



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, NOVEMBER 14, 2022 AT 1:30 PM

MUNICIPAL BUILDING, 106 JONES STREET, WATERTOWN, WI - SECOND FLOOR ROOM 2044

By Phone or GoToMeeting: Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 **Access Code:** 510-230-245 or <https://meet.goto.com/510230245>
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 Committee minutes dated October 10, 2022

3. BUSINESS

A. Review and take action: 209 S. Third Street – fitness center

B. Review and take action: 1141 S. Tenth Street – interior remodel and exterior resurfacing

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@CityofWatertown.org, 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

SITE PLAN REVIEW COMMITTEE
October 10, 2022

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Doug Zwieg, Maureen McBroom, Anthony Rauterberg, and Timothy Hayden. Also in attendance were Nikki Zimmerman and Sonja Kruesel of Vandewalle & Associates.

1. Call to Order

The meeting was called to order by Acting Chairperson Sonja Kruesel.

2. Review and approve Site Plan Review Committee Minutes Dated September 26, 2022

Motion was made by Doug Zwieg and seconded by Anthony Rauterberg to approve the September 26, 2022 Site Plan Review minutes as submitted. Unanimously approved.

3. & 4. Review and take action: Exterior storage screened refuse container and Indoor Commercial Entertainment – Restaurant

Since both items 3 and 4 were for the same property, both were combined to discuss at one time.

The applicant was not present so Acting Chairperson Sonja Kruesel gave a brief explanation of the proposed project. The applicant is looking to reopen the building at this property as a restaurant. The desire is to put a screened refuse container on the property as well.

The following was presented by city staff:

Zoning:	This will require a conditional use permit and will be going to the Plan Commission on October 24, 2022 for the public hearing. Parking requirements is one parking stall for every 3 seats in the restaurant. Further information on the dumpster will be required for the Plan Commission including setbacks.
Building:	A building permit will be required for the dumpster enclosure.
Stormwater:	If at any time 3,000 square feet or more of land is disturbed an erosion control/stormwater runoff permit will be required and if anything is done to the parking lot.

Motion was made by Doug Zwieg and seconded by Timothy Hayden to approve this item as submitted.

Unanimously approved.

5. Adjournment

Motion was made by Doug Zwieg and seconded by Maureen McBroom 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.

Fuelify Fitness Business Operation Plan

a) Brief description of business activities

Fuelify Fitness will be a 24/7 Fitness center. We have 3,000 sq ft of gym space, that will have an industrial aesthetic. Turf flooring, brick walls, tall ceilings and exposed ceiling beams and vents will give this gym/fitness center the perfect “vibe” for anyone looking to get a great workout in. We will have a lot of equipment available for our members, from cardio to heavy weightlifting. Our plan includes obtaining machines and other fitness items that unique to Watertown gyms. We hope to make our community healthier by providing the lowest cost gym in town. We believe being healthy shouldn't cost a fortune. Our idea also includes everyone, of all ages, shapes etc; from people who have never been to a gym to those looking to compete!

b) Days of operation

7 days per week, Staffed m-f/by appointment

c) Hours of operation

24 hours, staffed m-f/by appointment

d) Number of employees

No employees at this time, husband and wife are the owners and willing to work!

e) Possible nuisance issues

No possible nuisance issues that can be thought of. Music will be moderate as some people like their own music and will have headphones. No big deliveries need to be made, no outdoor activities.

4



ARCHITECTS

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MILWAUKEE, WI 53204
414.277.8000
MADISENMAHER.COM

REMODELING FOR:

HGR INDUSTRIAL
SURPLUS

1141 S. 10TH STREET
WATERTOWN, WI 53094

CLIENT:

WES NOSEK
WES ALLEN CONSTRUCTION CO.
13545 W. WATERTOWN PLANK RD.
ELM GROVE, WI 53122

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DATE	ISSUED SET
22-10-26	SITE PLAN REVIEW

PROJECT NUMBER	22-068
START DATE	09-12-2022
DRAWN BY	JLS
CHECKED BY	ELM

FIRST FLOOR
DEMO PLAN

A0.51

OCTOBER 26, 2022

DEMOLITION KEYED NOTES

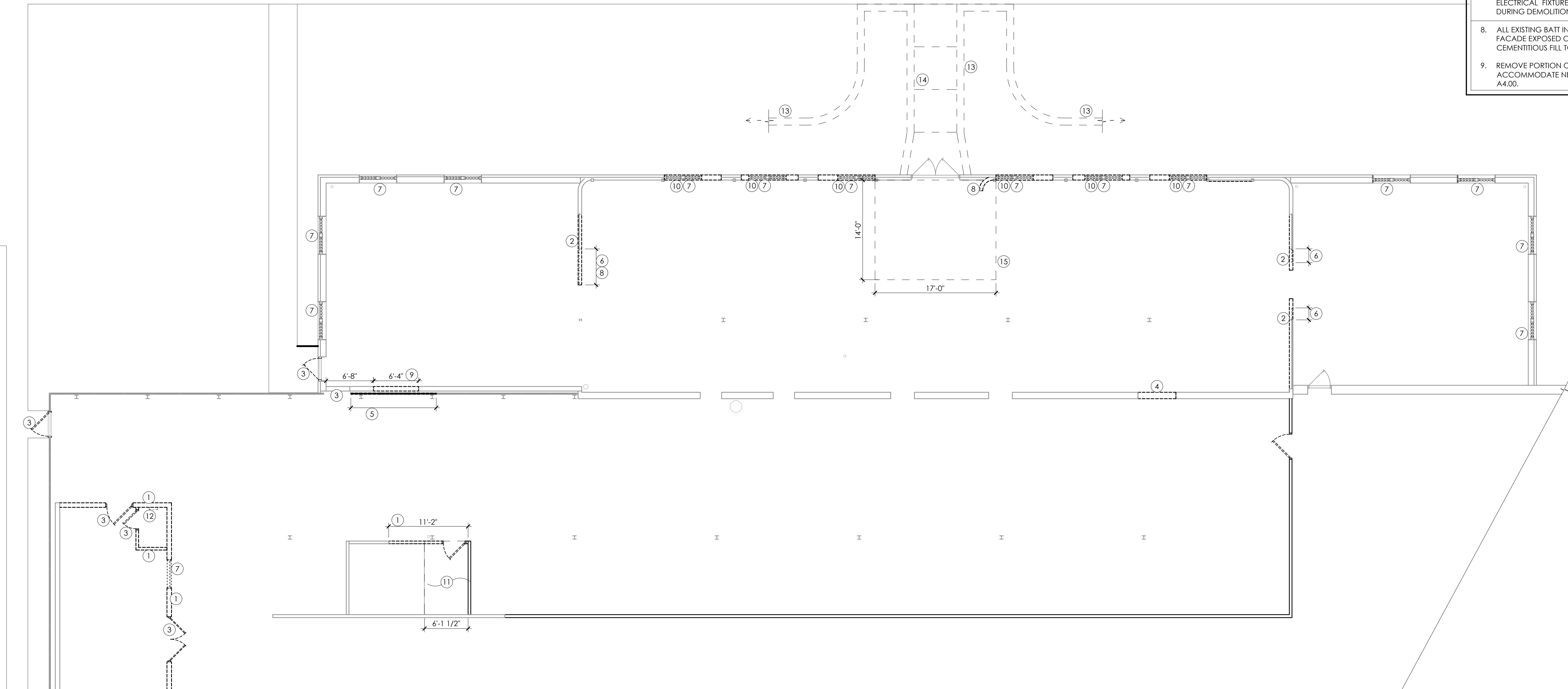
- 1 REMOVE PORTION OF EXISTING PARTITION WALL COMPLETE.
- 2 REMOVE CEMENTITIOUS WALL FILL COMPLETE.
- 3 REMOVE EXISTING DOOR AND FRAME COMPLETE.
- 4 REMOVE EXISTING CMU INFILL COMPLETE.
- 5 REMOVE PORTION OF EXISTING FIBERGLASS BUILDING ENVELOPE AS REQUIRED TO INSTALL NEW DOOR - SEE PROPOSED FLOOR PLAN, A1.11.
- 6 REMOVE PORTION OF STEEL WINDOW FRAMING THIS AREA.
- 7 REMOVE EXISTING WINDOW AND FRAME COMPLETE.
- 8 REMOVE PORTION OF EXISTING METAL PLATE PARTITION/CLADDING.
- 9 REMOVE PORTION OF EXISTING WALL AS REQUIRED TO ACCOMMODATE NEW DOOR - SEE PROPOSED PLAN, A1.11. SEE STRUCTURAL FOR LINTEL REQUIREMENTS.
- 10 REMOVE PORTION OF EXISTING WALL AS REQUIRED TO ACCOMMODATE ENLARGED WINDOW - SEE PROPOSED PLAN, A1.11.
- 11 REMOVE EXISTING RAISED FLOOR THIS ROOM COMPLETE.
- 12 RELOCATE EXISTING ELECTRICAL BOX.
- 13 REMOVE EXISTING LANDSCAPING PAVERS COMPLETE.
- 14 REMOVE EXISTING CONCRETE WALK COMPLETE.
- 15 REMOVE PORTION OF EXISTING CONCRETE SLAB. DIMENSIONS SHOWN ARE APPROXIMATE.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL/DOOR/FINISH TO BE REMOVED.
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- DEMOLITION KEYED NOTE
- KEYED NOTE
- REVISIONS

DEMO. GENERAL NOTES

1. CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
2. THESE DRAWINGS WERE PREPARED UTILIZING VISUAL AND FIELD MEASURED VERIFICATION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF DETAILS OR DESCRIPTION OF EXISTING CONDITIONS.
3. NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO ANY PLANNED UTILITY OUTAGES.
4. THE OWNER HAS THE RIGHT OF FIRST REFUSAL ON ALL ITEMS REMOVED DURING DEMOLITION.
5. HVAC CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, CAPPING, AND CODE COMPLIANCE OF ALL HVAC EQUIPMENT AND RELATED SYSTEMS REMOVED DURING DEMOLITION.
6. PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, CAPPING, AND CODE COMPLIANCE OF ALL PLUMBING FIXTURES AND RELATED PIPING REMOVED DURING DEMOLITION.
7. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, CAPPING, AND CODE COMPLIANCE OF ALL ELECTRICAL FIXTURES AND RELATED WIRING REMOVED DURING DEMOLITION.
8. ALL EXISTING BATT INSULATION ON NORTH INTERIOR FACADE EXPOSED OR TO BE EXPOSED WITH REMOVAL OF CEMENTITIOUS FILL TO BE REPLACED.
9. REMOVE PORTION OF BRICK AS REQUIRED TO ACCOMMODATE NEW SILL - SEE PROPOSED ELEVATION, A4.00.



