



PLAN COMMISSION MEETING AGENDA

MONDAY, DECEMBER 08, 2025 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdlbBE9BaUKWV9kCbr96e.1&omn=88492530686>

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: Site Plan Review minutes dated November 24, 2025
- B. Review and take action: Plan Commission minutes dated November 24, 2025

3. BUSINESS

- A. Public Hearing: 874 Hickory Court – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550- 24C(2)(b) and Section § 550-56AA
- B. Review and take action: 874 Hickory Court – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550- 24C(2)(b) and Section § 550-56AA
- C. Public Hearing: 1428 Country Club Lane – request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under §550-56C(1)(b)[1]
- D. Review and take action: 1428 Country Club Lane – request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under §550-56C(1)(b)[1]
- E. Convene into closed session per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Hart Street Drainage improvements)
- F. Reconvene into open session

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

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

SITE PLAN REVIEW COMMITTEE
November 24, 2025

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes –Zoning, Mike Jacek – Building Safety; Maureen McBroom – Stormwater, Nathan Williams – Engineering, Tanya Reynen – Fire; Mike Zitelman – Water/Wastewater, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning; Chris Merklein of North Town Partners; Mathieu Stafford and Mark McClintock of Abacus Architects; and David Schroeder of Cady Emerald.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated November 10, 2025

Motion was made by Mike Zitelman and seconded by Tanya Reynen to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 100 E. Division Street Planned Development (PD) – General Development Plan (GDP)

Chris Merlein of North Town Partners and Mathieu Stafford and Mark McClintock of Abacus Architects were present to explain the proposed project. This is for a 65-unit multi-family structure with underground parking with 4 floors of residential units.

The following was presented by staff:

- | | |
|--------------|---|
| Fire: | <ul style="list-style-type: none"> -This building will be in two counties but will not be required to be separated by a fire wall or other divider as approved by myself, Brian Z., and DSPS. -There will be separate water and other utilities to each unit from their respective counties but no features from a fire side will be permitted to split. In our eyes, (FD), this is a single building like any other. -The fire alarm system will be a single alarm system throughout the entire structure, regardless of county. -The fire sprinkler system will be a single sprinkler system throughout the entire structure, regardless of county. -We have no preference on which county supplies the fire sprinkler system. -A Knox Box will be required. -Each apartment will need to be assigned an address. -A Fire Protection Permit will be required. |
| Building: | The Zoning Code does not allow for a building to be built over a lot line. The state will need to determine what will be allowed and something from the state will need to be submitted to the Building Inspector stating the determination. |
| Police: | Not present. |
| Mayor: | The dividing wall will need to be approved by the state. |
| Stormwater: | <ul style="list-style-type: none"> -Verified that the area of disturbance will be under 1 acre. If this should change, there will be additional items that need to be addressed. -An erosion control and stormwater permit will be needed. -There is existing city stormwater pipe on the property. Should anything be built above the pipe, an easement will be required on the Certified Survey Map (CSM). |
| Engineering: | The parking requirement exemption does apply. Note that the State and Federal ADA requirements will need to be shown on the plans. |

- Zoning:
- A letter from the state will have to be submitted regarding a determination on what type of wall will be required between the 2 buildings.
 - There will have be some type of design element in the hallway that clearly shows the separation between the 2 buildings.
 - Addressing will be needed for the 2 buildings that shows not just the unit number, but the street address as well.
 - The monument sign should be by Second Street, and the accessory sign should be further in. The plans that were submitted show the two signs in the incorrect locations.
- Parks & Rec: Not present.
- Water/Wastewater: No comments at this time but will have to review plans once they are completed.
- Streets/Solid Waste: Not present but submitted a note stating that this complex is not eligible for city garbage and recycling services.
- Econ. Development: No comments.

Motion made by Maureen McBroom and seconded by Tanya Reynen to approve this item and forward to Plan Commission with the following contingencies:

1. Knox Box installation.
2. Addresses assigned to each apartment unit.
3. Submittal and approval of a Fire Protection permit.
4. Submittal of letter from the state determining what type of wall is acceptable to connect the two structures.
5. Submittal and approval of an erosion control and stormwater permit.
6. Easements being depicted on the Certified Survey Map (CSM) for any city stormwater pipe being impacted.
7. State and Federal ADA requirements shown on plans.
8. A design element in the hallway that clearly shows the separation between the 2 buildings.
9. Signs being shown in their correct locations on plans.

Unanimously approved.

4. **Adjournment**

Motion was made by Tanya Reynen and seconded by Mike Zitelman to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

**PLAN COMMISSION
MINUTES
November 24, 2025**

Section 2, Item B.

The Plan Commission met at 4:33p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Kneser, Krueger, Levi, Zirbes

Also in attendance: Chris Merklein of North Town Partners, Mark McClintock of Abacus Architects, Mathieu Stafford of Abacus Architects and Sandra Trego

1. Call to order (4:31pm)

2. Approval of Minutes

A. Site Plan Review minutes November 10, 2025

B. Plan Commission minutes November 10, 2025

Motion to approve Site Plan Review and Plan Commission minutes dated November 24th was made by Krueger and seconded by Levi, passed on unanimous voice vote.

3. Business

A. Public Hearing: 100 E. Division Street – request for a Planned Development (PD) – General Development Plan (GDP) under Sections § 550-141 and § 550-152F(2)

Sandra Trego spoke at the public hearing and spoke about the orientation of the building and wondered why the building on the north end of the plan could not be at the south end.

B. Review and take action: 100 E. Division Street – request for a Planned Development (PD) – General Development Plan (GDP) under Sections § 550-141 and § 550-152F(2)

The applicant and Brian Zirbes presented the request for a Planned Development for 100 E. Division Street. A brief summary of the flexibilities requested are as follows:

- Multifamily Residential Land Use in the Central Business Zoning District.
- First Floor Residential in the Central Business Zoning District - 17 units on the first floor above lower parking level.
- Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero lot line wall - one (1) 14-unit building & one (1) 51-unit building (65 units total).
- Maximum Gross Density 38.9 du /acre.
- Landscaping per Site Plan. (38% LSR)
- Minimum Lot Area 76,270 S.F. (46,311 S.F. & 28,154 S.F.)
- No buffer yard requirements.
- 108 total parking stalls.
- Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street.
- Off street driveway widths of 24'.
- Parking module widths of 42' single loaded & 60' double loaded.
- Dwelling Units per Acre 37.1
- Floor area ratio of 0.35
- Maximum building height not to exceed 63'-0".
- Minimum Waterway Overlay Zoning District setback of 58'.
- Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level).

- Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 1 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St.
- Additional signage per Site Plan. He noted that the CSM for the project had already been approved. is requesting to put a corrugated steel shed on their property and a CUP is required due to steel siding being prohibited in the city code. Levi had a question on the color, size and use of the shed. Blanke asked for clarification on the location of the shed on the property.

Furthermore, the following ten conditions were recommended by staff:

1. Knox Box installation.
2. Addresses assigned to each apartment unit.
3. Submittal and approval of a Fire Protection permit.
4. Submittal of letter from the state determining what type of wall is acceptable to connect the two structures.
5. Submittal and approval of an erosion control and stormwater permit.
6. All applicable easements must be shown on the Certified Survey Map (CSM).
7. State and Federal ADA requirements shown on plans.
8. A design element in the hallway that clearly shows the separation between the 2 buildings.
9. Signs being shown in their correct locations on plans.
10. Maximum building height shall not exceed 63'0".

Motion for positive recommendation of the PD with the 10 conditions as noted was made by Krueger, seconded by Blanke and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/52288dc2-e091-49d2-ab97-ffc3ec1349a8/November_24_2025_Plan_Commission_Meeting_Pack.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Kneser and seconded by Levi and passed on a unanimous voice vote.
(5:05pm)

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 8th day of December, 2025 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown. This public hearing will be to consider the request of Tamsyn Bruske (applicant and owner) for a Conditional Use Permit for an Accessory Dwelling Unit (ADU) under Section §550-24C(2)(b) and Section § 550-56AA. The property is zoned SR-4, Single-Family Residential, and further described as follows:

Lot 56 of Plat of Second Addition to Brentwood Heights, a part of E. Millers Addition, located in the Southwest ¼ of Section 5, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin recorded in the Office of the Register of Deeds in and for Jefferson County, Wisconsin on September 29, 1978 in Volume 9 of Plats on page 57 as Document No. 755562. (874 Hickory Court, PIN: 291-0815-0533-013)

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building Safety & Zoning Department at nzimmerman@watertownwi.gov.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: November 24, 2025
And
December 1, 2025

(BLOCK AD)

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: December 8th, 2025
SUBJECT: 874 Hickory Ct, Conditional Use Permit - CUP

A request by Ryea Bruske for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit within the Single-Family Residential (SR-4) Zoning District. Parcel PIN: 291-0815-0533-013

SITE DETAILS:

Acres: 0.27
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Single-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a conditional use permit for an 'Accessory Dwelling Unit' (ADU) within a home in the Single-Family Residential (SR-4) Zoning District. The ADU will be above the attached garage and will also expand the footprint of the garage. The ADU will be a two-bedroom unit with one bathroom and a small kitchen area. The ADU will be approximately 800 sq. ft. Access to the unit will be from an entrance from inside the garage.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the Single-Family (SR-4) Zoning District an 'Accessory Dwelling Unit' is an accessory land use permitted as a Conditional Use [per § 550-24C(2)(b)]. An 'Accessory Dwelling Unit' includes a dwelling unit that is located on the same lot as a principal residential structure to which it is accessory, and that is subordinate in area to the principal dwelling, [per § 550-56AA].
2. Applicable requirements for all accessory dwelling units include the following: [per § 550-56AA]
 - a) No more than one accessory dwelling unit shall be allowed on a parcel.
 - b) Rooftop decks shall not be allowed.
 - c) The minimum gross floor area of accessory dwelling units shall be 300 square feet.
 - d) Under no circumstance shall an accessory dwelling unit's square footage exceed the first habitable floor of the principal structure.
 - e) An owner of the property must occupy at least one dwelling unit on the parcel as their primary place of residence.
 - f) Accessory dwelling units shall not be used for short-term rentals under § 550-56Y.
3. Applicable requirements for accessory dwelling units internal to a principal residential structure include the following: [per § 550-56AA(8)]
 - a) The maximum floor area for an attached accessory dwelling unit shall be 800 square feet.
 - b) The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.
 - c) Any stairways leading to an upper story of an accessory dwelling unit shall be enclosed.
 - d) The primary exterior materials of an attached accessory dwelling unit shall match the primary exterior materials of the principal structure.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Accessory Dwelling Unit (All) Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. No more than one accessory dwelling unit shall be allowed on a parcel.	<u>Yes</u>	No	Yes	<u>No</u>	Yes	No
2. Rooftop decks shall not be allowed.	<u>Yes</u>	No	Yes	<u>No</u>	Yes	No
3. The minimum gross floor area of accessory dwelling units shall be 300 square feet.	<u>Yes</u>	No	Yes	<u>No</u>	Yes	No
4. Under no circumstance shall an accessory dwelling unit's square footage exceed the first habitable floor of the principal structure.	<u>Yes</u>	No	Yes	<u>No</u>	Yes	No
5. An owner of the property must occupy at least one dwelling unit on the parcel as their primary place of residence.	<u>Yes</u>	No	Yes	<u>No</u>	Yes	No
6. Accessory dwelling units shall not be used for short-term rentals under § 550-56Y .	<u>Yes</u>	No	Yes	<u>No</u>	Yes	No

**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

Accessory Dwelling Unit (Attached) Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
1. The maximum floor area for an attached accessory dwelling unit shall be 800 square feet.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
2. The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
3. Any stairways leading to an upper story of an accessory dwelling unit shall be enclosed.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
4. The primary exterior materials of an attached accessory dwelling unit shall match the primary exterior materials of the principal structure.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

If Plan Commission answers "no" to any of the questions, above, the CU permit must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission:

