



PLAN COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 14, 2026 AT 4:30 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review Committee minutes dated August 24, 2026
- B. Review and take action: Plan Commission minutes dated August 24, 2026

3. BUSINESS

- A. Public hearing: 100 Stimpson Street Conditional Use Permit (CUP) request for proposed commercial animal boarding under Section §550-33B(2)(i)
- B. Review and take action: 100 Stimpson Street Conditional Use Permit (CUP) request for proposed commercial animal boarding under Section §550-33B(2)(i)
- C. Review and make recommendation to Common Council: Brandt-Quirk Park Pickleball Complex
- D. Review and take action: N7731 County Highway X Extraterritorial Certified Survey Map (ET CSM)
- E. Review and take action: 1828 River Drive Airplane Hangar
- F. Review and take action: 421 Dayton Street Building Addition
- G. Initial review and schedule public hearing for rezoning at Common Council: 1200 Wakoka Street & 1202 Wakoka Street

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
August 24, 2026

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 Inspection, Andrew Beyer – Engineering, Maureen McBroom – Stormwater, Laura Bohman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Tom Stocco of Tessulo Development, Chris Merklein of Dirt Investors, Randy Goll of RE-Optim, David Schroeder, and Nikki Zimmerman.

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 August 10, 2026
Motion was made and seconded to approve the minutes as submitted. Unanimously approved.
3. **Business**
A. Review and Take Action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP).
The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

The following was presented by staff:

Fire:	No concerns.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	Civil and stormwater plans will need to be reviewed along with review and approval of a stormwater and erosion control permit.
Engineering:	Civil and stormwater plans will need to be reviewed along with review and approval of a stormwater and erosion control permit.
Zoning:	Verified that there will still be 110 parking spaces.
Parks & Rec:	No concerns.

Water/Wastewater: Not present.

Streets/Solid Waste: No concerns.

Econ. Development: No concerns.

Motion was made and seconded to recommend approval of this item to Plan Commission with the conditions of obtaining state approval of the plans, the necessary permits from the Building Safety & Zoning Division, and stormwater and erosion control permit.

Unanimously approved.

4. **Adjournment**

Motion was made and seconded 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

August 24th, 2026

The Plan Commission met in the Council Chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Kerry Kneser, Nick Krueger, Tom Levi, City Engineer Andrew Beyer, and Zoning Administrator Brian Zirbes.

Others in attendance: Mark & Vicki Cichanofsky, Chris Merklein, David Schroeder, Tom Stocco, Randy Goll, and Sonja Kruesel.

1. CALL TO ORDER

Mayor called the meeting to order at 4:03pm.

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated August 10, 2026

B. Review and take action: Plan Commission minutes dated August 10, 2026

A motion was made by Krueger and seconded by Kneser to approve the above Site Plan Review & Plan Commission minutes as written, and this motion passed unanimously.

3. BUSINESS

A. Public hearing: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP)

Mayor Stocks opened the public hearing and Tom Stocco of Tessuto Development spoke stating the project increased from 67 to 75 to increase revenue and make this project more viable as a long term investment, along with some engineering changes needed. Stocco said he would comment further later in meeting. The public hearing then closed.

B. Review and take action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP)

Brian stated this public hearing was to consider whether to approve an amendment to the Planned Development Overlay Zoning District, the General Development Plan and the Precise Development Plan. The current PD – GDP & PIP was approved by our council on March 3rd, 2026. The proposed project creates two multi family buildings with a zero lot line shared wall between these two buildings with one in Dodge County and one in Jefferson County. There would be 7 three-bedroom units, 25 two bedroom units, 38 one bedroom units and 5 studio units. Stocco noted there would be 110 parking stalls and these stalls would be individually charged a cost which he felt would deter some applicants from wanting to pay for this amenity.

Brian then commented the city was recommending approval of their amended PD-GDP/PIP with 10 conditions: Complete and obtain approval of the Development Agreement; Record the approved CSM in both Dodge & Jefferson Counties; Record the Riverwalk Easement in both Dodge * & Jefferson Counties; Obtain assigned addresses for each apartment unit; Submit and obtain approval of a Fire Protection permit; Include the installation of a Knox Box on the building plans; Submit a letter from the State of Wisconsin approving the separation wall between the two structures; Obtain approval of an erosion control and stormwater permit; Include State & Federal ADA accessibility requirements on the building plans; Include a design element in the hallway that clearly indicates the separation between the 2 buildings. Mr. Stocco said the studio rentals would be \$1,300, the 1 bedroom would be \$1,600, and so on with a three times rent formula on income to determine affordability of these units for applicants wanting to reside there. They looked at the income levels and feel there is a market for their unique housing and that it will be successful. Brian also reminded Commission members there is no parking requirement per say in the Central Business Zoning District but in other parts of this applicable code, they would need 107 parking stalls, so they satisfy that condition. Randy Goll spoke to the stormwater requirements and he stated our city recognized this project as a redevelopment and they meet the quality & quantity

standards when it comes to stormwater runoff. They use a filtration device to treat stormwater and that greatly reduces the runoff amounts to levels that satisfy that requirement.

Alderperson Berg spoke strongly in favor of this project because of the huge investment of funds going into this development to create quality housing for tenants residing there. He also noted the huge benefit it will have on our city's eventual tax base, knowing these investors are estimating this apartment project at \$15 to \$18 million of valuation. Plus, it will incentivize other investors to look at Watertown favorably for investment. The 150 to 200 or more residents will help our city's downtown district and community as a whole with customers, employees and students for our local schools. Kneser wanted reassurance that the community room/fitness room would be retained but apparently moved elsewhere within the building. Stocco stated yes and the new location will make it better for the building layout and the tenants after the change.

Berg moved to approve the motion to amend the proposed PD-GDP/PIP with the 10 conditions identified by the city and noted above, seconded by Levi and approved unanimously.

- C. Review and Discuss Article VI Performance Standards – Vandewalle** Sonja Kruesel of Vandewalle Associates was present to go over article VI of the proposed zoning ordinance which will create new standards for development and how it should be designed, operated and maintained. She noted criteria in looking at a site or development having to do with parking, vision triangles & driveways as examples; operational impacts having to do with how development affects neighboring properties due to lighting, noise or odors; and property standards for residential and non-residential that involve fences, pools, vacant buildings, etc. Sonja noted existing properties would be exempt from these requirements should they not conform to these new zoning, building standards. Permits would continue to be issued by staff and inspections would continue to occur to ensure compliance with our city code. Conditional use permits would not typically be needed as much since zoning and building code would oversee the type of development being considered.

In the downtown, just like it is currently, there is no parking minimum but with commercial space in general there would be a parking standard of one stall per 500 sq ft instead of one per 300 sq ft, while for industrial it is one parking stall per employee on the largest shift. With construction, it was noted that code requires curbing around concrete or asphalt pavement with less curb and gutter for industrially zoned properties. This flexibility in the requirements for curbing are improvements in the code proposed. Noise and odor are two standards that are measured and thresholds that are monitored for operational standards.

Board members had discussion on property maintenance and tools the city can use for enforcement and compliance where vacant buildings in downtown area need to be addressed. Much of regulation forces the property owner to update the city over time on their intentions. The concern is more with commercial and industrial vs residential and high visibility areas of town. The city starts out with a contact with the property owner, then goes to an annual condition report and removal of any signage from the business entity that was there when they were open for business. Next, would be a need for a fire access box to be installed for public safety to have an ability to get in the building if needed. At five years, there could be a code compliance and enforcement component outlined for property owner. Eventually at the 10-year mark, if no improvement and cooperation with property owner of vacant, blighted building, steps could be taken ultimately for demolition of the building and a return to vegetative cover. Members liked the progression steps overall but 10 seemed too long if vacant and no communication with city or progress in its blighted condition over a period of several years. Consensus of board members was to accelerate the timeline somewhat to shorter time frame than 10 years before serious action by property owner required. It was noted that demolition is not required as the ultimate enforcement for a city, it could be anything less than that which motivates the property owner to take action on their vacant, blighted property.

A question was asked about deed restrictions for a house more stringent than our city code which can happen but city officials are not the enforcers of these deed restrictions and the homeowner association has to come up with ways to enforce their rules and not rely on the city to do it for them.

4. ADJOURNMENT

A motion by Kneser to adjourn at 5:21pm and seconded by Levi was approved unanimously.

Respectfully submitted,

Alderperson Ken Berg

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/a7497003-b87d-4154-9cc3-b4fe44fa1b8d/August-24%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=in

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 14th day of September, 2026 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 Ashley Romero (applicant) and Arthur Lenius (owner) for a Conditional Use Permit for Commercial Animal Boarding, Section §550-33B(2)(i). 100 Stimpson Street is zoned GB, General Business, and is further described as follows:

Lot 1 of Certified Survey Map No. 1675 recorded in Volume 5 of Certified Surveys on Page 270, as Document No. 789641, being a division of Lot 23 and part of Lot 22, Block 5, Cole, Bailey & Cos Plat and the East ½ of Utah Street (vacated), City of Watertown, Jefferson County, Wisconsin. (PIN: 291-0815-0433-006)

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
Planning & Zoning Administrator

BZ/nmz

PUBLISH: August 31, 2026
And
September 4, 2026

(BLOCK AD)

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: 100 Stimpson Street, Conditional Use Permit - CUP

A request by Ashley Romero, agent for Lake Country K9 to 5 LLC, for a Conditional Use Permit (CUP) for 'Commercial Animal Boarding'. Parcel PIN(s): 291-0815-0433-006

SITE DETAILS:

Acres: 0.62
Current Zoning: General Business (GB)
Existing Land Use: Vacant Commercial Building
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a Conditional Use Permit (CUP) for 'Commercial Animal Boarding' to move an existing dog training and grooming business to a larger location and add animal boarding to the business. The business has been in Watertown since 2019 and currently offers services that include dog training, puppy programs, dog walking, in-home pet care services, and K9 hiking camp. The requested CUP would allow the business to expand their list of services to include dog boarding. The facility would have a total boarding capacity of 10 dogs with drop-off starting at 6:30 am and pickups being completed by 6:00pm. The proposal would remodel portions of the existing building and add two fenced outdoor exercise areas to the rear of the building.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the General Business (GB) Zoning District 'Commercial Animal Boarding' is a principal land use permitted as a Conditional Use [per § 550-33B(2)(i)]. A 'Commercial Animal Boarding' is a land use which provides short-term and/or long-term boarding for animals. Examples of these land uses include commercial kennels. Exercise yards and training areas associated with such land uses are considered accessory to such land uses and do not require separate consideration [per § 550-52J].

Applicable regulations for 'Commercial Animal Boarding' land uses include the following:

- Each animal shall be provided with an indoor containment area. [per § 550-52J(1)(a)].
- Special events such as shows, exhibitions and contests shall only be permitted when a temporary use permit has been secured. [per § 550-52J(1)(c)].

The boarding proposal includes indoor containment areas for 10 dogs.

2. Parking requirements require one space per every 1,000 square feet of gross floor area. [per § 550-52J(2)].

The existing building has adequate parking.

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 DECISION:

Commercial Animal Boarding Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
<i>Each animal shall be provided with an indoor containment area.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Special events such as shows, exhibitions and contests shall only be permitted when a temporary use permit has been secured.</i>	<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.

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:
 - Commercial Animal Boarding shall be limited to 10 dogs.

STAFF RECOMENDATION:

- Staff recommends approval of this Conditional Use Permit with conditions.

ATTACHMENTS:

- Application materials

City of Watertown, Wisconsin

Request for Conditional Use Permit Approval

Lake Country K9 to 5 LLC

Proposed Dog Boarding & Daycare Facility

Property Address: 100 Stimpson Street, Watertown, WI

Submitted by:

Ashley Romero

Owner, Lake Country K9 to 5 LLC

Purpose of Request

Lake Country K9 to 5 LLC respectfully requests approval from the City of Watertown for the required Conditional Use permits and associated approvals necessary to operate a professionally managed dog boarding and daycare facility at **100 Stimpson Street, Watertown, Wisconsin**.

The proposed facility has been specifically planned around **controlled operations, responsible animal management, noise reduction, limited customer traffic, and compatibility with surrounding properties**.

The intent is not to create an uncontrolled high-volume animal facility. Rather, the proposed operation is designed around small supervised groups, scheduled activity, behavioral screening, controlled outdoor access, and trained staff.

Lake Country K9 to 5 LLC understands that a kennel operation can affect neighboring properties if it is poorly managed. The business therefore intends to operate in a manner that minimizes barking, uncontrolled activity, excessive traffic, and other potential neighborhood impacts.

Business Background

Lake Country K9 to 5 LLC is a locally owned canine services business that has proudly served the Watertown community since 2019.

For nearly ten years, the business has provided structured dog care focused on responsible management, controlled socialization, positive reinforcement, individualized attention, and safe group interactions.

Current services include:

- K9 Hiking Camp
- Puppy programs
- Dog training
- Dog walking
- In-home pet care services
- Dog training Group Classes

The proposed facility represents the next phase of the company's growth and will provide a permanent location specifically designed for professional canine care.

Importantly, Lake Country K9 to 5 LLC has already established an operating history within the Watertown community. The business has conducted dog training classes and supervised group activities at its current location for approximately two years **without receiving a single noise complaint**.

The proposed facility will allow the business to apply the same management practices in a purpose-designed environment with significantly more space for separation, controlled activity, and staff supervision.

Proposed Facility

The proposed location is:

100 Stimpson Street
Watertown, Wisconsin

The property consists of approximately:

- **3,000 square feet** of indoor space
- **Approximately one-half acre lot**

The building will be renovated specifically for professional canine operations.

Proposed Interior Layout

The facility is planned to include:

- Reception lobby for scheduled client check-in and check-out
- Administrative office or dedicated small-dog room, depending on final layout
- One large indoor climate-controlled playrooms
- 10 private overnight boarding suites
- Dog care and support areas designed for sanitation and safety

The layout is intended to provide separation between boarding dogs, daycare groups, and customer areas while allowing staff to safely supervise the animals in their care.

The facility will not operate as an open-access dog park or unrestricted animal facility. Dogs will be managed according to scheduled programming, group compatibility, and staff supervision.

Outdoor Exercise Areas

The rear portion of the property will include:

- Two fully fenced outdoor play yards
- Secure fencing designed for safe canine exercise
- Controlled staff-supervised access
- Separate exercise areas to allow appropriate group management

Outdoor activity will be conducted under staff supervision and according to a structured schedule.

Dogs will not be permitted to freely access the outdoor areas throughout the day. Groups will rotate through the outdoor areas in controlled numbers.

This approach is intended to prevent a large number of dogs from being outside simultaneously and to reduce the likelihood of prolonged or excessive barking.

Easement Protection

The property contains a sanitary sewer easement.

Lake Country K9 to 5 LLC acknowledges the importance of maintaining uninterrupted municipal access to this infrastructure.

All fencing, gates, and site improvements will be designed and installed so that:

- The sanitary sewer easement remains fully accessible.
- No permanent structures will obstruct City access.
- Any fencing crossing the easement will be designed to allow maintenance access as required by the City.

The applicant is committed to working with City Engineering staff to ensure full compliance with all easement requirements.

Proposed Operations

Overnight Boarding

The proposed facility will provide accommodations for:

Maximum Overnight Capacity: 10 boarding dogs

Each boarding guest will have an individual suite designed to provide a safe, clean, and controlled environment.

The business anticipates operating at approximately **50% boarding capacity during most of the year** and intends to introduce boarding conservatively.

This phased approach will allow management to evaluate staffing requirements, daily routines, noise levels, traffic patterns, and the overall impact of overnight boarding before approaching maximum capacity.

Boarding clients will not generate routine overnight customer traffic. All boarding drop-offs and pick-ups will occur during established client access periods.

Daycare Operations

The facility will provide structured daytime care for:

Maximum Daycare Capacity: 15 dogs

Dogs will participate in supervised groups based on temperament, size, behavior, and compatibility.

The program emphasizes:

- Small supervised groups
- Structured rest periods
- Individualized attention
- Controlled group management
- Appropriate dog-to-dog compatibility
- Prompt intervention when inappropriate behavior occurs

The facility will not rely on simply placing a large number of dogs together and allowing them to interact without structure.

The business model is specifically designed around **small groups and active supervision**.

Client and Dog Screening Process

One of the most important components of Lake Country K9 to 5 LLC's operating model is that **not every dog is automatically accepted into daycare or boarding services**.

Before becoming an established client, each prospective dog is screened to determine whether the dog is an appropriate fit for:

1. The proposed group environment;
2. The business's management and supervision model;
3. The dog's own individual needs; and
4. The safety and comfort of the other dogs and staff.

As part of this process, Lake Country K9 to 5 LLC offers **a complimentary trial day for every dog being considered for daycare services**.

The trial day provides staff with an opportunity to observe the dog's behavior in the actual operating environment before the dog becomes a regular participant.

Staff evaluate factors including:

- Interaction with other dogs

- Ability to settle and rest
- Response to staff direction
- Excessive or persistent barking
- Stress or overstimulation
- Appropriate play behavior
- Overall compatibility with the existing groups

If a dog is determined not to be an appropriate fit for the environment, Lake Country K9 to 5 LLC does not accept that dog into the regular group program.

This screening process is an important part of the company's noise-management and safety strategy. By evaluating dogs **before they become regular clients**, the business can identify behavioral concerns early rather than allowing an unsuitable dog to become a recurring source of disruption.

This also means the proposed maximum capacity does not represent an assumption that every dog will be placed together simply because space is available. **Compatibility and appropriate behavior are requirements for participation.**

Proposed Hours of Operations, Daily Schedule & Facility Capacity

Lake Country K9 to 5 LLC is proposing a structured operating schedule designed to minimize traffic, manage noise, and provide predictable periods of activity and quiet.

The business will utilize:

- Scheduled client access
- Rotating outdoor play groups
- Off-site hiking activities
- Indoor programming
- Scheduled rest periods
- Controlled boarding drop-off and pick-up times

These measures are intended to prevent unnecessary activity at the property and reduce the potential for disruption to surrounding businesses and properties.

Proposed Client Access Hours

Morning Drop-Off: 6:30 AM – 8:00 AM

The lobby will be open for scheduled owner drop-offs during this period.

Midday: 8:30 AM – 2:30 PM

The client lobby will be closed to routine customer traffic during this period.

Staff will remain onsite to supervise dogs and conduct scheduled programming.

Afternoon Pick-Up: 3:00 PM – 6:00 PM

The lobby will reopen for scheduled client pick-ups.

Evening/Overnight: 6:30 PM – 6:30 AM

There will be no routine client drop-offs or pick-ups during these hours.

This schedule is specifically intended to eliminate overnight customer traffic and minimize disruption to neighboring properties.

****Grooming Will be open on Wednesdays & Thursdays for 1-1 Private grooming. From 8:30am-5:30pm. Because our groomer only takes one dog at a time by appointment we do not anticipate traffic or noise to be a concern****

Daycamp Operations & Outdoor Play Schedule

Daycamp activities will be conducted in controlled groups rather than allowing all dogs to access the outdoor area simultaneously.

The proposed daycare capacity is **15 dogs per day**, divided into groups of no more than five dogs per group.

This group structure is consistent with Lake Country K9 to 5's established operating philosophy of maintaining small, manageable groups and appropriate staff supervision.

8:30 AM – 10:30 AM

- Play Groups 1 and 2 utilize the outdoor play area.
- Hiking Groups 1 and 2 are off-property participating in scheduled hiking activities.

1:00 PM – 3:00 PM

- Play Groups 3 and 4 utilize the outdoor play area.
- Other dogs participate in scheduled hiking activities, indoor programming, enrichment, or rest.

This staggered schedule prevents the entire dog population from being outside at the same time and creates predictable periods when outdoor activity is concentrated.

Hiking & Enrichment Services

The proposed facility will continue Lake Country K9 to 5's existing hiking program in addition to facility-based daycamp services.

Hiking groups will leave the property for scheduled off-site activities, further reducing the number of dogs present at the facility at any given time.

Clients will also have the option to add indoor play and enrichment activities to their dog's scheduled day.

The combination of outdoor exercise, off-site hiking, indoor enrichment, and scheduled rest periods allows the business to maintain a structured daily routine without relying exclusively on outdoor play.

Noise & Neighbor Impact

Lake Country K9 to 5 LLC recognizes that **noise is one of the primary concerns associated with any dog-related business**, particularly for neighboring property owners who may not own dogs or may not wish to be exposed to persistent barking.

The business takes this concern seriously.

The goal is not simply to provide a place for dogs to exercise. The goal is to operate a professionally managed facility where excessive or disruptive behavior is actively monitored and addressed.

The company's existing operating history provides evidence that this management approach is effective.

Lake Country K9 to 5 LLC has operated dog training classes and supervised group-play activities at its current Watertown location for approximately two years **without receiving a single noise complaint**.

The proposed facility will carry these same practices forward while providing substantially more space and better separation between activities.

Noise Mitigation Measures

The proposed operation will include:

- Comprehensive behavioral screening before dogs participate in regular group care
- A complimentary trial day for every prospective daycare dog
- Small supervised groups
- A planned staff-to-dog ratio of one staff member for every five dogs
- Separation based on size, temperament, behavior, and play style
- Active staff engagement throughout the day
- Prompt intervention when excessive barking occurs
- Structured rest periods
- Indoor climate-controlled play areas
- Rotating outdoor groups
- Off-site hiking activities
- Controlled client access hours
- No routine overnight customer traffic

The behavioral screening process is particularly important because dogs that consistently demonstrate excessive barking, significant reactivity, inability to settle, or behavior that is incompatible with the group environment may not be accepted into the program.

This provides the business with an additional layer of control over the potential for recurring noise issues.

Safety & Animal Care

Lake Country K9 to 5 LLC is committed to maintaining high standards of animal care while also protecting the safety and comfort of staff, clients, neighboring properties, and the surrounding community.

Operational practices include:

- Continuous staff supervision during group activities

- Vaccination requirements for participating dogs
- Behavioral evaluations prior to participation
- Complimentary trial days for prospective daycare clients
- Cleaning and sanitation protocols
- Emergency procedures
- Secure fencing
- Controlled building access
- Separation of dogs based on compatibility
- Prompt intervention when inappropriate behavior occurs

Staffing & Supervision

Lake Country K9 to 5 LLC maintains a strong commitment to individualized care through low staff-to-dog ratios.

For the company's existing K9 Adventure Camp hiking program, the business maintains a staffing ratio of **one staff member for every five dogs**.

The proposed daycare and boarding facility will continue this same standard, with a planned supervision ratio of **one staff member for every five dogs** on site during active programming.

Maintaining this low ratio allows staff to:

- Closely monitor dog interactions
- Identify behavioral changes
- Intervene before problems escalate
- Redirect inappropriate behavior
- Monitor barking and other disruptive behavior
- Maintain appropriate group sizes
- Provide individualized attention

The objective is to maintain a controlled environment rather than simply maximize the number of animals on the property.

Community Considerations

The proposed facility has been designed with surrounding properties and the broader Watertown community in mind.

Measures intended to minimize impacts include:

- Indoor play areas
- Staff-supervised outdoor exercise
- Small, controlled play groups
- Behavioral screening
- Complimentary trial days for prospective daycare dogs
- Secure fencing
- Professionally managed operations
- Controlled customer traffic
- Defined operating hours
- No routine overnight customer traffic
- Regular sanitation and waste management
- Off-site hiking activities
- Structured rest periods

These measures are intended to create a predictable operating environment rather than an operation in which activity levels fluctuate without control.

Community Benefit

Meeting an Existing Community Need

The proposed boarding facility addresses a significant unmet need within the City of Watertown.

At the present time, there are **no professional dog boarding facilities operating within the city limits**, requiring many local pet owners to seek overnight care in neighboring communities.

Lake Country K9 to 5 LLC has received consistent requests from both existing and prospective clients for professional boarding services. Due to the limitations of the company's current facility, these requests have been documented on a rolling interest list rather than accommodated.

The business currently maintains a documented boarding interest list and continues to receive inquiries from pet owners seeking overnight boarding services despite not currently offering the service.

Existing Hiking Daycamp and training clients have also expressed interest in utilizing boarding services once they become available.

Providing professional boarding services within Watertown will allow local families to access established pet care closer to home, reduce the need to travel to neighboring communities, and expand the availability of professionally managed pet care services within the City.

The proposed facility also represents an investment in the continued operation and expansion of an established local business that has served Watertown since 2019.

Responsible Operation & Accountability

Lake Country K9 to 5 LLC understands that approval of a kennel facility comes with a responsibility to operate in a manner that is respectful of neighboring properties and the surrounding community.

The business is not seeking approval based solely on the assumption that dogs will behave appropriately.

Instead, the proposed operation incorporates multiple layers of management designed to prevent problems before they occur:

Screen the dog → Evaluate the dog → Introduce the dog through a trial day → Place only compatible dogs into groups → Maintain small groups → Supervise continuously → Intervene when necessary.

This system gives management the ability to make decisions based on the actual behavior of individual dogs rather than simply accepting every dog who requests service.

The business's existing history of approximately two years of supervised group activities without a noise complaint further demonstrates its ability to manage dogs in a controlled environment.

Request

Lake Country K9 to 5 LLC respectfully requests that the City of Watertown approve the required Conditional Use permits and related municipal approvals necessary to operate the proposed facility at **100 Stimpson Street** with:

- A maximum capacity of **10 overnight boarding dogs**
- A maximum daily capacity of **15 daycare dogs**
- Two fenced outdoor exercise yards
- One to two indoor playrooms

- Lobby and administrative space
- Structured and supervised group activities
- Behavioral screening of participating dogs
- Complimentary trial days for prospective daycare clients
- A planned staff-to-dog supervision ratio of **1:5**
- Full compliance with applicable zoning, building, health, and municipal requirements

Lake Country K9 to 5 LLC welcomes the opportunity to work collaboratively with City staff throughout the review process.

The applicant is committed to operating the facility in a manner that prioritizes **public safety, responsible animal management, noise control, predictable operations, and respect for neighboring properties.**

The proposed facility is intended to provide a needed community service while demonstrating that professional dog care and responsible neighborhood operations can coexist.

Thank you for your consideration of this request.

KNOW ALL MEN BY THESE PRESENTS, That we, HEN

Section 3, Item B.

MINK and Mina MINK, his wife, of the city of

Watertown, Wisconsin, for the consideration of Two

Hundred Fifty DOLLARS to us in hand

paid, the receipt of which is hereby acknowledged, have this

day granted and by these presents do grant unto the city of

Watertown, Wisconsin, the right and privilege to lay a sewer

across a strip of land ~~Twenty~~ fifty (50) feet wide commencing on

Utah Street approximately one hundred twenty (120) feet North

of Stimpson Street; thence through Lots 3, 4, 5, 6, 7, 8, 9

and 10, Block Eight (8), Cole, Bailey and Company's Addition

for a distance of approximately five hundred twenty (520)

feet; also through Lots 10, 11 and 14, Block Seven (7), Cole,

Bailey and Company's Addition, a distance of approximately

three hundred thirty-five (335) feet, ^{also through 7th} and also through Outlot

Five (5), a distance of approximately nine hundred (900) feet,

all being in the Seventh Ward in the city of Watertown, Jef-

erson County, Wisconsin.

And we do, for ourselves, our heirs and assigns,

grant unto the said city of Watertown and its officers and

contractors, or its agents or employes, the full right and

authority to enter upon said premises when necessary for the

purpose of building such sewer or repairing the same, on the

condition that said city of Watertown shall be liable for all

damages caused thereby to fences and sidewalks, and shall

restore such fences and sidewalks to the conditions existing

at the time of the building of such sewer so that the said

premises are in the same condition as at the time of the entry

upon said premises.

MAP OF SURVEY

All of Lot 1, Certified Survey Map Number 1675,
located in the Southwest 1/4 of the Southwest 1/4,
Section 4, T8N, R15E, City of Watertown,
Jefferson County, Wisconsin.

Section 3, Item B.

This is a map of an existing parcel. No new
parcels were created as a result of this survey.

SURVEYOR'S CERTIFICATE

I, Jeanette Harley, Professional Land Surveyor, hereby certify:

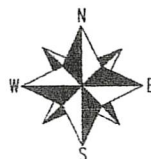
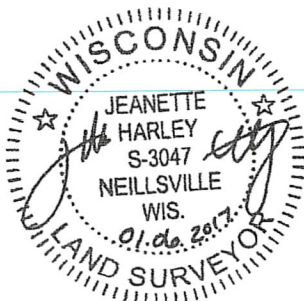
That I have surveyed and mapped all of Lot 1, Certified Survey Map
Number 1675, located in the Southwest 1/4 of the Southwest 1/4,
Section 4, T8N, R15E, City of Watertown, Jefferson County,
Wisconsin, further described as follows:

Commencing at the Southwest corner of said Lot 1, said point being
the POINT OF BEGINNING; thence N 00°41'13" E, along the West
line of said Lot 1, 336.51 feet to a point which is 28 feet more or less
from the water's edge of the Rock River; thence N 85°15'26" E, along
a meander line of the Rock River, 76.95 feet to a point on the East
line of said Lot 1, located 33 feet more or less from the water's edge
of the Rock River; thence S 01°23'54" W, along the East line of said
Lot 1, 345.13 feet to the Southeast corner of Lot 1; thence
N 88°16'27" W, along the South line of said Lot 1, 72.33 feet to the
POINT OF BEGINNING, including those lands lying between the
afore described meander line, the extension of the Lot lines to the
water's edge and the water's edge. Parcel contains 27,712 square
feet or 0.64 acres, more or less.

Parcel subject to any easements of record. That I have made
this survey and map by the direction of Arthur Lenius, owner of
said lands. That said map is a correct and accurate
representation of the exterior boundaries of the lands surveyed
to the best of my knowledge and belief. That I have fully
complied with Chapter A-E 7 of the Wisconsin Administrative
Code in surveying and mapping the same.

JEANETTE HARLEY, P.L.S. 3047

01.06.2017

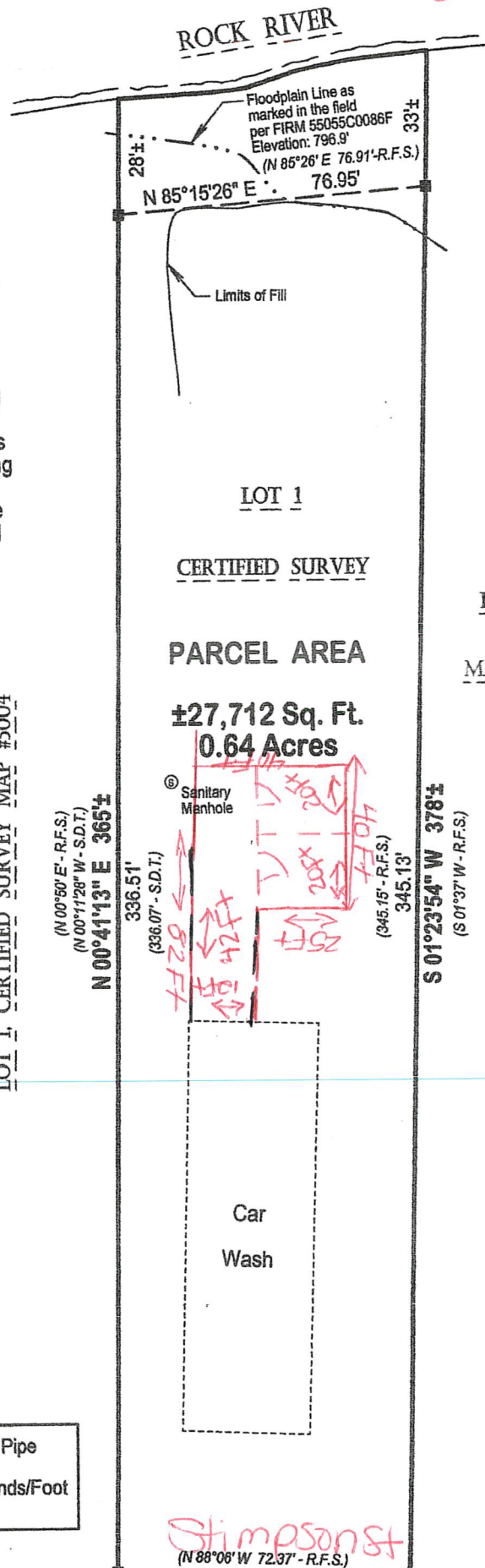


Scale: 1" = 40 Feet



LEGEND

- - Existing 1 1/4" Outside Diameter Iron Pipe
- () - Previously Recorded as
- - Set 3/4" x 24" Iron Rebar at 1.50 Pounds/Foot
- × - Computed Point (Not Set)



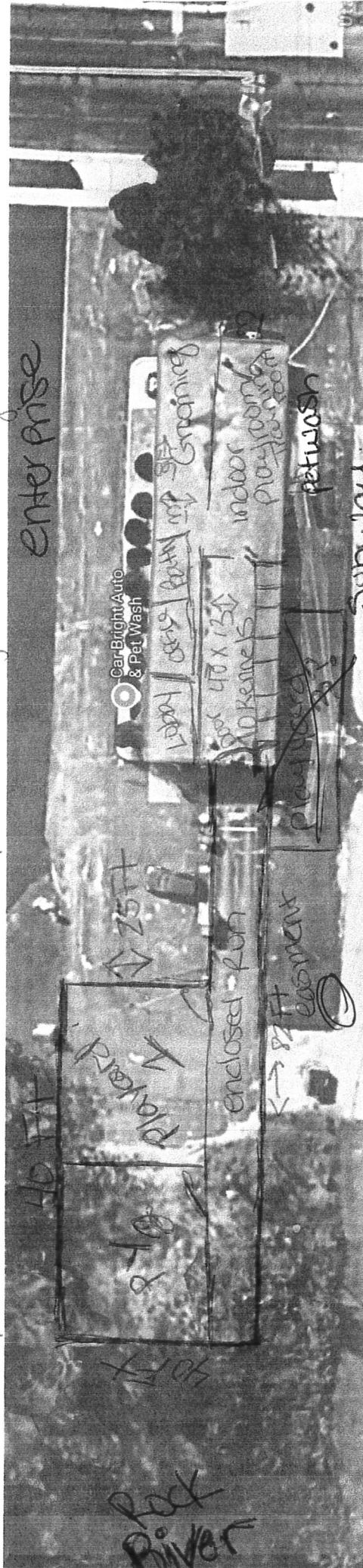
• 10 4x8 kennels for boarding the rear of the Building

• up to 15 dogs/kennel for daycare Mon-Sat

• essentially we would only be adding non permanent kennel suites & fencing for play yards

• wood fence around rear play yards exterior fence dimension 82L x 25 x 40A copy of survey w/ sketch included

• We do not plan to add walls or make permanent changes to building



• indoor play room doubles as training area for our manners classes.

• Grooming area for 1-1 grooming on Tuesdays & Wednesdays + nail trims & go home baths



Municipal Boundary



Addresses



Parcels Boundaries

Address Labels



City of Watertown Geographic Information System

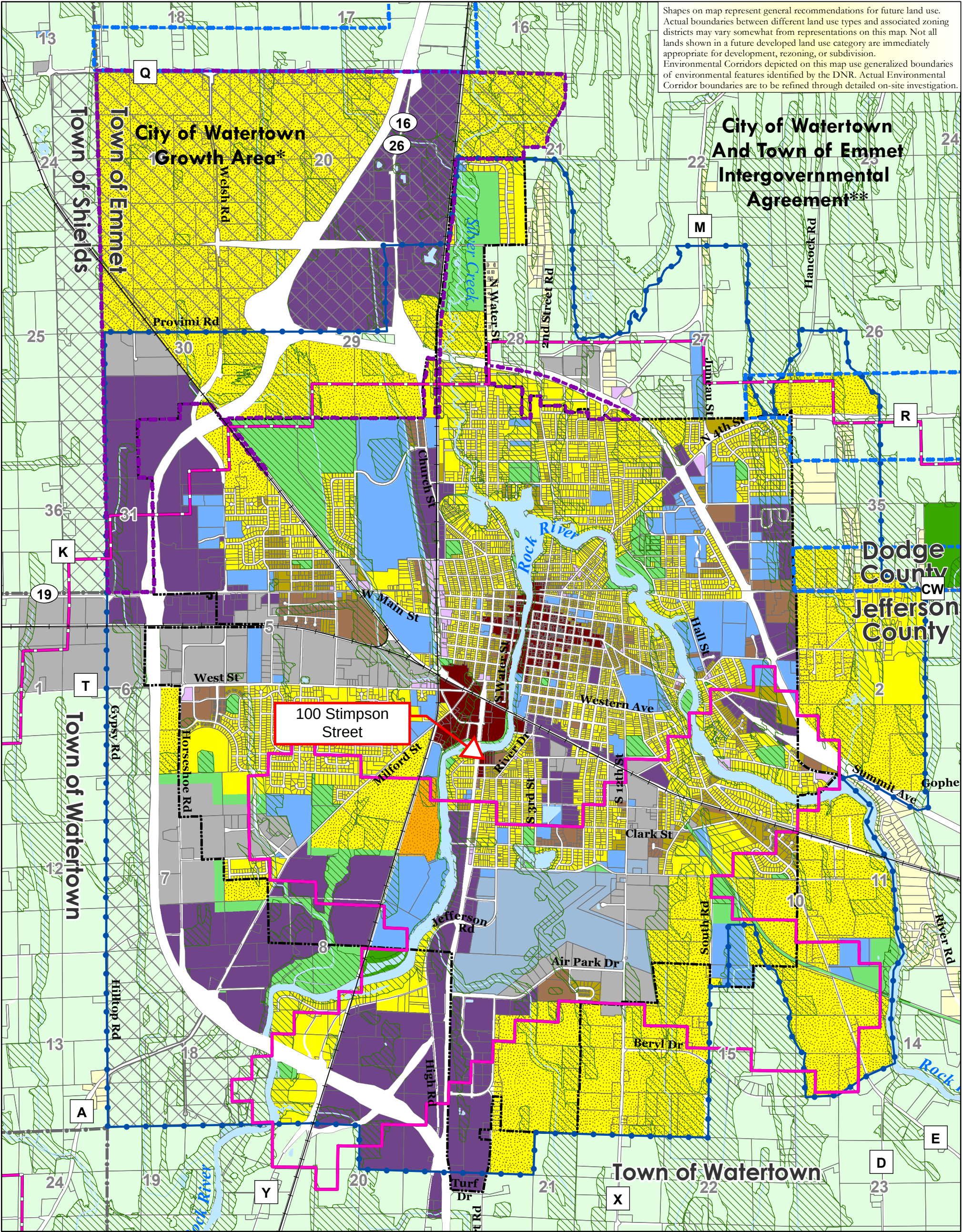
Scale: 1:1,659

SCALE BAR = 1"

Printed on: Septem
Author:

26

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.



Future Land Use Urban Area

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

Map 6b

City/Town IGA**

- City Growth Area
- City Periphery Areas

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

THE CITY OF WATERTOWN

Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

0 0.25 0.5 1 Miles

Date: Tuesday, September 8, 2026

To: Watertown Plan Commission

From: Ryan Schmidt

RE: Brandt-Quirck Park Pickleball Complex

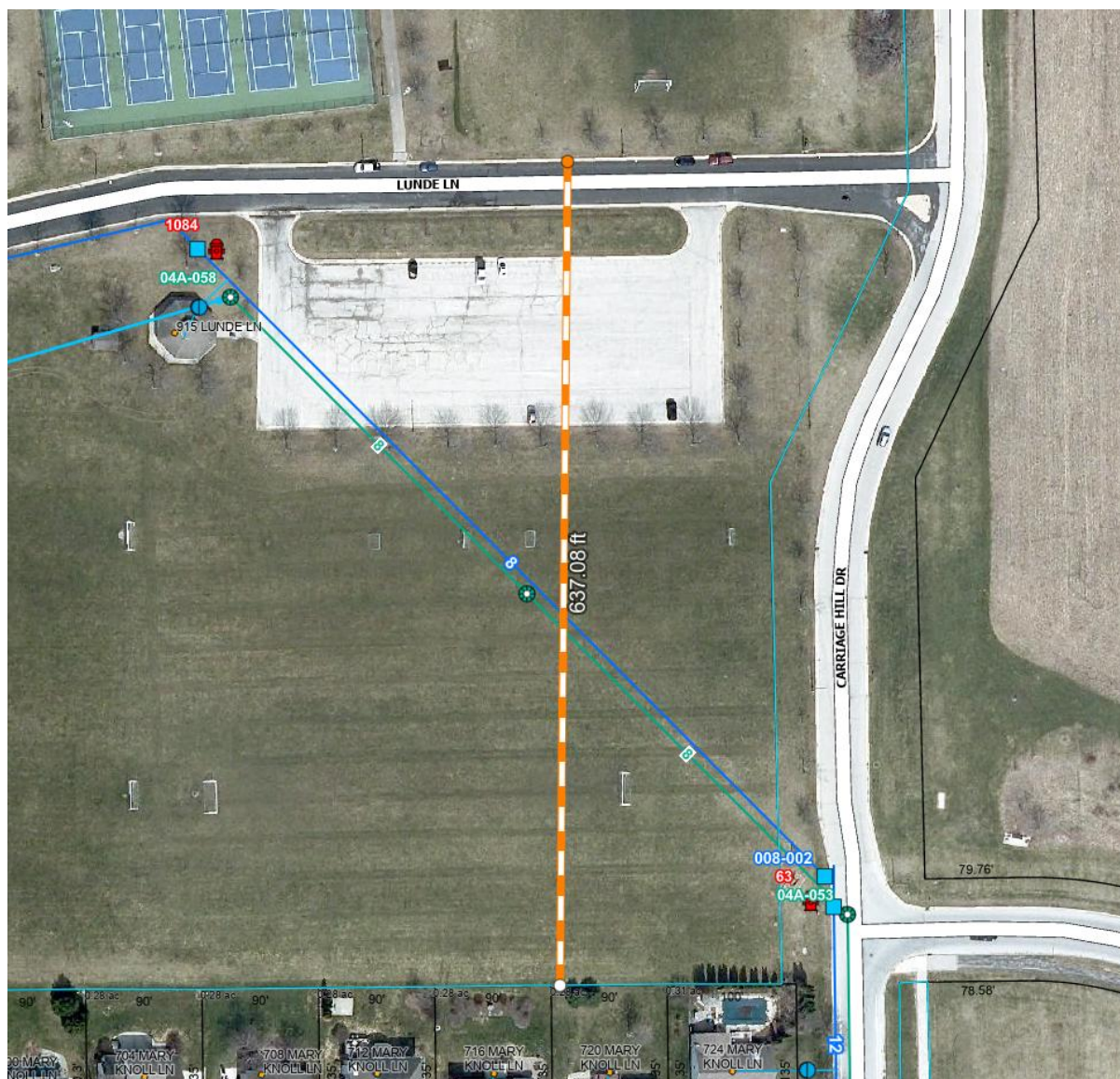
Watertown Active Living Initiative, a local grassroots organization, has been working with City of Watertown representatives for years regarding the fundraising for and construction of a pickleball complex within the City's Park System. After working with the Parks, Recreation & Forestry Department, it was determined that the best site for a future pickleball complex is at Brandt-Quirck Park to the east of the existing tennis complex.

This location was unanimously approved by the Parks, Recreation & Forestry Commission. Brandt-Quirck Park is classified as a community park; it is large enough to house numerous recreational facilities. This location has existing parking and restrooms that can be utilized by pickleball facility users without the need to add additional supporting infrastructure. The site is flat and has been approved by City Engineers as suitable to build on; there are no utilities beneath grade and the soils are expected to be suitable to construct on. The addition of a pickleball complex to Brandt-Quirck Park will add another recreational asset to the City's Park System and will be the first pickleball-only courts within the City.

Once Watertown Active Living Initiative has completed their fundraising goals, the goal is to construct an eight-court pickleball complex. Watertown Active Living Initiative will select contractors approved by the City of Watertown to construct the pickleball complex. Upon completion of the complex, Watertown Active Living Initiative will donate the complex to the City of Watertown. The pickleball complex will have the following attributes:

- An ADA compliant walkway leading to the complex
- Two bays of four pickleball courts with a 10' wide commons area between the bays
 - The commons area will have limited amenities initially: seating, trash cans, etc.
- The courts will have a green and blue paint scheme to match that of the nearby tennis complex
- The courts will be surrounded by 6' tall black cyclone fencing with access gates to each court from the commons area. The fencing between the courts will be 4' tall
- Each Court will have permanent net posts installed by the selected contractor
- Donor recognition, that complies with City Policy, will be placed on each court via signage
 - There will be a larger sign in or near the commons area to recognize all project donors
- Lighting is planned for this project. Court lighting will be on a timer so that the complex will not produce lighting after City parks close per City Ordinance.
 - A maximum of four posts producing a maximum of 50 footcandles will be installed by a vetted contractor
 - Light poles will be installed with the following specifications
 - Structural code and wind speed = 2021 IBC, 110 mph, and exposure: C, Importance Factor 1.0

The complex will have a footprint of 138' x 140', or 19,320 square feet. The site will be excavated for 8" of aggregate with appropriate grading. Once the base has been properly compacted, two applications of hot mix asphalt pavement applied. The top layer will be 9.5mm of virgin asphalt. After the asphalt has had sufficient time to cure, coats of acrylic court surface will be applied with the green and blue coloring.