NOT FOR CONSTRUCTION



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FIRST FLOOR
PLAN

A1.11

OCTOBER 26, 2022

WALL TYPES

- 1 INTERIOR PARTITION: 5/8" GWB EACH SIDE OF 3-5/8" METAL STUDS AT 16" O.C. EXTEND PARTITION TO UNDERSIDE OF DECK.
 - 1S SOUND INSULATED INTERIOR PARTITION: 5/8" GWB EACH SIDE OF 3-5/8" METAL STUDS AT 16" O.C. EXTEND PARTITION TO UNDERSIDE OF DECK. FILL VOIDS WITH SOUND BATT INSULATION.
 - 1H INTERIOR HALF WALL: 5/8" GWB EACH SIDE OF 3-5/8" METAL STUDS AT 16" O.C. EXTEND PARTITION TO HEIGHT NOTED ON PLAN.
 - 2 INSULATED FURRING: 5/8" GWB ATTACHED TO 2" Z FURRING OVER EXISTING WALL. FILL VOIDS WITH 2" RIGID INSULATION.
 - 3 5/8" GWB ONE SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK.
 - 4 5/8" GWB ONE SIDE OF 3-5/8" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK.
 - 5 5/8" GWB EACH SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK.
- NOTE: FURNISH & INSTALL MOISTURE RESISTANT GWB WITHIN 6'-0" OF PLUMBING FIXTURES AT ALL WALL TYPES.

NOTE: FURNISH & INSTALL MOISTURE RESISTANT GWB WITHIN 6'-0" OF PLUMBING FIXTURES AT ALL WALL TYPES.

LEGEND

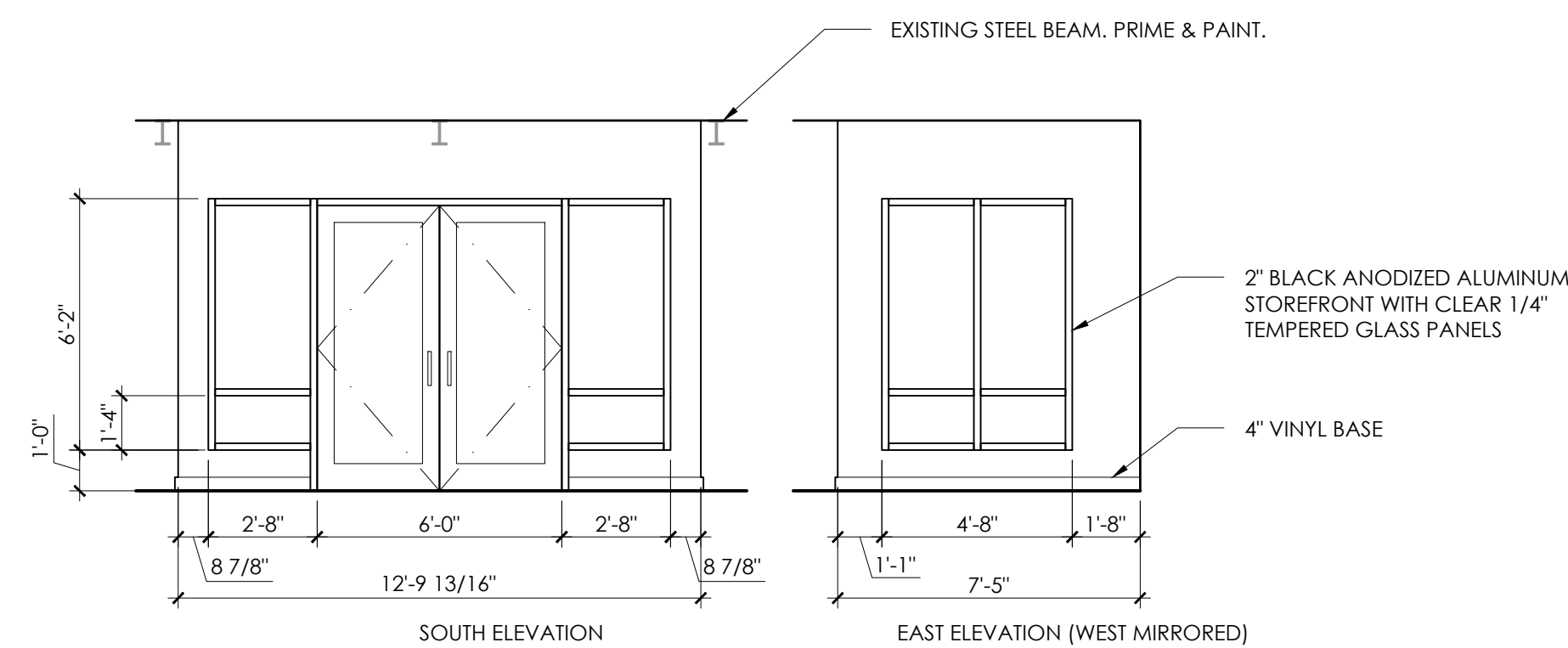
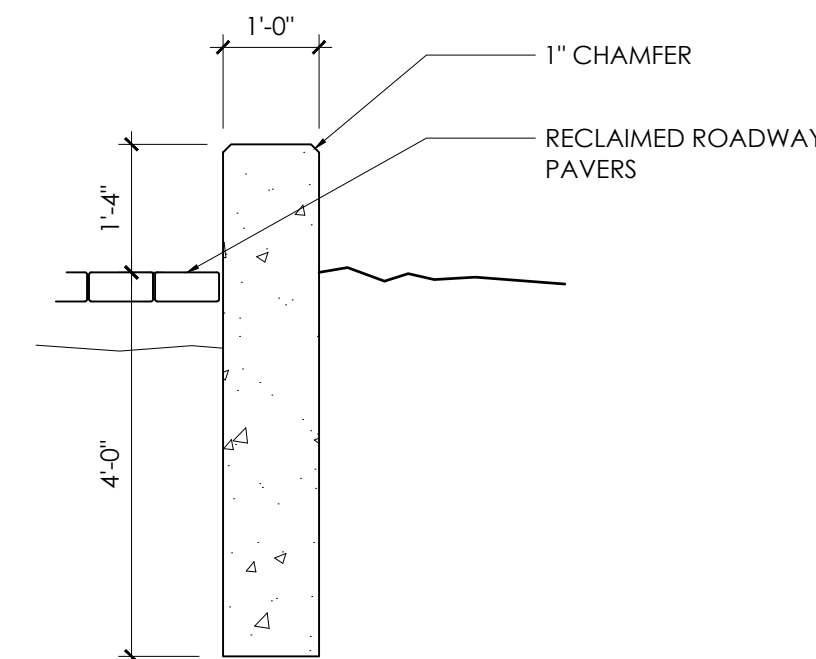
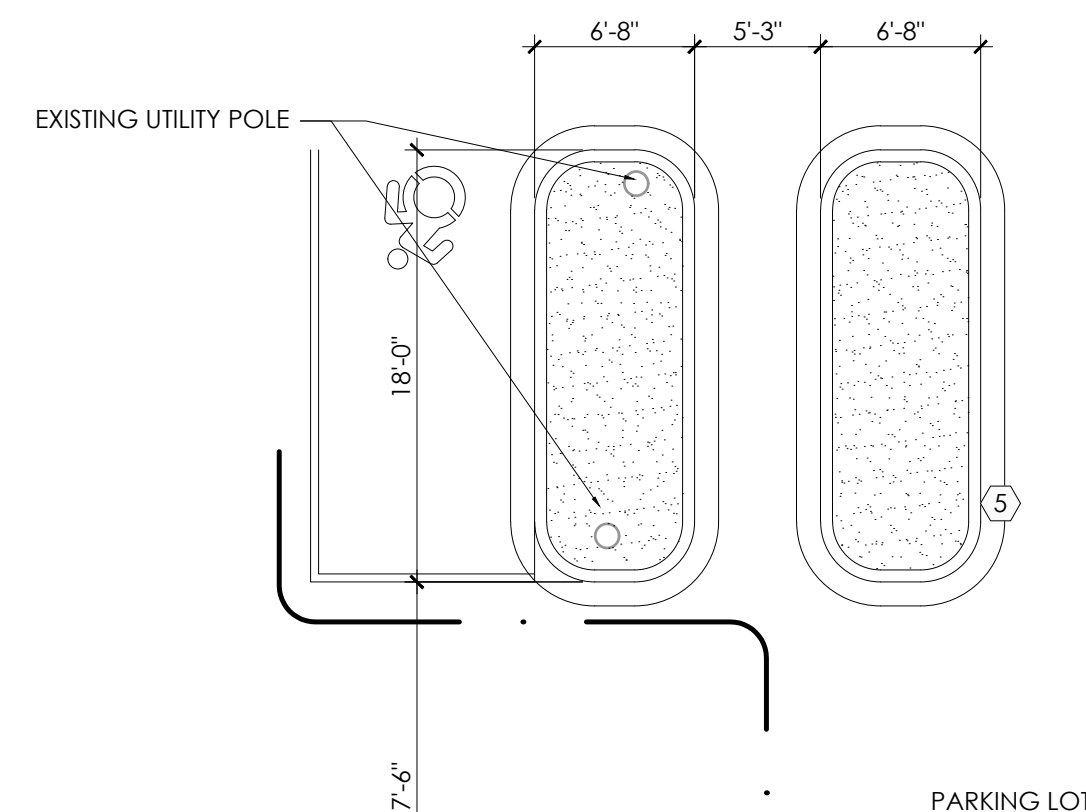
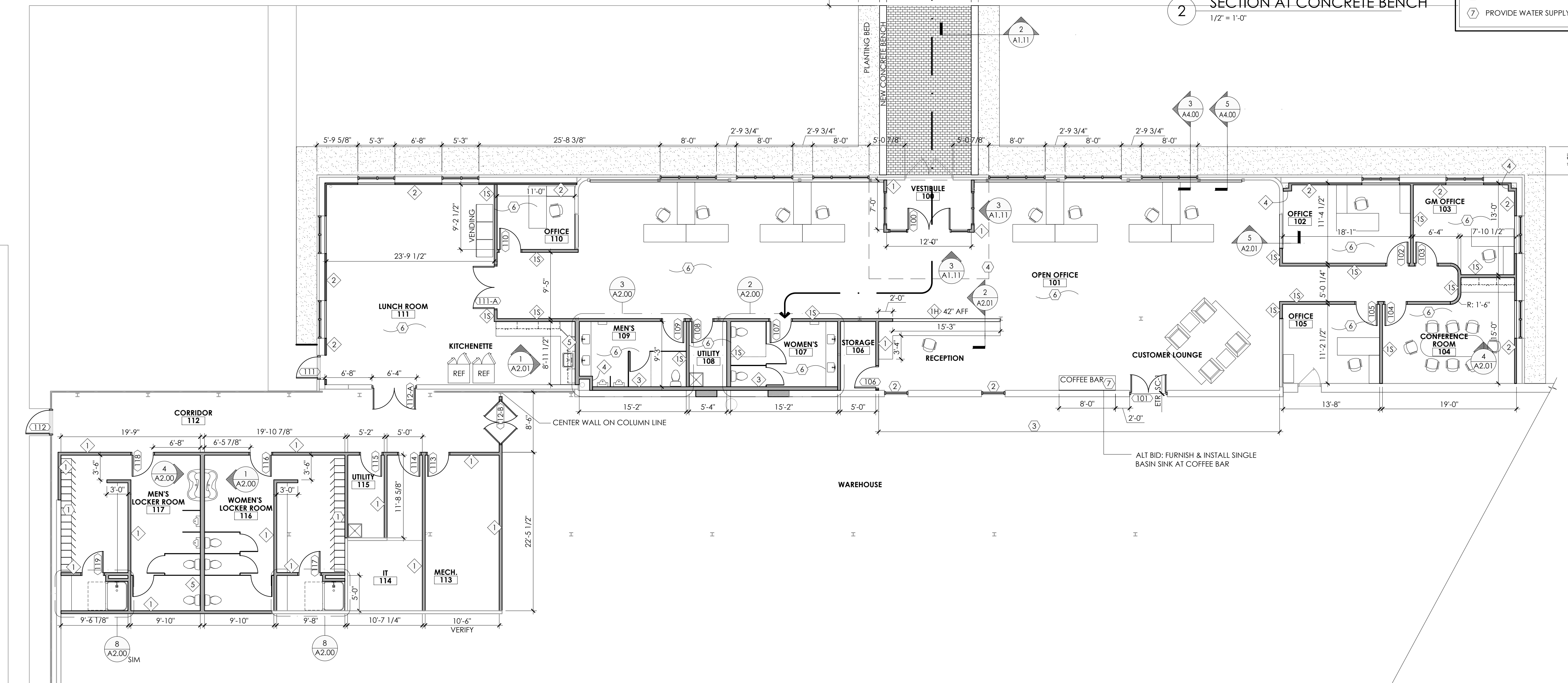
- EXISTING WALL TO REMAIN
- NEW WOOD STUD PARTITION
- NEW CMU WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYED NOTE
- WALL TYPE
- DOOR TAG
- REVISIONS