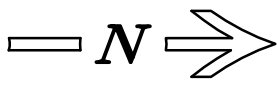
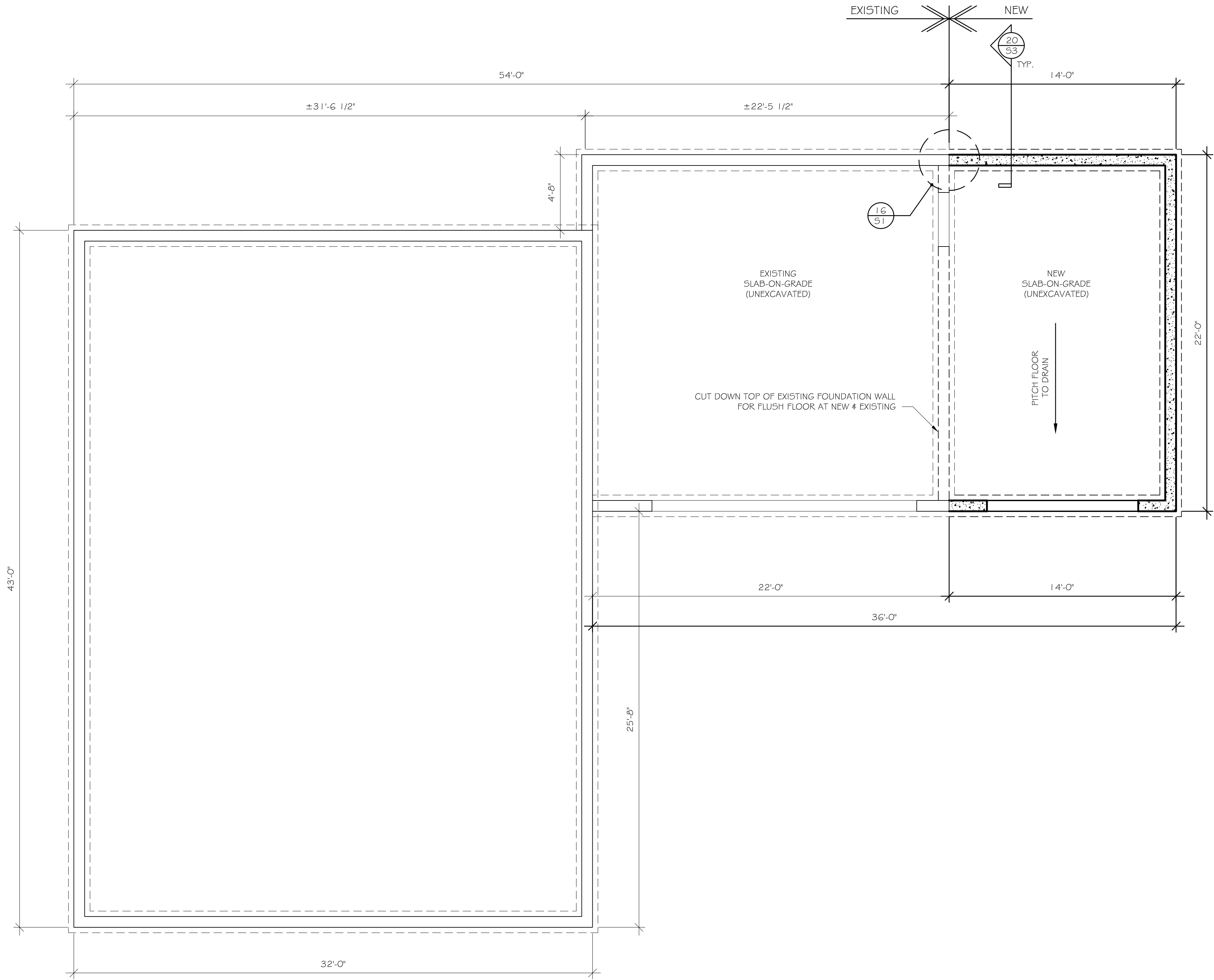
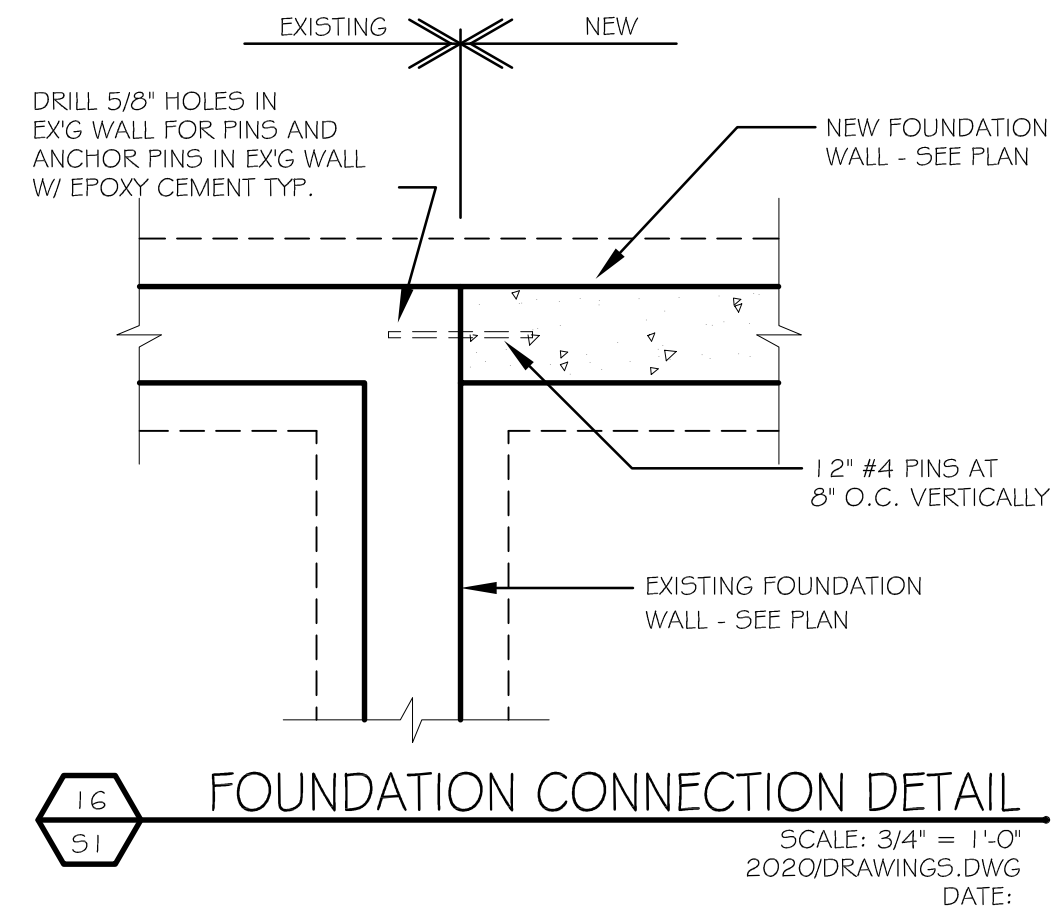
STAFF RECOMENDATION:

- Staff recommends approval of this Conditional Use Permit.

ATTACHMENTS:

- Application materials

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



20 51

FOUNDATION PLAN (REMODEL)

SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

eDesign Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

FOUNDATION PLAN
(REMODEL)
FOUNDATION DETAIL

REVISIONS

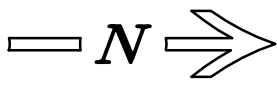
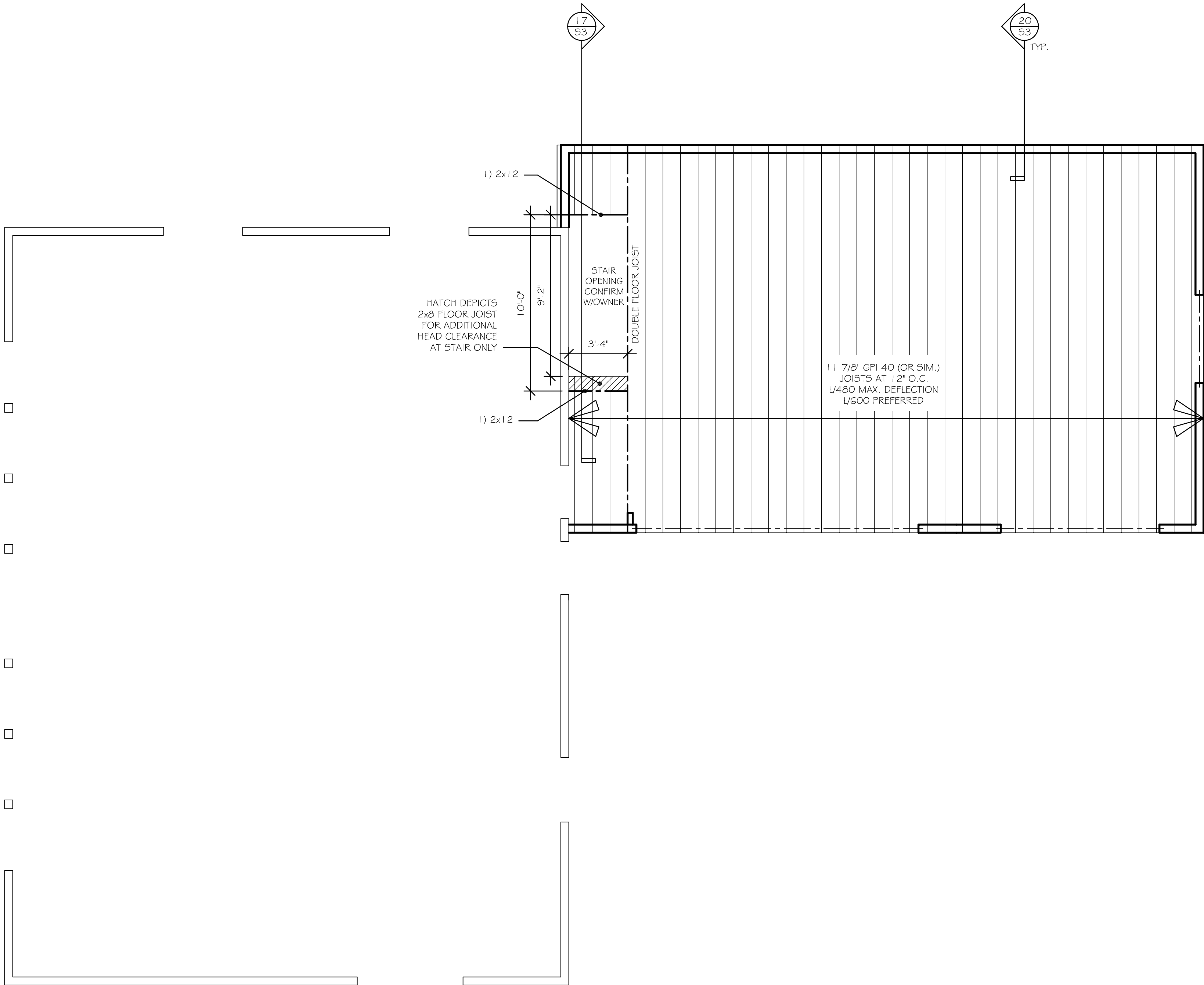
PROJECT DATA

DATE: 11/5/2025
DRAWN BY: J.K.
CHECKED BY: P.W.

SHEET NO.