Because pickleball is a noise-producing sport, it is important to select a site that will not interfere with residents' quality of life. The site at Brandt-Quirck Park is over 637' away from the nearest resident's property, which is almost 1/8th of a mile.

With the approval of the Plan Commission, I am requesting a recommendation to the Watertown Common Council for final approvals of the future pickleball complex.

Respectfully,

Ryan Schmidt
Director of Parks, Recreation & Forestry





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

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: N7731 County Road X - Extraterritorial Certified Survey Map (CSM)

A request by Rosy-Lane Holsteins LLC to create a one-lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2844-000

SITE DETAILS:

Parent Parcel Acres: 38.69 acres.
Proposed Lot Size(s): Lot 1 – 4.0 acres (174,240 S.F.)
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map with access to County Road X. The purpose of the land division is to separate the existing home and buildings from the adjacent agricultural land.

STAFF EVALUATION:

The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 999 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. County Road X is identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW of 120 feet. The proposed CSM will dedicate the appropriate 60-foot ROW for this location.

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:
 - Correct the signature page on the CSM to include City Extraterritorial Jurisdiction language and signature lines.
 - Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 999 feet above mean sea level for all buildings and vegetation.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SE 1/4 of the SE 1/4 of Section 28, Township 8 N, Range 15 E,
Town of Watertown, Jefferson County, Wisconsin, on Parcel Number 012-0815-2844-000

Owner: Rosy-LaneHolsteins LLC
Address: W3855 Ebenezer Drive
Watertown, WI 53094
Phone: 920 988 5367

Surveyor:

SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

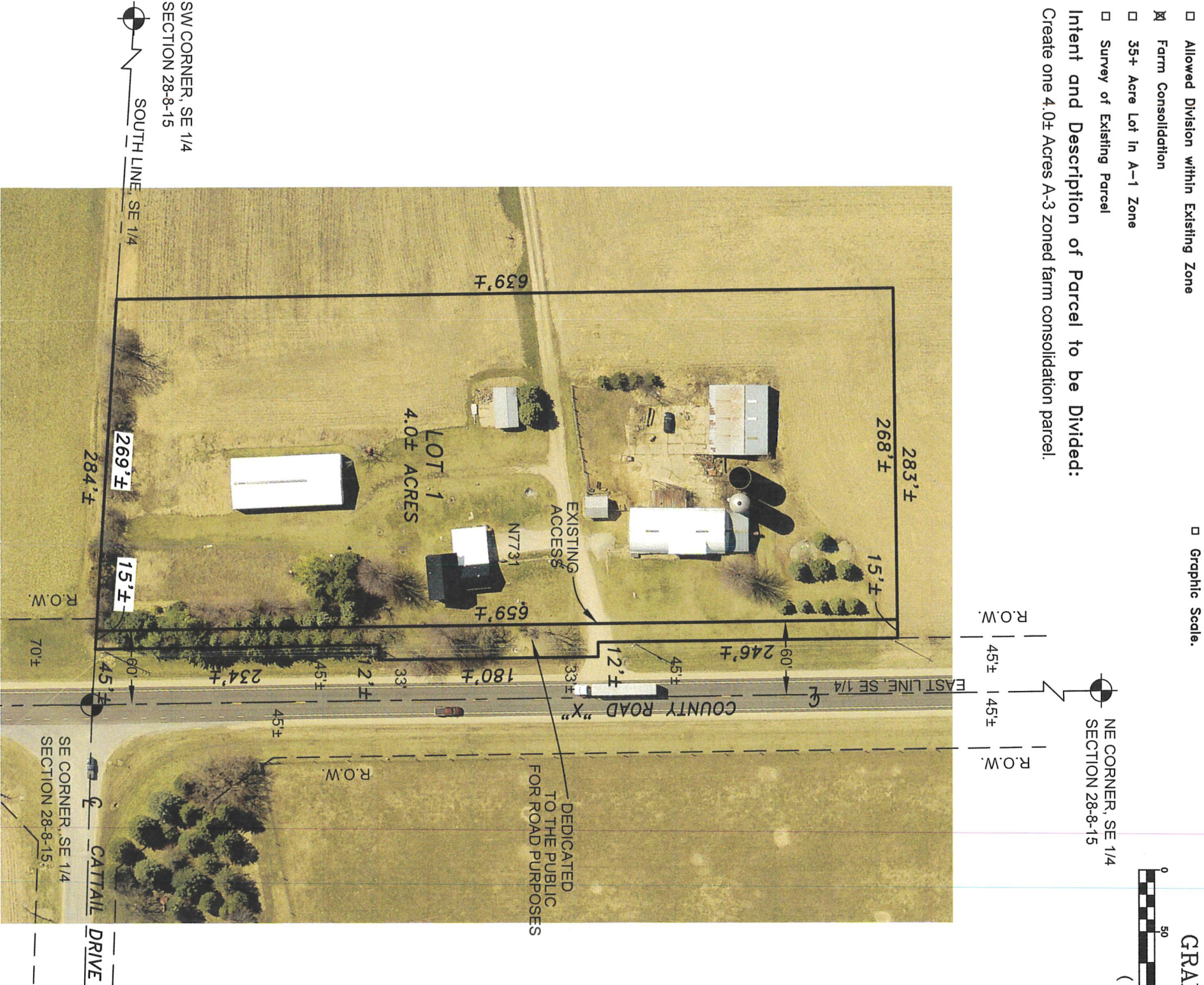
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

- ☒ Rezoning
- ☐ Allowed Division within Existing Zone
- ☒ Farm Consolidation
- ☐ 35+ Acre Lot in A-1 Zone
- ☐ Survey of Existing Parcel

- In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:
- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
 - ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
 - ☐ All lands reserved for future public acquisition.
 - ☐ Date of the map.
 - ☐ Graphic Scale.

Date Submitted: _____
Revised: _____
Note to Be Placed on Final CSM
Petition # _____ Zoning _____
Check for subsequent zoning changes with Jefferson County Zoning Department.

Intent and Description of Parcel to be Divided:
Create one 4.0± Acres A-3 zoned farm consolidation parcel.



Town Board Approval _____ Date: _____
(Includes Access Approval if Applicable)
County Highway Approval _____ Date: _____
(if Applicable)
Extrateritorial Approval _____ Date: _____
(if Applicable)
County Surveyor Approval _____ Date: _____
Zoning Office Approval _____ Date: _____

Please submit one copy to Jefferson County Zoning, Room 201, Courthouse, 230 S. Main St. Jefferson Wisconsin 53549

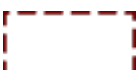
NOTE:
This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.



Municipal Boundary



Parcels Boundaries



City of Watertown 3 Mile Jurisdiction



City of Watertown Geographic Information System

Scale: 1:19,834

SCALE BAR = 1"

Printed on: September 1, 2014
Author:

34

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.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th 2026
SUBJECT: 1828 River Drive - Airplane Hanger Lease

A request by David Leikam for a review and recommendation to Council for an airplane hangar lease at 1828 River Dr. Watertown, WI within the Watertown Municipal Airport property. Parcel PIN: 291-0815-0933-002.

SITE DETAILS:

Acres: 14.24
Current Zoning: PI Planned Industrial
Existing Land Use: Airport
Future Land Use Designation: Airport

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is seeking approval of a lease for an airplane hangar located on city-owned property.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council any leases pertaining to public facilities, including airports.

Per Wisconsin State Statute § 62.23(5):

*(5) Matters referred to city plan commission. The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; **the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds;** the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the recommendation of the lease.
2. Approve the recommendation of the lease.
3. Postpone review and recommendation to a later date.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation to Common Council for the hangar lease.

ATTACHMENTS:

- Application materials

AIRPORT HANGAR LEASE

This Agreement, made and entered into as of July 15, 2026 by and between the City of Watertown, Wisconsin, a Wisconsin Municipal Corporation, hereinafter called the, "Lessor," and Goat Aviation LLC

whose hangar address is 1828 River Dr., Watertown, WI, 53094, hereinafter called the "Lessee(s)."

WHEREAS, the Lessor owns and operates an airport known as the Watertown Municipal Airport (hereinafter the "Airport") and Lessee is desirous of leasing from the Lessor a certain parcel of land, as improved, at the Airport, hereinafter more fully described, for the purpose of aircraft and aviation related equipment storage; and,

WHEREAS, the Lessee will use the below described property for the purpose of storing aircraft and aviation related equipment and shall conduct only such aircraft maintenance, storage and similar activities as related to its own aircraft and as performed by the Lessee or by regular, lawfully, pay-rolled employees of the Lessee, or bona fide contractors retained or hired by Lessee;

NOW, THEREFORE, for and in consideration of the rental charges, covenants and agreements herein contained, the sufficiency of foresaid consideration being deemed acceptable by the parties hereto, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the Airport upon the following terms and conditions.

1. **Property Description:** Hangar No. C15, consisting of land area of 62' feet by 60' feet totaling 3,720 square feet located at the Airport, hereinafter called the "premises."
2. **Hangar Construction:** The Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises provided such buildings or structures conform to the building code requirements of the Wisconsin Department of Commerce and pertinent provisions of any local ordinance then-in effect. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor or Lessor's agent or representative, prior to construction or modification.
3. **Term:** The term of this lease shall commence on _____ and continue for twenty (20) years from said date. This agreement shall be reevaluated by the Lessor within said term no sooner, nor later, than, five (5) years following the commencement date and every five (5) years thereafter on the same day/month and rents shall be adjusted accordingly.
4. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises; rights and easements herein described a yearly rental of \$.11 cents (\$0.11) per square foot for the land leased, for the total annual charge payable on or before January 31st of each year during the term of this Lease. Failure on the part of the Lessee to pay the rent hereunder within thirty (30) days after the same shall become due, shall authorize the Lessor to provide written notice thereof issued to Lessee's last known or reasonably ascertainable post office address consistent with the terms of Paragraph 16 hereof. It is understood and agreed that the rental rate specified shall be subject to readjustment at the end of each five (5) years of this Lease, provided that any readjustment of rates shall be reasonable and applicable to all Ground Leases in good and active, binding standing with the Airport. Lessee shall have the right to terminate Lease upon written notice issued hereunder within fifteen (15) days of the effective date of any readjustment of rates under this Paragraph.
5. **Non-Exclusive Use:** The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements; the right to install, operate, maintain and store, subject to the approval of the Lessor in the interest of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft; the right of ingress

to and egress from the premises, which shall also extend to Lessee's employees, guests and patrons; the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

6. **Storage and Use:** Lessee shall have the right to store aircraft on the premises; however, Lessee shall not engage in any other business or operations without the express written consent of the Lessor. Lessee understands that a violation of this paragraph is a material default and breach of this Lease which gives the Landlord the rights set forth in Paragraph 16. Both light and heavy maintenance of Lessee's aircraft or related equipment, including operation of a workshop for same, and any other uses incidental or related to such aircraft, may be performed on the premises, but not on a for-hire or any similar basis. Lessee agrees that Lessee shall use the premises for no other purposes without first obtaining the express written approval of the Lessor.
7. **Fuel Storage and Hazardous Materials:** Lessee shall not store or maintain on the leased premises any fuels, or other hazardous materials, and agrees not to dispose of same on the airport premises. Lessee is permitted, however, to store lube oil, cleaning solvents, and paints in approved, closed containers. The Lessor may, in its sole discretion, prohibit or impose restrictions on the storage of said material if, in the Lessor's exclusive opinion, the storage is deemed a safety hazard. Disposing of any petroleum or similar products on or about any portion near or about the premises shall be cause for immediate termination of the lease at Lessor's discretion with all rights accruing in favor of Lessor pursuant to Paragraph 16.
8. **Laws and Regulations:** The Lessee agrees to observe and obey during the term of this Lease all laws, ordinances, rules and regulations promulgated and enforced by the Lessor, and by other proper authority having jurisdiction over the conduct of operations at the Airport. Lessee shall not use the premises for any unlawful purpose in direct or apparent violation of any local, state, or federal statute or ordinance, or of any similar regulation, order, or directive of any governmental agency or interest.
9. **Quiet Enjoyment:** The Lessor covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the leased premises for the term of this Lease. Lessee agrees that temporary inconveniences such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of premises or Airport improvements or similar related airport or aviation-related activities shall not constitute a breach of quiet enjoyment of the leased premises.
10. **Hold Harmless:** Lessee shall exonerate, save harmless, protect and indemnify the Lessor and its agents, employees, representatives and assigns from and against any and all losses, damages, claims, suits or actions, judgments and costs which may arise or grow out of any injury to or death of person or damage to property arising out of and attributable to the negligence or act, or omission of, or use by Lessee, his, her or its agents, servants, employees, trespassers or guests of the leased premises. Lessee also agrees that it will not hold the City of Watertown or any of its agents, employees, or officials responsible for any loss occasioned by fire, theft, rain, windstorm, hail or from any other act of God or similar cause, whether that cause be the direct, indirect, or merely a contributing factor in producing of the loss to any airplane, automobile, personal property, parts or surplus that may be located or stored in, near or about the hangars, offices, aprons, field, or any other location at the Airport. Lessee further agrees that aircraft and aircraft contents are to be stored at Lessee's risk. Further, Lessee agrees to indemnify Lessor, its agents, officers, representatives, and employees, against all liability of any nature arising directly or indirectly out of the activities of Lessee, his, her or

its agents, servants, employees, trespassers or guests under this lease or by reasons of any act or omission of those persons.

11. **Insurance:** The Lessee agrees that there shall be on deposit with the Lessor a certifiable policy of liability insurance bearing minimum policy limits and coverage types in full conformity with the attached, "Appendix 1." The policy shall be issued by a company licensed to do business in Wisconsin. The policy shall name the City of Watertown as an additional insured and provide for a minimum of ten (10) days prior written notice to the City of Watertown in the event of cancellation. The Lessee shall provide the City of Watertown with a Certificate of Insurance consistent with demonstrating the requirements herein stated. The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the lease, unless another policy has been filed and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.
12. **Maintenance of Buildings:** The Lessee will maintain the structures occupied by them and the surrounding land premises in good order and make such repairs as necessary. The Lessee shall control weeds and landscaping near, about or around the building to the extent the presence of such weeds and landscaping could not be reasonably construed to be determined deleterious to the value of the other improvements at the Airport or the common or exclusive real estate portions or elements of the Airport, itself. In the event of fire or any other casualty to structures owned by the Lessee, the Lessee shall either repair or replace the building or remove the damaged building and restore the leased area to its original condition; such action must be accomplished within one hundred, twenty (120) days of the date the damage. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted. Lessee further agrees not to deposit any trash, garbage, or similar refuse on any part of the premises. In the event Lessee fails to comply with this paragraph, the Lessor may notify the Lessee in writing that such maintenance, cleaning, repair or replacement shall be done, and in the event that Lessee fails to correct the condition within fifteen (15) days of the Lessor's written notice, the Lessor may enter the premises of the Lessee and provide the necessary custodial service and bill the Lessee for the expense thereof. Lessee agrees that any failure to comply with the foregoing shall, in the sole and exclusive discretion of the Lessor, be cause for immediate termination of the lease with all rights accruing in favor of the Lessor pursuant to Paragraph 16.
13. **Right to Inspect:** The Lessor reserves the right to request entrance and access to, in and about the premises, which request will not be unreasonably withheld, at any reasonable time for the purpose of making any inspection, maintenance, repair, showing or any other reasonably-related airport function it may deem expedient to the proper enforcement or execution of any of the covenants or conditions of this agreement. A current key will be issued to the Lessor for any purpose hereunder.
14. **Taxes:** The Lessee shall pay all taxes or assessments that may be levied against the personal property of the Lessee or the buildings which the Lessee may erect on lands exclusively to them. Any failure in the foregoing on the part of the Lessee shall be considered a material breach hereunder. Time shall be of the essence with respect to compliance with this section with the due date designated by taxing authorities being controlling to determining the Lessee's compliance.
15. **Signs:** No signs, postings or advertising matter may be erected, mounted or similarly located at, on or about the premises without the express, written consent of the Lessor. The Lessee shall display the address assigned to the hangar prominently and conspicuously upon the hangar exterior with lettering the minimum of 3 inches and a maximum of 5 inches.

16. Default: The Lessee shall be deemed in default upon:

- a) Failure to pay rent within thirty (30) days after due date;
- b) The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or an arrangement;
- c) The commencement of a proceeding for dissolution or for the appointment of a receiver;
- d) The making of an assignment for the benefit of creditors;
- e) Violation of any restrictions, conditions, provisions contained in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty (30) days.

In the event of a default, except for the payment of rent, the Lessor shall give written notice of the nature of the default to the Lessee issued to Lessee's last known or reasonably ascertainable post office address. The Lessee shall have thirty (30) days from the date of said notice to cure any Default if so allowed under any applicable or controlling provision hereunder. Failure to timely pay rent shall constitute a Default without further required notice except as required under Wisconsin state statutes or governing Wisconsin Administrative Code. Default as defined under this paragraph, shall authorize the Lessor, at its sole and exclusive option, to declare this lease void, cancel the same, and re-enter and take possession of the premises. In any litigation to enforce the terms of this lease, the Lessor may recover all costs, damages and expenses suffered by Lessor by reason of Lessee's default, including attorney fees to the extent permitted by law. As an alternative, Lessor may elect to cure any default and add the cost attributable to such cure to Lessee's rent and recover the same upon the successive collection of rent, and, in case of failure to so recover such amounts, said amounts shall be additional damages recoverable by the Lessor in suit to enforce or make any form of recovery under this lease.

- 17. Title:** Title to the building or associated improvements erected, modified or maintained by the Lessee shall remain with the Lessee and shall be transferable pending written approval by the Lessor. Upon termination of this lease, the Lessee may, at the sole and exclusive option of the Lessor, remove the buildings, equipment, and property, and restore the leased property to its original, pre-lease condition.
- 18. Return of Possession:** At the termination of this Lease, Lessee shall surrender peaceable possession of the property to Lessor in as good of condition as when Lessee entered into this agreement, reasonable wear and tear being excepted.
- 19. Option to Renew:** Lessor does hereby grant unto Lessee the right and option to renew and extend the term of this lease for two (2) additional period(s) of ten (10) years each. Such renewal and extension shall be on like covenants, agreements, terms, provisions, and conditions as are contained herein, except that the Rent shall be adjusted as set forth in Paragraph 4 of this lease. Lessee shall provide written notice to Lessor of Lessee's exercise of this option to renew not later than one hundred twenty (120) days prior to the expiration of any term under this lease.
- 20. Snow Removal:** The Lessor agrees to provide snow removal services to the Lessee's leased premises as reasonably possible in, near and about the premises-hangar area, except within five (5) feet of hangar door(s) or exterior walls or impediments as reasonably possible. Snow removal shall be accomplished only after all runways, apron, and primary taxiways have been first cleared.
- 21. Risk of Operation:** Lessee shall take possession of the premises subject to the known and unknown but reasonably inferable hazards of operating, maintaining, and storing an aircraft and shall assume

the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

6. **Storage and Use:** Lessee shall have the right to store aircraft on the premises; however, Lessee shall not engage in any other business or operations without the express written consent of the Lessor. Lessee understands that a violation of this paragraph is a material default and breach of this Lease which gives the Landlord the rights set forth in Paragraph 16. Both light and heavy maintenance of Lessee's aircraft or related equipment, including operation of a workshop for same, and any other uses incidental or related to such aircraft, may be performed on the premises, but not on a for-hire or any similar basis. Lessee agrees that Lessee shall use the premises for no other purposes without first obtaining the express written approval of the Lessor.
7. **Fuel Storage and Hazardous Materials:** Lessee shall not store or maintain on the leased premises any fuels, or other hazardous materials, and agrees not to dispose of same on the airport premises. Lessee is permitted, however, to store lube oil, cleaning solvents, and paints in approved, closed containers. The Lessor may, in its sole discretion, prohibit or impose restrictions on the storage of said material if, in the Lessor's exclusive opinion, the storage is deemed a safety hazard. Disposing of any petroleum or similar products on or about any portion near or about the premises shall be cause for immediate termination of the lease at Lessor's discretion with all rights accruing in favor of Lessor pursuant to Paragraph 16.
8. **Laws and Regulations:** The Lessee agrees to observe and obey during the term of this Lease all laws, ordinances, rules and regulations promulgated and enforced by the Lessor, and by other proper authority having jurisdiction over the conduct of operations at the Airport. Lessee shall not use the premises for any unlawful purpose in direct or apparent violation of any local, state, or federal statute or ordinance, or of any similar regulation, order, or directive of any governmental agency or interest.
9. **Quiet Enjoyment:** The Lessor covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the leased premises for the term of this Lease. Lessee agrees that temporary inconveniences such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of premises or Airport improvements or similar related airport or aviation-related activities shall not constitute a breach of quiet enjoyment of the leased premises.
10. **Hold Harmless:** Lessee shall exonerate, save harmless, protect and indemnify the Lessor and its agents, employees, representatives and assigns from and against any and all losses, damages, claims, suits or actions, judgments and costs which may arise or grow out of any injury to or death of person or damage to property arising out of and attributable to the negligence or act, or omission of, or use by Lessee, his, her or its agents, servants, employees, trespassers or guests of the leased premises. Lessee also agrees that it will not hold the City of Watertown or any of its agents, employees, or officials responsible for any loss occasioned by fire, theft, rain, windstorm, hail or from any other act of God or similar cause, whether that cause be the direct, indirect, or merely a contributing factor in producing of the loss to any airplane, automobile, personal property, parts or surplus that may be located or stored in, near or about the hangars, offices, aprons, field, or any other location at the Airport. Lessee further agrees that aircraft and aircraft contents are to be stored at Lessee's risk. Further, Lessee agrees to indemnify Lessor, its agents, officers, representatives, and employees, against all liability of any nature arising directly or indirectly out of the activities of Lessee, his, her or

31. **Representations:** Each party hereto represents that it has validly entered into this Agreement and has the legal authority to do so in binding fashion.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day of _____, 20____ in the City of Watertown, Jefferson County, Wisconsin.

LESSOR: CITY OF WATERTOWN

LESSEE: *Member*
GOAT Aviation LLC

By: _____
Mayor

Attest: _____
City Clerk

W344S3443 Moraine Hills Dr.
Dousman, WI 53118
Lessee address for communications
pursuant to Agreement:

STATE OF WISCONSIN)
) ss.
COUNTY OF JEFFERSON)

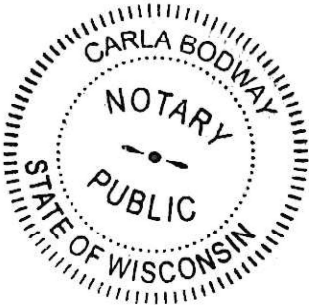
Personally appeared before me this _____ day of _____, 20____, Robert Stocks and Megan Dunneisen who acknowledged that they were Mayor and City Clerk, respectively of the City of Watertown and that they, as such Mayor and City Clerk, being authorized to do so, executed the foregoing instrument consisting of ____ typewritten pages on the City's behalf.

Notary Public, State of Wisconsin
My commission expires _____, 20____

STATE OF WISCONSIN)
) ss.

COUNTY OF JEFFERSON) Waakecha
Personally appeared before me this 28 day of July, 2026, David Leikku, who acknowledged that they are said member of Goat Aviation LLC and that they, as such member being authorized to do so, executed the foregoing instrument on Goat Aviation's behalf.

Carle
Notary Public, State of Wisconsin
My commission expires 1-30, 2028





	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels



THE CITY OF
WATERTOWN
Opportunity runs through it.

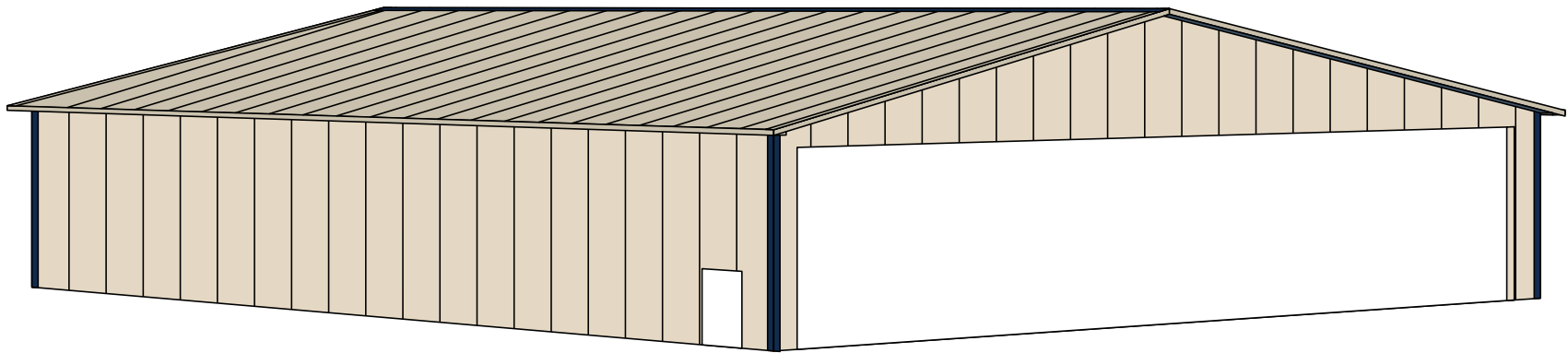
City of Watertown Geographic Information System

Scale: 1:1,732 Printed on: August 5, 2024
SCALE BAR = 1" Author: 42

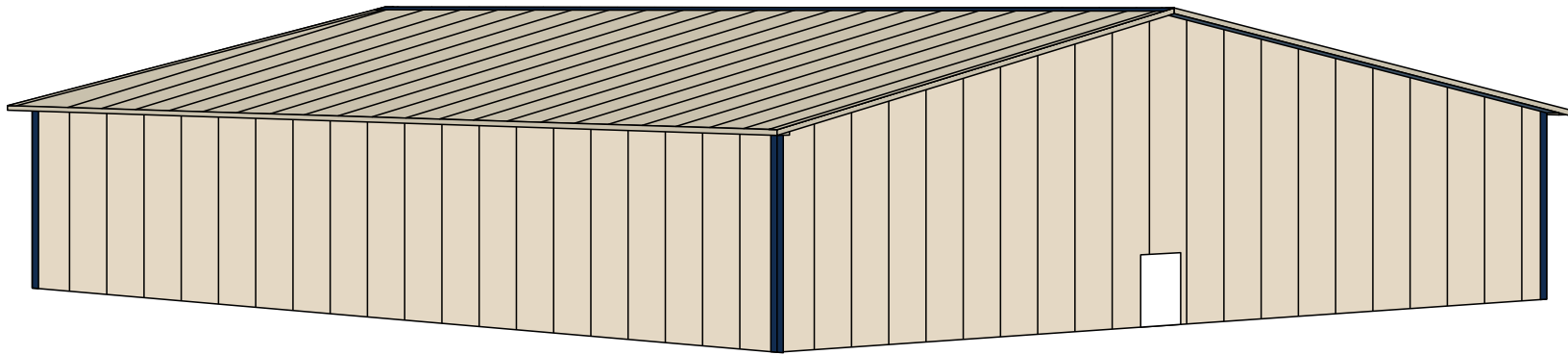
DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever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



YOUR LOGO

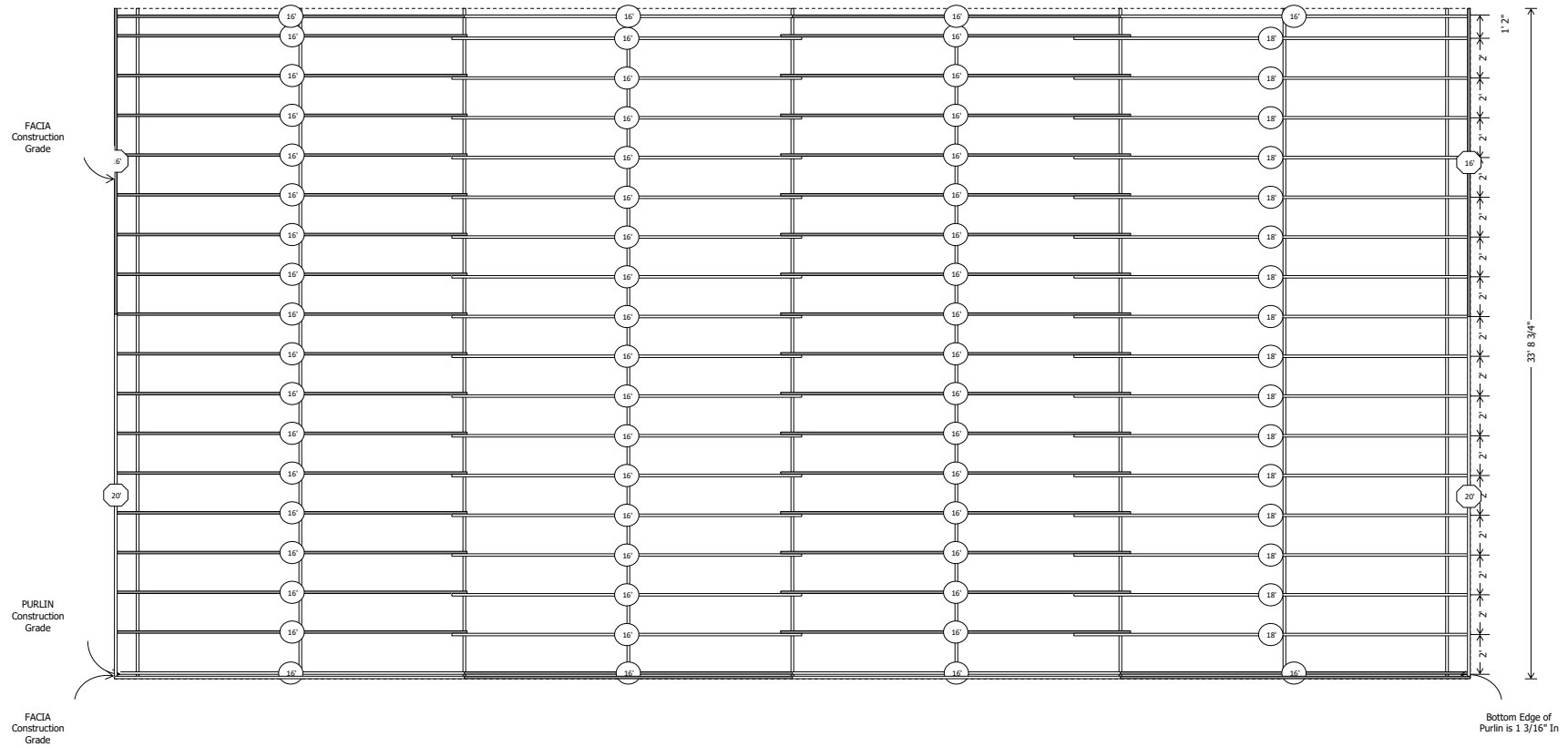


YOUR LOGO



YOUR LOGO

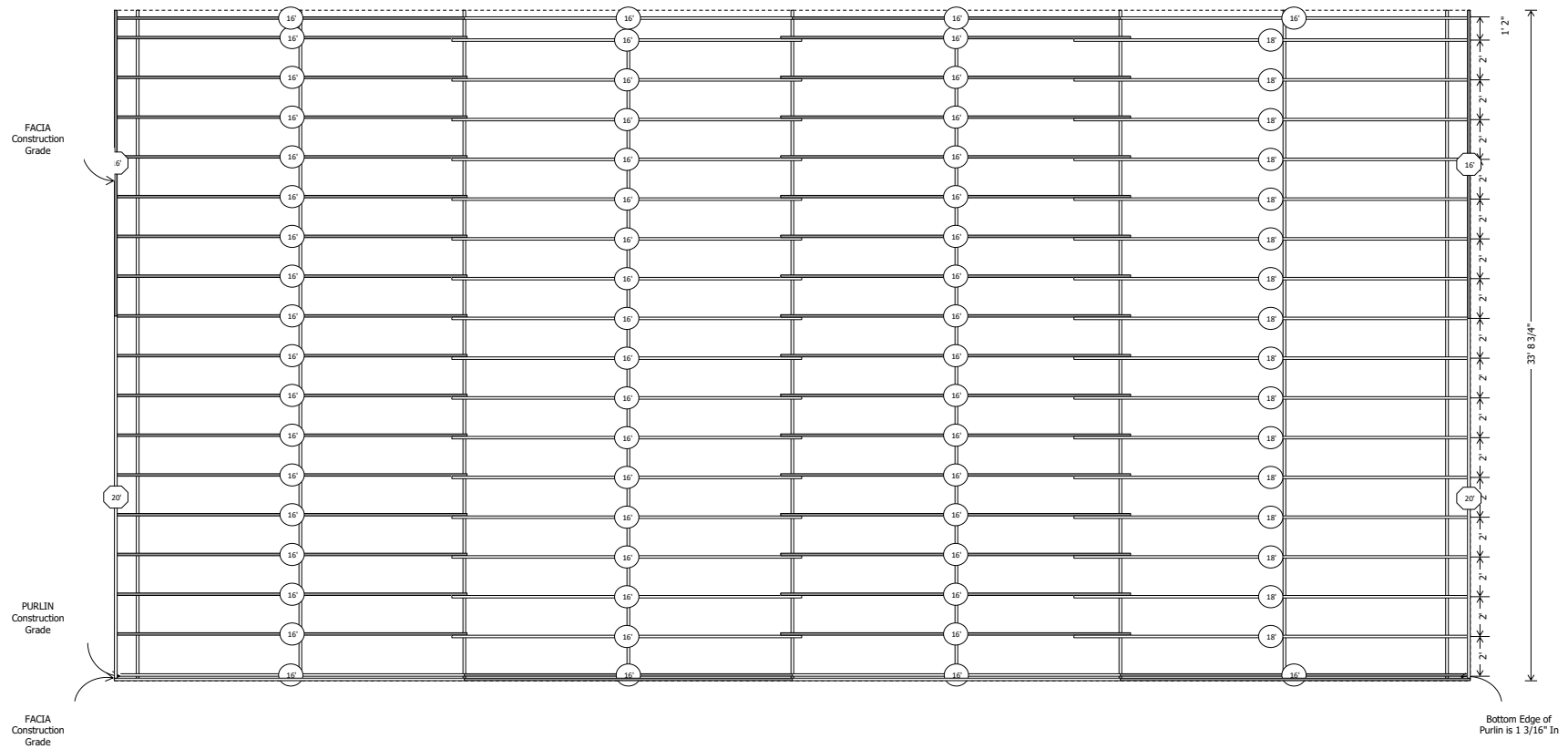
SOUTH SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT





YOUR LOGO

NORTH SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT



"Dave Leikam
Estimate Number: 527
8/31/2026"



GABLE2 CROSS SECTION

ROOF LAYER 1: LT. STONE PANEL-LOC PLUS - CENTRAL
GUARD STEEL PANEL

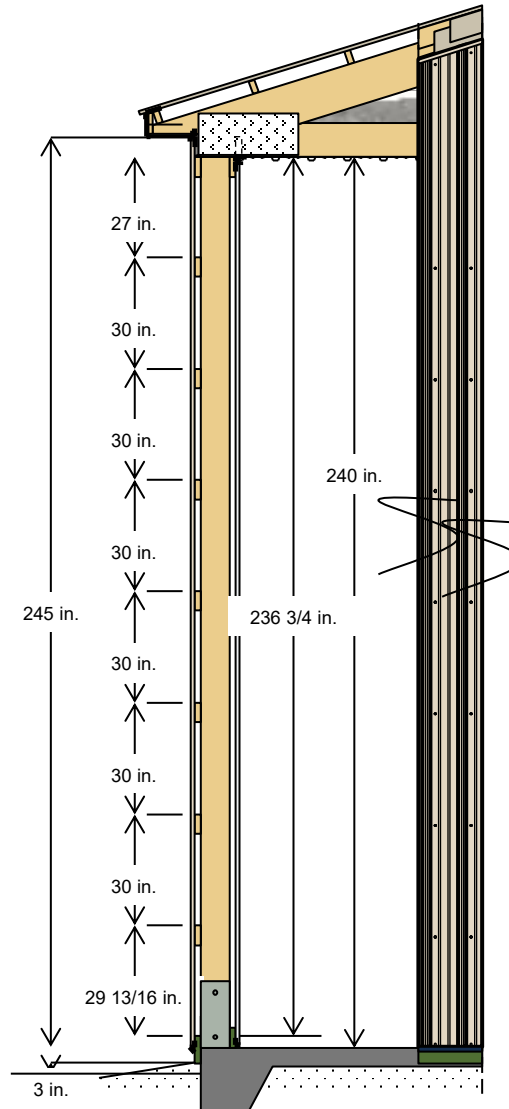
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED
UPRIGHT ON EDGE
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
FACIA COVERING: OCEAN BLUE STEEL POST TRIM 6 IN
X 10 FT 2 IN
UNDEREAVE: OCEAN SOLID ALUMINUM SOFFIT 12 IN X
16 FT 0 IN

CORNER POSTS: TIMBER TECHNOLOGIES 4 PLY 6 X
7.25
INTERMEDIATE POSTS: TIMBER TECHNOLOGIES 4 PLY
6 X 7.25 SPACING 7.5 FT O.C.
EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 6
WALL LAYER 1: IVORY PANEL-LOC PLUS - CENTRAL
GUARD STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 3 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT
BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 1'-0" OR 12 1/8 IN.)
TRUSS SPACING: 90 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 47-7-0-10
TOTAL TRUSS LOADING = 64 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 in.
BELOW THE TOP OF THE SKIRT BOARD
5 IN. CONCRETE FLOOR WITH MONOLYTHIC FOOTING
AROUND PERIMETER OF BUILDING
DEPTH AND WIDTH OF TRENCH FOR MONOLYTHIC
POUR PER INSPECTION REQUIREMENTS
W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
METAL POST BRACKET ANCHORED TO CONCRETE SLAB
AND



GABLE1 CROSS SECTION

ROOF LAYER 1: LT. STONE PANEL-LOC PLUS - CENTRAL
GUARD STEEL PANEL

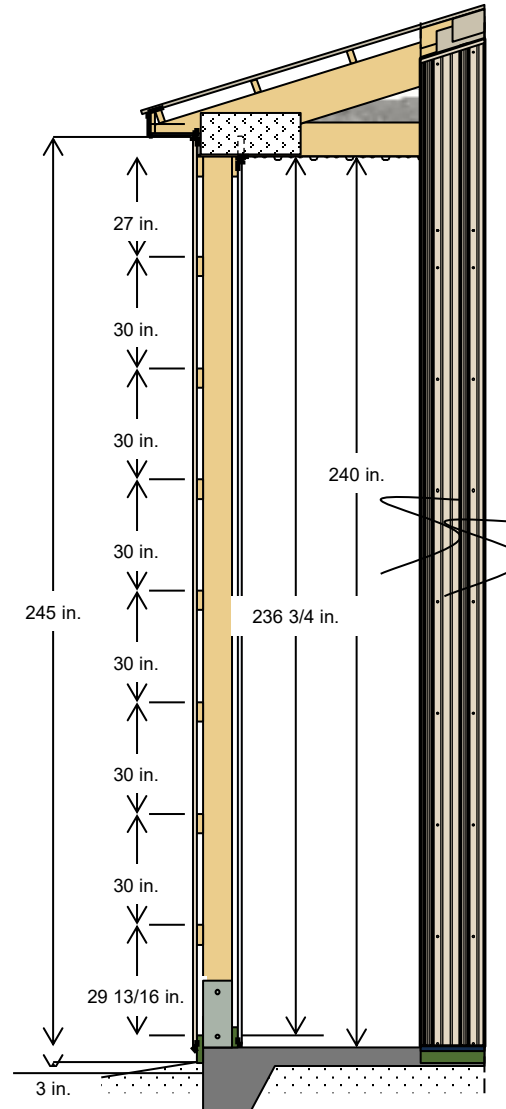
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED
UPRIGHT ON EDGE
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
FACIA COVERING: OCEAN BLUE STEEL POST TRIM 6 IN
X 10 FT 2 IN
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16 FT 0 IN

CORNER POSTS: TIMBER TECHNOLOGIES 4 PLY 6 X
7.25
INTERMEDIATE POSTS: TIMBER TECHNOLOGIES 4 PLY
6 X 7.25 SPACING 7.5 FT O.C.
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INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
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WALL LAYER 1: IVORY PANEL-LOC PLUS - CENTRAL
GUARD STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 3 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT
BOARD



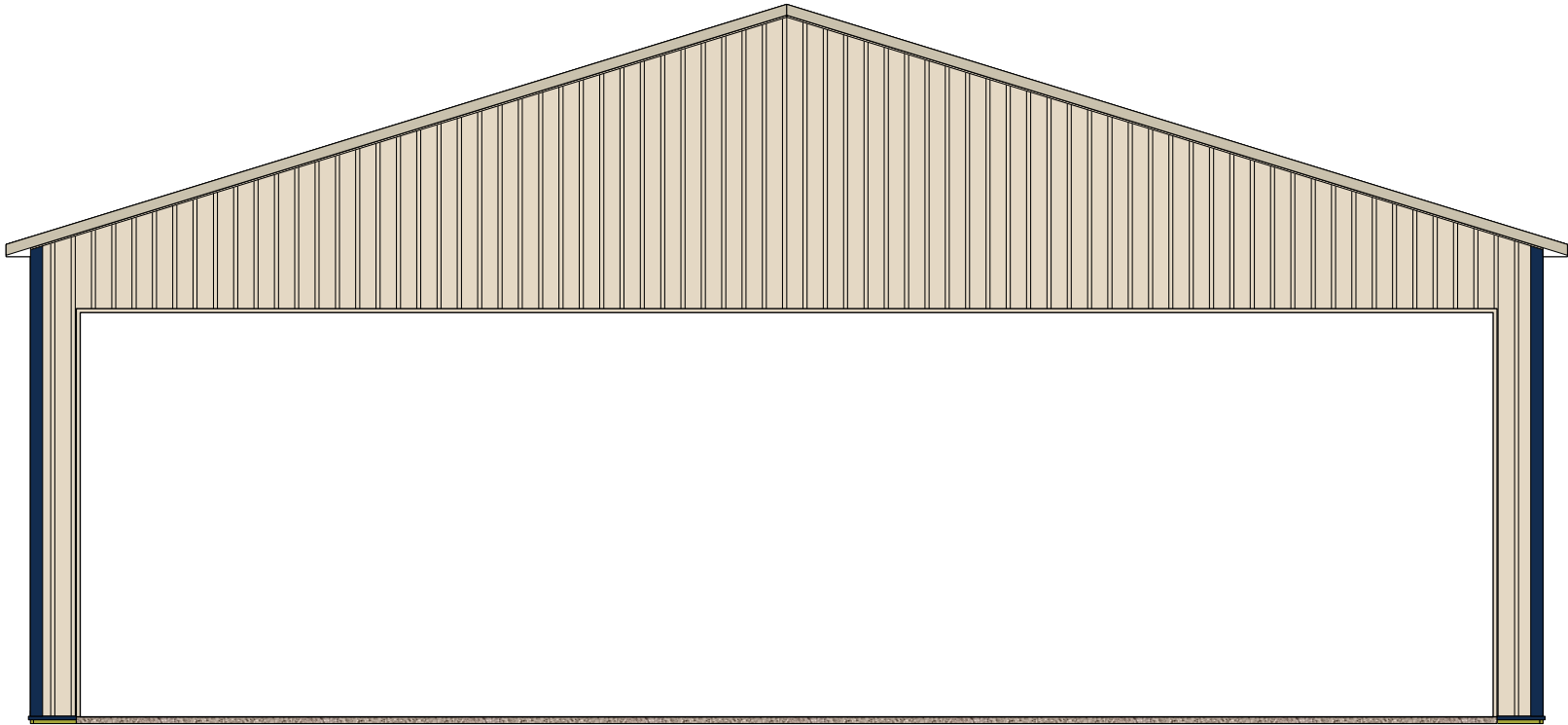
4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
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TRUSS SPACING: 90 IN. O.C.
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POUR PER INSPECTION REQUIREMENTS
W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
METAL POST BRACKET ANCHORED TO CONCRETE SLAB
AND

"Dave Leikam
Estimate Number: 527
8/31/2026"

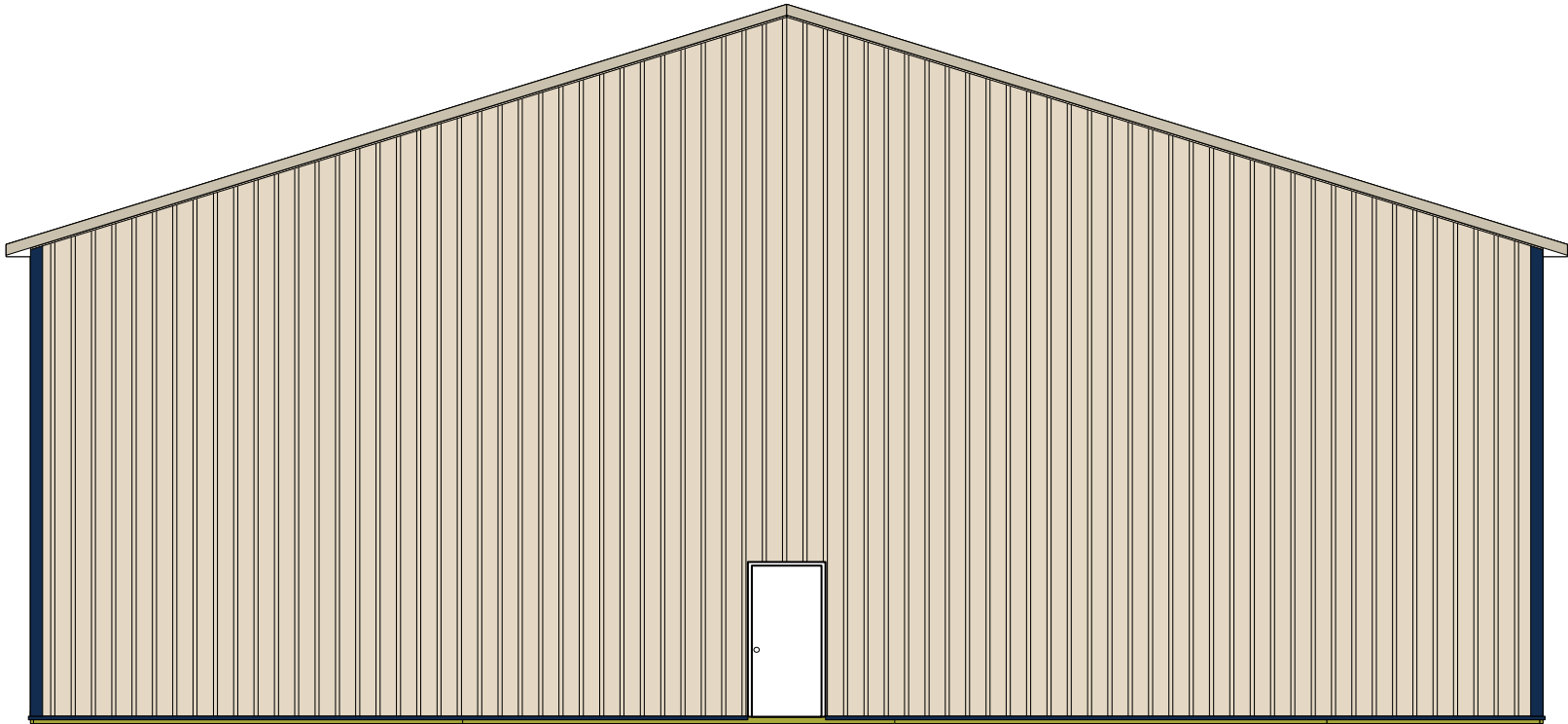
YOUR LOGO

EAST SIDE-GABLE SIDE 1 ELEVATION



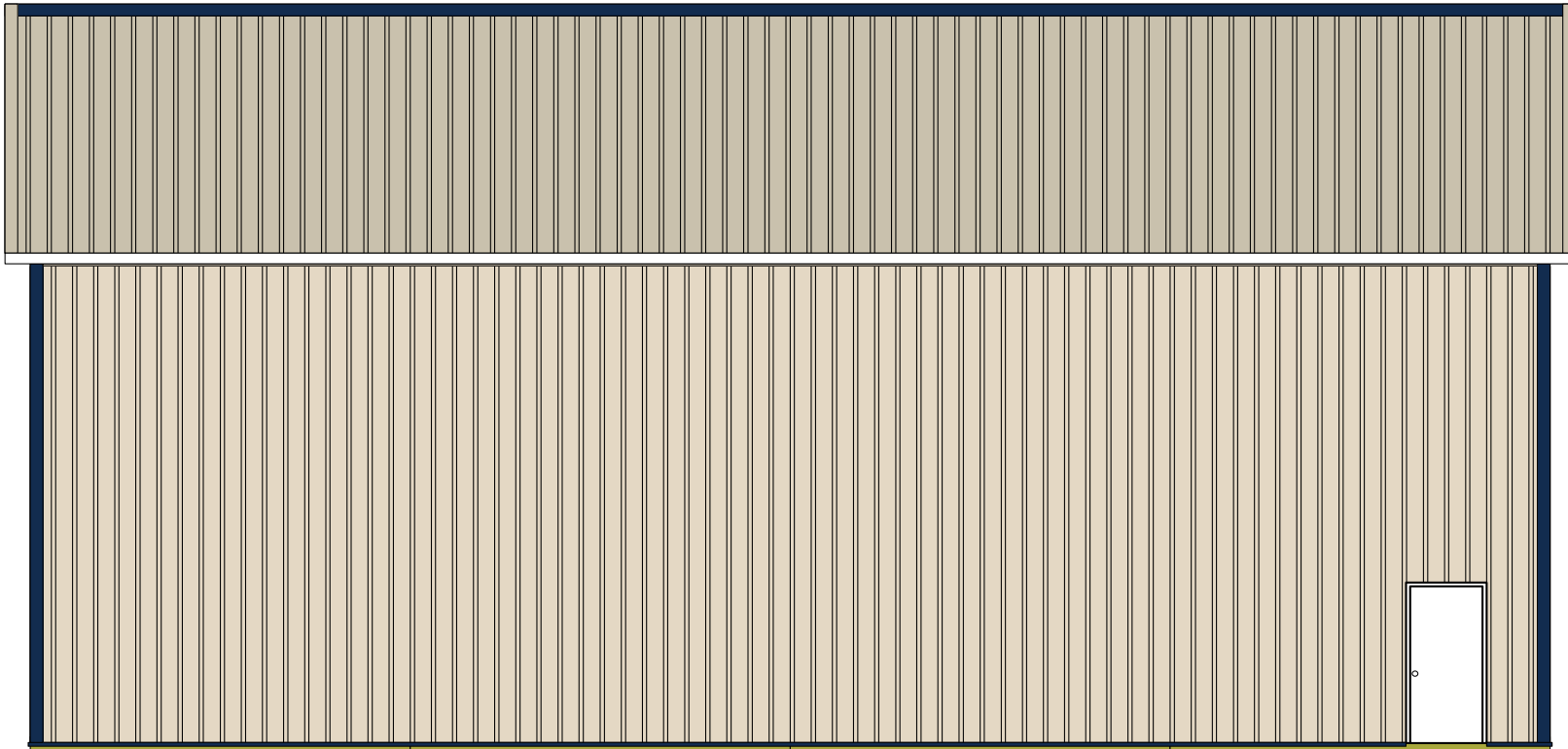
YOUR LOGO

WEST SIDE-GABLE SIDE 2 ELEVATION



YOUR LOGO

SOUTH SIDE-EAVE SIDE 1 ELEVATION



YOUR LOGO

NORTH SIDE-EAVE SIDE 2 ELEVATION

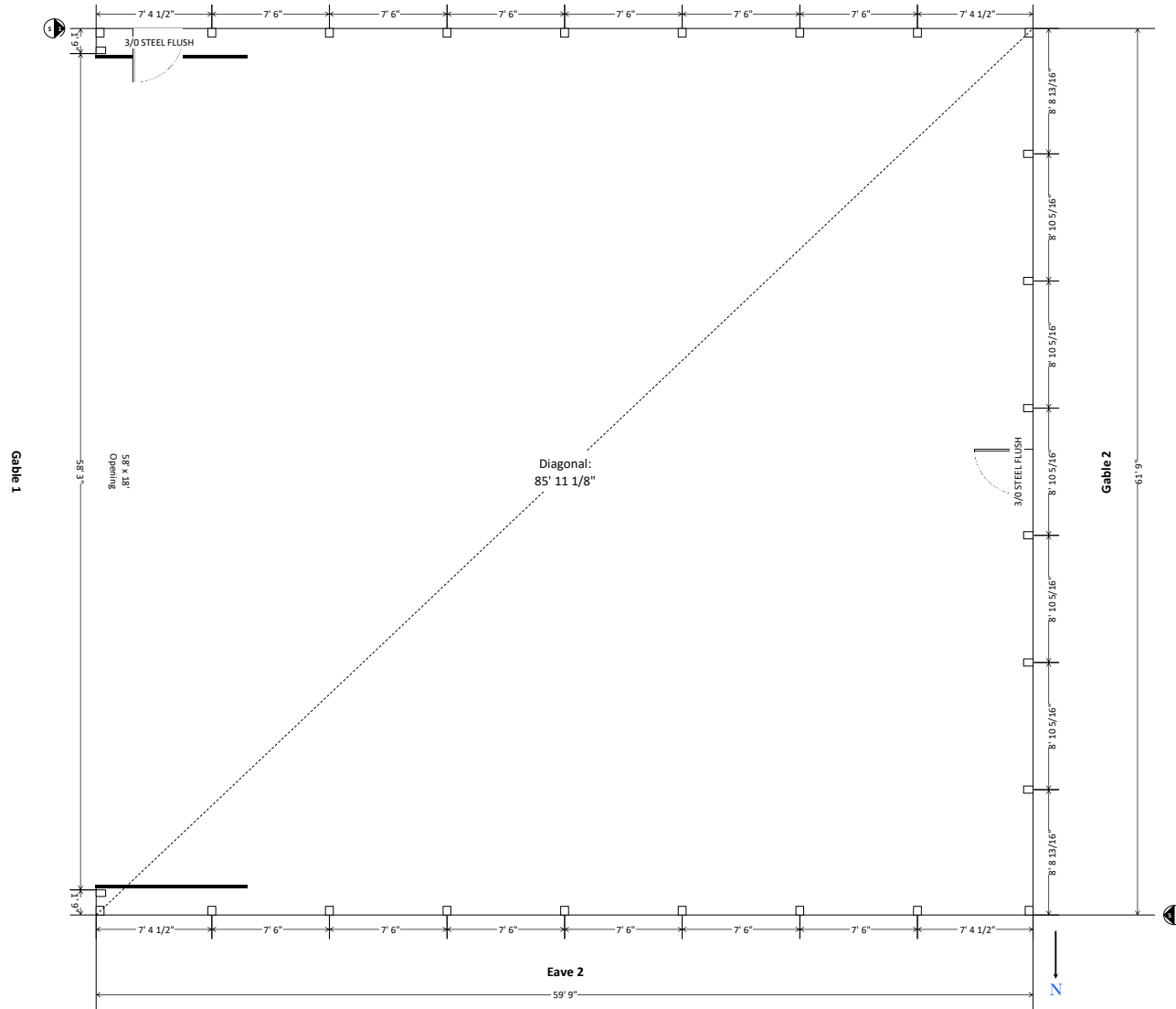


YOUR LOGO

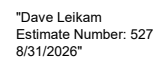
POLE LAYOUT
Commercial Use, 3720 sq. ft.



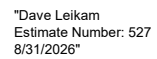
Eave 1



EAST SIDE-GABLE SIDE 1 WALL GIRT VIEW

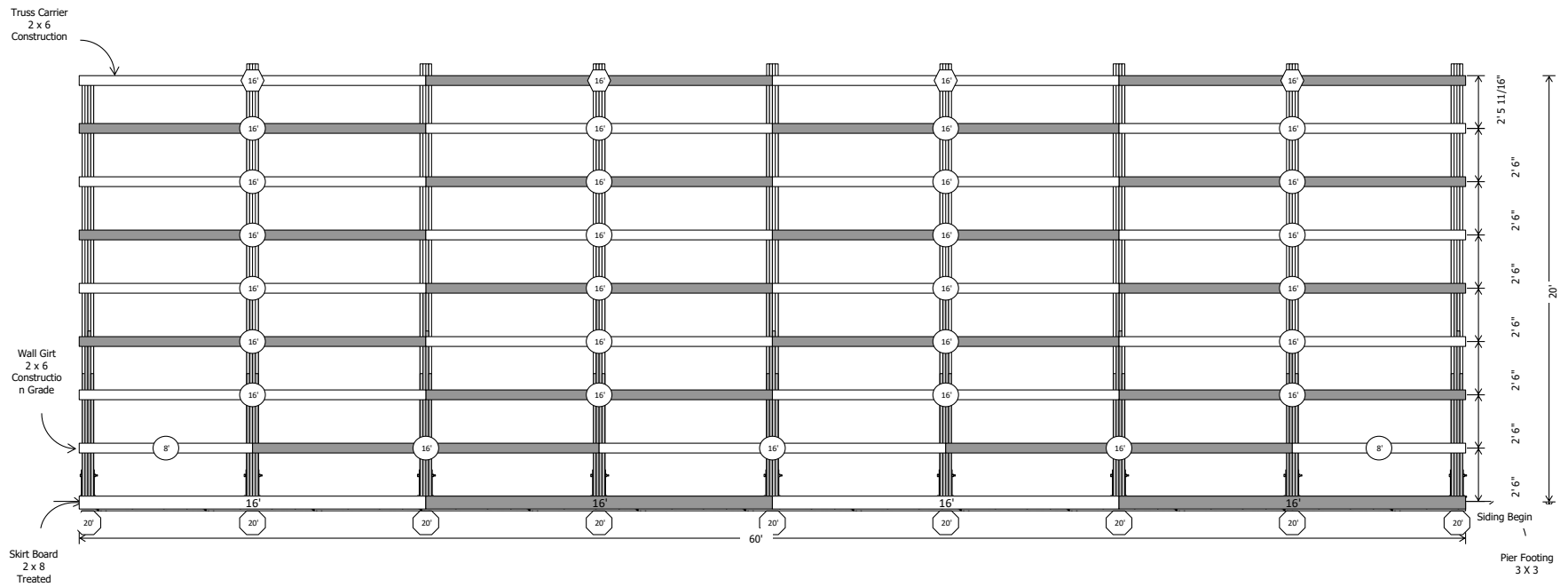


WEST SIDE-GABLE SIDE 2 WALL GIRT VIEW



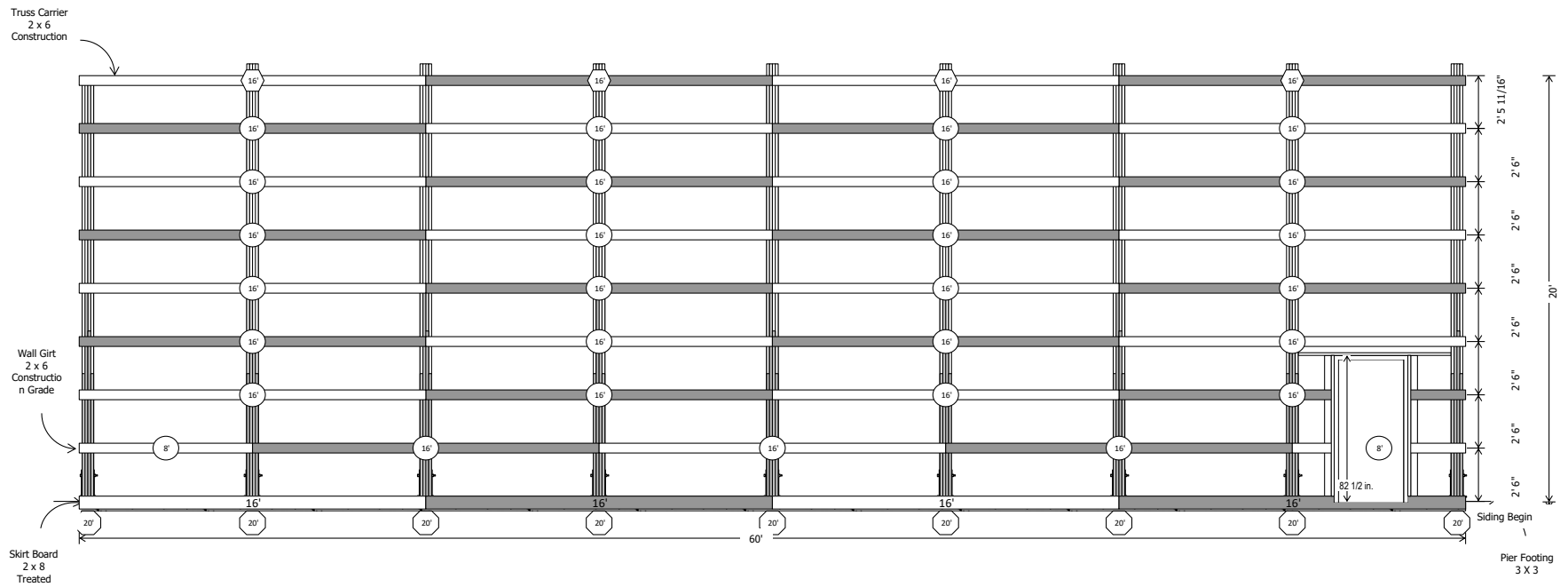
YOUR LOGO

NORTH SIDE-EAVE SIDE 2 WALL GIRT VIEW



YOUR LOGO

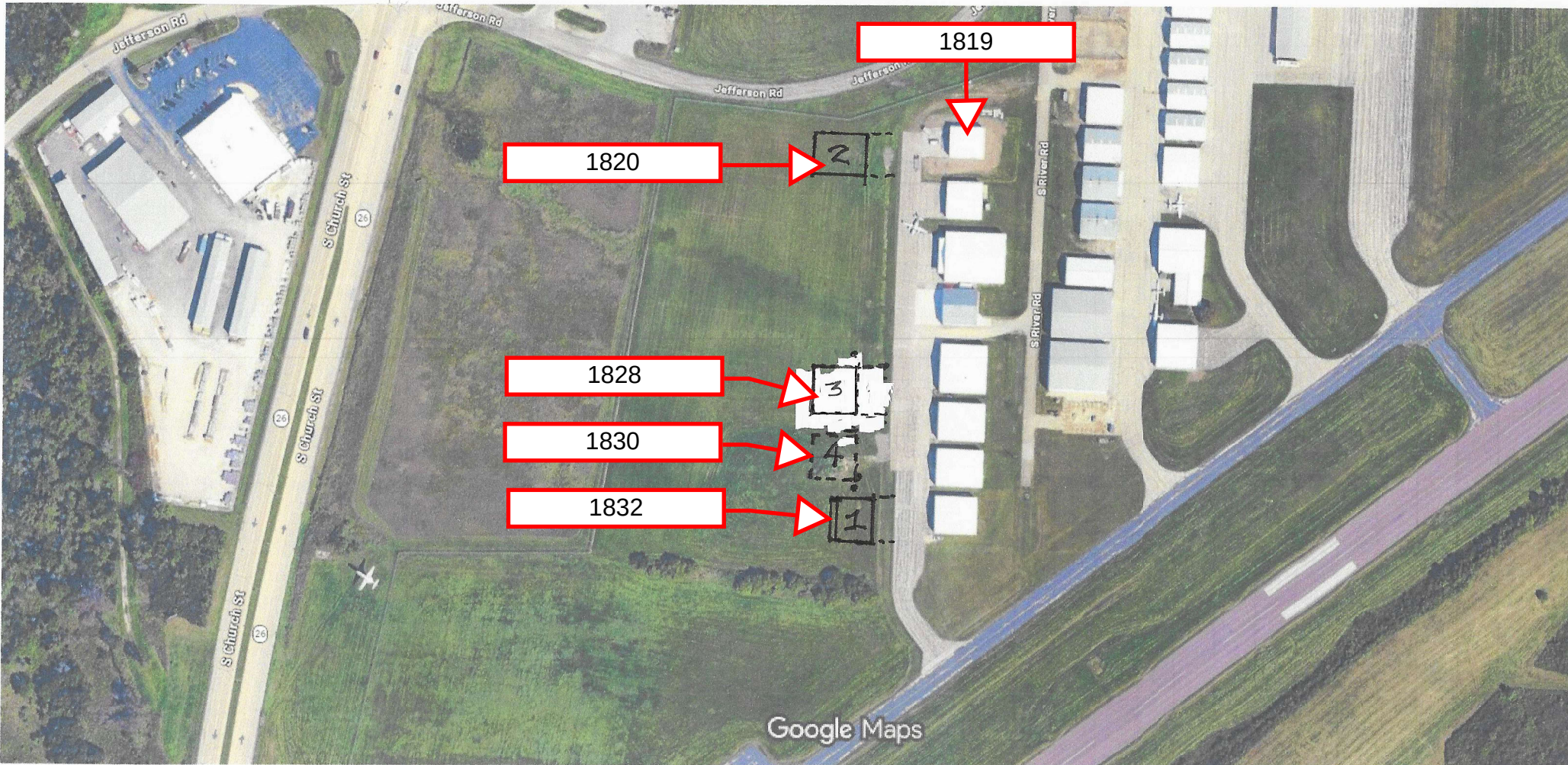
SOUTH SIDE-EAVE SIDE 1 WALL GIRT VIEW



Watertown Airport

295

Section 3, Item E.



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 100 ft

- #1 - Existing Hangar
- #2 - Under Construction Hangar
- #3 - Leikham 62' x 60 Hangar Proposed
- #4 - Space for future 62' wide hangar
- Allows for 20' of space between buildings - 10' from fire hydrant
- #2, 3 & 4 have 45' approach to taxiway

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: 421 Dayton Street - Site Plan Review

Site Plan Review requested by Boyd Coleman, agent for Ehlinger Holdings LLC, for an addition to an industrial building. Parcel PIN(s): 291-0815-0524-009

SITE DETAILS:

Acres: 1.72 acres
Current Zoning: General Industrial (GI)
Existing Land Use: Industrial Manufacturing
Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct a warehouse addition attached to an existing industrial building. The warehouse addition will be 7,600 SF (80x95) and include a 960 SF (32x30) connector building between the warehouse and the existing manufacturing building. The new additions would be used for the storage of materials and shipping and receiving functions.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the General Industrial (GI) Zoning District 'Light Industrial' is a principal land use permitted by right. 'Light Industrial' land uses are uses conducted entirely within an enclosed building; are not potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and do not pose a significant safety hazard. *[per § 550-55A]*

Regulations for 'Light Industrial' include:

- All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- Parking requirements. One space per each employee on the largest work shift.

Site Layout and Design:

Within the General Industrial (GI) Zoning District the minimum paved surface setback is five feet from side or rear lot lines and ten feet from street lot lines *[per § 550-36G(2)(e)]*. The proposed light industrial building meets the pavement setbacks for the General Industrial (GI) Zoning District. The proposed building addition meets all required setbacks in the General Industrial (GI) Zoning District.

Vehicle Access and Circulation

The proposed driveway and parking stalls meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards *[per § 550-107F]*. The 29 proposed parking stalls meet the 'Light Industrial' parking requirements of one space per each employee on the largest work shift.

Landscaping:

Within the General Industrial (GI) Zoning District the minimum landscape surface ratio (LSR) is 15%. The applicant has provided a landscaping plan with a landscape surface ratio (LSR) of 30.1% exceeding the landscaping requirements for the General Industrial (GI) Zoning District. The provided landscaping plan also meets or exceeds all required landscaping point total requirements for the General Industrial (GI) Zoning District.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

Lighting:

The lighting for the proposed building addition will utilize four wall lights located on the west and south side of the building. The applicant has submitted a photometric plan that meets ordinance illumination standards [per§ 550-110].

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall obtain any required erosion control and stormwater permits.

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan with conditions.

ATTACHMENTS:

- Application materials.

Monday, August 31, 2026

Attn: Watertown Plan Commission

RE: Evald Moulding building addition

Please refer to included drawings for information on proposed addition to Evald Moulding, located at 421 Dayton Street.

The facility is in need of additional warehouse space and proposes an 80-foot by 95-foot warehouse addition to the south of a 32-foot by 30-foot connector building. The connector building would include a fire wall at south side of existing structure and a loading dock. These spaces would be used for storing their materials and shipping product. There would be no change to type of business operation or hours of operation. The number of employees after the building addition is expected to be 13.

The parcel is zoned General Industrial and the area of proposed building footprint is currently vacant or used for outdoor storage.

The proposed development shall comply with all requirements of Article XI.

If you have any further questions you can reach me at extension 2 at the number below.

Sincerely,



Boyd E. Coleman III; PE (E-25890)
Struc Rite Design, Inc.

Jefferson County Land Information

Section 3, Item F.



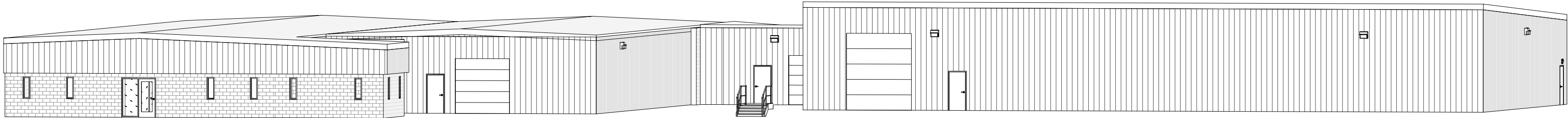
- | | |
|---|---|
|  PLSS Sections |  Property Boundary |
|  Municipal Boundaries |  Old Lot/Meander/Other Carto-Lines |
|  Right of Ways |  Tax Parcels |

0 200 400
ft
1 inch equals 243 feet

EVALD MOULDING ADDITION

421 Dayton St
Watertown, WI

PLAN COMMISSION



ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL
AND UNPUBLISHED WORK OF THE DESIGN
PROFESSIONAL AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF STRUCRITE, INC.

EVALD MOULDING ADDITION

421 Dayton St
Watertown, WI

DESIGNER/
SUPERVISING PROFESSIONAL

StrucRite, Inc.
Boyd E. Coleman, P.E.
President, Engineer
707 N. Grand Ave. - Suite 102
Waukesha, WI 53186
262.549.3222

ABBREVIATIONS

AC	AIR CONDITIONING	FGL	FIBERGLASS	PREFAB	PREFABRICATED
ACS	ACCESS PANEL	FHC	FIRE HOSE CABINET	PRELIM	PRELIMINARY
ACT	ACOUSTICAL CEILING TILE	FIN	FINISH	PRKG	PARKING
ADDM	ADDENDUM	FIKT	FIXTURE	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUSTABLE	FL	FLOOR LINE	PT	PAINT
ADO	AUTOMATIC DOOR OPERATOR	FLR	FLOOR	PTD	PAPER TOWEL DISPENSER
AFF	ABOVE FINISH FLOOR	FLUOR	FLUORESCENT	PTDR	PAPER TOWEL DISPENSER WITH
ATL	ALTERNATE	FO	FACE OF (ITEM)	PTM	RECEPTACLE
ALUM	ALUMINUM	FOF	FACE OF FINISH		PAINT TO MATCH
ANOD	ANODIZED	FOM	FACE OF MASONRY	QT	QUARRY TILE
APPROX	APPROXIMATE	FP	FIRE PROOF, FIRE PROTECTION		
ARCH	ARCHITECT	FR	FRAME	R	RADIUS
AUX	AUXILIARY	FT	FOOT OR FEET	R	RISER
AVG	AVERAGE	FTG	FOOTING	RA	RETURN AIR
		FURG	FURRING	RD	ROOF DRAIN
		FV	FIELD VERIFY	REF	REFRIGERATOR
BD	BOARD			REFL	REFLECTED
BITUM	BITUMINOUS	GA	GAGE	REINF	REINFORCED
BLDG	BUILDING	GAL	GALVANIZED	REQD	REQUIRED
BLKG	BLOCKING	GB	GRAB BAR	REV	REVISION
BLKHD	BULKHEAD	GC	GENERAL CONTRACTOR	RFI	REQUEST FOR INFORMATION
BM	BEAM	GL	GLASS	RM	ROOM
BO	BOTTOM OF (ITEM)	GYP BD	GYPSSUM BOARD	RO	ROUGH OPENING
BO	BY OTHERS			ROW	RIGHT OF WAY
BS	BOTH SIDES	HB	HOSE BIB	RTU	ROOF TOP UNIT
BT_JNT	BUTT JOINT	HDW	HARDWARE		
BTWN	BETWEEN	HDWD	HARDWOOD		
		HM	HOLLOW METAL	SAB	SOUND ATTENUATION BATTS
CAS	CARD ACCESS SYSTEM	HORZ	HORIZONTAL	SAG	SUPPLY AIR GRILL
CB	CATCH BASIN	HP	HORSE POWER	SC	SOLID CORE
CF/CI	CONTRACTOR	HR	HOUR	SCHED	SCHEDULE
		HTR	HEATER	SD	SOAP DISPENSER
CG	CORNER GUARD	HVAC	HEATING, VENTILATION & AIR	SECT	SECTION
CH	COAT HOOK		CONDITIONING	SHR	SHOWER
CJ	CONTROL JOINT			SHT	SHEET
CL	CENTER LINE	ID	INSIDE DIAMETER	SHT MTL	SHEET METAL
CLG	CEILING	IN	INCH	SHV	SHELF, SHELVING
CLO	CLOSET	INCL	INCLUDE, INCLUDING	SIM	SIMILAR
CLR	CLEAR	INT	INTERIOR	S&P	SHELF & POLE
CMU	CONCRETE MASONRY UNIT			SPEC	SPECIFICATION
CO	CASED OPENING	JAN	JANITOR	SPKR	SPEAKER
COL	COLUMN	JNT	JOINT	SQ	SQUARE
CONC	CONCRETE			SS	SOLID SURFACE
CONT	CONTINUE, CONTINUOUS	KO	KNOCK OUT	SSK	SERVICE SINK
CORR	CORRIDOR	KS	KNEE SPACE	STC	SOUND TRANSMISSION
CPT	CARPET			STD	STANDARD
CRS	COURSE, COURSES	L	LENGTH, LONG	STL	STEEL
CT	CERAMIC TILE	LAV	LAVATORY	STOR	STORAGE
CTR	CENTER	LBS	POUNDS(S)	STRUC	STRUCTURAL
CUH	CABINET UNIT HEATER	LKR	LOCKER	SUSP	SUSPENDED
		LKT	LIGHT WEIGHT		
DBL	DOUBLE	MAS	MASONRY	T	TREAD
DEFS	ERECT APPLIED EXTERIOR	MTL	MATERIAL	TEMP	TEMPORARY
	FINISH SYSTEM	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DEMO	DEMOLITION	MECH	MECHANICAL	THK	THICKNESS
DF	DEPRESSED	MED	MEDIUM	TLT	TOILET
DIA	DIAMETER	MFR	MANUFACTURER	TO	TOP OF (ITEM)
DIAG	DIAGONAL	MH	MANHOLE	TOC	TOP OF CONCRETE
DIM	DIMENSION	HD	MIDDLE	TOF	TOP OF FOOTING
DISP	DISPENSER	MIN	MINIMUM	TOP	TOP OF PAVEMENT
DIV	DIVISION	MIRR	MIRROR	TOS	TOP OF STEEL
DN	DOWN	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DR	DOWNDOOR OPENING	NO	MASONRY OPENING	TYP	TYPICAL
DRP	DOWNSPOUT	MSB	MOUNT SERVICE BASIN		
DT	DRAIN TILE	MSD	MOUNTED		
DW	DISHWASHER	MTL	METAL	UCR	UNDERCOUNTER REFRIG.
DWG	DRAWING			UL	UNDERWRITERS LABORATORY
DWR	DRAWER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EA	EACH	NO	NO	URNAL	URNAL
EIFS	EXTERIOR INSULATION FINISH	NOM	NOMINAL		
SYSTEM		NTS	NOT TO SCALE	VAV	VARIABLE AIR VOLUME
EJ	EXPANSION JOINT			VB	VAPOR BARRIER
EL	ELEVATION	OV	OVER	VCT	VINYL COMPOSITE TILE
ELEC	ELECTRICAL/ELECTRICAL	OA	OVERALL	VERT	VERTICAL
ELEV	ELEVATOR	OC	ON CENTER	VEST	VESTIBULE
EMER	EMERGENCY	OD	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
EP	ELECTRICAL PANEL	OF/CI	OWNER FURNISHED/	VR	VAPOR RETARDER
EQ	EQUAL		CONTRACTOR INSTALLED	VWC	VINYL WALL COVERING
EQU	EQUIPMENT	OFD	OVERFLOW DRAIN		
ES	ELECTRIC STRIKE	OH	OVERHEAD	w/	WITH
ETR	EXISTING TO REMAIN	OPNG	OPENING	WC	WATERCLOSET
EW	ELECTRIC WATER COOLER	OPP	OPPOSITE	WD	WOOD
EXH FN	EXHAUST FAN			WF	WIDE FLANGE
EXIST	EXISTING	PED	PEDESTAL	WH	WATER HEATER
EXP	EXPANSION	PERIM	PERIMETER	WO	WITHOUT
EXPO	EXPOSED	PL	PLATE	WS	WORKSTATION
EXT	EXTERIOR	PL	PROPERTY LINE	WWF	WELED WIRE FABRIC
		PLAM	PLASTIC LAMINATE	WWM	WEEDED WIRE MESH
FA	FIRE ALARM	PLYWD	PLYWOOD	YD	YARD(S)
FD	FLOOR DRAIN	PNL_JNT	PANEL JOINT		
FE	FIRE EXTINGUISHER	PNC	POINT OF CONNECTION		
FEC	FIRE EXTINGUISHER CABINET	PR	PAIR		
FF	FINISH FACE				

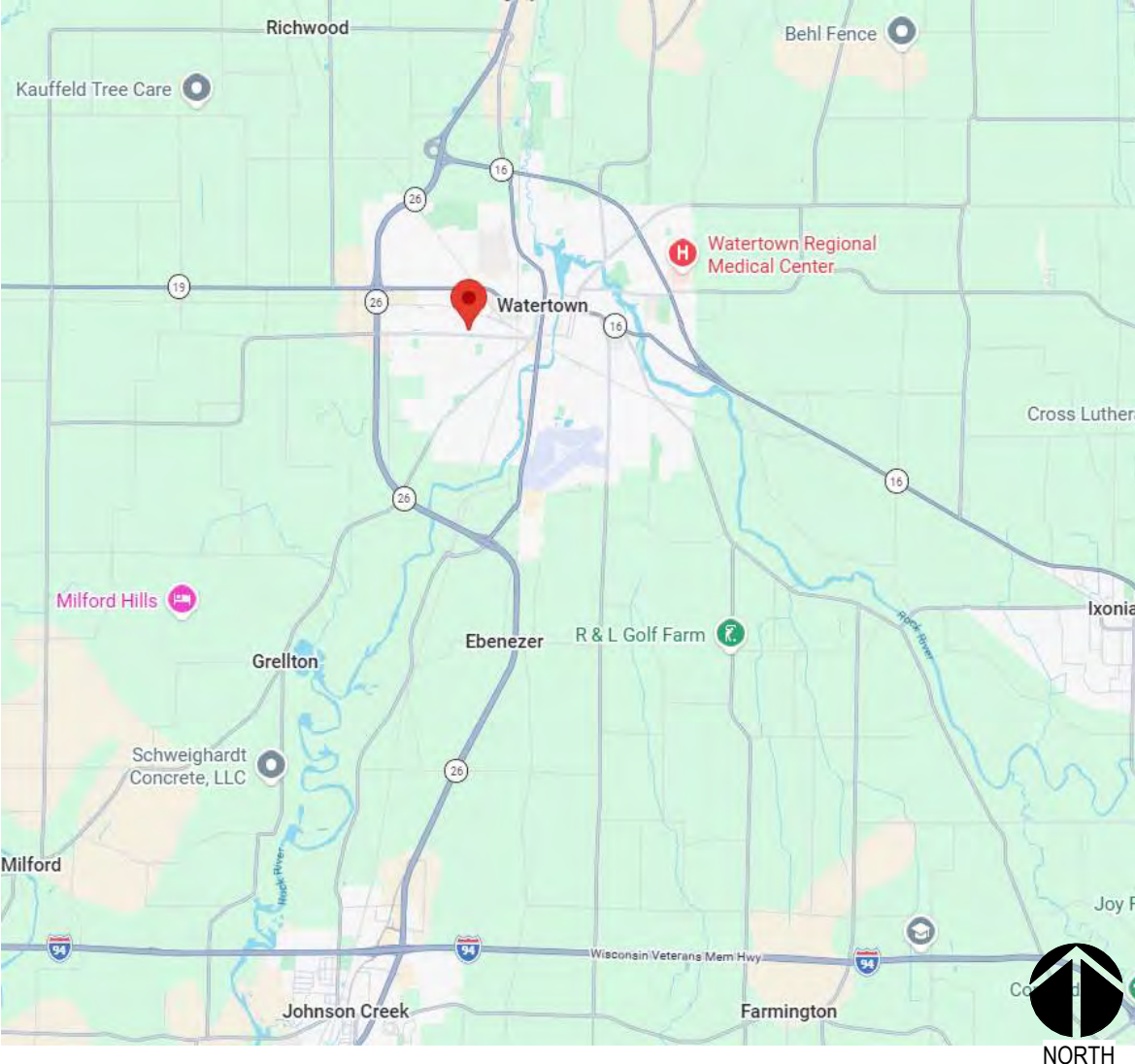
SYMBOLS LEGEND

101	DOOR TAG
1a	WINDOW TAG
e1	WALL TAG
?	PROJECT KEYED NOTE
	EMERGENCY EXIT SIGN
	FIRE EXTINGUISHER
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
6"	TYPICAL DIMENSION FINISH TO FINISH
(6")	DIMENSION SHOWING FRAMING TO FRAMING

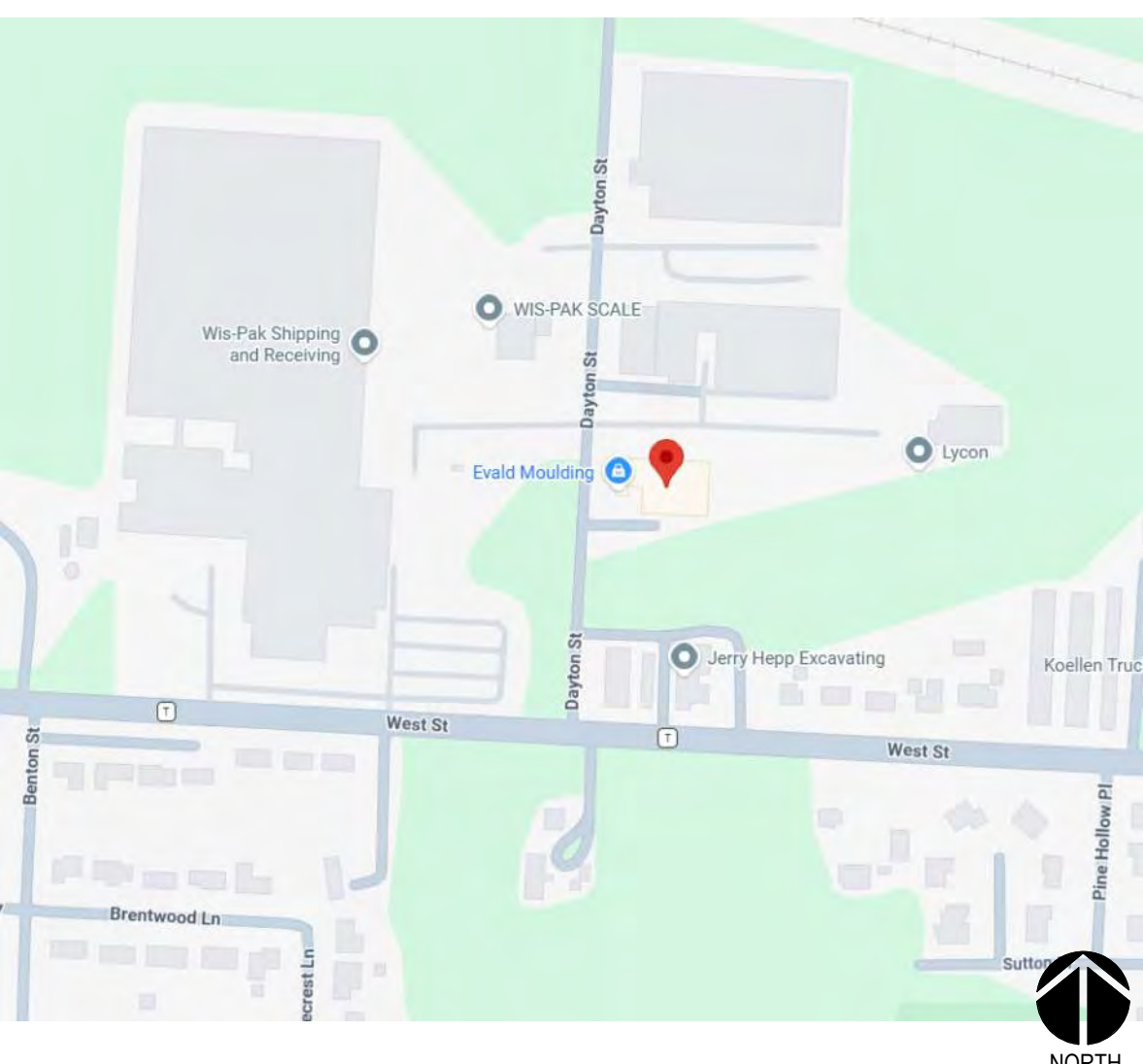
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES HAVING JURISDICTION OVER THIS PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP MANNER
3. DO NOT SCALE DRAWINGS
4. SEE GENERAL CONDITIONS OF THE CONTRACT FOR FULL SCOPE OF PROJECT
5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTION AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
6. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF STRUCRITE, INC.
7. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. IN WRITING.
8. THE TERMS "NOT IN CONTRACT" OR "BY OWNER" OR "BY OTHERS" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
9. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. PRIOR TO BIDDING.
10. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY STRUCRITE, INC. PRIOR TO PROCEEDING WITH WORK.
11. ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP.
13. GENERAL AND SUB CONTRACTS SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.
14. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCRITE INC. FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
15. MANUFACTURES DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWITH MADE PART OF THE CONSTRUCTION DOCUMENTS.
16. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED

LOCATION MAP



VICINITY MAP



SPECIFICATIONS

GYPSSUM BOARD

- A. ALL GYPSSUM BOARD SHALL BE AS MANUFACTURED BY U.S. GYPSSUM, NATIONAL GYPSSUM OR EQUAL. PROVIDE JOINT TAPE, JOINT COMPOUND, TEXTURE MATERIALS, AND INSTALLATION ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION IN ACCORDANCE WITH ASTM C840, GA201, GA216, GA600, AND U.S.G. "GYPSSUM CONSTRUCTION HANDBOOK."
- B. PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS
- C. GYPSSUM BOARD SHALL CONFORM TO THE FOLLOWING STANDARDS WHERE REQUIRED:
 1. FIRE RATED: ASTM C36, TYPE X OR C, UL RATED, 48 INCH BY 5/8 INCH THICK, MAXIMUM PERMISSIBLE LENGTH;
 2. MOISTURE RESISTANT: ASTM C630, TYPE X OR C, UL RATED, 48 INCH BY 5/8 INCH THICK, MAXIMUM PERMISSIBLE LENGTH.
- D. ERECT BOARD VERTICALLY, WITH ENDS AND EDGES OCCURRING OVER FIRM BEARING. STAGGER END JOINTS TO OCCUR AT DIFFERENT LOCATIONS ON OPPOSITE SIDES OF WALL. ERECT EXTERIOR SHEATHING HORIZONTALLY.
- E. PROVIDE M.R. DRYWALL AT ALL FRP, CERAMIC WALL TILE, PORCELAIN WALL TILE, COOLER PANEL, FREEZER PANEL AND DAMPWET LOCATIONS.
- F. USE SCREWS WHEN FASTENING TO METAL FRAMING AND SCREWS OR NAILS TO WOOD STUDDING. STAGGER FASTENERS OPPOSITE EACH OTHER ON ADJACENT ENDS AND EDGES. SPACED AS RECOMMENDED IN "GYPSSUM CONSTRUCTION HANDBOOK". DO NOT ATTACH TO TOP TRACK ON PARTITIONS EXTENDING FROM FLOOR TO STRUCTURE ABOVE.
- G. ON FIRE RATED ASSEMBLIES, SEAL PENETRATIONS AND MAKE AIR-TIGHT.
- H. MAXIMUM TOLERANCE FROM TRUE FLATNESS: 1/8 INCH IN 10 FEET IN ANY DIRECTION.

SEALANTS

- A. CAULK AROUND ALL WINDOWS, DOORS, VENT OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, COUNTERTOPS, DOOR FRAMES, ETC. AND AS REQUIRED FOR A WATER-TIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURERS RECOMMENDATIONS. CAULK TO BE TREMCO DYMERIC FOR FOOD PROCESSING FACILITIES OR FOOD PREP/FOOD STORAGE AREAS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURER.

FIRE EXTINGUISHERS

- A. REQUIREMENTS
 1. CONTRACTOR TO FURNISH AND INSTALL EXTINGUISHERS PER LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. NO.10-1978.
 2. MOUNT FIRE EXTINGUISHER NOT HIGHER THAN 48" ABOVE FINISH FLOOR UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT.
 3. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE A.D.A.

PLUMBING WORK

- A. REQUIREMENTS
 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
 2. SEPARATE PLANS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE PLUMBING WORK IS NOT A PART OF THIS PLAN.
 3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL USE A U.L. APPROVED METHOD.

INTERIOR LIGHT GAGE PARTITION WALL:

- A. ALL LIGHT GAGE STEEL FRAMING SHALL CONFORM TO THE AISI SPECIFICATION 2024 EDITION AND BE WELDED IN ACCORDANCE WITH AWS D1.3, OR SCREWED AS SHOWN. ALL WELDING TO BE DONE BY CERTIFIED WELDERS. SDS SHALL BE GRADE 1018 TO 1022.
- B. ALL STUDS, TRACKS, JOISTS, AND ACCESSORIES 18 GAGE AND LIGHTER SHALL HAVE A MINIMUM YIELD OF 33 KSI.
- C. ALL STUDS, TRACKS, JOISTS, AND ACCESSORIES 16 GAGE AND HEAVIER SHALL HAVE A MINIMUM YIELD OF 50 KSI.
- D. LATERAL PARTITION LOAD = 5 PSF, DEFLECTION LIMIT = L/360.
- E. LATERAL BRIDGING SPACING SHALL BE AT 4' 0".
- F. STUDS, TRACKS, BRIDGING, AND BRACING MEMBERS TO BE OF THE TYPE, SIZE, AND GAGE AS SHOWN ON THE PLANS AND DETAILS.
- G. WALL TOP TRACK BRACED AT 4' 0" O.C. BY KNEE BRACE AND CONNECTED AS SHOWN ON DRAWINGS.
- H. THE WALL BOTTOM TRACK SHALL BE ANCHORED TO FLOOR WITH 1/2" Ø SLEEVE ANCHORS @ ENDS & 48" O.C. MAX OR POWER ACTUATED NAILS @ ENDS & 48" O.C. MAX.
- I. PROVIDE SLIP TRACK AT TOP OF PARTITION WALLS.
- J. STUDS DESIGNED FULL HEIGHT FOR BOTH FLANGES BRACED BY ATTACHED WALL SHEATHING AT 12" O.C.
- K. HOLES IN THE WEBS OF CEILING AND FLOOR JOIST ARE NOT ALLOWED UNLESS REVIEWED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION.

ELECTRICAL WORK

- A. REQUIREMENTS
 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
 2. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO STATE AND LOCAL AGENCIES BY CONTRACTOR FOR APPROVAL AS THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN.
 3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF U.L. APPROVED METHODS
- B. AUTOMATIC SMOKE DETECTION SYSTEM (NOTE: DO NOT INCLUDE UNLESS REQUIRED)
 1. SMOKE DETECTION SYSTEM SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. STANDARDS 71, 72B, 72C, 72D, 72E.
 2. AUTOMATIC DETECTION PRODUCTS SHALL BE AN APPROVED SYSTEM, MEETING FEDERAL, STATE AND LOCAL CODES.
 3. ALL SMOKE DETECTORS SHALL BE BOTH AUDIBLE AND VISUAL AS REQUIRED BY THE A.D.A.

HEATING AND VENTILATION WORK

- A. REQUIREMENTS
 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
 2. SEPARATE PLANS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE HEATING AND VENTILATING WORK IS NOT A PART OF THIS PLAN.
 3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL USE A U.L. APPROVED METHODS.

SHEET INDEX

- 1-GENERAL
 - G1.0 COVER PAGE
- 2-CIVIL
 - C1.01 EXISTING CONDITIONS
 - C1.02 DEMOLITION PLAN
 - C1.03 PROPOSED SITE PLAN
 - C1.04 GRADING & EROSION CONTROL
 - C1.05 UTILITY PLAN
 - C1.06 LANDSCAPE PLAN
 - C1.07 LIGHTING PLAN
- 3-ARCHITECTURAL
 - A1.1 MAIN LEVEL PLAN
 - A2.0 EXTERIOR ELEVATIONS

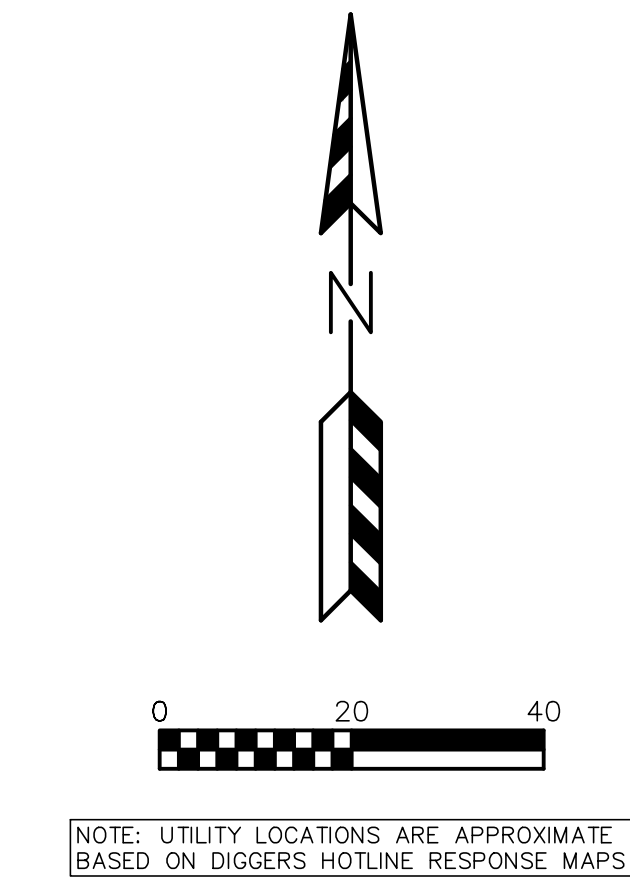
REVISIONS

No.	DATE	DESCRIPTION
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PLAN COMMISSION

SHEET TITLE:	COVER PAGE
JOB NUMBER:	26103
ISSUED DATE:	08.27.2026
DRAWN BY:	Author
SHEET NUMBER:	

G1.0



— 896 —	— EXISTING MINOR CONTOUR.
— -895- —	— EXISTING MAJOR CONTOUR.
— OHEL —	— OVERHEAD ELECTRIC LINE.
— BuEl —	— BURIED ELECTRIC LINE.
— BuTel —	— BURIED TELEPHONE LINE.
— FO —	— FIBER OPTIC LINE.
— GAS —	— GAS LINE.
— SAN —	— SANITARY SEWER MAIN OR LATERAL.
— WAT —	— WATER MAIN OR SERVICE.
	— STORM SEWER LINE.
	— ELECTRIC METER.
	— GAS METER.
	— GAS VALVE.
	— FIRE HYDRANT.
	— POWER POLE.
	— SANITARY SEWER MANHOLE.
	— STORM SEWER MANHOLE.
	— STORM SEWER INLET.
	— TELEPHONE PEDESTAL.
	— TRANSFORMER.
	— WATER VALVE.

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**EVALD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

**EXISTING
CONDITIONS
PLAN**

DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

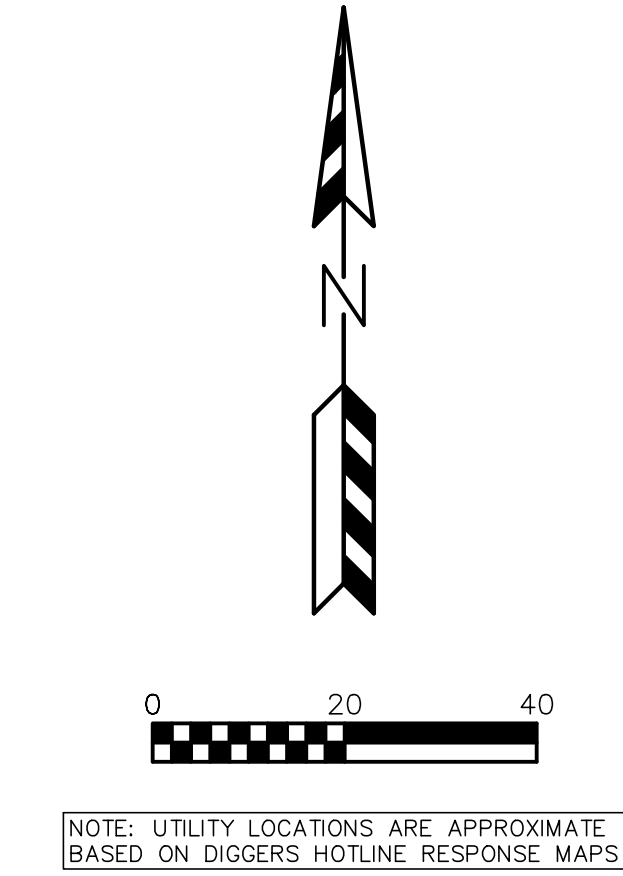
PLAN DATE:
8/28/2026

PROJECT NO:
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SHEET NO:

C1.01



— 896 —	— EXISTING MINOR CONTOUR.
— 895 —	— EXISTING MAJOR CONTOUR.
— OHEL —	— OVERHEAD ELECTRIC LINE.
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**DEMOLITION
PLAN**

DRAWN BY: **RSF**
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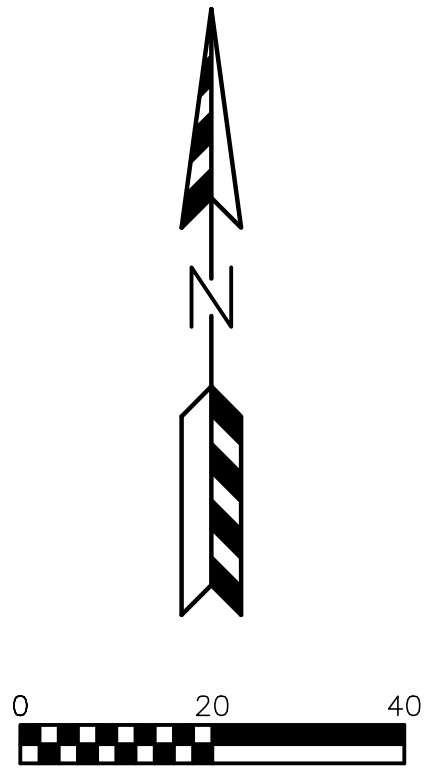
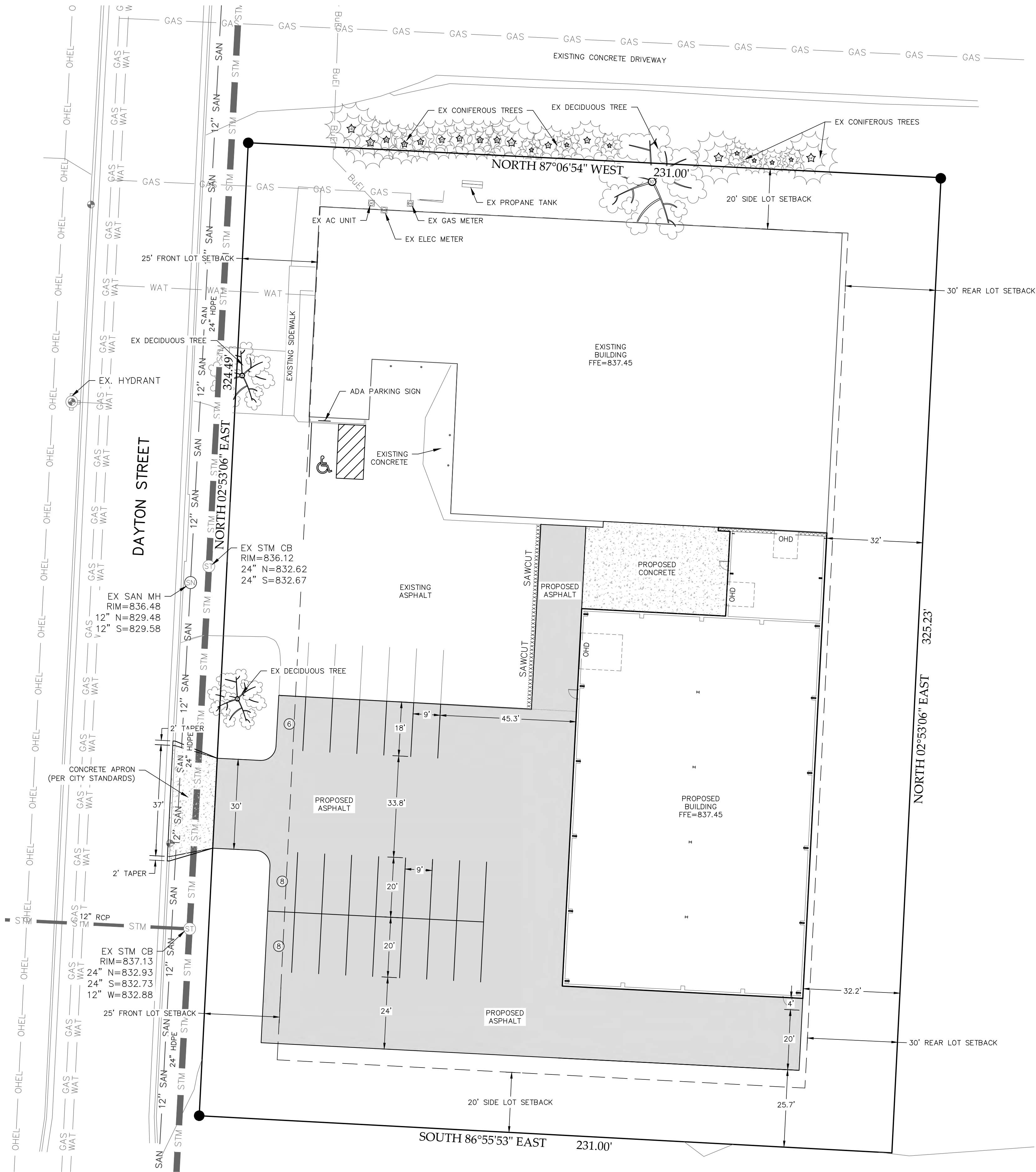
PLAN DATE:
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SUBMITTAL

SHEET NO:

C1.02



PAVING LEGEND

- ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE LOADING DOCK
6" CRUSHED AGGREGATE BASE COURSE
8" CONCRETE, 4,000 PSI, W/ 6X6 #6 WELDED WIRE MESH

LEGEND:

- Ⓢ - PARKING STALLS IN A ROW

SITE INFORMATION BLOCK

Site Address: 421 Dayton St, Watertown, WI
Legal Description: Lot 1 CSM 1792
Site Acreage: 1.723 Acres

Zoning: Current: GI-General Industrial

Setbacks
Front Yard: 25 feet
Side Yard: 20 feet
Rear Yard: 30 feet

Existing Site Areas		
Description	Area (sf)	% Impervious
Building	15,376	20.49
Asphalt/Concrete	15,307	20.40
Gravel	6,967	9.28
Total Impervious	37,650	50.17
Lawn	37,393	49.83
Total	75,043	100.00

Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	26,429	35.22
Asphalt/Concrete	25,581	34.09
Total Impervious	52,010	69.31
Lawn	23,033	30.69
Total	75,043	100.00

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
- ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

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**EVALD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

**PROPOSED
SITE PLAN**

DRAWN BY:

RSF

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

8/28/2026

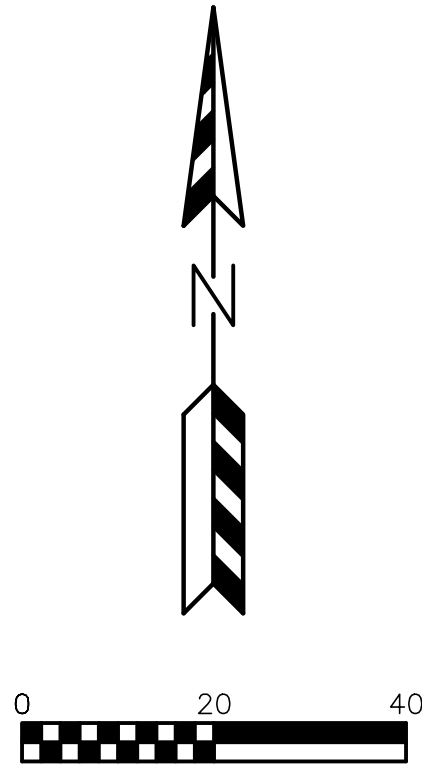
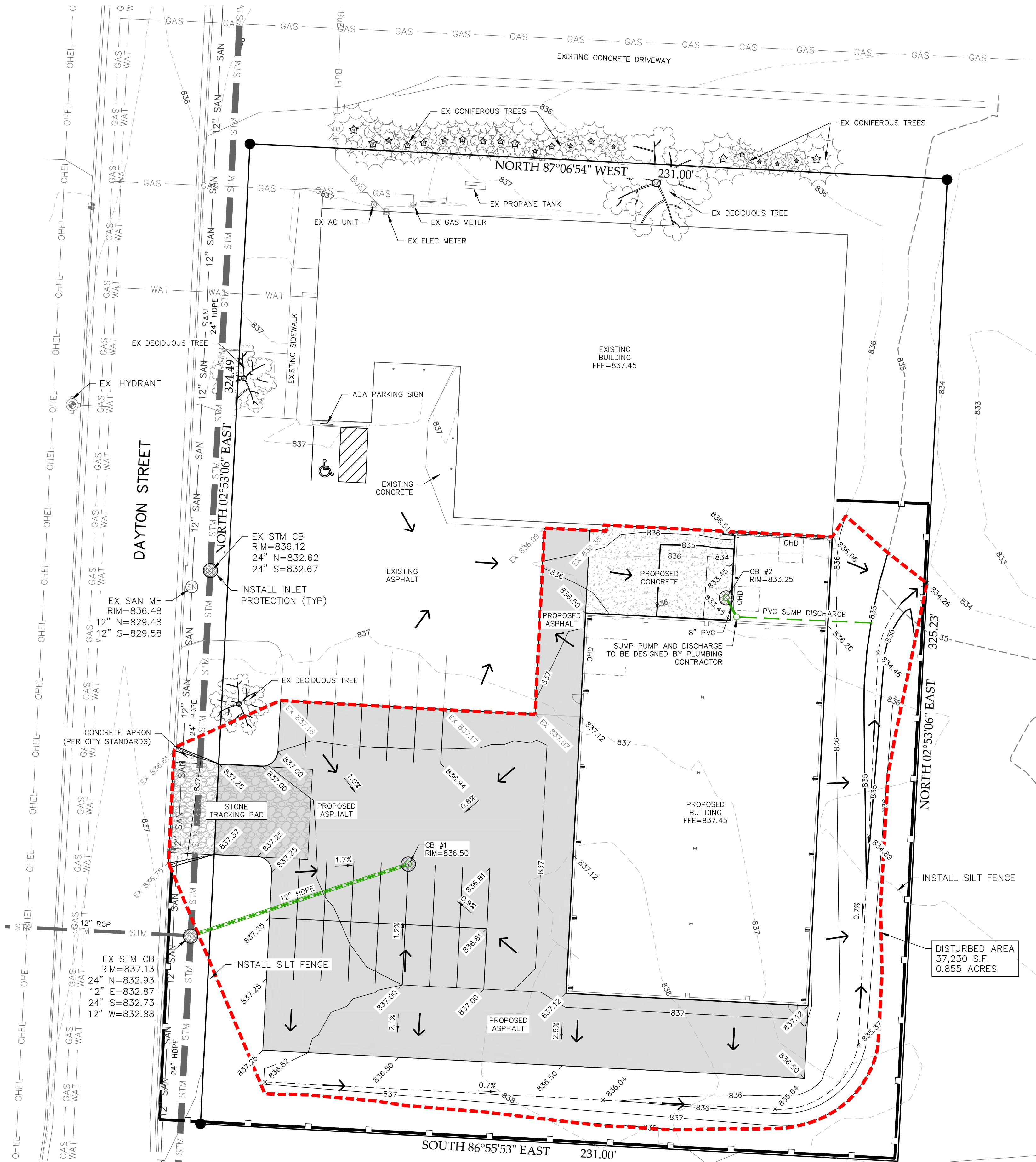
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SUBMITTAL

SHEET NO:

C1.03



DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
 - - - 935+ - - - EXISTING MAJOR CONTOUR.
 - - - 936 - - - PROPOSED MINOR CONTOUR.
 - - - 935 - - - PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED CURB FLANGE ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - - - - - PROPOSED STORM SEWER.
 - - - - - EXISTING STORM SEWER.
 - [Symbol] - INSTALL WISDOT TYPE D INLET PROTECTION.
 - [Symbol] - INSTALL SILT FENCE.
 - [Symbol] - INSTALL DITCH CHECK.
 - [Symbol] - DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

OCTOBER 1, 2026

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF WATERTOWN SHALL HAVE A TRACKING PAD.

OCTOBER 2, 2026 - MARCH 1, 2027

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE"
3. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
4. CONSTRUCT BUILDING PAD AND BUILDING
5. CONTINUE SITE GRADING.
6. INSTALL BASE COURSES, PROPOSED PAVEMENTS
7. INSTALL LANDSCAPING.
8. APPLY FINAL STABILIZATION TO ENTIRE SITE.

MARCH 2 - 15, 2027

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF WATERTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

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WATERTOWN, WI 53094**

PLAN TITLE:
**GRADING &
EROSION
CONTROL
PLAN**

DRAWN BY:
RSF

DESIGNED BY:
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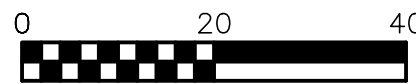
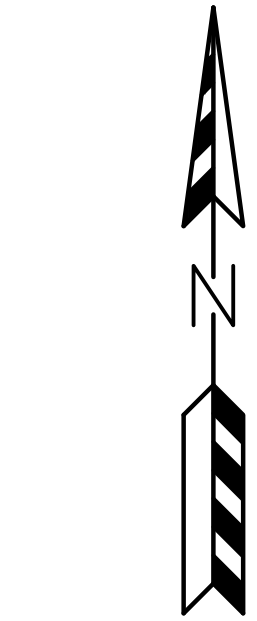
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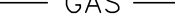
PROJECT NO:
\SR-70-26

SUBMITTAL

SHEET NO:
C1.04



	— OHEL —	— OVERHEAD ELECTRIC LINE.
	— BuEl —	— BURIED ELECTRIC LINE.
	— BuTel —	— BURIED TELEPHONE LINE.
	— FO —	— FIBER OPTIC LINE.
	— GAS —	— GAS LINE.
	— SAN —	— SANITARY SEWER.
	— WAT —	— WATER MAIN OR SERVICE.
		— STORM SEWER LINE.

- | | |
|---|---------------------------|
|  | - GAS VALVE. |
|  | - FIRE HYDRANT. |
|  | - POWER POLE. |
|  | - SANITARY SEWER MANHOLE. |
|  | - STORM SEWER MANHOLE. |
|  | - STORM SEWER INLET. |
|  | - TELEPHONE PEDESTAL. |
|  | - TRANSFORMER. |
|  | - WATER VALVE. |
|  | - PROPOSED SANITARY SEWER |
|  | - PROPOSED WATER MAIN |
|  | - PROPOSED STORM SEWER. |
|  | - PROPOSED GAS MAIN |

STORM SEWER TABLE		
Structure	Structure Diameter	Neenah Casting
Number	(Inches)	or Equivalent
CB #1	24	R-2510
CB #2	24	R-2510

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**EVOLD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

UTILITY PLAN

DRAWN BY:

RSF

DESIGNED BY

KJP

CHECKED B

KJP

PLAN DATE:

8/28/2026

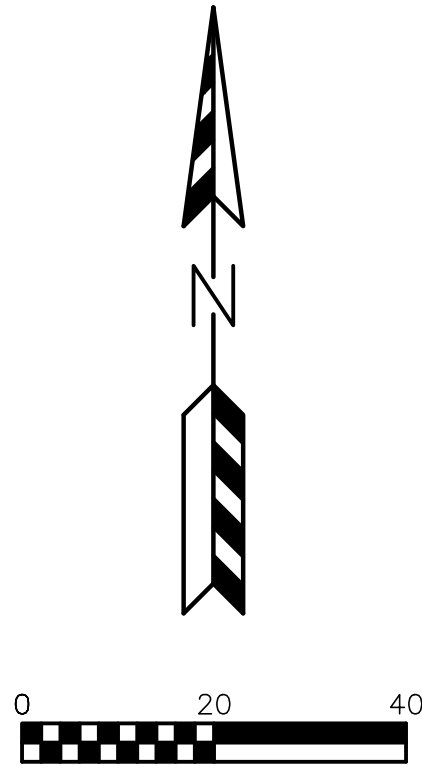
PROJECT NO.

\SR-70-26'

SUBMITTAL

SHEET NO:

C1.05



SHREDDED HARDWOOD MULCH

LANDSCAPE PLANT LIST						
Key	Qty	Size	Scientific Name	Common Name	Root	Mature
ABM SWO	3		Canopy Trees			
	2	2"	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	BB	40'-50'
	1	2"	Quercus Bicolor	Swamp White Oak	BB	50'-60'
TA	11		Evergreen Trees			
	11	4'	Thuja occidentalis 'Techny'	Techny Arborvitae	BB	15' x 20'
ACV	7		Deciduous Shrubs			
	7	36"	Viburnum trilobum	American Cranberry Bush Viburnum	POT	10'x12'
KFR	12		Ornamental Grasses			
	12	1 G	Calamagrostis x acutifolia 'Karl Foerster' Karl Foerster Reed Grass		CON	2'x5'

NOTES:

Disturbed turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mat mulch.

Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"

Plantings beds to be mulched with shredded hardwood mulch spread to a depth of 3" over weed barrier fabric.

Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

Owner will be responsible for landscape maintenance after completion and acceptance of the project.

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**EVOLD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

LANDSCAPE PLAN

DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

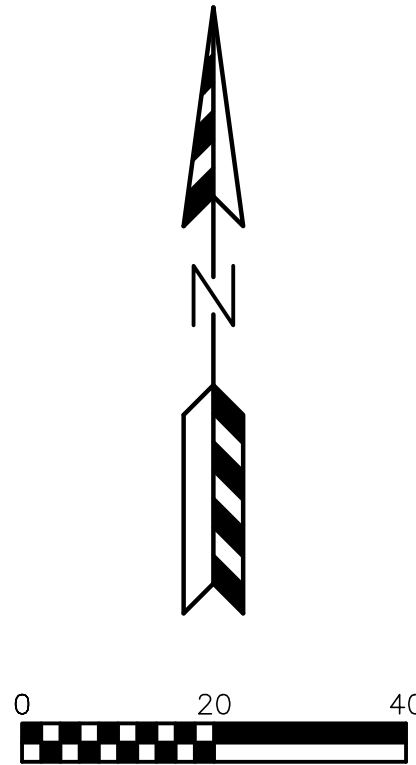
PLAN DATE:
8/28/2026

PROJECT NO:
\SR-70-26

SUBMITTAL

SHEET NO:

C1.06



GEKKO WALL PACK
PRODUCT NUMBER FOR ORDERING IS:
GKO-PB2C-730-U-T4W
TYPE A

Luminaire Schedule								
Symbol	Quantity	Label	Manufacturer	Description	Model Number	Lum Lumens	Lum Watts	LLF
☐	4	A	COOPER LIGHTING	GEKKO WALL PACK	GKO-PB2C-730-U-T4W	7,551	58.2	0.9

Calculation Summary						
Calc Type	Units	Average	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.13	8.61	0	0	0

NOTES:

- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
- 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
- 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
- 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
- 5) PSE, LLC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**REVALD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

LIGHTING PLAN

DRAWN BY: **RSF**
DESIGNED BY: **RSF**
CHECKED BY: **KJP**

PLAN DATE:
8/28/2026

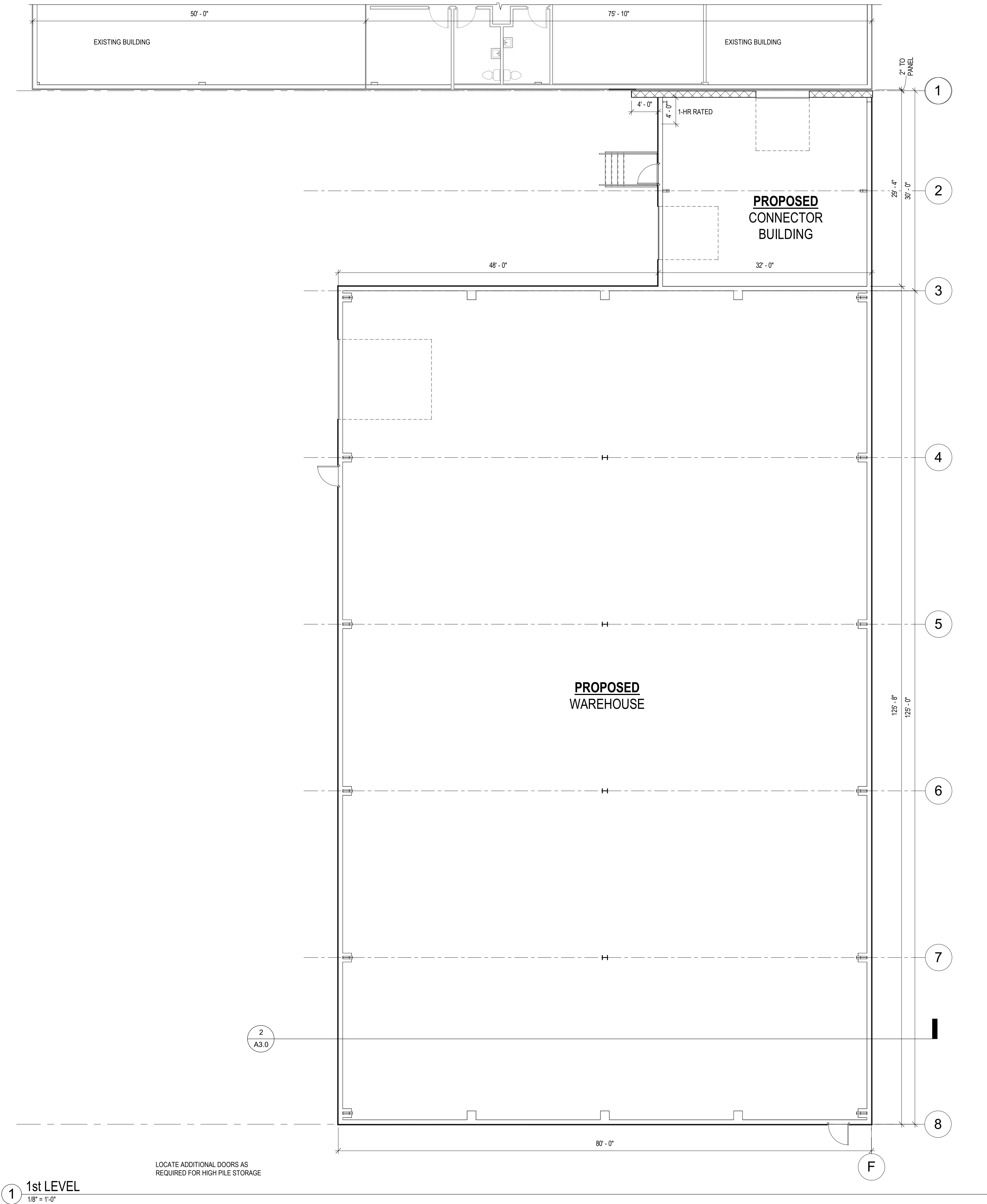
PROJECT NO:
\SR-70-26

SUBMITTAL

SHEET NO:

C1.07

8/27/2026 4:21:11 PM



1 1st LEVEL
1/8" = 1'-0"

LOCATE ADDITIONAL DOORS AS
REQUIRED FOR HIGH PILE STORAGE

EVALD MOULDING ADDITION
421 Dayton St
Watertown, WI

REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

PLAN COMMISSION

SHEET TITLE:	MAIN LEVEL PLAN
JOB NUMBER:	26103
ISSUED DATE:	08.27.2026
DRAWN BY:	Author
SHEET NUMBER:	

A1.1

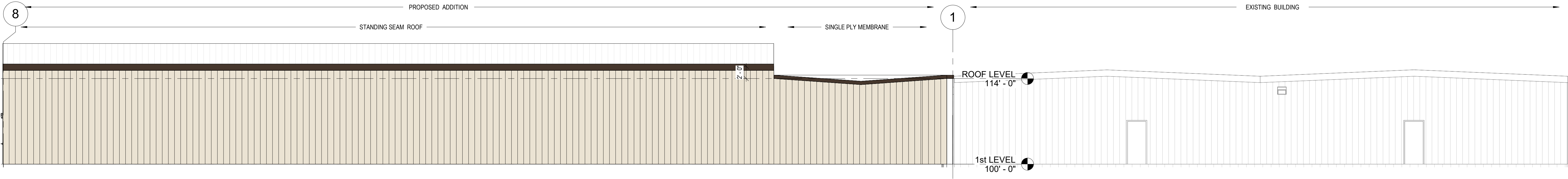


NORTH

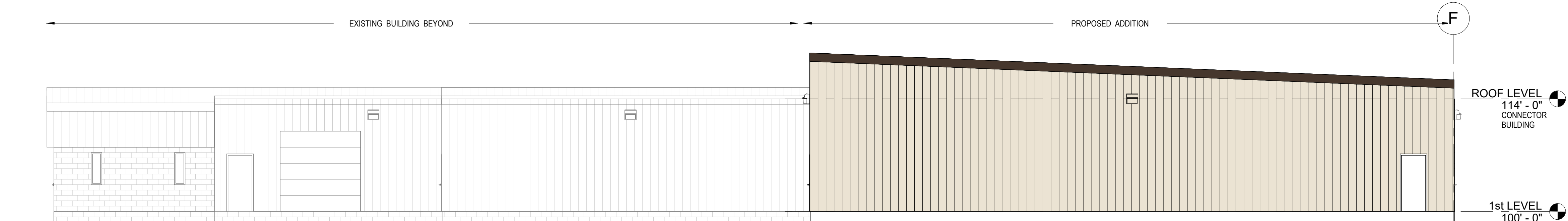
71

EVALD MOULDING ADDITION

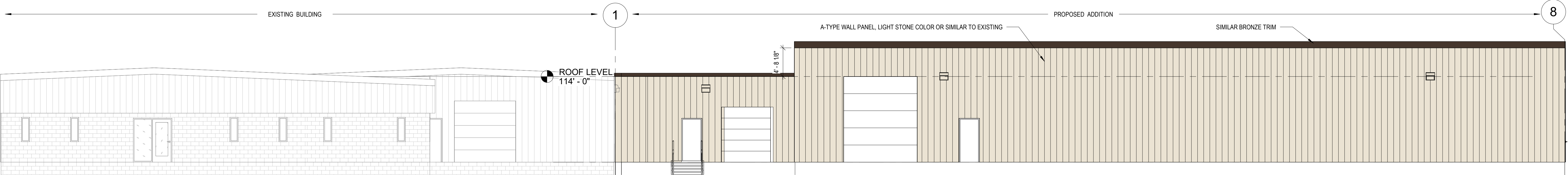
421 Dayton St
Watertown, WI



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



2 SOUTH ELEVATION
1/8" = 1'-0"



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

REVISIONS

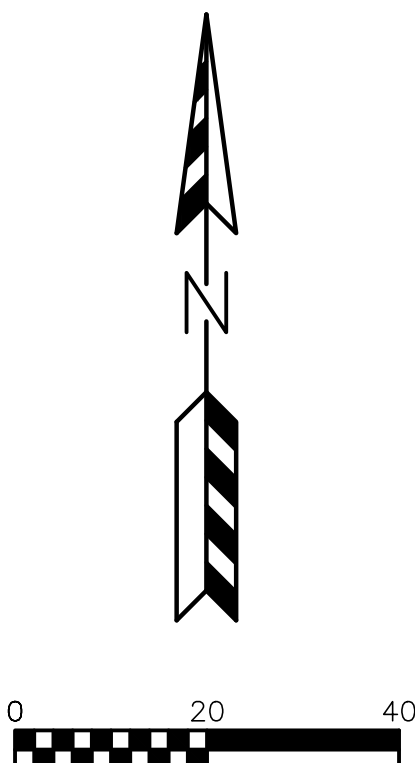
No.	DATE	DESCRIPTION
-----	------	-------------

PLAN COMMISSION

SHEET TITLE:	EXTERIOR ELEVATIONS
JOB NUMBER:	26103
ISSUED DATE:	08.27.2026
DRAWN BY:	ks
SHEET NUMBER:	

A2.0

72

 SHREDDED HARDWOOD MULCH

NOTES:

Disturbed turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mat mulch.

Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"

Plantings beds to be mulched with shredded hardwood mulch spread to a depth of 3" over weed barrier fabric.

Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

Owner will be responsible for landscape maintenance after completion and acceptance of the project.

Proposed Addition:	GI- General Industrial	Required	Proposed
Paved Area=	10247 sf	40 points per 10,000 sq ft of parking area	41 45
Street Frontage=	325 ft	20 points per 100 linear feet of street frontage	65 75
Building Perimeter=	440 ft	20 points per 100 feet of building foundation	88 100
Building Floor Area=	11053 sf	5 points per 1,000 sq ft of building footprint	55 290
		Totals	249 510

[illegible]

PSE
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www.parishse.com

PROJECT TITLE:
**REVALD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

**LANDSCAPE
PLAN**

DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

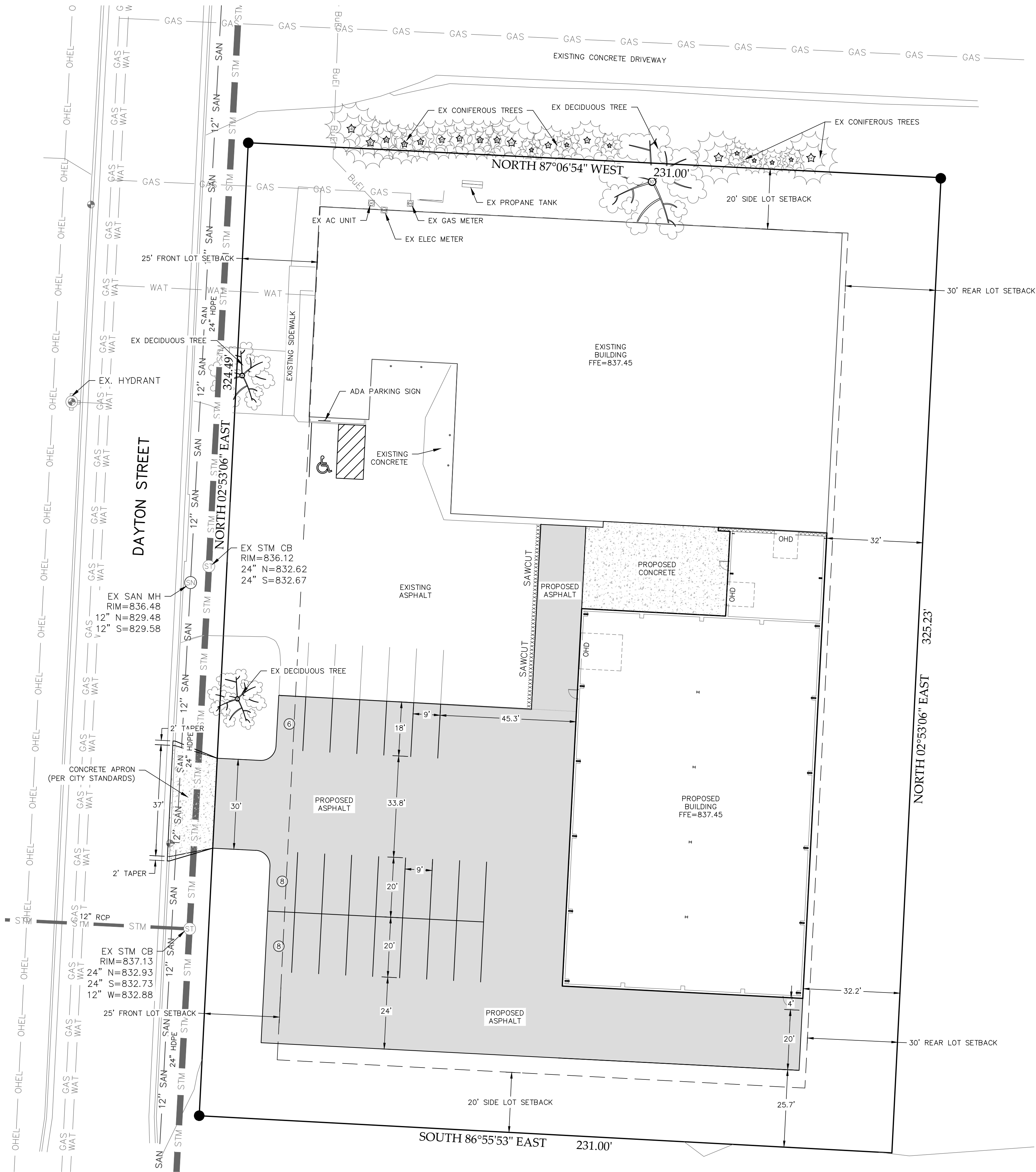
PLAN DATE:
9/4/2026

PROJECT NO:
\SR-70-26

SUBMITTAL

SHEET NO:

C1.06



PAVING LEGEND

- ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE LOADING DOCK
6" CRUSHED AGGREGATE BASE COURSE
8" CONCRETE, 4,000 PSI, W/ 6X6 #6 WELDED WIRE MESH

LEGEND:

- ⑧ - PARKING STALLS IN A ROW

SITE INFORMATION BLOCK

Site Address: 421 Dayton St, Watertown, WI
Legal Description: Lot 1 CSM 1792
Site Acreage: 1.723 Acres

Zoning: Current: GI-General Industrial

Setbacks
Front Yard: 25 feet
Side Yard: 20 feet
Rear Yard: 30 feet

Existing Site Areas		
Description	Area (sf)	% Impervious
Building	15,376	20.49
Asphalt/Concrete	15,307	20.40
Gravel	6,967	9.28
Total Impervious	37,650	50.17
Lawn	37,393	49.83
Total	75,043	100.00

Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	26,429	35.22
Asphalt/Concrete	25,581	34.09
Total Impervious	52,010	69.31
Lawn	23,033	30.69
Total	75,043	100.00

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
- ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**EVOLD MOULDING ADDITION
421 DAYTON ST
WATERTOWN, WI 53094**

PLAN TITLE:

**PROPOSED
SITE PLAN**

DRAWN BY:

RSF

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

8/28/2026

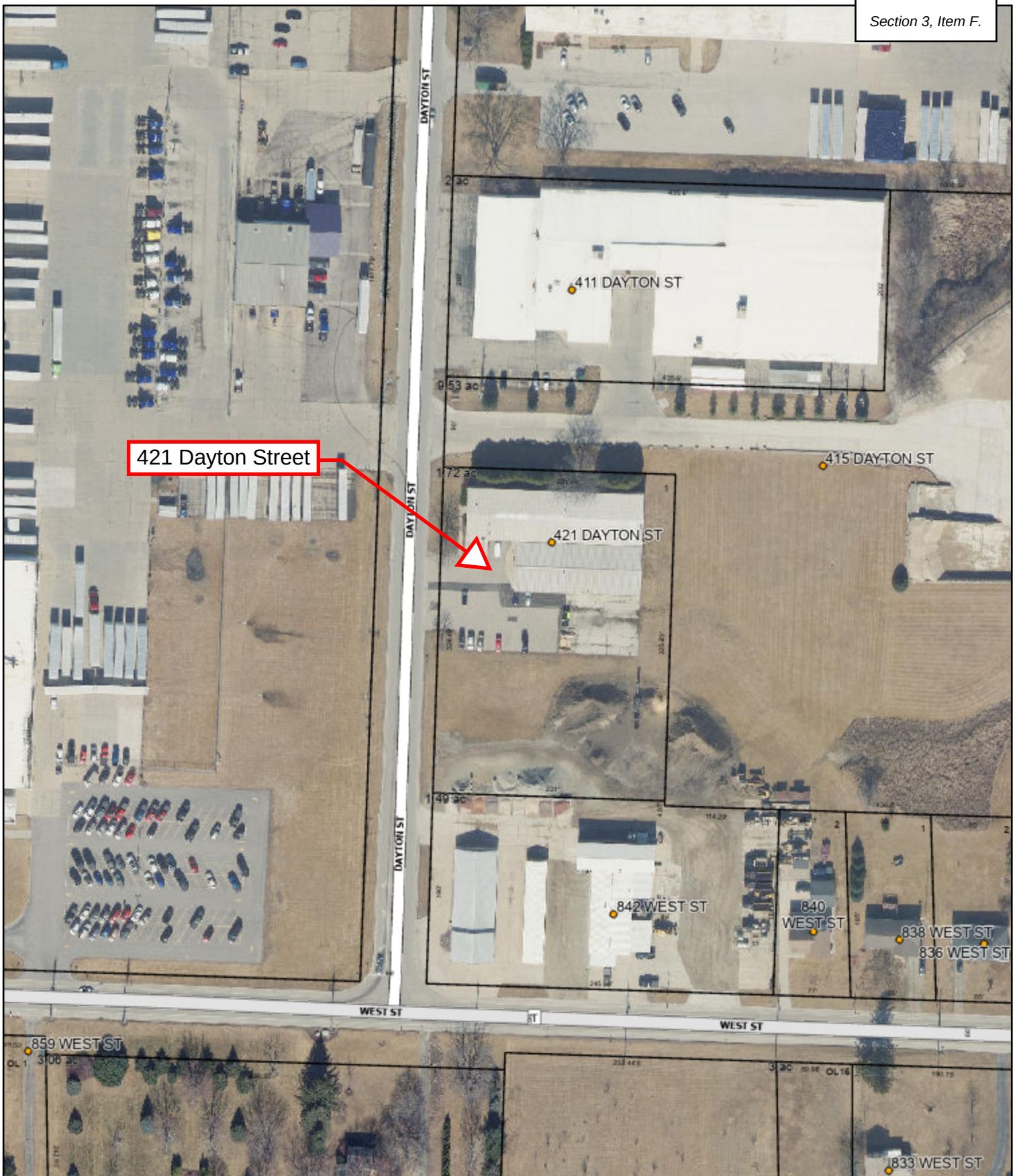
PROJECT NO:

\SR-70-26

SUBMITTAL

SHEET NO:

C1.03



Municipal Boundary



Addresses



Parcels Boundaries

Address Labels



City of Watertown Geographic Information System

Scale: 1:1,539

SCALE BAR = 1"

Printed on: Septem
Author:

75

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.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: Initial Review and Scheduling of a Public Hearing for a Rezoning Request

A rezoning requested by Fred Bachmann, agent for FNB Properties LLC, to change the zoning on parcels located at 1200 and 1202 Wakoka St. Parcel PIN(s): 291-0815-0443-014 & 291-0815-0443-015.

SITE DETAILS:

Acres: 0.91 & 1.59
Current Zoning: General Industrial (GI) & General Business (GB)
Existing Land Use: Parking Lot and Warehouse
Future Land Use Designation: Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from General Industrial (GI) to General Business (GB) for the parcel located at 1200 Wakoka Street to construct a multi-tenant commercial building. The building will house the Bachmann Pools and Spas Service Center, an auto repair business, and two other future tenant spaces. A future Conditional Use Permit (CUP) will be required to approve the auto repair business at this site.

The applicant is also proposing to change the zoning designation from General Business (GB) to General Industrial (GI) for the parcel located at 1202 Wakoka Street. This parcel contains the existing Bachmann Pools and Spas warehouse. This zoning change will bring the existing warehouse use into conformance with the zoning code.

In addition to these zoning changes, the applicant will be proposing a Certified Survey Map (CSM) and a Planned Development (PD) Overlay Rezoning in association with this project. The proposed CSM will adjust the property line between the two properties and the PD Overlay Zoning will request zoning flexibilities for the new commercial building and the existing warehouse. These items will come before the Plan Commission at a future meeting date.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Comprehensive Plan Future Land Use (FLU) designations include Planned Mixed Use to the north, Mixed Industrial and Planned Mixed Use to the east, Neighborhood Mixed Use to the south and Single Family Residential to the west.

Nearby Zoning Districts include General Industrial Zoning to the north and south, General Industrial and Heavy Industrial Zoning to the east, and Two-Family Residential Zoning to the west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezonings and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

- (1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.
- (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection **D(3)(a)** through (c) above, after taking into consideration the proposal by the applicant

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for October 6th, 2026
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the public hearing date at the Common Council for October 6th, 2026.

ATTACHMENTS:

- Application materials.

City of Watertown Site Plan Review and Approval Use Descriptions

FNB Properties Site Improvements

Description of the intended use describing in reasonable detail the following:

1. Existing and proposed zoning districts
 - a. Parcel 291-0815-0443-015 (1202 Wakoka Street) is currently zoned General Business (GB). The proposed zoning district for Proposed Lot 2 is General Industrial (GI)
 - b. Parcel 291-0815-0443-014 (1200 Wakoka Street) is currently zoned General Industrial (GI). The proposed zoning district for Proposed Lot 1 is General Business (GB)
2. Land Use Plan Map Designations (per Watertown GIS Mapping layer "Existing Land Use 2009 Comp Plan")
 - a. Parcel 291-0815-0443-015 is listed as General Industrial (GI)
 - b. Parcel 291-0815-0443-014 is listed as General Industrial (GI)
3. Current Land uses present on the subject property
 - a. Parcel 291-0815-0443-015 is used as a warehouse.
 - b. Parcel 291-0815-0443-014 is utilized as a semi-trailer parking lot
4. Proposed land uses for the subject property
 - a. Proposed Lot 2 will maintain the current use
 - b. Proposed Lot 1 has a proposed mixed land use of vehicle repair and maintenance services, business and mercantile.
5. Projected number of employees, and daily customers
 - a. Proposed Lot 2 will maintain the same number of employees.
 - b. Proposed Lot 1 will have a projected number of employees of 12.
6. Proposed amount of floor area, impervious surface area, landscape surface area, resulting floor area ratio, impervious surface area ratio, and landscape surface area ratio.
 - a. Proposed Lot 2 will have no changes to the site.
 - b. Proposed Lot 1 is proposed to have:
 - i. 11,160 sq.ft. of floor area
 - ii. 39,067 sq.ft. of impervious surface
 - iii. 7,097 sq.ft. of dedicated green space
 - iv. 23.84% floor area ratio
 - v. 82.42% impervious surface area ratio
 - vi. 15.16% green space surface area ratio
7. Operational consideration relating to hours of operation, projected normal and peak water usage, sanitary sewer loadings, and traffic generation.
 - a. Proposed Lot 2 will have no change to general operations.

- b. Proposed Lot 1 is proposed to have typical business hours with the majority of the the water usage and sanitary sewer loadings coming from the employees during the typical business hours
- 8. Operational Considerations relating to potential nuisance creating pertaining to noncompliance with the performance standards addressed in Article XI: Performance Standards.
- 9. The proposed development shall comply with all requirements of Article XI
- 10. Exterior building and fencing materials
 - a. Proposed Lot 2 will have no changes to the existing building
 - b. Proposed Lot 1 is proposed to have a new building constructed. The exterior of the building is proposed to be metal with a brick facade towards the base. The proposed buffer yard fence is proposed to be constructed of wood.
- 11. Possible future expansion and related implications for points above.
 - a. No future exterior expansions are proposed for either lot.
- 12. Any other information Pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

SITE IMPROVEMENTS FOR **FNB PROPERTIES** CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN SW1/4 OF THE SE1/4 AND GOVERNMENT LOT 4, SECTION 4, TOWN 8 NORTH, RANGE 15 EAST

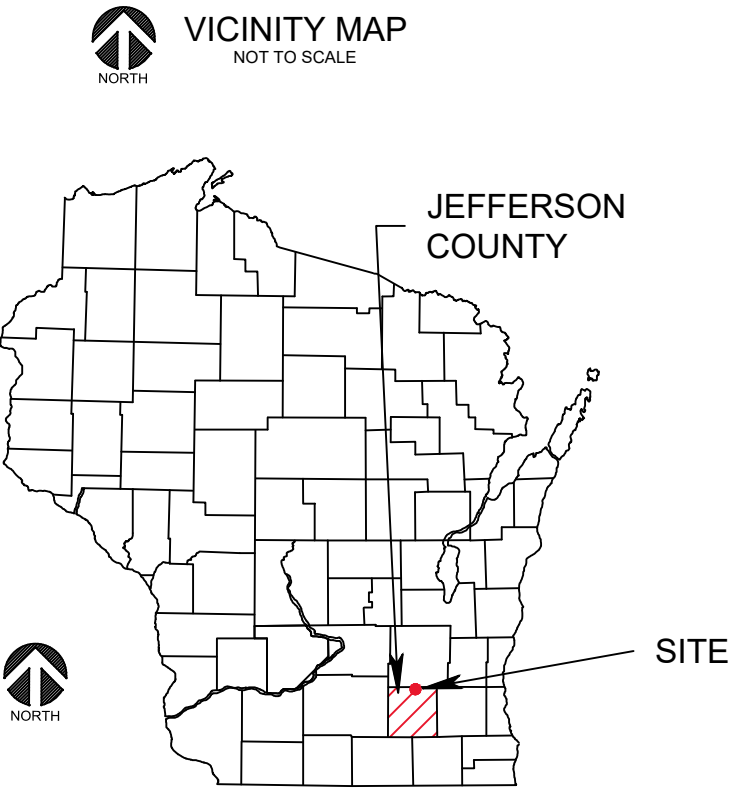
DRAWING INDEX

C0.0	TITLE SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	PROPOSED SITE LAYOUT
C3.1	PROPOSED SITE LAYOUT DETAIL
C3.2	VEHICLE TRACKING
C3.3	VEHICLE TRACKING
C4.0	PROPOSED GRADING PLAN
C4.1	PROPOSED GRADING PLAN DETAIL
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0-C7.3	CONSTRUCTION DETAILS
LP.1.0	LANDSCAPING PLAN
LP1.1	LANDSCAPING DETAILS



LEGEND

	3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
	3/4" IRON ROD FND.
	MAG NAIL FND.
	1" IRON PIPE FND.
	POWER POLE
	HANDICAP PARKING STALL
	FIBER MANHOLE
	GAS VALVE
	ELECTRIC BOX
	FIRE HYDRANT
	WATER BOX
	CATCH BASIN
	SANITARY SEWER MANHOLE
	MANHOLE ORIGIN UNKNOWN
	OVERHEAD UTILITY LINE
	CHAINLINK FENCE



PROJECT INFORMATION

OWNER: FNB PROPERTIES LLC
N2494 THUNDER HILLS ROAD
LODI, WI 53555

ENGINEER: GROTHMAN & ASSOCIATES, SC
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
EMAIL: ttoro@grothman.com

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

[illegible]

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
TITLE SHEET

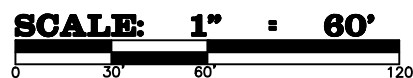
G&A PROJECT NO. _____
SHEET NO. _____

114

CO.0

81





EXISTING PERCENTAGE OF IMPERVIOUS SURFACE = 88.91%

MARK:
OUT OF
HYDRANT
V = 818.8

DEMOLITION NOTES

1. THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS, RECORD DRAWINGS, UTILITY MAPS, AND/OR OTHER AVAILABLE INFORMATION.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. HORIZONTAL AND VERTICAL CONTROL IS BASED ON JEFFERSON COUNTY COORDINATE SYSTEM NAD83(2011) AND NORTH AMERICAN VERTICAL DATUM 1988 (NAV88).
4. TOPOGRAPHIC FEATURES SHOWN ARE BASED ON LIDAR DATA PROVIDED BY JEFFERSON COUNTY.
5. SPOT ELEVATIONS AND CONTOURS REPRESENT EXISTING GROUND CONDITIONS AT THE TIME OF THE SURVEY AND ARE SUBJECT TO CHANGE.
6. EXISTING BUILDINGS, CURBS, SIDEWALKS, PAVEMENT, WALLS, AND OTHER STRUCTURES SHOWN ARE BASED ON FIELD OBSERVATION AND/OR SURVEY.
7. EXISTING SITE ACCESS POINTS ARE TO BE MAINTAINED UNLESS OTHERWISE DIRECTED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TEMPORARY ACCESS WITH THE OWNER DURING CONSTRUCTION.
8. THE OWNER AND ENGINEER MAKE NO GUARANTEE THAT ALL EXISTING FEATURES, UTILITIES, OR SUBSURFACE CONDITIONS ARE SHOWN OR CORRECTLY REPRESENTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR EXERCISING DUE CARE AND FOR VERIFYING ALL FIELD CONDITIONS.
10. BENCHMARK ELEVATIONS WERE ACQUIRED USING GPS EQUIPMENT AND MINOR DISCREPANCIES IN ELEVATION MAY BE PRESENT.

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. ALL DEMOLITION WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA STANDARDS.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR DEMOLITION ACTIVITIES.
4. ALL UTILITIES SHALL BE LOCATED AND CLEARLY MARKED BEFORE ANY DEMOLITION WORK BEGINS.
5. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO THE START OF DEMOLITION.
6. ALL ACTIVE UTILITY LINES TO BE REMOVED OR RELOCATED SHALL BE DISCONNECTED BY THE APPROPRIATE UTILITY COMPANY.
7. PROTECT ALL EXISTING UTILITIES TO REMAIN. DAMAGES TO UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. DEMOLITION SHALL BE LIMITED TO AREAS SHOWN ON THE PLANS.
9. IF HAZARDOUS MATERIALS (E.G., ASBESTOS, LEAD) ARE ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY A LICENSED AND CERTIFIED

- ABATEMENT CONTRACTOR.
10. MATERIALS TO BE SALVAGED OR REUSED SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE OWNER.
11. ALL DEBRIS SHALL BE ADEQUATELY DISPOSED OF OFF-SITE AT A LICENSED FACILITY.
12. BURNING OR BURYING OF MATERIALS ON-SITE IS STRICTLY PROHIBITED.
13. PROVIDE APPROPRIATE BARRICADES, FENCING, SIGNAGE, AND SAFETY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
14. PROVIDE DUST AND NOISE CONTROL DURING DEMOLITION ACTIVITIES.
15. STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND FREE OF DEBRIS DURING DEMOLITION.
16. UPON COMPLETION OF DEMOLITION, GRADE THE SITE TO DRAIN AS SHOWN ON THE PLANS. FILL ANY VOIDS, DEPRESSIONS, OR TRENCHES WITH APPROVED FILL MATERIAL COMPACTED TO THE SPECIFIED DENSITY.
17. RESTORE OR STABILIZE ALL DISTURBED AREAS WITH TOPSOIL AND SEED, OR OTHER GROUND COVER AS REQUIRED.
18. NOTIFY THE ENGINEER OR OWNER AT LEAST 48 HOURS PRIOR TO THE START OF DEMOLITION.
19. ALL DEMOLITION ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND APPROVAL.

DIGGERS HOTLINE
TOLL FREE: 800-242-8511

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

[illegible]

DESIGNED/DRAWN: AJ
APPROVED: TA
DRAWING ISSUE DATE: 9/1/2021

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

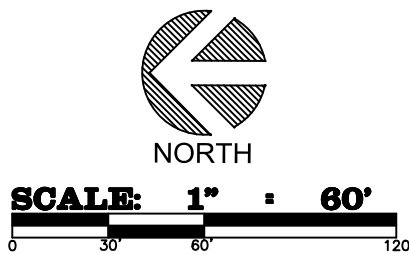
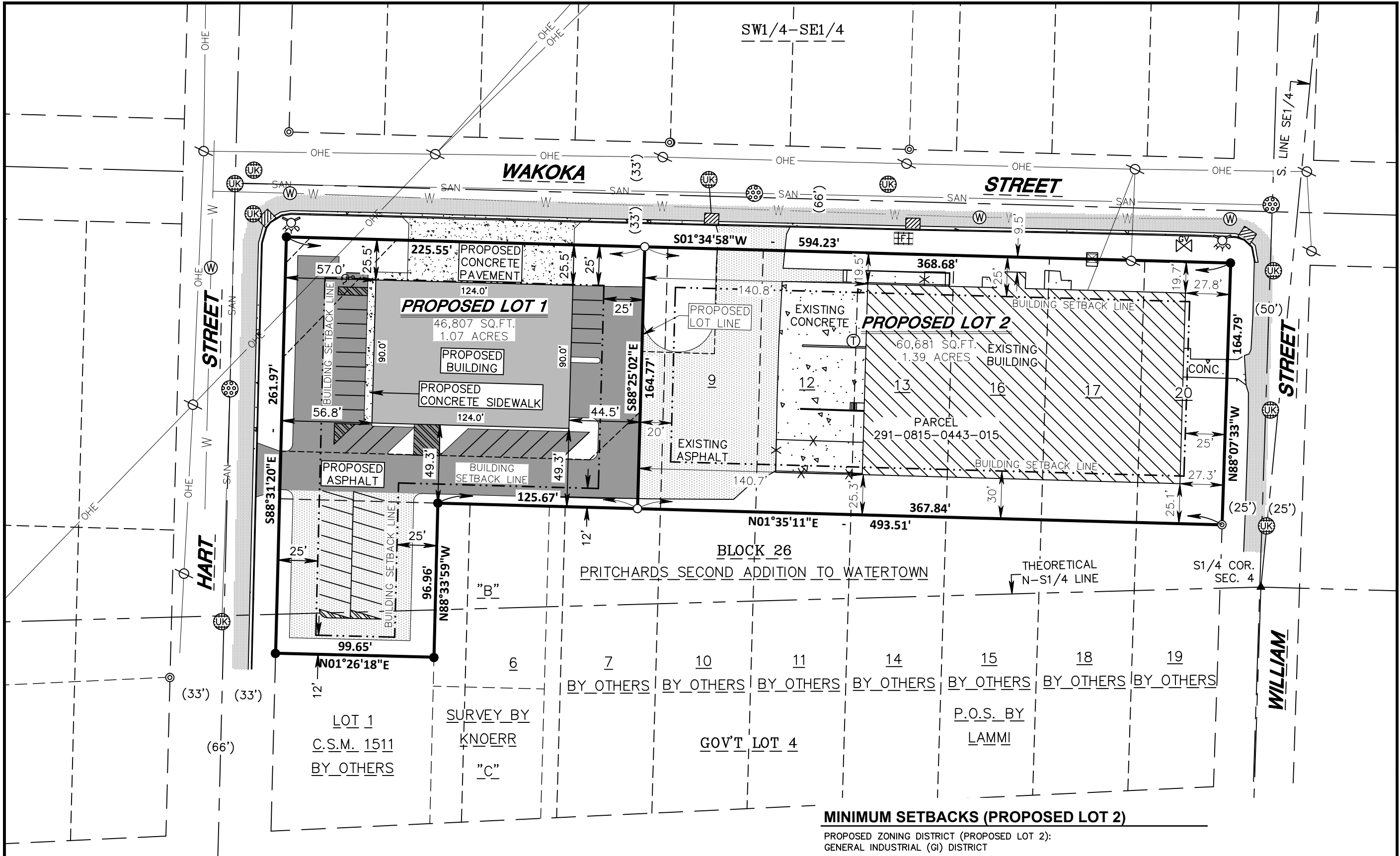
PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
**EXISTING CONDITIONS AND
DEMOLITION PLAN**

G&A PROJECT NO.:
SHEET NO.

C2.0

83



MINIMUM SETBACKS (PROPOSED LOT 2)

PROPOSED ZONING DISTRICT (PROPOSED LOT 2):
GENERAL INDUSTRIAL (G) DISTRICT

FRONT OR STREET SIDE LOT LINE: 25 FEET
40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED
RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET

RESIDENTIAL SIDE LOT LINE: 50 FEET

RESIDENTIAL REAR LOT LINE: 30 FEET

NONRESIDENTIAL SIDE LOT LINE: 20 FEET

NONRESIDENTIAL REAR LOT LINE: 30 FEET

PAVED SURFACE: SETBACK 5 FEET FROM SIDE OR REAR; 10 FEET FROM STREET

Section 3, Item G.

GROTHMAN & ASSOCIATES, S.C.
PROFESSIONAL SERVICES
625 EAST SLUFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

REVISIONS:	
#	DATE DESCRIPTION

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

PRELIMINARY

REVISIONS:	
#	DATE DESCRIPTION

SHEET NAME:
PROPOSED SITE LAYOUT

G&A PROJECT NO.:
SHEET NO.

TOLL FREE: 800-242-8511

C3.0

84

625 EAST SLIFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-887
WWW.GROTHMAN.COM: Surveying@Grothman.com

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

PRELIMINARY

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

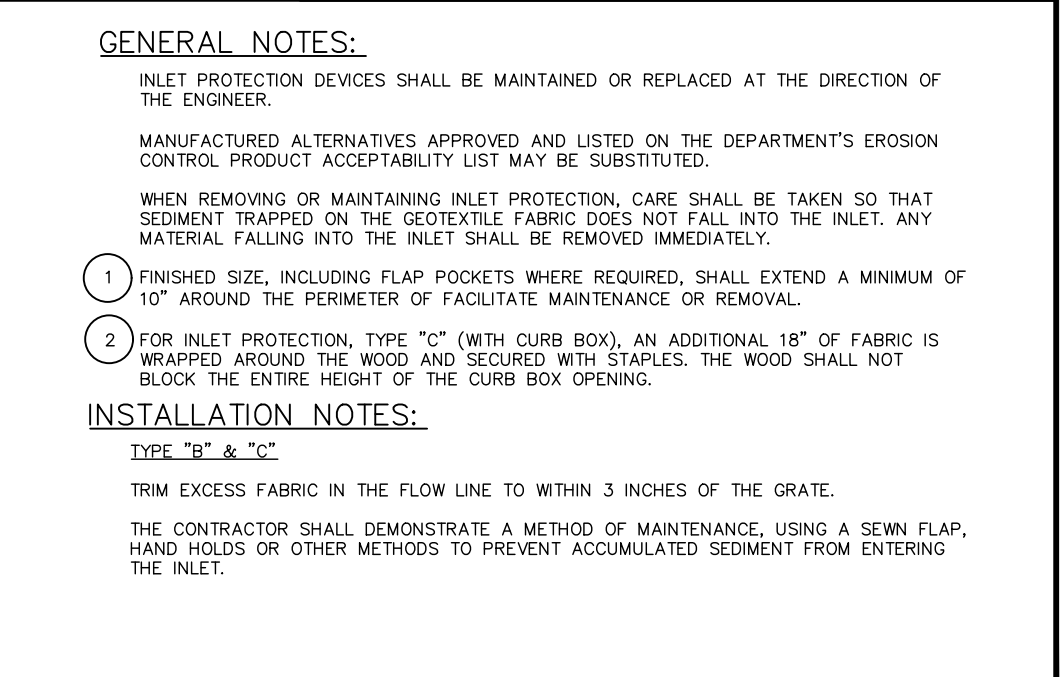
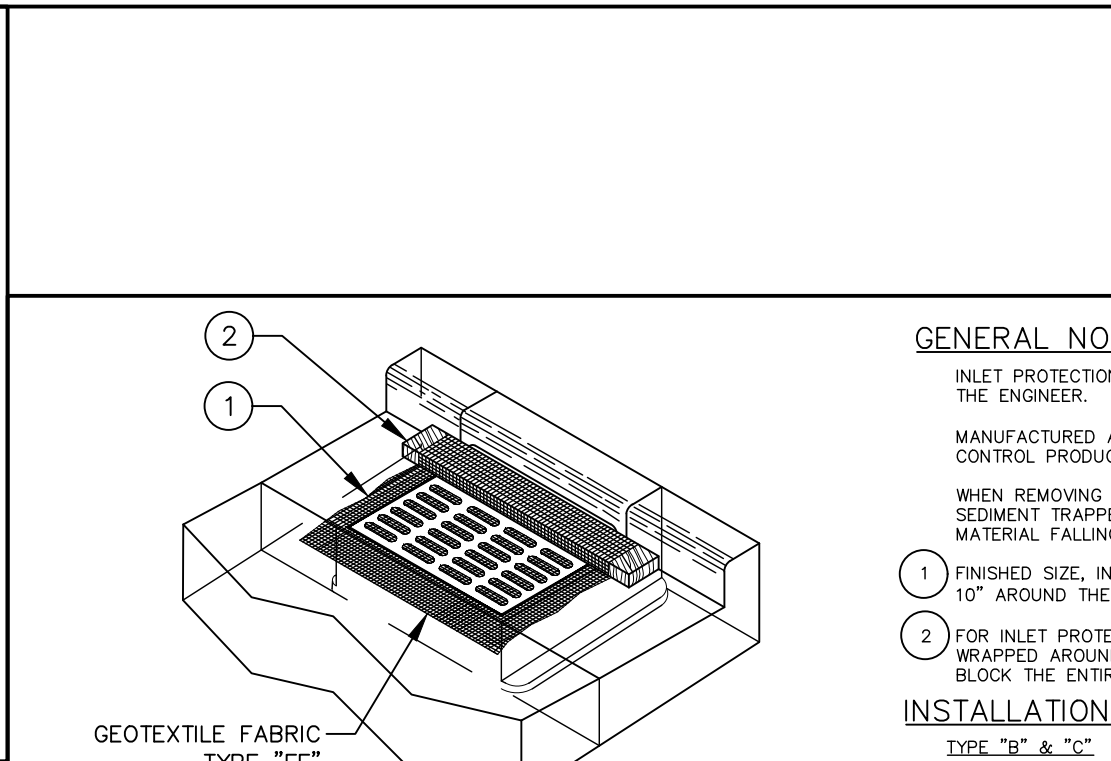
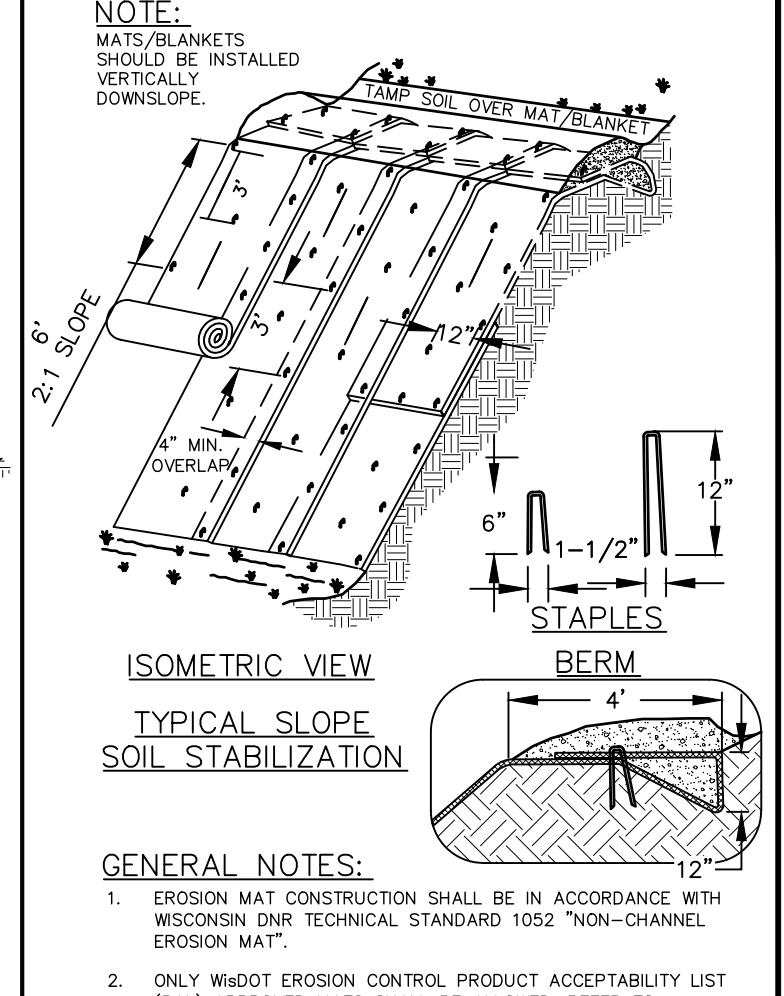
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PROPOSED SITE LAYOUT DETAIL

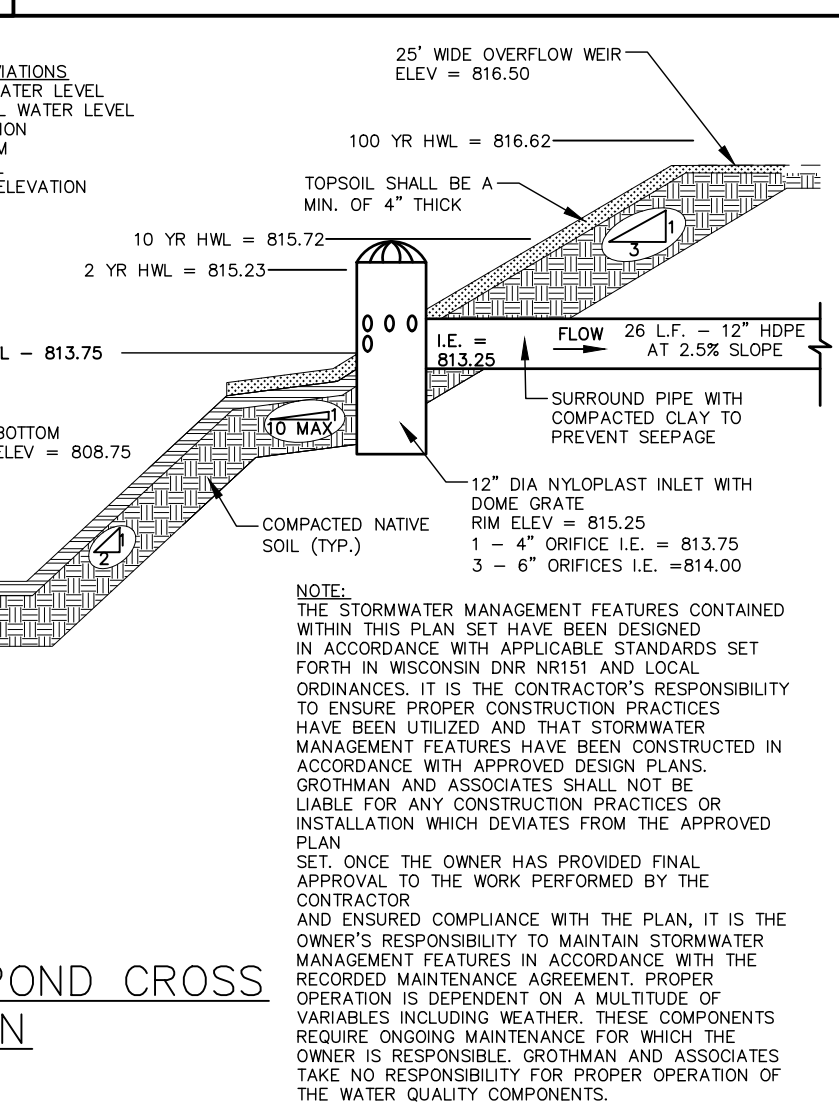
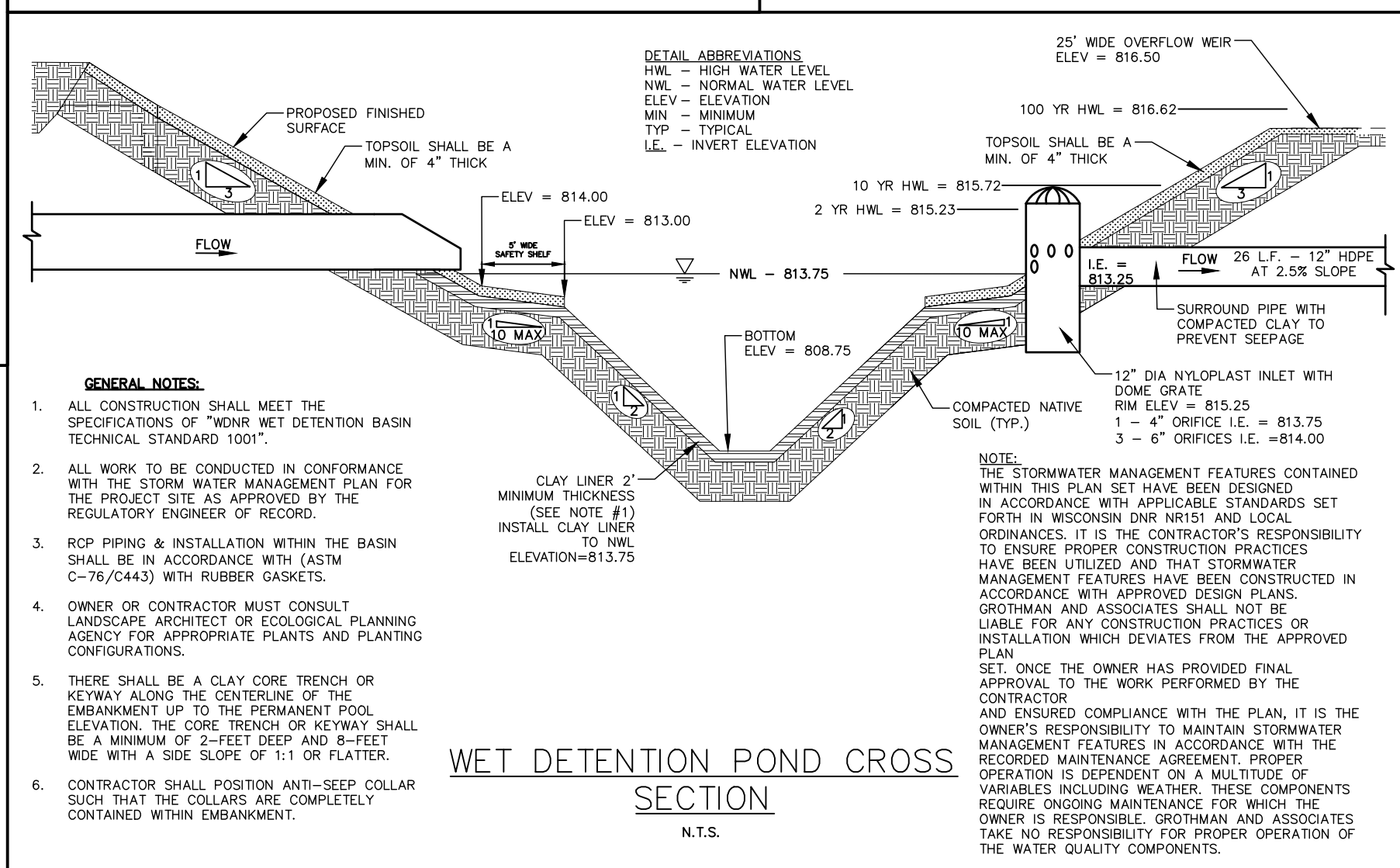
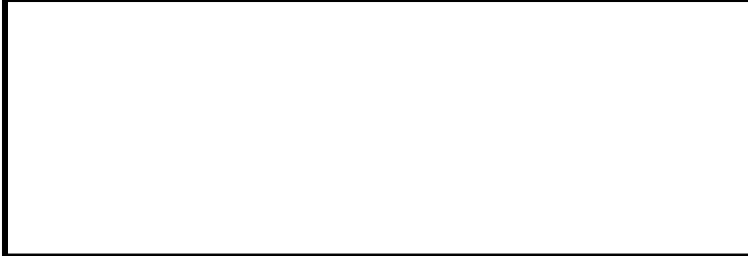
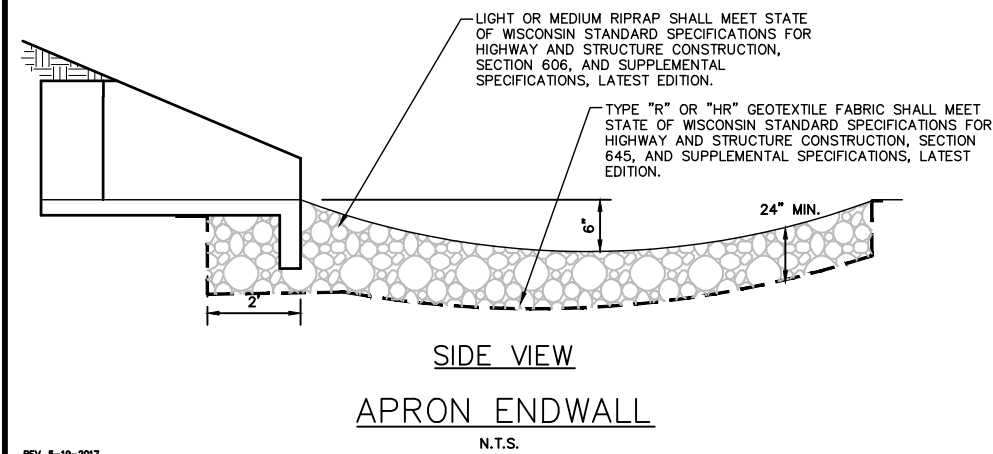
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C3.1





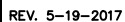
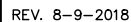
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REV. 8-9-2018

N.T.S.



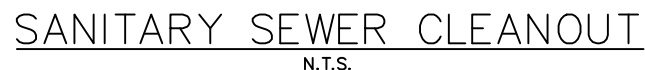
NOTES:
DIMENSIONS A & B SHALL BE DETERMINED IN THE FIELD AS
REQUIRED TO PROVIDE THE GIVEN BEARING AREA AND TO MEET
FIELD CONDITIONS.
SEE PIPING PLANS FOR THRUST BLOCK BEARING AREA (M.B.A)
FOR PIPES GREATER THAN 48" DIA.



1. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
2. USE MORTAR FOR PIPE CONNECTIONS.

N.T.S.

REV. 8-9-2018



REV. 5-19-2017

Neenah Grates
R-5900A 12-inch Pipe

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

REVISIONS:

[illegible]

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
CONSTRUCTION DETAILS

G&A PROJECT NO.:

SHEET NO.

11

9

C7.2

REV. 5-19-2017

PAINTED SYMBOL
N.T.S.

SIGN DETAILS
N.T.S.

REV. 5-19-2017

N.T.S.

8" CRUSHED STONE
PER WDOT SECTIONS
301 AND 305, 31.5 MM

REV. 7-24-2018

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

[illegible]

DESIGNED/DRAWN: A
APPROVED: T
DRAWING ISSUE DATE: 9/1/20

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
CONSTRUCTION DETAILS

G&A PROJECT NO.:
SHEET NO.

11

C7.3

NOT TO SCALE

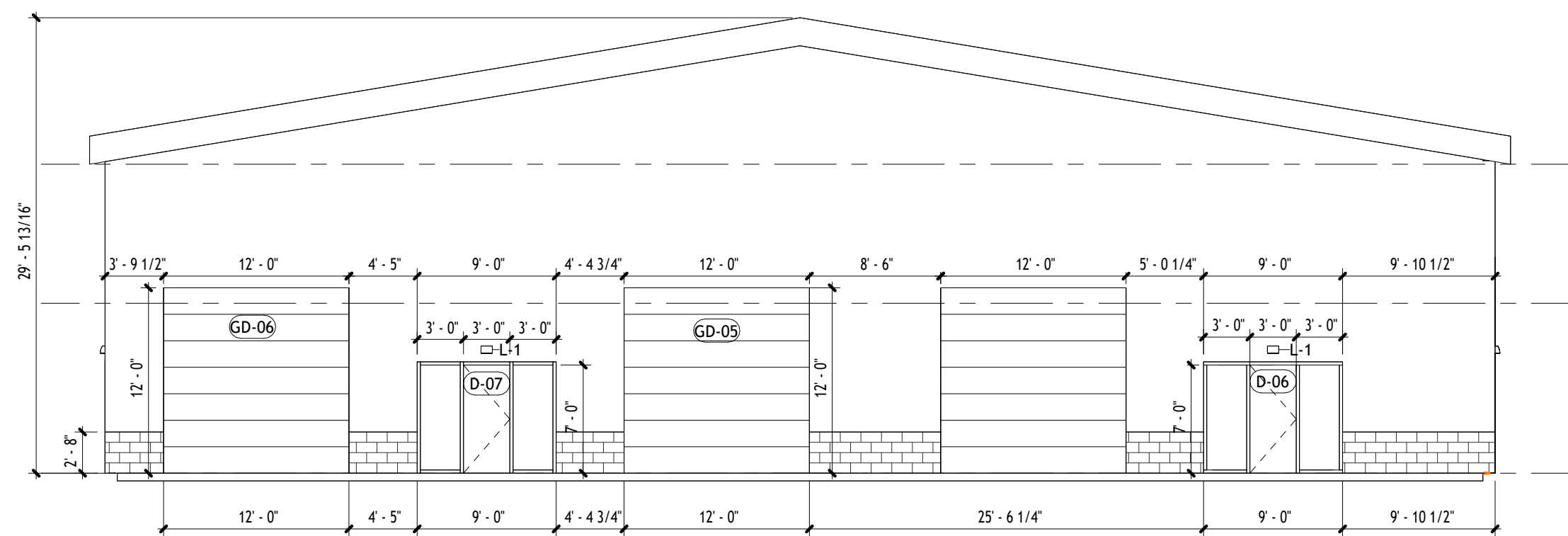
NOT TO SCALE

NOT TO SCALE

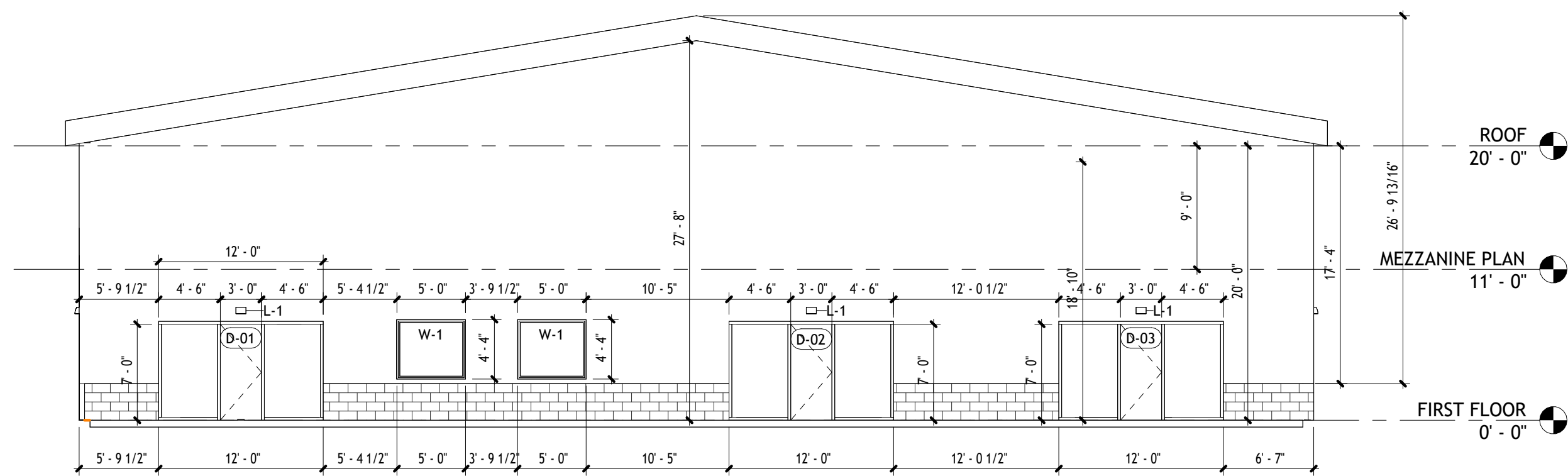
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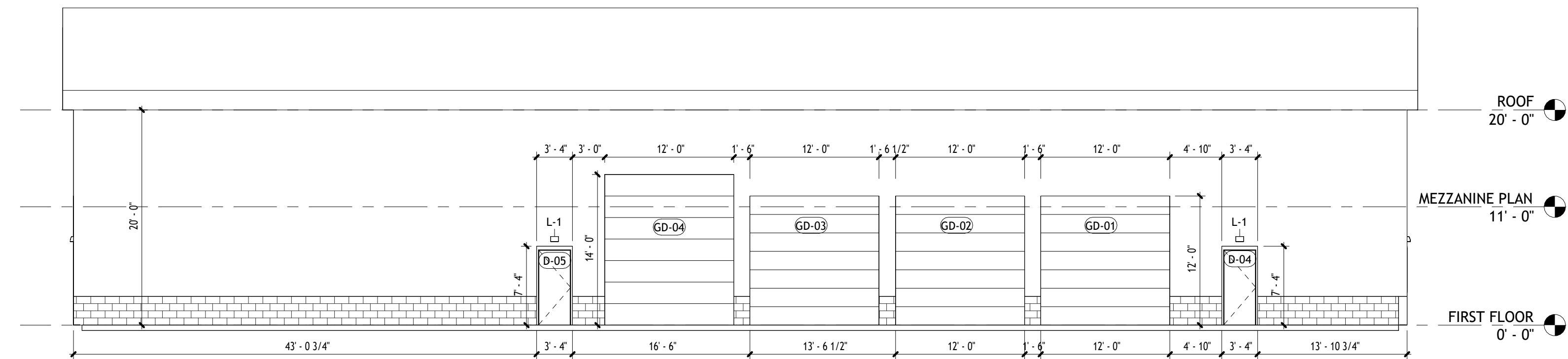
LPI.I



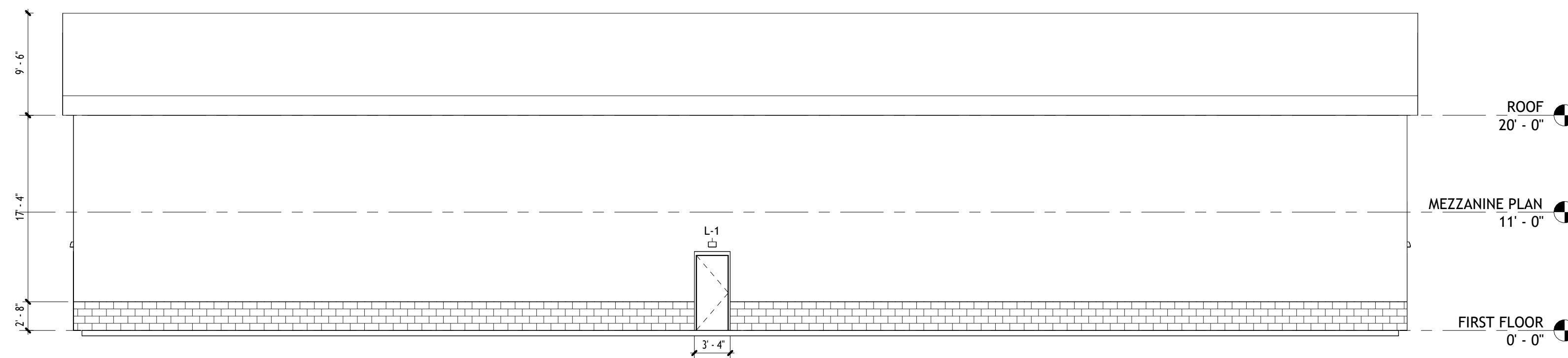
1 SOUTH ELEVATION - POOLS & SPA WAREHOUSE
1/8" = 1'-0"



2 NORTH ELEVATION - HART ST.
1/8" = 1'-0"



3 EAST ELEVATION - WAKOKA ST.
1/8" = 1'-0"



4 WEST ELEVATION - RESIDENTIAL SIDE
1/8" = 1'-0"



1201 S. STOUGHTON RD.
MADISON, WI 53716
(608) 222-8869
BACHMANNCONSTRUCTION.COM

CONSULTANTS

BACHMANN POOLS & SPAS
SERVICE CENTER

NEW CONSTRUCTION
1200 WAKOKA STREET
WATERTOWN, WI
53094

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
-----	-------------	------

EXTERIOR ELEVATIONS

SCALE: AS NOTED
PHASE ID: DESIGN DEVELOPMENT
ISSUE DATE: 08/28/2026

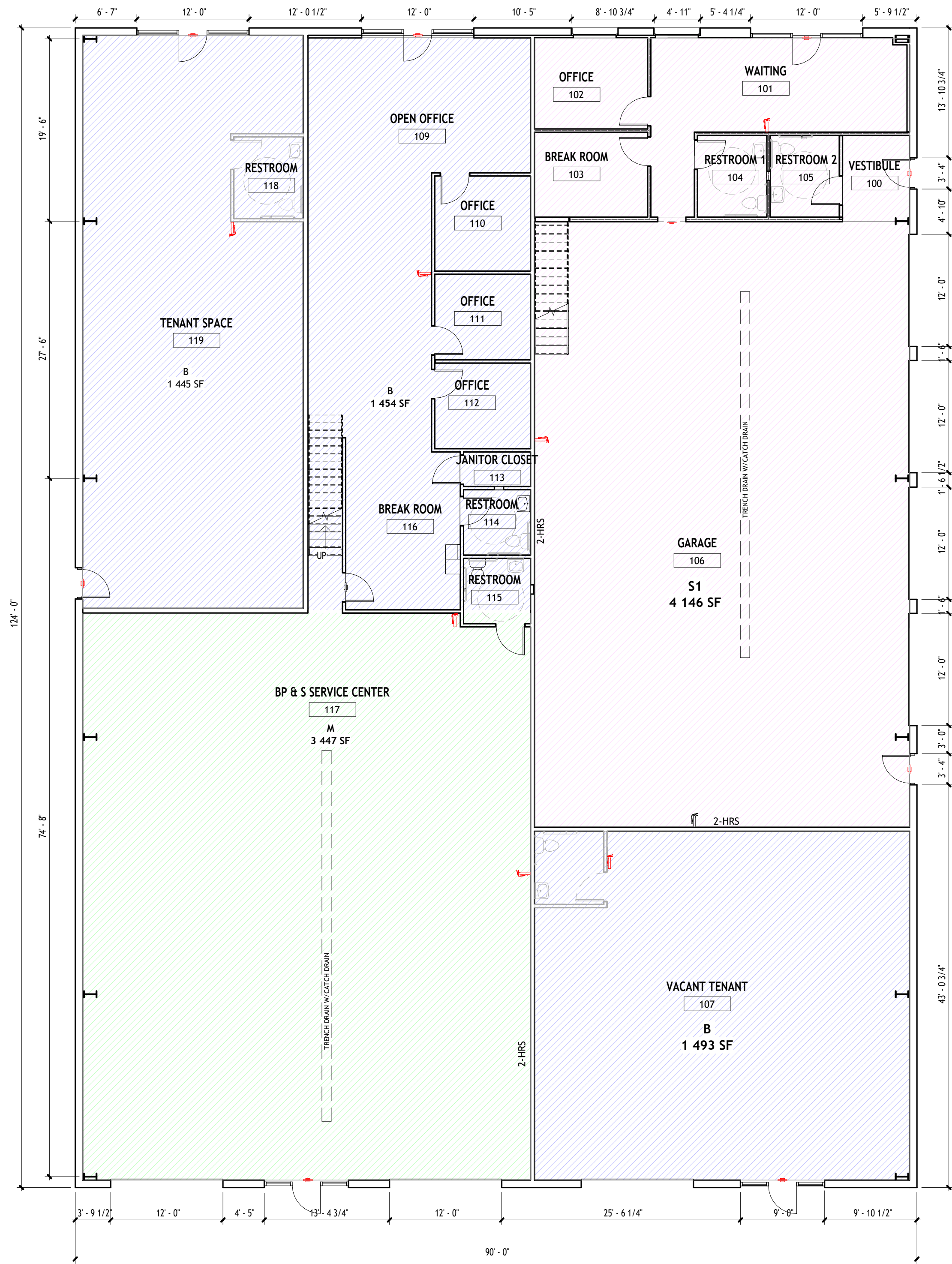
A2.0

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L-1: EXTERIOR LED WALL-PACK LIGHT FIXTURE

REVISION SCHEDULE

REVISION NO.	REVISION DESCRIPTION	DATE
--------------	----------------------	------



OCCUPANCY & AREA LEGEND			
COLOR	OCCUPANCY	DESCRIPTION	AREA (SF)
	B	BUSINESS.	4 392 SF
	M	MERCANTILE.	3 447 SF
	S1	STORAGE.	4 146 SF

OCCUPANT LOAD CALCULATION				
AREA	DESCRIPTION	AREA (SQ. FT.)	LOAD FACTOR	OCCUPANT LOAD
B	BUSINESS.	4 392 SF	150 GROSS	30
M	MERCANTILE.	3 447 SF	300 GROSS	12
S1	STORAGE.	4 146 SF	500 GROSS	8

TOTAL PROJECT AREA: 11,160 SF (GROSS)



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MADISON, WI 53716
(608) 222-8869
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CONSULTANTS

BACHMANN POOLS & SPAS
SERVICE CENTER

NEW CONSTRUCTION
1200 WAKOKA STREET
WATERTOWN, WI
53094

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
-----	-------------	------

AREA & OCCUPANCY PLAN -
FIRST FLOOR

SCALE:	AS NOTED
PHASE ID:	DESIGN DEVELOPMENT
ISSUE DATE:	08/28/2026

11.7

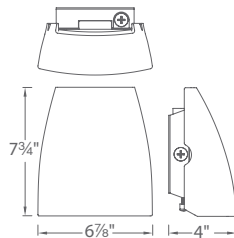
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1 AREA & OCCUPANCY PLAN - FIRST FLOOR
1/8" = 1'-0"

FIN - MODEL: WP-LED1

Endurance Wallpack

Section 3, Item G.



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

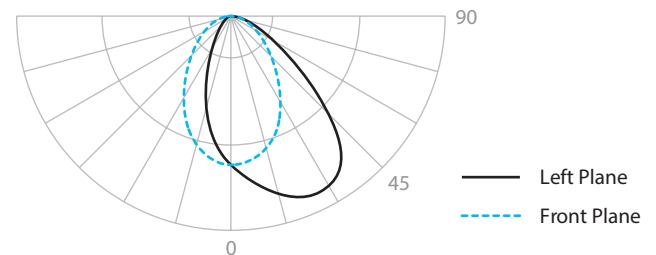
FEATURES

- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS

Construction:	Die-cast aluminum
Power:	Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming:	100% - 30% with 0 - 10V dimmer (120V - 277V) 100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish:	Architectural Bronze, Graphite, and White
Standards:	IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion:	35%
Operating Temperature	-40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDERING NUMBER

		Color Temp	Comparable	Color Temp		Finish	
	WP-LED119	19W	39W HID	30	3000K 1390 1030	aBZ	Architectural Bronze
	WP-LED127	27W	70W HID	30	3000K 2075 1461	aGH	Architectural Graphite
	WP-LED135	35W	100W HID	30	3000K 2750 1930	aWT	Architectural White

- -

Example: WP-LED119-30-aBZ

PHOTOMETRY

	Motion Sensor (120V)	MS-120-BZ Bronze MS-120-GY Gray MS-120-WT White
--	--------------------------------	--

	Photo Sensor (120V)	PC-120-BZ Bronze PC-120-GY Gray PC-120-WT White
--	-------------------------------	--

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761



GROTHMAN & ASSOCIATES, SC
PROFESSIONAL SERVICES

STORMWATER MANAGEMENT PLAN
FOR
FNB PROPERTIES SITE IMPROVEMENTS

CITY OF WATERTOWN
JEFFERSON COUNTY, WISCONSIN

G&A PROJECT NUMBER
526-317
AUGUST 28, 2026

STORMWATER MANAGEMENT PLAN

FNB PROPERTIES SITE IMPROVEMENTS

SITE LOCATION: LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17, AND 20, BLOCK 26, PRITCHARDS SECOND ADDITION TO WATERTOWN AND LOT 2, C.S.M. 1511, AS RECORDED IN VOLUME 5 OF C.S.M.S, PAGES 4 AND 5, AS DOCUMENT NO. 776064, LOCATED IN THE SW1/4 OF THE SE1/4, AND GOVERNMENT LOT 4, SECTION 4, T. 8 N., R. 15 E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LAT.: 43.183249°; LONG.: -88.722729°

Google Maps Link:

https://www.google.com/maps/@43.1830251,-88.7230355,228m/data=!3m1!1e3?entry=tту&g_ep=EgoyMDI2MDgyNS4wIKXMDSoASAFAw%3D%3D

PREPARED FOR: Fred Bachmann
N2494 Thunder Hills Road
Lodi, WI 53555

PREPARED BY: Tomás A. Toro-Santos, P.E., P.L.S.
Grothman & Associates, SC
P.O. Box 373
625 Slifer Street
Portage, WI 53901
Phone: 608-742-7788/608-644-8877
Fax: 608-742-0434
ttoro@grothman.com

G&A PROJ. NUMBER: 526-317

DATE OF REPORT: August 28, 2026

Tomás A. Toro-Santos, P.E., P.L.S.
Sr. Engineer-Land Surveyor

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 3.2 STORMWATER ANALYSIS DESIGN CRITERIA

 3.3 HYDROLOGY RESULTS

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 3.5 STORMWATER QUALITY RESULTS

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 11. WINSLAMM INPUT AND OUTPUT DATA FILES (TSS REMOVAL)

 12. USLE WORKSHEETS AND MAP

INTRODUCTION

1.1 PROJECT INFORMATION

The proposed re-development is in the City of Watertown at the corner of Hart Street and Wakoka Street (See **Appendix 1**). Currently, the site is utilized as a semi-trailer parking lot and is nearly entirely asphalt pavement. The proposed development will consist of constructing a new building to be utilized for auto repair and maintenance, along with the required facilities for parking. The site will be serviced by a water and sanitary lateral and will have a wet detention pond for storm water quality control with respect to the City of Watertown Ordinances.

1.2 PURPOSE OF REPORT

This report is intended to fulfill the requirements set forth in the City of Watertown Ordinances, requirements regarding stormwater management and erosion control. These requirements include the following:

- Control erosion and sedimentation on site by using Best Management Practices.
- Achieve a 60% reduction of the Total Suspended Solids and 30% reduction of Phosphorus carried in runoff, on an average annual basis, as compared with no sediment or erosion controls.

This Stormwater Management Plan (SMP) analyzes and considers the implementation of the necessary stormwater management measures and construction of devices necessary to satisfy the above listed requirements. Some of these measures and devices include a wet detention pond, vegetated swales, and silt fence barriers.

SECTION 2

EXISTING SITE CONDITIONS

2.1 SITE TOPOGRAPHY

The site has a gentle slope ranging from 1% to 5% with the typical drainage going from west to east. The existing site is currently an asphalt parking lot. The proposed development will utilize the same gentle slopes to create parking areas to service the proposed structure. **Appendixes 2 and 3**, show the existing and proposed configurations of the site.

2.2 SOIL CHARACTERISTICS

According to the Jefferson County Soil Survey published by the USDA-NRCS and geologic maps referenced there are several soil series that exist on site and nearby. These soil series are Sebewa silt loam (7111A), Lamartine silt loam (7766B), and Theresa silt loam (7845B). These soils were classified as Hydraulic Soil Groups (HSG) B/D and C. Since the site and the neighboring properties are heavily developed, HSG D was utilized for all pervious areas. **Appendix 4** includes detailed descriptions of the above soil series and a map indicating the approximate locations of the soil types throughout the site.

2.3 FLOOD PLAIN & FLOOD FRINGES

The Federal Emergency Management Agency (FEMA) Flood Plain Maps locate this site in Panel No. 55055C0086F of the City of Watertown Series 550107. According to the Flood Map, all the areas to be developed are located within Zone X (Area of Minimal Flood Hazard). The location of the site is shown on the FEMA Flood Insurance Rate Map included in **Appendix 5**.

2.4 WETLANDS & HYDRIC SOILS

The soil survey maps and WDNR Wetland Inventory Maps do not indicate the presence of wetlands or wetland locators indicated on the map. **Appendix 6** shows the site location in the Wetland Inventory Map.

2.5 OIL AND GREASE

The proposed site will have all runoff routed to a wet detention pond. Prior to the runoff reaching the wet detention pond, the runoff will be routed through a limestone riprap channel. Limestone has been proven to capture oil and grease within its pores. The benefit of utilizing the limestone in an open channel is that the maintenance is simplistic. Once the limestone has turned black in color, the stone is to be removed and disposed of properly and replaced with new limestone.

SECTION 3

STORMWATER ANALYSIS

3.1 METHODS OF CALCULATING STORMWATER RUNOFF RATE AND VOLUME

Stormwater runoff volumes for pre-development and post-development conditions were calculated by using stormwater computer aided software (HydroCAD), and Technical Release 55 (TR-55). The TR-55 methodology was used to determine the base runoff curve numbers (CN) and the rainfall amounts for each of the design storms. HydroCAD was used to calculate stormwater runoff and to route stormwater through the site. The program uses the Soil Conservation Service (SCS) TR-20 method to calculate inflow and outflow hydrographs.

3.2 STORMWATER ANALYSIS DESIGN CRITERIA

The soil series found on site belong to the hydrologic soil groups B/D and C. The CN values for each of the watersheds were determined based on the hydrologic soil group and the prevailing ground cover per NR151 and TR-55. The watersheds were analyzed under proposed conditions.

Using the TR-55 methodology a CN of 98 was used for any existing or proposed impervious surface which includes the existing residential areas to the west and the proposed structure and parking areas. A CN of 100 was used for the surface area of the wet detention pond.

Detention is the main mode of runoff control proposed for the site. The proposed stormwater plan will incorporate a detention pond to capture, detain, and release stormwater. This device will be constructed at the southwest corner of the development. The proposed drainage area map is included in **Appendix 9**.

3.3 HYDROLOGY RESULTS

As per regulatory requirements, hydrographs were developed for the 1-, 2-, 10-, 25- and 100-, year, 24-hour design storms for post-development conditions. Typically, hydrographs would be developed for the pre-development conditions as well. However, since the project consists of removing impervious surfaces and increasing the time of concentration, the peak rates would be reduced. The results were verified that the proposed wet detention pond would be appropriately sized for the development and its resulting runoff. Table 1 shows a summary of the results of the hydrologic model the outflow from the wet detention pond:

Table 1: Water Elevation and Outflow by Storm (*Wet Detention Pond*)

Storm Freq. (Years)	Water Elevation (ft)	Outflow (CFS)
1	815.01	2.91
2	815.23	3.29
10	815.72	6.60
25	816.08	7.90
100	816.62	12.31

The above summary table shows water elevation and outflow for the wet detention pond as well as the site discharge through the 100-year storm as required by ordinance. More detailed HydroCAD calculations and hydrographs are included in the appendices as **Appendix 10**.

3.4 METHODS OF CALCULATING STORMWATER RUNOFF QUALITY

The City of Watertown requires a 60% reduction in actual total suspended solids for an average annual rainfall, and a 30% reduction in phosphorus as compared to no runoff management controls and requires that a pollutant loading model such as SLAMM be used to evaluate the efficiency of a drainage system.

For the City of Watertown requirements, WinSLAMM (Source Loading and Management Model) is a program that allows the user to enter land uses and define source areas for an individual site. Specific information can be modeled such as detention ponds, grass swales, and it also breaks down impervious areas by source, such as roof tops, streets, driveways, etc. It uses data files for rain events, particle sizes, and runoff coefficients that have been developed for and accepted by the Wisconsin DNR and are specific to the South-Central Wisconsin region. The WinSLAMM program models the site and calculates total particulate solids yield with, and without, the runoff management controls, and it compares the results.

3.5 STORMWATER QUALITY RESULTS

The proposed erosion control devices for the site were modeled using WinSLAMM to determine the sediment trapping efficiency of these devices and determine if the resulting efficiency was at or above 60% and 30% for phosphorus. A Node Diagram of the WinSLAMM model is shown in **Figure 1** below.

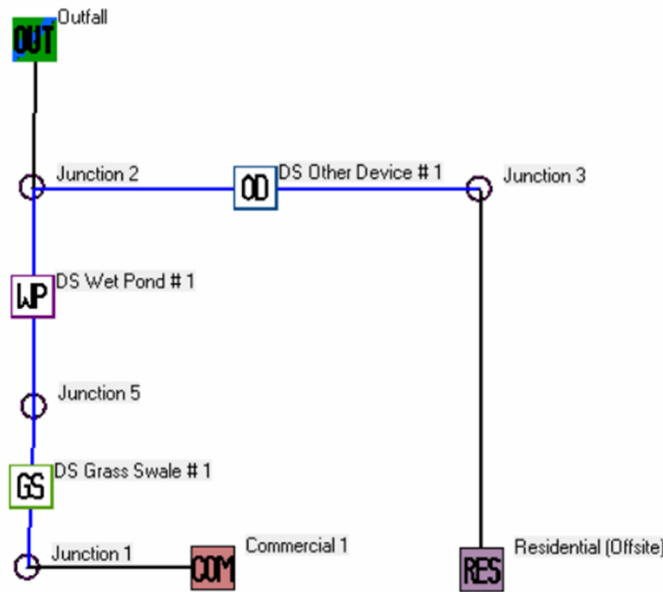


Figure 1

Using the proposed and existing land uses the WinSLAMM program yielded efficiency values of 61.51% for Particulate Solids Reduction and 61.57% for Particulate Phosphorus Removal. An image of the WinSLAMM model calculation results is shown in **Figure 2** below. Detailed summaries of the WinSLAMM input and output data can be found in **Appendix 11**.

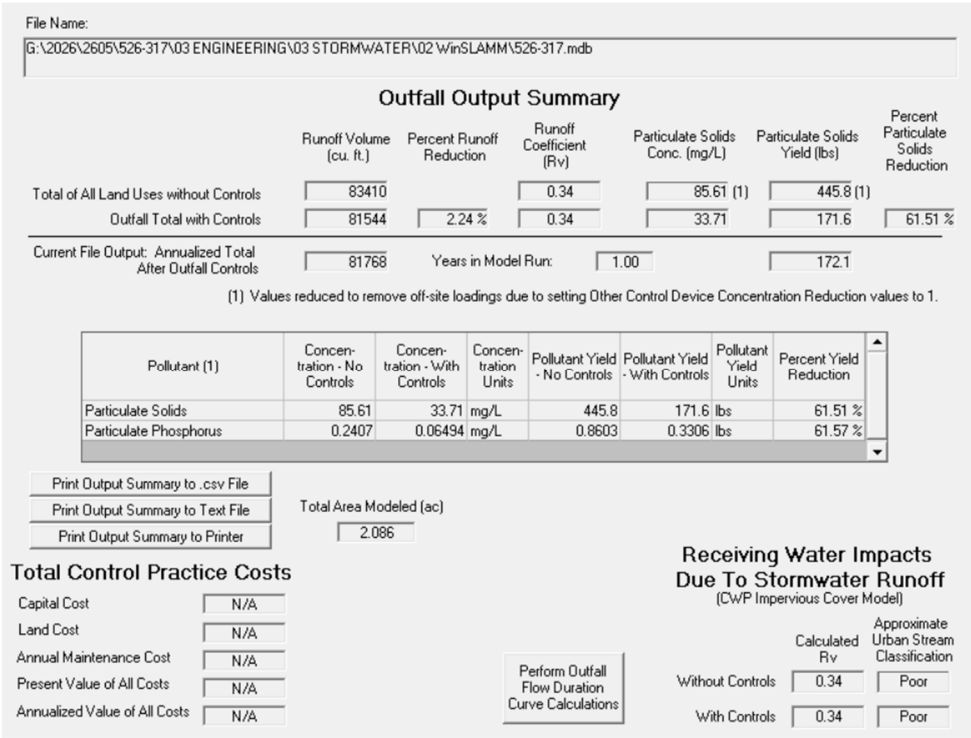


Figure 2

3.6 STORMWATER INFILTRATION

Since the proposed development is a redevelopment project, located in an area with high ground water, and is proposed to be utilized as a vehicle maintenance and repair shop it was advised that the infiltration standard be exempt from this stormwater management plan.

SECTION 4

EROSION CONTROL

4.1 EROSION CONTROL DEVICES AND PRACTICES

Prior to any land disturbing activity, stone tracking pads will be installed at the entrance to the construction site. Silt fence will be installed in area indicated on the Erosion Control Plan. These devices will be installed and maintained until final site stabilization occurs.

The proposed wet detention pond area will be excavated and used as a sediment basin. During construction, the basin will be excavated and used to collect sediment. After construction and final stabilization is complete, these areas will be cleaned, fine graded and planted as required.

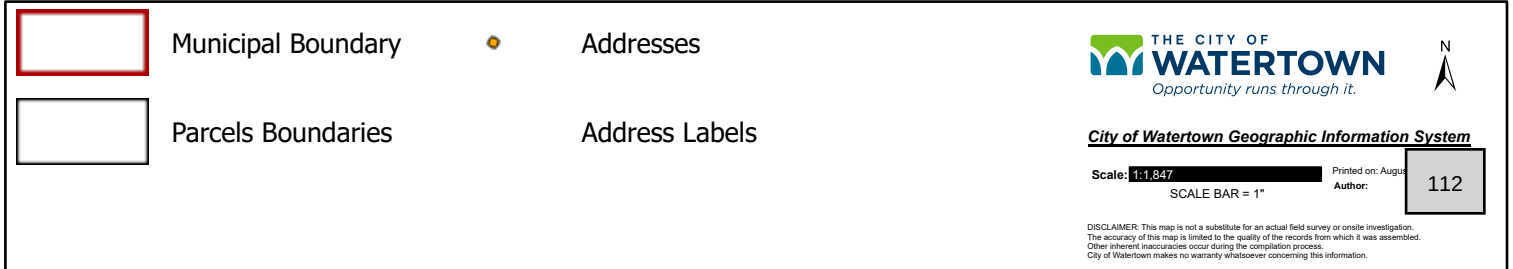
Within 30 days of grading, any areas with exposed soil that have not been restored will have temporary hay mulch spread to reduce erosion. Permanent seeding or sod will be in place within a week of project completion and erosion mat will be used in areas of steep slopes and on grassed swales. Any plan changes will be submitted to the City of Watertown for approval. The location of these devices and details are shown on **Appendixes 7 and 8**, respectively.

4.2 MONITORING AND MAINTENANCE

The owner/developer will be responsible for appointing a representative to monitor and maintain all aspects of the erosion control plan during the property development. The representative will be a licensed contractor, familiar with the proposed erosion control practices. It will be his/her responsibility to ensure that the site is inspected at least every seven days and within 24 hours after a rainfall of 0.5 inches or more. The date, time and exact location of the inspection, condition of the erosion control devices, and any repairs performed shall be recorded and maintained in a log on-site. Said log shall be made available to the Engineer and/or the City of Watertown Inspector for review and inspection upon request.

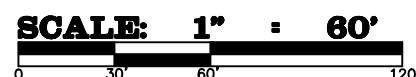
APPENDIX 1

VICINITY MAP



APPENDIX 2

EXISTING SITE PLAN



EXISTING PERCENTAGE OF IMPERVIOUS SURFACE = 88.91%

APPROXIMATE LOCATION OF
SANITARY SEWER MAIN
— SIZE UNKNOWN 8" ASSUMED (TYP.)
CONTRACTOR TO VERIFY
SIZE, MATERIAL, AND LOCATION

MARK:
OUT OF
HYDRANT
V = 818.8

[illegible]

1. THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS, RECORD DRAWINGS, UTILITY MAPS, AND/OR OTHER AVAILABLE INFORMATION.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. HORIZONTAL AND VERTICAL CONTROL IS BASED ON JEFFERSON COUNTY COORDINATE SYSTEM NAD83(2011) AND NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
4. TOPOGRAPHIC FEATURES SHOWN ARE BASED ON LIDAR DATA PROVIDED BY JEFFERSON COUNTY.
5. SPOT ELEVATIONS AND CONTOURS REPRESENT EXISTING GROUND CONDITIONS AT THE TIME OF THE SURVEY AND ARE SUBJECT TO CHANGE.
6. EXISTING BUILDINGS, CURBS, SIDEWALKS, PAVEMENT, WALLS, AND OTHER STRUCTURES SHOWN ARE BASED ON FIELD OBSERVATION AND/OR SURVEY.
7. EXISTING SITE ACCESS POINTS ARE TO BE MAINTAINED UNLESS OTHERWISE DIRECTED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TEMPORARY ACCESS WITH THE OWNER DURING CONSTRUCTION.
8. THE OWNER AND ENGINEER MAKE NO GUARANTEE THAT ALL EXISTING FEATURES, UTILITIES, OR SUBSURFACE CONDITIONS ARE SHOWN OR CORRECTLY REPRESENTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR EXERCISING DUE CARE AND FOR VERIFYING ALL FIELD CONDITIONS.
10. BENCHMARK ELEVATIONS WERE ACQUIRED USING GPS EQUIPMENT AND MINOR DISCREPANCIES IN ELEVATION MAY BE PRESENT.

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. ALL DEMOLITION WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA STANDARDS.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR DEMOLITION ACTIVITIES.
4. ALL UTILITIES SHALL BE LOCATED AND CLEARLY MARKED BEFORE ANY DEMOLITION WORK BEGINS.
5. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO THE START OF DEMOLITION.
6. ALL ACTIVE UTILITY LINES TO BE REMOVED OR RELOCATED SHALL BE DISCONNECTED BY THE APPROPRIATE UTILITY COMPANY.
7. PROTECT ALL EXISTING UTILITIES TO REMAIN. DAMAGES TO UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. DEMOLITION SHALL BE LIMITED TO AREAS SHOWN ON THE PLANS.
9. IF HAZARDOUS MATERIALS (E.G., ASBESTOS, LEAD) ARE ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY A LICENSED AND CERTIFIED

10. MATERIALS TO BE SALVAGED OR REUSED SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE OWNER.
11. ALL DEBRIS SHALL BE ADEQUATELY DISPOSED OF OFF-SITE AT A LICENSED FACILITY.
12. BURNING OR BURYING OF MATERIALS ON-SITE IS STRICTLY PROHIBITED.
13. PROVIDE APPROPRIATE BARRICADES, FENCING, SIGNAGE, AND SAFETY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
14. PROVIDE DUST AND NOISE CONTROL DURING DEMOLITION ACTIVITIES.
15. STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND FREE OF DEBRIS DURING DEMOLITION.
16. UPON COMPLETION OF DEMOLITION, GRADE THE SITE TO DRAIN AS SHOWN ON THE PLANS. FILL ANY VOIDS, DEPRESSIONS, OR TRENCHES WITH APPROVED FILL MATERIAL COMPACTED TO THE SPECIFIED DENSITY.
17. RESTORE OR STABILIZE ALL DISTURBED AREAS WITH TOPSOIL AND SEED, OR OTHER GROUND COVER AS REQUIRED.
18. NOTIFY THE ENGINEER OR OWNER AT LEAST 48 HOURS PRIOR TO THE START OF DEMOLITION
19. ALL DEMOLITION ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND APPROVAL.



TOLL FREE: 800-242-8511

The logo for Grothman & Associates, S.C. features a large, stylized red monogram of the letters 'G' and 'A'. Below the monogram, the company name 'GROTHMAN & ASSOCIATES, S.C.' is written in a bold, black, sans-serif font. Underneath the company name, the text 'PROFESSIONAL SERVICES' is written in a smaller, black, sans-serif font. At the bottom of the logo, the address '625 EAST SLIFER STREET', 'BOX 373, PORTAGE, WI 53901', and the phone numbers 'PORTAGE: (608) 742-7788; SAUK: (608) 644-8877' are listed in a small, black, sans-serif font. At the very bottom, the website 'WWW.GROTHMAN.COM;' and email 'Surveying@Grothman.com' are provided in a small, black, sans-serif font.

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

[illegible]

DESIGNED/DRAWN: A
APPROVED: T
DRAWING ISSUE DATE: 9/1/20

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
**EXISTING CONDITIONS AND
DEMOLITION PLAN**

G&A PROJECT NO.:
SHEET NO.

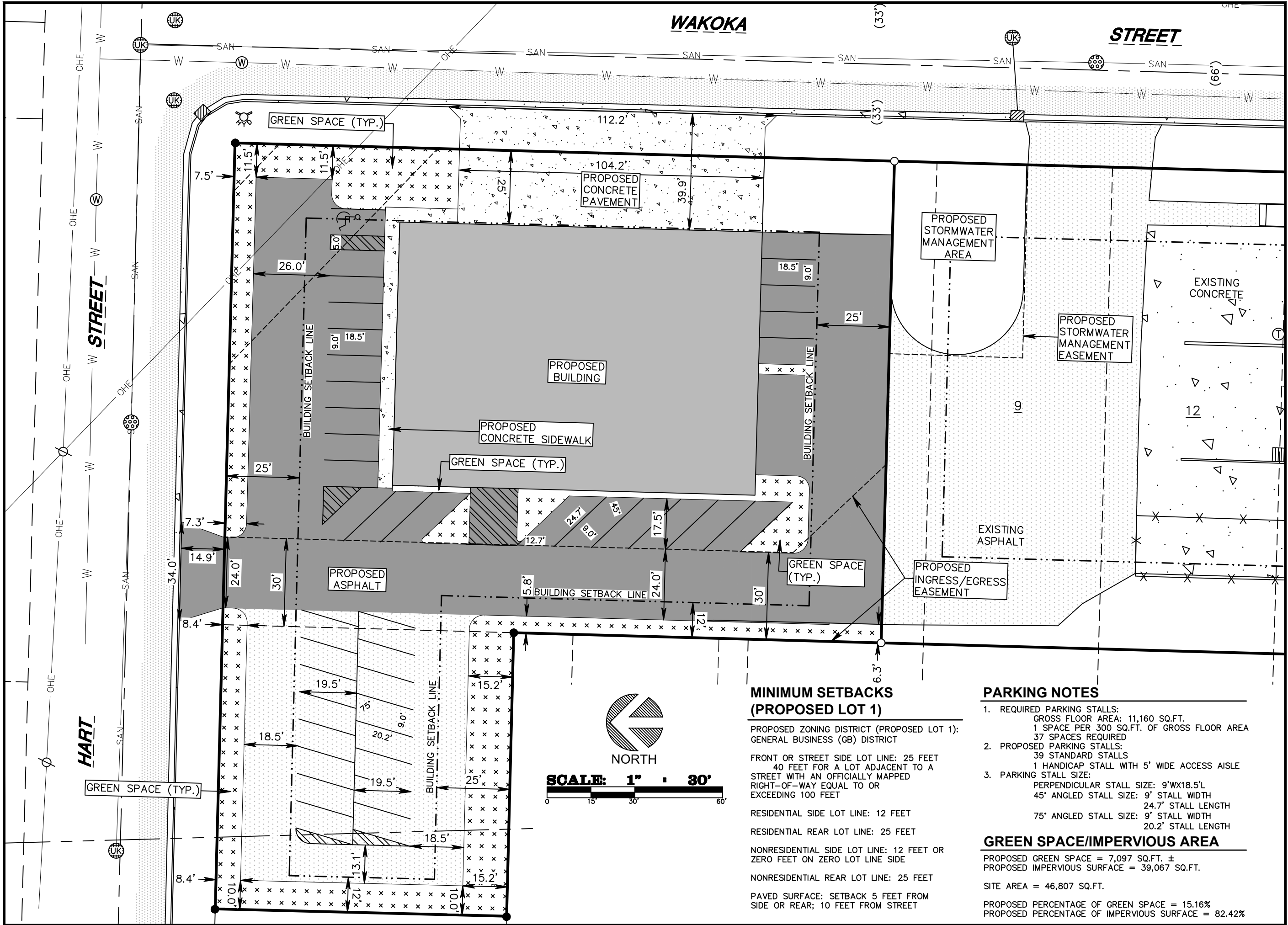
11/11/2016

C2.0

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APPENDIX 3

PROPOSED SITE PLAN



**MINIMUM SETBACKS
(PROPOSED LOT 1)**

PROPOSED ZONING DISTRICT (PROPOSED LOT 1):
GENERAL BUSINESS (GB) DISTRICT

FRONT OR STREET SIDE LOT LINE: 25 FEET
40 FEET FOR A LOT ADJACENT TO A
STREET WITH AN OFFICIALLY MAPPED
RIGHT-OF-WAY EQUAL TO OR
EXCEEDING 100 FEET

RESIDENTIAL SIDE LOT LINE: 12 FEET

RESIDENTIAL REAR LOT LINE: 25 FEET

NONRESIDENTIAL SIDE LOT LINE: 12 FEET OR
ZERO FEET ON ZERO LOT LINE SIDE

NONRESIDENTIAL REAR LOT LINE: 25 FEET

PAVED SURFACE: SETBACK 5 FEET FROM
SIDE OR REAR; 10 FEET FROM STREET

PARKING NOTES

1. REQUIRED PARKING STALLS:
GROSS FLOOR AREA: 11,160 SQ.FT.
1 SPACE PER 300 SQ.FT. OF GROSS FLOOR AREA
37 SPACES REQUIRED
2. PROPOSED PARKING STALLS:
39 STANDARD STALLS
1 HANDICAP STALL WITH 5' WIDE ACCESS AISLE
3. PARKING STALL SIZE:
PERPENDICULAR STALL SIZE: 9'WX18.5'L
45° ANGLED STALL SIZE: 9' STALL WIDTH
24.7' STALL LENGTH
75° ANGLED STALL SIZE: 9' STALL WIDTH
20.2' STALL LENGTH

GREEN SPACE/IMPERVIOUS AREA

PROPOSED GREEN SPACE = 7,097 SQ.FT. ±
PROPOSED IMPERVIOUS SURFACE = 39,067 SQ.FT.

SITE AREA = 46,807 SQ.FT.

PROPOSED PERCENTAGE OF GREEN SPACE = 15.16%
PROPOSED PERCENTAGE OF IMPERVIOUS SURFACE = 82.42%

Section 3, Item G.

**GROTHMAN
& ASSOCIATES, S.C.**
PROFESSIONAL SERVICES
625 EAST SLUFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

REVISIONS:
DATE DESCRIPTION

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
PROPOSED SITE LAYOUT DETAIL

G&A PROJECT NO.:
SHEET NO.

PRELIMINARY

C3.1

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APPENDIX 4

JEFFERSON COUNTY SOIL SURVEY



United States
Department of
Agriculture

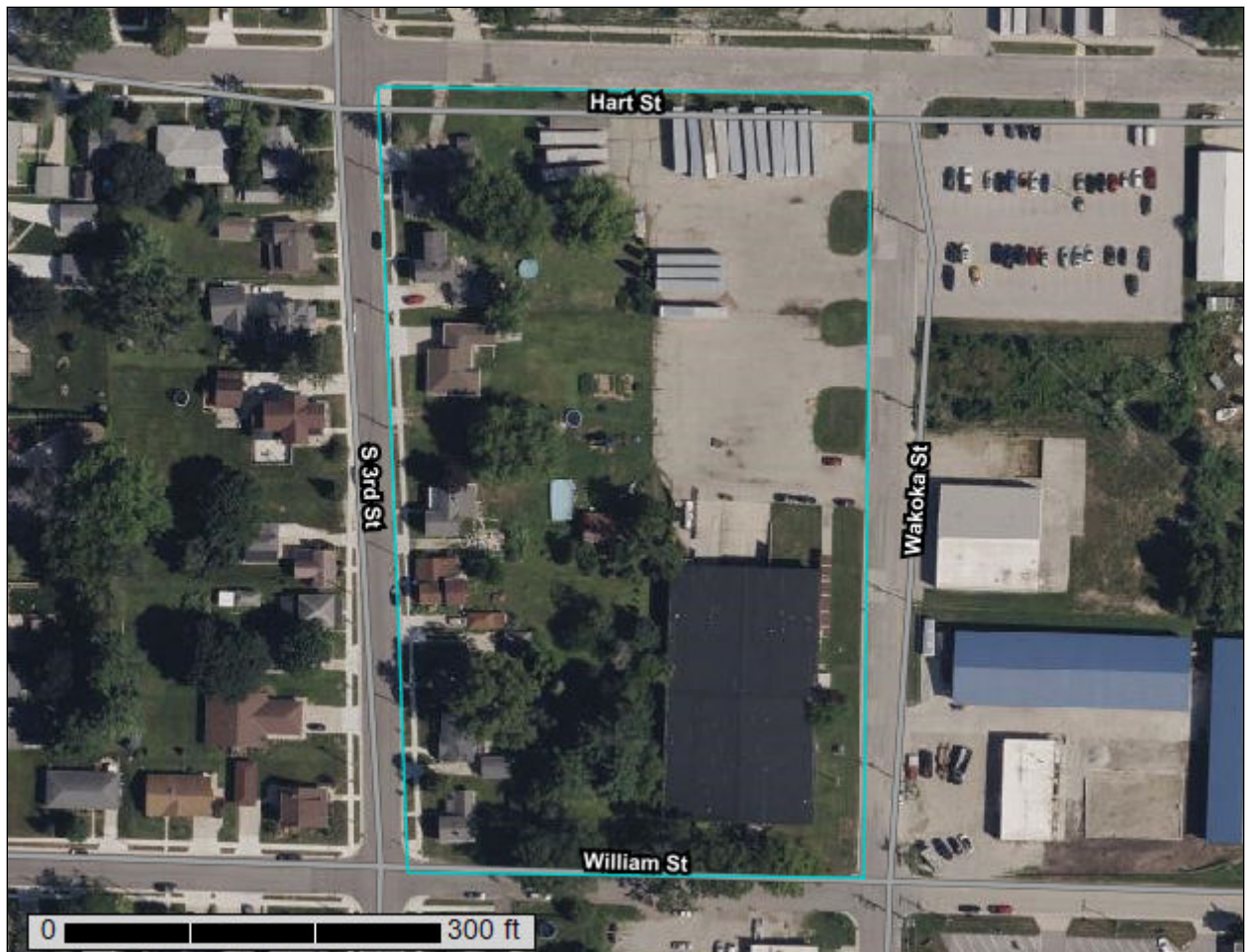
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Section 3, Item G.

Custom Soil Resource Report for **Jefferson County, Wisconsin**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map

Section 3, Item G.



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin
Survey Area Data: Version 24, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7111A	Sebewa silt loam, 0 to 2 percent slopes	2.5	45.6%
7766B	Lamartine silt loam, 2 to 6 percent slopes	1.1	19.5%
7845B	Theresa silt loam, 2 to 6 percent slopes	1.9	34.9%
Totals for Area of Interest		5.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Jefferson County, Wisconsin

7111A—Sebewa silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2szfk
Landscape: Outwash plains
Elevation: 780 to 1,140 feet
Mean annual precipitation: 29 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 124 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Sebewa and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sebewa

Setting

Landscape: Outwash plains
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy outwash over sandy and gravelly outwash

Typical profile

Ap - 0 to 11 inches: silt loam
Btg - 11 to 27 inches: clay loam
2Cg - 27 to 79 inches: coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 24 to 30 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Adrian

Percent of map unit: 6 percent
Landscape: Outwash plains
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

Ionia

Percent of map unit: 3 percent
Landscape: Outwash plains
Landform: Rises
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Hydric soil rating: No

Fox

Percent of map unit: 1 percent
Landscape: Outwash plains
Landform: Rises
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

7766B—Lamartine silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2tjw4
Landscape: Drumlin fields
Elevation: 590 to 1,240 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 135 to 194 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Lamartine and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lamartine

Setting

Landscape: Drumlin fields

Landform: Drumlins

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Loess over loamy till

Typical profile

Ap - 0 to 8 inches: silt loam

Bt1 - 8 to 20 inches: silty clay loam

2Bt2 - 20 to 28 inches: clay loam

2C - 28 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B/D

Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland

Forage suitability group: High AWC, high water table (G095BY007WI)

Other vegetative classification: High AWC, high water table (G095BY007WI)

Hydric soil rating: No

Minor Components

Theresa

Percent of map unit: 9 percent

Landscape: Drumlin fields

Landform: Drumlins

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F095XB007WI - Loamy Upland with Carbonates

Hydric soil rating: No

Pella

Percent of map unit: 6 percent
Landscape: Drumlin fields
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

7845B—Theresa silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2szd9
Landscape: Drumlin fields
Elevation: 700 to 1,240 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 140 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Theresa and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Theresa

Setting

Landscape: Drumlin fields
Landform: Drumlins
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 14 inches: silt loam
Bt1 - 14 to 18 inches: silty clay loam
2Bt2 - 18 to 34 inches: clay loam
2Cd - 34 to 79 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 32 to 35 inches to densic material
Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

Minor Components**Hochheim**

Percent of map unit: 10 percent
Landscape: Drumlin fields
Landform: Drumlins
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F095XB006WI - Shallow Upland
Hydric soil rating: No

Lamartine

Percent of map unit: 5 percent
Landscape: Drumlin fields
Landform: Drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

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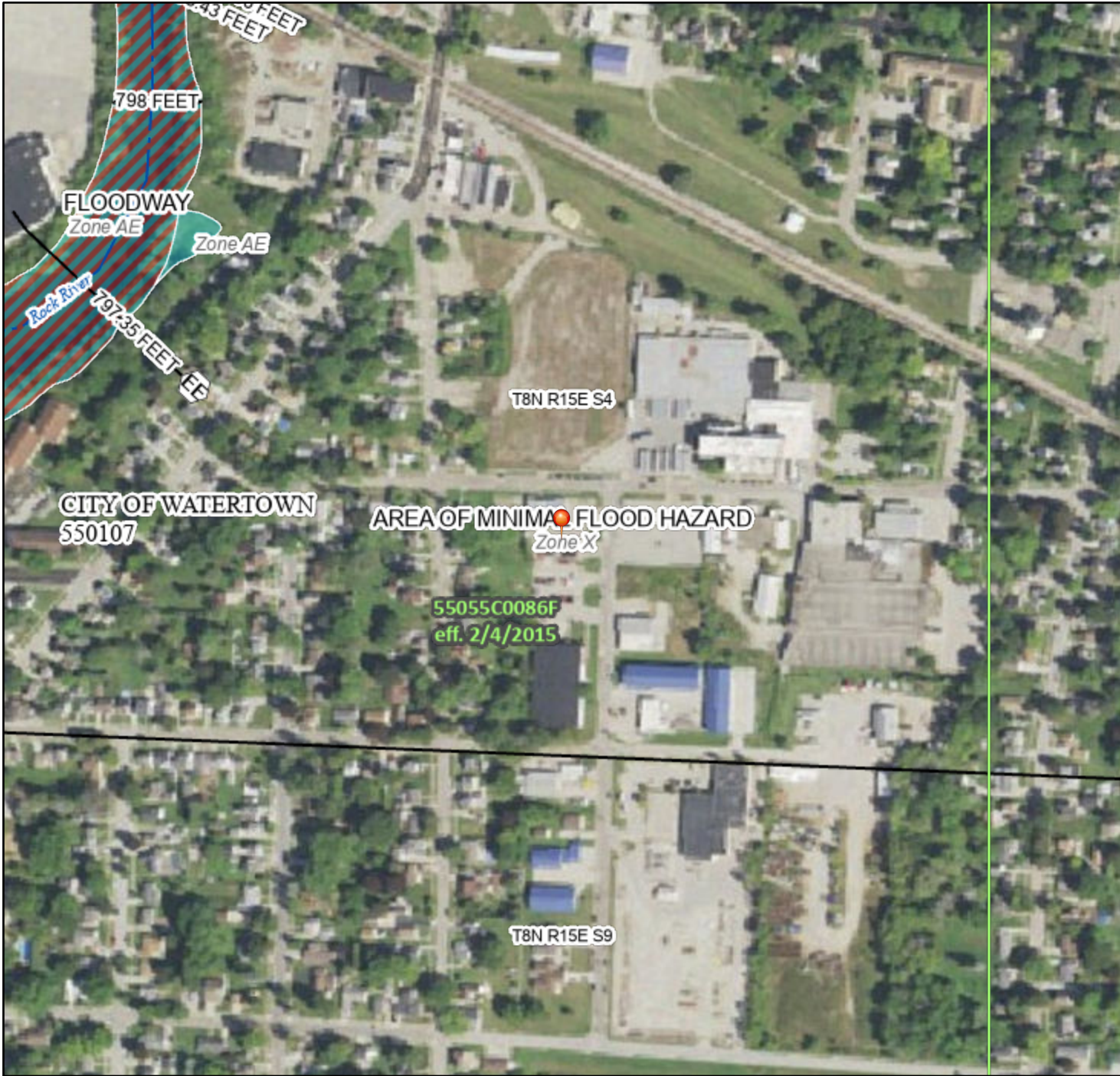
APPENDIX 5

FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette



88°43'41"W 43°11'13"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

Section 3, Item G.

SEE FIS REPORT FOR DETAILED LEGEND AND INFORMATION

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

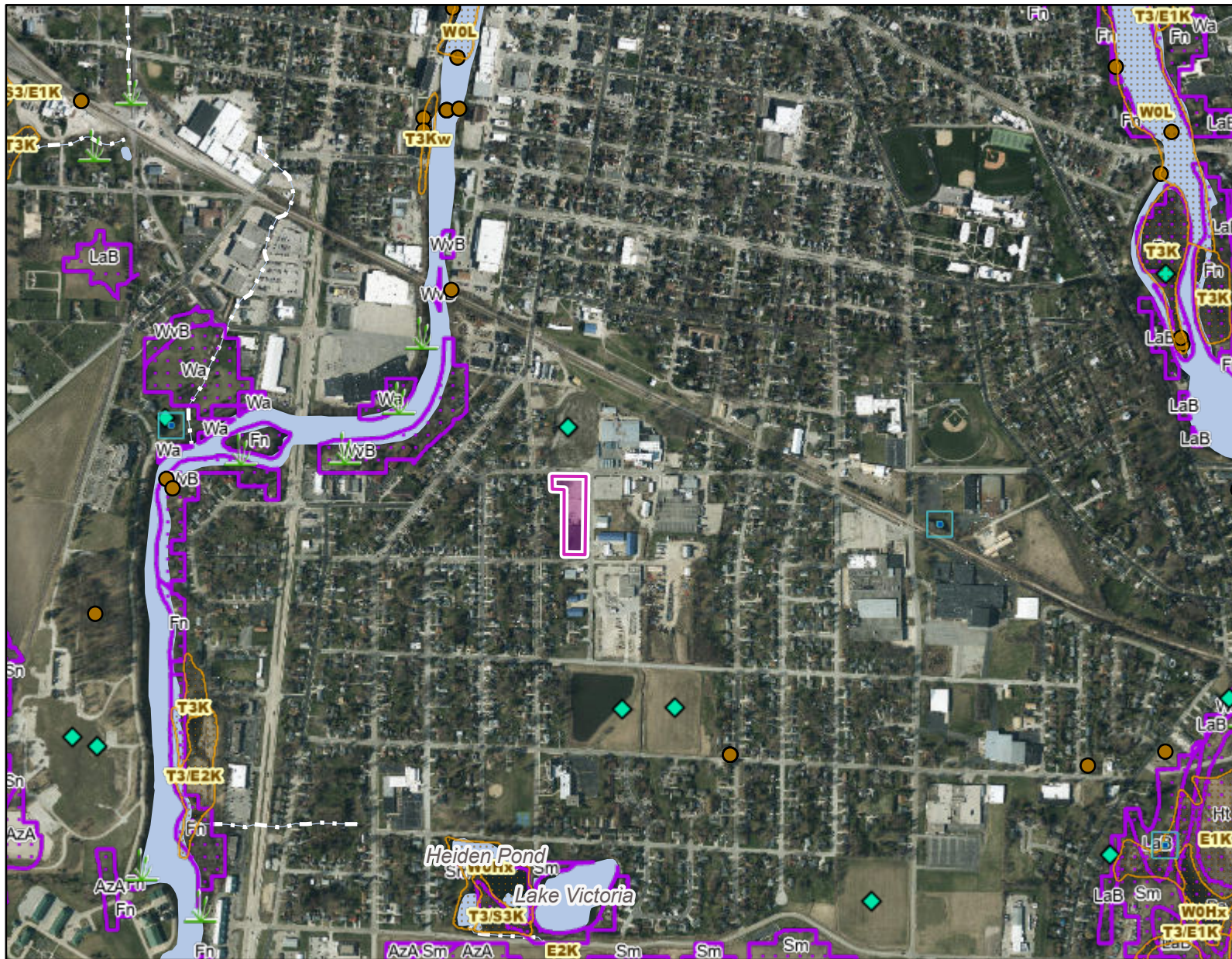
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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/28/2026 at 4:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX 6

DNR WETLAND INVENTORY MAP



- Legend:** (some map layers may not be displayed)
- Wetland Class Points**
- Excavated pond
 - Wetland too small to delineate
- Wetland Class Areas**
- Wetland Identifications and Confirmations
 - Waterway and Wetland Alterations
 - Wetland Indicators
- 24K Intermittent Streams**
- 24K Lakes and Open Water**
- 24K Streams and Rivers**
- Latest Leaf Off Index**
- Latest Leaf Off Imagery**

Notes:



Map: 0 1,000 2,000 Feet
0 290 580 Meters

Service Layer Credits:
Latest Leaf Off: , DNR Detailed Feature VTL (WTM); , Wetland Inventory NWI: Calvin Lawrence, Dennis Weise, Nina Rihn, Wetlands - Additional Data: Surface Water Data Viewer Team

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

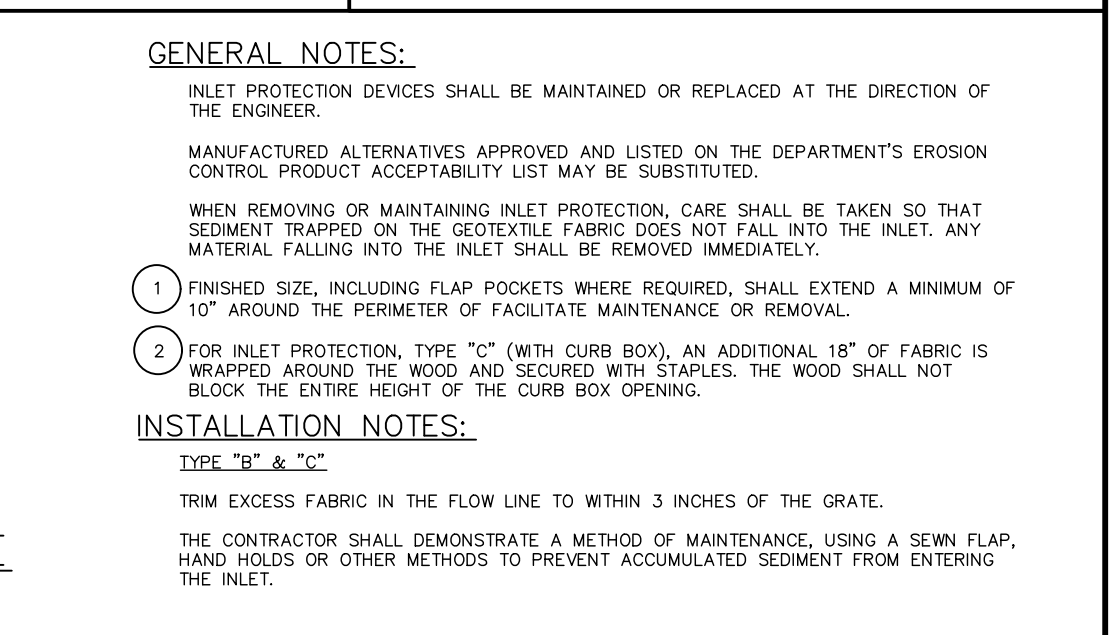
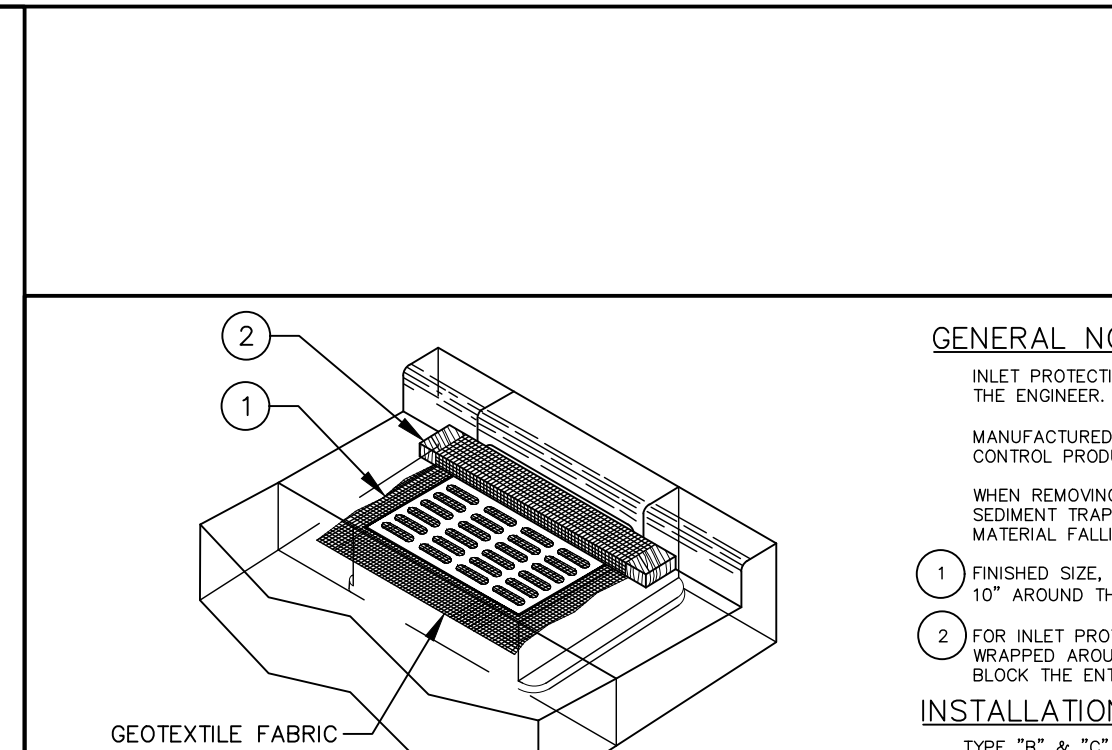
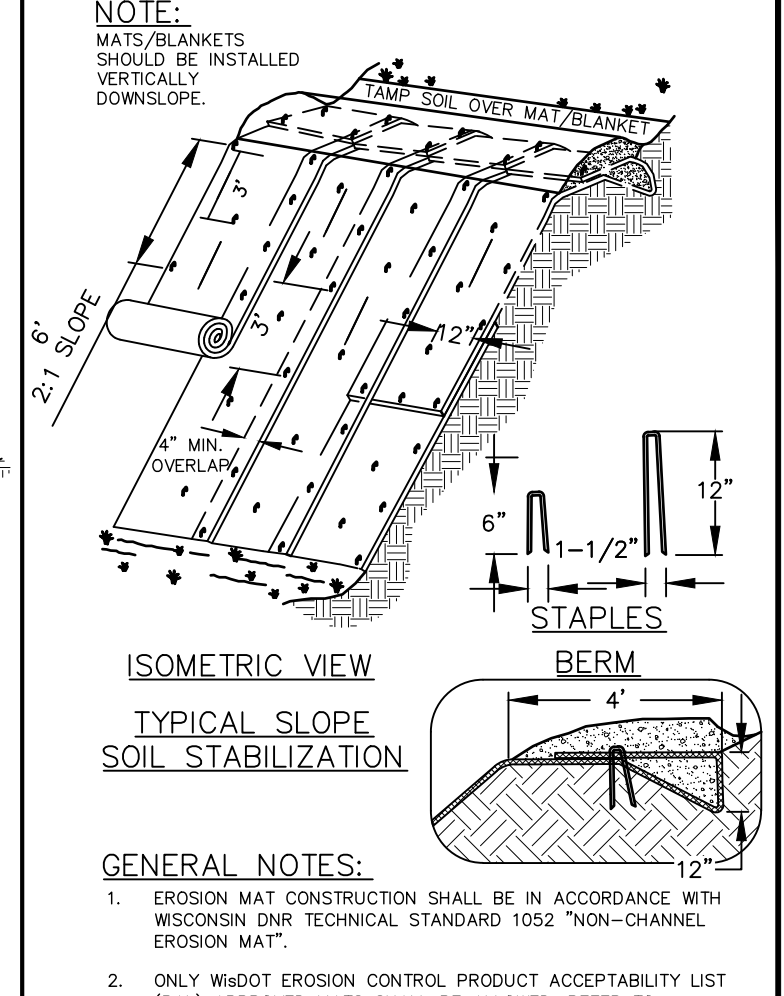
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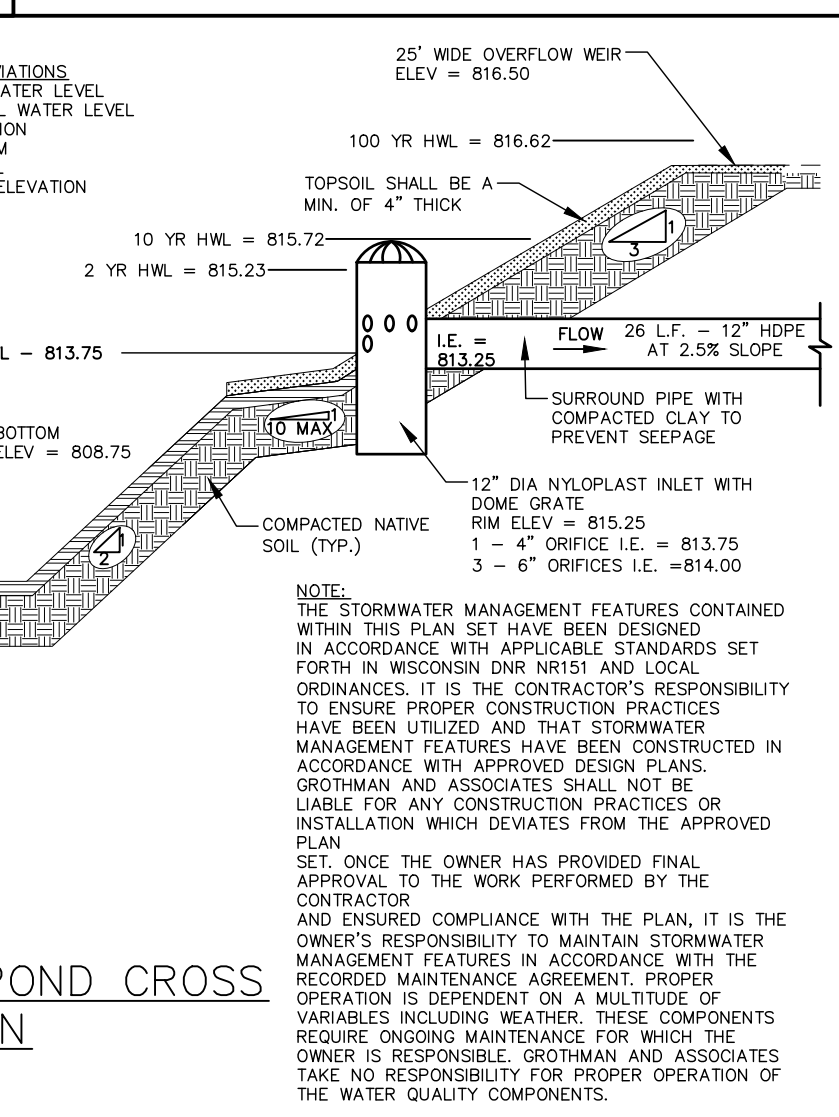
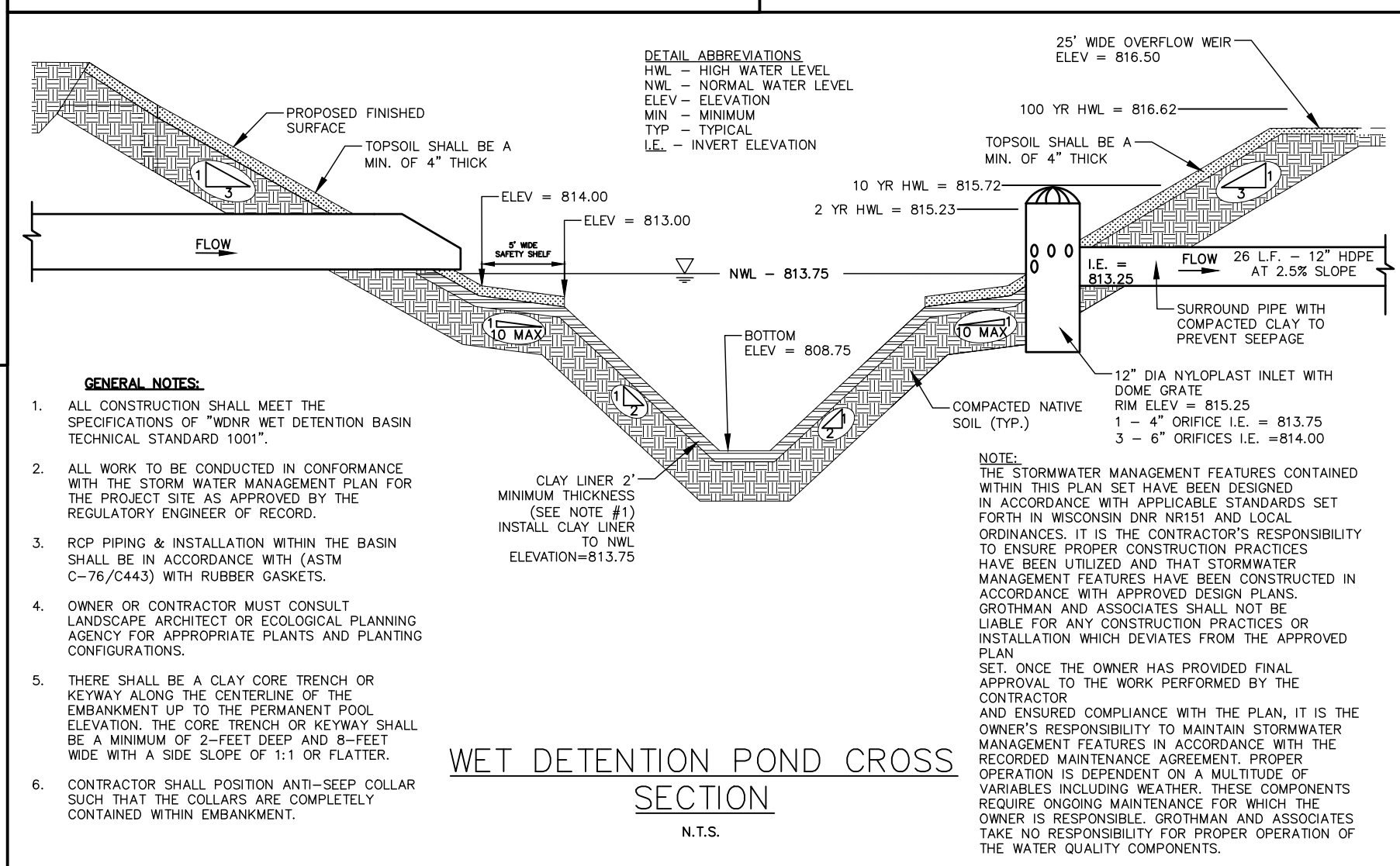
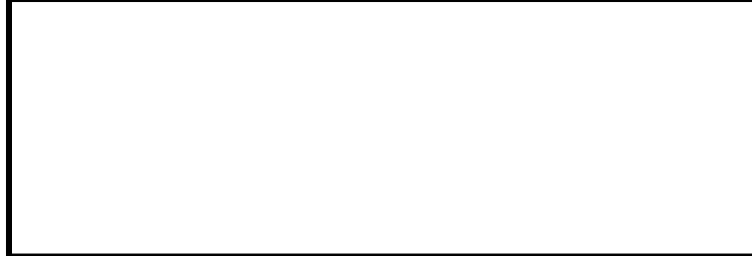
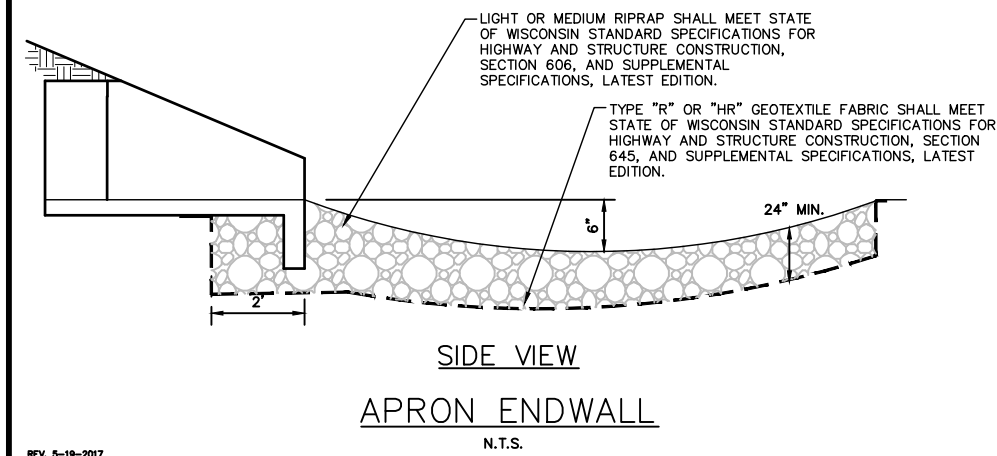
APPENDIX 7

SEDIMENT & EROSION CONTROL PLAN

APPENDIX 8

DRAINAGE & EROSION CONTROL DETAILS



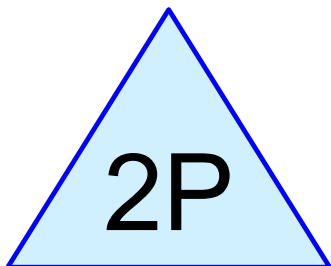
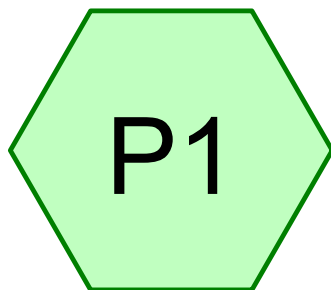


APPENDIX 9

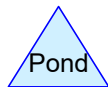
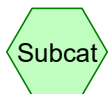
PROPOSED DRAINAGE AREA MAP

APPENDIX 10

HYDROCAD CALCULATION PRINTOUTS



WET POND



Routing Diagram for 526-317 PRO

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1YR	MSE 24-hr	3	Default	24.00	1	2.46	2
2	2YR	MSE 24-hr	3	Default	24.00	1	2.79	2
3	10YR	MSE 24-hr	3	Default	24.00	1	3.93	2
4	25YR	MSE 24-hr	3	Default	24.00	1	4.75	2
5	100YR	MSE 24-hr	3	Default	24.00	1	6.19	2

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.256	98	Building - N (P1)
0.013	98	Concrete - N (P1)
0.998	78	Grass HSG D (P1)
0.159	98	Offsite Buildings - Ex (P1)
0.273	98	Pavement - Ex (P1)
0.355	98	Pavement - N (P1)
0.028	100	Pond (P1)
2.083	88	TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.256	0.256	Building - N	P1
0.000	0.000	0.000	0.000	0.013	0.013	Concrete - N	P1
0.000	0.000	0.000	0.998	0.000	0.998	Grass	P1
0.000	0.000	0.000	0.000	0.159	0.159	Offsite Buildings - Ex	P1
0.000	0.000	0.000	0.000	0.273	0.273	Pavement - Ex	P1
0.000	0.000	0.000	0.000	0.355	0.355	Pavement - N	P1
0.000	0.000	0.000	0.000	0.028	0.028	Pond	P1
0.000	0.000	0.000	0.998	1.085	2.083	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	2P	813.25	812.60	26.0	0.0250	0.013	0.0	12.0	0.0

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FNB Properties
MSE 24-hr 3 1YR Rainfall=2.46"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentP1:

Runoff Area=90,725 sf 52.09% Impervious Runoff Depth=1.35"
 Flow Length=600' Slope=0.0447 '/' Tc=7.6 min CN=88 Runoff=4.84 cfs 0.234 af

Pond 2P: WET POND

Peak Elev=815.01' Storage=3,705 cf Inflow=4.84 cfs 0.234 af
 Primary=2.91 cfs 0.234 af Secondary=0.00 cfs 0.000 af Outflow=2.91 cfs 0.234 af

Total Runoff Area = 2.083 ac Runoff Volume = 0.234 af Average Runoff Depth = 1.35"
47.91% Pervious = 0.998 ac 52.09% Impervious = 1.085 ac

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FNB Properties
MSE 24-hr 3 1YR Rainfall=2.46"

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Summary for Subcatchment P1:

Runoff = 4.84 cfs @ 12.15 hrs, Volume= 0.234 af, Depth= 1.35"

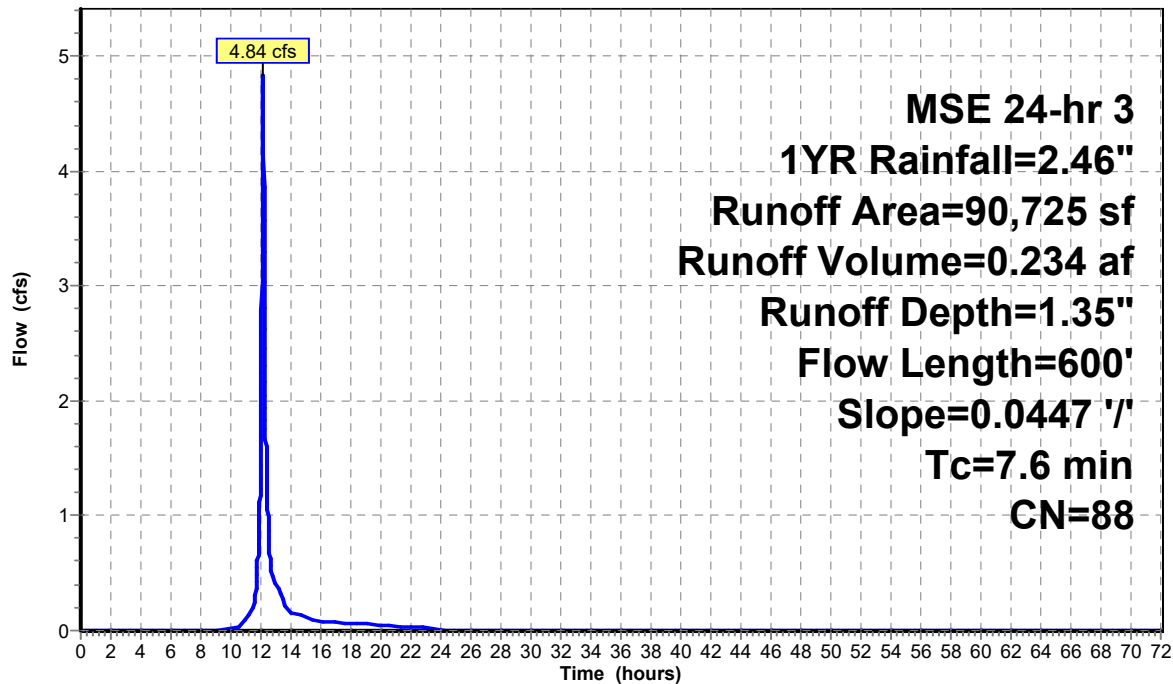
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 1YR Rainfall=2.46"

	Area (sf)	CN	Description
*	11,160	98	Building - N
*	15,451	98	Pavement - N
*	579	98	Concrete - N
*	11,910	98	Pavement - Ex
*	6,925	98	Offsite Buildings - Ex
*	43,463	78	Grass HSG D
*	1,237	100	Pond
	90,725	88	Weighted Average
	43,463		47.91% Pervious Area
	47,262		52.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	600	0.0447	1.32		Lag/CN Method,

Subcatchment P1:

Hydrograph



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FNB Properties
MSE 24-hr 3 1YR Rainfall=2.46"

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Summary for Pond 2P: WET POND

Inflow Area = 2.083 ac, 52.09% Impervious, Inflow Depth = 1.35" for 1YR event
 Inflow = 4.84 cfs @ 12.15 hrs, Volume= 0.234 af
 Outflow = 2.91 cfs @ 12.24 hrs, Volume= 0.234 af, Atten= 40%, Lag= 5.2 min
 Primary = 2.91 cfs @ 12.24 hrs, Volume= 0.234 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Automatic Starting Elev= 813.75' Surf.Area= 1,089 sf Storage= 1,755 cf
 Peak Elev= 815.01' @ 12.24 hrs Surf.Area= 2,038 sf Storage= 3,705 cf (1,950 cf above start)

Plug-Flow detention time= 108.0 min calculated for 0.193 af (83% of inflow)
 Center-of-Mass det. time= 24.9 min (829.1 - 804.2)

Volume	Invert	Avail.Storage	Storage Description
#1	809.00'	9,362 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
809.00	27	45.1	0	0	27
810.00	131	59.3	72	72	156
811.00	264	73.6	194	266	321
812.00	425	87.9	341	607	522
813.00	615	102.2	517	1,125	758
814.00	1,277	155.8	926	2,051	1,866
815.00	2,033	235.5	1,640	3,691	4,356
816.00	2,765	255.1	2,390	6,081	5,159
816.50	3,156	265.8	1,479	7,560	5,621
817.00	4,073	328.9	1,802	9,362	8,611

Device	Routing	Invert	Outlet Devices
#1	Primary	813.25'	12.0" Round Culvert L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 813.25' / 812.60' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	813.75'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	814.00'	6.0" Vert. Orifice/Grate X 3.00 C= 0.600 Limited to weir flow at low heads
#4	Device 1	815.25'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	816.50'	25.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

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FNB Properties
MSE 24-hr 3 1YR Rainfall=2.46"

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Primary OutFlow Max=2.91 cfs @ 12.24 hrs HW=815.01' (Free Discharge)

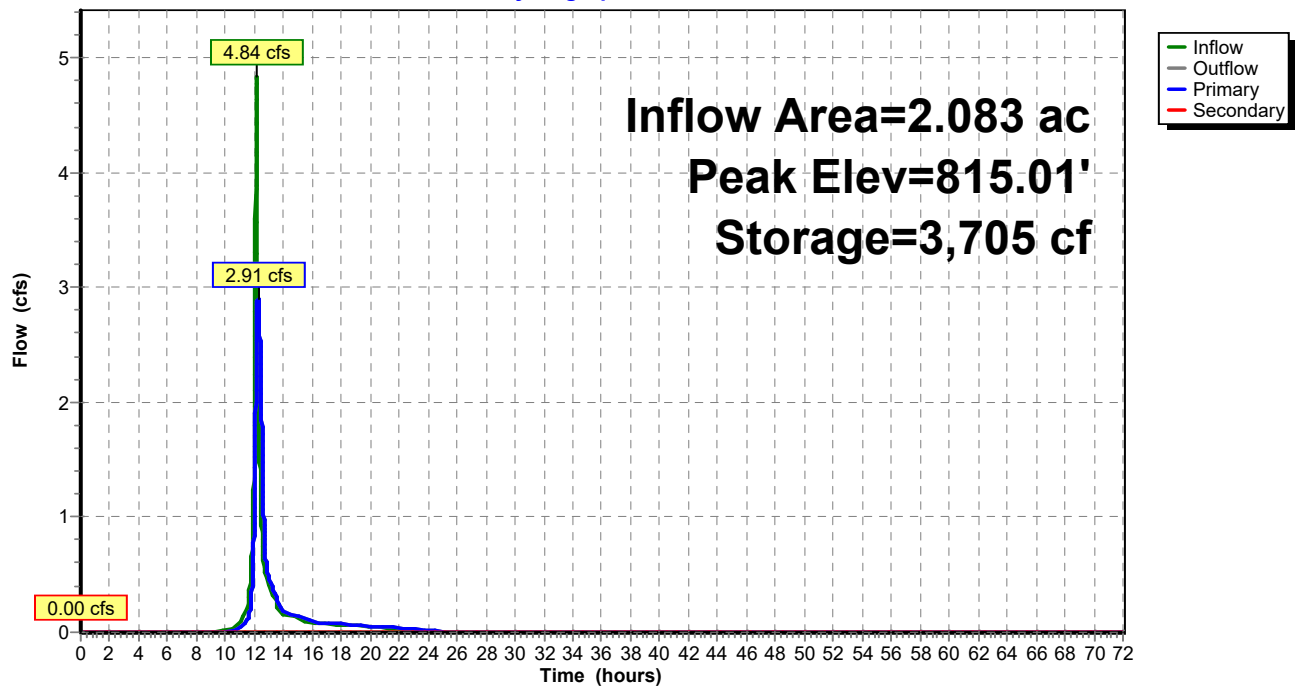
- 1=Culvert (Passes 0.44 cfs of 4.24 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.44 cfs @ 5.03 fps)
- 4=Orifice/Grate (Controls 0.00 cfs)
- 3=Orifice/Grate (Orifice Controls 2.47 cfs @ 4.19 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=813.75' (Free Discharge)

- 5=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond 2P: WET POND

Hydrograph



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FNB Properties
MSE 24-hr 3 2YR Rainfall=2.79"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentP1:

Runoff Area=90,725 sf 52.09% Impervious Runoff Depth=1.63"
 Flow Length=600' Slope=0.0447 '/' Tc=7.6 min CN=88 Runoff=5.83 cfs 0.283 af

Pond 2P: WET POND

Peak Elev=815.23' Storage=4,177 cf Inflow=5.83 cfs 0.283 af
 Primary=3.29 cfs 0.283 af Secondary=0.00 cfs 0.000 af Outflow=3.29 cfs 0.283 af

Total Runoff Area = 2.083 ac Runoff Volume = 0.283 af Average Runoff Depth = 1.63"
47.91% Pervious = 0.998 ac 52.09% Impervious = 1.085 ac

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FNB Properties
MSE 24-hr 3 2YR Rainfall=2.79"

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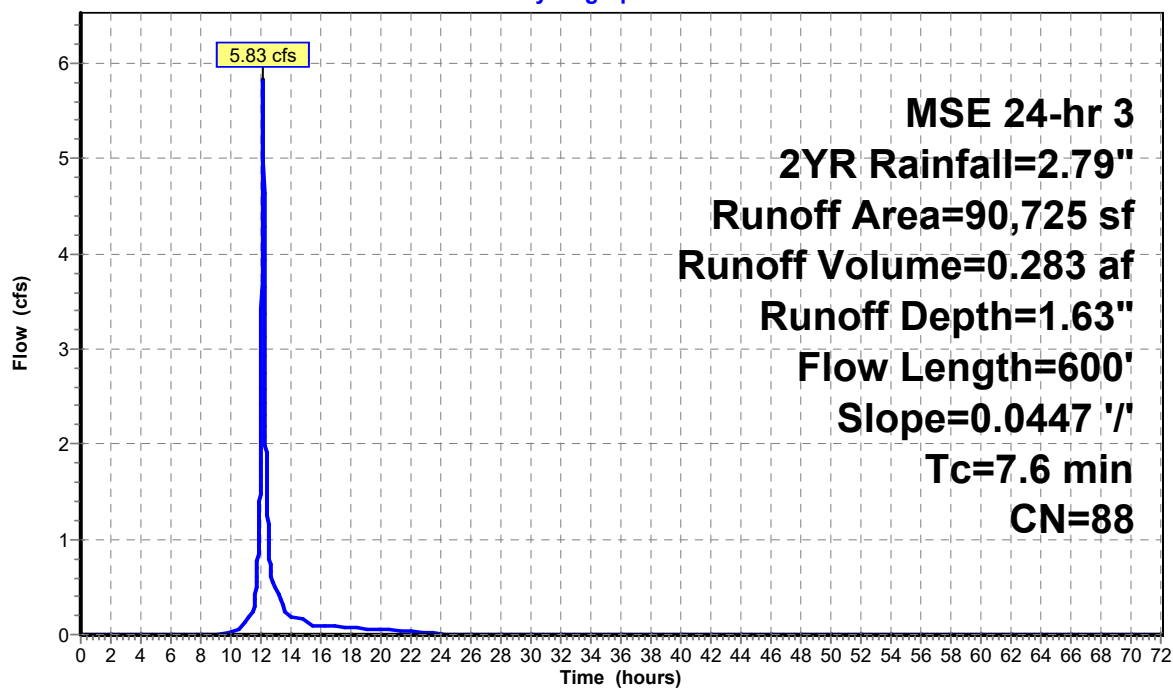
Summary for Subcatchment P1:

Runoff = 5.83 cfs @ 12.15 hrs, Volume= 0.283 af, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2YR Rainfall=2.79"

	Area (sf)	CN	Description
*	11,160	98	Building - N
*	15,451	98	Pavement - N
*	579	98	Concrete - N
*	11,910	98	Pavement - Ex
*	6,925	98	Offsite Buildings - Ex
*	43,463	78	Grass HSG D
*	1,237	100	Pond
	90,725	88	Weighted Average
	43,463		47.91% Pervious Area
	47,262		52.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	600	0.0447	1.32		Lag/CN Method,

Subcatchment P1:**Hydrograph**

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FNB Properties
MSE 24-hr 3 2YR Rainfall=2.79"

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Summary for Pond 2P: WET POND

Inflow Area = 2.083 ac, 52.09% Impervious, Inflow Depth = 1.63" for 2YR event
 Inflow = 5.83 cfs @ 12.15 hrs, Volume= 0.283 af
 Outflow = 3.29 cfs @ 12.24 hrs, Volume= 0.283 af, Atten= 44%, Lag= 5.6 min
 Primary = 3.29 cfs @ 12.24 hrs, Volume= 0.283 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Automatic Starting Elev= 813.75' Surf.Area= 1,089 sf Storage= 1,755 cf
 Peak Elev= 815.23' @ 12.24 hrs Surf.Area= 2,192 sf Storage= 4,177 cf (2,422 cf above start)

Plug-Flow detention time= 95.7 min calculated for 0.243 af (86% of inflow)
 Center-of-Mass det. time= 23.4 min (823.7 - 800.3)

Volume	Invert	Avail.Storage	Storage Description
#1	809.00'	9,362 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
809.00	27	45.1	0	0	27
810.00	131	59.3	72	72	156
811.00	264	73.6	194	266	321
812.00	425	87.9	341	607	522
813.00	615	102.2	517	1,125	758
814.00	1,277	155.8	926	2,051	1,866
815.00	2,033	235.5	1,640	3,691	4,356
816.00	2,765	255.1	2,390	6,081	5,159
816.50	3,156	265.8	1,479	7,560	5,621
817.00	4,073	328.9	1,802	9,362	8,611

Device	Routing	Invert	Outlet Devices
#1	Primary	813.25'	12.0" Round Culvert L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 813.25' / 812.60' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	813.75'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	814.00'	6.0" Vert. Orifice/Grate X 3.00 C= 0.600 Limited to weir flow at low heads
#4	Device 1	815.25'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	816.50'	25.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

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FNB Properties
MSE 24-hr 3 2YR Rainfall=2.79"

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Primary OutFlow Max=3.29 cfs @ 12.24 hrs HW=815.23' (Free Discharge)

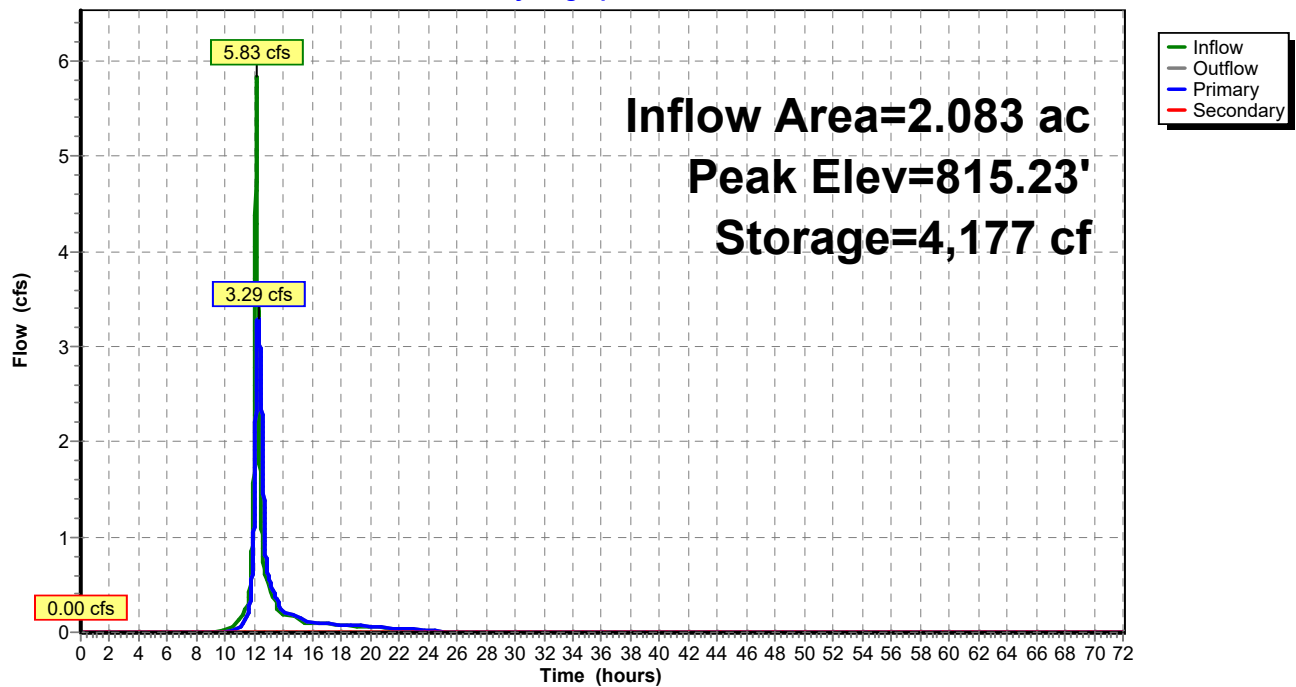
- 1=Culvert (Passes 0.48 cfs of 4.60 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.48 cfs @ 5.52 fps)
- 4=Orifice/Grate (Controls 0.00 cfs)
- 3=Orifice/Grate (Orifice Controls 2.81 cfs @ 4.77 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=813.75' (Free Discharge)

- 5=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond 2P: WET POND

Hydrograph



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FNB Properties
MSE 24-hr 3 10YR Rainfall=3.93"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentP1:

Runoff Area=90,725 sf 52.09% Impervious Runoff Depth=2.66"
 Flow Length=600' Slope=0.0447 '/' Tc=7.6 min CN=88 Runoff=9.33 cfs 0.462 af

Pond 2P: WET POND

Peak Elev=815.72' Storage=5,337 cf Inflow=9.33 cfs 0.462 af
 Primary=6.60 cfs 0.462 af Secondary=0.00 cfs 0.000 af Outflow=6.60 cfs 0.462 af

Total Runoff Area = 2.083 ac Runoff Volume = 0.462 af Average Runoff Depth = 2.66"
47.91% Pervious = 0.998 ac 52.09% Impervious = 1.085 ac

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FNB Properties
MSE 24-hr 3 10YR Rainfall=3.93"

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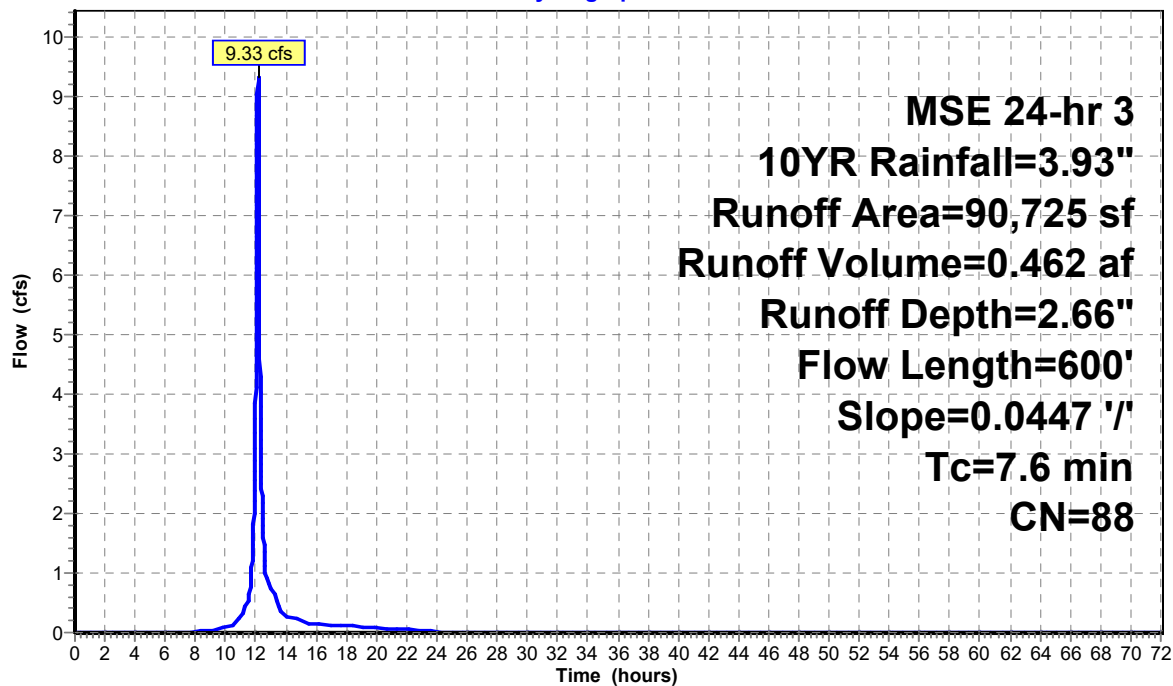
Summary for Subcatchment P1:

Runoff = 9.33 cfs @ 12.15 hrs, Volume= 0.462 af, Depth= 2.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10YR Rainfall=3.93"

	Area (sf)	CN	Description
*	11,160	98	Building - N
*	15,451	98	Pavement - N
*	579	98	Concrete - N
*	11,910	98	Pavement - Ex
*	6,925	98	Offsite Buildings - Ex
*	43,463	78	Grass HSG D
*	1,237	100	Pond
	90,725	88	Weighted Average
	43,463		47.91% Pervious Area
	47,262		52.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	600	0.0447	1.32		Lag/CN Method,

Subcatchment P1:**Hydrograph**

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MSE 24-hr 3 10YR Rainfall=3.93"

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Summary for Pond 2P: WET POND

Inflow Area = 2.083 ac, 52.09% Impervious, Inflow Depth = 2.66" for 10YR event
 Inflow = 9.33 cfs @ 12.15 hrs, Volume= 0.462 af
 Outflow = 6.60 cfs @ 12.21 hrs, Volume= 0.462 af, Atten= 29%, Lag= 3.9 min
 Primary = 6.60 cfs @ 12.21 hrs, Volume= 0.462 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Automatic Starting Elev= 813.75' Surf.Area= 1,089 sf Storage= 1,755 cf
 Peak Elev= 815.72' @ 12.21 hrs Surf.Area= 2,549 sf Storage= 5,337 cf (3,582 cf above start)

Plug-Flow detention time= 70.8 min calculated for 0.422 af (91% of inflow)
 Center-of-Mass det. time= 19.5 min (810.0 - 790.5)

Volume	Invert	Avail.Storage	Storage Description
#1	809.00'	9,362 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
809.00	27	45.1	0	0	27
810.00	131	59.3	72	72	156
811.00	264	73.6	194	266	321
812.00	425	87.9	341	607	522
813.00	615	102.2	517	1,125	758
814.00	1,277	155.8	926	2,051	1,866
815.00	2,033	235.5	1,640	3,691	4,356
816.00	2,765	255.1	2,390	6,081	5,159
816.50	3,156	265.8	1,479	7,560	5,621
817.00	4,073	328.9	1,802	9,362	8,611

Device	Routing	Invert	Outlet Devices
#1	Primary	813.25'	12.0" Round Culvert L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 813.25' / 812.60' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	813.75'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	814.00'	6.0" Vert. Orifice/Grate X 3.00 C= 0.600 Limited to weir flow at low heads
#4	Device 1	815.25'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	816.50'	25.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

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FNB Properties
MSE 24-hr 3 10YR Rainfall=3.93"

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Primary OutFlow Max=6.59 cfs @ 12.21 hrs HW=815.72' (Free Discharge)

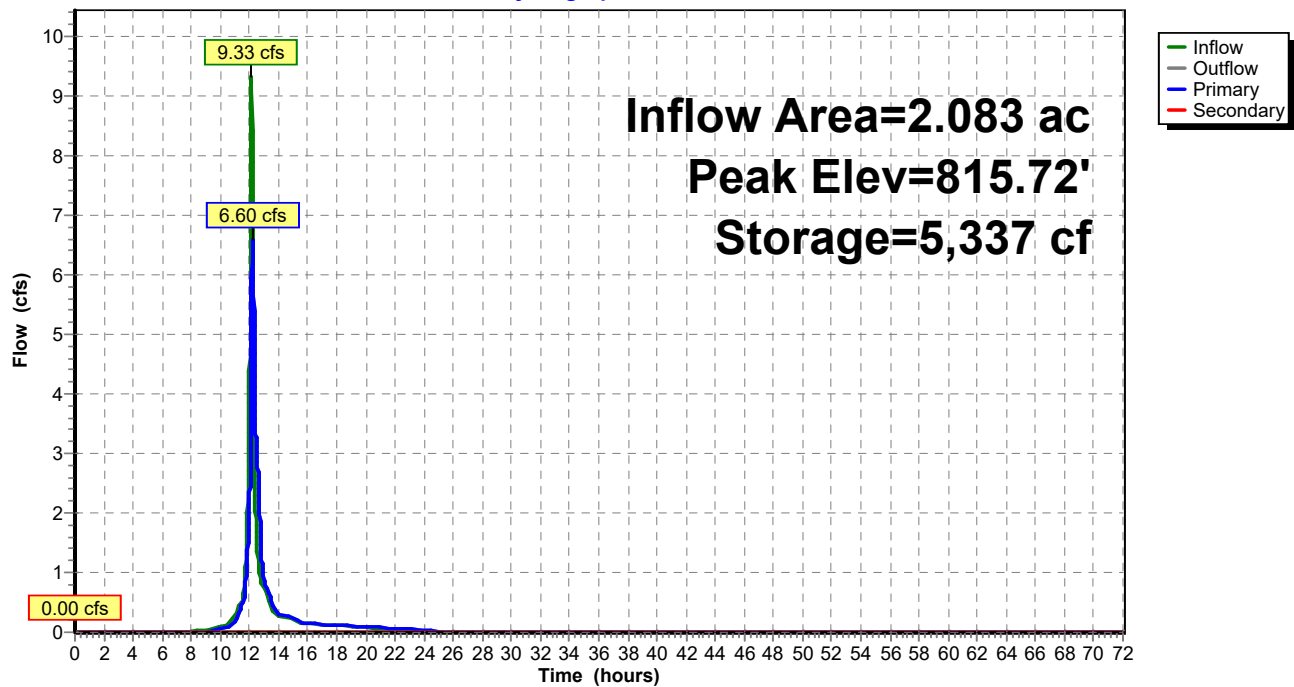
- 1=Culvert (Passes 3.15 cfs of 5.31 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.56 cfs @ 6.46 fps)
- 4=Orifice/Grate (Orifice Controls 2.59 cfs @ 3.30 fps)
- 3=Orifice/Grate (Orifice Controls 3.44 cfs @ 5.84 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=813.75' (Free Discharge)

- 5=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond 2P: WET POND

Hydrograph



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MSE 24-hr 3 25YR Rainfall=4.75"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentP1:

Runoff Area=90,725 sf 52.09% Impervious Runoff Depth=3.43"
 Flow Length=600' Slope=0.0447 '/' Tc=7.6 min CN=88 Runoff=11.87 cfs 0.596 af

Pond 2P: WET POND

Peak Elev=816.08' Storage=6,303 cf Inflow=11.87 cfs 0.596 af
 Primary=7.90 cfs 0.596 af Secondary=0.00 cfs 0.000 af Outflow=7.90 cfs 0.596 af

Total Runoff Area = 2.083 ac Runoff Volume = 0.596 af Average Runoff Depth = 3.43"
47.91% Pervious = 0.998 ac 52.09% Impervious = 1.085 ac

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FNB Properties
MSE 24-hr 3 25YR Rainfall=4.75"

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Summary for Subcatchment P1:

Runoff = 11.87 cfs @ 12.15 hrs, Volume= 0.596 af, Depth= 3.43"

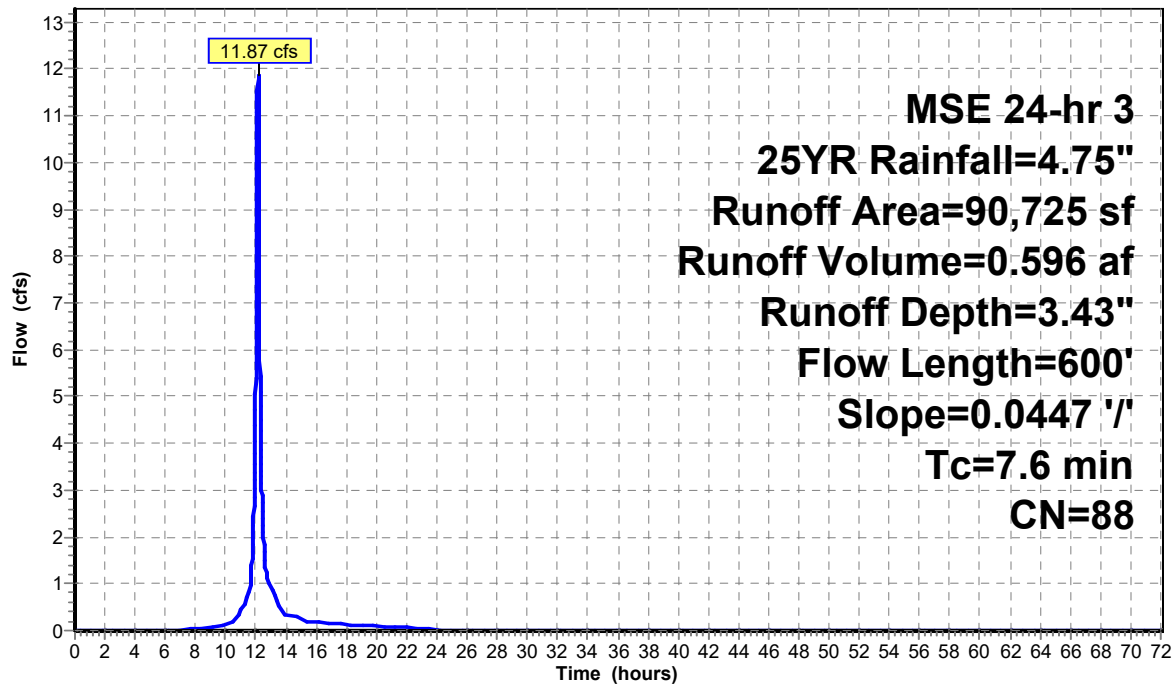
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 25YR Rainfall=4.75"

	Area (sf)	CN	Description
*	11,160	98	Building - N
*	15,451	98	Pavement - N
*	579	98	Concrete - N
*	11,910	98	Pavement - Ex
*	6,925	98	Offsite Buildings - Ex
*	43,463	78	Grass HSG D
*	1,237	100	Pond
	90,725	88	Weighted Average
	43,463		47.91% Pervious Area
	47,262		52.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	600	0.0447	1.32		Lag/CN Method,

Subcatchment P1:

Hydrograph



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MSE 24-hr 3 25YR Rainfall=4.75"

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Summary for Pond 2P: WET POND

Inflow Area = 2.083 ac, 52.09% Impervious, Inflow Depth = 3.43" for 25YR event
 Inflow = 11.87 cfs @ 12.15 hrs, Volume= 0.596 af
 Outflow = 7.90 cfs @ 12.22 hrs, Volume= 0.596 af, Atten= 33%, Lag= 4.3 min
 Primary = 7.90 cfs @ 12.22 hrs, Volume= 0.596 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Automatic Starting Elev= 813.75' Surf.Area= 1,089 sf Storage= 1,755 cf
 Peak Elev= 816.08' @ 12.22 hrs Surf.Area= 2,825 sf Storage= 6,303 cf (4,548 cf above start)

Plug-Flow detention time= 61.1 min calculated for 0.555 af (93% of inflow)
 Center-of-Mass det. time= 17.9 min (803.4 - 785.5)

Volume	Invert	Avail.Storage	Storage Description
#1	809.00'	9,362 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
809.00	27	45.1	0	0	27
810.00	131	59.3	72	72	156
811.00	264	73.6	194	266	321
812.00	425	87.9	341	607	522
813.00	615	102.2	517	1,125	758
814.00	1,277	155.8	926	2,051	1,866
815.00	2,033	235.5	1,640	3,691	4,356
816.00	2,765	255.1	2,390	6,081	5,159
816.50	3,156	265.8	1,479	7,560	5,621
817.00	4,073	328.9	1,802	9,362	8,611

Device	Routing	Invert	Outlet Devices
#1	Primary	813.25'	12.0" Round Culvert L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 813.25' / 812.60' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	813.75'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	814.00'	6.0" Vert. Orifice/Grate X 3.00 C= 0.600 Limited to weir flow at low heads
#4	Device 1	815.25'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	816.50'	25.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

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FNB Properties
MSE 24-hr 3 25YR Rainfall=4.75"

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Primary OutFlow Max=7.90 cfs @ 12.22 hrs HW=816.08' (Free Discharge)

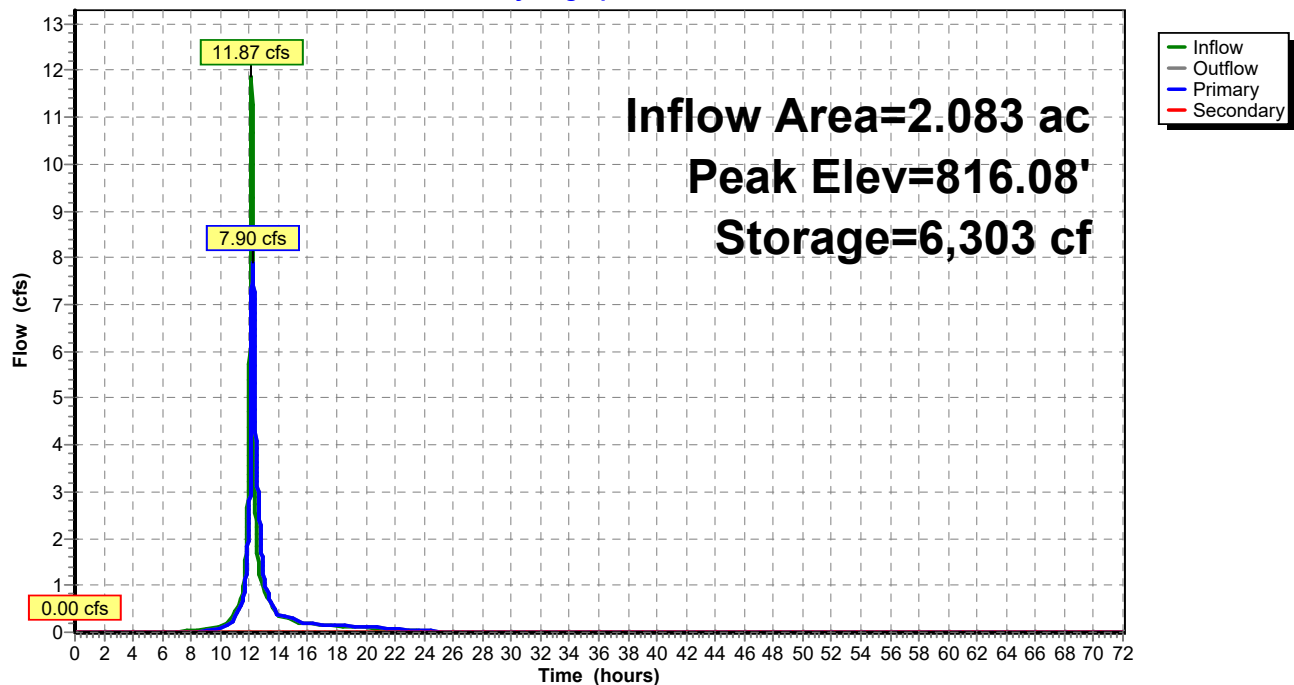
- 1=Culvert (Passes 4.06 cfs of 5.77 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.62 cfs @ 7.08 fps)
- 4=Orifice/Grate (Orifice Controls 3.44 cfs @ 4.38 fps)
- 3=Orifice/Grate (Orifice Controls 3.84 cfs @ 6.51 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=813.75' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: WET POND

Hydrograph



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MSE 24-hr 3 100YR Rainfall=6.19"

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentP1:

Runoff Area=90,725 sf 52.09% Impervious Runoff Depth=4.81"
 Flow Length=600' Slope=0.0447 '/' Tc=7.6 min CN=88 Runoff=16.30 cfs 0.835 af

Pond 2P: WET POND

Peak Elev=816.62' Storage=7,955 cf Inflow=16.30 cfs 0.835 af
 Primary=9.49 cfs 0.821 af Secondary=2.83 cfs 0.014 af Outflow=12.31 cfs 0.835 af

Total Runoff Area = 2.083 ac Runoff Volume = 0.835 af Average Runoff Depth = 4.81"
47.91% Pervious = 0.998 ac 52.09% Impervious = 1.085 ac

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FNB Properties
MSE 24-hr 3 100YR Rainfall=6.19"

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Summary for Subcatchment P1:

Runoff = 16.30 cfs @ 12.15 hrs, Volume= 0.835 af, Depth= 4.81"

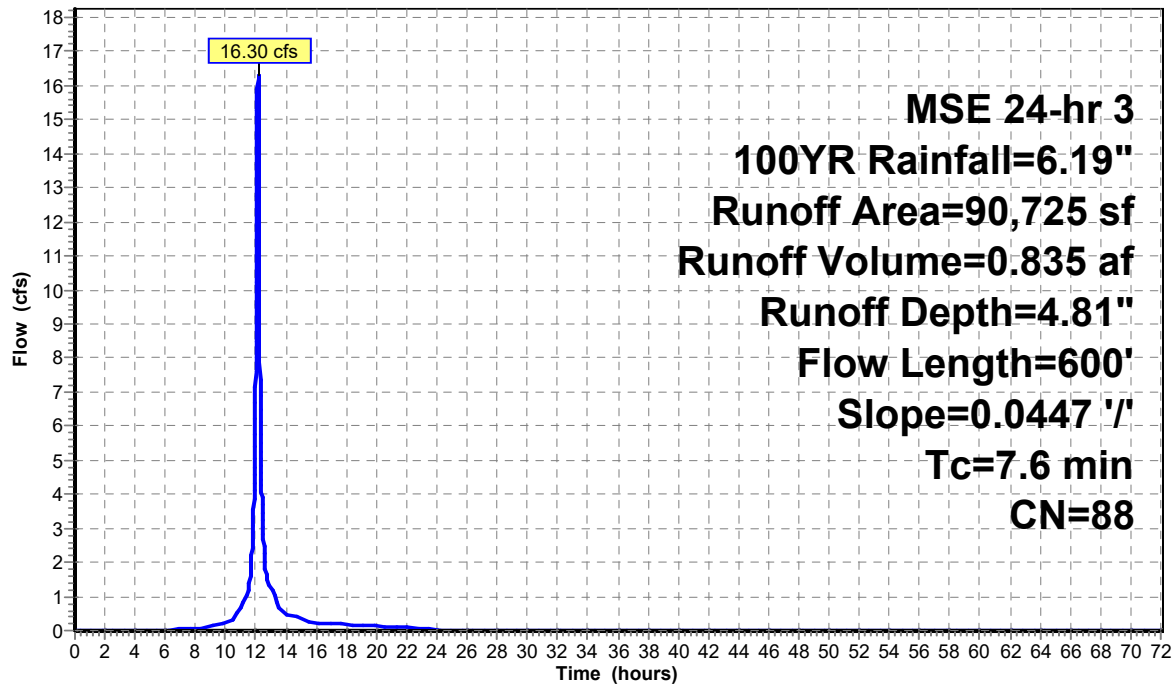
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100YR Rainfall=6.19"

	Area (sf)	CN	Description
*	11,160	98	Building - N
*	15,451	98	Pavement - N
*	579	98	Concrete - N
*	11,910	98	Pavement - Ex
*	6,925	98	Offsite Buildings - Ex
*	43,463	78	Grass HSG D
*	1,237	100	Pond
	90,725	88	Weighted Average
	43,463		47.91% Pervious Area
	47,262		52.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	600	0.0447	1.32		Lag/CN Method,

Subcatchment P1:

Hydrograph



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FNB Properties
MSE 24-hr 3 100YR Rainfall=6.19"

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Summary for Pond 2P: WET POND

Inflow Area = 2.083 ac, 52.09% Impervious, Inflow Depth = 4.81" for 100YR event
 Inflow = 16.30 cfs @ 12.15 hrs, Volume= 0.835 af
 Outflow = 12.31 cfs @ 12.20 hrs, Volume= 0.835 af, Atten= 24%, Lag= 3.5 min
 Primary = 9.49 cfs @ 12.20 hrs, Volume= 0.821 af
 Secondary = 2.83 cfs @ 12.20 hrs, Volume= 0.014 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Automatic Starting Elev= 813.75' Surf.Area= 1,089 sf Storage= 1,755 cf
 Peak Elev= 816.62' @ 12.20 hrs Surf.Area= 3,368 sf Storage= 7,955 cf (6,200 cf above start)

Plug-Flow detention time= 50.7 min calculated for 0.794 af (95% of inflow)
 Center-of-Mass det. time= 16.2 min (795.0 - 778.8)

Volume	Invert	Avail.Storage	Storage Description
#1	809.00'	9,362 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
809.00	27	45.1	0	0	27
810.00	131	59.3	72	72	156
811.00	264	73.6	194	266	321
812.00	425	87.9	341	607	522
813.00	615	102.2	517	1,125	758
814.00	1,277	155.8	926	2,051	1,866
815.00	2,033	235.5	1,640	3,691	4,356
816.00	2,765	255.1	2,390	6,081	5,159
816.50	3,156	265.8	1,479	7,560	5,621
817.00	4,073	328.9	1,802	9,362	8,611

Device	Routing	Invert	Outlet Devices
#1	Primary	813.25'	12.0" Round Culvert L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 813.25' / 812.60' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	813.75'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Primary	814.00'	6.0" Vert. Orifice/Grate X 3.00 C= 0.600 Limited to weir flow at low heads
#4	Device 1	815.25'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	816.50'	25.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

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MSE 24-hr 3 100YR Rainfall=6.19"

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Primary OutFlow Max=9.48 cfs @ 12.20 hrs HW=816.62' (Free Discharge)

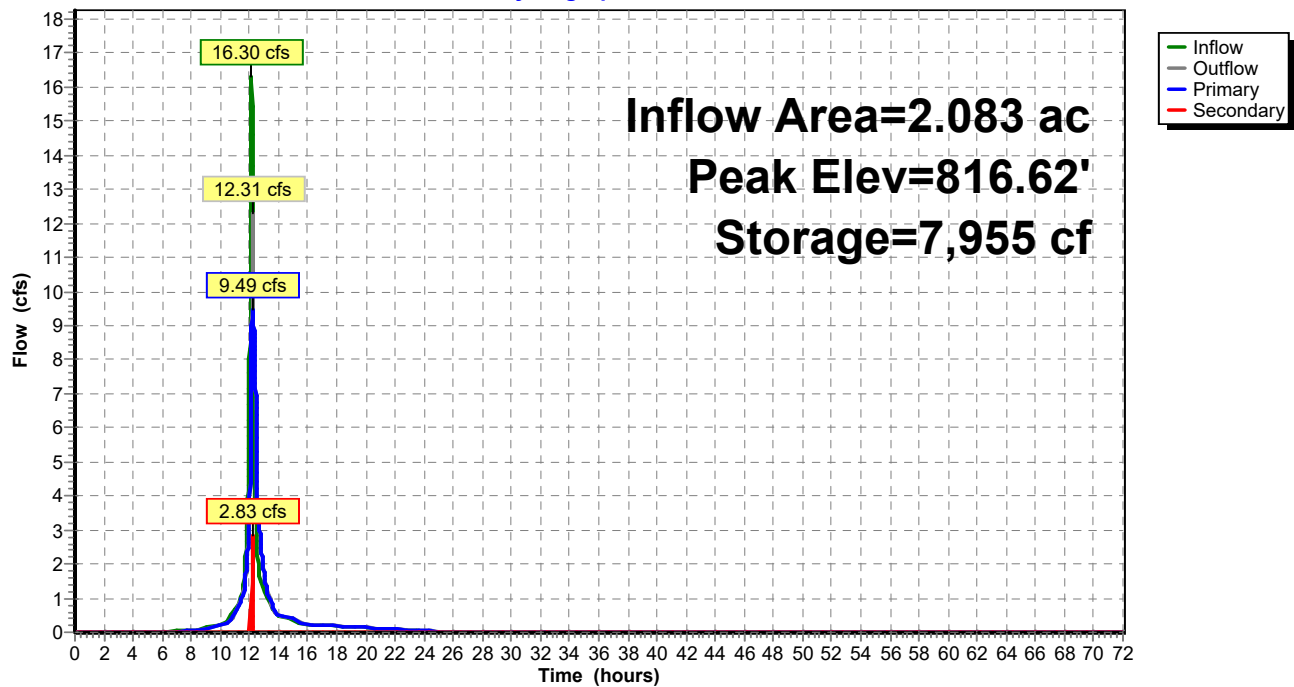
- 1=Culvert (Passes 5.12 cfs of 6.41 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.69 cfs @ 7.92 fps)
- 4=Orifice/Grate (Orifice Controls 4.43 cfs @ 5.64 fps)
- 3=Orifice/Grate (Orifice Controls 4.37 cfs @ 7.41 fps)

Secondary OutFlow Max=2.77 cfs @ 12.20 hrs HW=816.62' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Weir Controls 2.77 cfs @ 0.93 fps)

Pond 2P: WET POND

Hydrograph



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FNB Properties
Multi-Event Tables

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Events for Subcatchment P1:

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1YR	2.46	4.84	0.234	1.35
2YR	2.79	5.83	0.283	1.63
10YR	3.93	9.33	0.462	2.66
25YR	4.75	11.87	0.596	3.43
100YR	6.19	16.30	0.835	4.81

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Multi-Event Tables

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Events for Pond 2P: WET POND

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (cubic-feet)
1YR	4.84	2.91	2.91	0.00	815.01	3,705
2YR	5.83	3.29	3.29	0.00	815.23	4,177
10YR	9.33	6.60	6.60	0.00	815.72	5,337
25YR	11.87	7.90	7.90	0.00	816.08	6,303
100YR	16.30	12.31	9.49	2.83	816.62	7,955

APPENDIX 11

WINSLAMM INPUT AND OUTPUT DATA FILES (TSS REMOVAL)

Input Data 526-317

Data file name: G:\2026\2605\526-317\03 ENGINEERING\03 STORMWATER\02
 WinSLAMM\526-317.mdb
 WinSLAMM Version 10.4.1
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban
 Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban
 Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance:
 False
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source
 Area PSD Files.csv
 Cost Data file name:
 If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are
 Removed from Pollutant Load % Reduction calculations
 Seed for random number generator: -42
 Study period starting date: 01/01/81 Study period ending date: 12/31/81
 Start of Winter Season: 12/02 End of Winter Season: 03/12
 Date: 09-01-2026 Time: 13:55:32
 Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.967
 1 - Roofs 1: 0.256 ac. Pitched Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 0.355 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 14 - Paved Parking 2: 0.273 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.013 ac. Connected Source Area PSD File: C:\WinSLAMM
 Files\NURP.cpz
 45 - Large Landscaped Areas 1: 0.042 ac. Normal Silty Source Area PSD
 File: C:\WinSLAMM Files\NURP.cpz
 70 - Water Body Areas: 0.028 ac. Source Area PSD File:

LU# 2 - Residential: Residential (Offsite) Total area (ac): 1.119
 1 - Roofs 1: 0.159 ac. Pitched Disconnected Normal Silty Source
 Area PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 0.960 ac. Normal Silty Source Area PSD

File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - DS Grass Swale # 1

Total drainage area (acres)= 0.967
 Fraction of drainage area served by swales (ac) = 0.80
 Swale density (ft/ac) = 245.61
 Total swale length (ft) = 190
 Average swale length to outlet (ft)= 95
 Typical bottom width (ft) = 0.0
 Typical swale side slope (_H:1V) = 3.0
 Typical longitudinal slope (ft.H/ft.V) = 0.008
 Swale retardance factor: C
 Typical grass height (in) = 4.0
 Swale dynamic infiltration rate (in/hr)= 0.065
 Typical swale depth (ft) for cost analysis (optional) = 0.0
 Particle size distribution file name: Not needed - calculated by program
 Use total swale length instead of swale density for infiltration

calculations: True

Control Practice 2: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1

Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 5
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5

Outlet type: Orifice 2

1. Orifice diameter (ft): 0.5
2. Number of orifices: 3
3. Invert elevation above datum (ft): 5.25

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 25
2. Weir crest width (ft): 15
3. Height from datum to bottom of weir opening: 7.75

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 1
2. Stand pipe height above datum (ft): 6.25

Pond stage and surface area

	Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow
(cfs)					
	0	0.00	0.0000	0.00	
0.00	1	0.01	0.0001	0.00	
0.00	2	0.25	0.0006	0.00	

0.00				
	3	1.25	0.0030	0.00
0.00				
	4	2.25	0.0061	0.00
0.00				
	5	3.25	0.0098	0.00
0.00				
	6	4.25	0.0141	0.00
0.00				
	7	5.25	0.0293	0.00
0.00				
	8	6.25	0.0467	0.00
0.00				
	9	7.25	0.0635	0.00
0.00				
	10	7.75	0.0725	0.00
0.00				
	11	8.25	0.0935	0.00
0.00				

Control Practice 3: Other Device CP# 1 (DS) - DS Other Device # 1
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 1.00
 Runoff volume reduction fraction = 0

526-317 Output Summary

SLAMM for Windows Version 10.4.1
(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

Data file name: G:\2026\2605\526-317\03 ENGINEERING\03 STORMWATER\02 WinSLAMM\526-317.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 09-01-2026 Time of run: 13:55:55
Total Area Modeled (acres): 2.086
Years in Model Run: 1.00

Particulate		Runoff	Percent Particulate	
Percent		Volume	Runoff	Solids
Solids Particulate		(cu ft)	Volume	Conc.
Yield	Solids		Reduction	(mg/L)
(lbs)	Reduction			
Total of all Land Uses without Controls:		83410	-	85.61
445.8	-			
Outfall Total with Controls:		81544	2.24%	33.71
171.6	61.51%			

Annualized Total After Outfall Controls: 81768
172.1

Pollutant		Concentration -	Concentration -	Conc.	
Pollutant Yield	Pollutant Yield	Pol. Yield	Percent	Units	No
		No Controls	With Controls		
Controls	With Controls	Units	Reduction		
Particulate Solids		85.61	33.71	mg/L	
445.8	171.6	lbs	61.51 %		
Particulate Phosphorus		0.2407	0.06494	mg/L	
0.8603	0.3306	lbs	61.57 %		

APPENDIX 12

USLE CALCULATIONS AND MAP



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)



YEAR 1

Developer: Fred Bachmann

Project: FNB Site Improvements

Date: 09/01/26

County: Jefferson

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	11/09/26	11/23/26	0.9%	140	Silt Loam	0.43	3.2%	45	0.23	1.00	0.1	0.940	Sediment Trap	0.0
Directional Tracking o	11/23/26	04/01/27	5.6%	140	Silt Loam	0.43	3.2%	45	0.23	0.90	0.7	0.940	Sediment Trap	0.1
Seed with Mulch or Ei	04/01/27	06/03/27	17.6%	140	Silt Loam	0.43	3.2%	45	0.23	0.10	0.2	0.940	Sediment Trap	0.0
End	06/03/27	-----	-----	-----	-----	-----	3.2%	45	0.23	-----	-----	0.000	Sediment Trap	0.0
		-----	-----	-----	-----	-----	3.2%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											1.1		TOTAL	0.2
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15 and
Thaw-6/30

8/7-8/29 Turf, introduced grasses and legumes
Native Grasses, forbs, and legumes

Designed By:	Alex Jerome
Date	9/1/2026

City of Watertown

Section 3, Item G.



Municipal Boundary

Common Areas

Address Labels

Parcels Boundaries

Addresses

Parcel Acreage



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,232

SCALE BAR = 1"

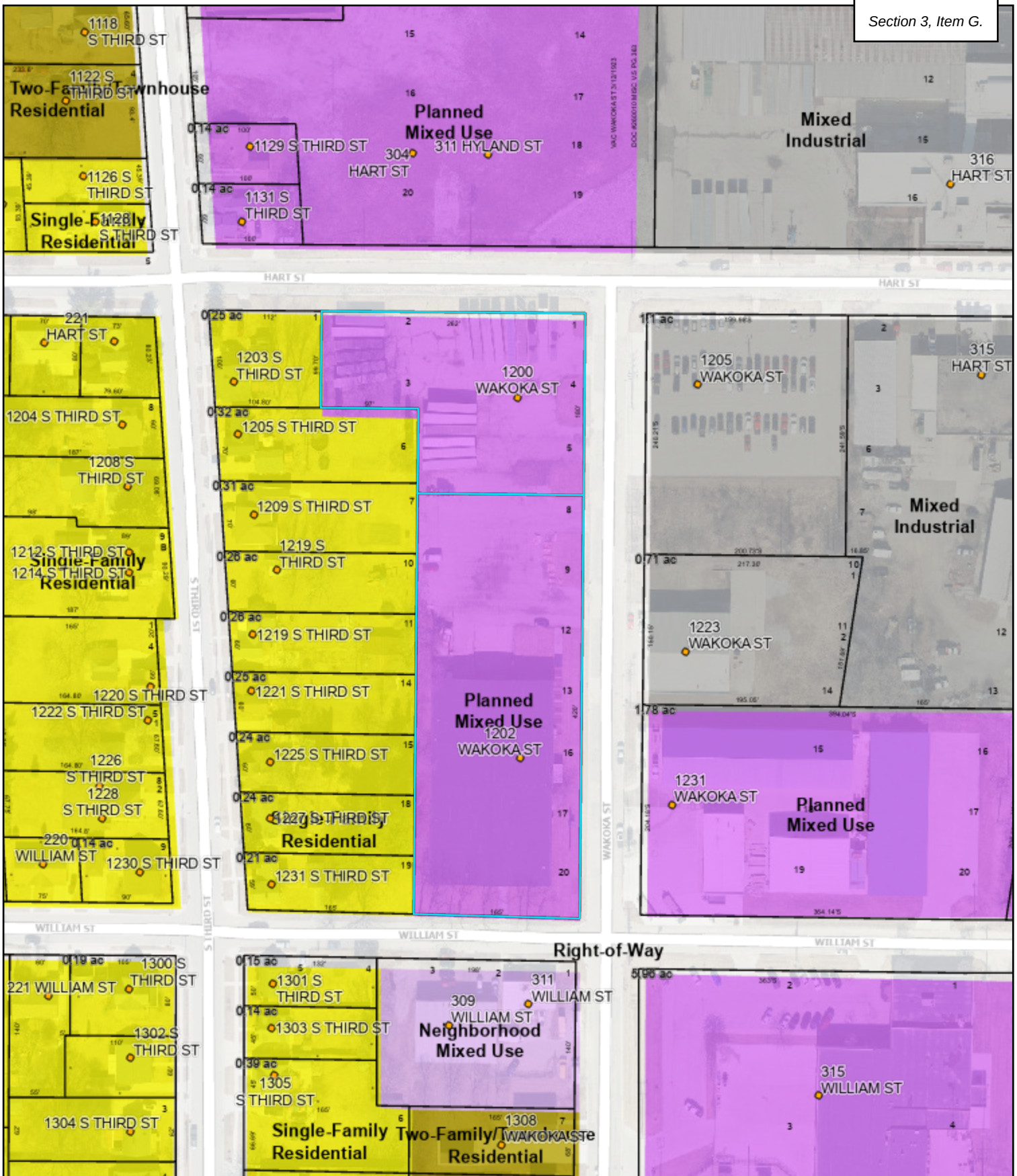
Printed on: September 1, 2026

Author:

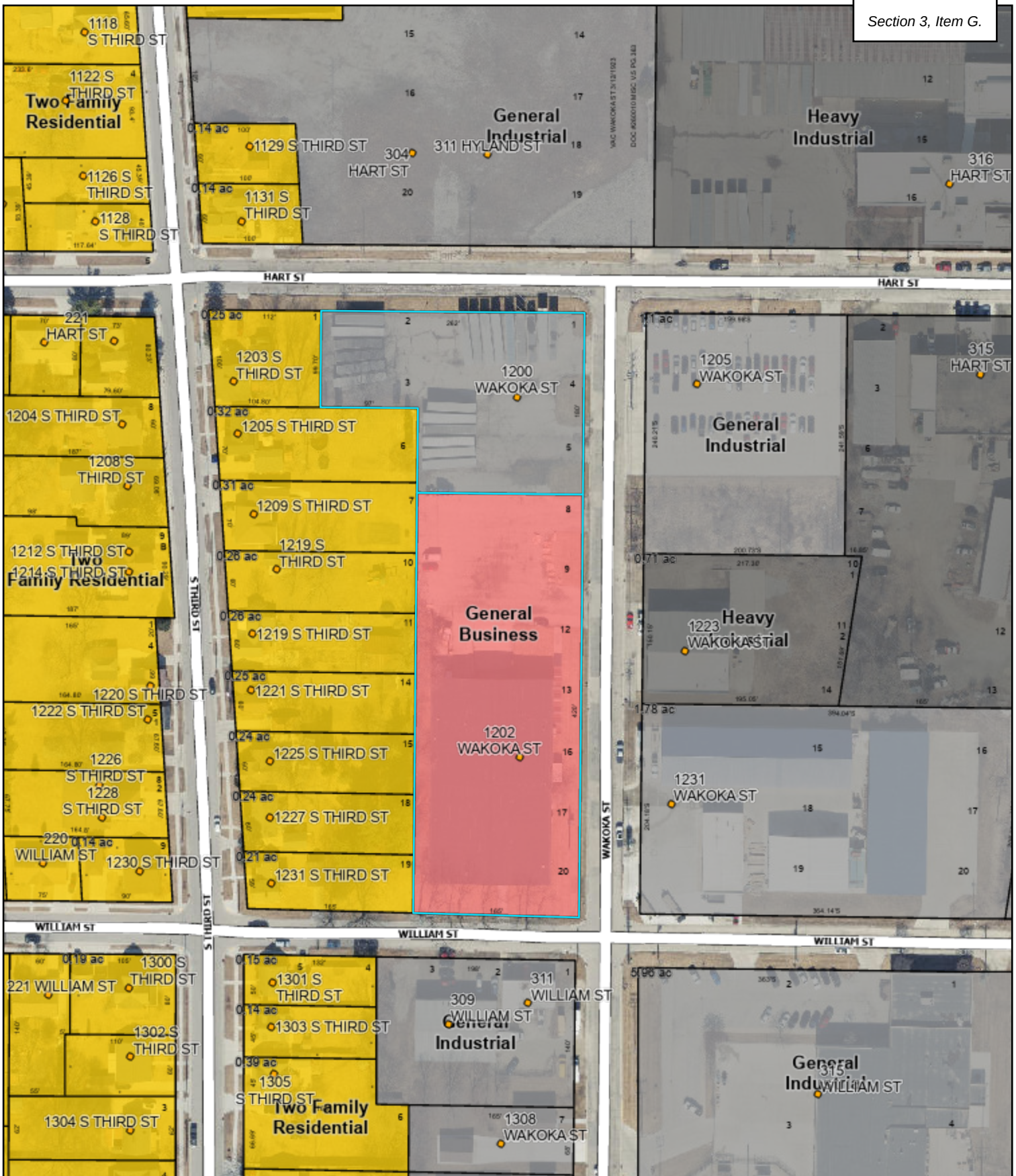
DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever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

N

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	Municipal Boundary	VA_FLU		Planned Mixed Use	 THE CITY OF WATERTOWN Opportunity runs through it. <i>City of Watertown Geographic Information System</i> Scale: 1:1,539 Printed on: Sept 11, 2013 SCALE BAR = 1" Author: 189 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.	
	Parcels Boundaries	Right-of-Way		Neighborhood Mixed Use		
	Addresses		Single-Family Residential			Mixed Industrial
Address Labels		Two-Family/Townhouse Residential				



Municipal Boundary

Address Labels



Heavy Industrial



Parcels Boundaries

Zoning Type



General Industrial



Addresses



Two-Family Residential-6



General Business



City of Watertown Geographic Information System

Scale: 1:1,539

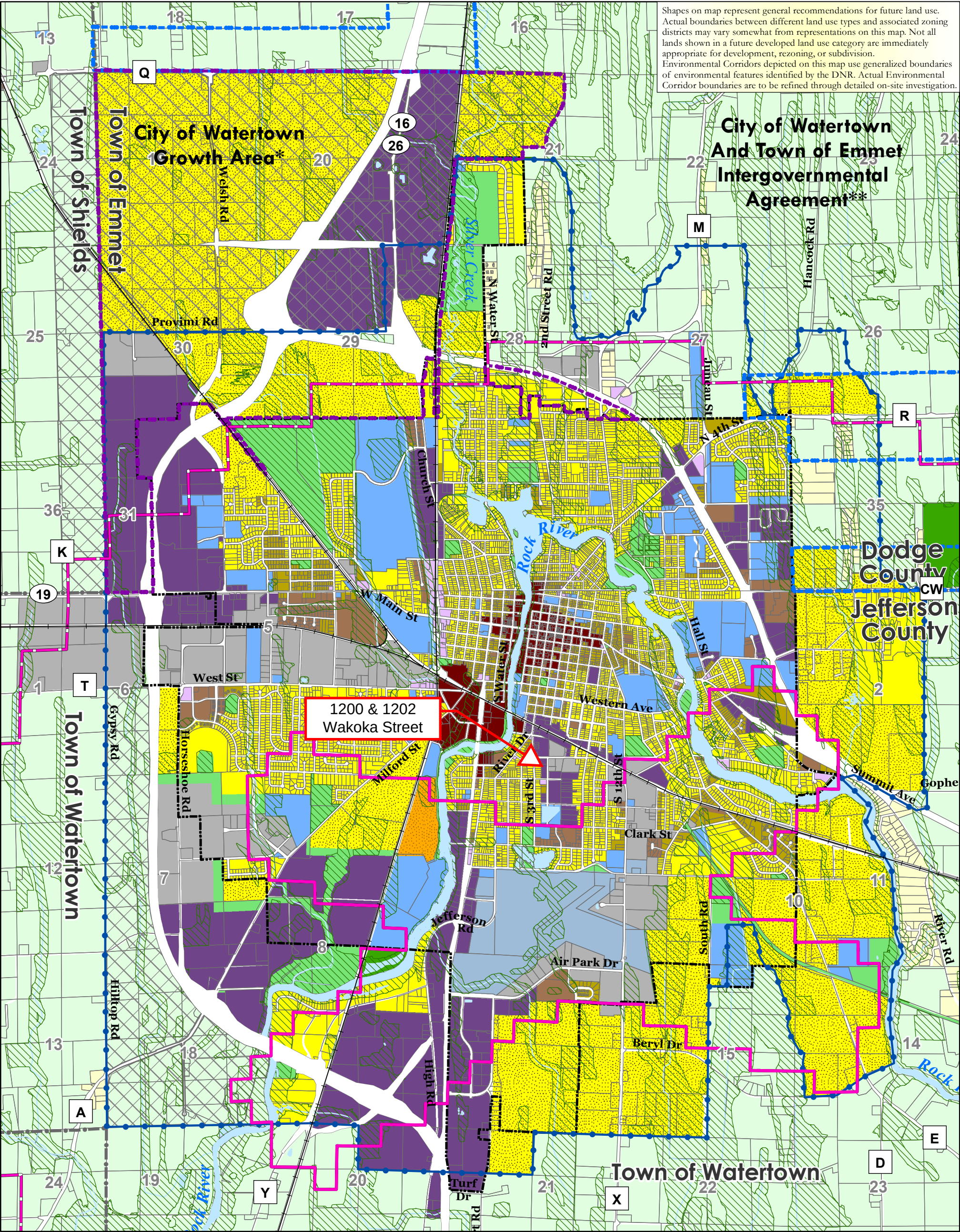
SCALE BAR = 1"

Printed on: Sept 1, 2019

Author:

190

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.



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

1200 & 1202
Wakoka Street

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.