GENERAL NOTES

- PRIME & PAINT EXISTING EXPOSED COLUMNS, BEAMS, AND STEEL DECK.
- CLEAR SEAL EXPOSED CONCRETE CEILINGS.

KEYED NOTES

- LOCKERS FURNISHED BY OWNER.
- NEW 2" BLACK ANODIZED ALUMINUM STOREFRONT WITH 1/2" GLAZING - WINDOW TO FILL EXISTING OPENING.
- CLEAN AND SEAL EXISTING MASONRY SURFACE.
- NEW CONCRETE SLAB.
- NEW LANDSCAPE AREA WITH CONCRETE CURB PERIMETER AND 12" TOE. PATCH ASPHALT AS REQUIRED.
- GRIND & POLISH CONCRETE SLAB THIS ROOM.
- PROVIDE WATER SUPPLY TO COFFEE BAR.

3 ELEVATIONS AT VESTIBULE
1/4" = 1'-0"2 SECTION AT CONCRETE BENCH
1/2" = 1'-0"



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INTERIOR
ELEVATIONS

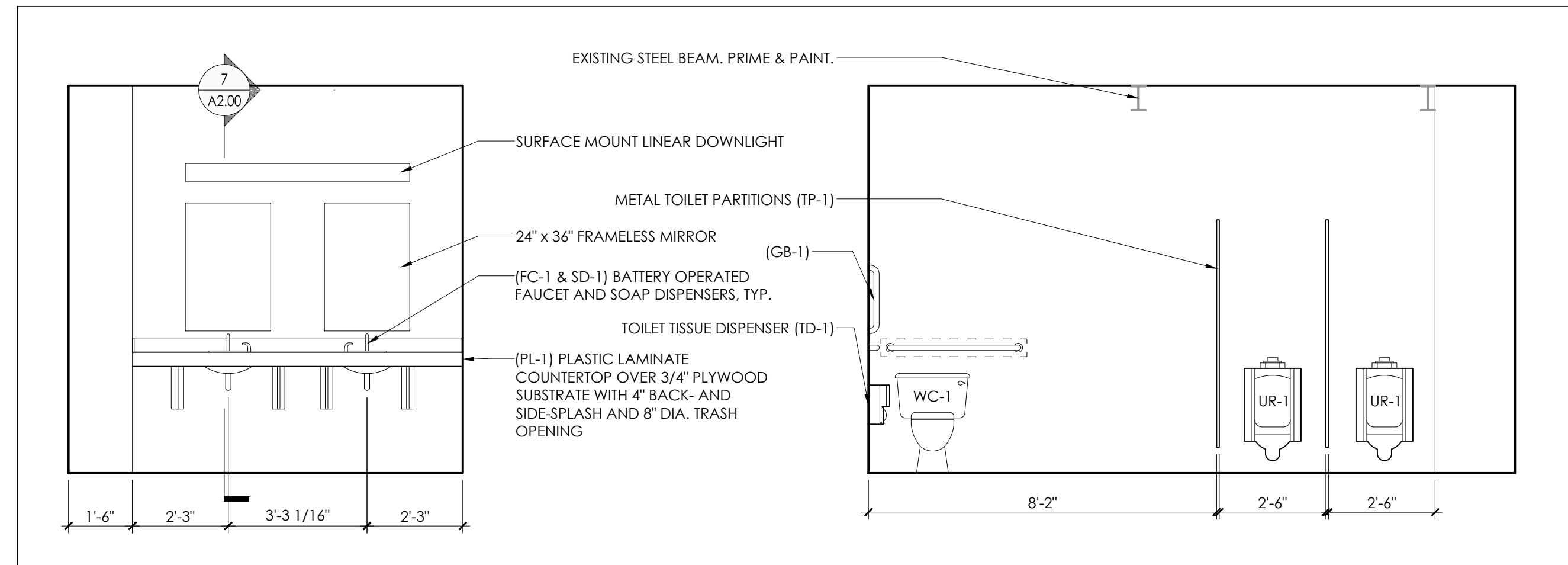
A2.00

OCTOBER 26, 2022

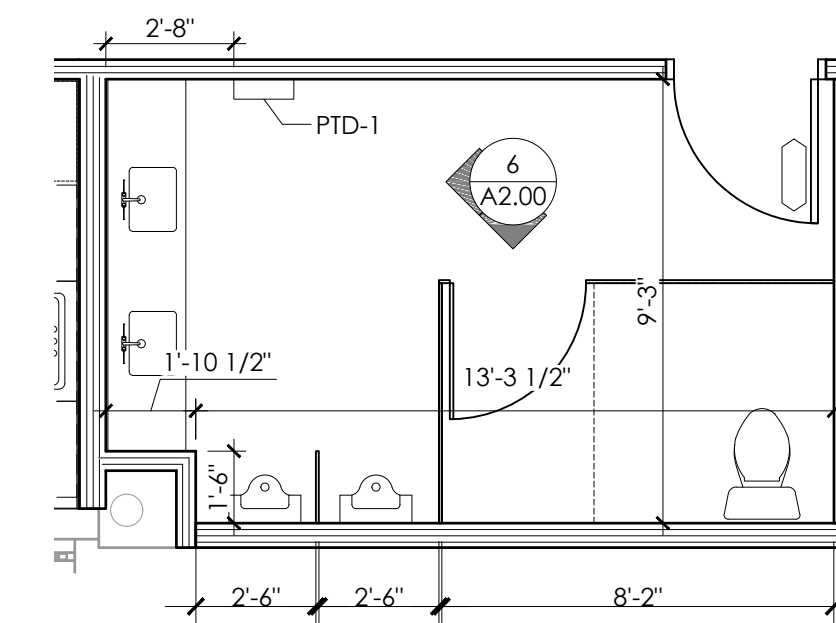
EQUIPMENT & ACCESSORY KEY

- NOTES:
- CONTRACTOR TO COORDINATE MIRROR INSTALLATION WITH WALL TILE INSTALLATION. WALL TILE SHALL NOT BE INSTALLED BEHIND MIRRORS.
 - MOUNTING HEIGHTS OF ACCESSORIES AND EQUIPMENT SHOWN ON ONE ELEVATION SHALL APPLY TO ALL SIMILAR ITEMS.
 - ALL ACCESSORIES TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED.