S-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



20
52 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

eDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

SECOND FLOOR
FRAMING PLAN

REVISIONS

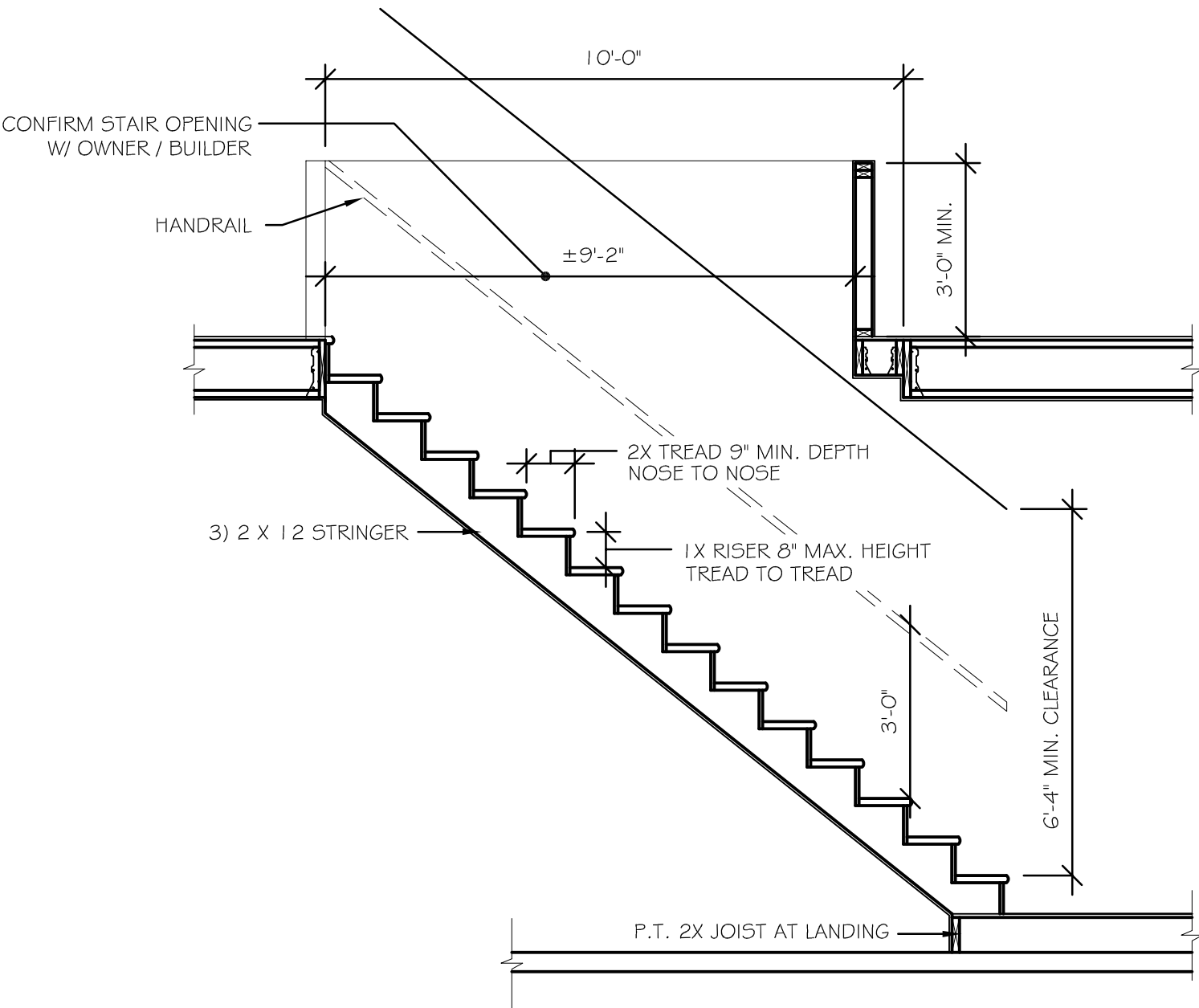
PROJECT DATA

DATE: 11/5/2025
DRAWN BY: J.K.
CHECKED BY: P.W.

SHEET NO.

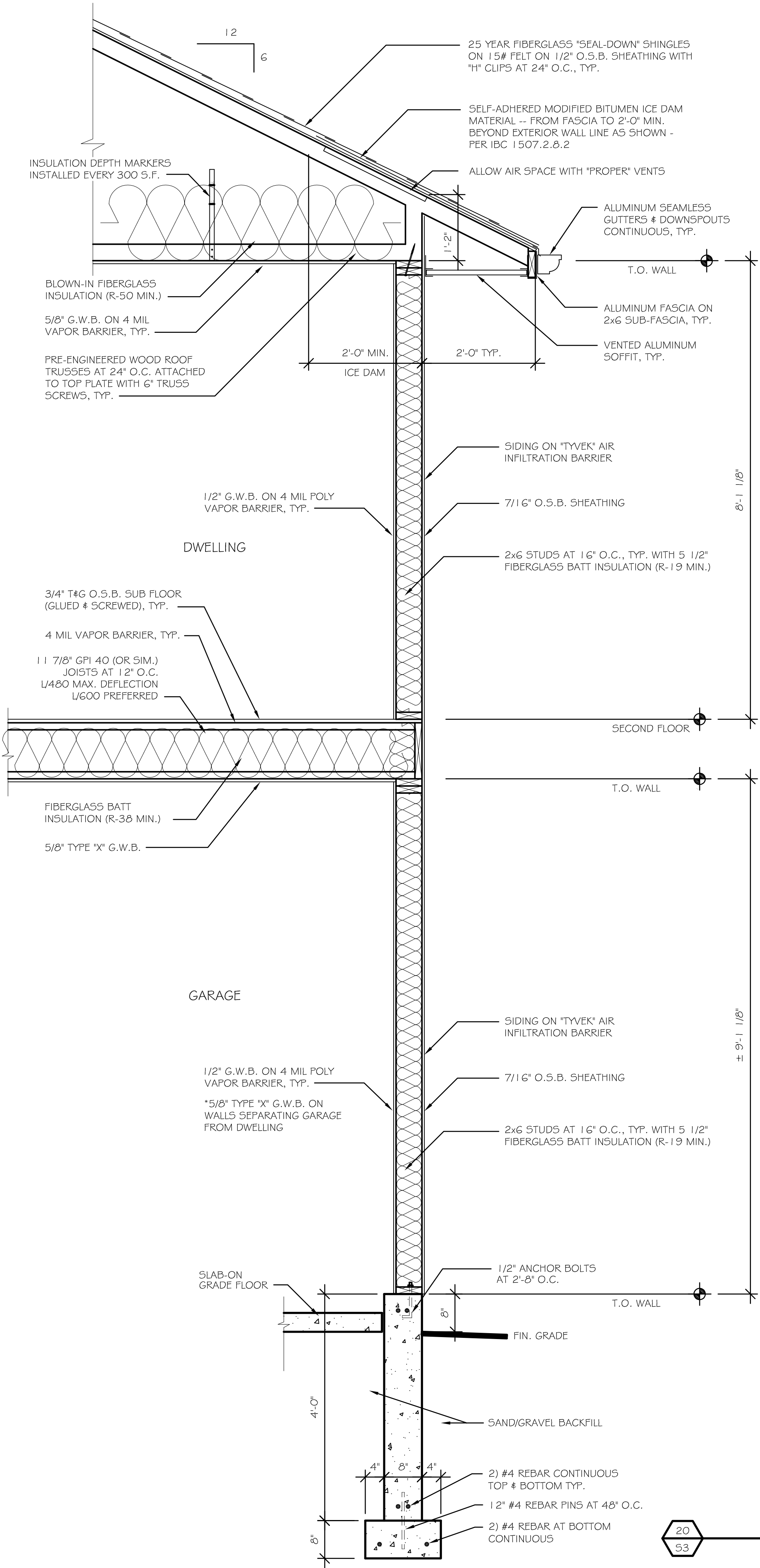
S-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



17
53

STAIR SECTION
SCALE: 3/8" = 1'-0"
2020/DRAWINGS.DWG
DATE:



20
53

WALL SECTION
SCALE: 3/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

eDesign Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI (920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

STAIR SECTION

REVISIONS

PROJECT DATA

DATE: 11/5/2025
DRAWN BY: J.K.
CHECKED BY: P.W.

SHEET NO.

S-3

HEADER NOTE:
TYPICAL HEADER 2) 2x10
UNLESS OTHERWISE NOTED

NEW DOOR WITH ADA COMPLIANT LEVER HANDLE

EXISTING DOOR TO REMAIN -- REPLACE DOOR KNOB WITH ADA COMPLIANT LEVER HANDLE

EXISTING DOOR TO BE REMOVED

NEW WALL: WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL EACH SIDE, TYP.


EXISTING WALL

EXISTING WALLS TO BE REMOVED

SMOKE ALARM -- HARD-WIRED WITH BATTERY BACK-UP, TYP. -- ALARMS TO BE INTERCONNECTED (HARD-WIRED OR WIRELESS) WITHIN EACH UNIT

CARBON MONOXIDE DETECTOR -- HARD-WIRED WITH BATTERY BACK-UP, TYP.



**eDesign
Alliance**  **Architects, Inc.**

1003 Madison Avenue
Fort Atkinson, WI (920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

MAIN FLOOR PLAN
(REMODEL)

REVISIONS

PROJECT DATA

DATE: 11/5/2025
DRAWN BY: J.K.
CHECKED BY: P.W.

SHEET NO.

A-1

HEADER NOTE:
TYPICAL HEADER 2) 2x10
UNLESS OTHERWISE NOTED

1	2	3	4	5	6
7	8	9	10	11	12

CM

$$-N \Rightarrow$$

the Design Alliance Architects, Inc.

(920) 563-3404

BRUSKE RESIDENCE ADDITION

874 Hickory Court
Watertown, WI, 53094

SECOND FLOOR PLAN
(REMODEL)

PROJECT DATA

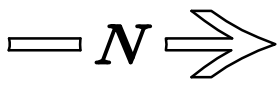
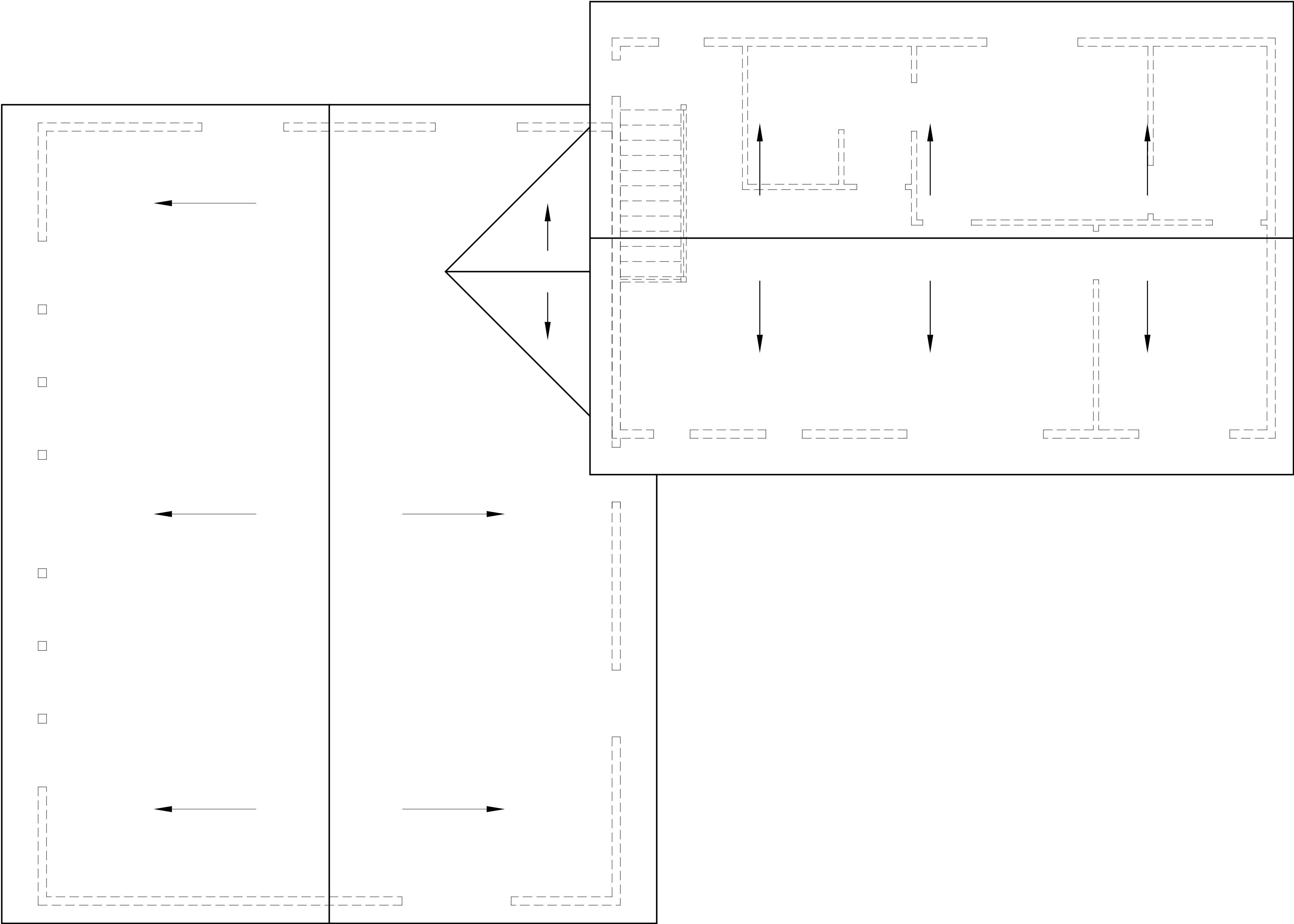
DRAWN BY: J.K.

CHECKED BY: P.W.

SHEET NO.

A-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ROOF PLAN (REMODEL)

SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

DRAWING NAMES

ROOF PLAN
(REMODEL)

REVISIONS

PROJECT DATA

DATE:	11/5/2025
DRAWN BY:	J.K.
CHECKED BY:	P.W.

SHEET NO.

A-3

eDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

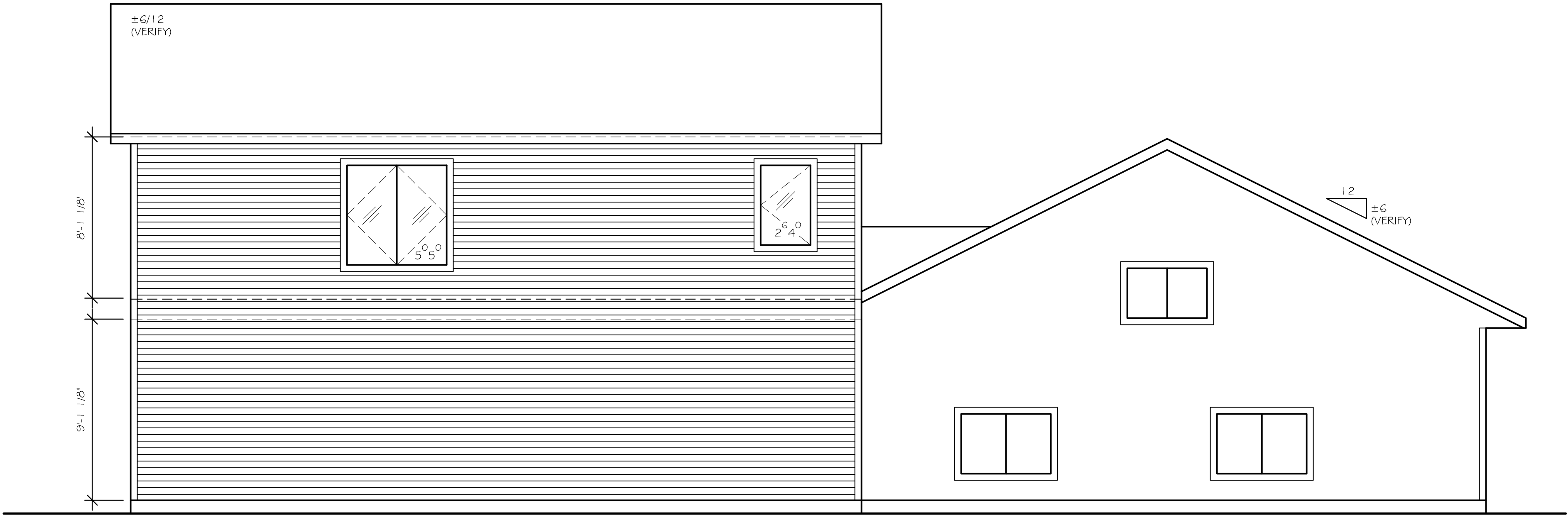
(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



10 EAST ELEVATION (REMODEL)
SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:



20 WEST ELEVATION (REMODEL)
SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

eDesign
Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

ELEVATIONS
(REMODEL)

REVISIONS

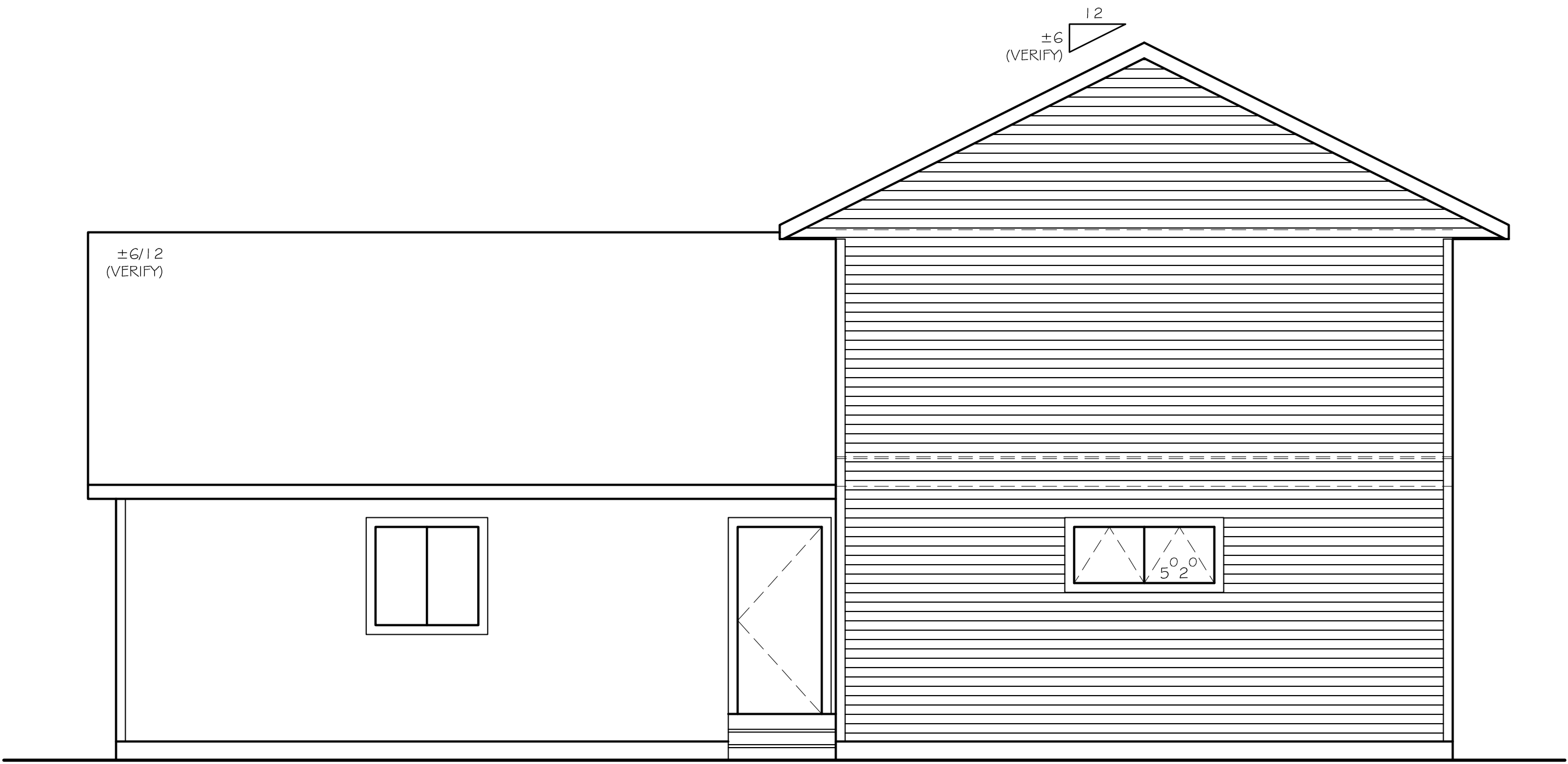
PROJECT DATA

DATE:	11/5/2025
DRAWN BY:	J.K.
CHECKED BY:	P.W.

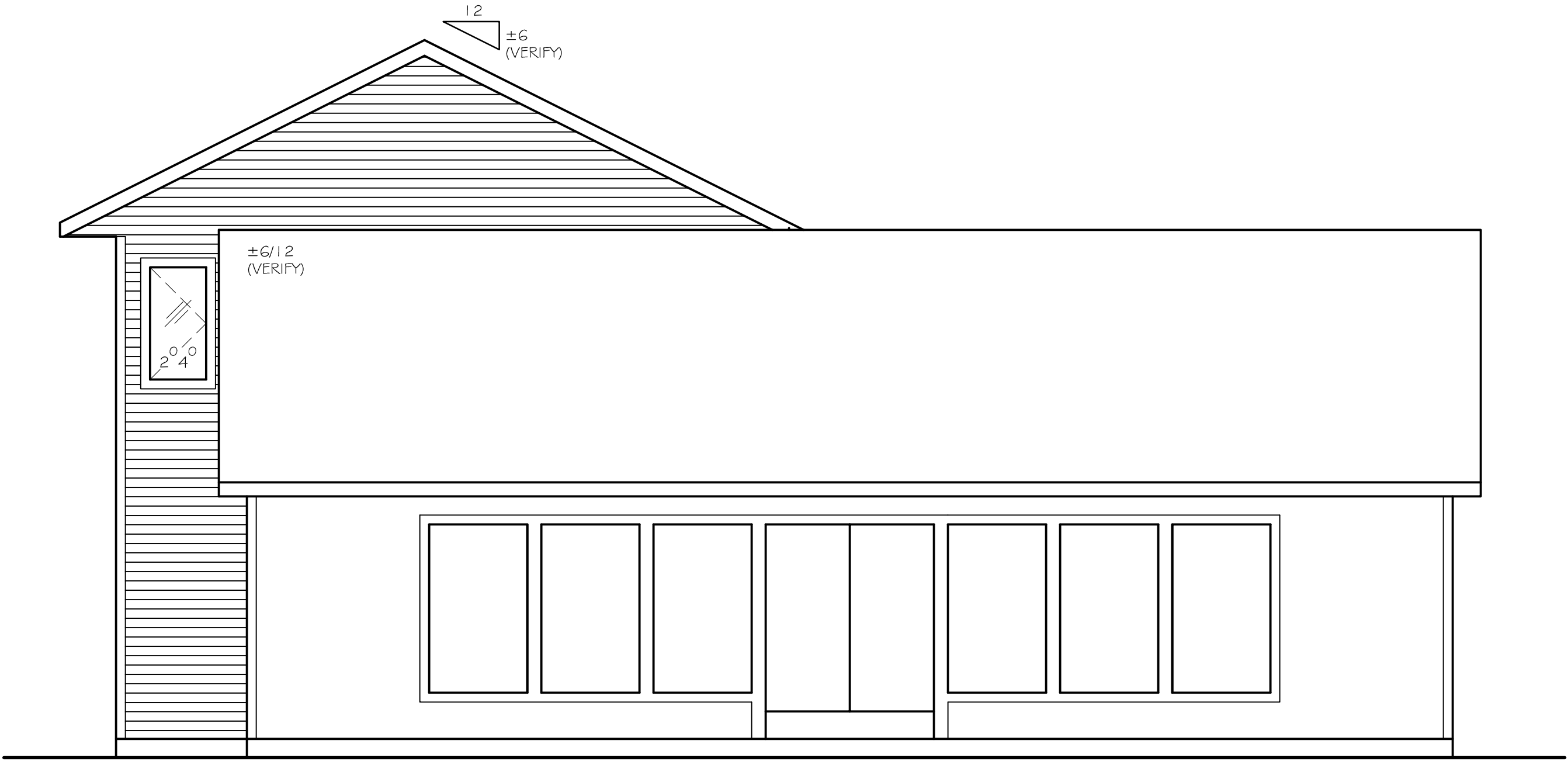
SHEET NO.

A-4

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



10 NORTH ELEVATION (REMODEL)
A5 SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:



20 SOUTH ELEVATION (REMODEL)
A5 SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

eDesign
Alliance
Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

ELEVATIONS
(REMODEL)

REVISIONS

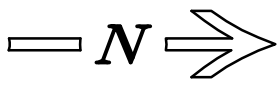
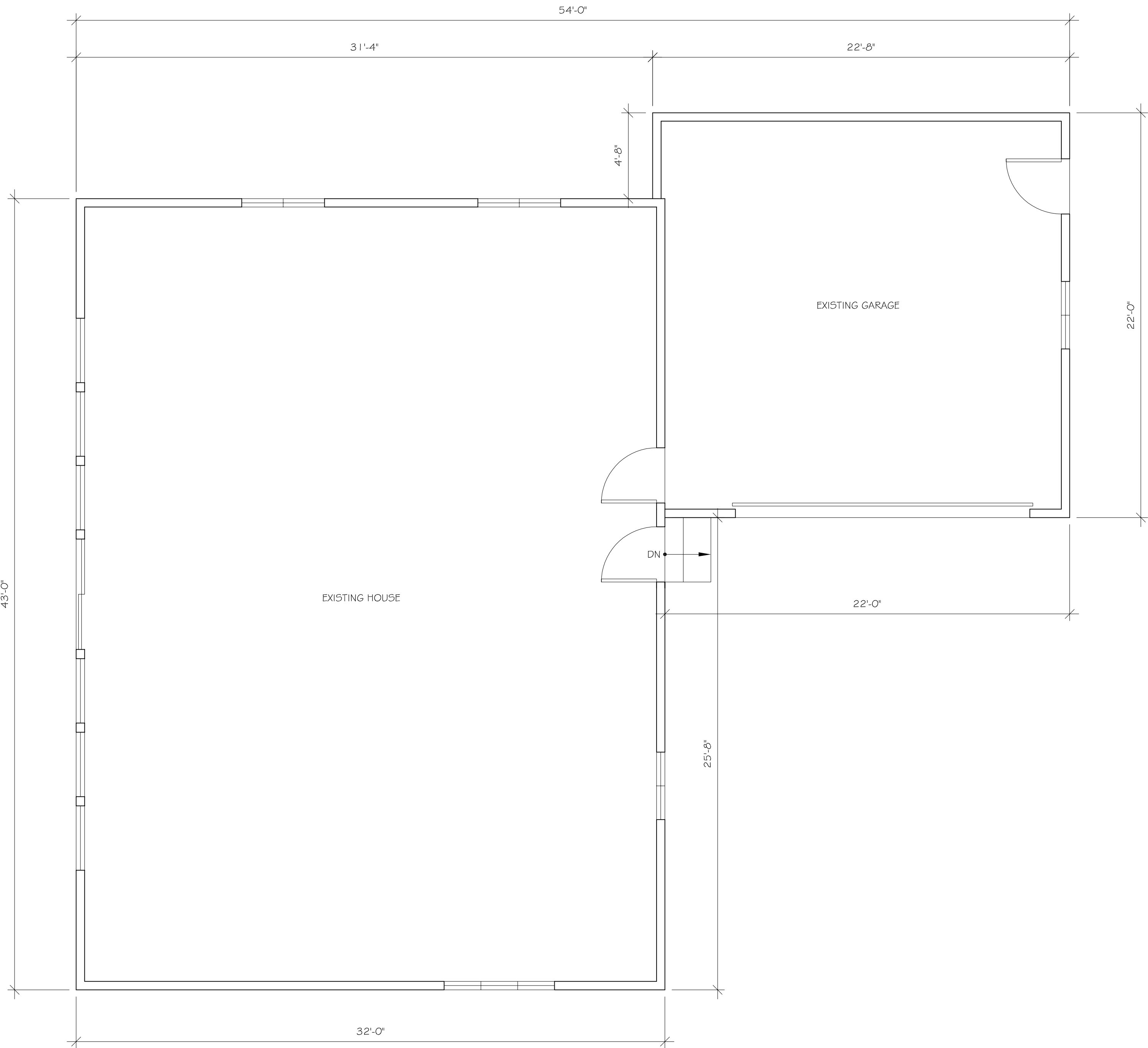
PROJECT DATA

DATE:	11/5/2025
DRAWN BY:	J.K.
CHECKED BY:	P.W.

SHEET NO.

A-5

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



20
AB1
MAIN FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

MAIN FLOOR PLAN
(AS-BUILT)

REVISIONS

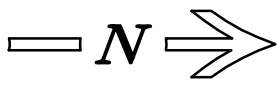
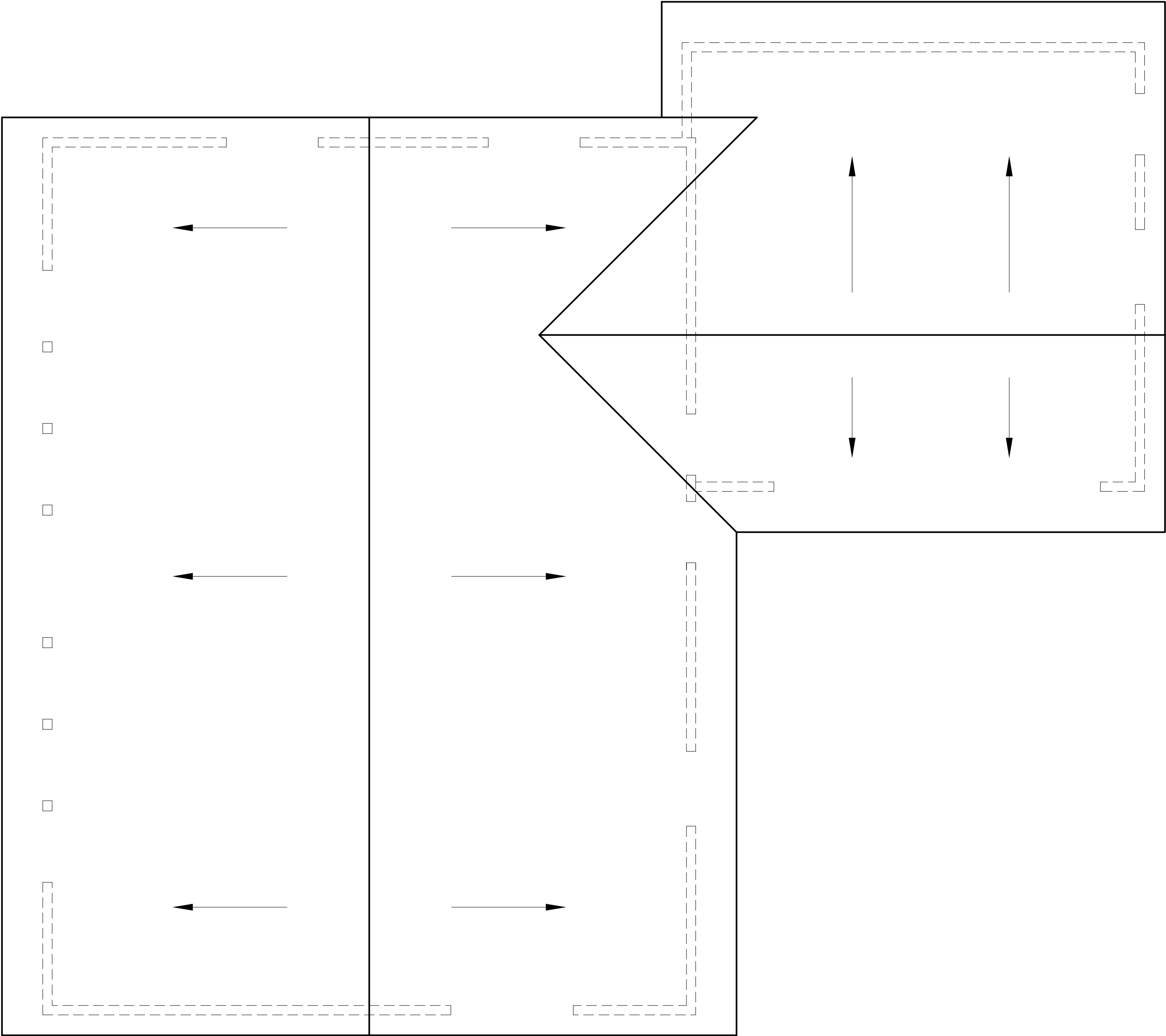
PROJECT DATA

DATE:	11/5/2025
DRAWN BY:	J.K.
CHECKED BY:	P.W.

SHEET NO.

AB- 1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ROOF PLAN (AS-BUILT)

SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

DRAWING NAMES

ROOF PLAN
(AS-BUILT)

REVISIONS

PROJECT DATA

DATE:	11/5/2025
DRAWN BY:	J.K.
CHECKED BY:	P.W.

SHEET NO.

AB-2

eDesign
Alliance

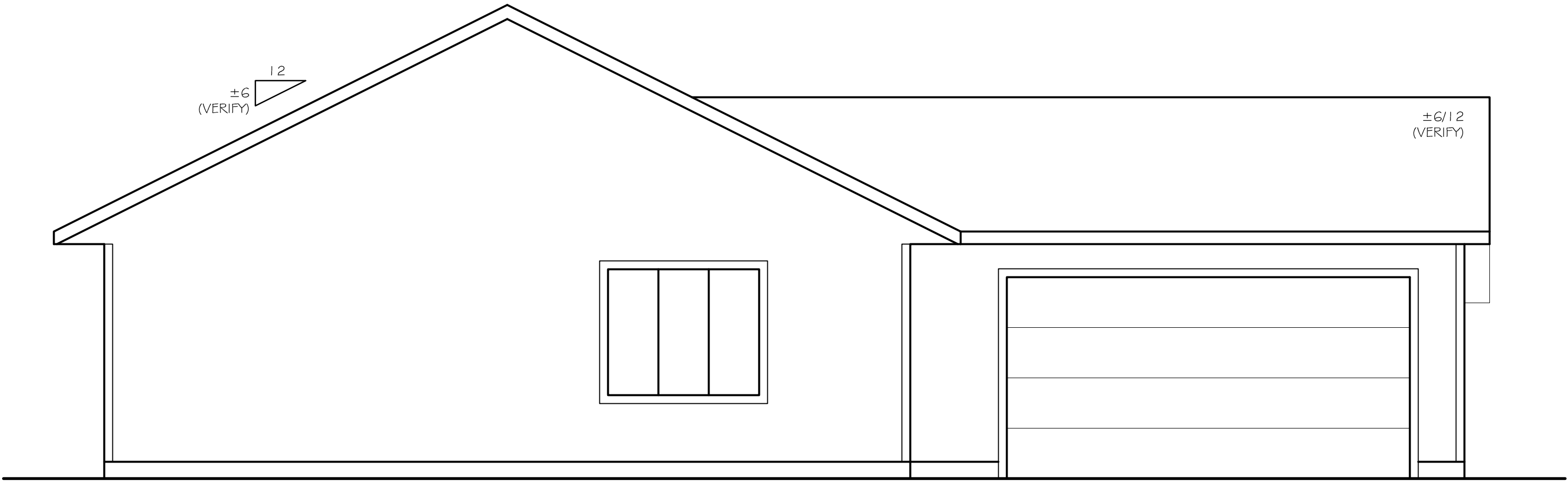
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

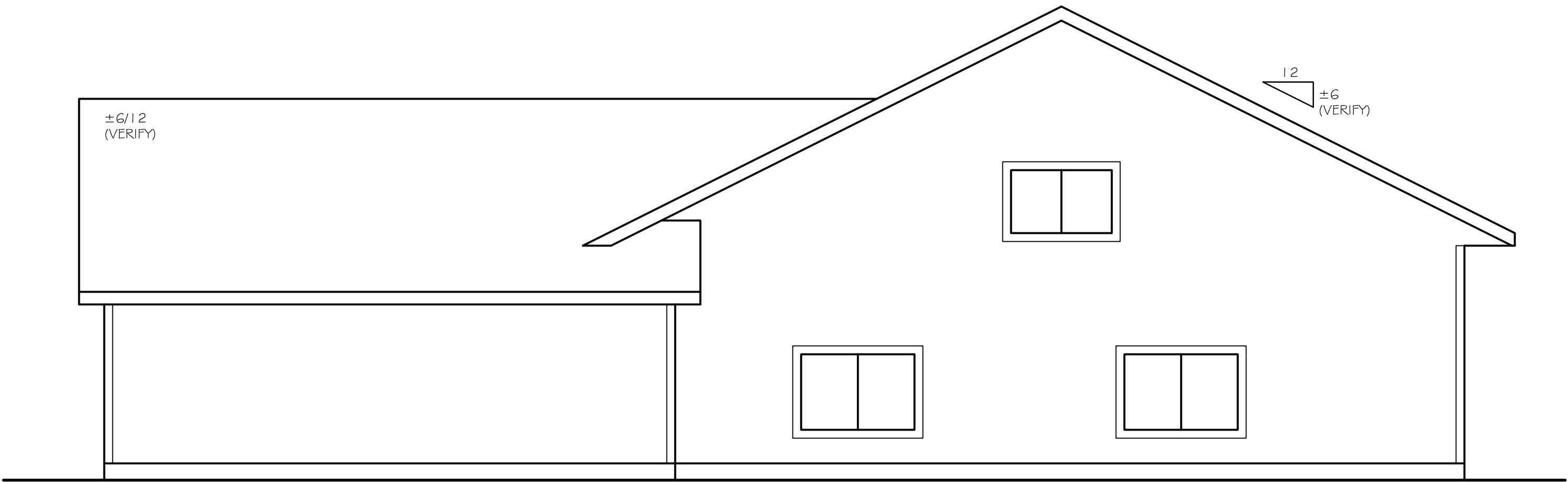
(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



10 EAST ELEVATION (AS-BUILT)
AB3 SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:



20 WEST ELEVATION (AS-BUILT)
AB3 SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:

Design Alliance Architects, Inc.

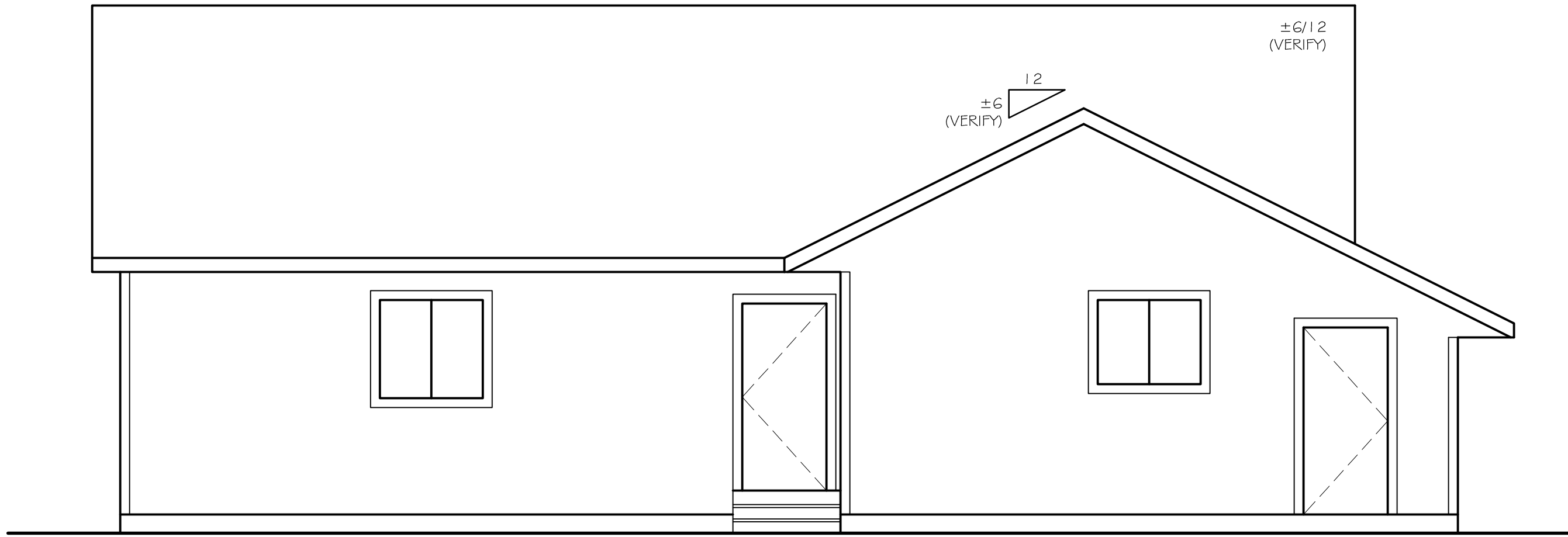
1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES	
ELEVATIONS	
(AS-BUILT)	
REVISIONS	
PROJECT DATA	
DATE:	11/5/2025
DRAWN BY:	J.K.
CHECKED BY:	P.W.
SHEET NO.	
AB-3	

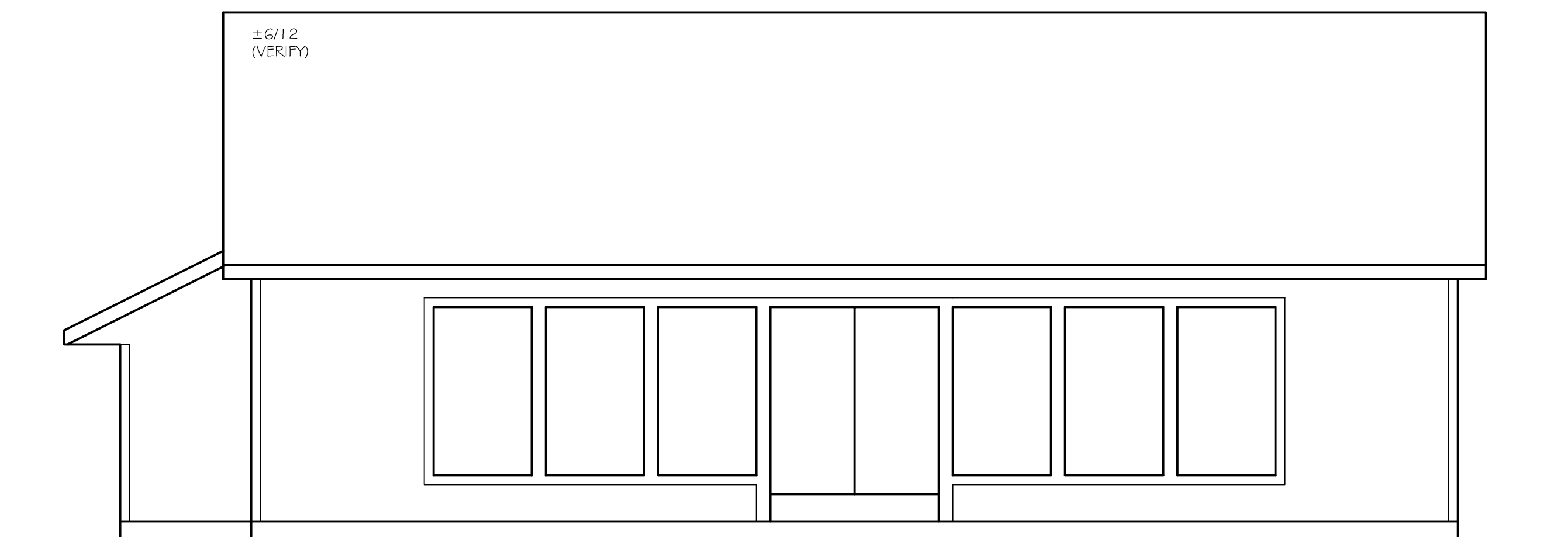
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



10
AB4

NORTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2020/DRAWINGS.DWG
DATE:



20
AB4

SOUTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

2020/DRAWINGS.DWG

DATE:

edDesign
Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI (920) 563-3404

BRUSKE RESIDENCE ADDITION
874 Hickory Court
Watertown, WI, 53094

DRAWING NAMES

ELEVATIONS
(AS-BUILT)

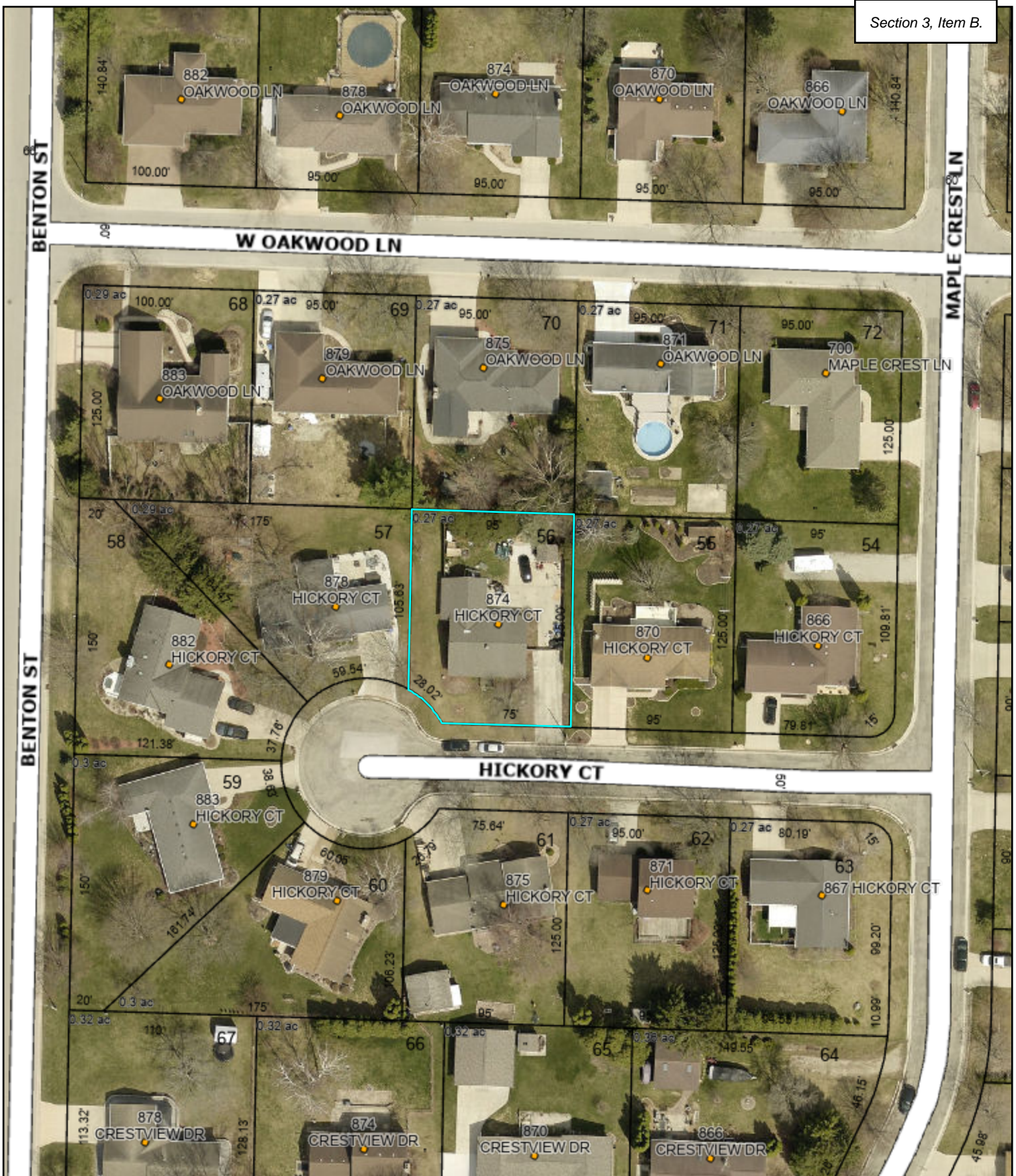
REVISIONS





PROJECT DATA


DATE: 11/5/2025
DRAWN BY: J.K.
CHECKED BY: P.W.

SHEET NO

AB-4



	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels
	Common Areas		Parcel Acreage



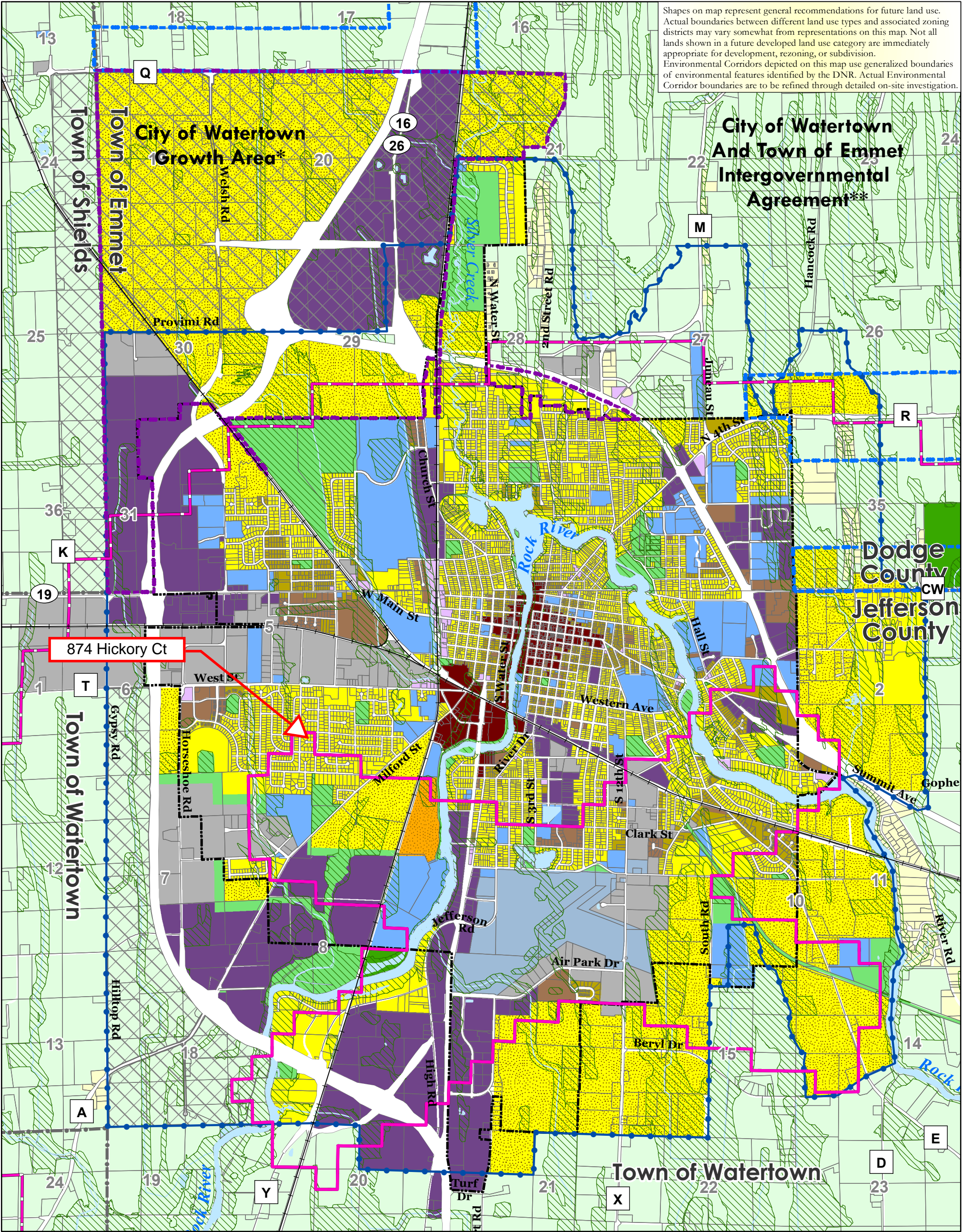
THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:906 Printed on: November 10, 2023
 SCALE BAR = 1" Author: [Redacted]

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.

22



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.

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

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

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation



- 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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

THE CITY OF
WATERTOWN
Opportunity runs through it.



0 0.25 0.5 1 Miles

NOTICE OF PUBLIC HEARING

Section 3, Item C.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 8th day of December, 2025 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin. This public hearing will be to consider the request of Robert S. and Letitia R. LeGrow (applicants and owners) for a Conditional Use Permit for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1].

1428 Country Club Lane is zoned SR-4, Single-Family Residential, and is further described as follows:

Lot 8 of Country Club Estates, a Subdivision of Part of Southwest ¼ of Section 21, Township 9 North, Range 15 East, Town of Emmet, now City of Watertown, Dodge County, Wisconsin. (Parcel Number 291-0915-2134-008).

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building, Safety, & Zoning Department at nzimmerman@watertownwi.gov.

CITY OF WATERTOWN
Brian Zirbes
Zoning Administrator

BZ/nmz

PUBLISH: November 24, 2025
and
December 1, 2025
(BLOCK AD)

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: December 8th, 2025
SUBJECT: 1428 Country Club Lane, Conditional Use Permits - CUPs

A request by Robert LeGrow for two Conditional Use Permits: a combination of accessory structures exceeding a total of 1,000 square feet of gross floor area and exceeding the maximum height of an accessory structure. Parcel PIN(s): 291-0915-2134-008

SITE DETAILS:

Acres: 0.76 acres
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Single-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of two Conditional Use Permits (CUPs) to allow for construction of a storage shed.

The first CUP request is to exceed the 1,000 sq ft maximum for accessory structures on the property. The applicant plans to construct a 780 SF (26' x 30') storage shed. In addition to the proposed shed the property contains an attached garage of approximately 780 SF and a garden shed of approximately 215 SF. Total square footage of accessory structures on the property after the construction of the storage shed will be approximately 1,775 SF.

The second CUP request is to exceed the maximum height requirements for accessory structures. Within the Single-Family Residential (SR-4) Zoning District, the maximum allowed height of an accessory structure is 15 feet. The maximum height of the proposed garage would be 20ft high at the roof peak. A CUP granted for a height exception is required to specifically state the maximum permitted height of the proposed building or structure.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the Single-Family Residential (SR-4) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right *[per § 550-24C(1)(b)]*.
2. Within Accessory Land Uses, applicable regulations are detailed for a 'Residential Accessory Structure' *[per § 550-56C]*.

Applicable regulations for a 'Residential Accessory Structure' land use include the following:

- A **conditional use permit** is required for:
 - Any combination of 'Residential Accessory Structures' that exceeds 1,000 square feet of gross floor area *[per § 550-56C(1)(b)[1]]*.
 - Any combination of 'Residential Accessory Structures' that exceeds the maximum accessory building coverage of the zoning district *[per § 550-56C(1)(b)[2]]*.
- 3. Within the Single-Family Residential (SR-4) Zoning District, the maximum allowed height of an accessory structure is 15 feet. *[per § 550-24F(2)(i)]*.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

4. Exceptions to Maximum Height Regulations are allowed under Section § 550-83C:

C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a **conditional use permit** which specifically states the maximum permitted height of the proposed building or structure.

5. Building height for structures are defined under Section § 550-15:

Building Height:

The vertical distance from the lowest elevation of the adjoining ground level or the established grade, whichever is lower, to the top of the cornice of a flat roof, to the deckline of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the midpoint distance of the highest gable on a pitched or hip roof. Unless excepted by specific provisions in this chapter, building height includes the height of any structures attached to a building.

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) In this paragraph:
 - a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
 - b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
 - a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Residential Accessory Structure CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
A conditional use permit is required for any combination of 'Residential Accessory Structures' that exceeds 1,000 square feet of gross floor area.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
A conditional use permit is required to exceed the maximum building height regulations.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

If Plan Commission answers "no" to any of the questions, above, the CUP must be denied. Otherwise, proceed to the conditions of approval.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny either or both of the Conditional Use Permits, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve either or both of the Conditional Use Permits without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve either or both of the Conditional Use Permits with conditions as identified by the Plan Commission:
 - a. The CUP granted under § 550-83C shall state: The maximum height of the accessory structure (storage shed) shall be no more than 20ft.

STAFF RECOMENDATION:

- Staff recommends approval of these two Conditional Use Permits with conditions.

ATTACHMENTS:

- Application materials.

How to recall and purchase your design at home:



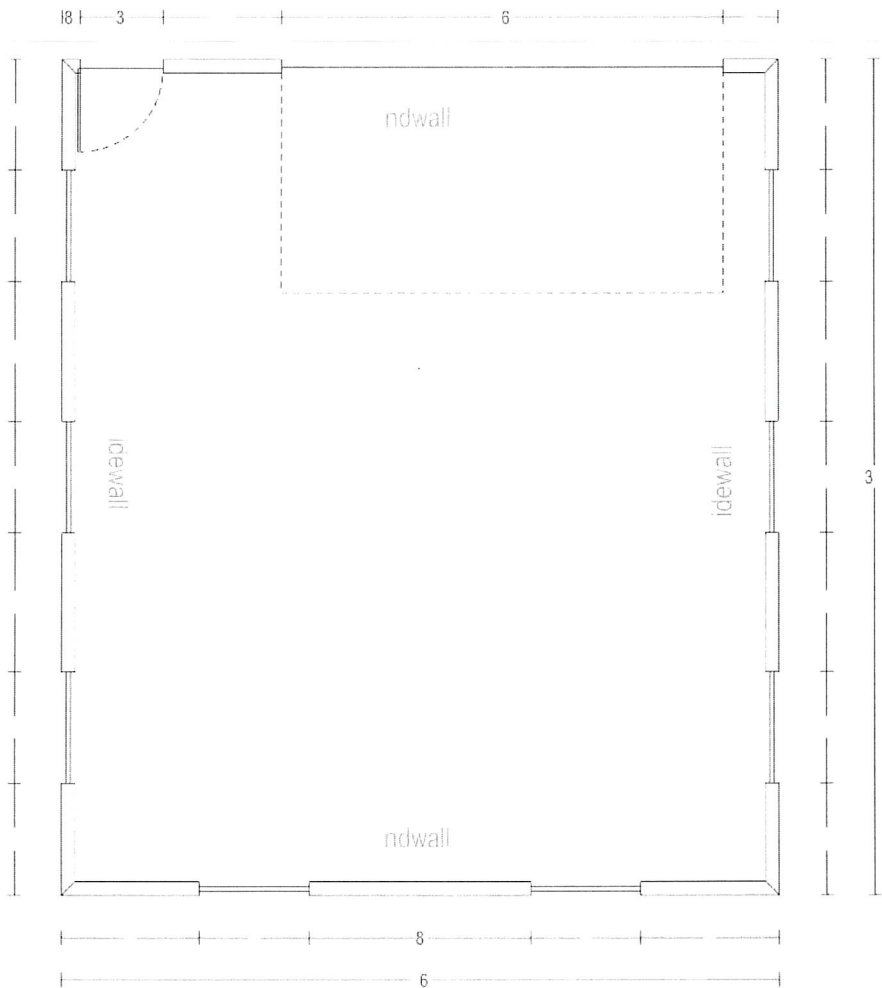
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 315951116432
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 315951116432 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



Date: 11/12/2025 - 10:49 AM**Design Name: Workshop Design****Design ID: 315951116432****Estimated Price: \$20,815.45****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Section 3, Item D.

Design & Buy™

GARAGE

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 11/12/2025 - 10:49 AM
Design Name: Workshop Design
Design ID: 315951116432
Estimated Price: \$20,815.45

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Section 3, Item D.

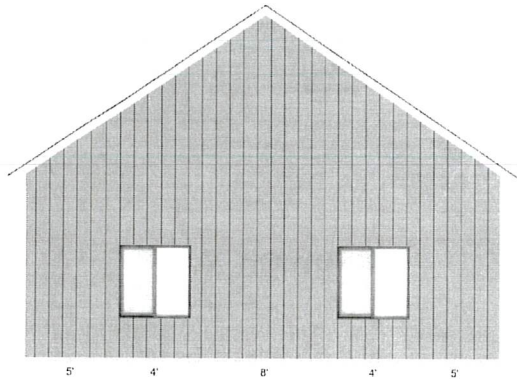
Design & Buy™

GARAGE

Dimensions

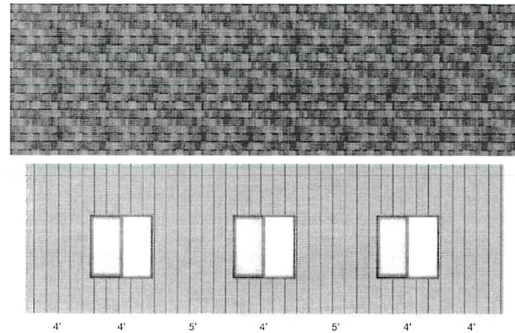
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange



SIDEWALL D

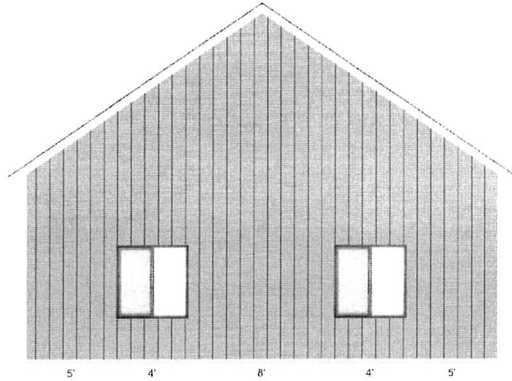
48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange

Date: 11/12/2025 - 10:49 AM**Design Name: Workshop Design****Design ID: 315951116432****Estimated Price: \$20,815.45****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.***MENARDS**

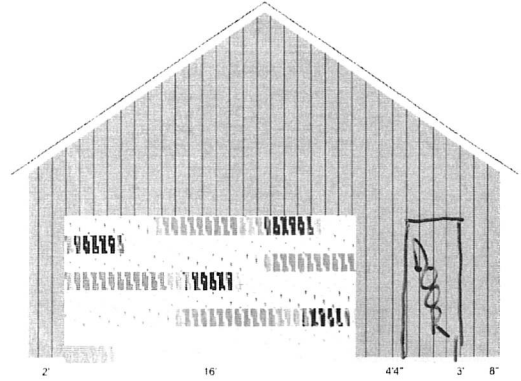
Section 3, Item D.

Design & Buy™

GARAGE

**SIDEWALL C**

48"W x 48"H Performax™ Black Slider Window with Nailing Flange
 48"W x 48"H Performax™ Black Slider Window with Nailing Flange
 48"W x 48"H Performax™ Black Slider Window with Nailing Flange

**ENDWALL A**

Mastercraft® 36W x 80H Primed Steel Half Lite
 16X8 White Raised Panel Plain Window EZ Set Torsion Spring (R-Value
 6.5)

For other design systems search "Design & Buy" on Menards.com

Page 4 of 11

Date: 11/12/2025 - 10:49 AM**Design Name: Workshop Design****Design ID: 315951116432****Estimated Price: \$20,815.45****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Design & Buy™

GARAGE

Materials

Building Type

Building Location Zip Code:	53098
Building Type:	Gable
Framing Type:	Stud Wall Framing

Building Info

Building Width:	26'
Building Length:	30'
Building Height:	9'
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction (Sealed truss designs available on request)
Truss Type:	Common (24" on center spacing)
Roof Pitch:	8/12 Pitch
Eave Overhang:	12"
Gable Overhang:	12"
Curb:	Poured Curb
Curb Height:	4"
Foundation Type:	Poured
Building Plan:	Yes I need a Building Plan

Wall Info

Siding Material Types:	LP Engineered Wood
LP Engineered Wood Siding:	Sherwin-Williams Premium Prefinished 3/8 x 4' x 9' with 8 OC Groove Textured Panel(30 Yr Paint Warranty), Color: Dover Gray
Engineered Wood Corner Trim Color:	Sandy Clay
Wainscot Material Type:	None
Wall Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents:	Novik® 12" x 12" Square Gable Vent, QTY: 1

Roof Info

For other design systems search "Design & Buy" on Menards.com

Page 5 of 11

Date: 11/12/2025 - 10:49 AM**Design Name: Workshop Design****Design ID: 315951116432****Estimated Price: \$20,815.45****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Section 3, Item D.

Design & Buy™

GARAGE

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel Half Lite
Overhead Door:	16X8 White Raised Panel Plain Window EZ Set Torsion Spring (R-Value 6.5)
Additional Information:	MPDU EZ Set Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
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Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange

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Page 6 of 11

Date: 11/12/2025 - 10:49 AM**Design Name: Workshop Design****Design ID: 315951116432****Estimated Price: \$20,815.45****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Design & Buy™

GARAGE

Windows:

48"W x 48"H Performax™ Black Slider Window with Nailing Flange

Windows:

48"W x 48"H Performax™ Black Slider Window with Nailing Flange

Additional Options

Ceiling Insulation:

Fiberglass batts

Ceiling Insulation R Value:

R13 Kraft Faced Roll

Wall Insulation:

R-19 Kraft Faced Fiberglass Insulation 6-1/4" x 15" x 39.2' - 48.96 sq ft

Ceiling Finish:

1/2 x 4 x 8 Lightweight Drywall

Wall Finish:

1/2 x 4 x 8 OSB(Oriented Strand Board)

Mounting Blocks:

No

Hydronic Radiant Heat:

No

Anchor bolt:

Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer

Framing Fasteners:

Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box

Sheathing Fasteners:

Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box

Roofing/Shingle Fasteners:

Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count

Truss Fastener:

FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count

Overhead Opening Hardware:

Yes

Date: 11/12/2025 - 10:49 AM**Design Name: Workshop Design****Design ID: 315951116432****Estimated Price: \$20,815.45****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

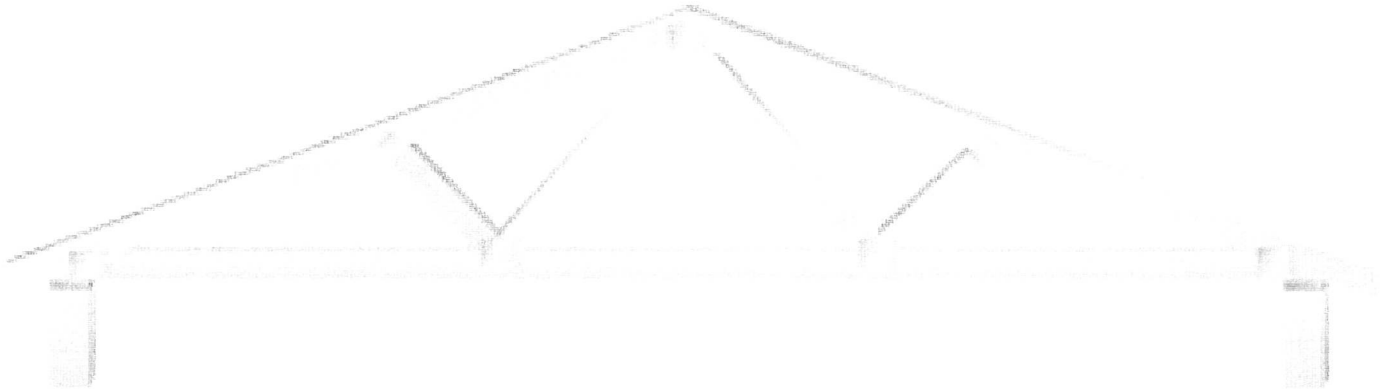
Section 3, Item D.

Design & Buy™

GARAGE

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



For other design systems search "Design & Buy" on Menards.com

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Design & Buy™

GARAGE

Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.

THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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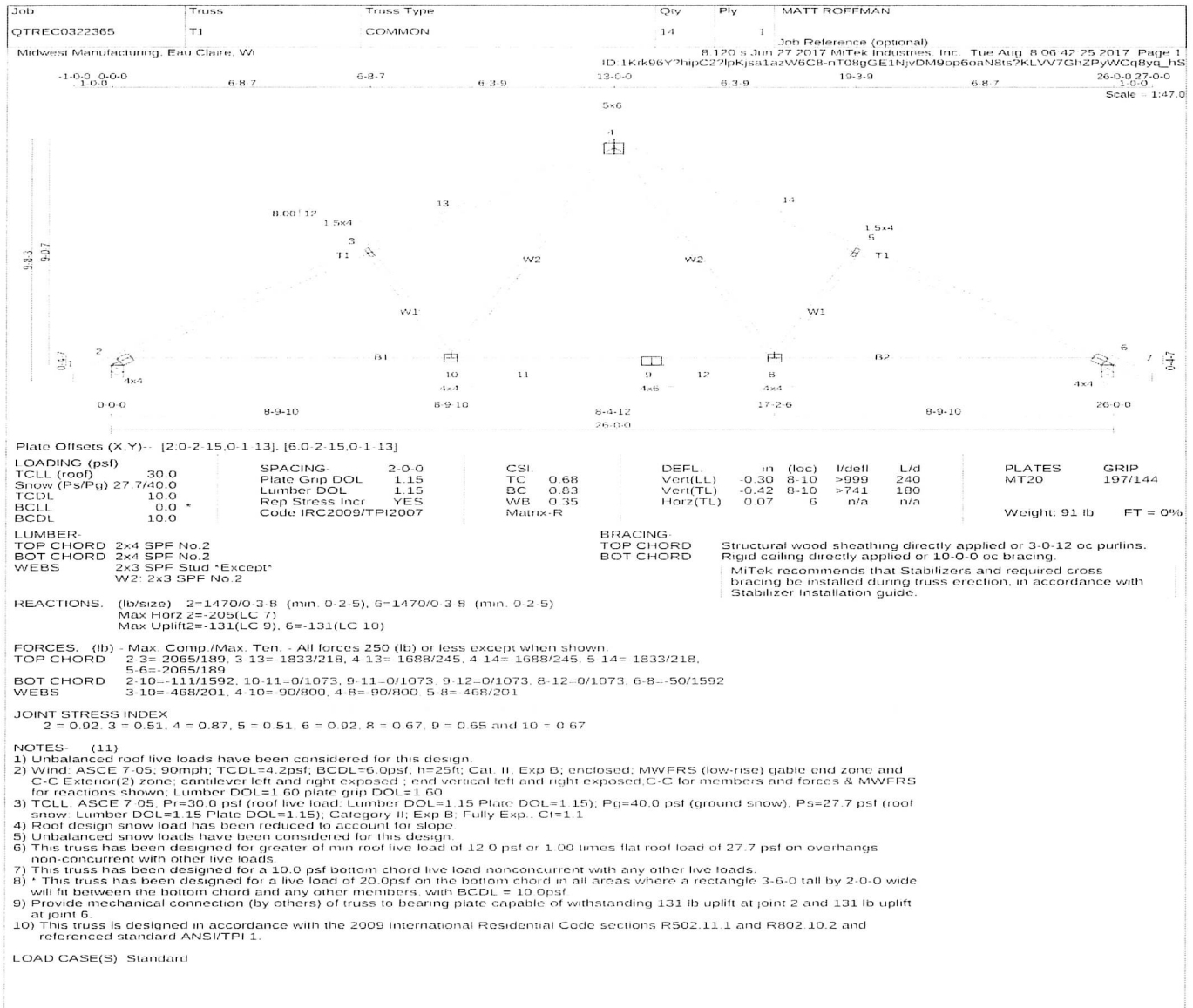
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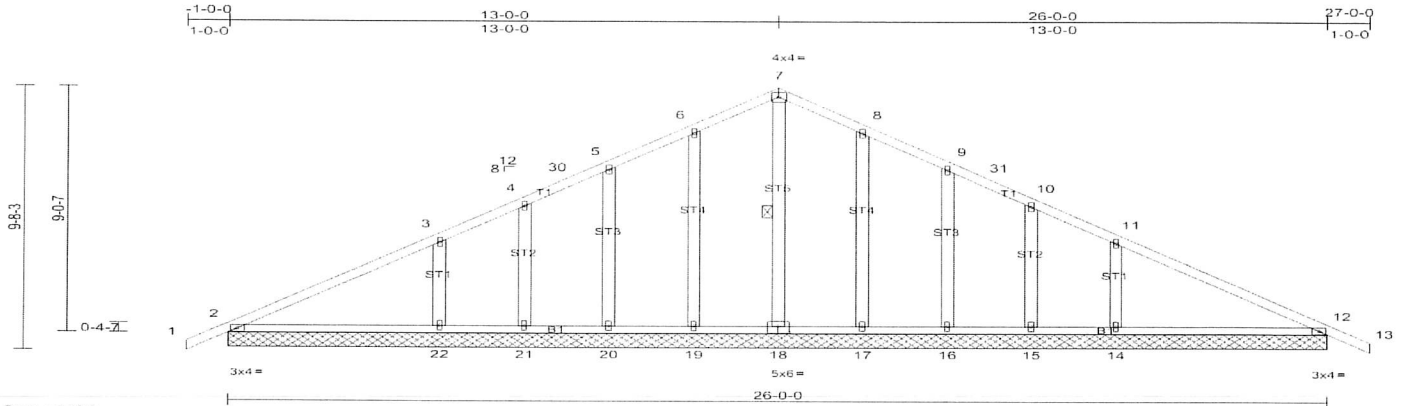
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GARAGE

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0748752	T1E	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI Run: 8-4-5-0 Aug 16 2021 Print: 8-400-5 Aug 16 2021 MitTek Industries, Inc. Tue Aug 09 14:41:41 Page: 1
ID: Zuco0YCLLWyn3JentaCChQypYbd-pziMkhLJC0oY2WosNkuf-VF kGz1IKdIDNG9XNu4vpYall



Scale = 1/4" = 1'-0"
Plate Offsets (X, Y): [18-0-3-0-0-3-0]

Loading	(psf)	Spacing	2'-0-0	CSI	0.27	DEFL	in	(loc)	l/def	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.27	Vert(TL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.19	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.31	Horiz(TL)	0.01	12	n/a	n/a		
BCLL	0.0	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0											

Weight: 125 lb FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud "Except" ST5,ST4 2x4 SPF No.2

REACTIONS All bearings 26'-0-0.
(lb) - Max Horiz 2=-204 (LC 7), 23=-204 (LC 7)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 12, 15, 16, 17, 19, 20, 21, 23, 27 except 14=-103 (LC 10), 22=-104 (LC 9)
Max Grav All reactions 250 (lb) or less at joint(s) 15, 18, 21 except 2=423 (LC 1), 12=423 (LC 1), 14=507 (LC 15), 16=352 (LC 4), 17=360 (LC 4), 19=360 (LC 3), 20=352 (LC 3), 22=507 (LC 14), 23=423 (LC 1), 27=423 (LC 1)
FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-433/126
BOT CHORD 2-22=-171/807
WEBS 6-19=-322/69, 5-20=-301/80, 3-22=-395/141, 8-17=-322/67, 9-16=-301/81, 11-14=-395/141

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph, TCDL=4.2psf, BCDL=6.0psf, h=25ft, Cat. II, Exp B; Enclosed: MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1
4) TCLL: ASCE 7-05; P=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1.10
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
8) All plates are 1 5/8" x 120 unless otherwise indicated
9) Gable requires continuous bottom chord bearing.
10) Gable studs spaced at 2'-0" oc.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) * This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3'-06"-00" tall by 2'-00"-00" wide will fit between the bottom chord and any other members.
13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 12, 19, 20, 21, 17, 16, 15, 2, 12 except (jt=lb) 22=103, 14=102.

LOAD CASE(S) Standard

Structural wood sheathing directly applied or 6'-0-0 oc purlins.
Rigid ceiling directly applied or 10'-0-0 oc bracing
1 Row at midpt
7-18

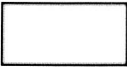
MitTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.



Municipal Boundary

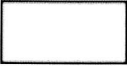


Addresses



Parcels Boundaries

Address Labels



Common Areas

Parcel Acreage



City of Watertown Geographic Information System

Scale: 1:548
SCALE BAR = 1"

Printed on: November 12, 2025
Author:

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Municipal Boundary



Common Areas



Parcels Boundaries



Addresses



City of Watertown Geographic Information System

Scale: 1:2,565

SCALE BAR = 1"

Printed on: November 1, 2011
Author: