Township 8 North, Range 16 East; Thence North 88° 50' 22" East along the South line of the Northwest 1/4 of said Section 8 a distance of 2,156.08 feet; Thence North 1° 7' 39" West, a distance of 319.81 feet to a 1 inch diameter Iron Pipe found at the Northeast Corner of Lot 2 of Certified Survey map No. 2288, also the Point of Beginning (POB) of the hereinafter described lands; thence South 88° 49' 51" West along the North line of Lot 2 of said Certified Survey Map, a distance of 294.75 feet to a 1 inch diameter Iron Pipe found at the Southeast corner of Lot 1 of said Certified Survey Map; thence North 3° 40' 49" West along the East line of said Lot 1 a distance of 349.59 feet to a 1 inch diameter Iron Pipe found at the Northeast corner of Lot 1 of said Certified Survey Map; thence North 88° 50' 29" East a distance of 310.31 feet; thence South 01° 07' 39" East, a distance of 349.20 feet to the Point of Beginning.

Said lands contain 105,652 Square Feet, 2.42 Acres



DATED THIS 12TH DAY OF JANUARY, 2024



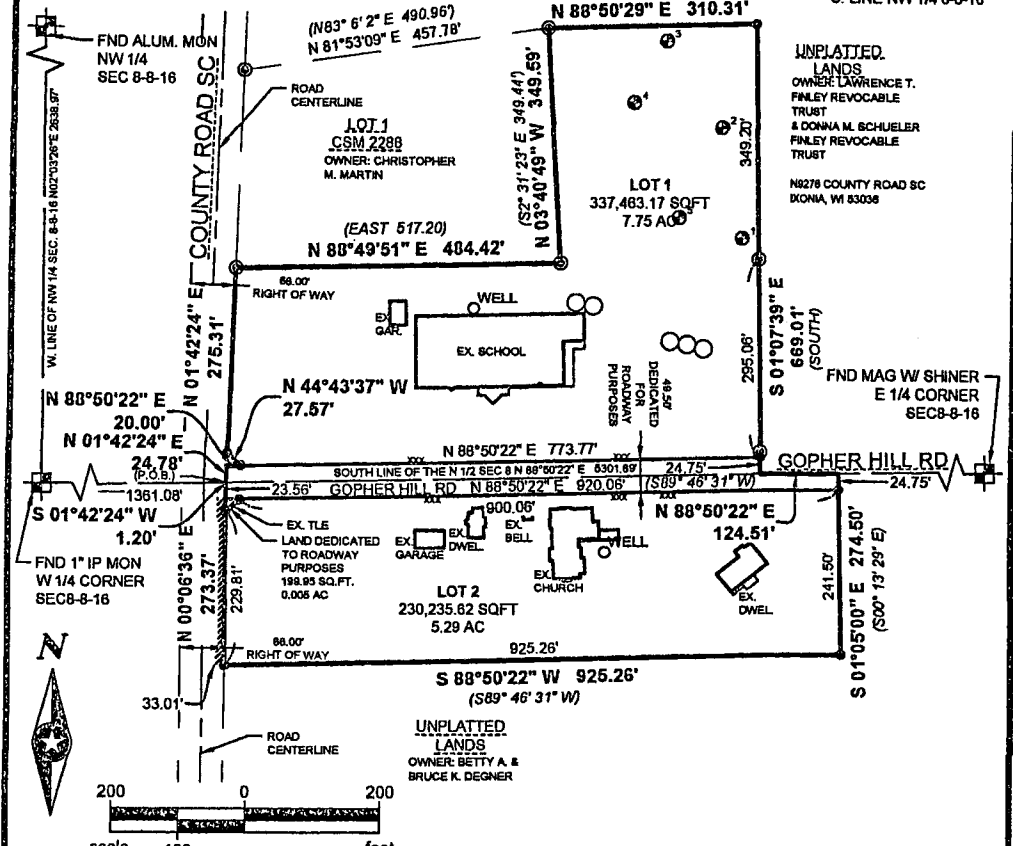
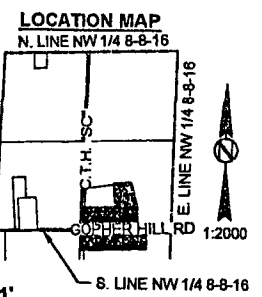
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

- LEGEND**
- CONC. MON. W/ BRASS CAP FND.
  - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
  - 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
  - (XXXXXX) - RECORDED AS
  - CONCRETE SEPTIC TANK LID
  - WELL
  - RESTRICTED VEHICULAR ACCESS
  - EXISTING ACCESS TO PUBLIC RIGHT OF WAY
  - SOIL BORING

**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH, INC.  
 501 MAPLE AVE  
 DELAFIELD, WI 53018  
 (414) 949-8919

**SURVEY FOR:**  
 ST. PAUL'S EVANGELICAL  
 LUTHERAN CHURCH  
 ATTN: BILL HOEFLER  
 W1949 GOPHER HILL RD  
 IXONIA, WI 53036



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 8-8-16 WHICH IS ASSUMED TO BEAR N02°03'26"E.

**SEH**  
 PHONE: 414.949.8962  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

**NOTE:**  
 -LOTS 1 AND 2 ZONED AS A-2  
 -CHECK FOR SUBSEQUENT ZONING CHANGES WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT  
 -DEDICATED ROADWAY AREA 42,826.01 SQ.FT. 0.98 AC

DATED THIS 27th DAY OF DECEMBER, 2023

### CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided, dedicated and mapped all of Lot 2 of Certified Survey Map No. 2288 and lands being a part of the Southeast 1/4 of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 8, Town 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin bounded and described as follows:

Commencing at a 1 inch diameter Iron Pipe marking the West 1/4 Corner of Section 8, Township 8 North, Range 16 East; thence North 88° 50' 22" East along the South line of the Northwest 1/4 of said Section, a distance of 1,361.08 feet to the point of Beginning (P.O.B.); Thence North 1° 42' 24" East, a distance of 24.78 feet; Thence North 88° 50' 22" East, a distance of 20.00 feet; Thence North 44° 43' 37" West, a distance of 27.57 feet to a point on the East Right of Way of County Road SC; Thence North 1° 42' 24" East along the East Right of Way of County Road SC, 275.31 feet to the Southwest Corner of Lot 1 of Certified Survey Map 2288; Thence North 88° 49' 51" East along the South line of Said Lot 1, a distance of 484.42 feet to the Southeast corner of Said Lot 1; Thence North 3° 40' 49" West along the East line of Said Lot 1, a distance of 349.59 feet to the Northeast corner of said lot 1; thence North 88° 50' 29" East, a distance of 310.31 feet; thence South 1° 07' 39" East, a distance of 669.01 feet to a point along the South Line of the Northwest 1/4 of Section 8; thence North 88° 50' 22" East along the South Line of Said Northwest 1/4, a distance of 124.51 feet; thence South 1° 05' 0" East, a distance of 274.50 feet; Thence South 88° 50' 22" West, a distance of 925.26 feet to a point on the East Right of Way of County Road SC; Thence North 0° 6' 36" East along the East Right of Way of County Road SC, 273.37 feet; Thence North 1° 42' 24" East, a distance of 1.20 feet to the Point of Beginning;

Said Lands Contain 610,324.85 Square Feet, 14.01 Acres

Land Dedicated for Roadway Purpose Contain 42,426.06 Square Feet, 0.97 Acres

That I have made such survey, land division and Certified Survey Map by the direction of St. Paul's Evangelical Lutheran Church That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Ixonia and Jefferson County in surveying, dividing and mapping the same.

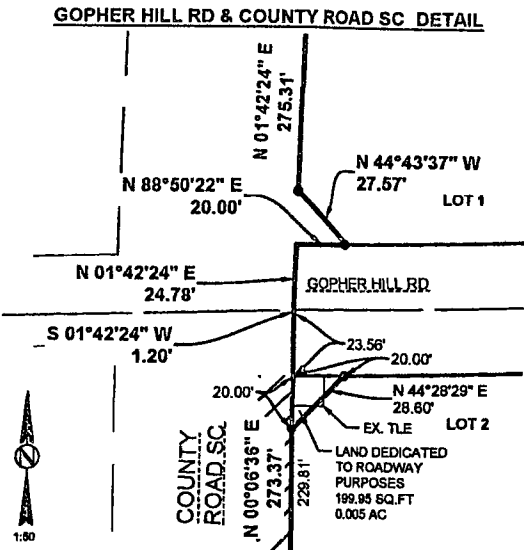
Dated this 27th day of December, 2023.

Keith A Kindred, PLS 2082



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

PROJECT NO. STPEV 175490



THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 2 OF 5

**LEGAL DESCRIPTION**

Commencing at a 1 inch diameter Iron Pipe marking the West 1/4 Corner of Section 8, Township 8 North, Range 16 East; thence North 88° 50' 22" East along the South line of the Northwest 1/4 of said Section, a distance of 1,361.08 feet to the point of Beginning (P.O.B.); Thence North 1°42'24" East, a distance of 24.78 feet; Thence North 88°50'22" East, a distance of 20.00 feet; Thence North 44°43'37" West, a distance of 27.57 feet to a point on the East Right of Way of County Road SC; Thence North 1°42'24" East along the East Right of Way of County Road SC, 275.31 feet to the Southwest Corner of Lot 1 of Certified Survey Map 2288; Thence North 88°49'51" East along the South line of Said Lot 1, a distance of 484.42 feet to the Southeast corner of Said Lot 1; Thence North 3°40'49" West along the East line of Said Lot 1, a distance of 349.59 feet to the Northeast corner of said lot 1; thence North 88°50'29" East, a distance of 310.31 feet; thence South 1°07'39" East, a distance of 669.01 feet to a point along the South Line of the Northwest 1/4 of Section 8; thence North 88°50'22" East along the South Line of Said Northwest 1/4, a distance of 124.51 feet; thence South 1°05'0" East, a distance of 274.50 feet; Thence South 88°50'22" West, a distance of 925.26 feet to a point on the East Right of Way of County Road SC; Thence North 0°6'36" East along the East Right of Way of County Road SC, 273.37 feet; Thence North 1°42'24" East, a distance of 1.20 feet to the Point of Beginning;

Said Lands Contain 610,324.85 Square Feet, 14.01 Acres  
 Land Dedicated for Roadway Purpose Contain 42,426.06 Square Feet, 0.97 Acres



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

**OWNER'S CERTIFICATE:**

Randy Tietz, congregation president, as representative of St. Paul's Evangelical Lutheran Church, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Town of Ixonia
- 2) Jefferson County
- 3) City of Watertown

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

DATED THIS 27TH DAY OF DECEMBER, 2023

PROJECT NO. STPEV 175490

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 3 OF 6

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

**TOWN BOARD APPROVAL CERTIFICATE:**

Resolved that this Certified Survey Map, in the Town of Ixonia is hereby approved by the Town Board. By approving this Certified Survey Map the Road Right of Way Dedication of Gopher Hill Road is also approved.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Perry T. Goetsch, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Ixonia.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Nancy Zastrow, Clerk/Treasurer

**PLANNING AND ZONING COMMITTEE APPROVAL CERTIFICATE:**

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Matt Zangi, Director



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-0351  
www.sehinc.com

DATED THIS 27TH DAY OF DECEMBER, 2023

PROJECT NO. STPEV 175490

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 4 OF 8

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

**CITY OF WATERTOWN EXTRATERRITORIAL APPROVAL CERTIFICATE:**

APPROVED, that this Certified Survey Map, in the Town of Ixonia is hereby approved by the city of Watertown.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Emily McFarland

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Megan Dunnelsen

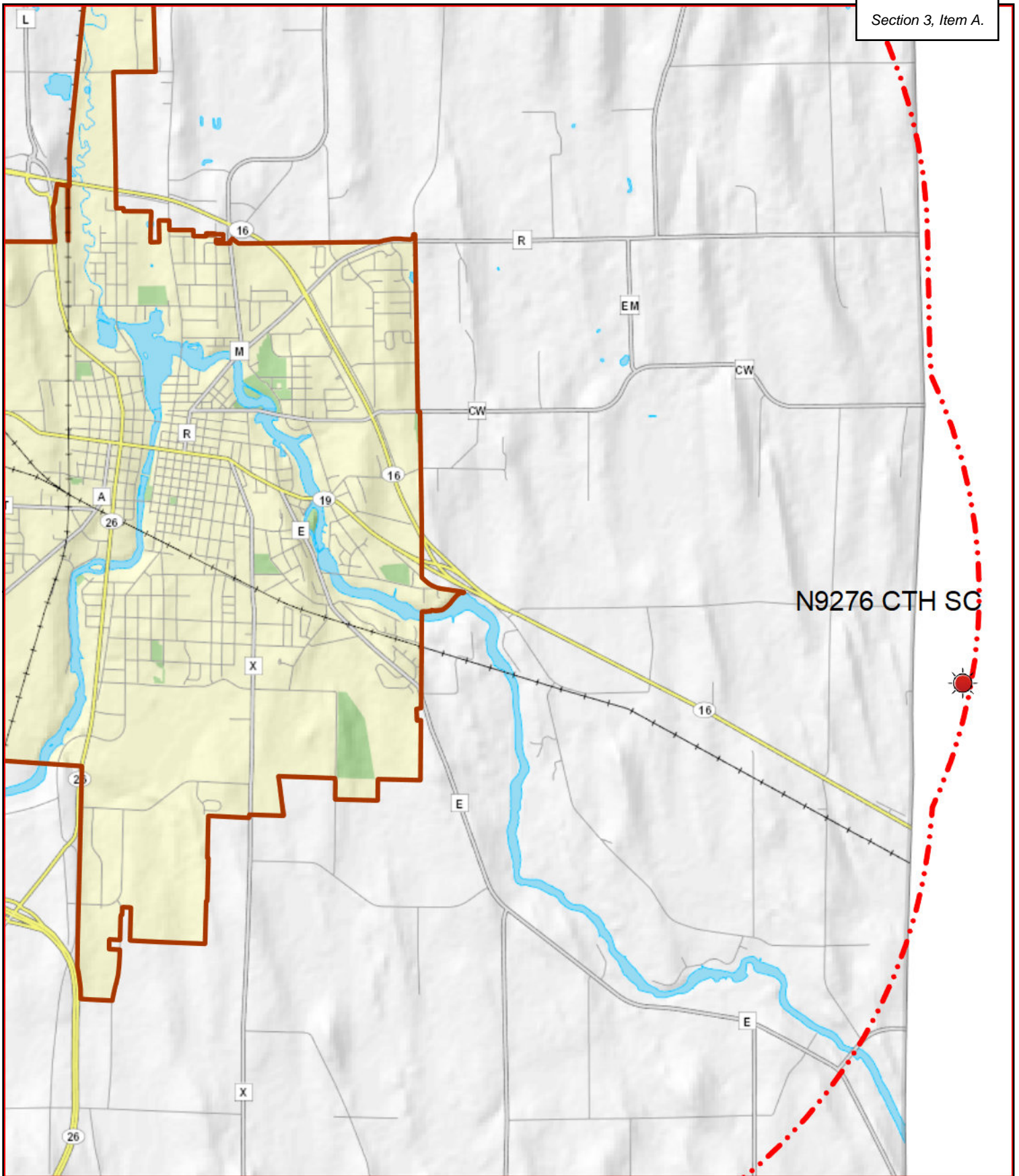
 PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com  
PROJECT NO. STPEV 175490

DATED THIS 27TH DAY OF DECEMBER, 2023

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 5 OF 5

Section 3, Item A.



<b>Points</b>		3-Mile Extraterritorial Subdivision Jurisdiction	
	Override 1		
	City Limits		

**THE CITY OF WATERTOWN**  
*Opportunity runs through it.*

**City of Watertown Geographic Information System**

Scale: 1 inch = 4,000 feet  
 SCALE BAR = 1"

Printed on: April 3, 20...  
 Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

12



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

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TO: Plan Commission  
DATE: April 8th, 2024  
SUBJECT: N302 CTH K - Extraterritorial Certified Survey Map (CSM)

A request by Robb Bender, agent for McFarlandale Dairy LLC, to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 040-0914-3614-000, 040-0914-3641-000, 040-0914-3641-004, & 040-0914-3641-003.

**SITE DETAILS:**

Parent Parcel Acres: 38.94, 9.39, 4.39, & 25.10  
Proposed Lot Size(s): 76.77 acre  
Jurisdiction: Town of Shields

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to create a one lot Certified Survey Map to combine existing farm parcels into one larger parcel.

**STAFF EVALUATION:**

The preliminary CSM lot is not located within the Airport Approach Protection Zone. CTH K is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft (60ft from the centerline). Requiring a 120 ft ROW in this location would also shift the County required 67ft building setback line further to the east. This shift would place existing and planned farm facilities within the County required 67ft building setback. The applicant is requesting the expanded ROW not be required on the CSM.

**PLAN COMMISSION OPTIONS:**

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM as depicted without conditions.
3. Approve the preliminary CSM with conditions as identified by the Plan Commission.

**ATTACHMENTS:**

- Application materials.

The purpose of today's meeting is to gain approval on a new CSM that combines existing CSM's that our family dairy farm owns. We are planning to build a barn for cows this year that would cross a CSM line, thus the need to combine CSMs. You can see this in Document 1, labeled Freestall Barn 2024.

However, we have concerns over the proposed right of way change that is accompanied with this CSM revision. Our understanding is that the current right of way on County Road K is 33 feet. The county requires a 67 foot setback from the right of way, so the total setback is currently 100 feet from the centerline.

If our understanding of the planning commission's proposal is correct, the right of way would be expanded to 60 feet, and adding in the county setback requirement would move our total setback to 127 feet from the centerline.

We are concerned about this for two reasons:

- 1) Document 1 shows our facility map as it exists today. We have built 3 calf and heifer barns over the past few years (labeled 2020 and 2023) on the North side of our farm. All three of these buildings have abided by the 100 foot setback rule, and are lined up appropriately along County Road K. Our future plans include to build several more of these buildings both between the existing ones and on either side (north and south), as shown in Document 2. Since the existing setback is 100 feet, the proposed revisions would require that these new buildings be moved farther east by an additional 27 feet. Not only would this be visually unappealing, but it would also cause us to need to reduce the size of the buildings since we cannot move them farther east due to our feed pad and drainage that exists in that area.
- 2) See Document 3. Our intention is for the dairy to continue to grow in the future. On the south edge of the property, we have plans to construct a new milking parlor and cow housing facility that would abide by the 100 foot setback requirement, but would not fit between the existing manure pit if the setback was increased to 127 foot setback.

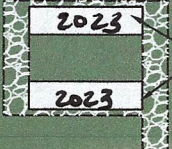
To be clear, our concerns with the new right of way proposal do not disrupt our building plans for 2024. Our freestall barn addition for this year will be greater than 200 feet back from the county road, so this is not a concern. Our concern is for our future building plans that are in place, given the current layout that we have.

I am proud to be a 6<sup>th</sup> generation dairy farmer. Our family has dairy farmed on this site since 1852 - before Watertown was even chartered as a city. We are proud to keep supporting and investing in our local community, and wish to keep growing in this area.

2 Octo

County Road K

Proposed Expansion Site

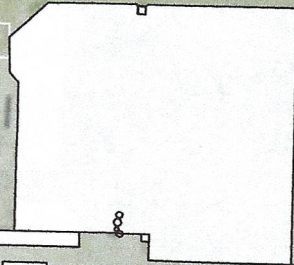


CALF BARN

Proposed Expansion Site

HEIFER BARN

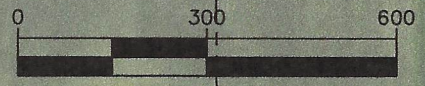
2020



FREESTALL BARN



WSF 1 (2017)



Proposed Expansion Site



PARCEL LINES: DODGE CO GIS

**REA** RESOURCE ENGINEERING ASSOCIATES, INC.

3510 Parmenter Street, Suite 100  
Middleton, WI 53562  
Phone: 608-831-5522  
Web: www.reaeng.com

SITE MAP  
MCFARLANDALE FARM  
N302 COUNTY ROAD K  
WATERTOWN, WI 53098

DATE: 10/02/2023  
DRAWN: EML  
CHECKED: DRW  
PROJECT: 220025.1

2225 CoSiting.dwg

FIGURE 1

\\saw\p\Projects\2007\Final\DWG\2007\_01\_20.dwg



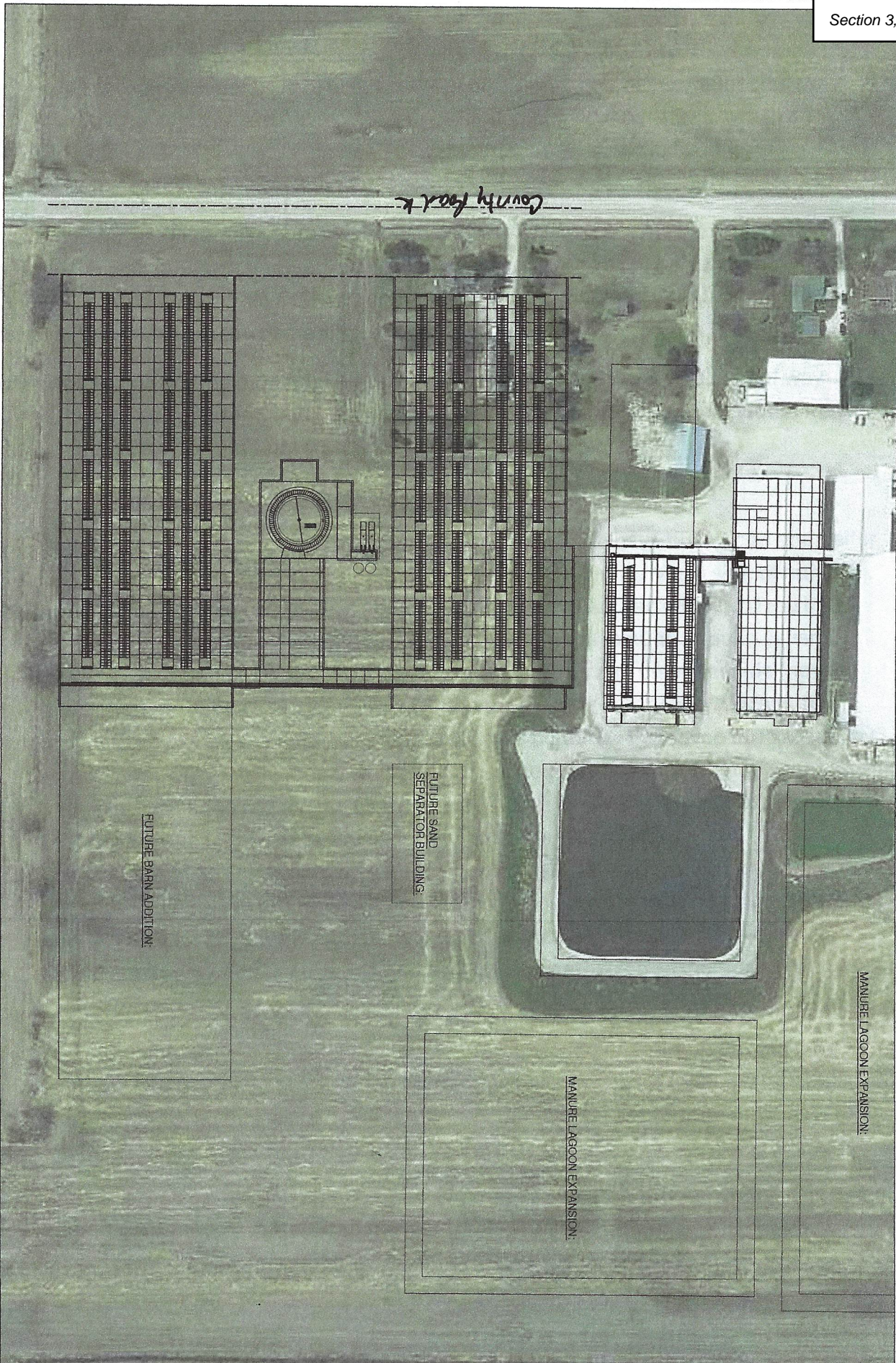
DATE	#####
DRAWN	###
CHECKED	#####
APPROVED	#####
DESIGNED BY	#####
PROJECT NUMBER	#####

**REA RESOURCE ENGINEERING ASSOCIATES, INC.**

Resource Engineering Associates, Inc.  
 3510 Parmenter Street, Suite 100  
 Middleton, Wisconsin 53562-2507  
 Phone: 608-831-5322  
 Fax: 608-831-6564  
 Web: www.reaeng.com

REVISIONS:
DATE
DATE
DATE





OVERBALL DAIRY SITE MAP  
SCALE: 1"=40'



T1.1

PROPOSED ROTARY PARLOR FOR:  
 24-026 MCFARLANDALE DAIRY  
 LOCATION:  
 SALES REP: JASON HABECK (920) 595-1292  
 DATE: 2/19/24 DRAWN BY: NJE

REVISIONS:  
 ⚠

PLAN SET STAGE:  
 PRELIMINARY PLAN SET  
 NOT FOR CONSTRUCTION  
 PLAN BID COPY  
 FINAL PLAN SET  
 APPROVED FOR CONSTRUCTION

FOX CITIES BUILDERS, LLC.  
 N7315 CTY RD. Y - SUITE B  
 SEYMOUR, WISCONSIN 54165  
 PHONE (920) 833-9545  
 FAX (920) 833-9546



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

TO COMBINE CSM VOLUME 4 PAGE 44, AS RECORDED WITH THE DODGE COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 5, 1974 AS DOCUMENT NO. 576075, CSM NO. 758 AS RECORDED ON AUGUST 31, 1978 AS DOCUMENT NO. 616888, AND UNPLATTED LANDS. ALL LANDS LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 36, T.9.N, R.14.E IN THE TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

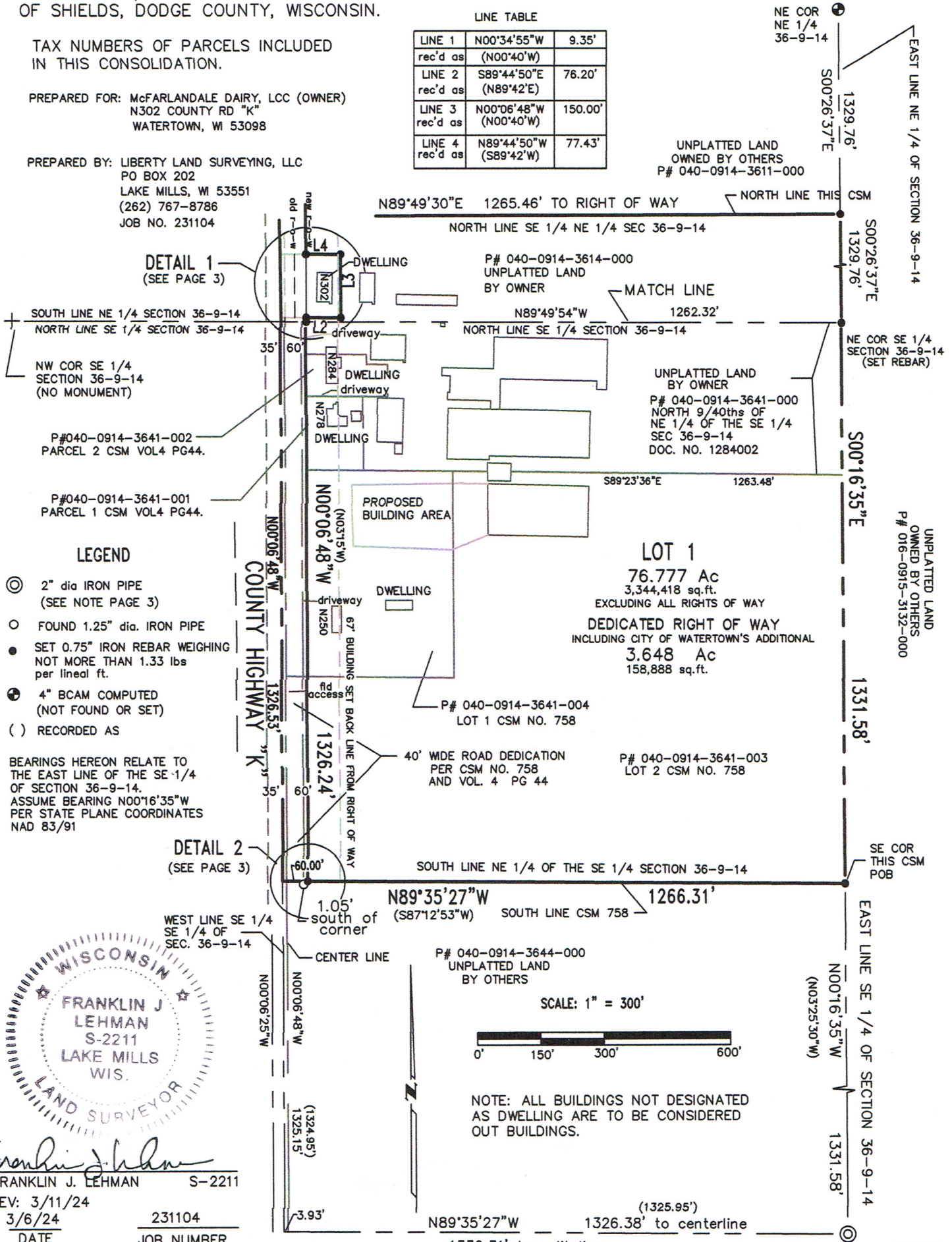
TAX NUMBERS OF PARCELS INCLUDED IN THIS CONSOLIDATION.

PREPARED FOR: McFARLANDALE DAIRY, LCC (OWNER)  
N302 COUNTY RD "K"  
WATERTOWN, WI 53098

PREPARED BY: LIBERTY LAND SURVEYING, LLC  
PO BOX 202  
LAKE MILLS, WI 53551  
(262) 767-8786  
JOB NO. 231104

LINE	BEARING	LENGTH
LINE 1	N00°34'55"W	9.35'
rec'd as	(N00°40'W)	
LINE 2	S89°44'50"E	76.20'
rec'd as	(N89°42'E)	
LINE 3	N00°06'48"W	150.00'
rec'd as	(N00°40'W)	
LINE 4	N89°44'50"W	77.43'
rec'd as	(S89°42'W)	

UNPLATTED LAND OWNED BY OTHERS  
P# 040-0914-3611-000



### LEGEND

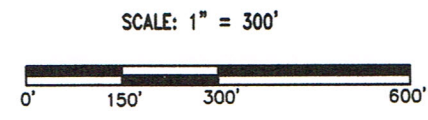
- ⊙ 2" dia IRON PIPE (SEE NOTE PAGE 3)
- FOUND 1.25" dia. IRON PIPE
- SET 0.75" IRON REBAR WEIGHING NOT MORE THAN 1.33 lbs per lineal ft.
- ⊕ 4" BCAM COMPUTED (NOT FOUND OR SET)
- ( ) RECORDED AS

BEARINGS HEREON RELATE TO THE EAST LINE OF THE SE 1/4 OF SECTION 36-9-14. ASSUME BEARING N00°16'35"W PER STATE PLANE COORDINATES NAD 83/91



*Franklin J. Lehman*  
FRANKLIN J. LEHMAN S-2211  
REV: 3/11/24  
3/6/24  
DATE

231104  
JOB NUMBER



NOTE: ALL BUILDINGS NOT DESIGNATED AS DWELLING ARE TO BE CONSIDERED OUT BUILDINGS.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

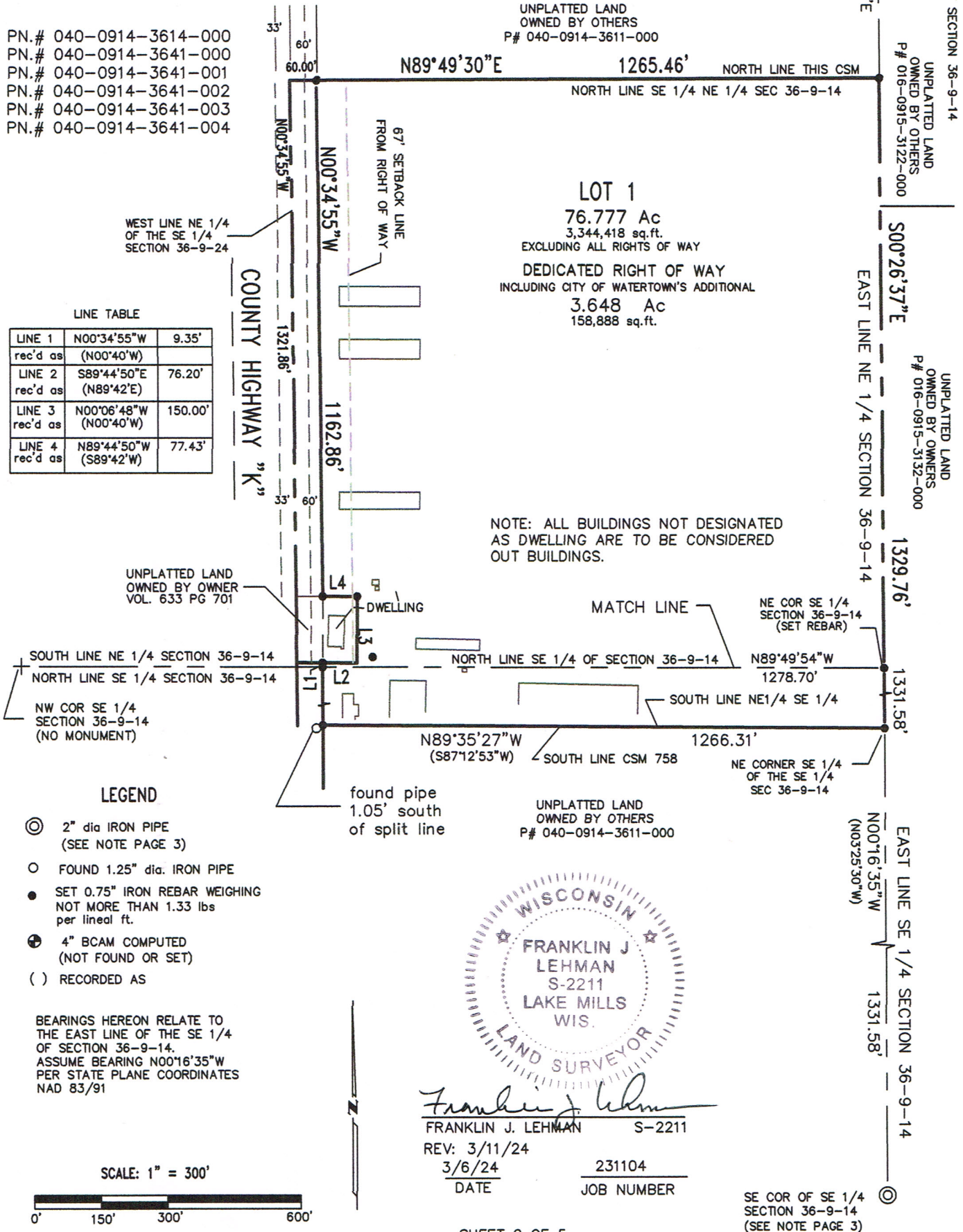
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TAX NUMBERS OF PARCELS INCLUDED IN THIS CONSOLIDATION.

- PN.# 040-0914-3614-000
- PN.# 040-0914-3641-000
- PN.# 040-0914-3641-001
- PN.# 040-0914-3641-002
- PN.# 040-0914-3641-003
- PN.# 040-0914-3641-004

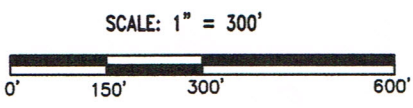
LINE TABLE

LINE	BEARING	LENGTH
LINE 1	N00°34'55"W	9.35'
rec'd as	(N00°40'W)	
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rec'd as	(S89°42'W)	



WISCONSIN  
 FRANKLIN J. LEHMAN  
 S-2211  
 LAKE MILLS  
 WIS.  
 LAND SURVEYOR

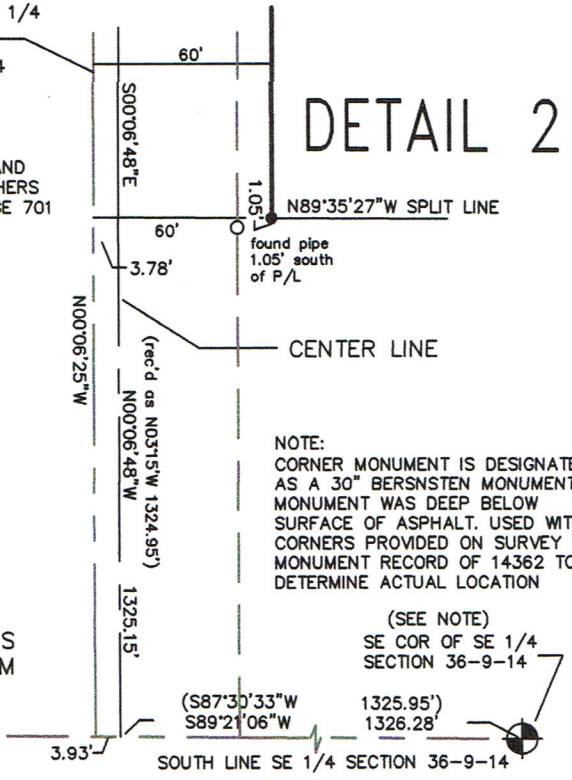
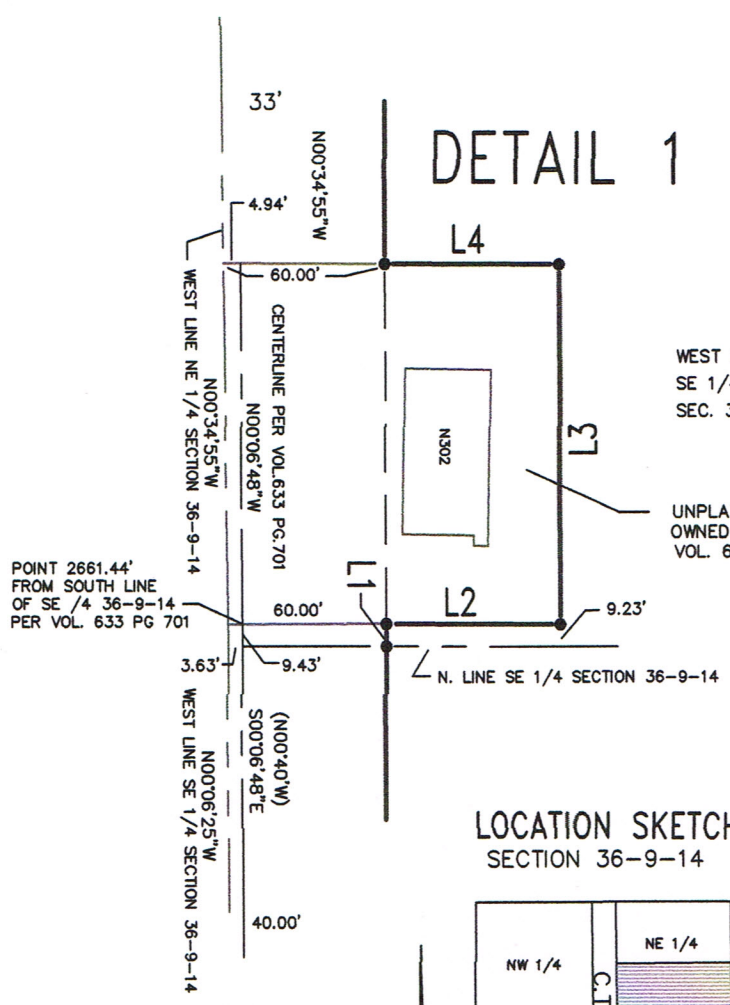
*Franklin J. Lehman*  
 FRANKLIN J. LEHMAN S-2211  
 REV: 3/11/24  
 3/6/24 DATE 231104 JOB NUMBER



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

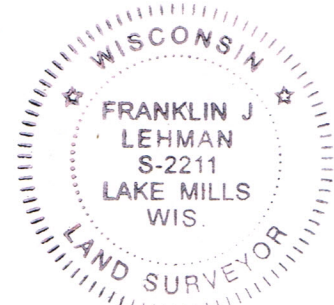
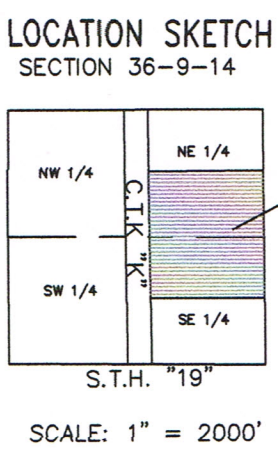
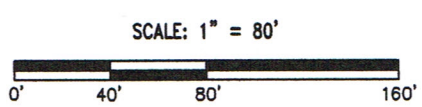
TO COMBINE CSM VOLUME 4 PAGE 44, AS RECORDED WITH THE DODGE COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 5, 1974 AS DOCUMENT NO. 576075, CSM NO. 758 AS RECORDED ON AUGUST 31, 1978 AS DOCUMENT NO. 616888, AND UNPLATTED LANDS. ALL LANDS LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 36, T.9.N, R.14.E IN THE TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

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rec'd as	(N00°40'W)	
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- LEGEND**
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  - FOUND 1.25" dia. IRON PIPE
  - SET 0.75" IRON REBAR WEIGHING NOT MORE THAN 1.33 lbs per lineal ft.
  - ⊕ 4" BCAM COMPUTED (NOT FOUND OR SET)
  - ( ) RECORDED AS

BEARINGS HEREON RELATE TO THE EAST LINE OF THE SE 1/4 OF SECTION 36-9-14. ASSUME BEARING N00°16'35"W PER STATE PLANE COORDINATES NAD 83/91



*Franklin J. Lehman*  
 FRANKLIN J. LEHMAN S-2211  
 REV: 3/11/24  
 3/6/24 DATE 231104 JOB NUMBER

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## SURVEYOR'S CERTIFICATE:

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT QT THE DIRECTION OF MCFARLANDALE FARMS, LLC, OWNER OF SAID PROPERTY HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED PART OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 14 EAST, IN THE TOWN OF SHIELDS, DODGE COUNTY WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SAID SECTION 36;  
THENCE NORTH 00°16'35" WEST (rec'd as N03°25'30"W), 1331.58 FEET TO CORNER OF SAID SE 1/4 AND THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:  
THENCE NORTH 89°35'27" WEST, 1266.31 FEET (rec'd as S87°12'53"W) ALONG THE NORTH LINE OF SAID SE 1/4 TO THE RIGHT OF WAY OF C.T.H "K".  
THENCE NORTH 00°06'25" WEST (rec'd as N03°15'W), ALONG SAID RIGHT OF WAY, 1326.24 FEET;  
THENCE NORTH 00°34'55"W, 9.35 FEET;  
THENCE SOUTH 89°44'50" EAST, (rec'd as N89°42'E), 76.20 FEET;  
THENCE NORTH 00°06'48" WEST, (rec'd as N00°40'W), 150.00 FEET;  
THENCE NORTH 89°44'50" WEST (rec'd as S89°42'W), 77.43 FEET TO THE EAST RIGHT OF WAY OF C.T.H. "K";  
THENCE NORTH 00°34'55" WEST ALONG SAID EAST RIGHT OF WAY, 1162.86 FEET TO THE NORTH LINE OF NE 1/4 OF SAID SECTION 36;  
THENCE NORTH 89°49'30" EAST ALONG SAID NORTH LINE, 1265.46 FEET TO THE EAST LINE OF THE OF SAID NE 1/4;  
THENCE SOUTH 00°26'37" EAST ALONG THE EAST LINE OF SAID NE 1/4, 1329.76 FEET TO THE SE COR OF THE NE 1/4 OF SECTION 36-9-14.  
THENCE SOUTH 00°16'35" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 36, 1331.58 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WEST 60 FEET, THEREOF. TO INCLUDE ALL PREVIOUS RIGHT OF WAY DEDICATIONS ALONG WITH THE ADDITIONAL DEDICATION PER THE CITY OF WATERTOWN. CONTAINING 76.777 ACRES (3,344,418 sq.ft.) OF LAND. EXCLUDING DEDICATED LANDS FOR C.T.H "K".

THAT THE MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PROPERTY.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s236.34 OF THE WISCONSIN STATUTES, DODGE COUNTY AND THE CITY OF WATERTOWN IN MAPPING, DIVIDING, AND DEDICATING THE SAME.

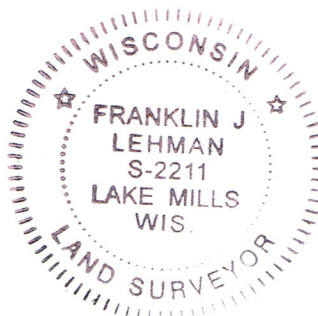
## OWNER'S CERTIFICATE:

I, MCFARLANDALE DAIRY, LLC (OWNER), HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED DODGE COUNTY AND THE CITY OF WATERTOWN, FOR APPROVAL.

\_\_\_\_\_  
PETER MCFARLAND

\_\_\_\_\_  
DATE

*Franklin J. Lehman*  
FRANKLIN J. LEHMAN S-2211  
REV: 3/11/24  
3/6/24 DATE 231104 JOB NUMBER



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

TO COMBINE CSM VOLUME 4 PAGES 44 AND 45, AS RECORDED WITH THE DODGE COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 5, 1974 AS DOCUMENT NO. 576075, CSM NO. 758 AS RECORDED ON AUGUST 31, 1978 AS DOCUMENT NO. 616888, AND UNPLATTED LANDS. ALL LANDS LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 36, T.9.N, R.14.E IN THE TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

**CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE  
EXTRA-TERRITORIAL JURISDICTION**

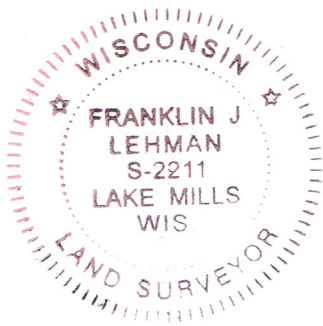
APPROVED, THAT THE CERTIFIED SURVEY MAP, IN THE TOWN OF SHIELDS McFarlandale Dairy, LLC OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

DATE: \_\_\_\_\_  
EMILY McFARLAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF WATERTOWN.

DATE: \_\_\_\_\_  
MEGAN DUNNEISEN, CITY CLERK

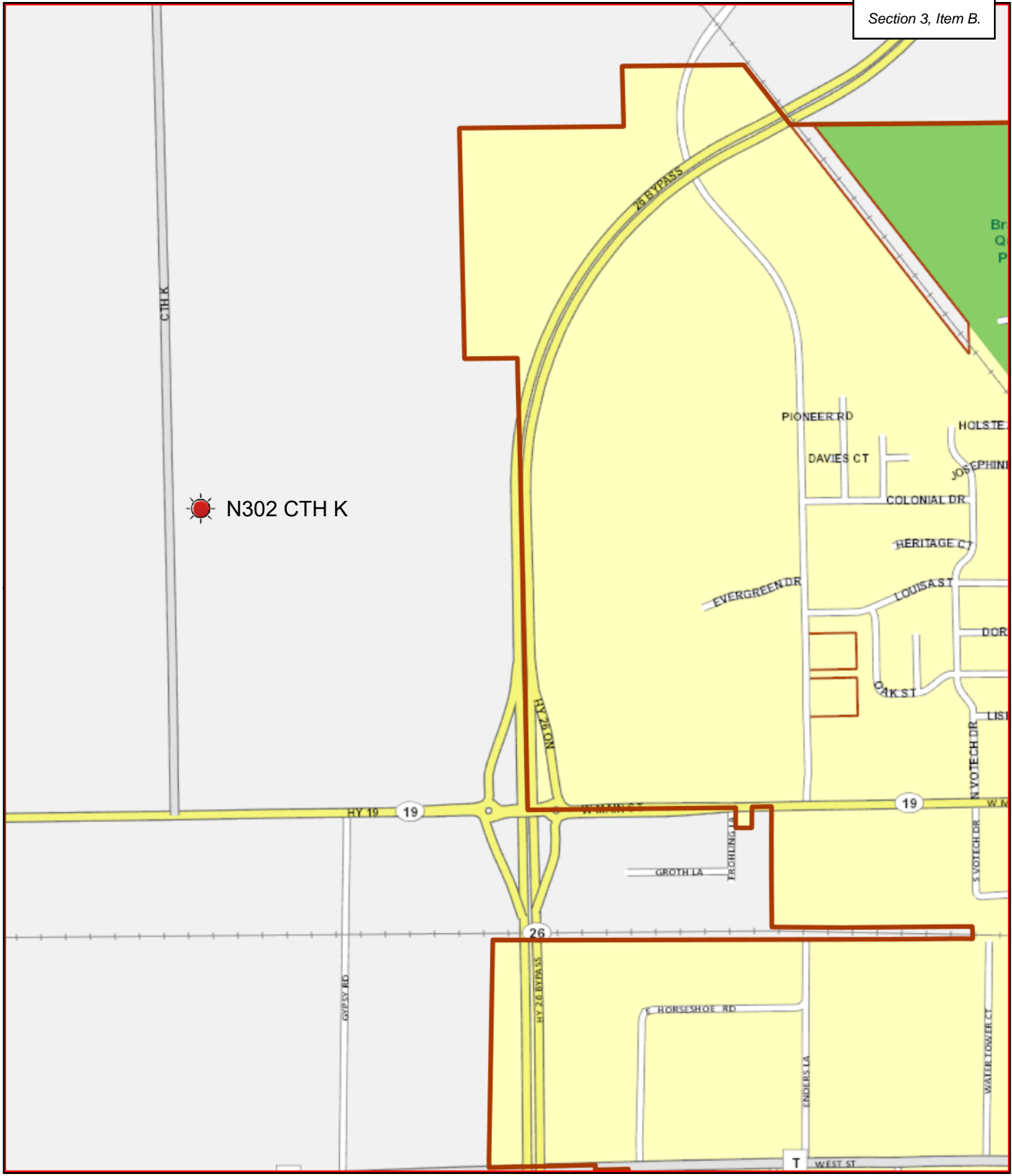


Franklin J. Lehman  
FRANKLIN J. LEHMAN PLS-2211



1/19/24                      231104  
DATE                              JOB NO.

# N302 CTH K

Section 3, Item B.



## Points

-  CSM Location
-  City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 1,000 feet Printed on: April 3, 2013  
SCALE BAR = 1"

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission  
DATE: April 8th, 2024  
SUBJECT: 1508 Doctors Ct – Pre-Application Conference for PUD

A request by Dan Maki for a Pre-Application Conference to discuss a possible Planned Unit Development. Parcel PIN(s): 291-0815-0324-030

SITE DETAILS:

Acres: 0.40  
Current Zoning: Planned Office and Institutional  
Existing Land Use: Office  
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is considering a PUD Overlay Zoning District proposal to request the allowance of a Commercial Apartment within an existing office building. The applicant wishes to move his architectural-engineering firm to Watertown and establish a live/work space within an existing office building.

STAFF EVALUATION:

Land Use and Zoning:

1. The Planned Unit Development: Pre-Application process is outlined in Section § 550-152E:

*E. PUD Process Step 1: Preapplication conference.*

- (1) The applicant shall contact the Zoning Administrator to place an informal discussion item for the PUD on the Plan Commission agenda.*
- (2) No details beyond the name of the applicant and the identification of the discussion item as a PUD are required to be given in the agenda.*
- (3) At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PUD. Appropriate topics for discussion may include the location of the PUD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.*
- (4) Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City but should be considered as the informal nonbinding basis for proceeding to the next step.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- 1. No action required, discussion only.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

*Opportunity Runs Through It*



ATTACHMENTS:

- Application materials

**ADDRESS**

1508 Doctors Court, Watertown

**CONSIDERATION**

PUD overlay for this Planned Office and Institutional (PO) Zoning District

**REQUEST**

I request City's flexibility to grant the ability for me to provide an Owner's (my) residence (Commercial Apartment) for part of the main level of this commercial building.

**PRESENTERS**

Dan Maki (Requestor)

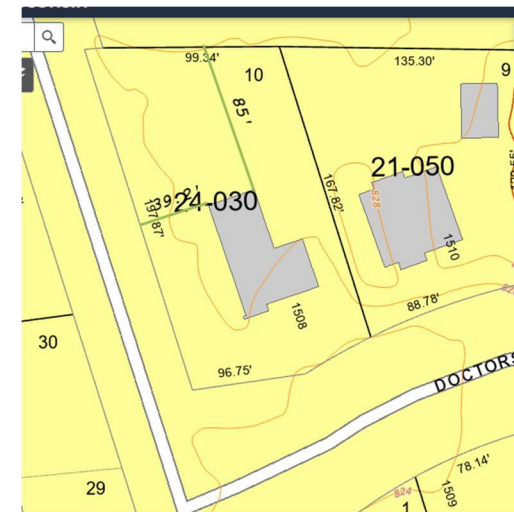
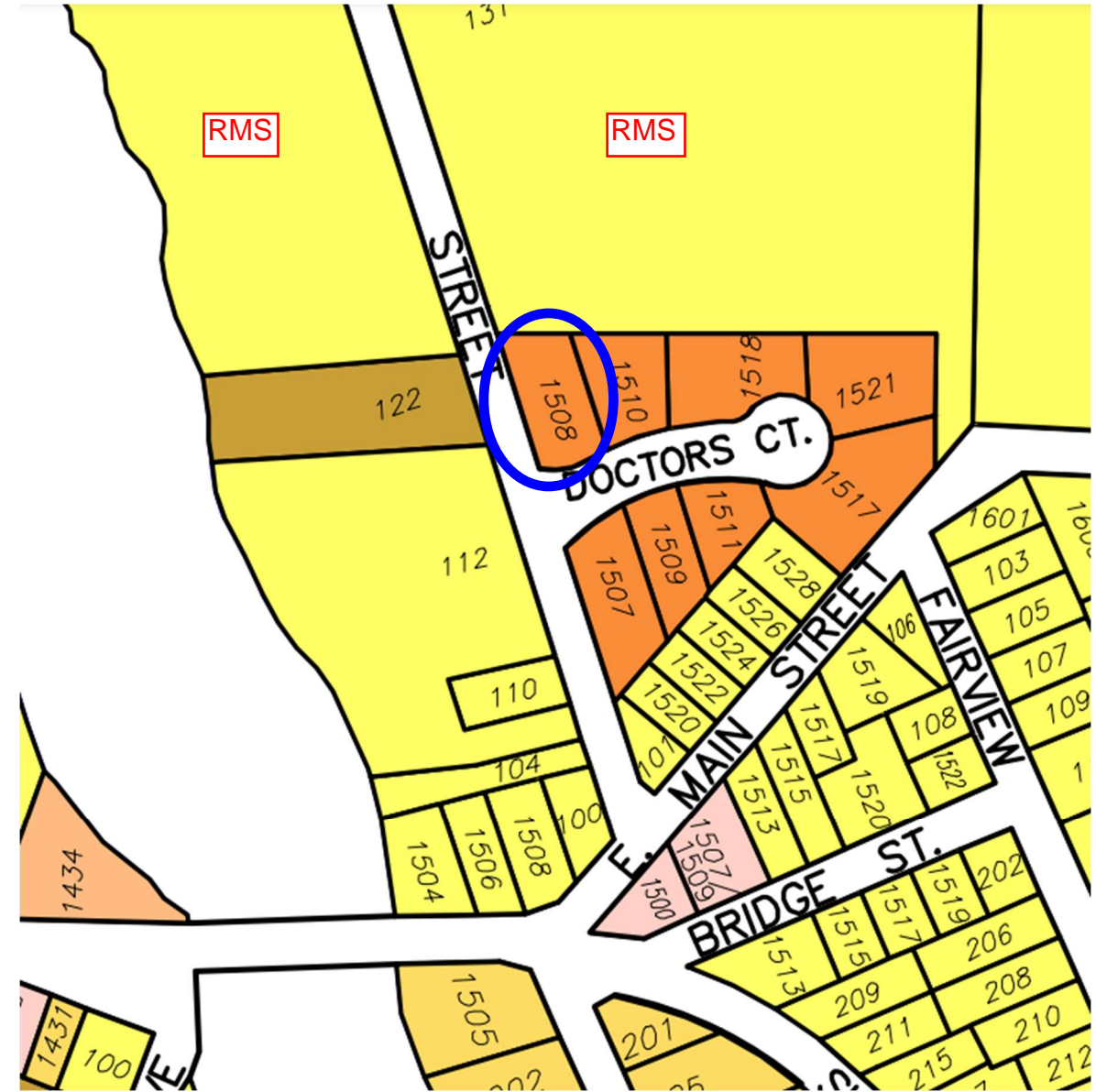
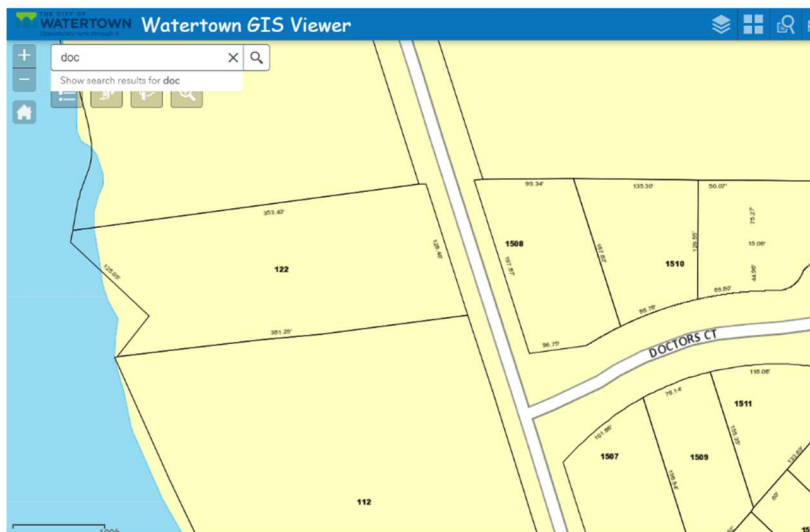
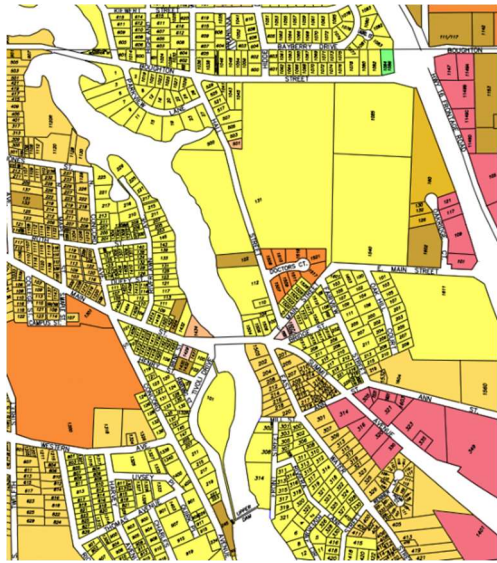
Mr. Maki since 1996 owns a consulting architectural engineering firm in Madison: working with others to design right or fix and maintain the building shell. Watertown projects: St. Bernard Catholic and St. John's Lutheran churches, and Symbol Mattress.

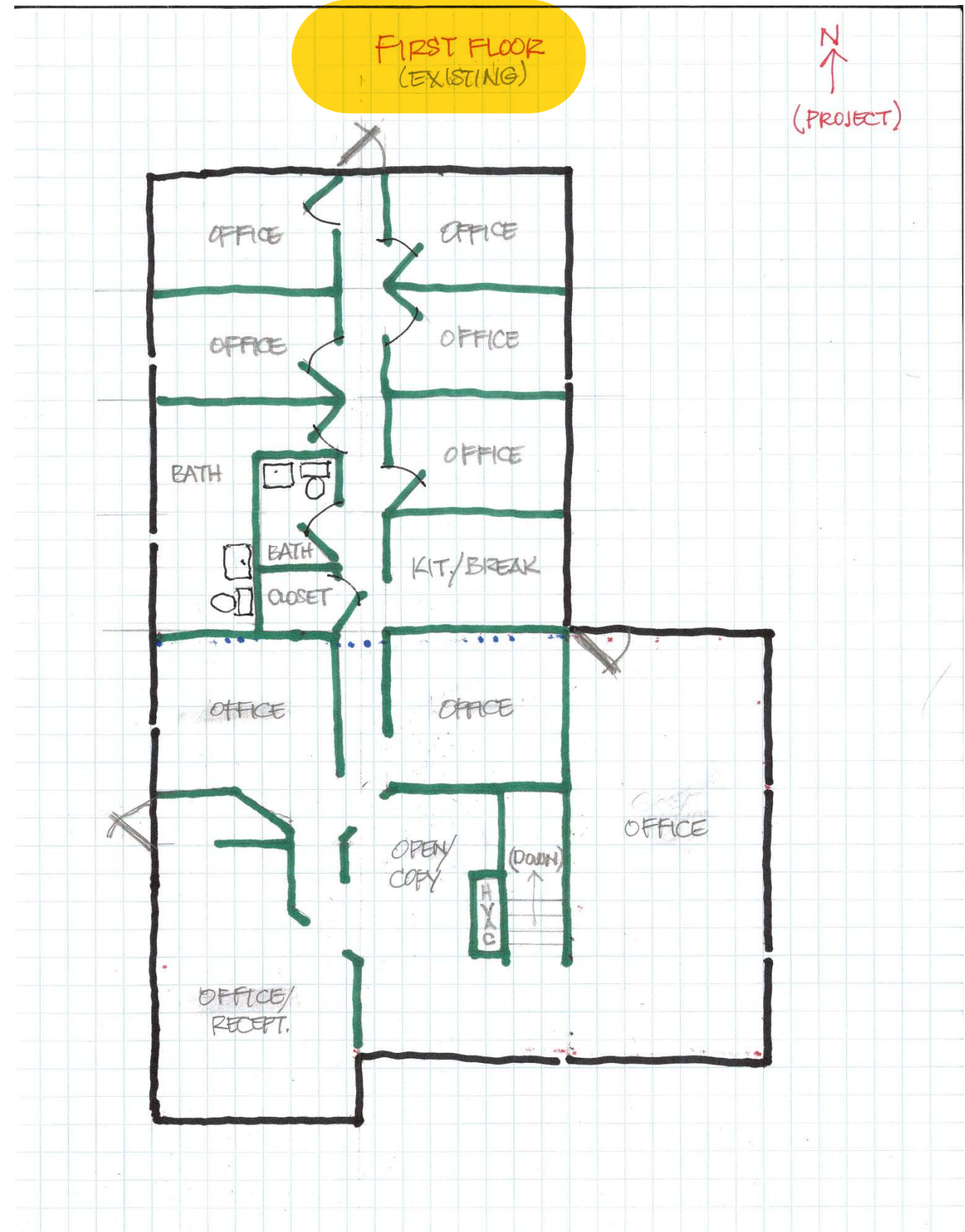
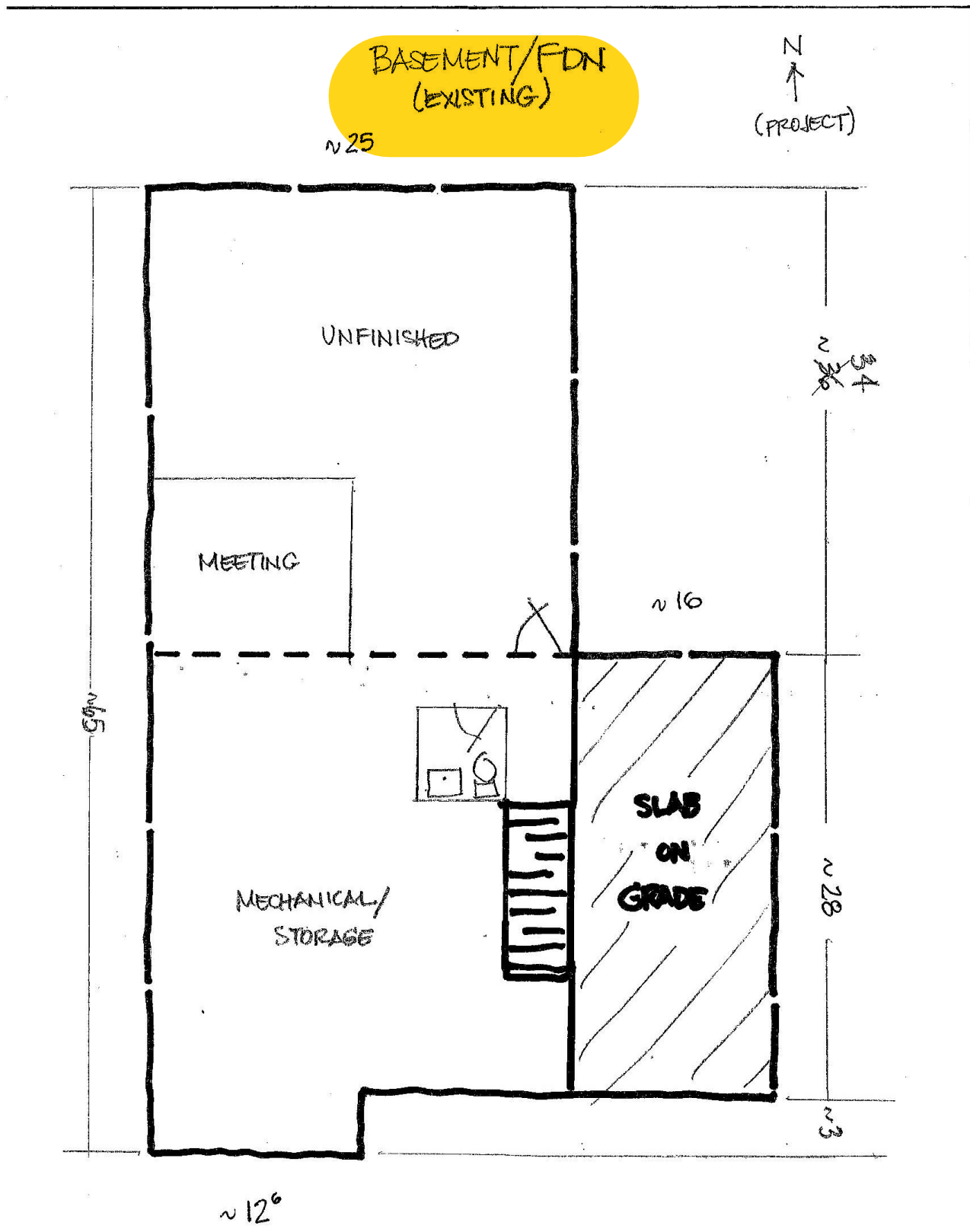
Mr. Maki has performed investigations of exterior cladding systems of brick and block masonry, EIFS, stucco, and metal, as well as the investigation and instrumentation of roofing and waterproofing building problems, structural analysis, and design of rehabilitation efforts. He has extensive experience with construction project management, the development of working drawings and design specifications for the repair of industrial, commercial, institutional, and residential buildings.

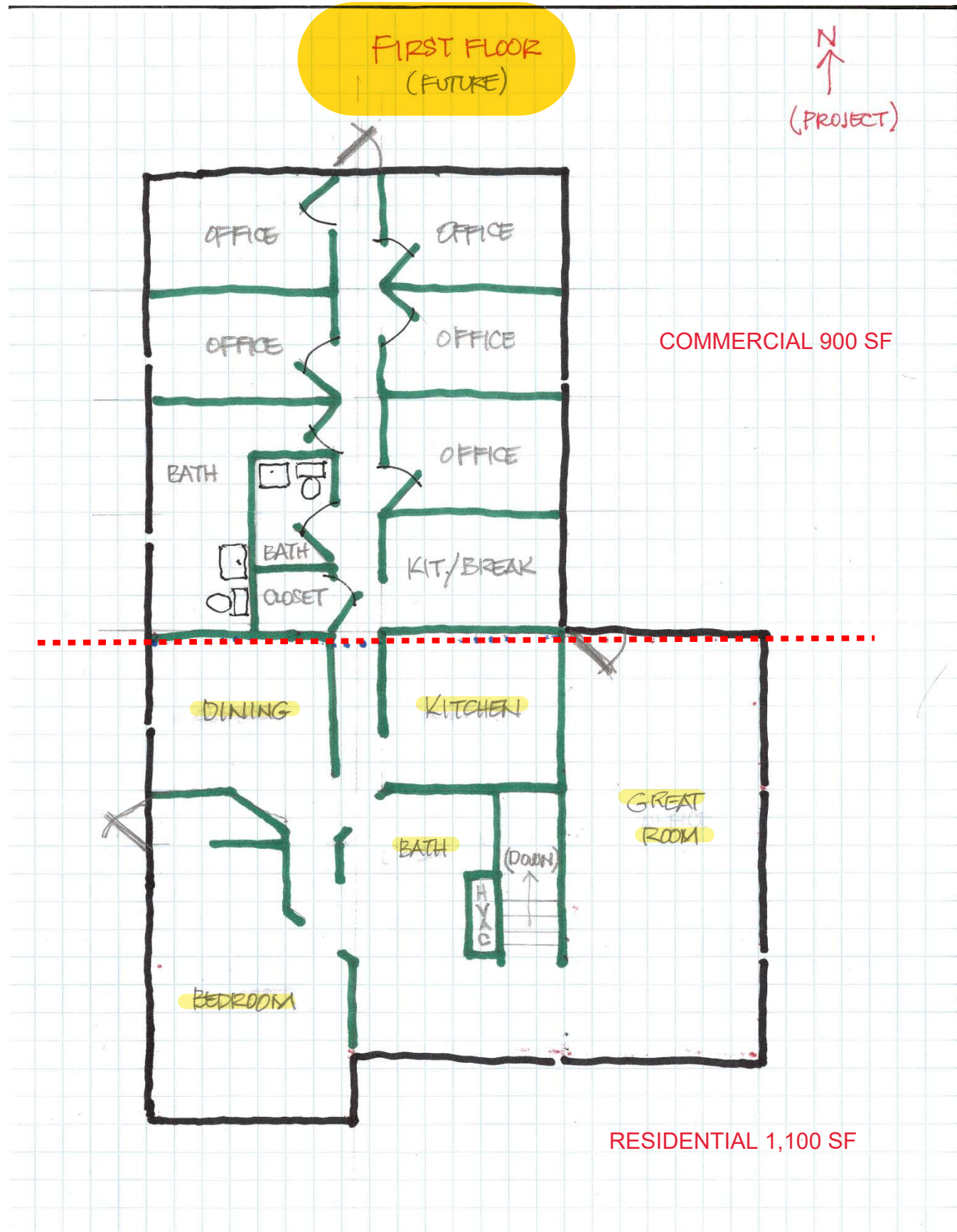
Why Watertown?

Daughter and her family recently purchased a house on Warren Street, after many years of traveling from Madison to friends who have been residents; Brother and his family are residents for many years. Good location for my business, with convenience to clients in Madison, Milwaukee, and Fox Valley.

Karl Zarling (Real Estate Representative)









<b>Parcels</b>		Subject Property		City Limits
		Street Centerlines w/Labels		



**THE CITY OF WATERTOWN**  
*Opportunity runs through it.*  
 City of Watertown Geographic Information System

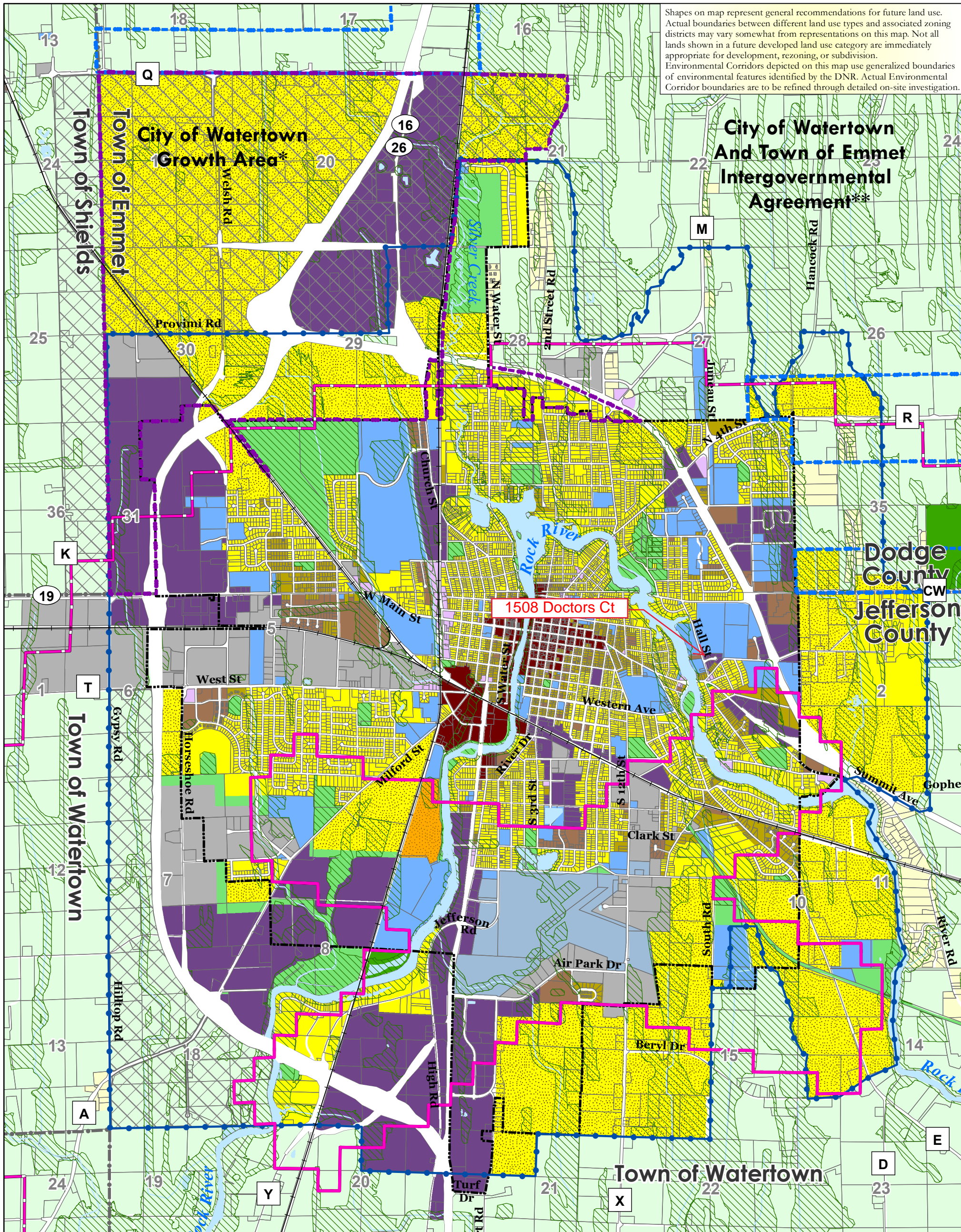
Scale:  1 inch = 190 feet  
 SCALE BAR = 1"

Printed on: April 3, 20...  
 Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

30

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.



# Future Land Use Urban Area

## Map 6b

- City/Town IGA\*\*
- City Growth Area
- City Periphery Areas

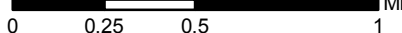
- \*Each "Planned Mixed Use Area" may include mix of:
  - Office
  - Multi-Family Residential
  - Mixed Industrial
  - Commercial Services/Retail
  - Institutional
  - Parks & Recreation
- \*\*"Planned Neighborhoods" should include a mix of the following:
  - Single-Family - Sewered (predominant land use)
  - Two-family Residential
  - Multi-Family Residential
  - Institutional
  - Neighborhood Mixed Use
  - Parks & Recreation
- \*\*\*Each "Riverside Mixed Use Area" may include mix of:
  - Office
  - Single-Family - Sewered
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial Services/Retail
  - Institutional
  - Parks & Recreation

### City of Watertown Comprehensive Plan

- #### Land Use Categories
- Agricultural
  - Single-Family Residential - Unsewered
  - Single-Family Residential - Sewered
  - Two-Family Residential
  - Multi-Family Residential
  - Planned Neighborhood\*\*
  - Institutional
  - Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use\*
- Central Mixed Use
- Riverside Mixed Use\*\*\*
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area
- Airport Height Limitations
  - Maximum Building Elevation b/t 865 and 968 ft
  - Maximum Building Elevation b/t 968 and 1005 ft



Draft: August 7, 2019  
 Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A





F STREET

**CITY OF WATERTOWN  
RIVERFRONT  
PLAN COMMISSION  
CONCEPT MEETING**

[fstreet.com](http://fstreet.com)

**APRIL 8, 2024**





## ABOUT US

F Street is a privately held investment group dedicated to creating value for our stakeholders by investing and developing commercial real estate responsibly. We understand the importance of working closely with all stakeholders involved to shape and support the communities we invest in.

We are committed to efficiently managing the development and financing process of each development. Working closely and communicating frequently with municipalities, contractors, tenants, and others allows us to be successful and maximize the potential for each development.

## VISION

To be a leader in the real estate investment and development community recognized for our passion, commitment to excellence, and creativity to enhance shareholder value and returns.

## MISSION

To develop and build meaningful real estate projects that make the communities we invest in better places to live, work, and play.



# THE TEAM



**Scott Lurie**  
PRINCIPAL



**Josh Lurie**  
PRINCIPAL



**Jordan Lynch**  
DIRECTOR OF FINANCE



**Nick Jung**  
DIRECTOR OF DEVELOPMENT



**EJ Herr**  
DIRECTOR OF PROJECT DELIVERY



**Paula Armato**  
ASSET MANAGER



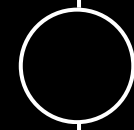
**Mike Doney**  
CHIEF OPERATING OFFICER



**Peter Studer**  
DIRECTOR OF MARKETING

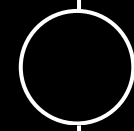


**Mitch Ferraro**  
INVESTOR RELATIONS



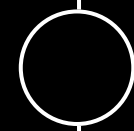
**\$350+ MILLION**

Real Estate Asset Management Portfolio



**\$125+ MILLION**

Equity Capital Raised



**50+ YEARS**

Combined Investment & Development Experience

# F STREET



# PROJECT VISION

---

## OUR APPROACH

The Rockriver Townhome Development envisions a harmonious blend of riverfront living and community integration, expanded riverwalk access, and diverse housing options to foster a vibrant, connected neighborhood in the heart of Watertown. The Project will bring more people to live, work and enjoy downtown Watertown.

 F STREET

# DESIGN DRIVERS

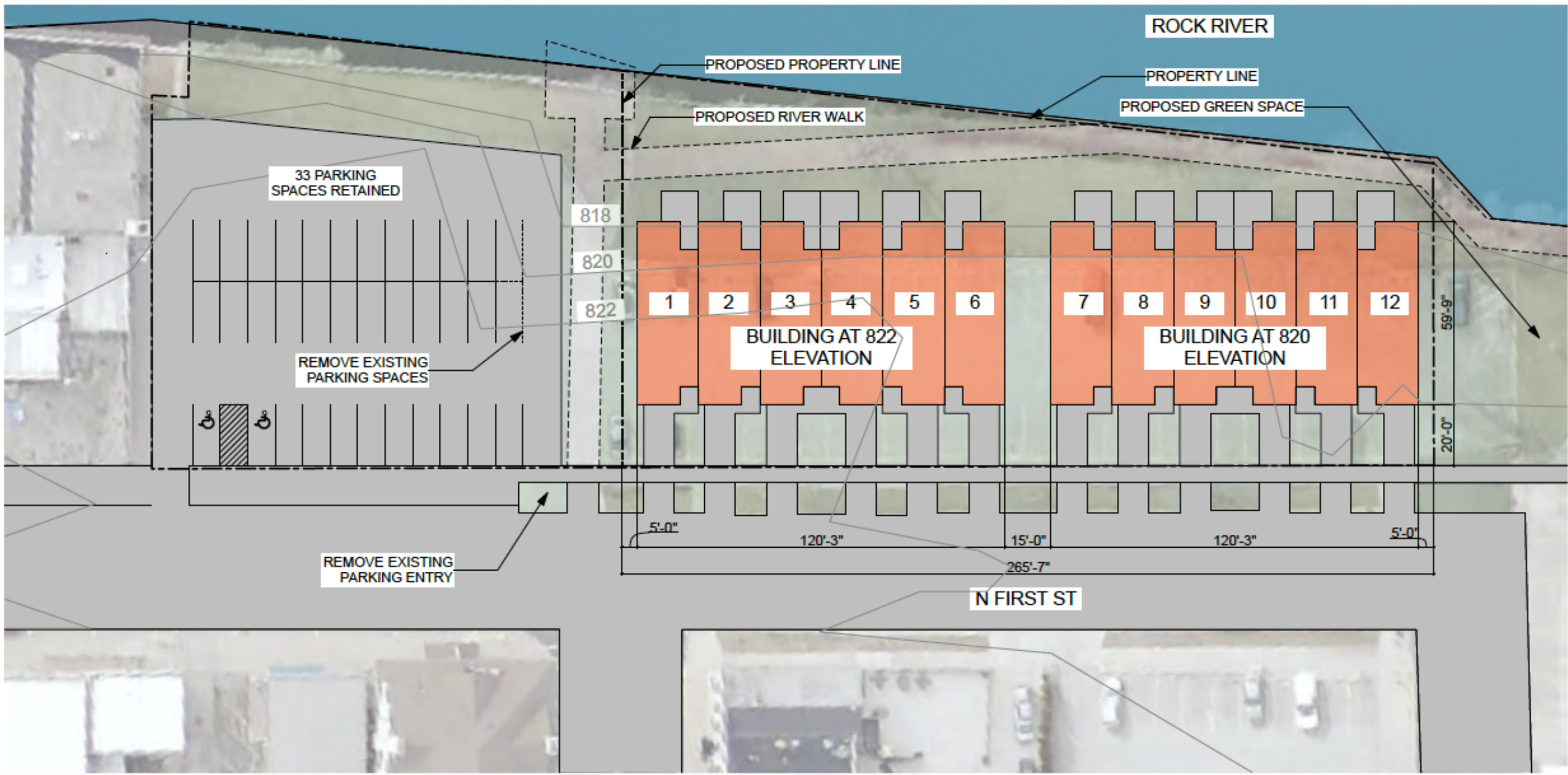
**Riverwalk Enhancement:** Integration with Watertown's landscape, enhancing the riverwalk experience in connection with the town square pavilion.

**Community Integration:** Bringing more residents to downtown Watertown.

**Increased Housing:** High-quality family townhomes to help address the community housing needs.

**Sustainable Innovation:** Sustainable design elements to promote environmental responsibility.

# SITE PLAN



# EAST ELEVATION



1 EAST ELEVATION BUILDING A  
SD200 SCALE: 1/8" = 1'-0"

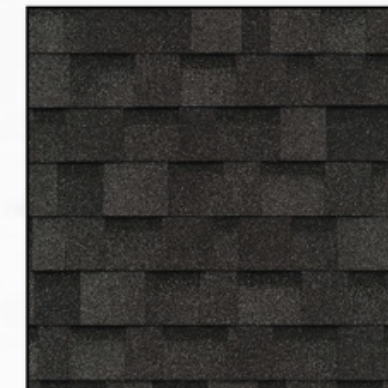
6" HORIZONTAL LP LAP SIDING  
ABYSS BLACK



16" BOARD & BATTEN  
PREFINISHED LP SIDING



6" HORIZONTAL LP LAP SIDING  
ABYSS BLACK

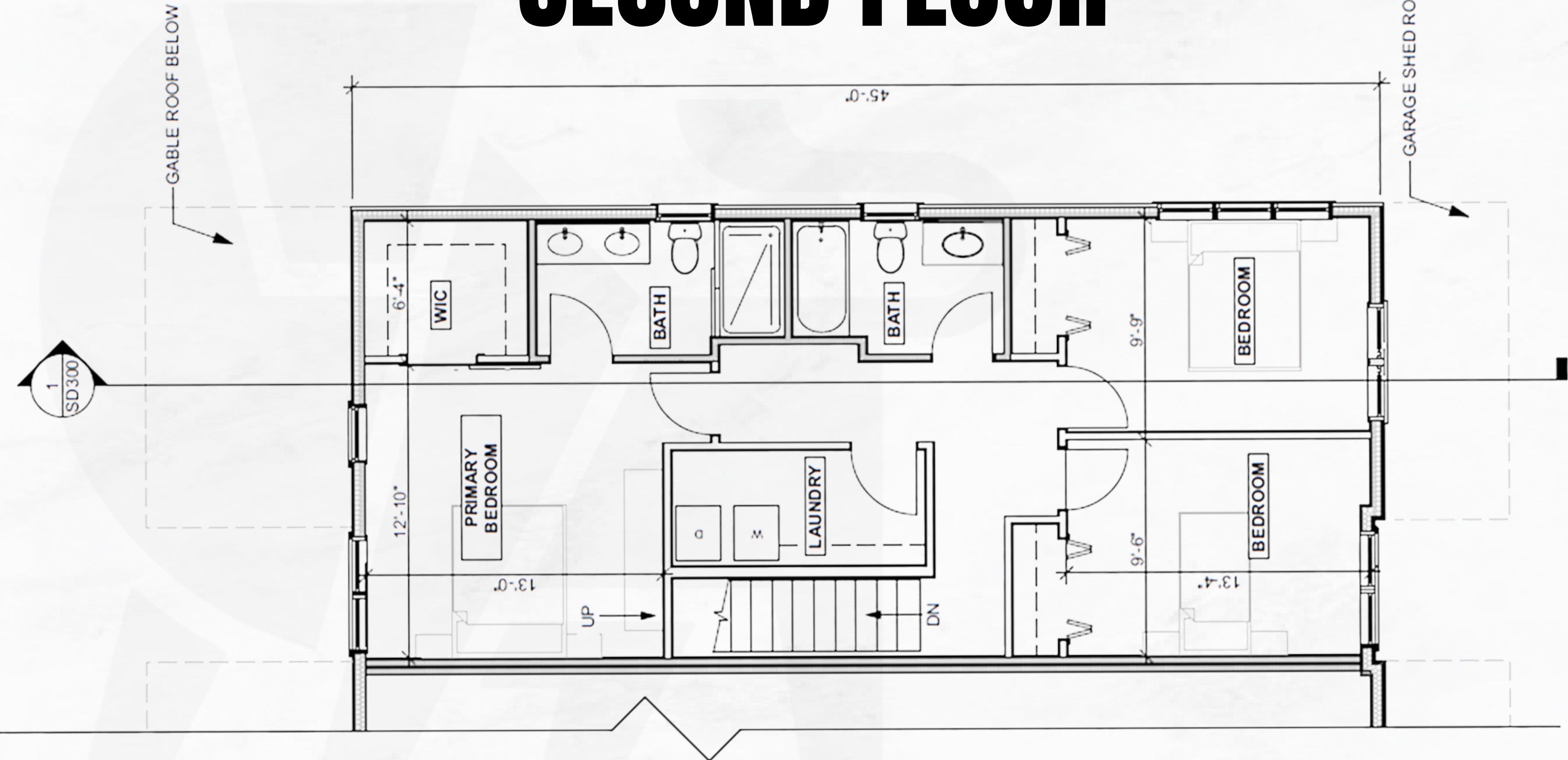


DARK ASPHALT ROOF SHINGLES

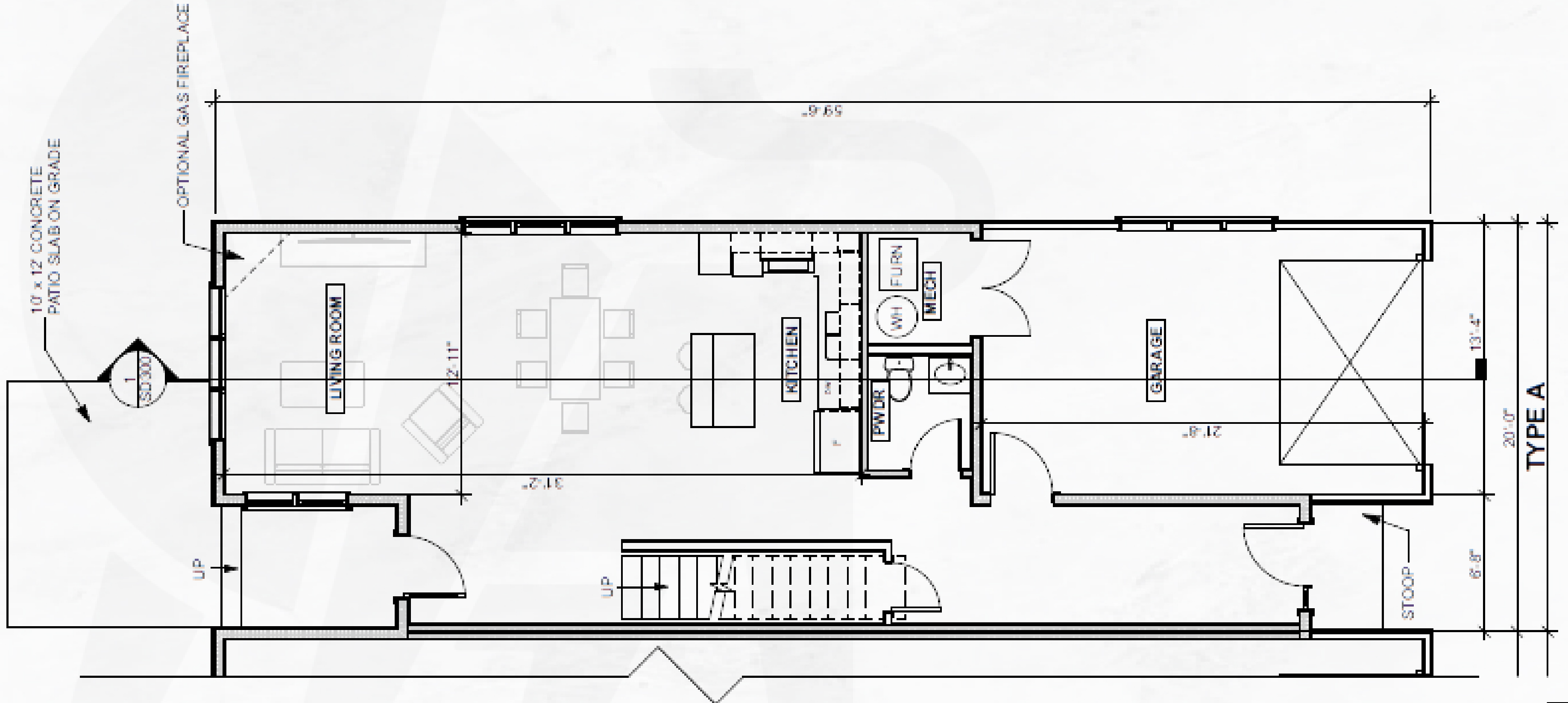


FIBER GLASS ENTRY DOORS

# SECOND FLOOR



# FIRST FLOOR





# BUILDING PROGRAM

## PROJECT DESCRIPTION

### UNIT COMPOSITION 12 TOWNHOME UNITS

Each Townhome units provides 3 bedrooms and 2.5 baths, along with a garage and riverfront patio.

### CONNECTIONS

The Project Plans two story townhomes would blend in with the cityscape while providing additional development along the riverfront to continue the expansion along the Rock River.

### CITY PARKING

The project would restripe and leave a large portion of the public parking in front of the Masonic Building for its future use.

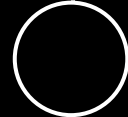
### RIVERWALK

Part of the Project Plan would be to provide a future easement for the development of the Riverwalk.



# GALBRAITH CARNAHAN ARCHITECTS

Galbraith Carnahan Architects (GCA) is a team of creative minds who guide clients to the most authentic manifestation of their vision. We design buildings and spaces that have a deep connection to human nature and the environment in which they are built. Function and feeling are seamlessly integrated. We immerse ourselves in your story, goals, and desires to make your vision a reality.



## PARTNERSHIP

Galbraith Carnahan Architects and F Street have partnered to enhance the Watertown landscape.



[www.galbraithcarnahan.com](http://www.galbraithcarnahan.com)



## DUFFEK CONSTRUCTION

**Building Trust, Confidence and Quality**  
Duffek Construction thrives on tackling challenging projects, finding creative solutions and providing paths for your success. Duffek Construction combines large project knowledge and experience with the hands-on approach and cost structure of a small firm ensuring successful completion of even the most complex projects.

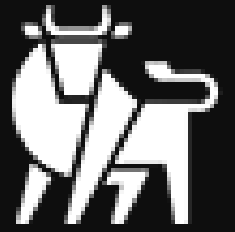
### PARTNERSHIP

Duffek and F Street have partnered to construct the Project.



[www.duffekconstruction.com](http://www.duffekconstruction.com)

# PAST SUCCESS



*The assembled partners have extensive experience creating amenity-rich, commercial and residential developments across the state of Wisconsin. The projects in our portfolio have become cornerstone elements in the communities they inhabit.*



## **Greenlink Residences**

*Brown Deer, WI*

*Greenlink Residences offers a fresh take on apartment living in Brown Deer, WI, featuring modern units, extensive amenities, and a vibrant community space for social engagement.*



## **Lakeshore Commons**

*Oak Creek, WI*

*Lakeshore Commons is a future-focused community, offering a blend of sustainable homes for sale and rental living, all set against the backdrop of Lake Michigan and Lake Vista Park.*



## **Tannery Falls**

*Sheboygan Falls, WI*

*Tannery Falls merges modern living with the charm of Sheboygan Falls, offering unique floor plans, upscale amenities, and a prime location for an unparalleled lifestyle.*



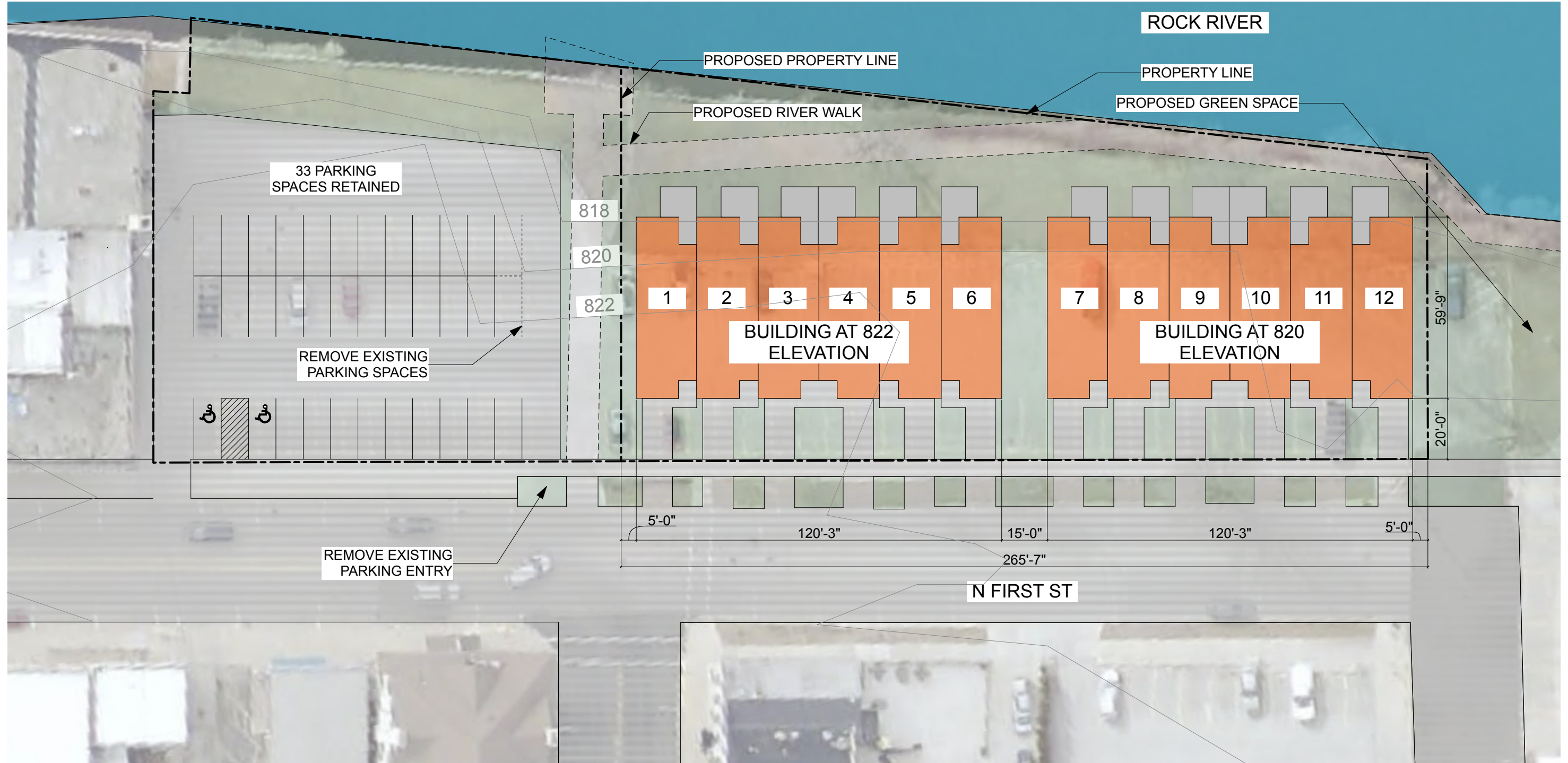
# THANK YOU

We greatly appreciate the opportunity to collaborate on this transformative project and look forward to making a significant impact together.

**Scott Lurie**  
(414) 405-1668  
scott@fstreet.com

**Josh Lurie**  
(414) 315-3190  
josh@fstreet.com

**Nick Jung**  
(612) 810-7023  
nick@fstreet.com



NORTH



**ARCHITECTURAL SITE PLAN**  
 SCALE: 1/32" = 1'-0"

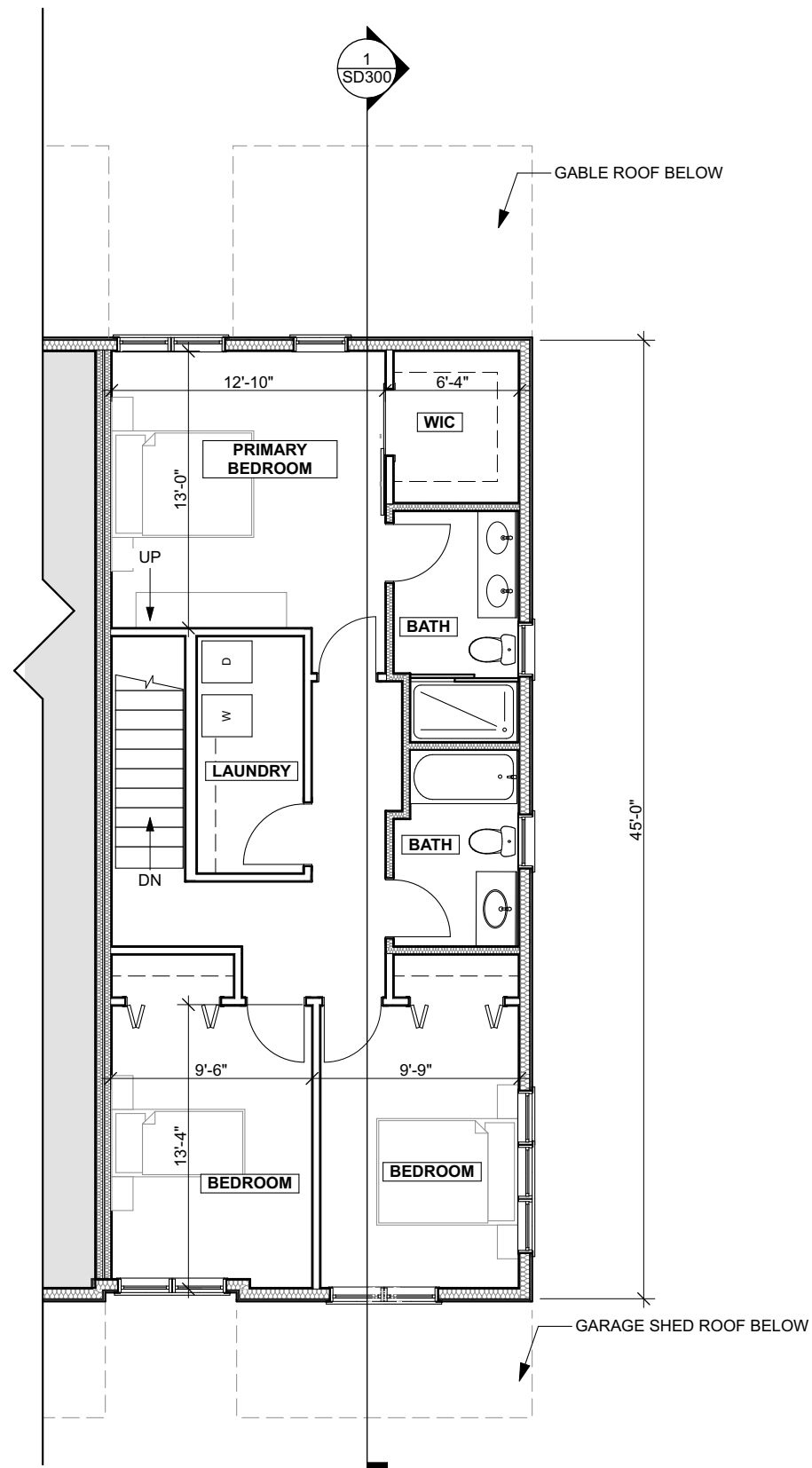
**DEVELOPMENT SUMMARY**

(12) 3 BR 2.5 BA Townhomes  
 1575 sf finished, 1 car garage w/ 1 surface park  
 Patio on river

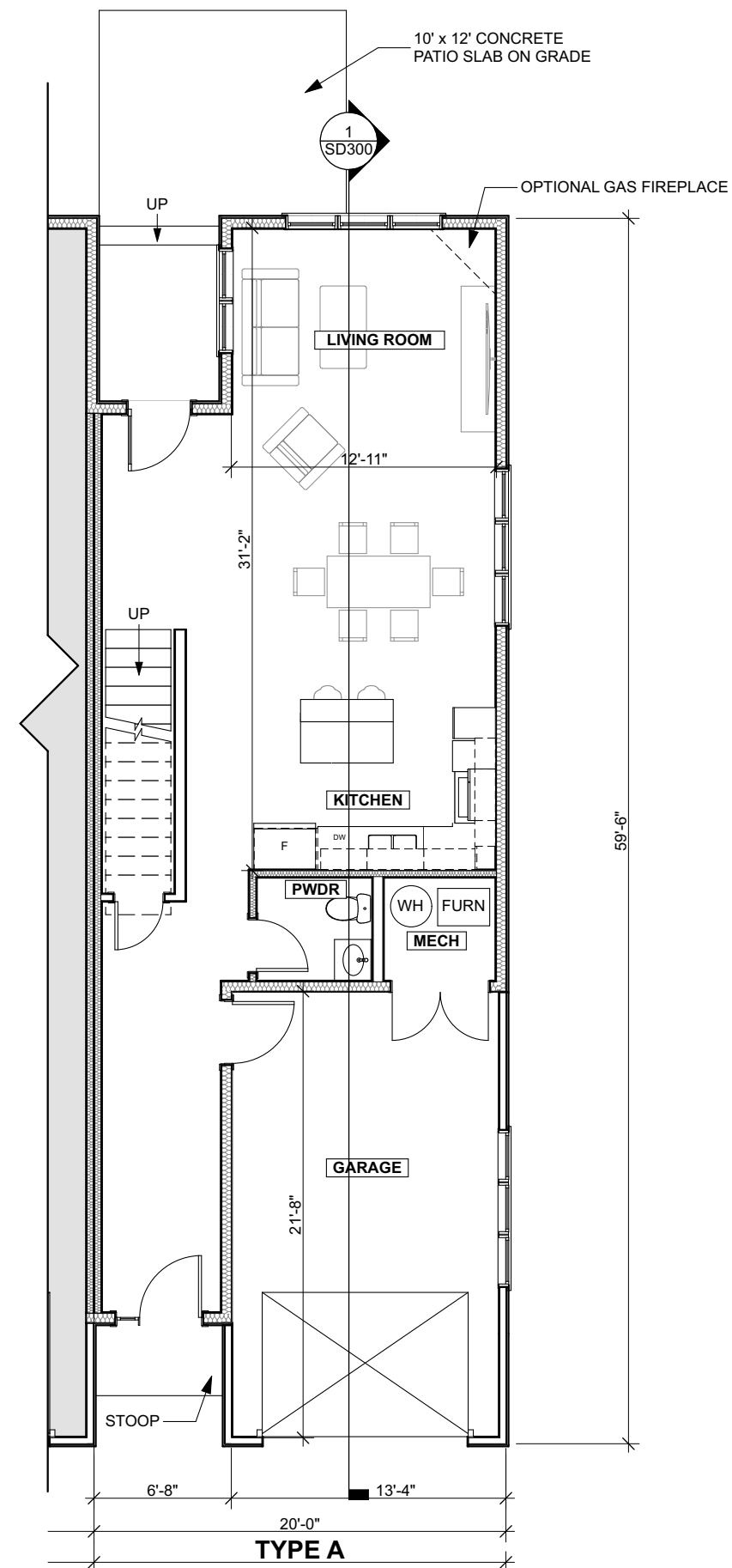


FLOOR PLANS

FIRST FLOOR FINISHED	735 sf
SECOND FLOOR FINISHED	840 sf
TOTAL FINISHED SF	1575 sf
GARAGE	300 sf
TOTAL GROSS SF	1875sf

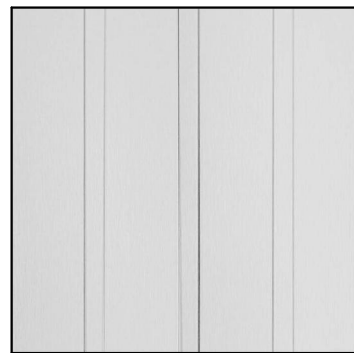


101 SD100 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



100 SD100 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"





16" BOARD & BATTEN PREFINISHED LP SIDING



6" HORIZONTAL LP LAP SIDING ABYSS BLACK



DARK ASPHALT ROOF SHINGLES



FIBER GLASS ENTRY DOORS



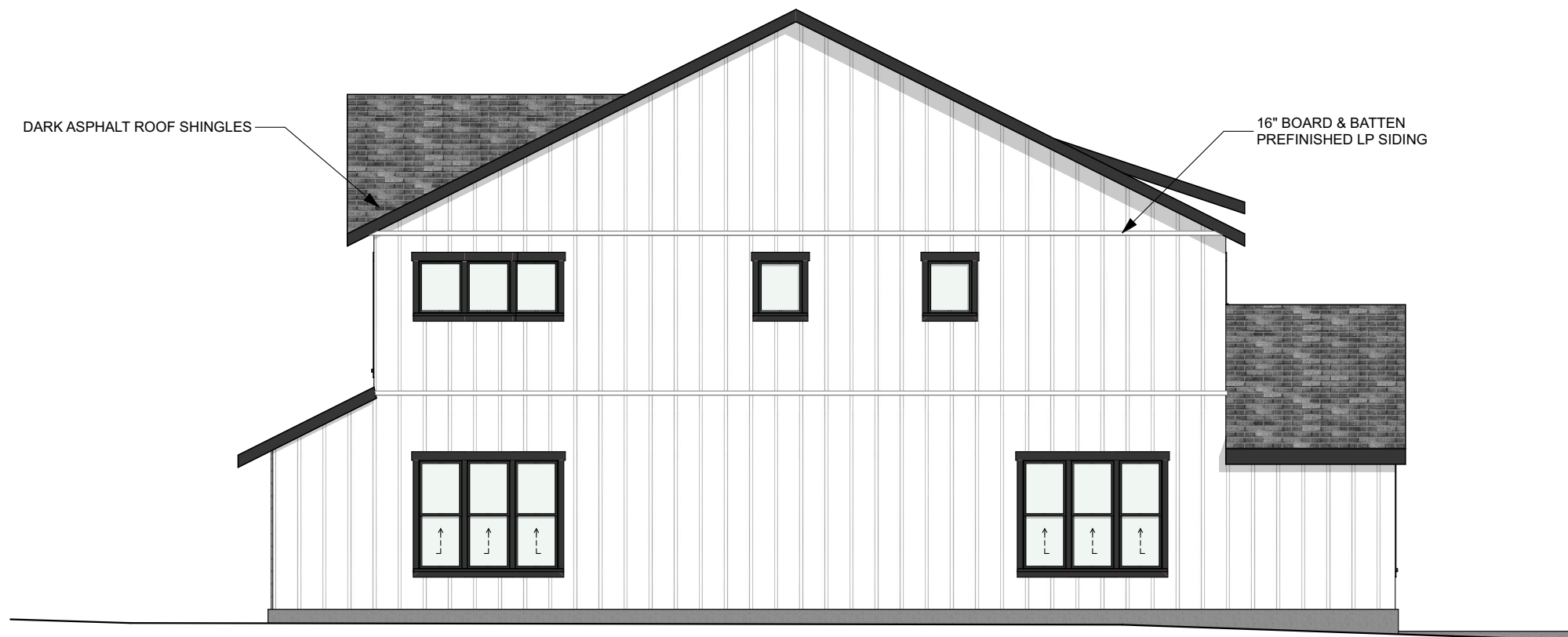




1 WEST ELEVATION BUILDING A  
SD201 SCALE: 1/8" = 1'-0"



ELEVATIONS



1 NORTH ELEVATION BUILDING A  
SD202 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION BUILDING A  
SD202 SCALE: 1/8" = 1'-0"



SECTION