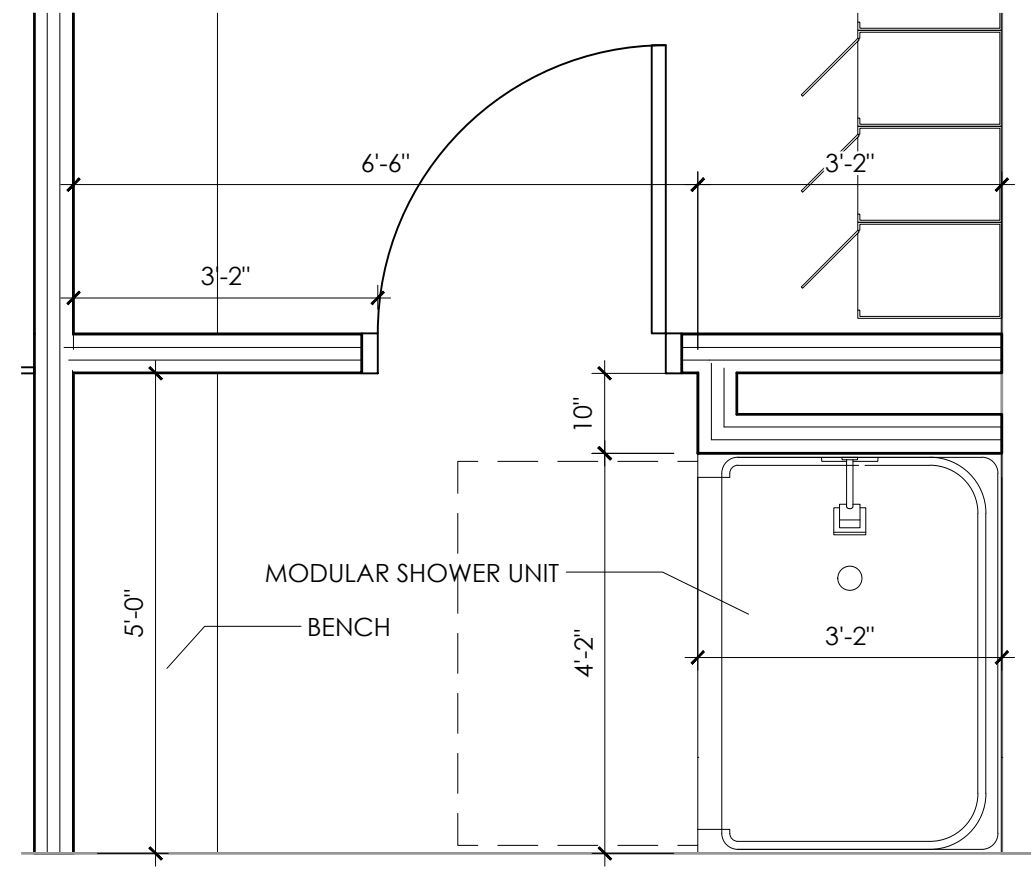
KEY	DESCRIPTION	MANUFAC.	MODEL NO.	REMARKS
FC-1	FAUCET	ZURN	SS-Z6913-XL	CHROME, BATTERY OPERATED HANDS-FREE
GB-1	GRAB BARS	BOBRICK	B6806 X 42", 36", 18"	STAINLESS STEEL
LV-1	MONOLITHIC LAVATORY	BRADLEY	EXPRESS MG-2	SIMILAR MANUFAC. AND PRODUCT MEETING ADA STANDARDS ACCEPTABLE COLOR SELECTION BY OWNER
PL-1	PLASTIC LAMINATE COUNTERTOP	-	-	COLOR SELECTION BY OWNER
PTD-1	AUTOMATIC PAPER TOWEL DISPENSER	BOBRICK	B-2974	STAINLESS STEEL, HAND-FREE OPERATION
SD-1	SOAP DISPENSER	ZURN	Z6956-SD	CHROME, BATTERY OPERATED HANDS-FREE
TD-1	TOILET TISSUE DISPENSER	BRADLEY CORP.	5402	STAINLESS STEEL, 2 ROLL DISPENSER
TP-1	TOILET STALL PARTITIONS	BRADLEY CORP.	SERIES 400 SENTINEL	COLOR: DOVE GRAY OVERHEAD BRACED PARTITIONS
UR-1	WALL-MOUNTED URINAL	-	-	
WC-1	ACCESSIBLE FLOOR-MOUNTED TOILET	-	-	



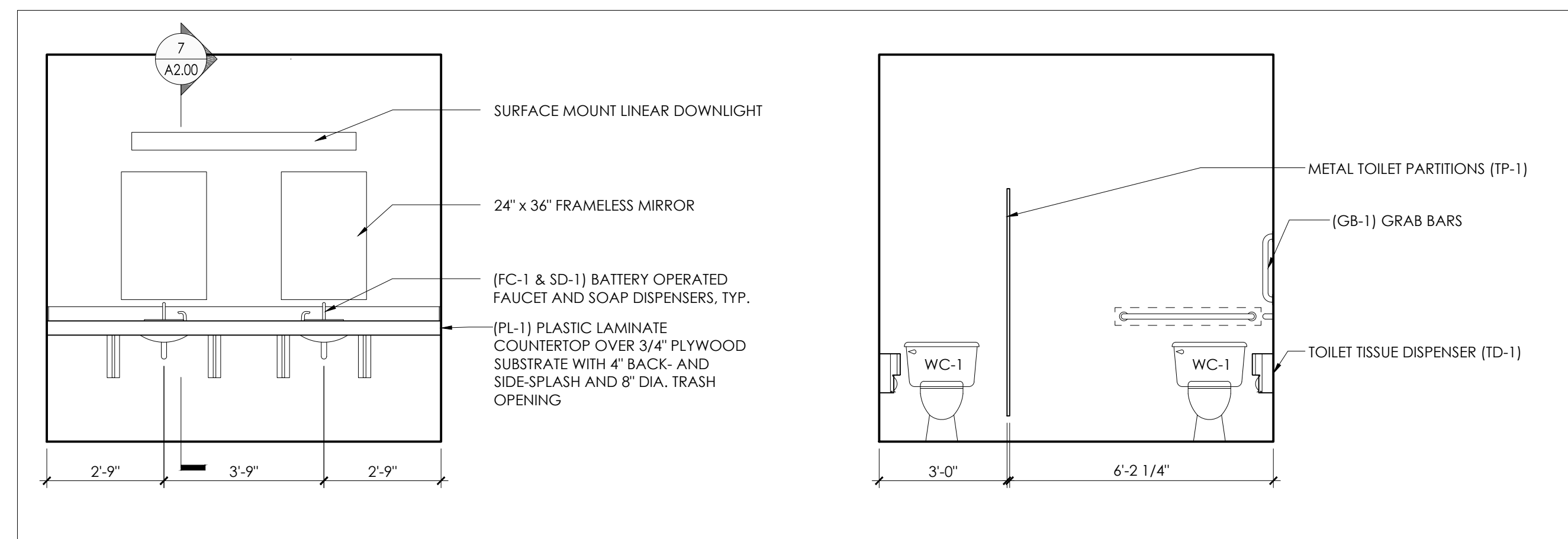
6 ELEVATIONS AT MEN'S RESTROOM
3/8" = 1'-0"



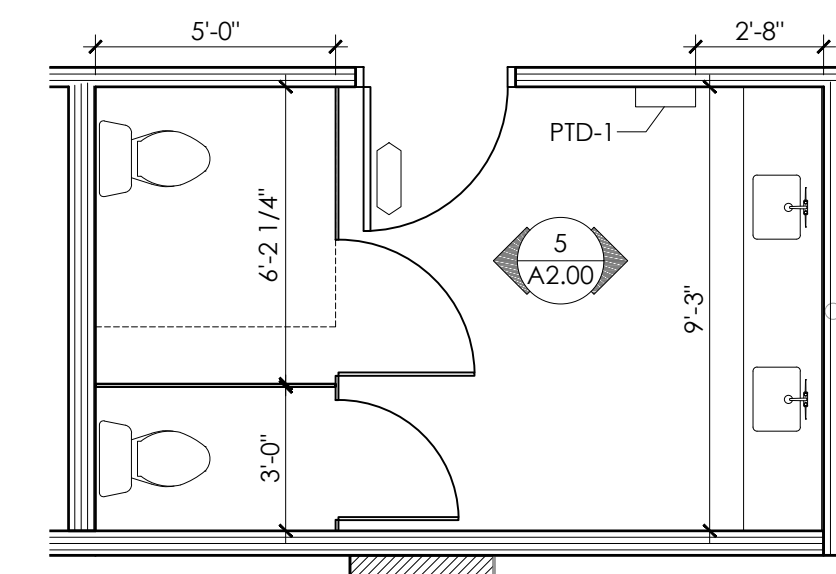
3 ENLARGED PLAN AT MEN'S RESTROOM
1/4" = 1'-0"



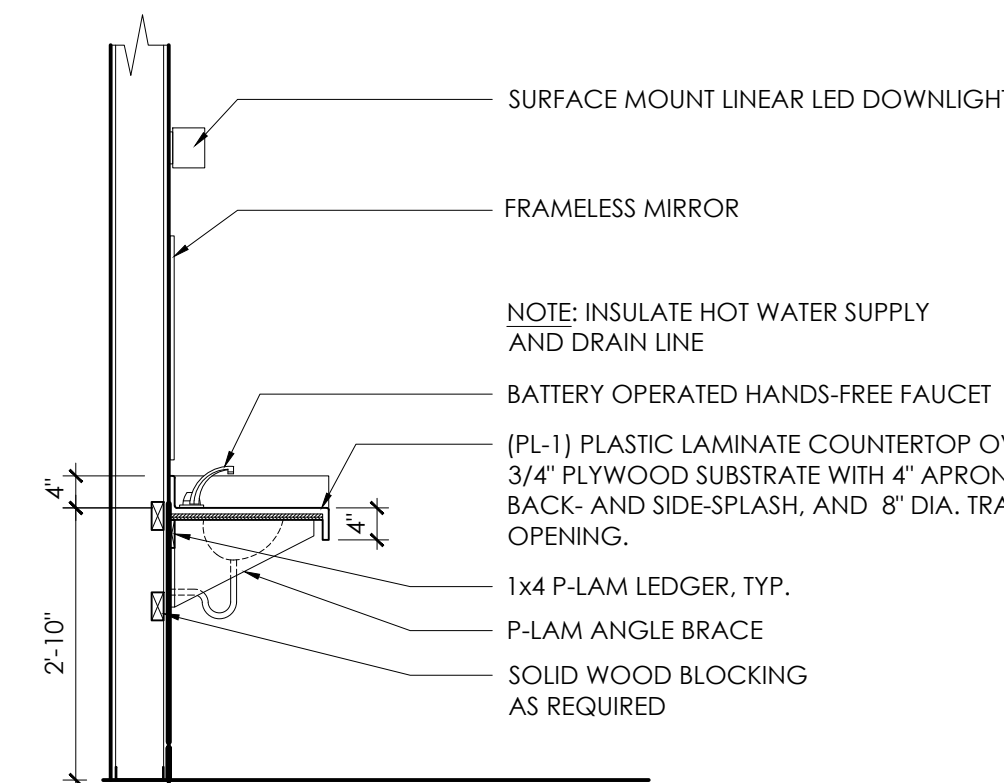
8 ENLARGED PLAN AT SHOWERS, TYP.
1/2" = 1'-0"



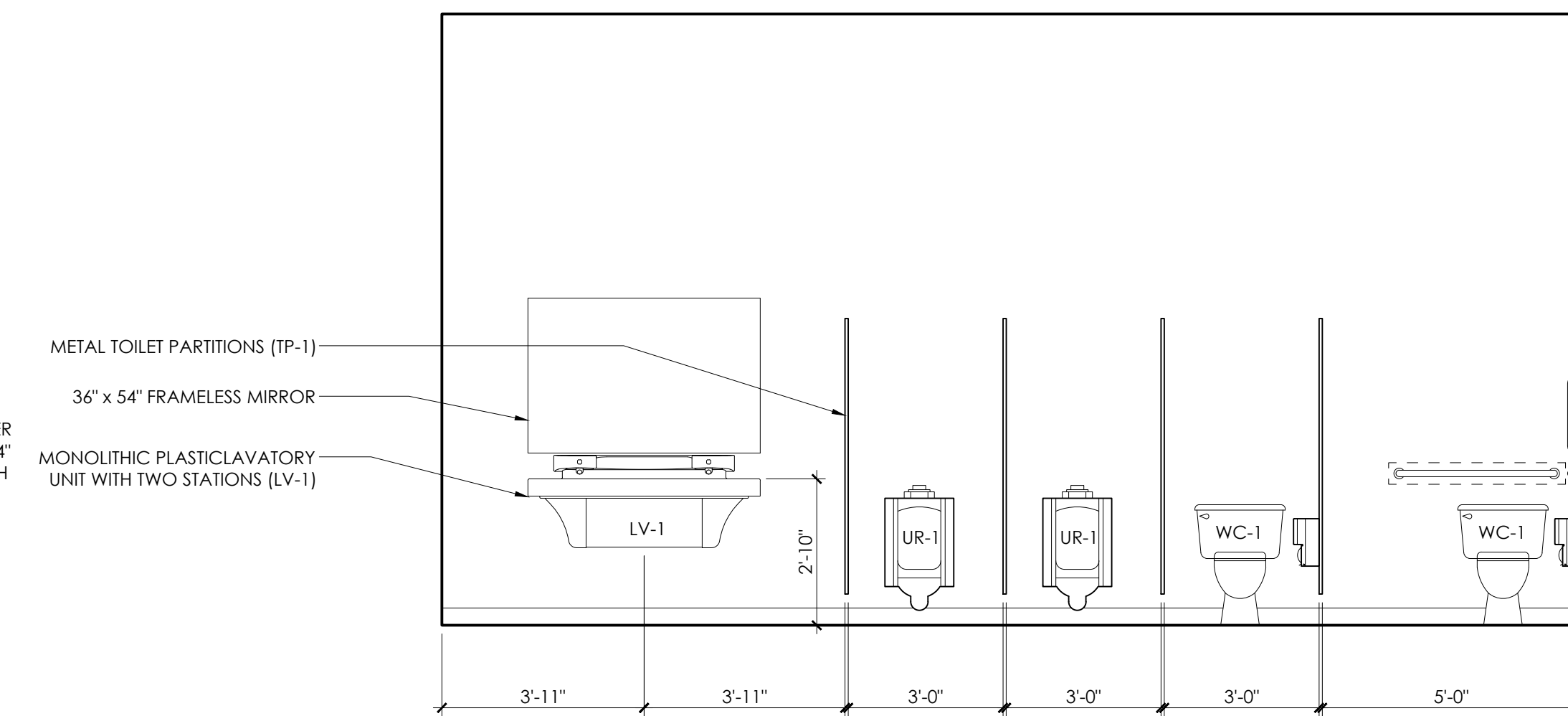
5 ELEVATIONS AT WOMEN'S RESTROOM
3/8" = 1'-0"



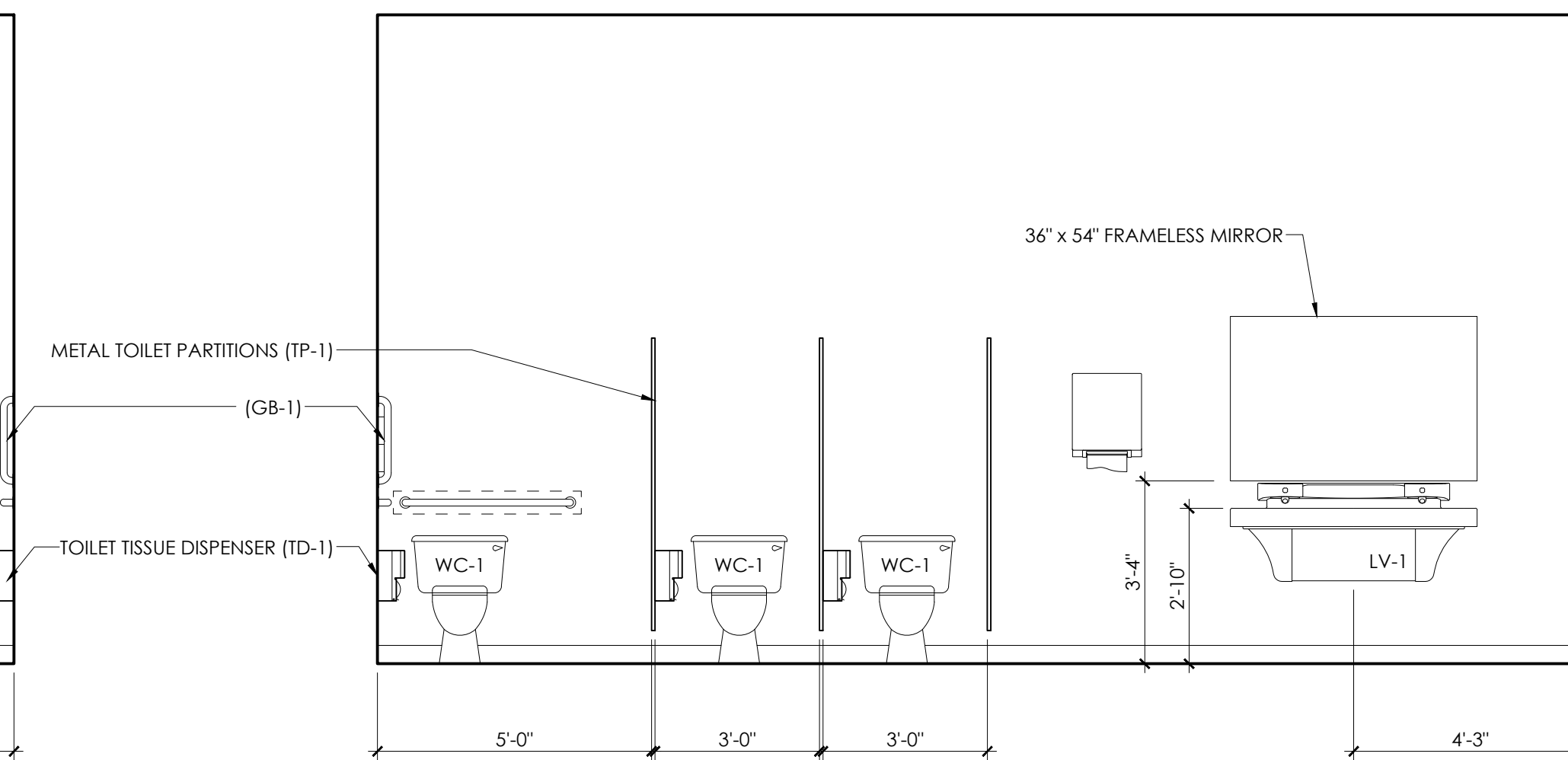
2 ENLARGED PLAN AT WOMEN'S RESTROOM
1/4" = 1'-0"



7 SECTION AT LAVATORY, TYP.
1/2" = 1'-0"



4 ELEVATION AT MEN'S LOCKER ROOM
3/8" = 1'-0"



1 ELEVATION AT WOMEN'S LOCKER ROOM
3/8" = 1'-0"

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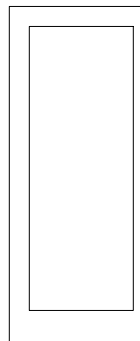
PROJECT NUMBER	22-068
START DATE	09-12-2022
DRAWN BY	JLS
CHECKED BY	ELM

INTERIOR
ELEVATIONS

A2.01

OCTOBER 26, 2022

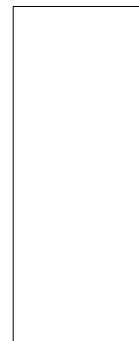
DOOR & FRAME TYPES



AFG
CLEAR, 1" TEMPERED GLASS
DOOR WITH 5" STILE, BLACK
ANODIZED ALUMINUM

AFG-2

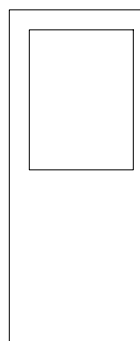
PAIR OF CLEAR, 1" TEMPERED
GLASS DOORS WITH 5" STILE,
BLACK ANODIZED ALUMINUM



HM
HOLLOW METAL DOOR.
PRIME & PAINT.

HM-2

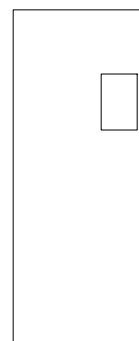
PAIR OF HOLLOW METAL
DOORS. PRIME & PAINT.



HMHG
HOLLOW METAL DOOR WITH
HALF LITE.

HMHG-2

PAIR OF HOLLOW METAL
DOORS WITH HALF LITES.



DBA-2
PAIR OF DOUBLE ACTION DOORS
WITH VISION LITE

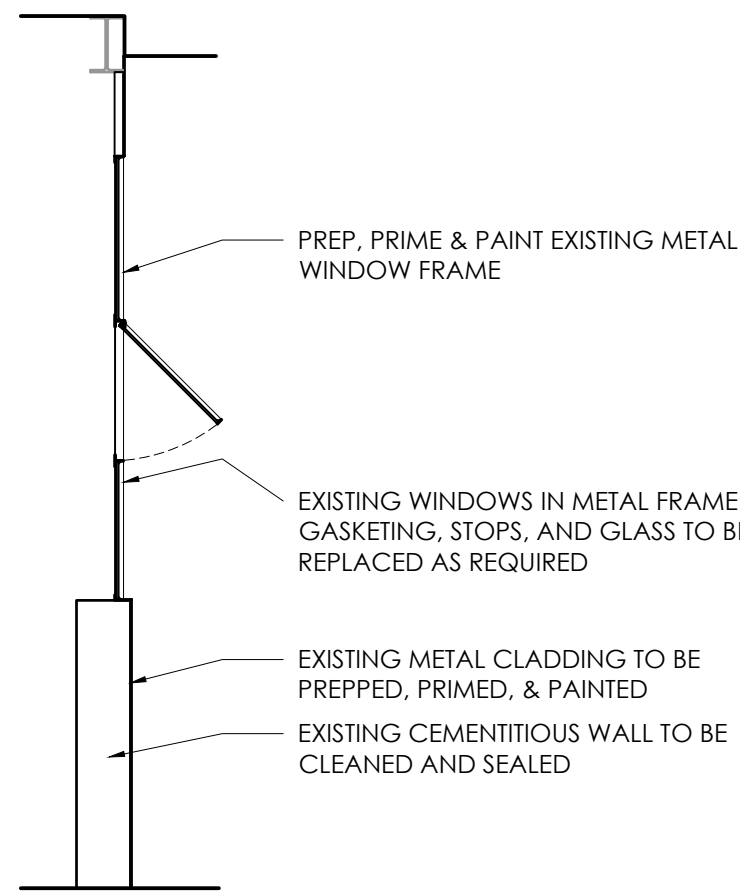
HMF

HOLLOW METAL FRAME.
PRIME & PAINT

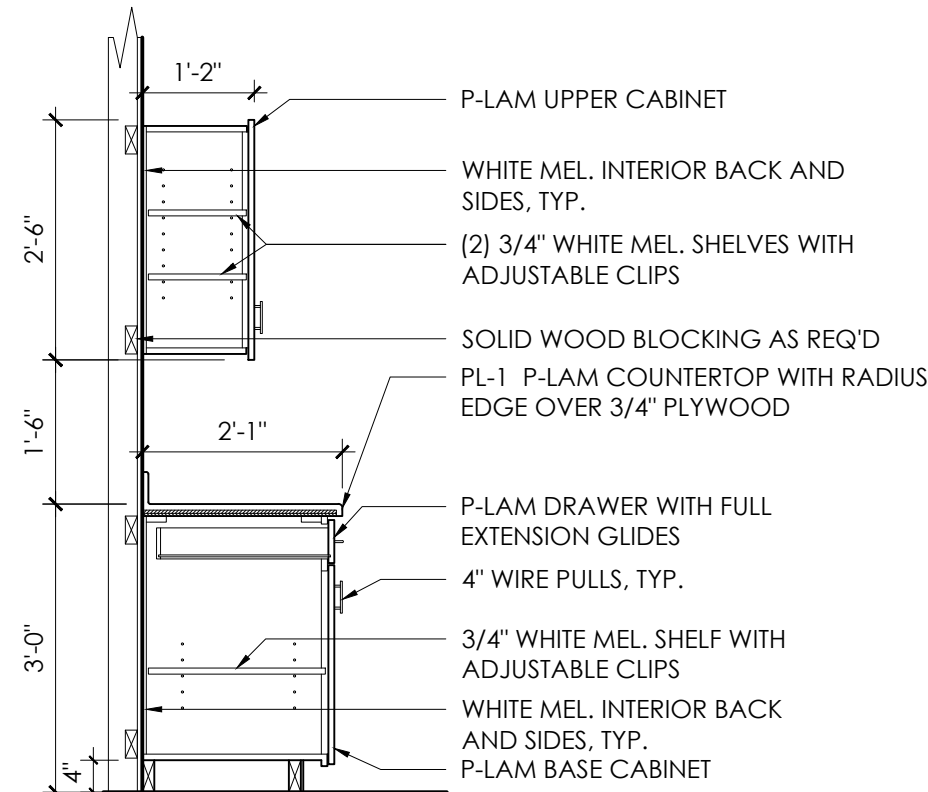
DOOR SCHEDULE

DOOR NO.	ROOM NAME	SIZE	# DOORS	DOOR				FRAME			HDWR SET	REMARKS
				TYPE	MATL	GLAZ.	LABEL	MATL	LABEL	TYPE		
100	VESTIBULE	3'-0" x 7'-0"	2	AFG-2	AL	FULL	-	AL	-	-		
101	OPEN OFFICE	2'-6" x 7'-0"	2	AFG-2	AL	FULL	-	AL	-	-		R1
102	OFFICE	3'-0" x 7'-0"	1	HMHG	HM	HALF	-	HM	-	HMF		
103	GM OFFICE	3'-0" x 7'-0"	1	HMHG	HM	HALF	-	HM	-	HMF		
104	CONFERENCE	3'-0" x 7'-0"	1	HMHG	HM	HALF	-	HM	-	HMF		
105	OFFICE	3'-0" x 7'-0"	1	HMHG	HM	HALF	-	HM	-	HMF		
106	STORAGE	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
107	WOMEN'S	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
108	UTILITY	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
109	MEN'S	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
110	OFFICE	3'-0" x 7'-0"	1	HMHG	HM	HALF	-	HM	-	HMF		
111	LUNCH ROOM	3'-0" x 7'-0"	1	AFG	AL	FULL	-	AL	-	-		
111-A	LUNCH ROOM	3'-0" x 7'-0"	2	HMHG-2	HM	HALF	-	HM	-	HMF		
112	CORRIDOR	3'-2" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
112-A	CORRIDOR	3'-0" x 7'-0"	2	HM-2	HM	-	-	HM	-	HMF		
112-B	CORRIDOR	3'-0" x 7'-0"	2	DBA-2	-	9X14	-	-	-	-		
113	MECHANICAL	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
114	IT	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
115	UTILITY	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
116	WOMEN'S LOCKERS	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
117	WOMEN'S SHOWER	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
118	MEN'S LOCKERS	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		
119	MEN'S SHOWER	3'-0" x 7'-0"	1	HM	HM	-	-	HM	-	HMF		

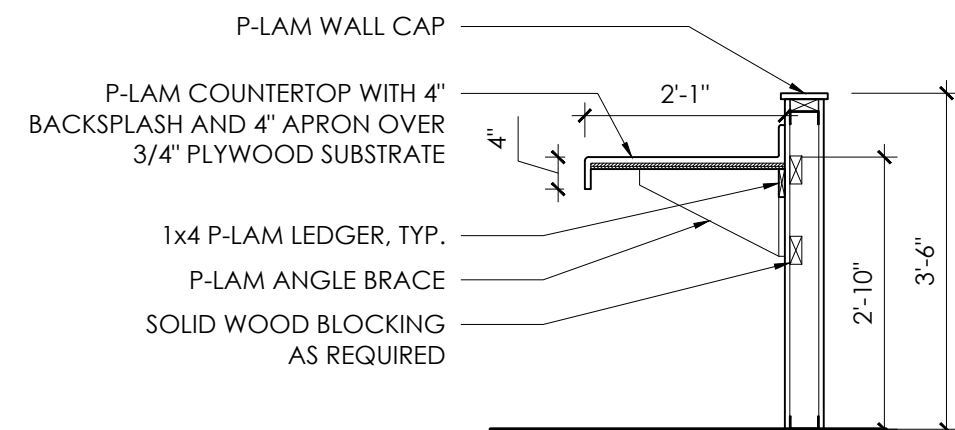
REMARKS:
R1. VERIFY ROUGH OPENING SIZE AFTER DEMO.



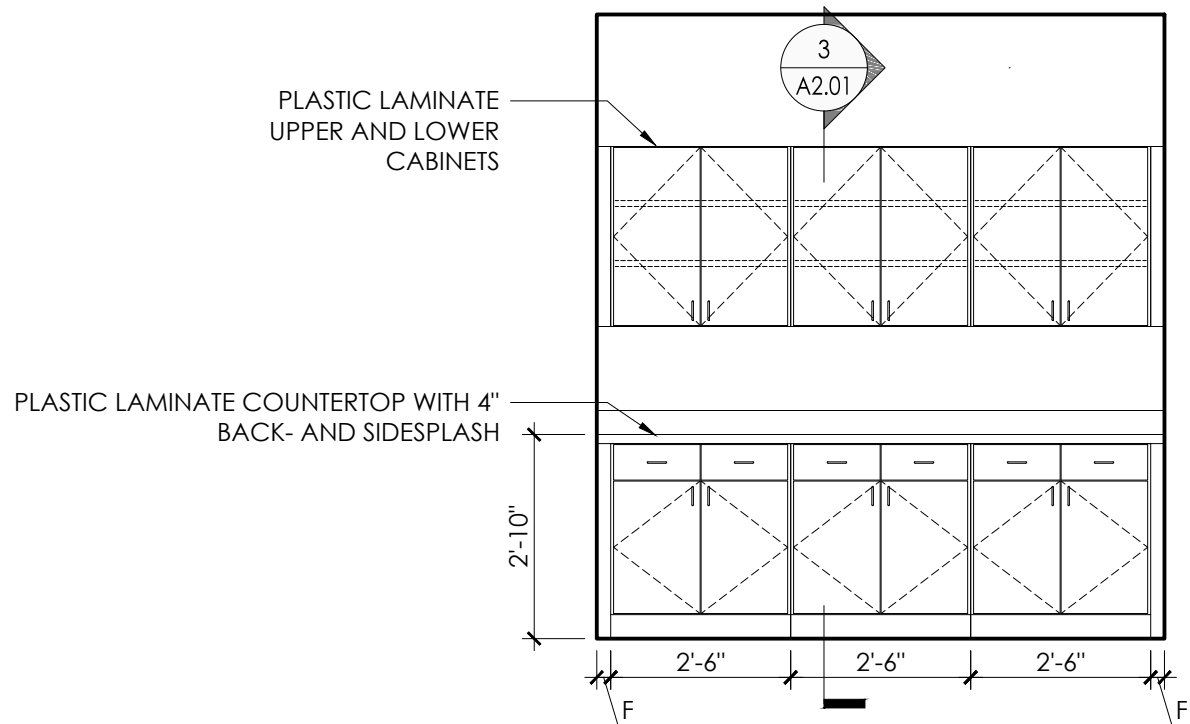
5 SECTION AT EXISTING INTERIOR WINDOW
1/2" = 1'-0"



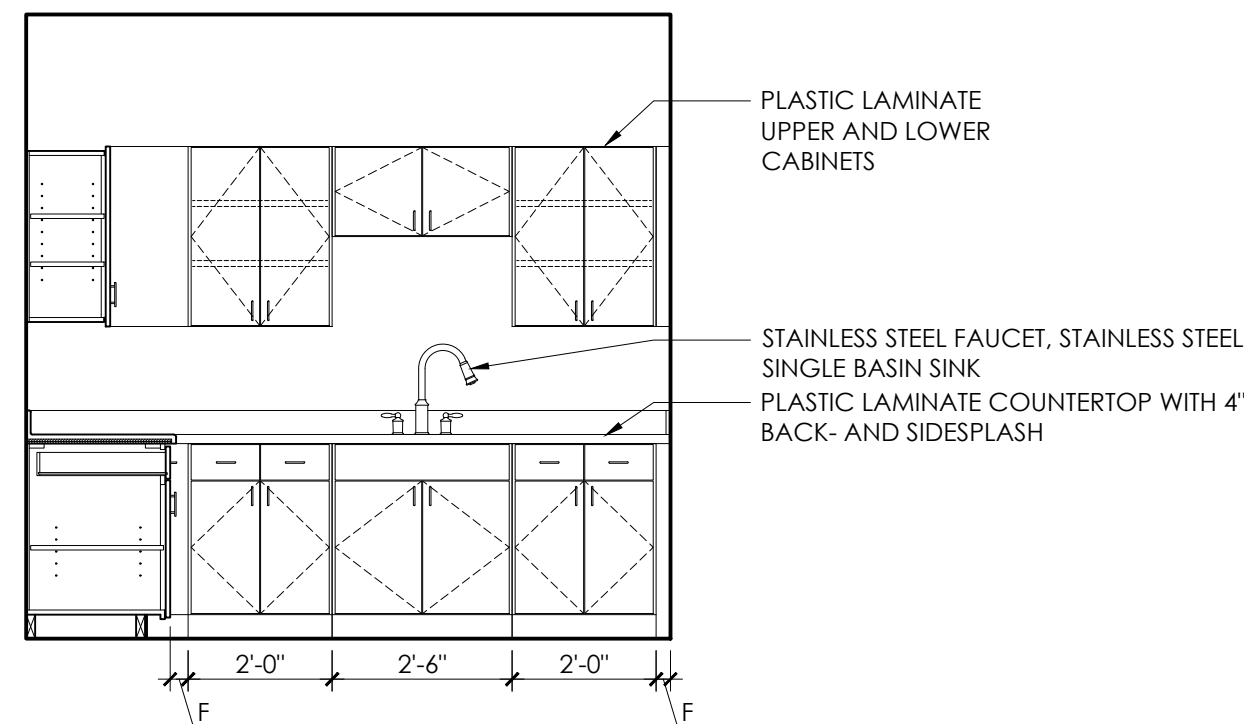
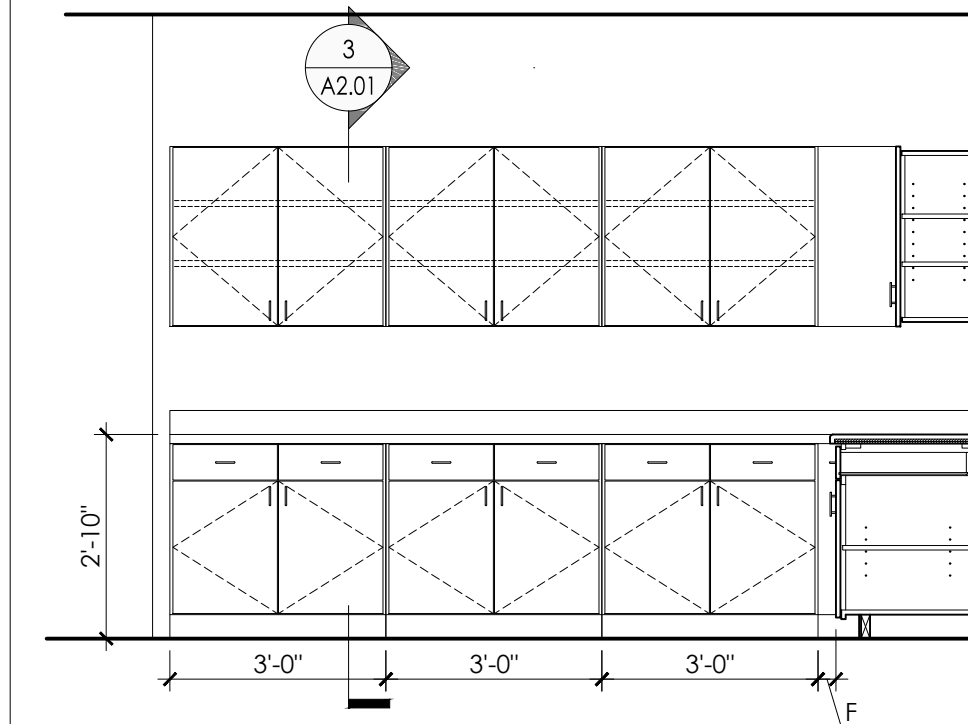
3 SECTION AT CABINTRY, TYP.
1/2" = 1'-0"



2 SECTION AT RECEPTION DESK
1/2" = 1'-0"



4 ELEVATION AT CONFERENCE ROOM
3/8" = 1'-0"



1 ELEVATIONS AT KITCHENETTE
3/8" = 1'-0"

NOT FOR CONSTRUCTION



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EXTERIOR
ELEVATIONS

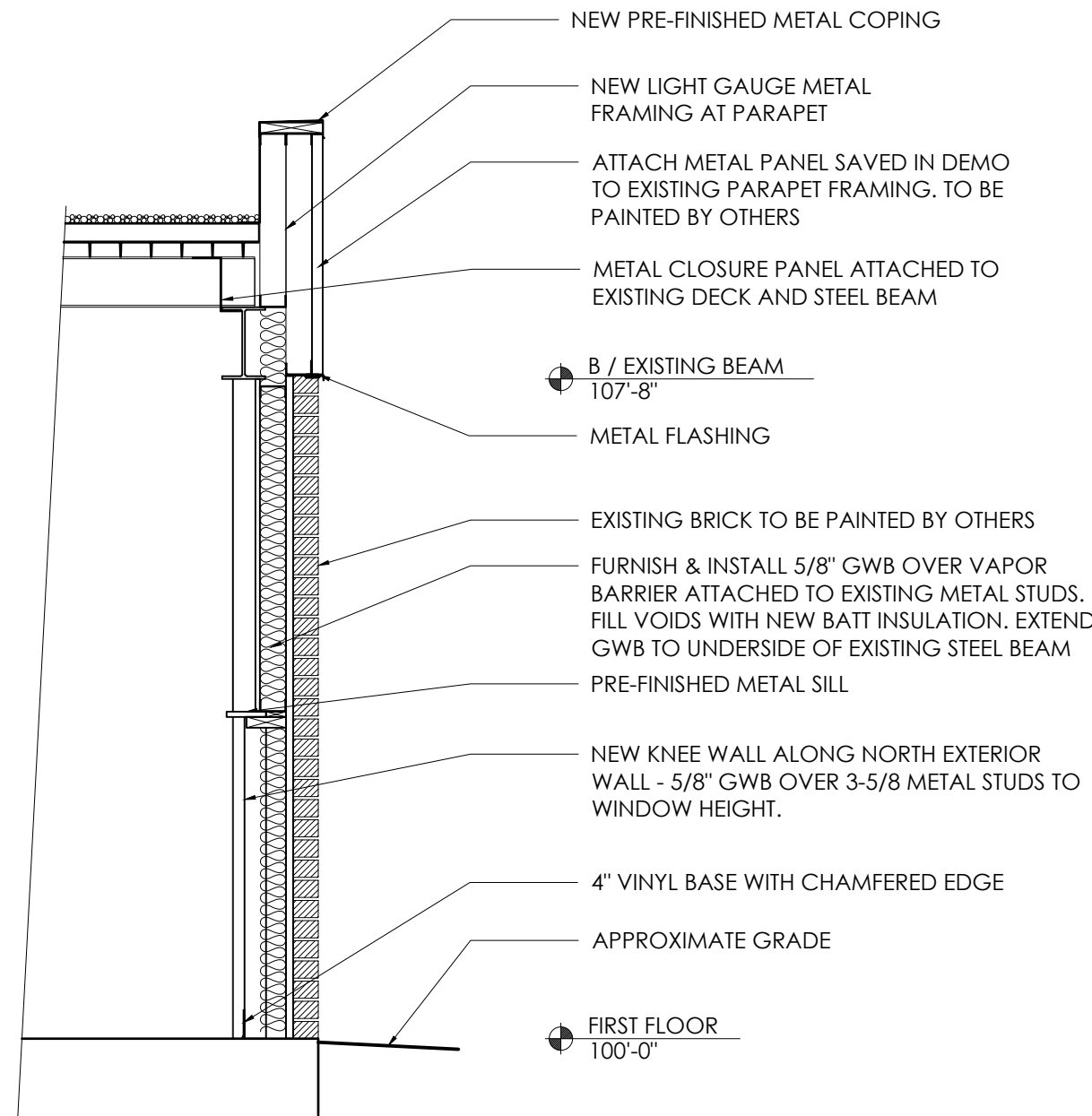
A4.00

OCTOBER 26, 2022

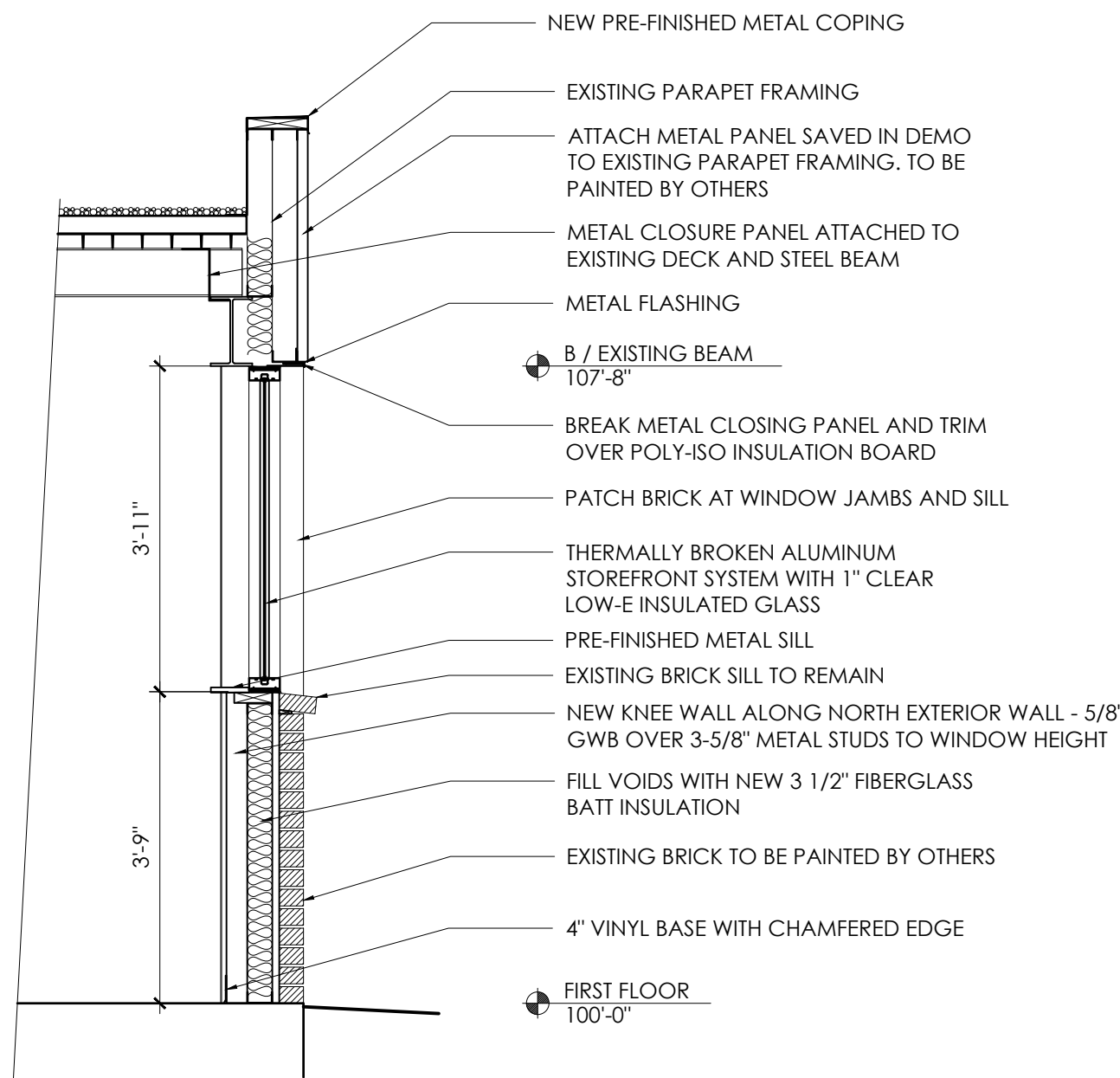
ALTERNATE BID NOTE

BASE BID: RE-INSTALL EXISTING METAL FASCIA PANELS
OVER ALTERED PARAPET FRAMING.

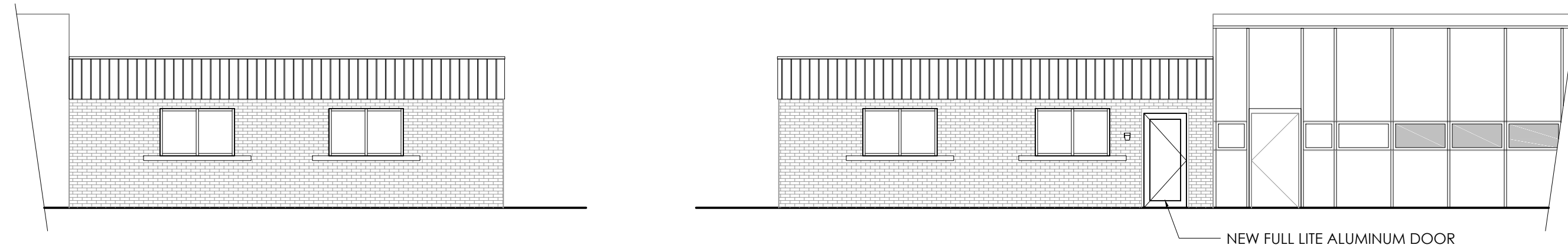
ALTERNATE BID: FURNISH & INSTALL NEW PRE-FINISHED
METAL PANELS OVER LIGHT GAUGE FRAMING.



5 WALL SECTION, TYP.
1/2" = 1'-0"

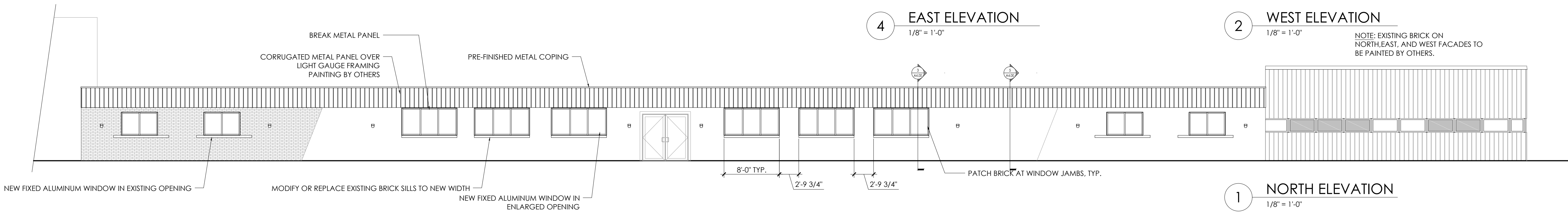


3 SECTION AT NEW WINDOW, TYP.
1/2" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"
NOTE: EXISTING BRICK ON
NORTH-EAST, AND WEST FACADES TO
BE PAINTED BY OTHERS.



1 NORTH ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION