



PLAN COMMISSION MEETING AGENDA

MONDAY, JUNE 24, 2024 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=85167510892> or call: 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review minutes dated June 10, 2024

3. BUSINESS

- A. Conduct public hearing: 510 Cole Street – Conditional Use Permit (CUP) request for Indoor Institutional for a Catholic high school under Section § 550-25B(2)(d)
- B. Review and take action: 510 Cole Street – Conditional Use Permit (CUP) request for Indoor Institutional for a Catholic high school under Section § 550-25B(2)(d)
- C. Review and take action: 1014 S. Second Street – Preliminary Certified Survey Map (CSM) Review)
- D. Review and take action: 1819 River Drive 50' x 60' Airplane Hangar
- E. Review and take action: 1832 River Drive 66' x 64' Airplane Hangar
- F. Initial Review and take action: Amend Hunter Oaks Planned Unit Development – General Development Plan (PUD-GDP)
- G. Review and make recommendation: Jones Street Discontinuance of Public Way
- H. Review and make recommendation: Greomar, LLC Annexation recommendation of Ordinance and scheduling public hearing

4. ADJOURNMENT

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

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

SITE PLAN REVIEW COMMITTEE
June 10, 2024

Section 2, Item A.

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: Brian Zirbes of Building, Safety & Zoning; Doug Zwieg of Building, Safety & Zoning; Mayor Emily McFarland; Tanya Reyen of the Fire Department; Andrew Beyer of the Engineering Department; Maureen McBroom of Stormwater; Stacy Winkelman of the Street Department; Tim Hayden of the Water Department; Jeff Meloy of the Police Department; Kristine Butteris of Park & Rec; and Strategic Initiatives and Development Coordinator Mason Becker. Also in attendance were Nikki Zimmerman, David Hoefgen of American Rentals; Andrew Schmidt; Tracy Schroeder of GWCHF; Bert Zenker of MSI General; Nate Peters of GWCHF; Abby Filali of Go Riteway; Kurt Liebenow of Watertown Moravian Church; and Jennifer Getz of St. Jude Academy. Virtually present were Casy Clickner, Matt Sokol, Bendan Kons, Jim Zuern, and Judy Buchs.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

A. Roll Call

Roll call was completed.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated May 13, 2204

Motion was made by Doug Zwieg and seconded by Stacy Winkelman to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 700 Hoffman Drive Preliminary Plat

The applicant was present to explain the project. This is

The following was presented by staff:

Building: No comments

Fire: The radius looks good. The hydrants will have to be moved to the road.

Stormwater: Deferred to Andrew Beyer of the Engineering Department.

Engineering: A sanitary sewer easement appears to exist. This should be verified. Language to be added to the plat regarding location of residential lots within 500' of city's wastewater treatment facilities (mechanical treatment facilities, effluent holdings and polishing ponds) and within 1000' of sludge holding facilities and spray irrigation systems. Draft language to be provided by city for inclusion in plat.

Drainage easements for lots and best management practices need to be shown on plat – see Section 545-34

If high groundwater was encountered during borings, need to be noted on the plat – see Section 545-34(D)

Will public access easements be included in plat for sidewalk/paths not in right-of-way? Outlot space would have access.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: No comments.

Police: No comments.

Zoning: The Department of Administration submitted their letter. They directed the alterations be made to the legal description and the Hoffman Drive right-of-way that adjoins the subdivision must be clearly shown and identified on the final plat. Jefferson County also noted some changes that needed to be made.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to move this item onto Plan Commission contingent upon:

-The review & approval of the stormwater/erosion control permit. Note that Hoffman Drive is one ingress/egress to Wastewater Treatment Facility.

-Inclusion of language to be added to the plat regarding location of residential lots within 500' of city's wastewater

treatment facilities (mechanical treatment facilities, effluent holdings and polishing ponds) and within holding facilities and spray irrigation systems.
-Hydrants to be moved within the right of way.

Unanimously approved.

B. Review and take action: 1800 S. Church Street – Site/Building Review

Brendan Kons was present virtually to explain the project. This is for improvements to the building, add exterior storage and a fuel depot.

The following was presented by staff:

Building: The plans will have to go to State for approval.

Fire: No comments.

Stormwater: The project will require an erosion control & stormwater permit. Check with DNR to verify if any permits will be required through them.

Engineering: No comments.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: The proposal looks very nice and the

Police: No comments.

Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to move this item to Plan Commission contingent upon:

-The erosion control permit review and approval.

Unanimously approved.

C. Review and take action: 1819 River Drive – 50' x 60' airplane hangar

The applicant David Hoefgen was present to explain the project. This is for a 50' x 60' airplane hangar post-frame construction. White roof, white sides for one airplane. Contractors will be putting in sewer/water & electric and will pull their own permits for this work.

The following was presented by staff:

Building: A residential building permit will be required along with a separate set of plans and a digital copy of the plan set.

Fire: No comments. Email conversations have occurred regarding the location of the hydrant location.

Stormwater: An erosion control permit will be required.

Engineering: No comments.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: No comments.

Police: No comments.

Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to forward this item to Plan Commission contingent upon review & approval of the erosion control permit and submittal and approval of the building permit.

Unanimously approved.

D. Review and take action: 1832 River Drive – 66' x 64' airplane hangar

Andrew Schmidt was present to explain the project. This is for a 66' x 64' private-use airplane hangar.

The following was presented by staff:

Building:	A residential building permit will be required along with a separate set of plans and a digital copy of the plan set.
Fire:	No comment.
Stormwater:	An erosion control permit will be required. There is a drainage swale next to the road. The plans should reflect this.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwig, seconded by Mayor McFarland to forward this item to Plan Commission contingent upon review & approval of the erosion control permit and submittal and approval of the building permit.

Unanimously approved.

E. Review and take action: 1901 Market Way – fireworks sales

Matt Sokol was present virtually to explain the project. This is for fireworks sales at the Wal-Mart parking lot, as have been completed in previous years.

The following was presented by staff:

Building:	No comments.
Fire:	Verified there will be extinguishers and the tent must be fireproof.
Stormwater:	No comments.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwig, seconded by Kristine Butteris to approve this item contingent upon fire extinguishers always being onsite and the fireproof tent.

Unanimously approved.

F. Review and take action: 510 Cole Street – School Use

Jennifer Getz was present to explain the project. This is for a proposed Catholic High School at Watertown Moravian Church on the third floor.

The following was presented by staff:

- Building: Make sure all exit lights are working properly.
- Fire: Ensure there are fire extinguishers on the third floor.
- Stormwater: No comments.
- Engineering: No comments.
- Streets and Solid Waste: Private service for garbage and recycling would have to be obtained.
- Parks: No comments.
- Water/Wastewater: No comments.
- Mayor: No comments.
- Police: No comments.
- Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Maureen McBroom to approve this item contingent upon:

- The exit lights
- Fire extinguishers
- Private garbage

Unanimously approved with Mayor McFarland abstaining.

G. Review and take action: 1532 S. Church Street & 1536 S. Church Street – Group Development

This is for a condo development. The existing building would be split into 2 condo units owned by 2 separate businesses.

The following was presented by staff:

- Building: Stamped, engineered plans will be needed for any alterations.
- Fire: No comments.
- Stormwater: There is an easement with the city for the parking area immediately north of the building. There is a retaining wall and land in this area. The easement expires in 2027 and additional discussions will have to occur prior to the end of this lease. How will this be dealt with 2 owners. Will there be a condo association? This will be addressed in the condo declaration which has not yet been recorded. The unit owners will each have a vote. The easement has not yet been discussed but it will likely go with the condo association.
- Engineering: No comments.
- Streets and Solid Waste: No comments.
- Parks: No comments.
- Water/Wastewater: No comments.
- Mayor: No comments.
- Police: No comments.
- Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Stacy Winkelman to approve this item contingent upon:

- Stamped, engineered plans for any renovations.
- Notation of the easement lease

Unanimously approved.

H. Review and take action: 211 Hiawatha Street – Site/Building Review

Section 2, Item A.

Bert Zenker of MSI was present to explain the project. A portion of the building will be torn down along with another building onsite and an addition will occur to the existing portion of the structure. Parking will be redone as well. There is also a retention area for surface drainage onsite.

The following was presented by staff:

Building:	A demolition permit will be required to be submitted to the Building, Safety, & Zoning. Approvals can be done in house, but stamped plans will be required.
Fire:	Asked about fire protection. This is not required and that will be noted on the plan set.
Stormwater:	An erosion control and stormwater permit will be required. There are a few items that still need to be submitted.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Andrew Beyer to approve this item contingent upon:

- Review and approval of the erosion control & stormwater permit.
- Stamped plans for any renovation/remodel work.
- Submittal and approval of the demolition permit.

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg and seconded by Stacy Winkelman 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.

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 24th day of June, 2024 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin.

This public hearing will be to consider the request of St. Jude Academy, Inc. (applicant) and Watertown Moravian Church (owner) for a Conditional Use Permit for Indoor Institutional under Section § 550-25B(2)(d). They are proposing a Catholic high school on the premises. 510 Cole Street is zoned TR-6, Two-Family Residential, is located in Jefferson County, Wisconsin (PIN: 291-0815-0412-013), and is further described as follows:

The South half of Lot One (1) in Block Fifty-eight (58), and the East 56 feet of the South half of Lot Two (2) in Block Fifty-eight (58) of Cole, Bailey & Co.'s plat of the Village, now City of Watertown, as recorded in the office of the Register of Deeds of Jefferson County, Wisconsin.

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: June 10, 2024
and
June 17, 2024
(BLOCK AD)

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: June 24, 2024
SUBJECT: 510 Cole Street, Conditional Use Permit - CUP

A request by Jenifer Getz, agent for St. Jude Academy Inc, for a Conditional Use Permit (CUP) for Indoor Institutional. Parcel PIN(s): 291-0815-0412-013

SITE DETAILS:

Acres: 0.43
Current Zoning: Two-Family Residential (TR-6)
Existing Land Use: Church and School
Future Land Use Designation: Institutional

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a conditional use permit for 'Indoor Institutional' for St. Jude Academy, a Catholic High School. The school will utilize an existing school building on the Watertown Moravian Church Campus and teach grades 9 through 12. Maximum enrollment for school will be capped at 75 students. Hours of operation will be 8:30am to 3:30pm Monday through Friday. Parking and drop off will occur in the parking lot on the western end of the property. No bus service will be utilized.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of June 10, 2024.

Land Use and Zoning:

1. Within the Two-Family Residential (TR-6) Zoning District 'Indoor Institutional' is a principal land use permitted as a Conditional Use *[per § 550-25B(2)(d)]*. 'Indoor Institutional' includes all indoor public and not-for-profit schools, colleges, and churches. *[per § 550-51C]*.

Applicable regulations for 'Indoor Institutional' land uses include the following: *[per § 550-51C(1)]*

- Shall be located with primary vehicular access on a collector or arterial street.
 - North Fourth Street is located one-half a block to the west of the parking area and East Cady St is located one-half a block to the south providing vehicular access to an arterial/collector street.
- Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library or similar land use).
 - Parking and drop off will occur in the parking lot on the western end of the property.
- All structures shall be located a minimum of 50 feet from any residentially zoned property.
 - The existing land use of the site is institutional with a school building and is residentially zoned. This regulation does not apply.

2. Parking Requirements: Senior high: one space per teacher and staff member, plus one space per five non-bused students. [per § 550-51C(2)(g)]. The existing parking lot has 30 stalls and exceeds the parking requirements.
3. Lighting of structures, parking areas, and traffic circulation areas will utilize existing lighting fixtures. Lighting fixtures existing prior to the effective date of the zoning code are considered legal conforming uses [per § 550-110D(6)].

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.
3. 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.
4. 62.23 (7) (de)(5)

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

PLAN COMMISSION DECISIONS:

Indoor Institutional Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
1. Shall be located with primary vehicular access on a collector or arterial street.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
2. Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library or similar land use).	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
3. All structures shall be located a minimum of 50 feet from any residentially zoned property.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
4. Parking Requirements: Senior high: one space per teacher and staff member, plus one space per five non-bused students.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials

Business Proposal for St. Jude Academy

- To be Located at 510 Cole St, Watertown, WI 53094
- Within the Watertown Moravian Church campus

1) Business Operator

- Jennifer Getz
President of St. Jude Academy
307 Henry Court
Waterloo, WI 53594
608.215.3517

2) Building and Grounds involved in this proposal

- Owned by Watertown Moravian Church
- Pastor - Pastor Kurt Liebenow

3) Location Map of the proposed business site

- See Attachment A

4) A detailed floor plan

- See Attachment B

5) Outdoor view of Parking lot and School building area

- See Attachment "C"

6) A detailed narrative of business operation

- See Attachment D

7) A Detailed Landscape Plan

- Not Applicable

8) Responsibility to obtain permits, licenses, etc

- We accept the responsibility to obtain the necessary local and state permits and licenses as needed

As the pastor of Watertown Moravain Church, I authorize Jennifer Getz to pursue a conditional use permit for the use of space within the Watertown Moravian Church campus as outlined in this proposal. If you have any questions concerning this request you may contact me at:

608.354.4862

Sincerely,

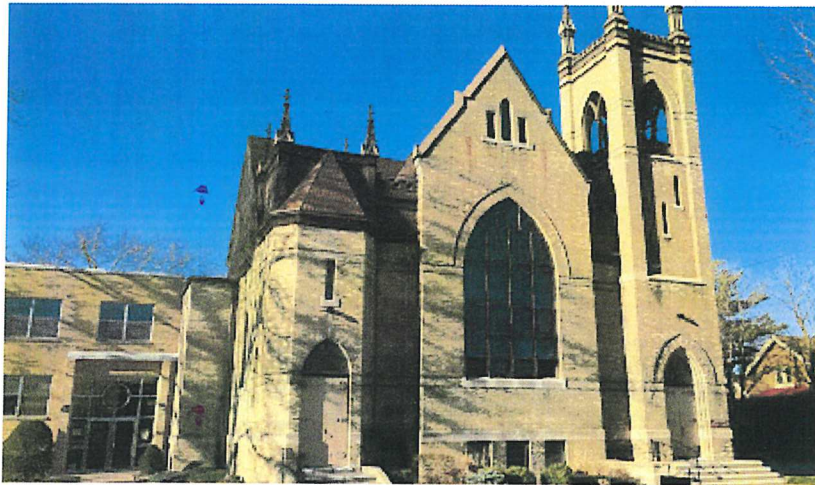
Pastor Kurt Liebenow

Signature: 

Date: May 23, 2024



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft



Watertown Moravian Church

4.8 ★★★★★ (16)

Moravian church

Overview

Reviews

About



Directions



Save



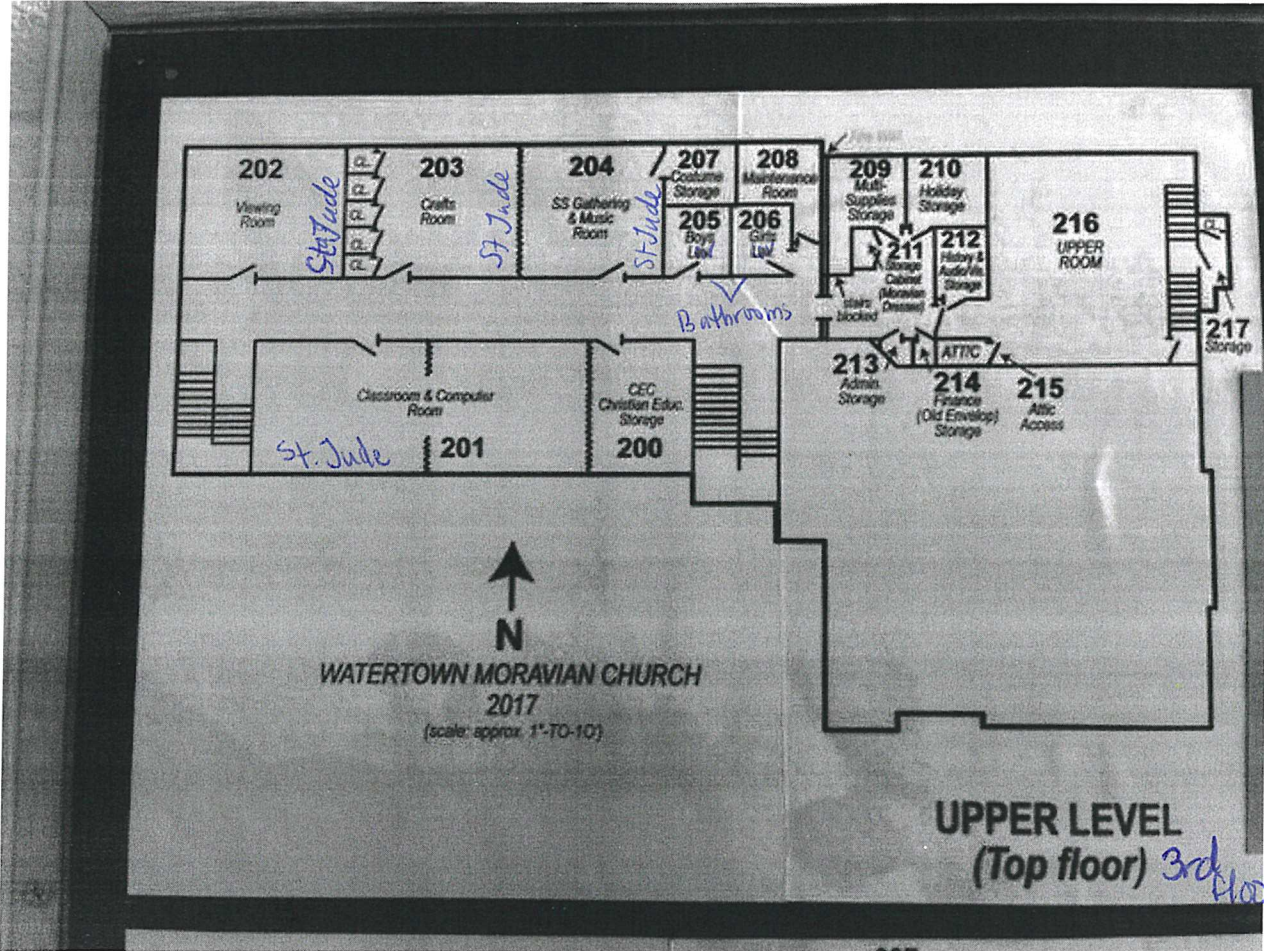
Nearby



Send to
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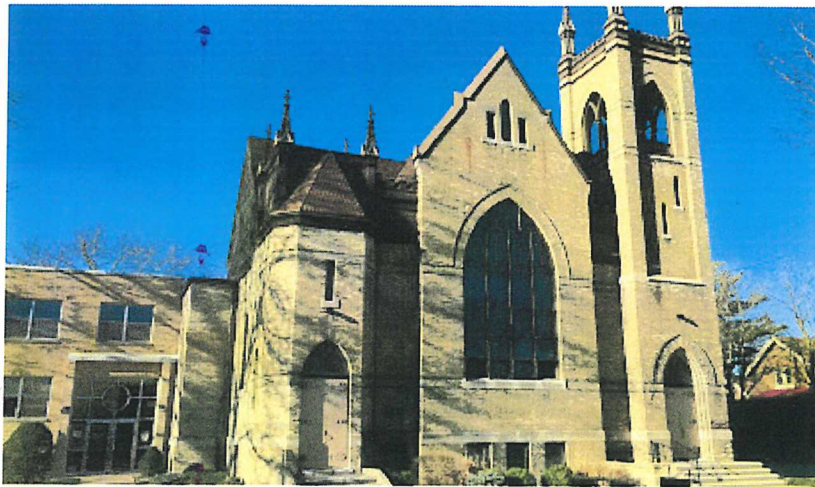
Share



Attachment "B"



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft



School space

Parking lot

Watertown Moravian Church

4.8 ★★★★★ (16)

Moravian church

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share

Attachment "D"

Narrative of business operation:

We plan to use the 3rd floor classrooms as labeled in Attachment "B" for the instruction of high school students grades 9-12. There is a drinking fountain, bathrooms, and fire extinguisher on this 3rd floor. We will purchase lockers for the students and place them in the 3rd floor hallway.

Students and staff will have access to bathrooms on the 3rd floor, and if necessary to meet capacity requirements, can have access to the bathrooms on the 2nd floor. On each floor there is a single stall boys bathroom and a single stall ladies bathroom.

We plan to use a designated area in the parking lot area for scheduled outdoor breaks or recess. The parking lot will also be used for staff and student parking. There are 24 general parking spaces available in the parking lot plus an additional 6 handicap spaces. See Attachment "C"

We will transport students off site for Physical Education classes and as such do not plan to use space within the building for Physical Education.

Typical school hours would be 8:30am-3:30pm Monday through Friday within the regular confines of the number of school days/minutes as determined by the Department of Public Instruction (DPI.) However, one day a week we will allow our students to attend school mass. On mass days our school day will begin at 8am and release at 2:40 pm or 3pm as determined by our instructional hours.

We are planning to start with 3-6 part time teachers and 1-2 support staff, and we hope to grow that into 4 full time teachers and a few part time teachers and support staff. The maximum enrollment for the space requested would be 75 students. The classrooms already provide the structure for school operation so no remodeling changes are planned.

We do not plan to use bussing services, but will have drop off and pick up provided by individual families or parent carpool groups. Cones may be placed to designate a drop off/pick up lane separate from the general parking lot.

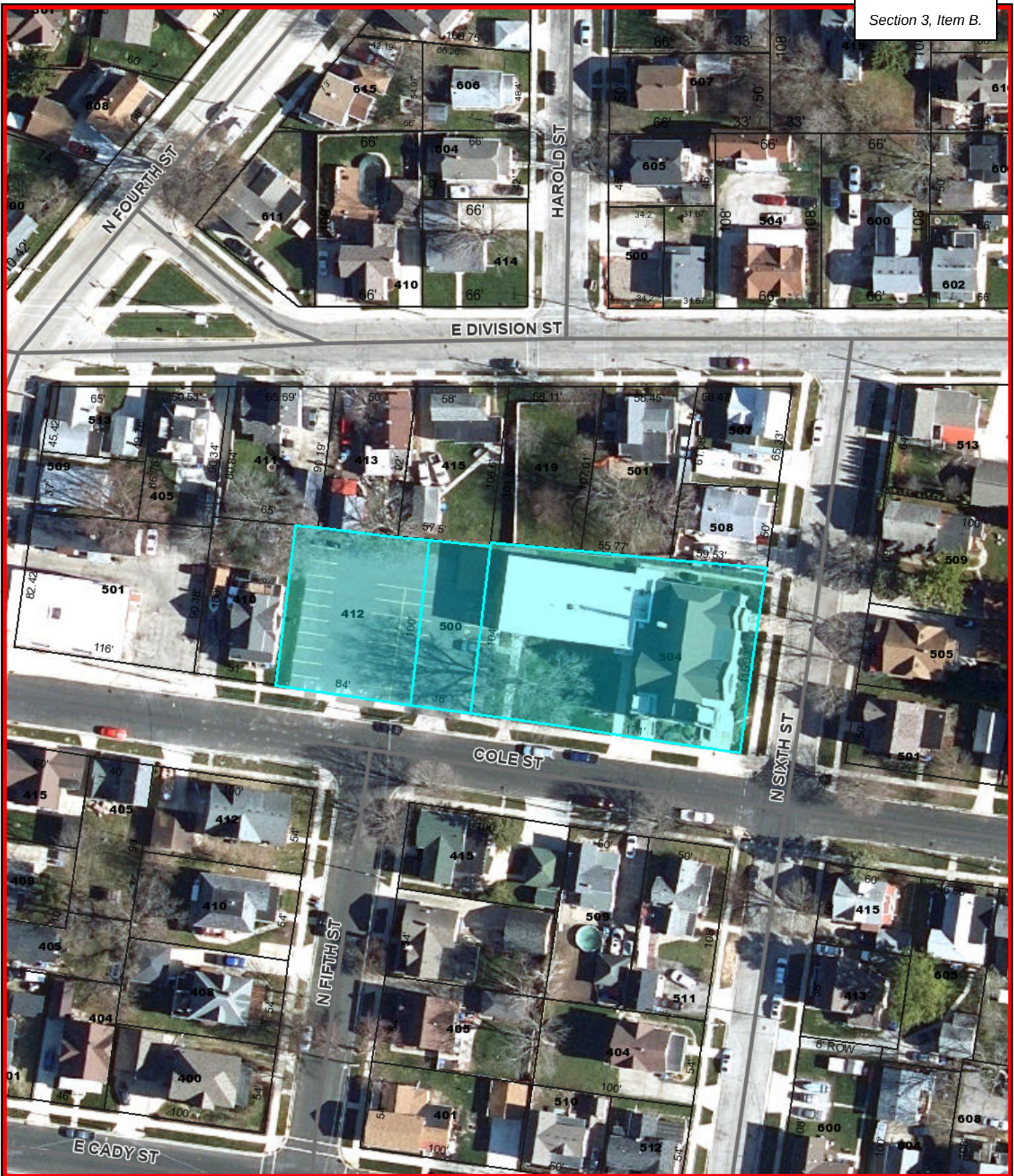
A staff member or volunteer will greet students at the door to allow monitored entrance to the building. Students who arrive late will have to be buzzed in through the office. A staff member will also dismiss students at the end of the day. If a student needs to be picked up during the day or leave early, parents will have to pick them up from the office.

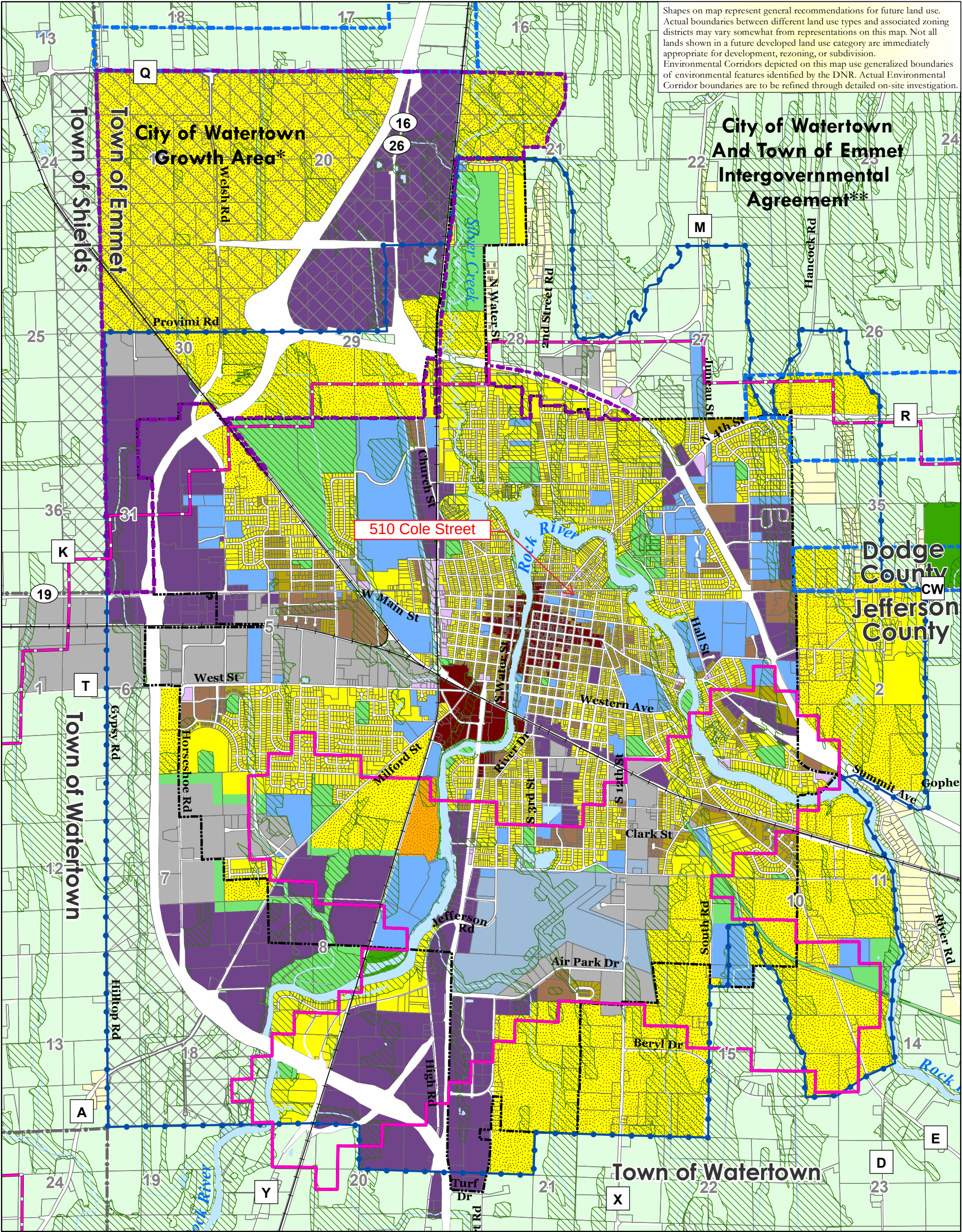
Students will be responsible for bringing their own lunches, and snacks. No hot lunch will be provided. Students will eat within their designated lunch area within the classroom spaces.

We do not have an athletic program designed at this time.

There will be no off street parking plans

We do not propose any changes to the current outdoor signage.





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

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

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

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



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



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



- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles

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

TO: Plan Commission
DATE: June 24th, 2024
SUBJECT: 1014 S Second Street – Preliminary Certified Survey Map (CSM)

A request by Loeb & Company LLP to create a Certified Survey Map (CSM) within the City of Watertown.
Parcel PIN(s): 291-0815-0431-051

SITE DETAILS:

Parent Parcel Acres: 2.38 acres
Proposed Lot Size(s): Lot 1 – 0.76 acres, Lot 2 – 1.62 acres
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot CSM. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. The existing ROW for S. Second Street is sufficient in this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission:
 - a. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.

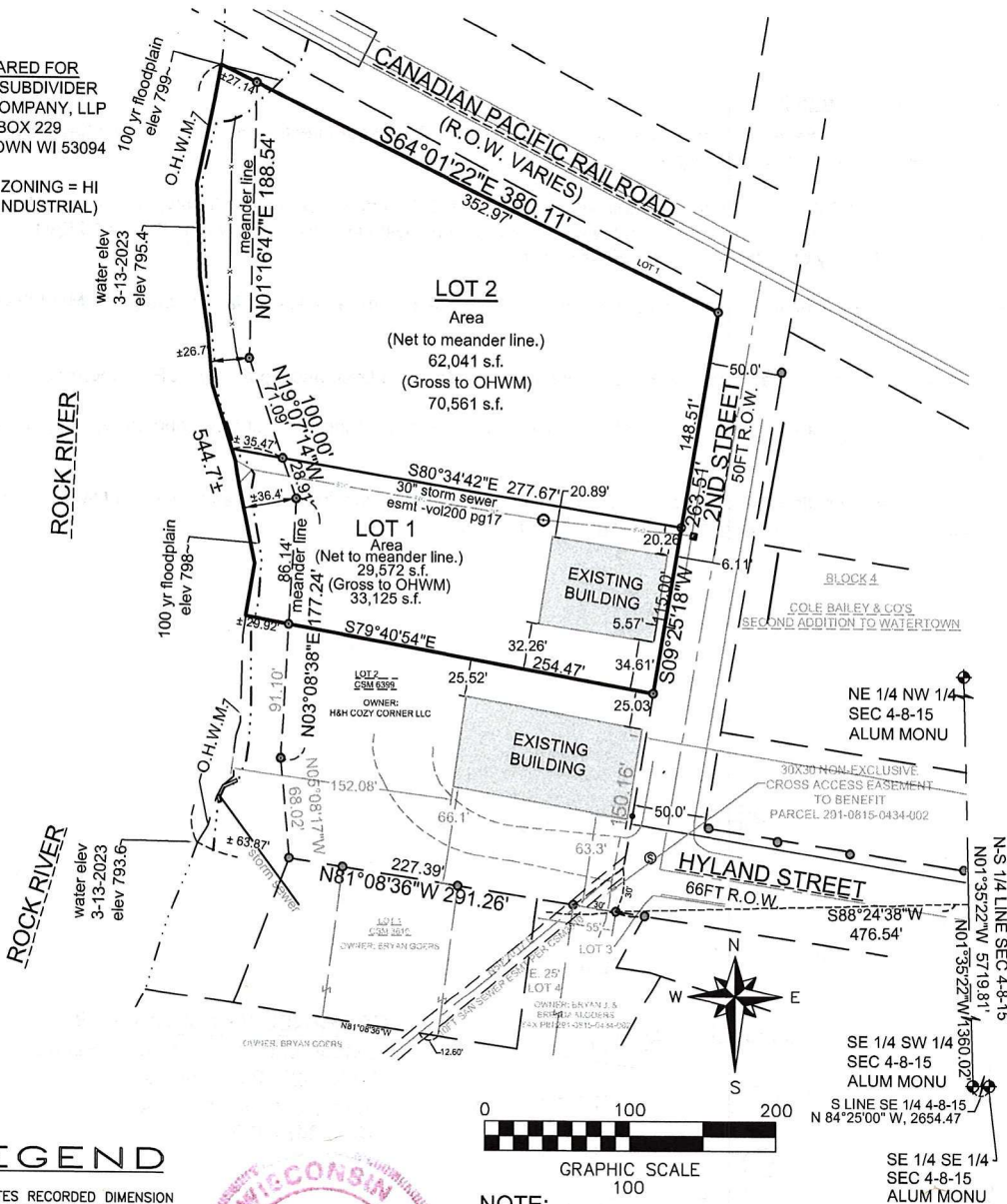
PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO -

BEING A REDIVISION OF LOT 1 OF CSM 6399. BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN
AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST,
IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

PREPARED FOR
OWNER/SUBDIVIDER
LOEB & COMPANY, LLP
PO BOX 229
WATERTOWN WI 53094

PARCEL ZONING = HI
(HEAVY INDUSTRIAL)



LEGEND

() INDICATES RECORDED DIMENSION
WHERE DIFFERENT FROM ACTUAL
MEASUREMENT

- OR SECTION OR 1/4 SECTION CORNER
CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET
(UNLESS OTHERWISE NOTED)
- CHAIN LINK FENCE
(UNLESS OTHERWISE NOTED)

100 yr floodplain
lies along bank of river
elevation varies
from ~799 to ~797.8
per FEMA Map No. 55055C0086F
effective date of February 14, 2015



James R. Beaty, PLS 1834
DATED: MAY 13, 2024

NOTE:

Lots 1, and 2 of this CSM have an Airport Approach
Protection Zone Elevation limit of 968 above mean sea
level for all buildings, structures and objects of natural
growth; whether or not such buildings, structures and
objects of natural growth are in existence

BEARING REFERENCE:

Bearings are referenced to the Wisconsin County
Coordinate system, Jefferson County within which the
South line of the SE 1/4 of Section 4, T8N, R15E
was measured to bear N84°25'00"W
Vertical referenced to NGVD (88) & FEMA Datum

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 1 OF CSM 6399. BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN
AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST,
IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, being lands described as follows:

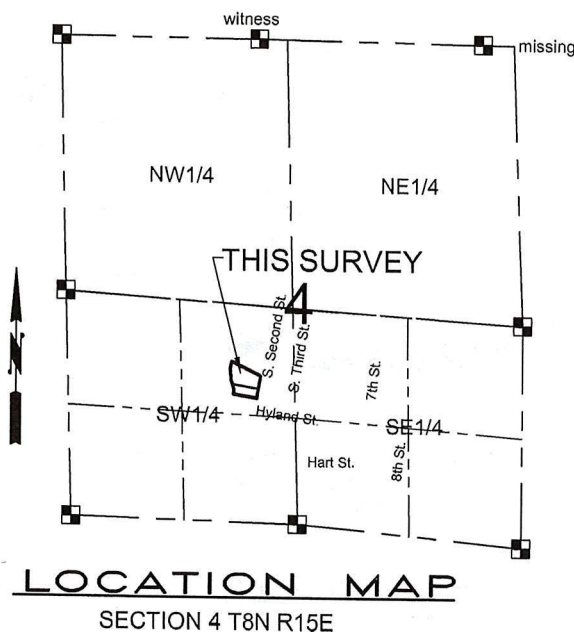
Lot 1 of CSM 6399, being in the Seventh Ward of the City of Watertown, Jefferson County, Wisconsin. All lands being a part of the Northeast 1/4 of the Southwest 1/4 of Section 4, lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin.

Gross area of described lands containing 103,686 s.f. (2.3803 Acres), more or less of land to the (OHWM) of the Rock River.

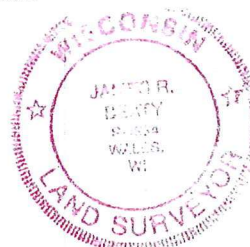
That I have made this survey, land division and map by the direction of Loeb and Company, LLP, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Watertown ordinances in surveying, dividing and mapping and dedicating of same.



PREPARED BY / SURVEYOR:
Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, Wisconsin 53183
1-262-349-1575



James R. Beaty
James R. Beaty, PLS 1834
DATED: MAY 13, 2024

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

Section 3, Item C.

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 1 OF CSM 6399. BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN
AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST,
IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Loeb and Company, LLP, a Wisconsin limited liability partnership organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.
Aforesaid owner, Loeb and Company, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said Loeb and Company, LLP, has caused these presents to be signed by Bruce Loeb, its Partner, on this _____, day of _____, 2024.

In the presence of:

Loeb and Company, LLP
Corporate Name

Bruce Loeb, Partner

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 2024, Bruce Loeb, of the above named company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Partner of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

name Notary Public: Jefferson, Wisconsin

My commission expires _____, 20

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Watertown this _____ day of _____, 2024.

Emily McFarland, Chair

James R. Beaty, PLS 1834
DATED: MAY 13, 2024

Parcel Updated

Override 1

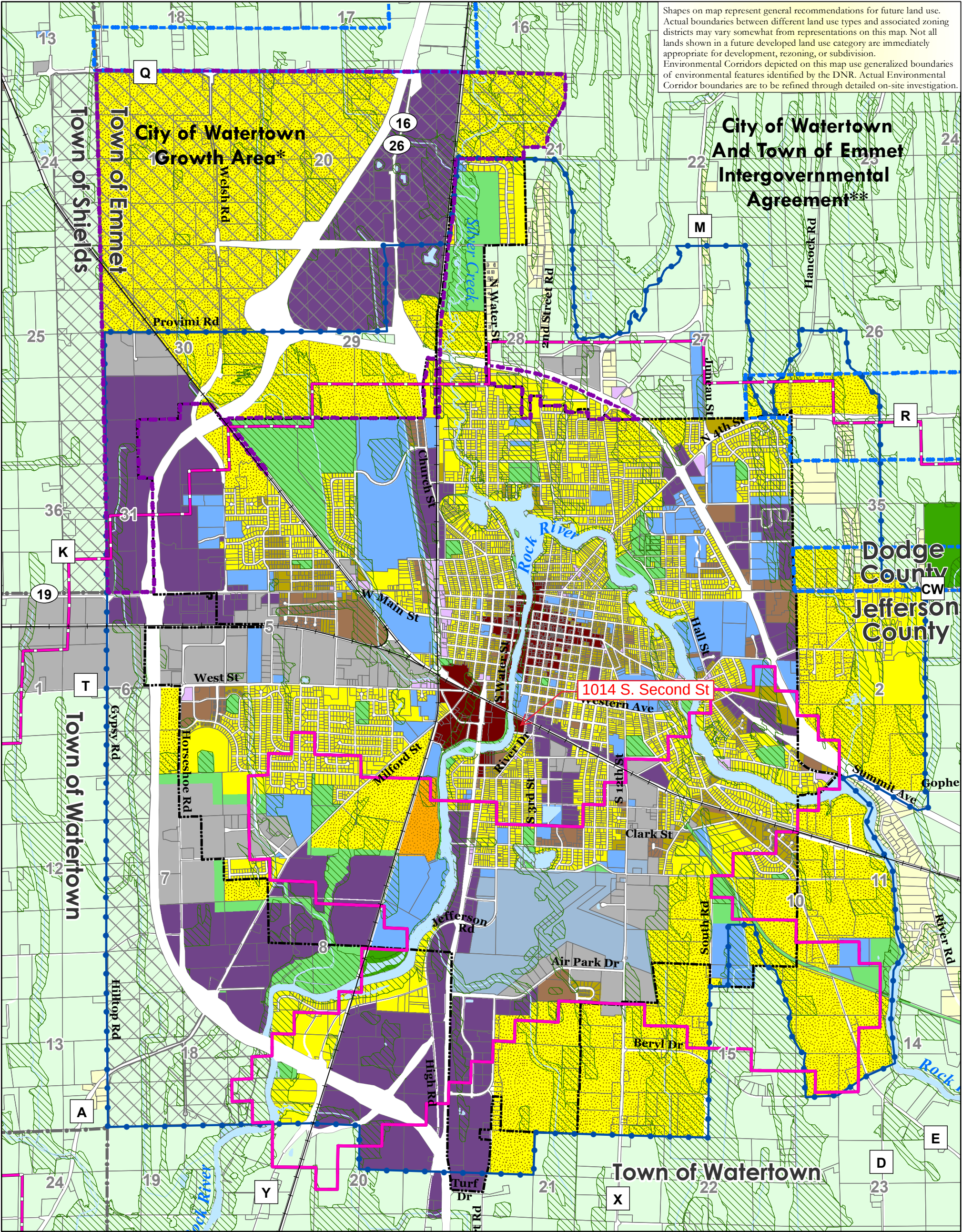
Parcel Updated

Addresses

Acres

City Limits





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

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

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

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



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



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



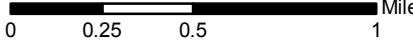
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: June 24th, 2024
SUBJECT: 1819 River Drive Airplane Hanger Lease

A request by David Hoefgen, agent for American Rentals LLC, for a review and a recommendation to Council for an airplane hangar lease and building plans at 1819 River Dr. Watertown, WI within the Watertown Municipal Airport property. Parcel PIN: 291-0815-0931-001.

SITE DETAILS:

Acres: 120.19
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:

Site Plan Review Committee:

See Minutes from June 10th, 2024

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.

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

Opportunity Runs Through It

ATTACHMENTS:

- Application materials

Section 3, Item D.



DAVID HOEFGEN
American Rentals LLC
1819 River Drive
Watertown, WI 53094
50' x 60' Hangar

2

BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNERS INFORMATION:		BUILDING DESIGN INFORMATION:		BUILDING AREA:	
NAME:	AMERICAN RENTALS	DESIGN CODE:	2018 COMM. BLDG. CODE	AREA OF WORK:	3000 SQFT
ADDRESS:	WISCONSIN HIGHWAY #7	USE OF BUILDING:	HANDBAG	MEZZANINE AREA:	0 SQFT
CITY:	COLUMBIA	SEISMICITY CLASSIFICATION:	GROUP 1 (2-1)	EXISTING BUILDING AREA:	0 SQFT
STATE:	WI	CONSTRUCTION TYPE:	2	TOTAL BUILDING AREA:	3000 SQFT
ZIP:	53118	RISK CATEGORY:	2	ALLOWABLE AREA:	
		FIRE SUPPRESSION SYSTEM:	2	TABLE AREA:	8000 SQFT
				PERIMETER INCREASE:	0 SQFT
				SPRINKLER INCREASE:	0 SQFT
				TOTAL ALLOWABLE AREA:	8000 SQFT

BUILDING DESIGN LOADS:		WIND		SEISMIC		TRUSS DEAD LOADS	
(Pg)	= 30.0 PSF	B.W.S.	= 115 MPH	SEISMIC IMPORTANCE FACTOR:	1.00	DLTC	= 4 PSF
(C4)	= 0.50	EXPOSURE	= C	SPECTRA RESPONSE		DLBC	= 2 PSF
(V)	= 1.00			COEFFICIENT S01:	0.080		
(C1)	= 1.10			SPECTRA RESPONSE			
(Pg)	= 20.12 PSF			COEFFICIENT S01:	0.072		
(C4)	= 0.80			SITE CLASSIFICATION:	G		
(Pa)	= 12.87 PSF			SEISMIC DESIGN CATEGORY:	E		
(L)	= 20.00 PSF						

*WITH UNBALANCED LOADS AS REQUIRED

MAJOR STRUCTURAL COMPONENTS:	
COLUMNS:	ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	DESIGNED IN ACCORDANCE TO 2015 IRC THIRD PARTY INSPECTED MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTRC0843974 LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANEL:	MIDWEST MANUFACTURING'S PRO-RIB STEEL PANEL .0142" MINIMUM THICKNESS BEFORE PAINTING .0165" NOMINAL THICKNESS AFTER PAINTING 660 GALVANIZED COATING PLUS ZINC PHOSPHATE 40 YEAR PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 80000 PSI MINIMUM TENSILE STRENGTH

PLEASE NOTE:

- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPORTANT! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.
- ROOF SYSTEM USES A SLIPPERY ROOF SURFACE. THE USE OF ACCESSORIES TO PREVENT THE SLIDING OF SNOW IS NOT PERMITTED.

SOIL:

- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
- FOOTINGS TO BE ABOVE THE WATER TABLE.
- ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MOISTURE PROPER DENSITY.
- SOIL DESIGN BASED ON IRC CHAPTER 18 (CHAPTERS 16, 18, 21, 22 AND 23)
- PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS. (CLASS OF MATERIAL: SW, SP, SM, AND SC).
- A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF.

CONCRETE:

- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL DEFORMED REBAR SHALL MEET A615 GRADE 60 OR BETTER.

LUMBER:

- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL 2x4, 2x6, 2x8 LUMBER SHALL BE #2 SPF OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT.
- FOR LUMBER REQUIRED TO BE PROTECTED FROM DECAY AND/OR INSECTS, SEE MOST CURRENT AMPA U1 FOR USE CATEGORIES AND EXPOSURE CONDITIONS.

STEEL TRIMS:

- COLOR MATCHED STEEL TRIMS
- CERAM-A-STAR 1050 PAINT SYSTEM

FRAMING FASTENERS:

- ALL FASTENERS SHALL BE AS LISTED BELOW UNLESS NOTED OTHERWISE.

PRIMARY FASTENERS (POST FRAME NAILS):	SECONDARY FASTENERS (POST FRAME NAILS):
16d RINGSHANK NAILS (145°)	10d RINGSHANK NAILS (135°)
30d RINGSHANK NAILS (177°)	16d RINGSHANK NAILS (145°)
40d RINGSHANK NAILS (200°)	30d RINGSHANK NAILS (177°)

PANEL FASTENERS:

- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.

HANDLING AND STORING:

- ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.

GRADE:

- ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (BC 1804).

CONSTRUCTION BRACING:

- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BC9-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TRI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

HVAC:

- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

PLUMBING:

- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

ELECTRICAL:

- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

EXIT LIGHTS:

- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, AN UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.

ACCESSIBLE PARKING:

- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.

ACCESSIBLE ROUTE:

- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.

ACCESSIBLE DOOR HARDWARE:

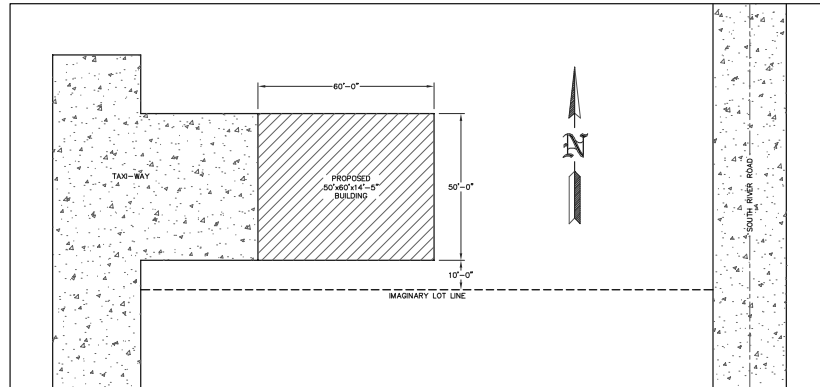
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TIGHTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPENED, OPERATING HARDWARE SHALL BE EXPOSED AND REMAINABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (1220 MM) ABOVE FINISHED FLOOR. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".

FIRE EXTINGUISHERS:

- SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).

AMERICAN RENTALS

WATERTOWN, WI



SITE PLAN
SCALE: 1"=20'

SHEET INDEX	
SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND SITE PLAN
S2	ELEVATIONS
S3	FLOOR PLAN
S4	ROOF FRAMING PLAN
S5	SIDEWALL SECTION AND SECTION DETAILS
S6	ENDWALL SECTION AND SECTION DETAILS
S7	6'-FOLD DOOR DETAILS
S8	STEEL APPLICATION DETAILS



NOTE: PROPOSED BUILDING SHALL NOT BE USED TO STORE UPHOLSTERED FURNITURE OR MATTRESSES.

NOTE: CURB RAMPS COMPLYING W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

NOTE: THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

NOTE: PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS. (ICC/ANSI A117.1 SECTION 502) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1106.

BUILDING INFORMATION:	
NAME:	AMERICAN RENTALS
ADDRESS:	1741 RIVER DRIVE
CITY:	WATERTOWN
STATE:	WI
ZIP:	53094
COUNTY:	JEFFERSON

NOTE: THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 362.0400(2).

NOTE: OWNER/CONTRACTOR SHALL PROVIDE A PLAT SURVEY WITH PROPOSED BUILDING LOCATIONS AND VERIFY ALL PROPOSED BUILDING SETBACKS AND LOCATION ON PROPERTY WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION AND MAKE ADJUSTMENTS ACCORDINGLY.

NOTE: IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THEN THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAP) AS PER NR 216.



ENGINEERING SERVICES
6801 WAVER RD. BAD CLAM, WI 53001 (715) 875-5800

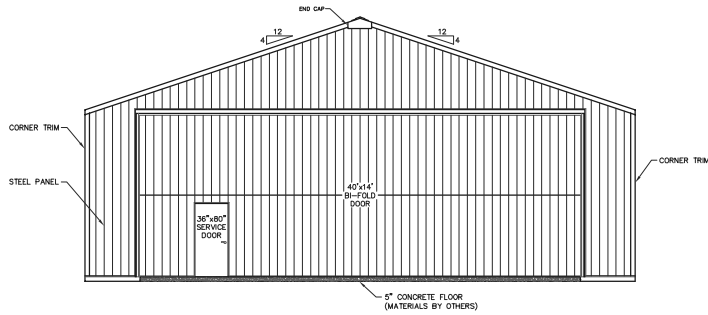
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:	
AMERICAN RENTALS	
WATERTOWN, WI	
PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

REVISIONS		
NO	DESCRIPTION	BY
1		
2		

SHEET TITLE:	
GENERAL NOTES AND SITE PLAN	
FILE NAME:	SH11324WI
SHEET NO.	

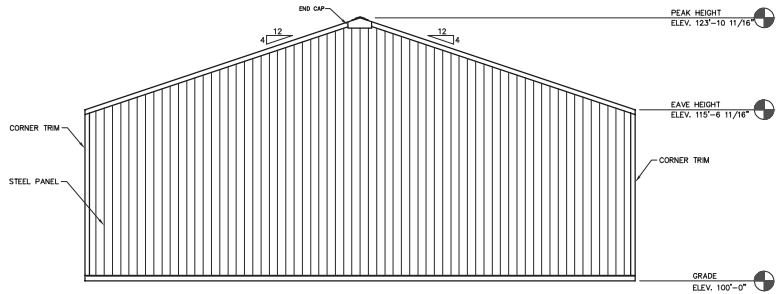
S1



WEST ENDWALL

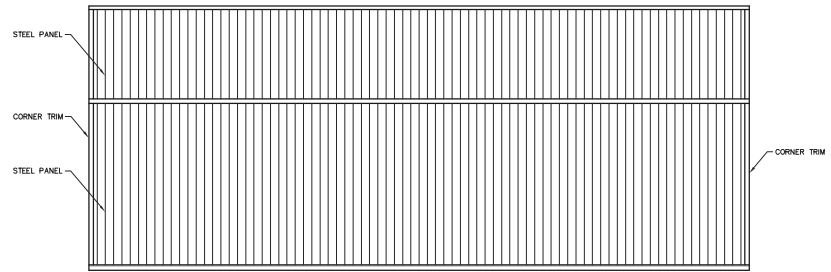
NOTE:
OWNER TO VERIFY WITH LOCAL OFFICIALS IF
PROPOSED SERVICE DOOR IS AN ACCEPTABLE
MEANS OF EGRESS.

NOTE:
OWNER TO PROVIDE SUFFICIENT EAVE VENTILATION
TO COVER A MINIMUM OF 5 SQ. FT. (720 SQ. IN.)

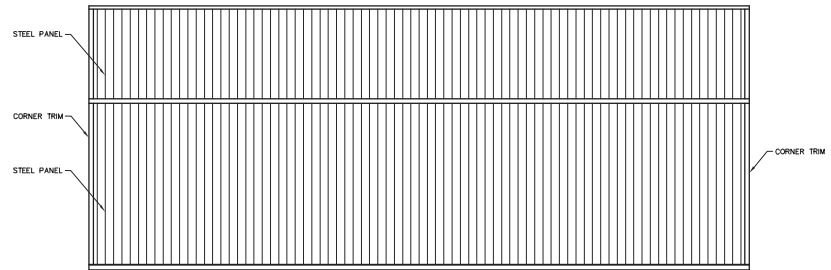


EAST ENDWALL

ELEVATIONS
SCALE: 3/16"=1'-0"



NORTH SIDEWALL



SOUTH SIDEWALL



ENGINEERING SERVICES

6801 KADEN RD. BLDG CLARK, WI 53001 (715) 875-0000

FOR QUESTIONS PLEASE CONTACT BUILDING
DESIGNER AT THE FOLLOWING:

ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

AMERICAN

RENTALS

WATERTOWN, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: CHOUA KHA

DRAWN BY: JMS

DATE: 4/26/2024

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

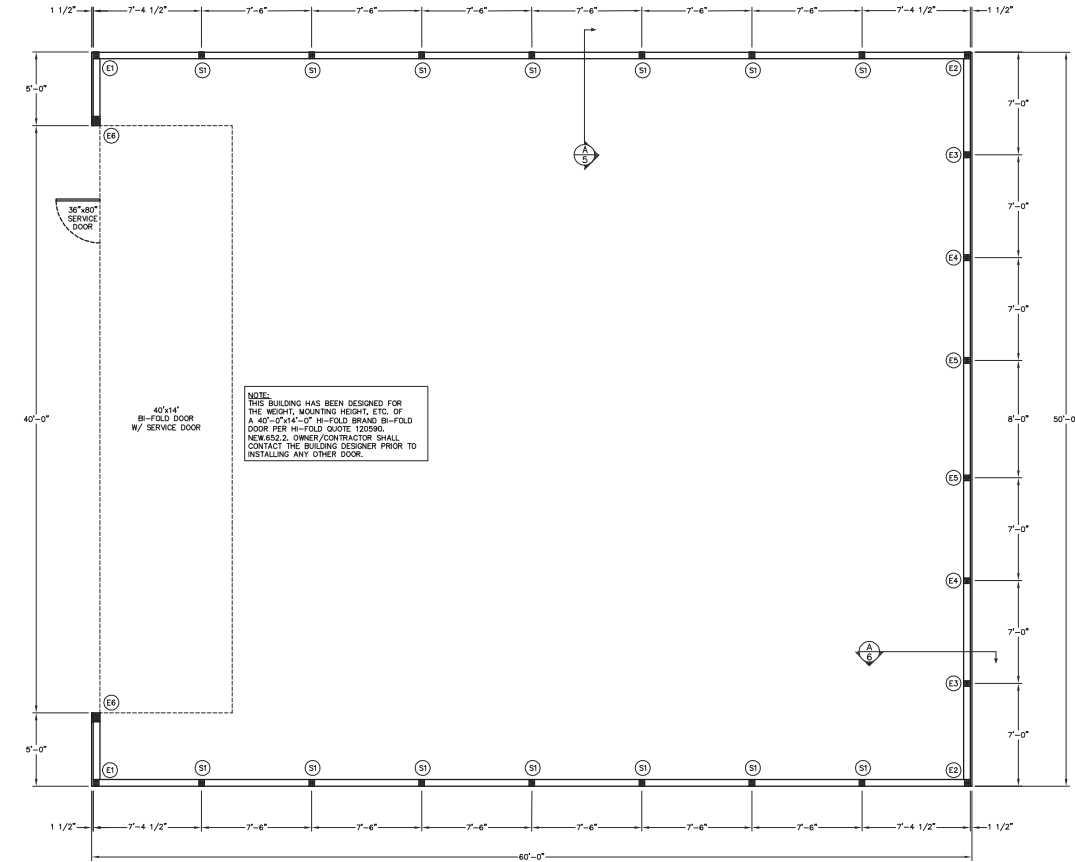
SHEET TITLE:

ELEVATIONS

FILE NAME: SH11324WI

SHEET NO.

S2



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

COLUMN & FOOTING SCHEDULE				
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	NUMBER OF COLUMNS	FOOTING DESCRIPTION
S1	3-PLY (22')-2x6 #1 SYP LAMINATED COLUMN	4'-8"	14	20"x48" CONCRETE FOOTING
E1	3-PLY (22')-2x6 2400F MSR SYP LAMINATED COLUMN	4'-8"	2	14"x44" CONCRETE FOOTING
E2	3-PLY (22')-2x6 #1 SYP LAMINATED COLUMN	4'-8"	2	14"x44" CONCRETE FOOTING
E3	3-PLY (24')-2x6 #1 SYP LAMINATED COLUMN	4'-8"	2	14"x44" CONCRETE FOOTING
E4	3-PLY (22')-2x6 #1 SYP LAMINATED COLUMN	4'-8"	2	14"x44" CONCRETE FOOTING
E5	3-PLY (28')-2x6 2400F MSR SYP LAMINATED COLUMN	4'-8"	2	14"x44" CONCRETE FOOTING
E6	3-PLY (24')-2x6 2400F MSR SYP LAMINATED COLUMN	5'-0"	2	14"x44" CONCRETE FOOTING

ENGINEERING SERVICES
6801 KADDER RD. BAO CLARK, WI 53001 (715) 870-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS

WATERTOWN, WI

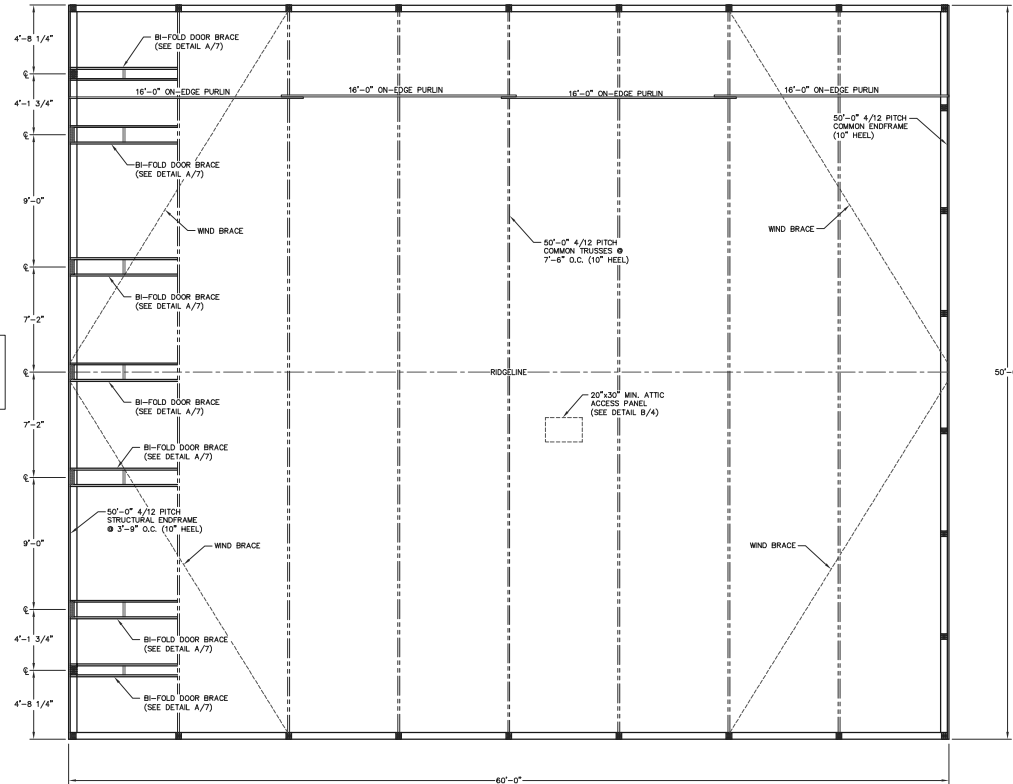
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: CHOUA KHA
DRAWN BY: JMS
DATE: 4/26/2024
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
FLOOR PLAN

FILE NAME: SH11324WI
SHEET NO.
S3

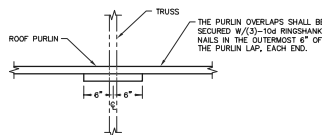
NOTE:
THIS BUILDING HAS BEEN DESIGNED FOR THE HEIGHT, MOUNTING HEIGHT, ETC. OF A 40'-0"x14'-0" HI-FOLD BRAND BI-FOLD DOOR PER HI-FOLD QUOTE 122595. NEW652.2. OWNER/CONTRACTOR SHALL CONTACT THE BUILDING DESIGNER PRIOR TO INSTALLING ANY OTHER DOOR.



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE:
OWNER TO PROVIDE SUFFICIENT EAVE VENTILATION TO COVER A MINIMUM OF 5 SQ. FT.

NOTE: ATTIC AREA SHALL BE COMPARTMENTALIZED INTO AREAS NOT GREATER THAN 3000 SQ. FT. BY FIRE STOPPING AS SPECIFIED IN IRC 717.4.3. EVERY ATTIC COMPARTMENT SHALL BE PROVIDED WITH A 20'x30' ACCESS PANEL FROM LOWER AREA OR ACCESS PANELS IN COMPARTMENT WALLS SHALL BE PROVIDED WITH SELF CLOSING DEVICES. (INCLUDES OVERHANGS)

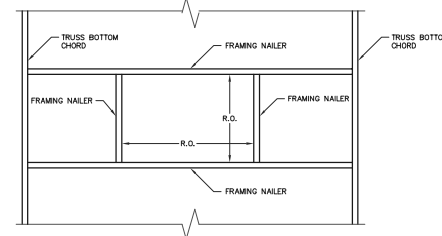


NOTE:
2x4 ROOF PURLINS (ON-EDGE), THE FIRST (4) ROWS OF PURLINS AFTER THE PEAK PURLIN SHALL BE AT 23" O.C. WITH THE BALANCE AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"

NOTE:
WIND BRACE SHALL BE A 2x4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-30d RINGSHANK NAILS AT EACH END AND W/(1)-10d RINGSHANK NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE:
LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.



ATTIC ACCESS FRAMING
SCALE: 3/4"=1'-0"



ENGINEERING SERVICES

ONE KADAN RD. BAO CLARK, NY 04703 (715) 876-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

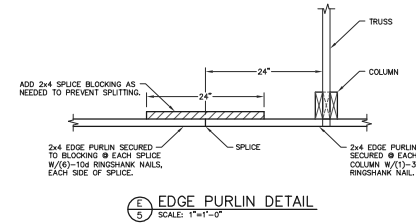
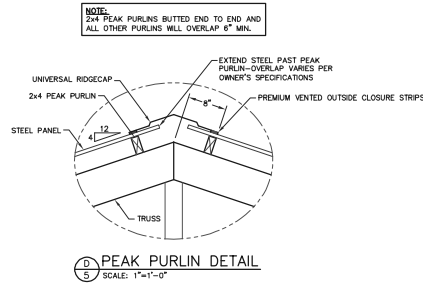
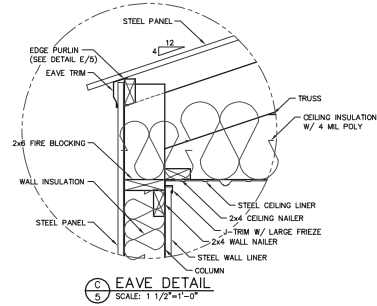
PROJECT TITLE:
AMERICAN RENTALS

WATERTOWN, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: CHOUA KHA
DRAWN BY: JMS
DATE: 4/26/2024
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
ROOF FRAMING PLAN
FILE NAME: SH1324WI
SHEET NO.

S4



SIDEWALL SECTION FASTENER NOTES

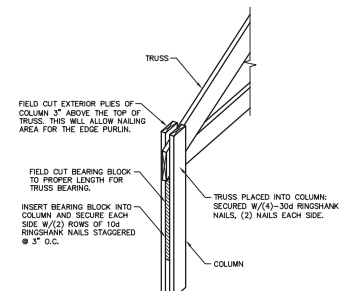
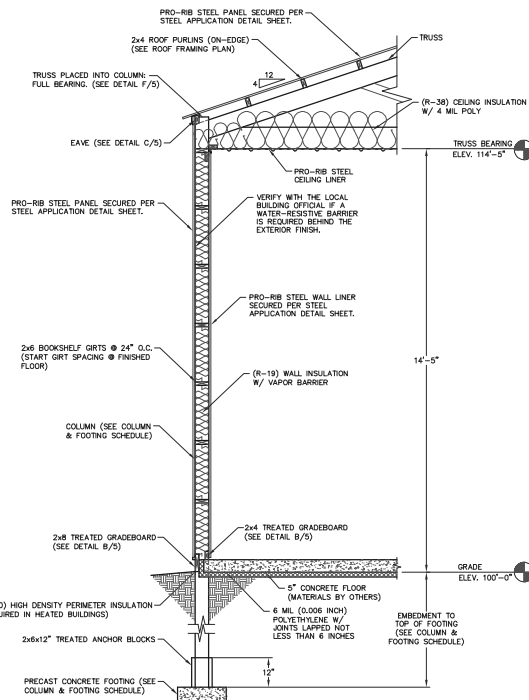
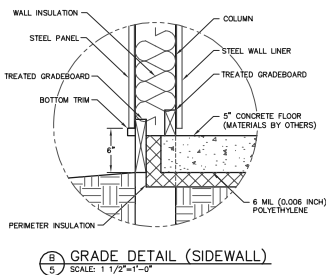
WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

TREATED ANCHOR BLOCKS:
TREATED ANCHOR BLOCKS SECURED TO EACH FACE OF THE COLUMN AT THE BASE WITH (4)-30d RINGSHANK NAILS, EACH BLOCK.

NOTE:
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.



ENGINEERING SERVICES
6801 BAKER RD. BLDG. CLARK, WI 53001 (715) 875-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS

WATERTOWN, WI

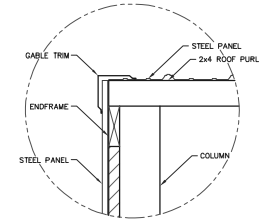
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: CHOUA KHA
DRAWN BY: JMS
DATE: 4/26/2024
SCALE: AS NOTED

REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			

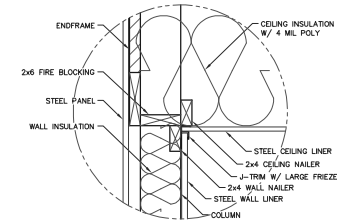
SHEET TITLE:
SIDEWALL SECTION AND SECTION DETAILS

FILE NAME: SH11324WI
SHEET NO.

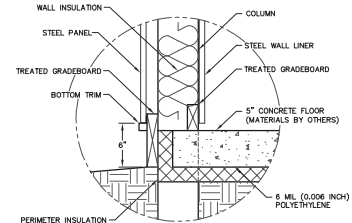
S5



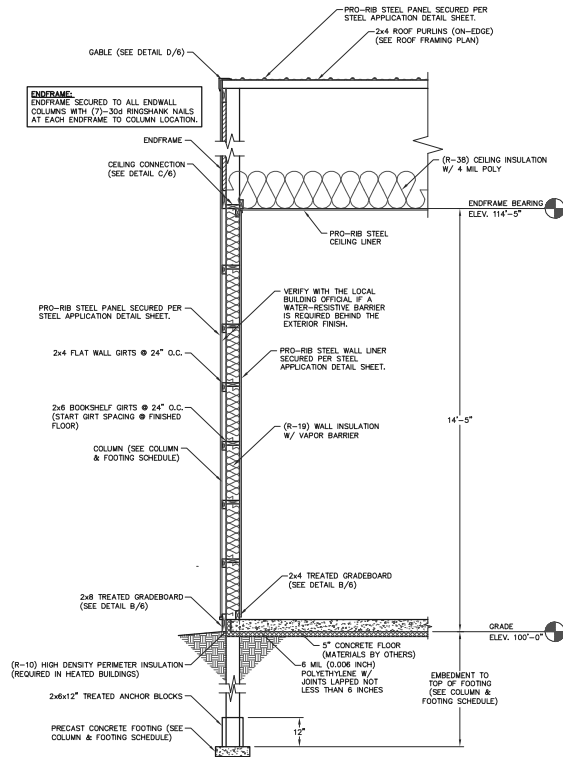
D GABLE TRIM DETAIL
SCALE: 1 1/2"=1'-0"



C CEILING CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



B GRADE DETAIL (ENDWALL)
SCALE: 1 1/2"=1'-0"



A ENDWALL SECTION
SCALE: 1/2"=1'-0"

SIDEWALL SECTION FASTENER NOTES

WALL GIRTS:

WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:

TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

EXTERIOR TREATED GRADEBOARD:

TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

TREATED ANCHOR BLOCKS:

TREATED ANCHOR BLOCKS SECURED TO EACH FACE OF THE COLUMN AT THE BASE WITH (4)-30d RINGSHANK NAILS, EACH BLOCK.

NOTE:

OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE. IF THE INSULATION IS BLOWN INTO PLACE, THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.

NOTE:

CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL, OR INSULATION MEETING IBC REQUIREMENTS.



ENGINEERING SERVICES

6801 KADDER RD. BLDG. CLARK, WI 53009 (715) 870-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

AMERICAN RENTALS

WATERTOWN, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: CHOUA KHA

DRAWN BY: JMS

DATE: 4/26/2024

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

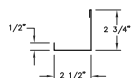
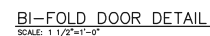
SHEET TITLE:

ENDWALL SECTION AND SECTION DETAILS

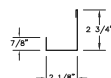
FILE NAME: SH11324WI

SHEET NO.

S6



AUXILIARY UPPER ARM TRIM DETAIL

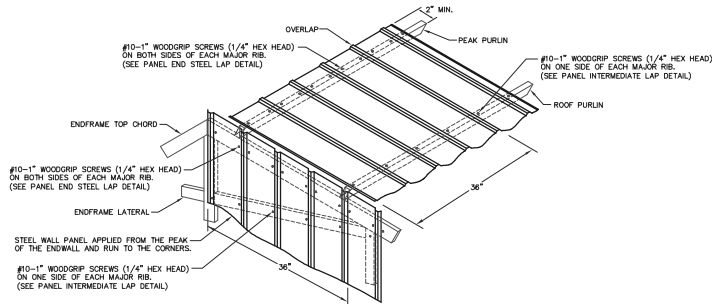


AUXILIARY LOWER ARM TRIM DETAIL

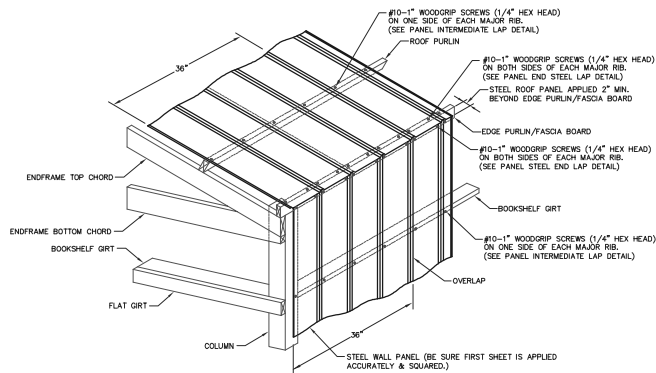
NOTE:
THIS BUILDING HAS BEEN DESIGNED FOR
THE WEIGHT, MOUNTING HEIGHT, ETC. OF
A 40'-0"x14'-0" HI-FOLD BRAND BI-FOLD
DOOR PER HI-FOLD QUOTE 120590.
NEW.652.2. OWNER/CONTRACTOR SHALL
CONTACT THE BUILDING DESIGNER PRIOR TO
INSTALLING ANY OTHER DOOR.



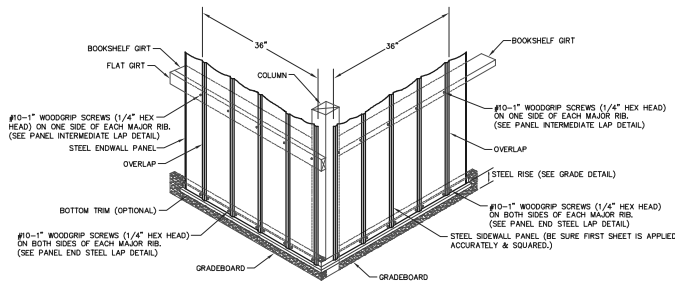
34



ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE

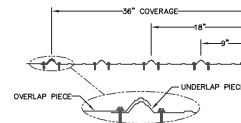


WALL STEEL APPLICATION @ GRADEBOARD

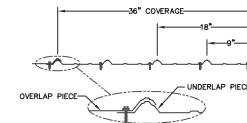
STEEL APPLICATION DETAILS

STEEL PANEL INSTALLATION GENERAL NOTES:

1. PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.
2. FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TIGHTENING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TIGHTENING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.
3. FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.
4. THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



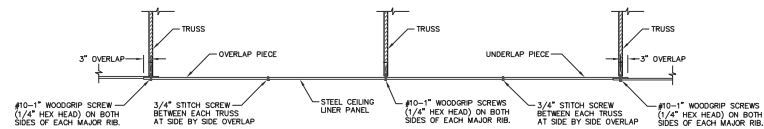
PANEL END STEEL LAP DETAIL
NOT TO SCALE



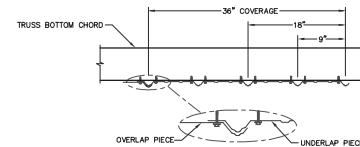
PANEL INTERMEDIATE LAP DETAIL
NOT TO SCALE

NOTE:

THE RECOMMENDED PROCEDURE FOR APPLYING CEILING LINER IS:
APPLYING 1\"/>



STEEL APPLICATION DETAIL @ CEILING LINER
SCALE: 1/2\"/>



STEEL CEILING LINER-LAP DETAIL
NOT TO SCALE



ENGINEERING SERVICES

ONE KADAM RD. BAO CLARE, VIC 3009 (PH) 079-0000

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

AMERICAN RENTALS

WATERTOWN, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: CHOYA KHA

DRAWN BY: JMS

DATE: 4/26/2024

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
STEEL APPLICATION DETAILS

FILE NAME: SH11324WI

SHEET NO.

S8



Envelope Compliance Certificate

Project Information

Energy Code: 90.1 (2013) Standard
Project Title: American Rentals
Location: Watertown, Wisconsin
Climate Zone: 6a
Project Type: New Construction
Performance Sim. Specs: EnergyPlus 8.1.0.009 (EPW: USA_WI_Madison-Dane.County.Rgnl.AP.726410_TMY3.epw)



Construction Site:
1741 River Drive
Watertown, Wisconsin 53094

Owner/Agent:
David Hoefgen
American Rentals

Designer/Contractor:
Choua Kha
Midwest Manufacturing.com
5311 Kane Road
Eau Claire, Wisconsin 54703

Building Area

Floor Area

1-Warehouse : Semiheated	3000
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Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Warehouse]	3000	38.0	0.0	0.027	0.034
Floor: Heated Slab-On-Grade Fully insulated (uniform R-value across perimeter + under entire slab), [Bldg. Use 1 - Warehouse] (b)	220	---	10.0	0.550	0.860
NORTH					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	840	19.0	0.0	0.065	0.089
EAST					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	700	19.0	0.0	0.065	0.089
SOUTH					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	840	19.0	0.0	0.065	0.089
WEST					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	700	19.0	0.0	0.065	0.089
Hangar Door: Insulated Metal, Non-Swinging, [Bldg. Use 1 - Warehouse]	560	---	---	0.500	0.500

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2013) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jeffrey J Murray
Name - Title

Signature

4-29-24
Date



Inspection Checklist

Energy Code: 90.1 (2013) Standard

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 5.4.3.1.1, 5.7 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
4.2.2, 8.4.1.1, 8.4.1.2, 8.7 [PR6] ²	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Footings / Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
4.2.4 [FO1] ²	Installed below-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-_____	R-_____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
4.2.4 [FO3] ²	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-_____ ☐ Unheated ☐ Heated	R-_____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2 [FO4] ²	Slab edge insulation installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.5.3.5 [FO5] ²	Slab edge insulation depth/length.	_____ ft	_____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.8.1.7 [FO6] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.7.3 [FO7] ¹	Insulation in contact with the ground has <=0.3% water absorption rate per ASTM C272.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
6.4.4.1.5 [FO11] ³	Bottom surface of floor structures incorporating radiant heating insulated to >=R-3.5.	R-_____	R-_____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply. See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.4.3.2 [FR1] ³	Factory-built and site-assembled fenestration and doors are labeled or certified as meeting air leakage requirements.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.4.3.4 [FR4] ³	Vestibules are installed where building entrances separate conditioned space from the exterior, and meet exterior envelope requirements. Doors have self-closing devices, and are ≥ 7 ft apart (≥ 16 ft apart for adjoining floor area ≥ 40000 sq.ft.). Vestibule floor area ≤ 750 sq.ft. or 2 percent of the adjoining conditioned floor area.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
5.5.4.3a [FR8] ¹	Vertical fenestration U-Factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.5.4.3b [FR9] ¹	Skylight fenestration U-Factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.5.4.4.1 [FR10] ¹	Vertical fenestration SHGC value.	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.5.4.4.2 [FR11] ¹	Skylight SHGC value.	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.8.2.1, 5.8.2.3, 5.8.2.4, 5.8.2.5 [FR12] ²	Fenestration products rated (U-factor, SHGC, and VT) in accordance with NFRC or energy code defaults are used.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.2.2 [FR13] ¹	Fenestration and door products are labeled, or a signed and dated certificate listing the U-factor, SHGC, VT, and air leakage rate has been provided by the manufacturer.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.5.3.6 [FR14] ²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	U-____ ☐ Swinging ☐ Nonswinging	U-____ ☐ Swinging ☐ Nonswinging	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.4.3.1 [FR15] ¹	Continuous air barrier is wrapped, sealed, caulked, gasketed, and/or taped in an approved manner, except in semiheated spaces in climate zones 1-6.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
8.4.2 [EL10] ²	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Project Title: American Rentals
Data filename:

Report date: 04/25/24
Page 6 of 9

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
4.2.4 [IN2] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	R-_____ ☐ Above deck ☐ Metal ☐ Attic	R-_____ ☐ Above deck ☐ Metal ☐ Attic	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2, 5.8.1.3 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the ceiling slope is $\leq 3:12$.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
4.2.4 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-_____ ☐ Mass ☐ Metal ☐ Steel ☐ Wood	R-_____ ☐ Mass ☐ Metal ☐ Steel ☐ Wood	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
4.2.4 [IN8] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-_____ ☐ Mass ☐ Steel ☐ Wood	R-_____ ☐ Mass ☐ Steel ☐ Wood	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
5.8.1.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.9 [IN18] ²	Building envelope insulation extends over the full area of the component at the proposed rated R or U value.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.4 [IN11] ²	Eaves are baffled to deflect air to above the insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.5 [IN12] ²	Insulation is installed in substantial contact with the inside surface separating conditioned space from unconditional space.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.6 [IN13] ²	Recessed equipment installed in building envelope assemblies does not compress the adjacent insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.7.1 [IN15] ²	Attics and mechanical rooms have insulation protected where adjacent to attic or equipment access.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.8.1.7.2 [IN16] ²	Foundation vents do not interfere with insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
5.8.1.8 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
5.4.3.3 [FI1] ¹	Weatherseals installed on all loading dock cargo doors in Climate Zones 4-8.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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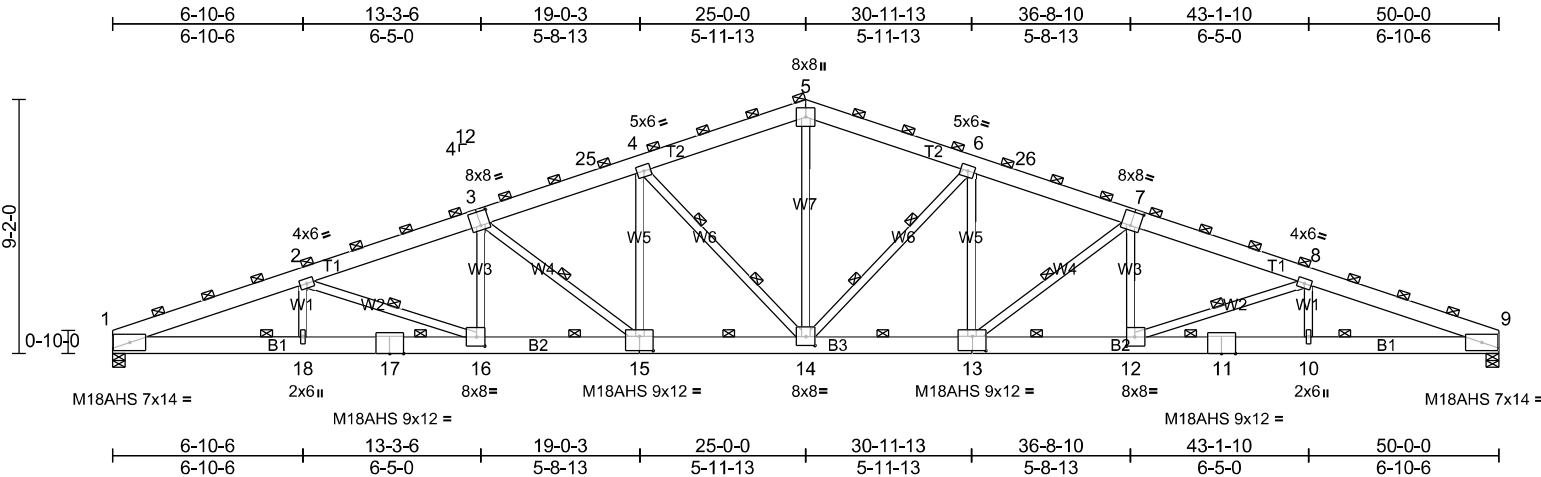


Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)	Section 3, Item D.
QTREC0843974	P1	COMMON	7	1		

Midwest Manufacturing, Eau Claire, WI

Run: 8.98 S 8.72 Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Ap 11 2023

ID:inNe6DEURRjgw0QwEfOXQtzPU99-xK0Kiky7lIG96E?SIGTcsXLvQOh1gpecxq_2YqzPU8D



Scale = 1:83.2

Plate Offsets (X, Y): [3:0-4-0,0-6-0], [7:0-4-0,0-6-0], [12:0-3-8,0-4-0], [13:0-6-0,0-6-0], [14:0-4-0,0-3-12], [15:0-6-0,0-6-0], [16:0-3-8,0-4-0]

Loading	(psf)	Spacing	7-6-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.66	Vert(LL)	-0.68	14-15	>881	240	M18AHS	186/179
Snow (Ps/Pg)	17.9/30.0	Lumber DOL	1.15	BC	0.85	Vert(CT)	-0.99	14-15	>605	180	MT20	197/144
TCDL	4.0	Rep Stress Incr	NO	WB	0.84	Horz(CT)	0.29	9	n/a	n/a		
BCLL	0.0	Code	IBC2015/TPI2014	Matrix-MS								
BCDL	5.0											
											Weight: 403 lb	FT = 15%

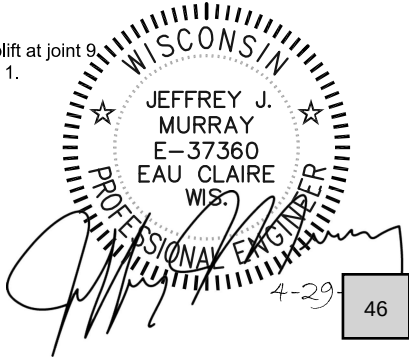
LUMBER
TOP CHORD 2x8 SP 2400F 2.0E
BOT CHORD 2x8 SP 2400F 2.0E
WEBS 2x4 SPF Stud *Except* W6:2x4 SPF No.2, W7:2x4 SPF 1650F 1.5E

REACTIONS (lb/size) 1=5038/0-5-8, (min. 0-4-8), 9=5038/0-5-8, (min. 0-4-8)
Max Horiz 1=326 (LC 12)
Max Uplift 1=-1461 (LC 8), 9=-1461 (LC 9)
Max Grav 1=5438 (LC 2), 9=5438 (LC 2)

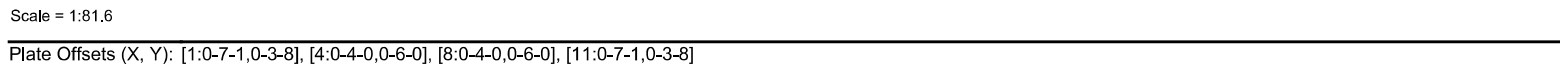
FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-13327/3536, 2-3=-12297/3285, 3-25=-10508/2829, 4-25=-10273/2845, 4-5=-8650/2394, 5-6=-8650/2394, 6-26=-10273/2845, 7-26=-10508/2829, 7-8=-12297/3286, 8-9=-13327/3541
BOT CHORD 1-18=-3413/12435, 17-18=-3413/12435, 16-17=-3413/12435, 15-16=-2981/11584, 14-15=-2334/9795, 13-14=-2109/9795, 12-13=-2755/11584, 11-12=-3193/12435, 10-11=-3193/12435, 9-10=-3193/12435
WEBS 2-18=-136/462, 2-16=-1206/489, 3-16=-82/1024, 3-15=-2288/825, 4-15=-354/1545, 4-14=-3075/987, 5-14=-1042/4199, 6-14=-3075/988, 6-13=-354/1545, 7-13=-2288/824, 7-12=-84/1024, 8-12=-1206/497, 8-10=-136/462

- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=2.4psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=17.9 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp.; Ct=1.10; Unobstructed slippery surface
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - All plates are MT20 plates unless otherwise indicated.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1461 lb uplift at joint 1 and 1461 lb uplift at joint 9.
 - This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



Midwest Manufacturing, Eau Claire, WI Run: 8.98 S 8.72 Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Apr 10 2025 10:00:00 AM
ID: jLMUAL7HyTK8aWGWhBGHWhzPUDA-kNI1IhechGo5MW2BCXAgR7IcnjWR5ot 2?kLzPtM5



LUMBER		BRACING	
TOP CHORD	2x8 SPF No.2 *Except* T1:2x8 SP 2400F 2.0E	TOP CHORD	2-0-0 oc purlins (2-8-0 max.).
BOT CHORD	2x8 SP 2400F 2.0E	BOT CHORD	6-0-0 oc bracing.
WEBS	2x4 SPF Stud *Except* W1,W3,W7,W9:2x12 SP 2400F 2.0E, W8:2x4 SPF No.2	WEBS	1 Row at midpt
OTHERS	2x4 SPF Stud		5-17, 7-17
REACTIONS	(lb/size) 1=3799/0-5-8, (min. 0-3-5), 11=3799/0-5-8, (min. 0-3-5) Max Horiz 1=163 (LC 12) Max Grav 1=3999 (LC 2), 11=3999 (LC 2)		
FORCES	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.		
TOP CHORD	1-2=-9734/0, 2-3=-10204/0, 3-4=-9317/0, 4-52=-8426/0, 5-52=-8332/0, 5-6=-6756/0, 6-7=-6756/0, 7-53=-8332/0, 8-53=-8426/0, 8-9=-9317/0, 9-10=-10204/0, 10-11=-9734/0		
BOT CHORD	1-22=0/9095, 22-50=0/9095, 21-50=0/9095, 20-21=0/9679, 19-20=0/8806, 18-19=0/8806, 17-18=0/7964, 16-17=0/7964, 15-16=0/8806, 14-15=0/8806, 13-14=0/9679, 13-51=0/9095, 12-51=0/9095, 11-12=0/9095		
WEBS	2-22=-327/38, 2-21=0/691, 3-21=0/510, 5-18=0/1440, 5-17=-2408/0, 6-17=0/3541, 9-13=0/510, 10-13=0/691, 10-12=-327/37, 4-18=-1300/0, 4-20=0/912, 3-20=-1103/0, 8-14=0/912, 9-14=-1103/0, 7-16=0/1440, 7-17=-2408/0, 8-16=-1300/0		

- NOTES**

 - 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=2.4psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
 - 4) TCLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=17.9 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp.; Ct=1.10; Unobstructed slippery surface
 - 5) Roof design snow load has been reduced to account for slope.
 - 6) Unbalanced snow loads have been considered for this design.
 - 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - 8) All plates are MT20 plates unless otherwise indicated.
 - 9) All plates are 5x14 MT20 unless otherwise indicated.
 - 10) Horizontal gable studs spaced at 2-6-0 oc.
 - 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 12) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
 - 13) Load case(s) 1 has/have been modified. Building designer must review loads to verify that they are correct for the intended use of this truss.
 - 14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
 - 15) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)	
QTREC0843974	XP1SE	COMMON	1	1		Section 3, Item D.

Midwest Manufacturing, Eau Claire, WI

Run: 8.98 S 8.72 Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Apr 10 16:08:11 2023 Page: 2

ID:jLMUAL7HyTK8aWGWWhBHGWhzPUDA-kNI1lIhechGo5MW2BCXAgR7lIcnjWR5ot_2?kILzPTm5

- 1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15
- Uniform Loads (lb/ft)
- Vert: 44-50=-19, 50-51=-83 (F=-64), 47-51=-19, 1-6=-82, 6-11=-82

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

TO: Plan Commission
DATE: June 24th, 2024
SUBJECT: 1832 River Drive Airplane Hanger Lease

A request by Andrew and Emily Schmidt for a review and a recommendation to Council for an airplane hangar lease and building plans at 1832 River Dr. Watertown, WI within the Watertown Municipal Airport property. Parcel PIN: 291-0815-0931-001.

SITE DETAILS:

Acres: 120.19
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:

Site Plan Review Committee:

See Minutes from June 10th, 2024

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.

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

Opportunity Runs Through It

ATTACHMENTS:

- Application materials

Section 3, Item E.

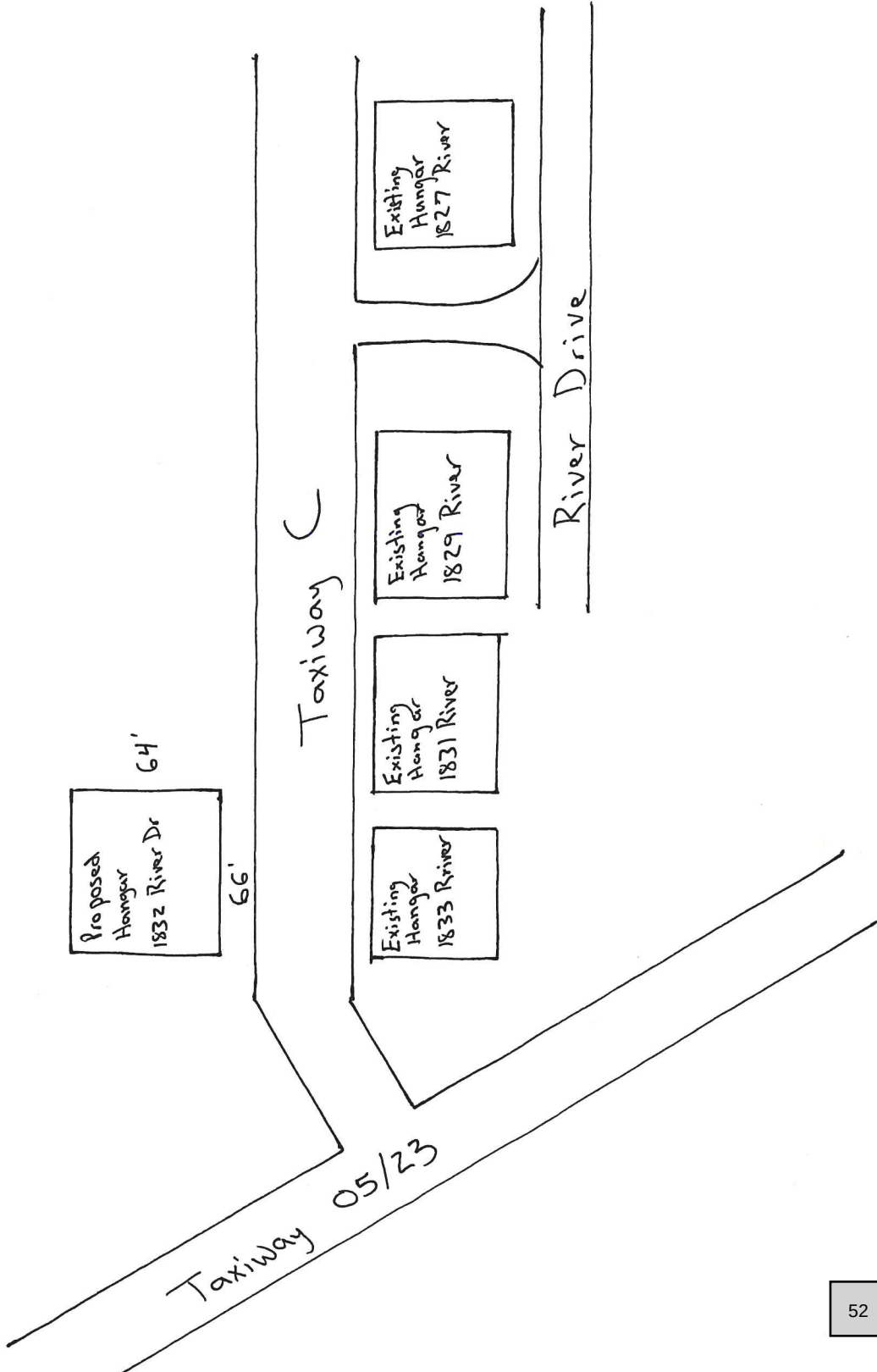
106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

Zoning and Planning May 15, 2024:

1. Two sets of plans-included.
 - a. No landscape plans. Airport tarmac. In conformance with Airport Commission's Master plan.
 - b. Elevation: Grade to be in accordance with airport requirements. All drainage and utilities already in place and in compliance.
 - c. Building is white with lower blue wainscot and blue trim. Building is in conformance with architectural controls in place and on file. Site was required as selected by airport manager. Both site and hangar are in accordance with requirements set forth by City and have been approved by the Airport Commission.
2. Operation Plan
 - a. Private use hangar. There are no hours/days of operation and no employees.
3. Timetable
 - a. Looking to break ground by August 2024 with a completion of spring 2025.
4. Floodplain & Wetlands
 - a. None know.

SITE DETAIL
For Proposed Hangar at: 1632 River Drive Watertown, WI 53094





P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan

Customer Information

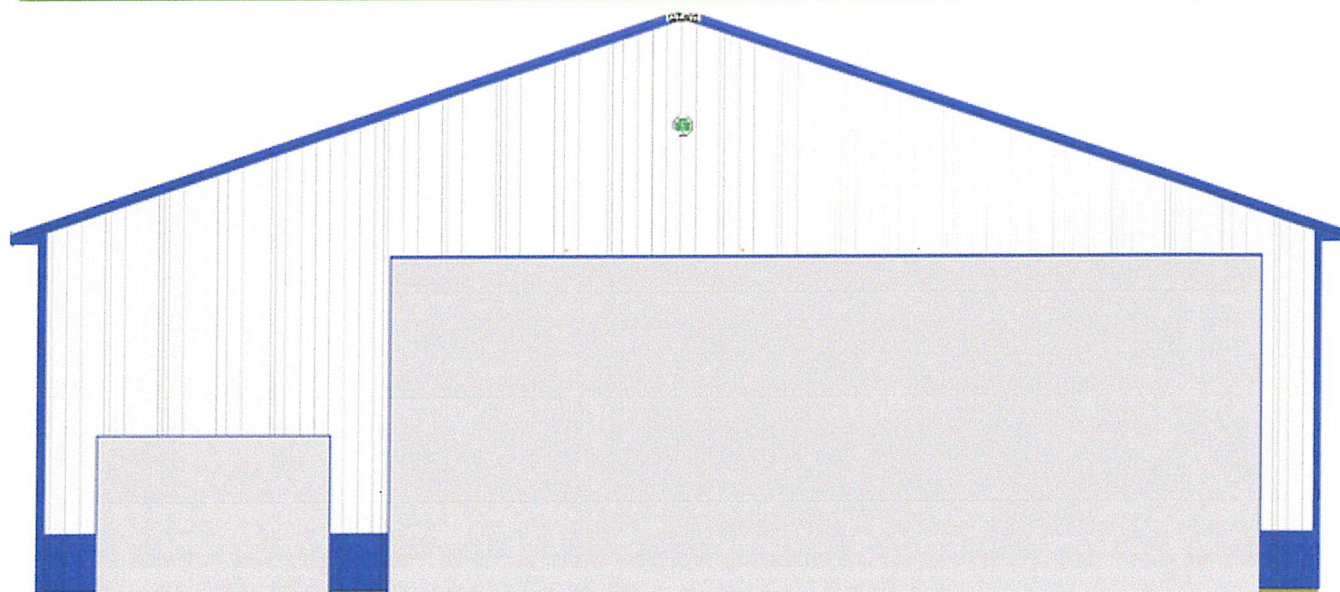
Building Specification For:

SCHMIDT, ANDREW
UNKNOWN
LAKE MILLS, WISCONSIN 53551
Cell Phone: (608) 285-8691
Email: andrews@rentfmi.com

Building Site Location:

Location: N/A
Tenant: N/A
WATERTOWN MUNICIPAL AIRPORT
WATERTOWN, WISCONSIN 53094
County: JEFFERSON

Elevations for Building 1



East End Wall 1 on Building 1

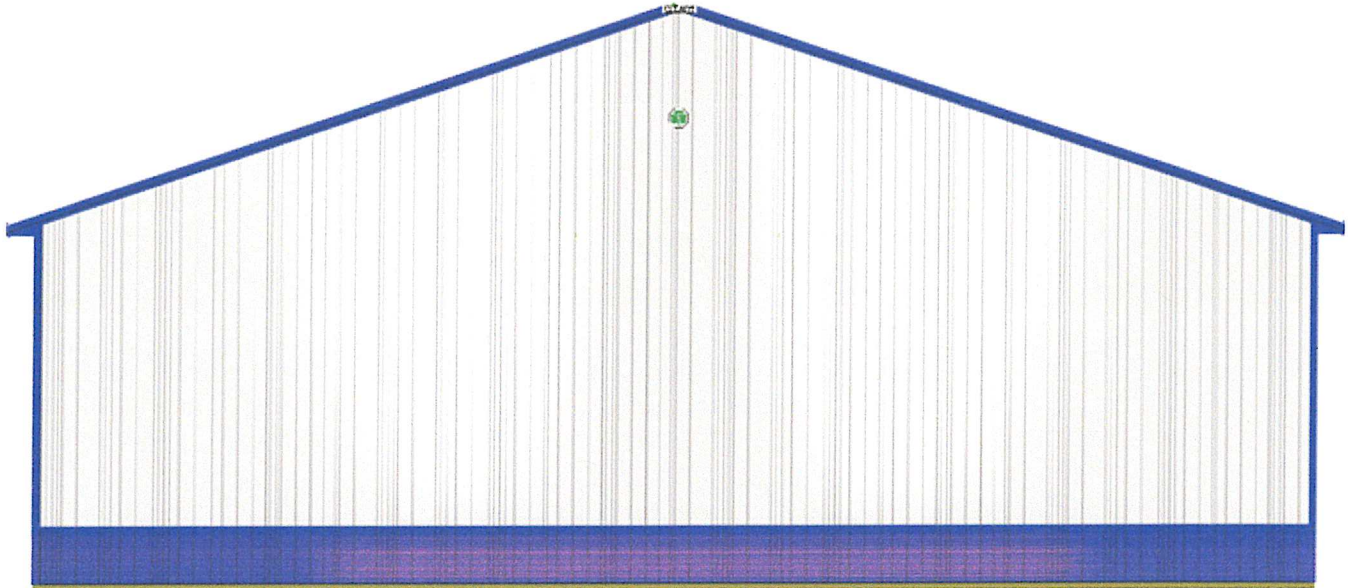
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

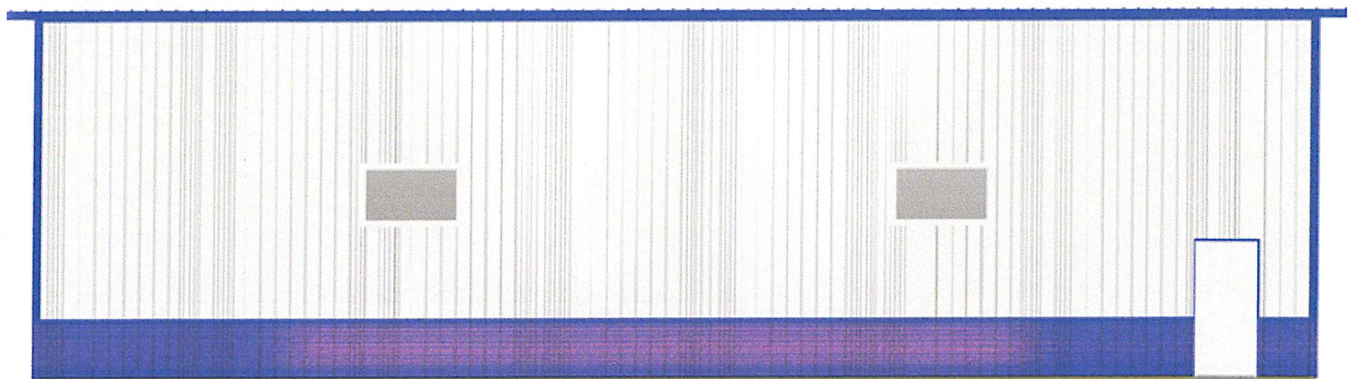
5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan



West End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



South Side Wall 1 on Building 1

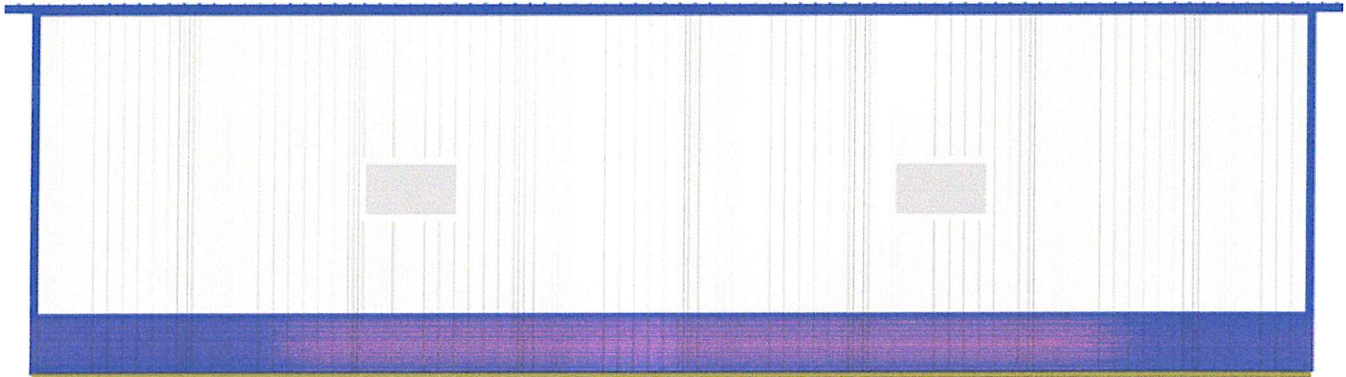
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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Verona, WI 53593-0220
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5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan



North Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

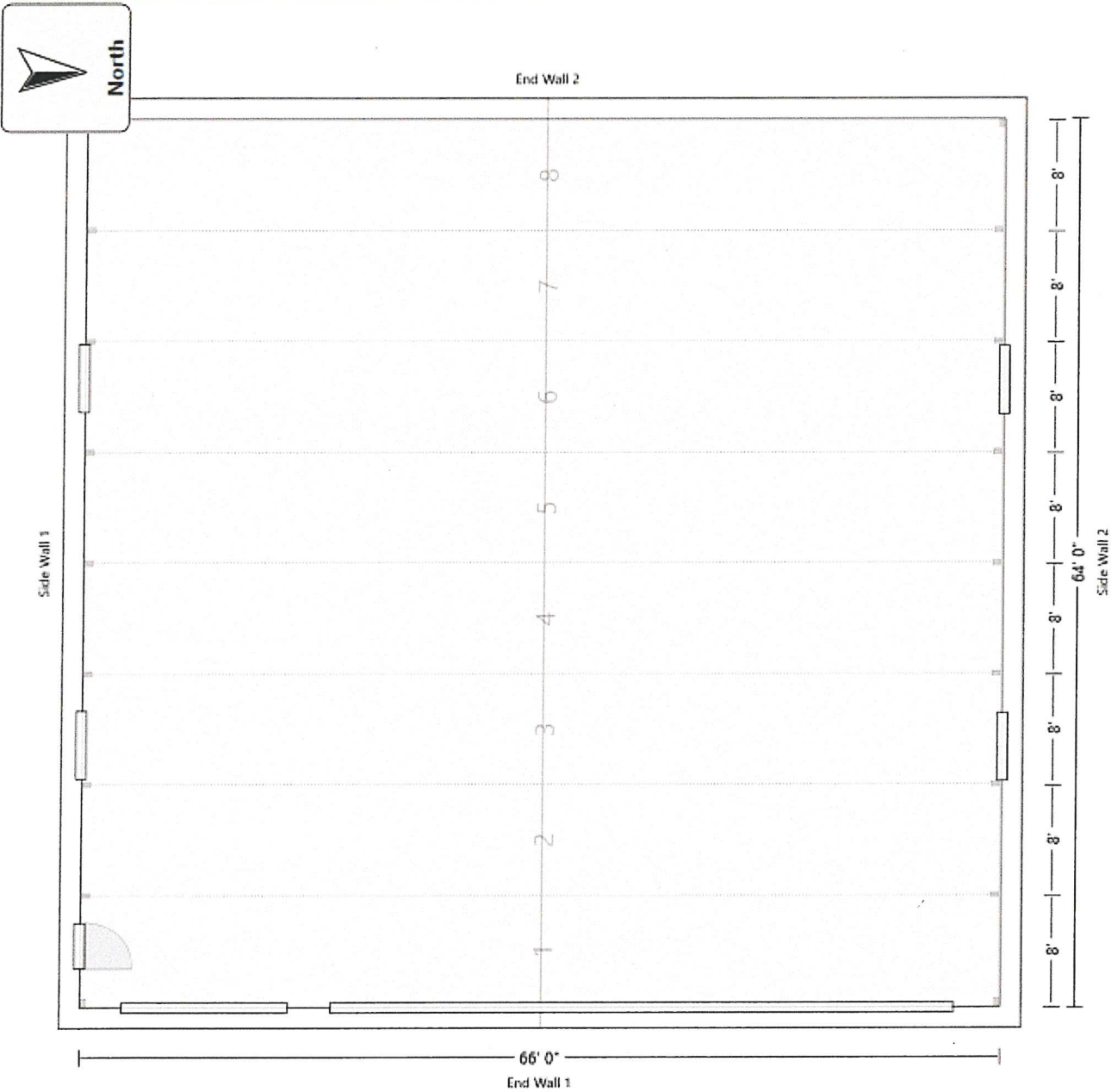


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5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan

Floor Plan



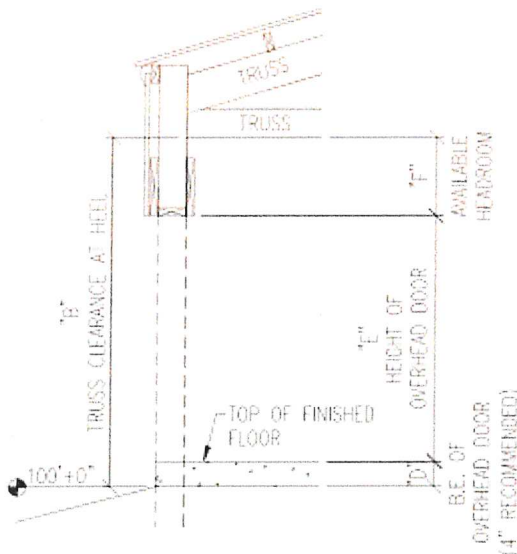


P.O Box 930220
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Phone: (608) 845-9700
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5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **17' 2"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **0' 0"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

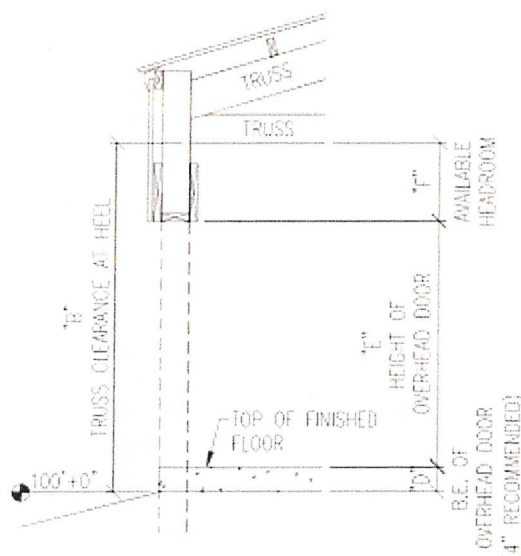
$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$



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Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **9' 2"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

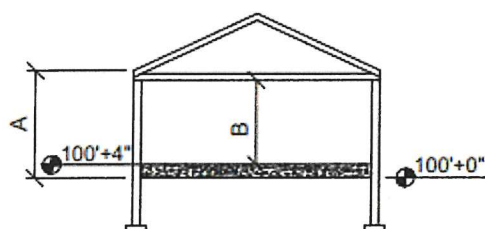
$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

Interior Clearances and Exterior Heights



Standard Lower Chord Truss (SLC)

Interior Clearances:

"B" = Clearance from finished floor to bottom of truss: **17' 3"**

(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height: **19' 3"**

Roof Peak Height: **30' 3"**

Roof Pitch: **4/12**

Top of concrete floor must be at 100'+4" for this foundation type. If thicker concrete floor is desired, the extra thickness will be below the 100'+0" mark.



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

TO: Plan Commission
DATE: June 24th, 2024
SUBJECT: Hunter Oaks PUD Amendment - Initial Review and Set Public Hearing Date

Initial Review and Setting of a Public Hearing Date for an amended Planned Unit Development (PUD) General Development Plan (GDP) requested by John Donovan, agent for Bielinski Homes Inc., Hunter Oaks Subdivision, West Street, Watertown, WI. Parcel PIN(s): 291-0815-0642-006, 291-0815-0642-007

SITE DETAILS:

Acres: 6.16 & 6.21 Acres
Current Zoning: Two-Family Residential (TR-6) with a PUD Overlay
Existing Land Use: Undeveloped
Future Land Use Designation(s): Multi-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking an initial review and the setting of a public hearing date by the Plan Commission for an amended Planned Unit Development (PUD) General Development Plan (GDP). The amended proposal looks to revise Area C(b) from the approved General Development Plan of June 20th, 2023. The amended proposal consists of changing the use of this area to 'Single Family Small Lots' with reduced lots sizes and public ROW of widths. A total of 53 lots are being proposed in three phases.

STAFF EVALUATION:

Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code. For the proposed 'Single Family Small Lots' (Area C(b)), the applicant seeks to reduce the Minimum Lot Area requirements for a Single-Family Home from 8,000 sq ft to 4,601 sq ft per dwelling unit and to reduce the Street Yard Building Setbacks (front and corner) to 20ft. All public road ROW are requested to be 60 ft wide. The applicant is also requesting the vacation of a portion of Belmont Drive within Area C(b).

The Stormwater Detention Pond in Area K will be reconstructed by the applicant in 2024 and the Area H-2 (Phase 1) single-family lots and park dedication will be pushed back to 2026. All other terms of the June 20th, 2023 GDP remain the same.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

B. Provision of flexible development standards for planned unit developments.

- (1) Permitted location. Planned unit developments shall be permitted with the approval of a Planned Unit Development Overlay Zoning District specific to the approved planned unit development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned unit development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned unit development.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned unit development.*

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Opportunity Runs Through It

- (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned unit development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned unit development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and off-street loading may be waived within a planned unit development.*
 - (f) Drainageway Overlay District requirements. All Drainageway Overlay District requirements may be waived within a planned unit development.*
- (3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned unit development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted. Flexible development standards shall be limited to density and intensity bonuses of no greater than 25% higher than otherwise permitted by the MR-10 District, unless specifically granted by the Common Council, and shall be limited to reductions in bulk, landscaping, parking and loading requirements of no greater than 25% lower than otherwise permitted for the proposed land uses, unless specifically granted by the Common Council.*

Per Sections § 550-152G(2), the GDP step shall be identical to that for Zoning Map amendments:

- (2) The process and fees for review and approval of the GDP shall be identical to that for Zoning Map amendments per this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the City Code.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- 1. Set public hearing date to July 16, 2024.
- 2. Postpone public hearing to a later date.

ATTACHMENTS:

- Application materials.

**PETITION AND REQUEST TO
AMEND THE PUD/GDP FOR HUNTER OAKS NEIGHBORHOOD
CITY OF WATERTOWN, WI**

Bielinski Development Inc. ("Bielinski") hereby respectfully requests that the City of Watertown Plan Commission and Common Council review the real property consisting of approximately 13.13 acres, which is more particularly described in the Site Plans dated 5/17/24 which are incorporated herein ("Subject Parcels") with this submission.

Bielinski is requesting amending the Planned Unit Development (PUD) & General Development Plan (GDP) for these two parcels in the Hunter Oaks Neighborhood.

All the below statements and information, whether written on this Petition or attached, are true and correct to the undersigned's knowledge and belief.

This Petition is being submitted to the City Clerk for the City of Watertown and City of Watertown Plan Commission to satisfy the Application Requirements for the City of Watertown Municipal Code and City of Watertown Zoning Ordinance.

Hunter Oaks Neighborhood received approval from the City of Watertown Common Council on June 20th, 2023, the Subject Parcels have not been developed to date as Multi-Family Condominiums and Bielinski hereby submits to amend the land use plan to Single Family (small lots) with the goal of Bielinski's to be our affordable housing initiative of planning each home on all lots and continuously constructing until fully completed.

Proposal and Commitments

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this amended General Development Plan land use of the Subject Parcels with substantial conformance of the enclosed site plans dated 5/17/24, a Bielinski Affordable Housing Initiative of Single Family Residential Small Lot Homes. As the marketplace continues to shift, Bielinski recognizes these changing lifestyles and the demand for affordable housing options in the City of Watertown and the surrounding communities. The intent of Bielinski Homes is to continue to offer mixed land uses providing housing opportunities for a wide range of people, income levels and preference.

Specifically, this amended GDP includes the following:

- **Area C(b): Specific to PARCEL NO. 291-0815-0642-006 & 291-0815-0642-007 Amended to Single Family Small Lots (average lot size of 6,817 sq. ft.).**
 1. **Area C(b): Phase 1** Lots 1-8 lot size range from 5,060 to 6,884 sq. ft. with home construction starting in July/August of 2024.

- 2. **Area C(b): Phase 2** Lots 44-53 lot size range from 6,592 to 14,873 sq. ft. with development construction starting August/Sept. of 2024 with home construction to commence upon completion.
- 3. **Area C(b): Phase 3** (Lots 9-43 lot size range from 4,601 to 11,265 sq. ft. with development construction to begin in 2025.
- 4. **Grant Relief within area C(b)**
 - a. **Minimum Lot Area of 4,601 sq. ft. per dwelling unit**
 - b. **Proposed Building Setbacks:**
 - Street (front): ~~24 ft.~~ 20 ft. JKO
 - Street (corner): 20 ft.
 - Rear: 25 ft.
 - Side: 8 ft.
 - Minimum lot width: 50 ft.
 - c. **All roadways will be public with a 60 ft. wide Right-of-Way**
- 5. **Area C(b):** City will approve the street vacation of Belmont Drive within area C(b) later submission from this petition.
- 6. **Area K:** Storm Water Detention Pond, in 2024 Bielinski will reconstruct the detention pond per the city approved plans and upon completion of that work, the City of Watertown will take ownership of the detention pond.
- 7. **Area H-2 (Phase 1):** In 2026 Bielinski plans to construct the 25 single family lots which will include dedication of the Neighborhood Park (Area I) to the City of Watertown.
- 8. **All other terms of the approved GDP on June 20th, 2023 stay the same.**

List of Attachments or Other Documents:

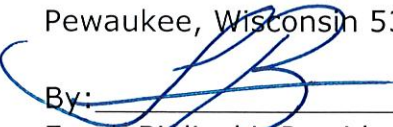
- 1. Application to Amend the GDP
- 2. Tax Documents Identifying the Parcels
- 3. GDP Amended Hunter Oaks Neighborhood Site Plans (Pages 1 & 2) dated 5/17/24
- 4. GDP Site Plan Approved June 20th, 2023
- 5. Preliminary Home Building Plans (5)

Dated this 18th day of May, 2024.

OWNER & PETITIONER:

Bielinski Development, Inc.

1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072

By: 
Frank Bielinski, President

Dated: 5-18-24



GENERAL DEVELOPMENT PLAN
(AMENDMENT)

"Hunter Oaks Neighborhood"

City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.3	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Amended)

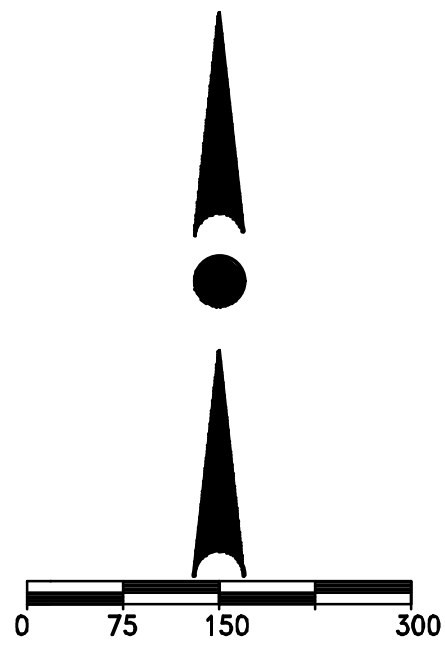
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	3.98%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	0.14%
C(b)(PH1)	Single-Family Lots	1.0	8	8.0	0.61%
C(b)(PH2)	Single-Family Lots	5.1	10	2.0	3.12%
C(b)(PH3)	Single-Family Lots	5.2	35	6.7	3.18%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.02%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	3.12%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	2.33%
H-1	Single-Family Lots	48.1	174	3.60	29.44%
H-2 (PH1)	Single-Family Lots	8.1	25	3.09	4.96%
H-2 (PH2)	Single-Family Lots	5.3	18	3.40	3.24%
H-2 (PH3)	Single-Family Lots	7.8	20	2.56	4.77%
H-2 (PH4)	Single-Family Lots	8.1	27	3.33	4.96%
I	Neighborhood Park	7.5	-	-	4.59%
J	Neighborhood Park	4.4	-	-	0.69%
K	Storm Water Detention	8.9	-	-	5.45%
	Street Right of Way	31.7			19.40%
Total Project Area		163.4	453		

Overall Gross Density:
• 453 Total Units / 163.4 Total Project Acres = 2.77 DUA
Overall Net Density:
• 453 Total Units / 122.8 = 3.69 DUA
*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is
Equal to Areas A-D, B, C(b), E, F, G, H, I, J

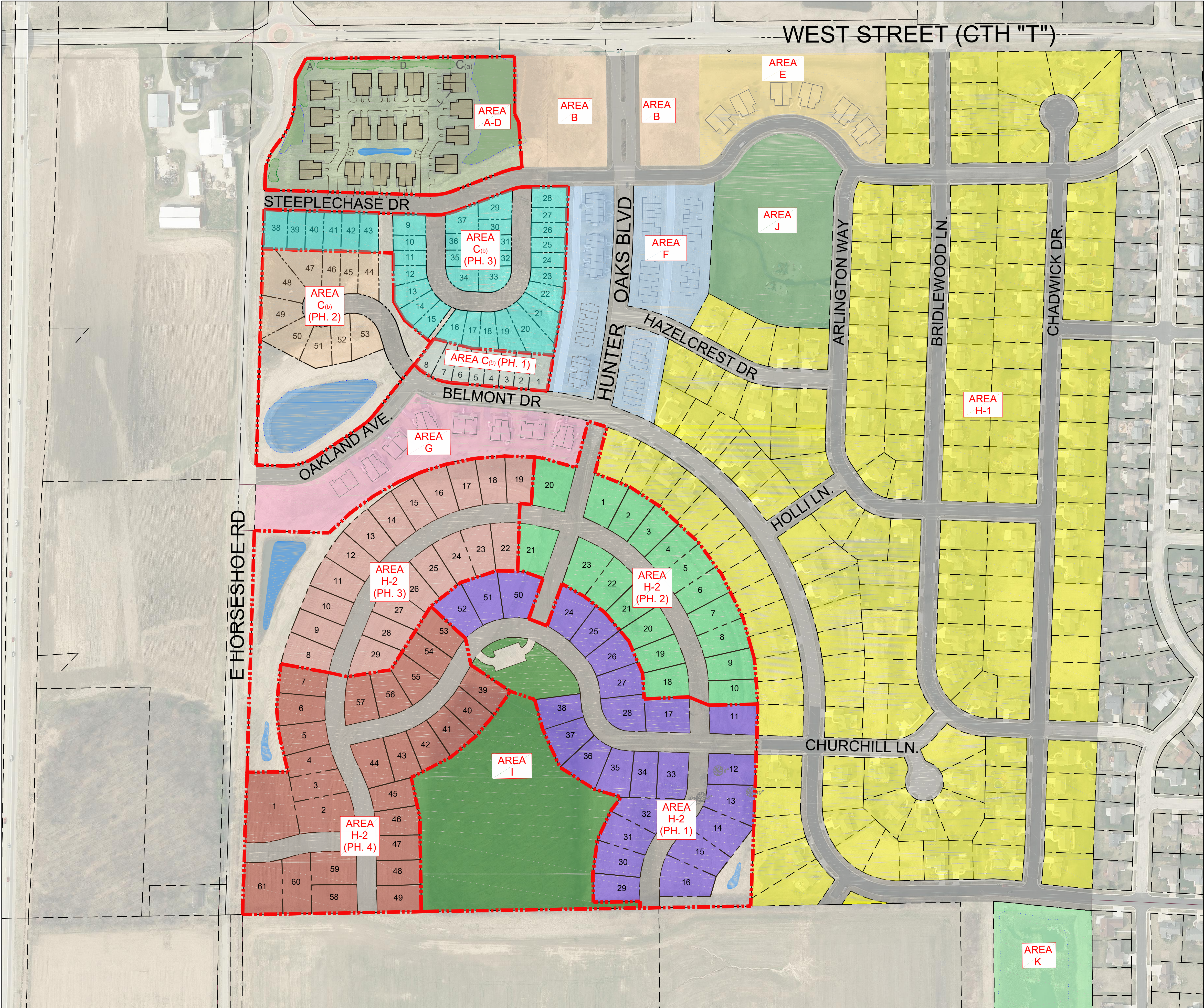


4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

DATE: 5-17-2024



BIELINSKI
HOMES



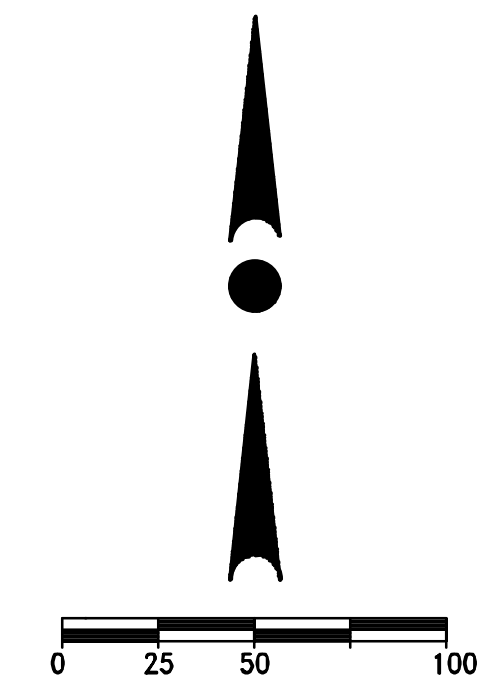
4100 N. CALHOUN RD
SUITE 300
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

SITE PLAN - AREA Cb

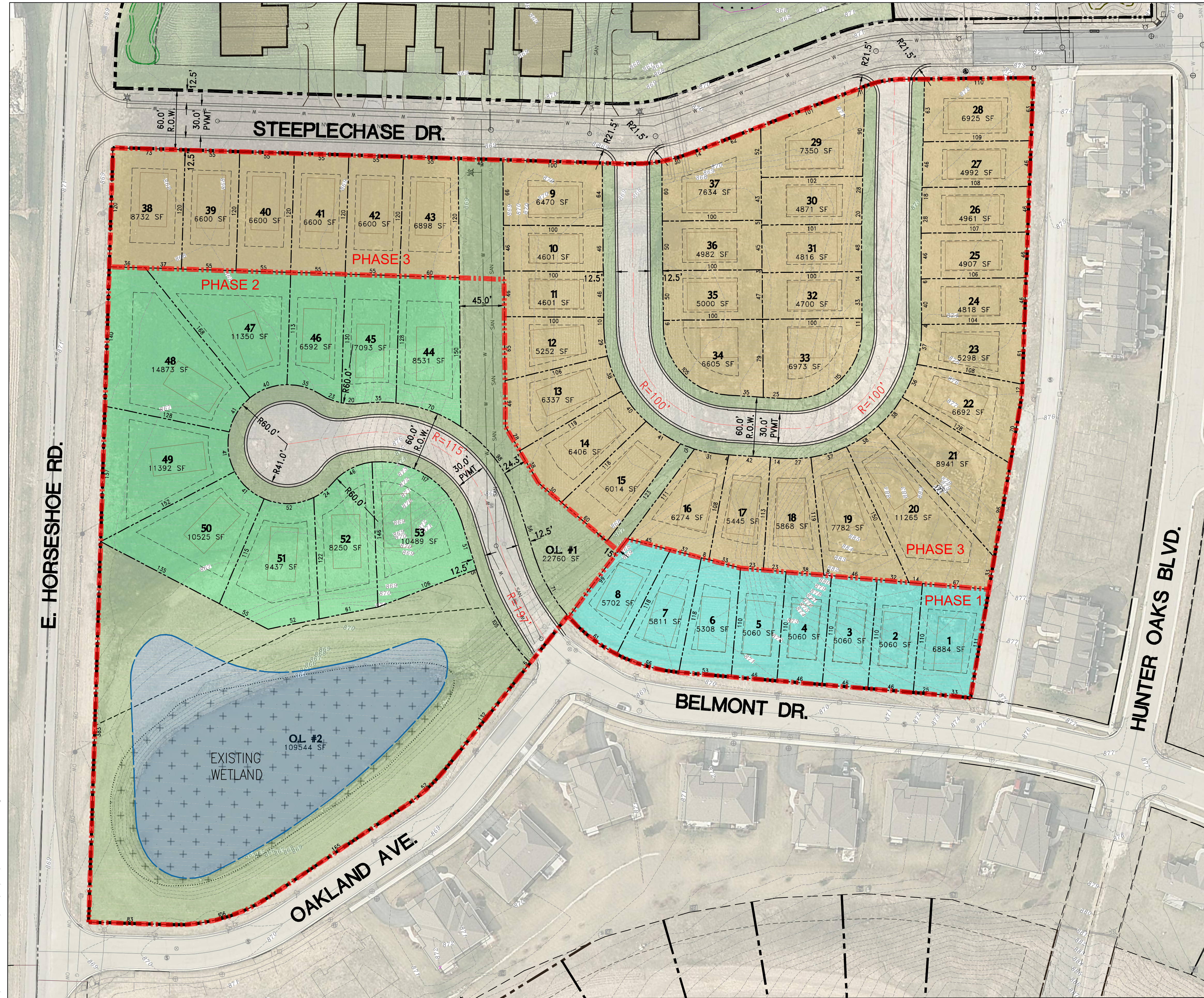
"HUNTER OAKS SINGLE FAMILY HOME SITES"
City of Watertown, WI

DATA SUMMARY

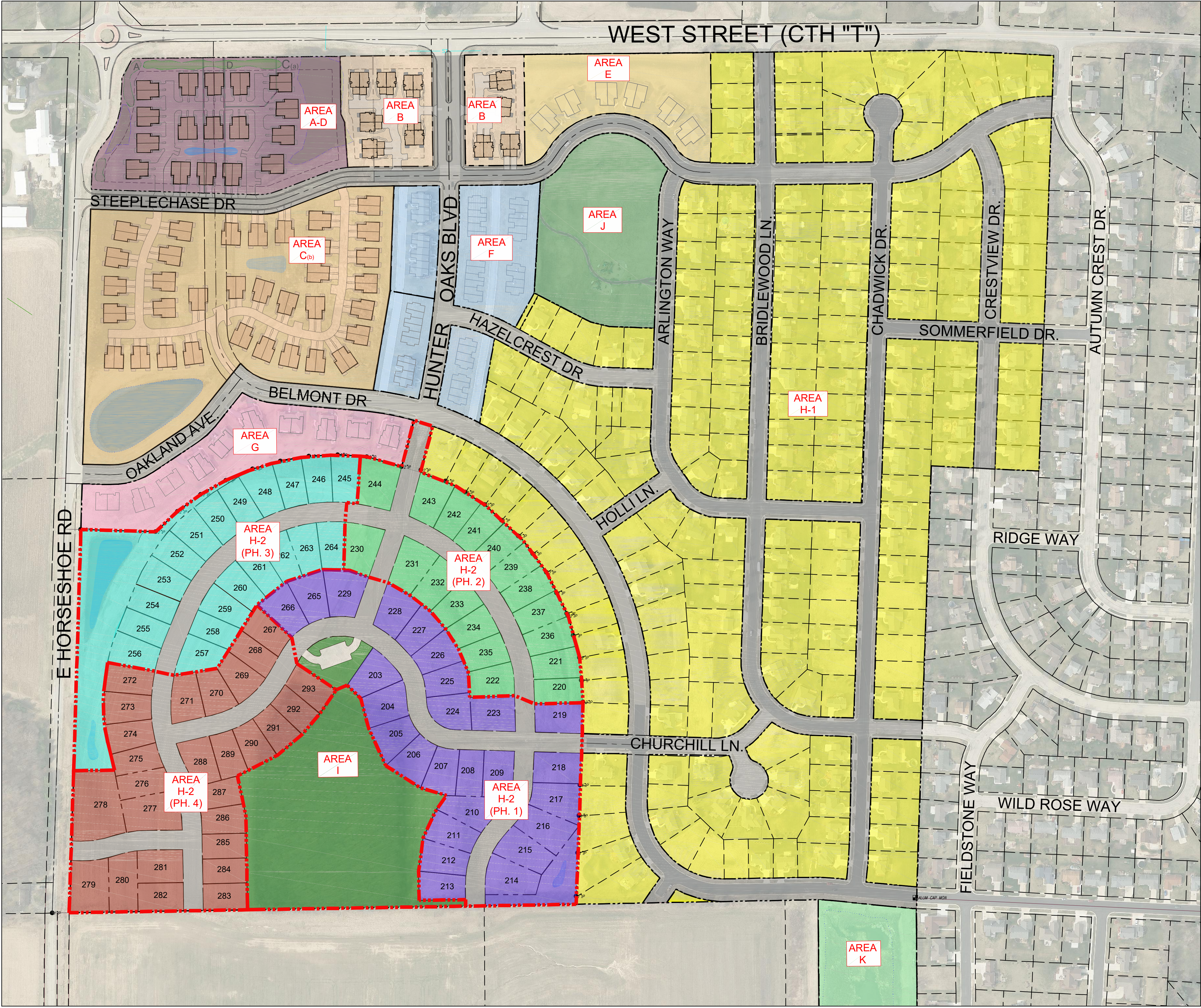
Proposed Site	AREA Cb
Parcel Area:	13.13 acres
Development:	53 lots
Density:	4.04 lots/acre
Average Lot Size:	6,817s.f. (0.156Ac)
Proposed Phasing:	
Phase 1:	8 lots, #1-8 (July 2024)
Phase 2:	10 lots, #44-53 (Nov. 2024)
Phase 3:	35 lots, #9-38 (2025)
Proposed Pad Dimensions:	
	28'x54' - Lots 1-6, 8, 13-32, 35-53
	28'x50' - Lots 7, 9-12
	30'x38' - Lots 33-34
Proposed Building Setbacks:	
Street (Front):	20'
Street (Corner):	20'
Rear:	25'
Side:	8'
Min. Lot Width:	50'



Scale: 1" = 50' (22"x34")
Scale: 1" = 100'(11"x17")
DATE: 05-17-2024



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GENERAL DEVELOPMENT PLAN
"Hunter Oaks Neighborhood"
City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Revised)

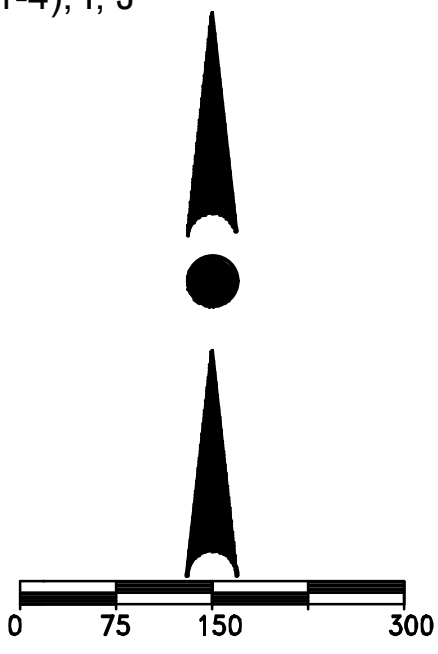
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
C(b)	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	8.5	26	3.06	5.2%
H-2 (P2)	Single-Family Lots	5.3	18	3.39	3.6%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.1	27	3.33	5.4%
I	Neighborhood Park	7.1	-	-	
J	Neighborhood Park	4.4	-	-	
K	Storm Water Detention	8.9	-	-	
	Street Right of Way	32.5			
Total Project Area		173.2	497		

Overall Gross Density:
• 497 Total Units / 173.2 Total Project Acres = 2.87 DUA
Overall Net Density:
• 497 Total Units / 140.7 = 3.53 DUA
*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H-2(P1-4), I, J



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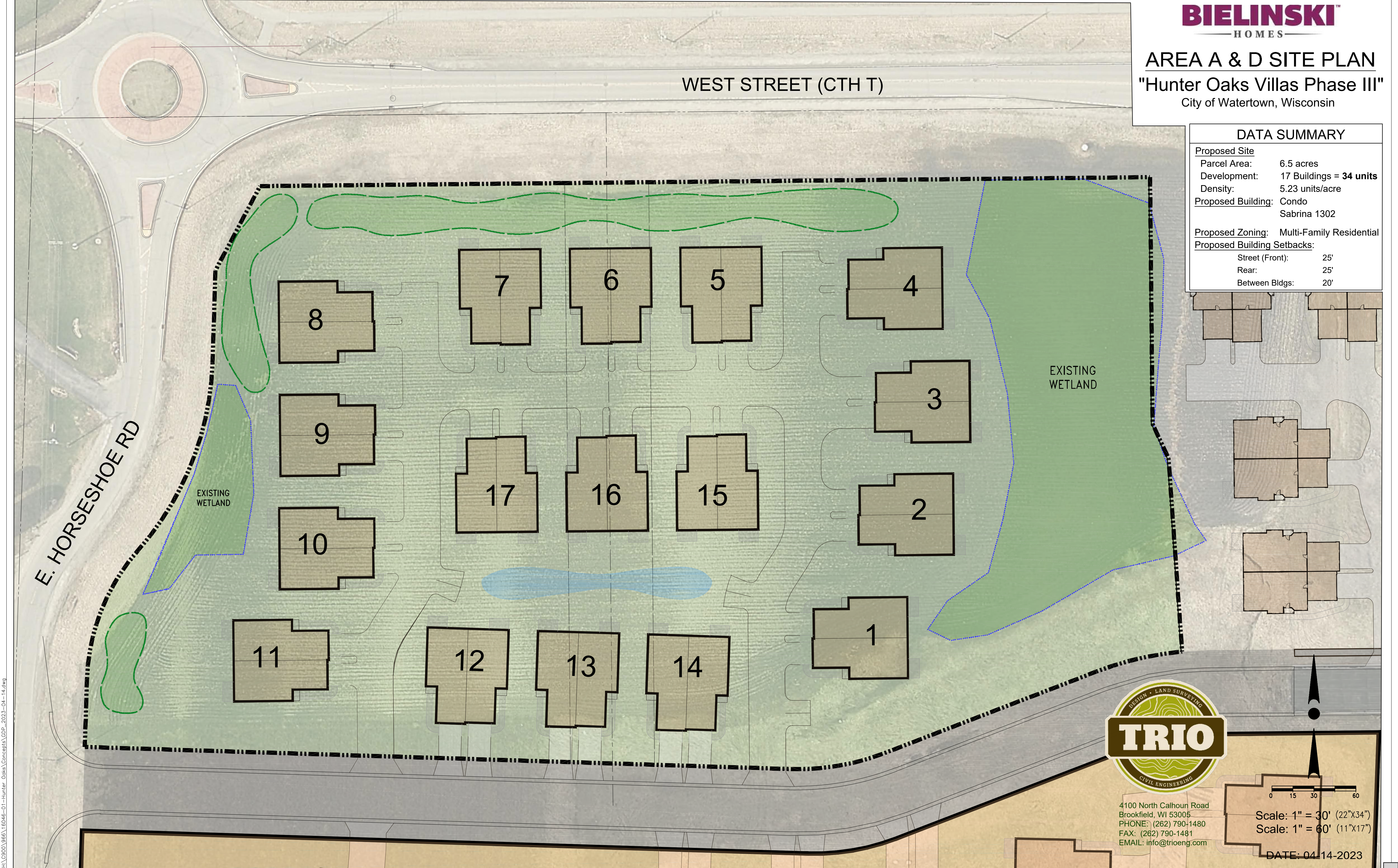
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Scale: 1" = 300' (11"x17")

DATE: 04-14-2023



AREA A & D SITE PLAN
"Hunter Oaks Villas Phase III"
City of Watertown, Wisconsin

DATA SUMMARY	
<u>Proposed Site</u>	
Parcel Area:	6.5 acres
Development:	17 Buildings = 34 units
Density:	5.23 units/acre
<u>Proposed Building:</u> Condo	
Sabrina 1302	
<u>Proposed Zoning:</u> Multi-Family Residential	
<u>Proposed Building Setbacks:</u>	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



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Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")
DATE: 04/14/2023



AREA B SITE PLAN
"Hunter Oaks Villas Phase II"
City of Watertown, Wisconsin

DATA SUMMARY

Proposed Site	
Parcel Area:	3.5 acres
Development:	10 Buildings = 20 units
Density:	5.71 units/acre
Proposed Building:	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	

EXISTING
WETLAND

PHASE II

PHASE I
(EXISTING)

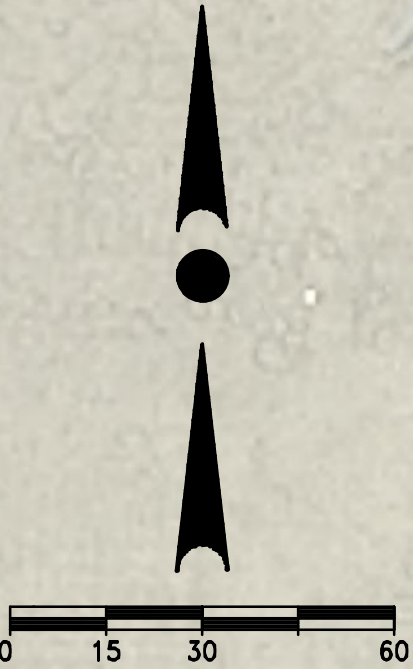
HUNTER OAKS BLVD

STEEPLECHASE

DRIVE



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Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 04-14-2023

AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3



DATA SUMMARY

Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building: Condo	
Sabrina 1302	
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



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Scale: 1" = 50' (22"x34")

Scale: 1" = 100'(11"x17")

DATE: 04-14-2023

AREA H & I SITE PLAN

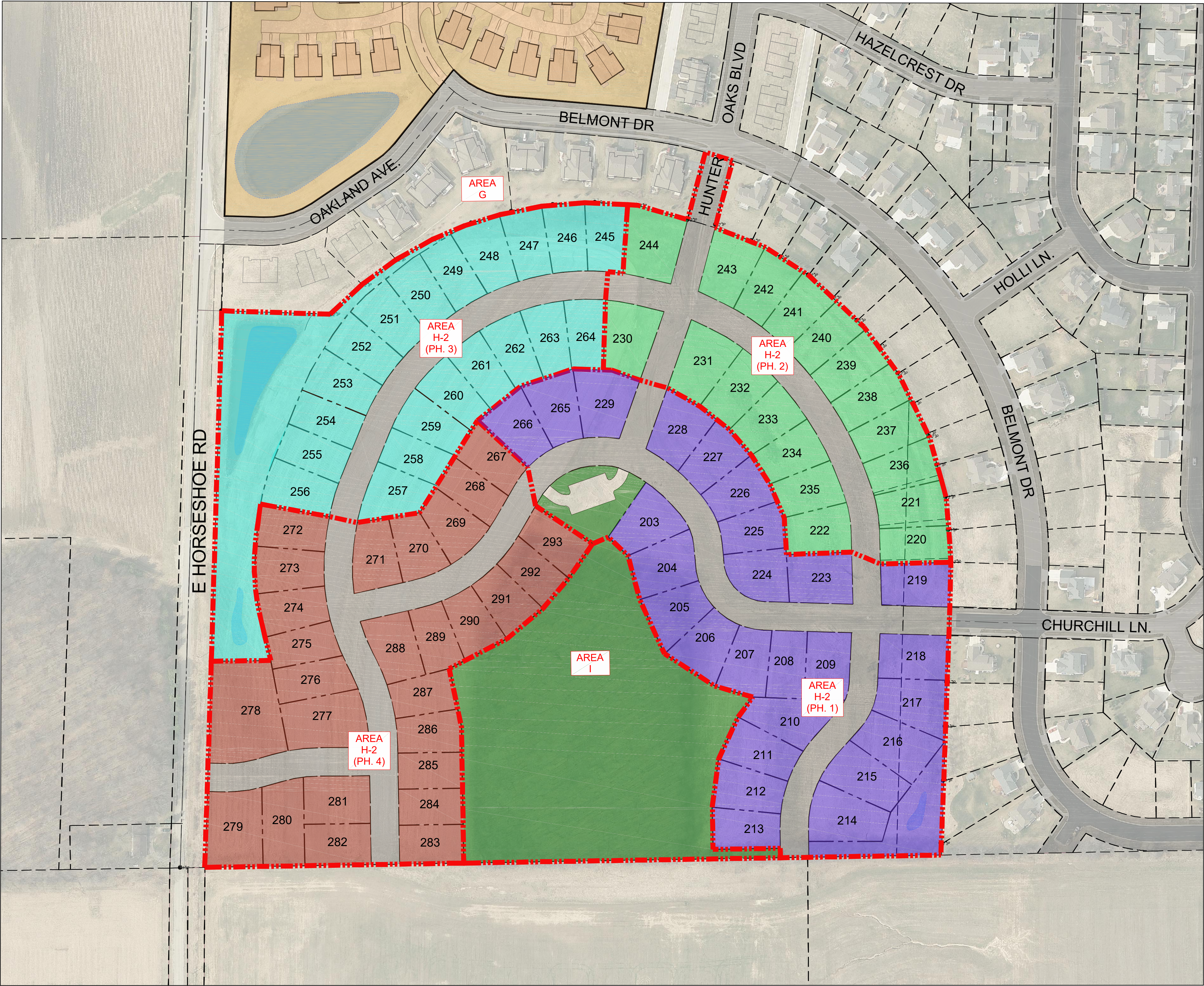
"Hunter Oaks"
Neighborhood

City of Watertown, Wisconsin

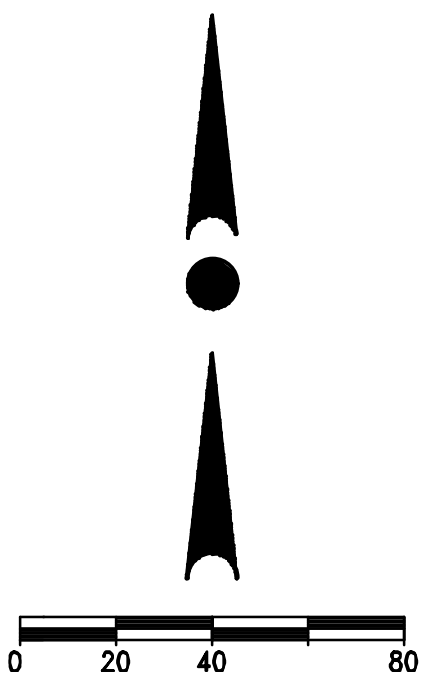


DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	26 Single Family Lots Area = 8.5 Acres
Phase 2	18 Single Family Lots Area = 5.3 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	27 Single Family Lots Area = 8.1 Acres
Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre	
Area I:	Neighborhood Park Net Area = 7.1 acres
Proposed Single Family Lot Requirements:	
Min. Lot Area: 8,000 s.f.	
Min. Lot Width: 75'	
Setbacks:	Street (Front): 25'
	Rear: 25'
	Side: 8'
Total Street Length: 5,580.0 ft.	



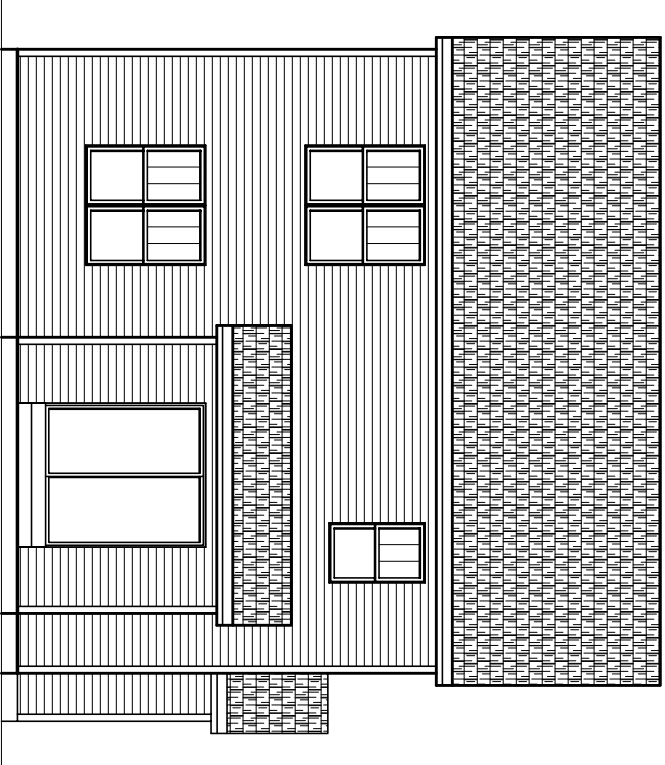
4100 North Calhoun Road
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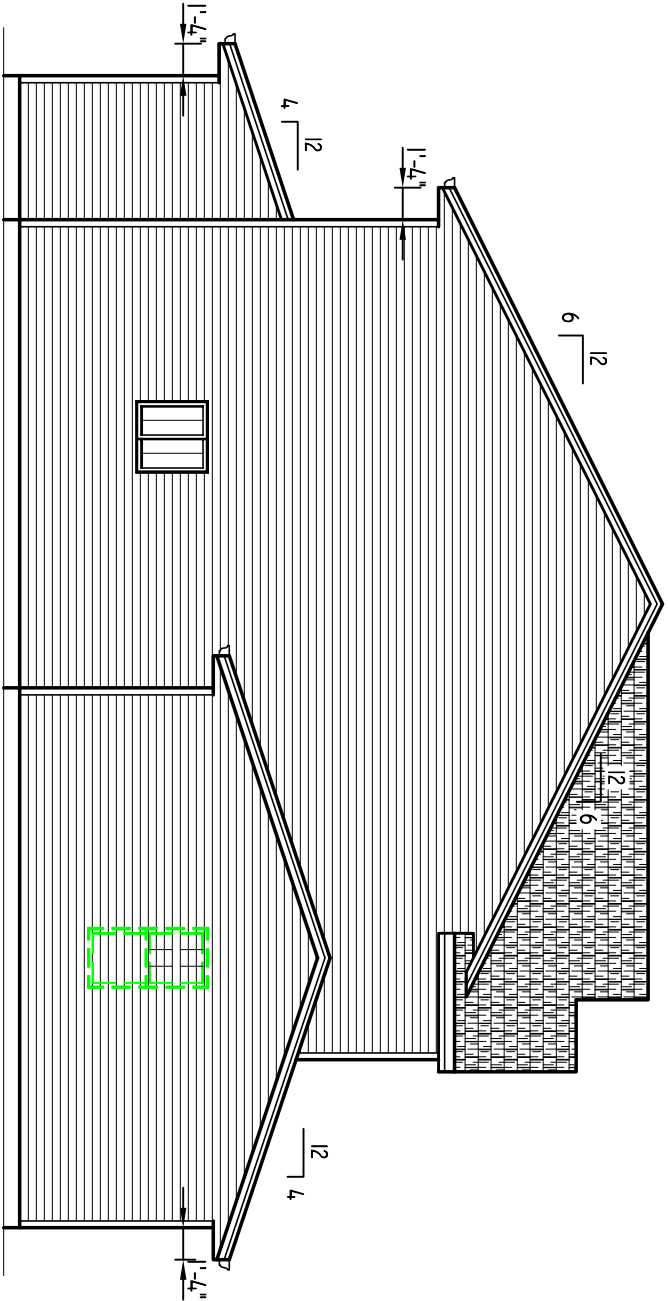
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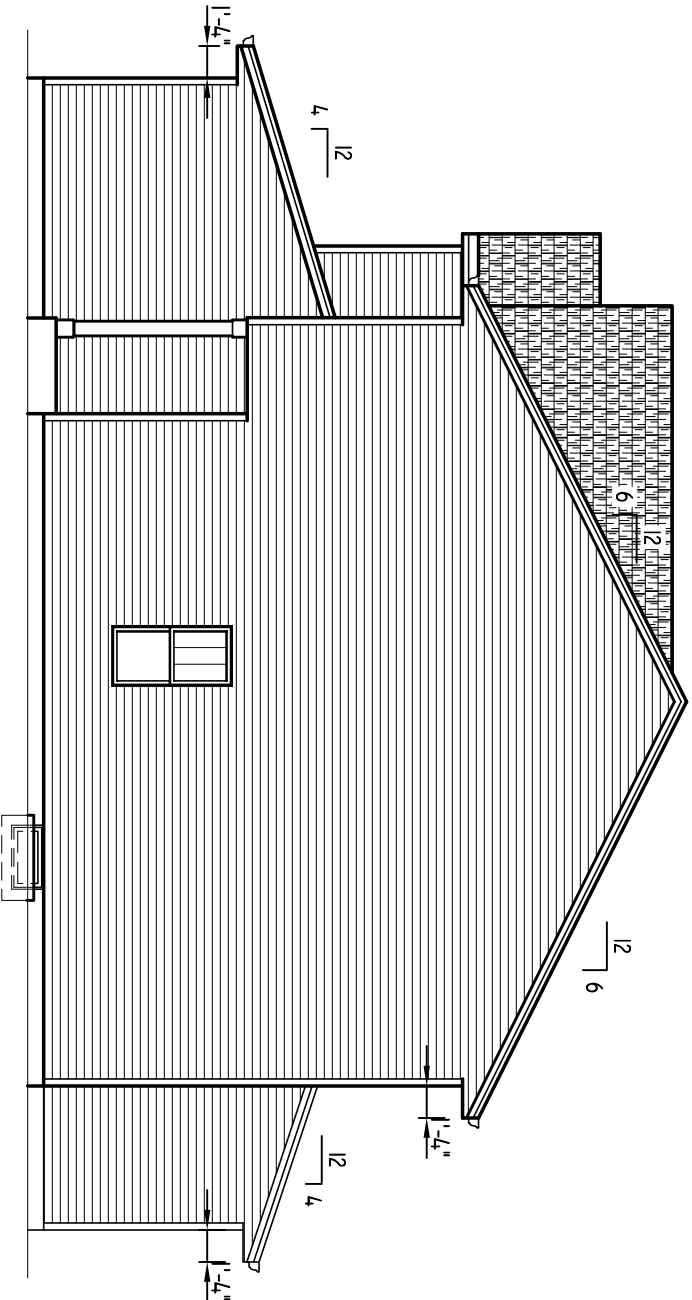
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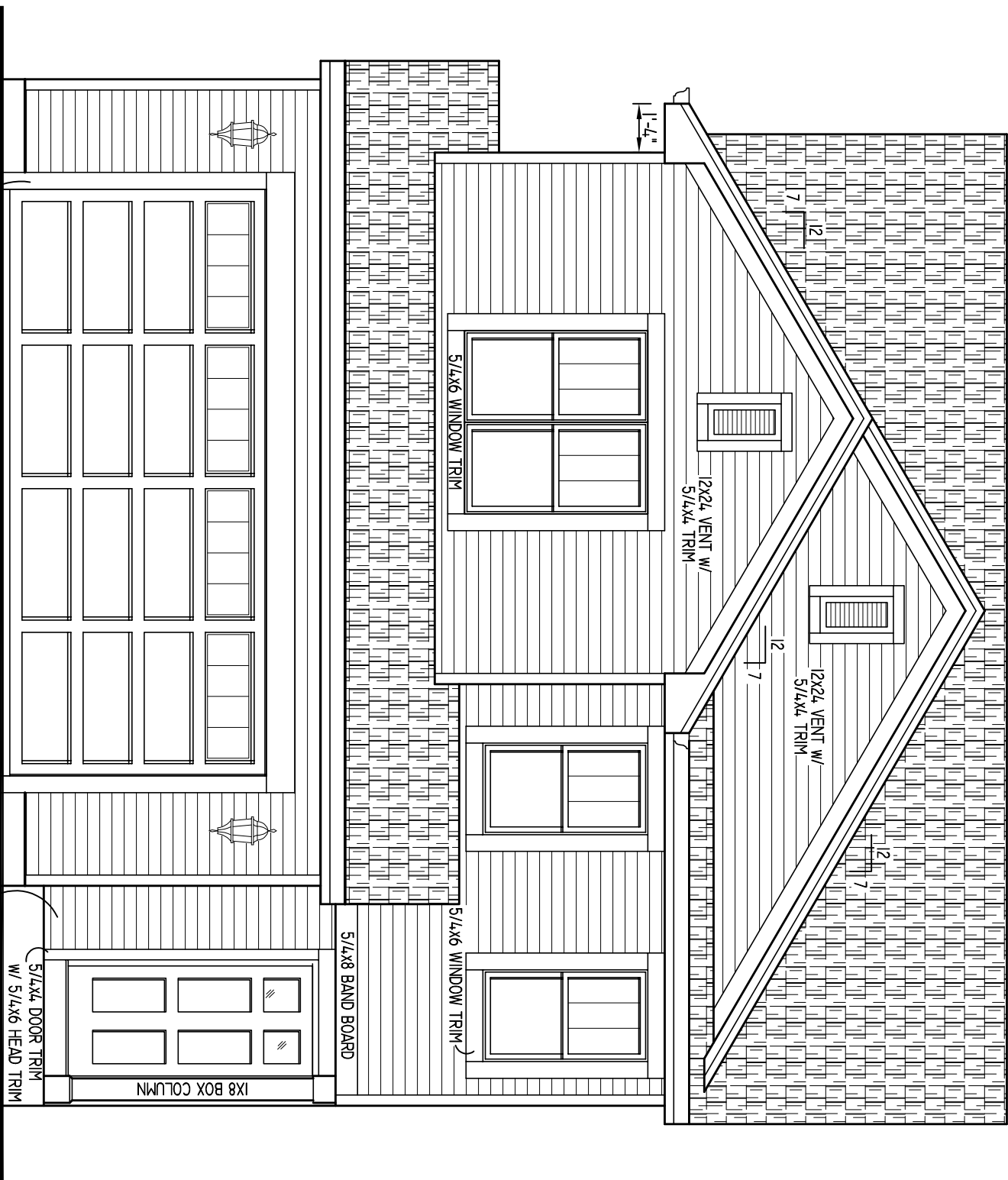
REAR ELEVATION
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LEFT ELEVATION



RIGHT ELEVATION

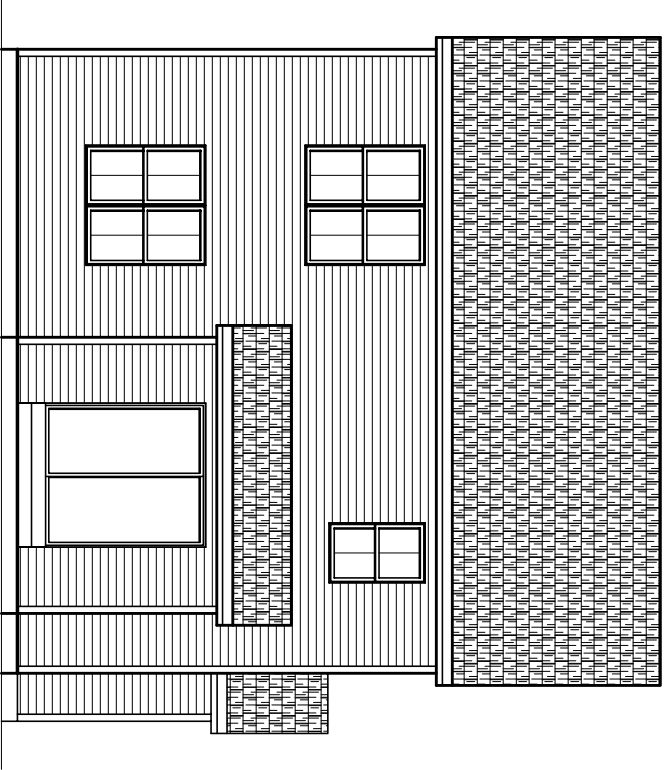


FRONT ELEVATION
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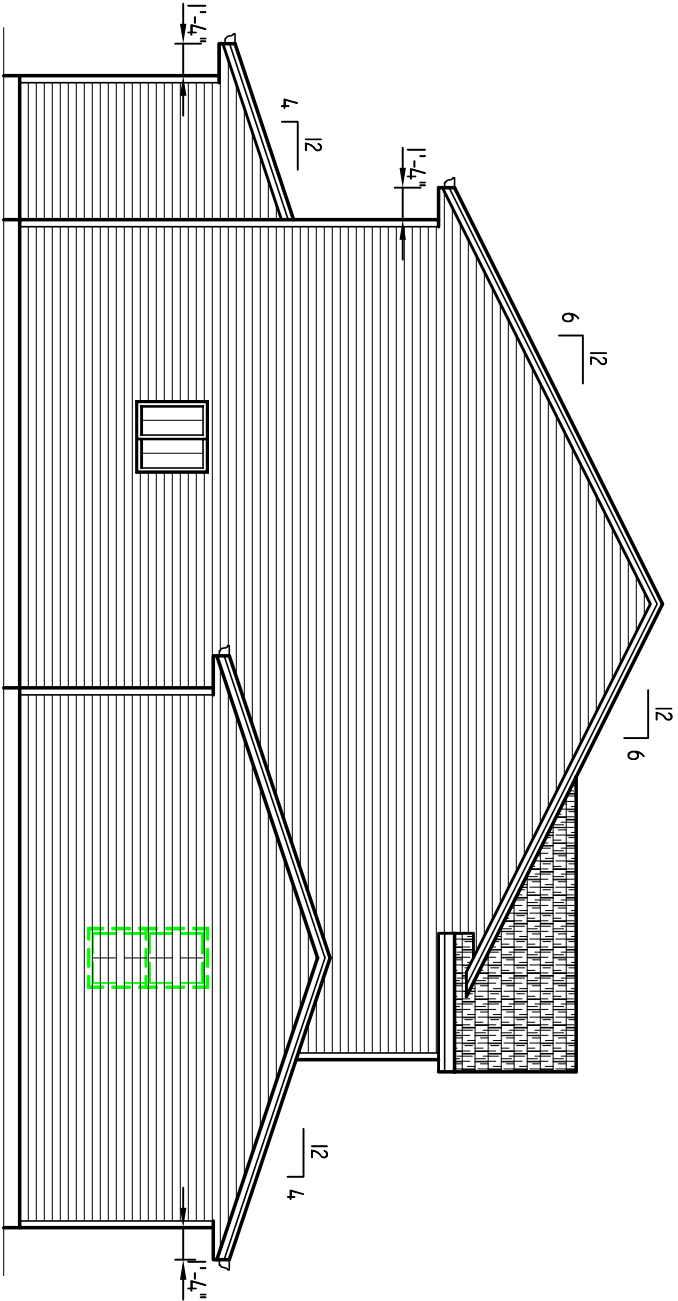
HARPER 1523
TRANSITIONAL
INNOVATOR SERIES
3-BEDROOM

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL - #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

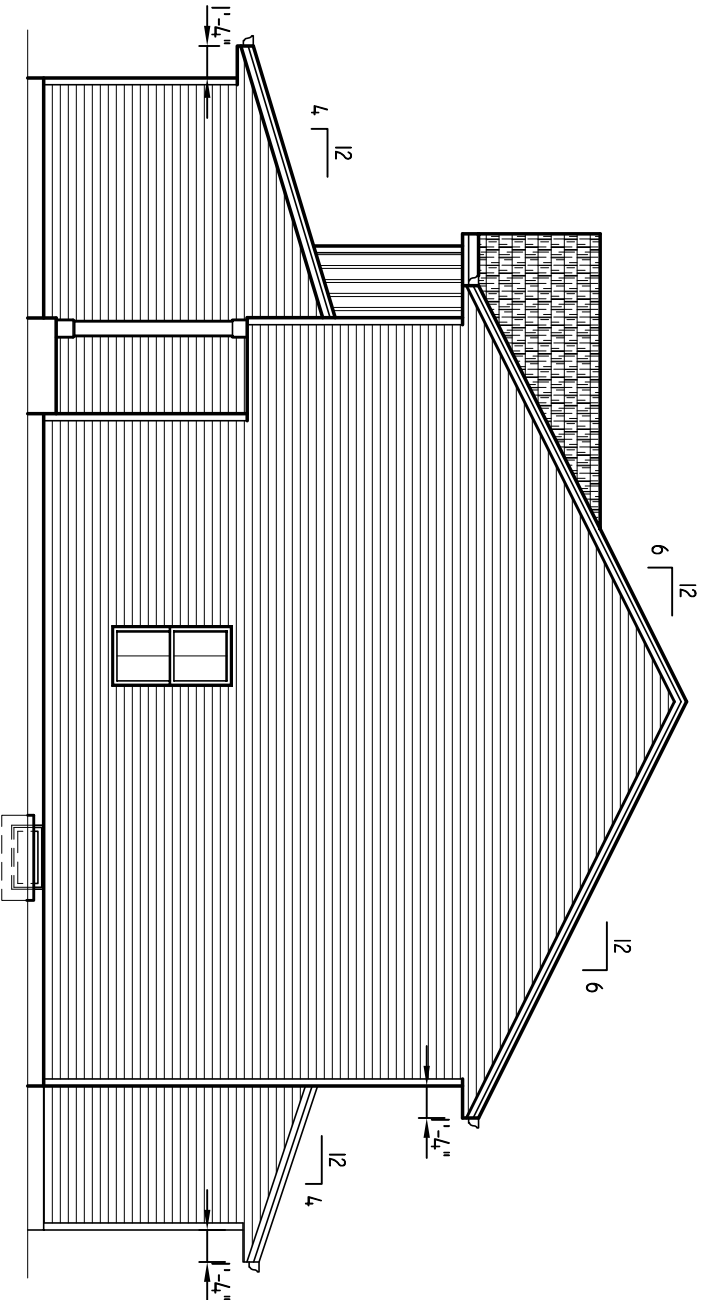
PRELIMINARY
4/24/24



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



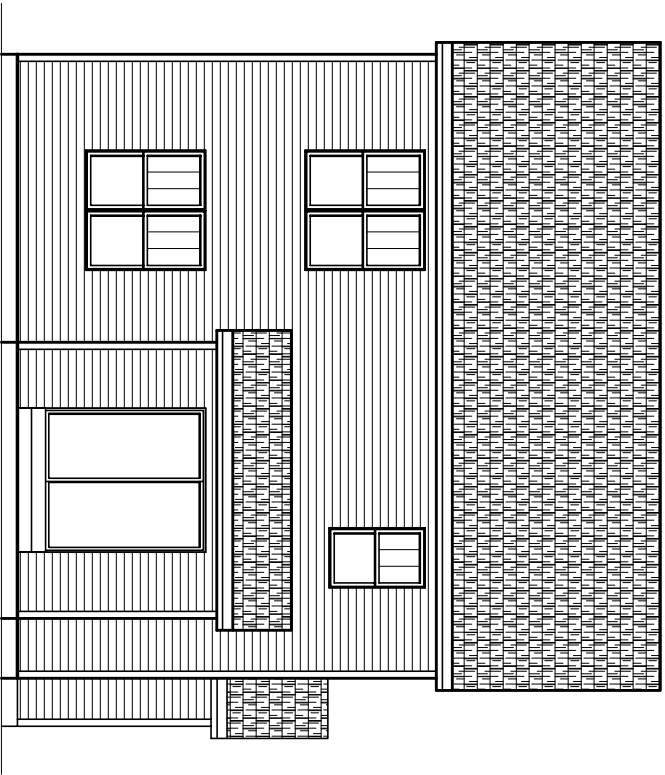
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

HARPER 1523
AMERICANA
INNOVATOR SERIES
3-BEDROOM

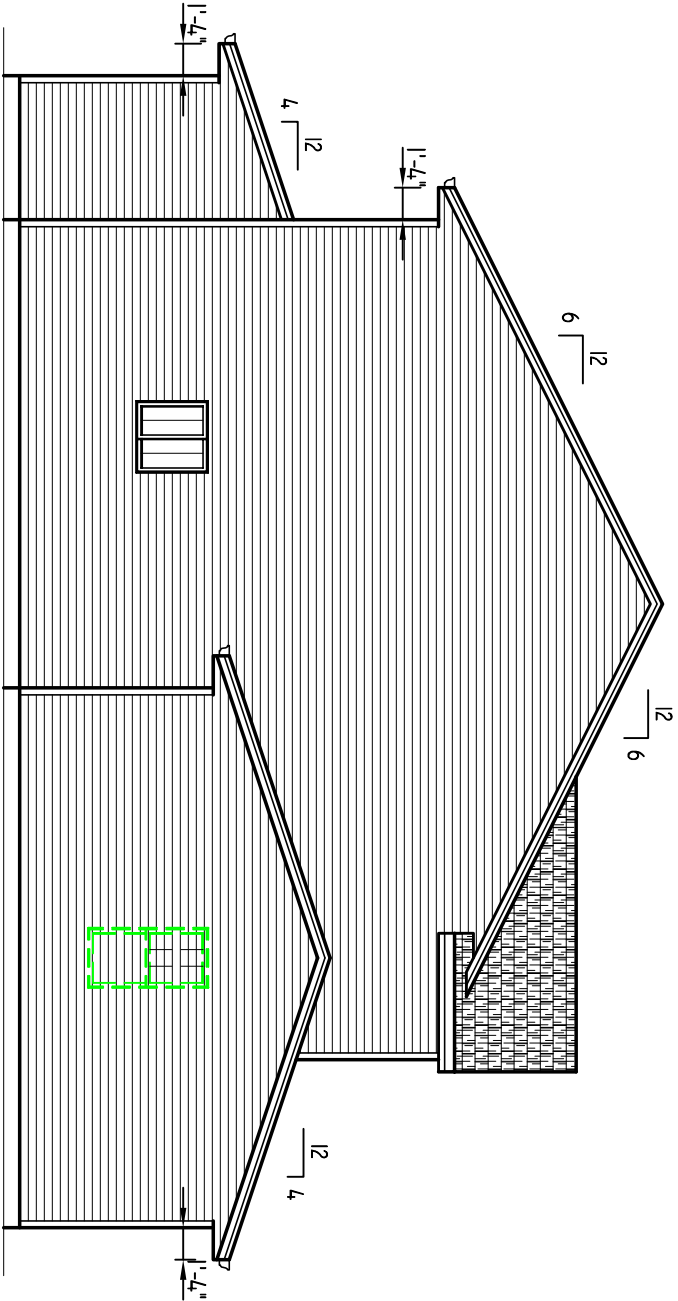
SQUARE FOOTAGE:

1ST FLOOR -	#####
2ND FLOOR -	#####
OPEN VOLUME -	N/A
TOTAL	#####
GARAGE AREA -	#####
OVERALL WIDTH -	#####
OVERALL DEPTH -	#####

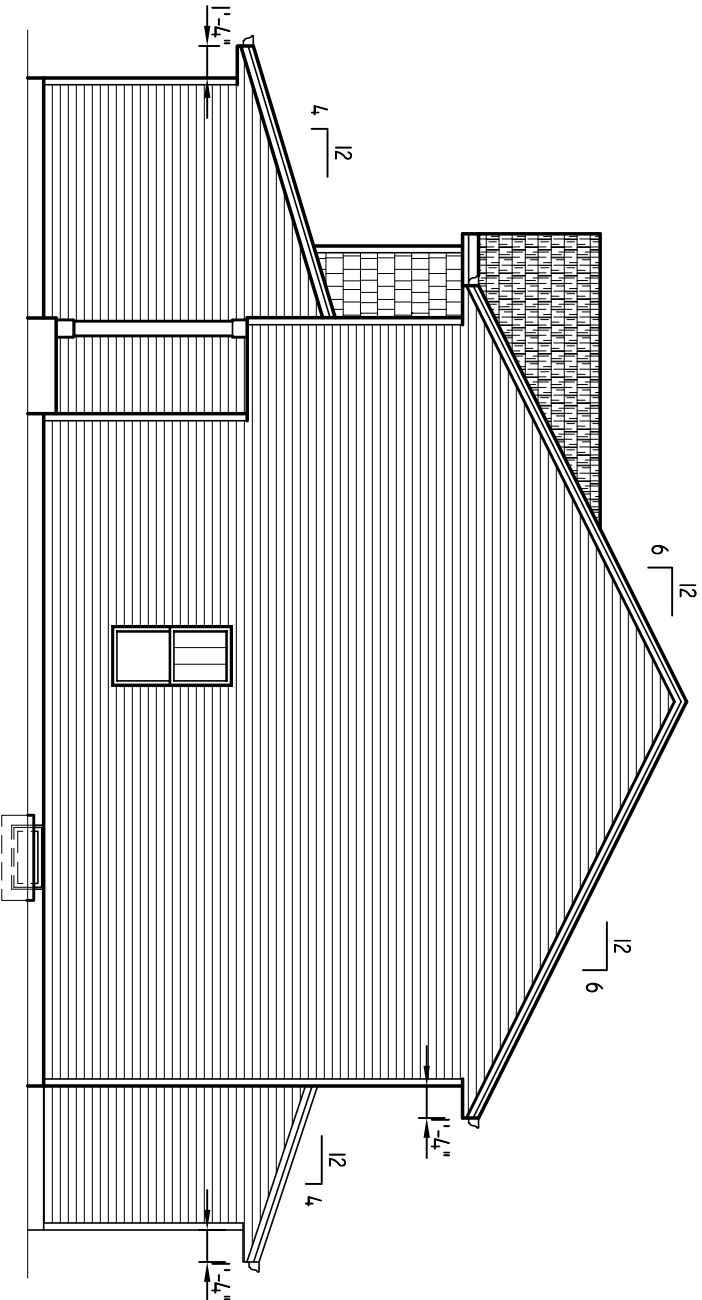
PRELIMINARY
4/24/24



REAR ELEVATION
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LEFT ELEVATION



RIGHT ELEVATION

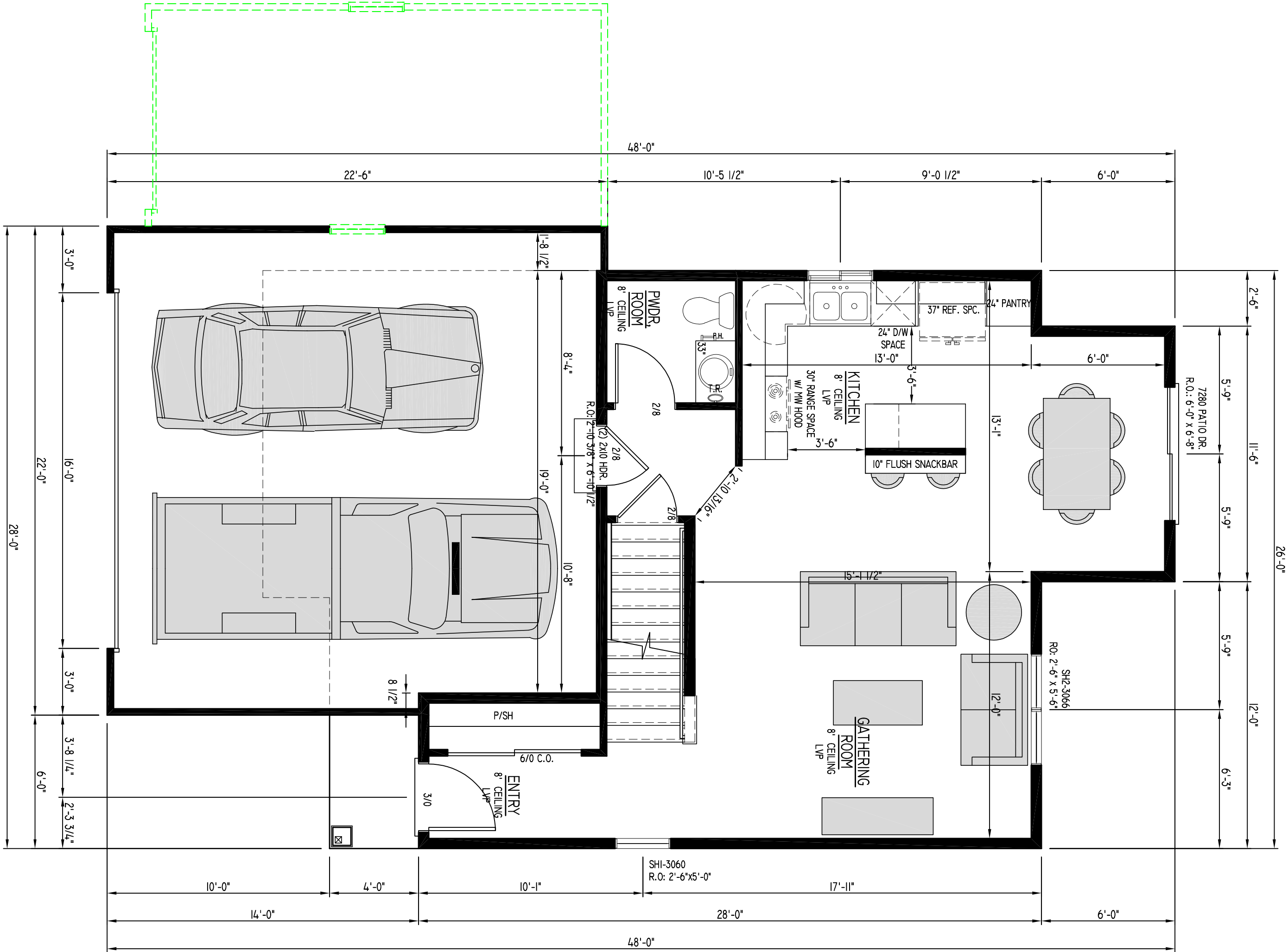


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

HARPER 1523
ARTS & CRAFTS
INNOVATOR SERIES
3-BEDROOM

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL - #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/24/24



FIRST FLOOR PLAN

8'-1 1/8" PLATE HEIGHT

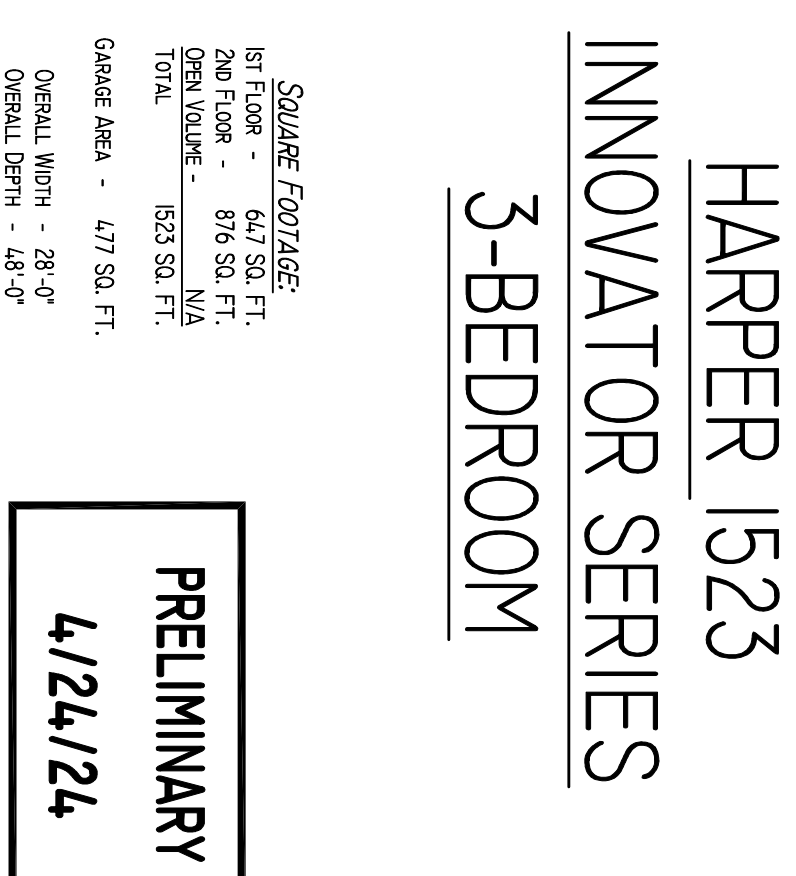
SCALE: 1/4" = 1'-0"

HARPER 1523
INNOVATOR SERIES
3-BEDROOM

SQUARE FOOTAGE:
1ST FLOOR - 647 SQ. FT.
2ND FLOOR - 876 SQ. FT.
OPEN VOLUME - N/A
TOTAL - 1523 SQ. FT.
GARAGE AREA - 1477 SQ. FT.
OVERALL WIDTH - 28'-0"
OVERALL DEPTH - 48'-0"

PRELIMINARY

4/24/24

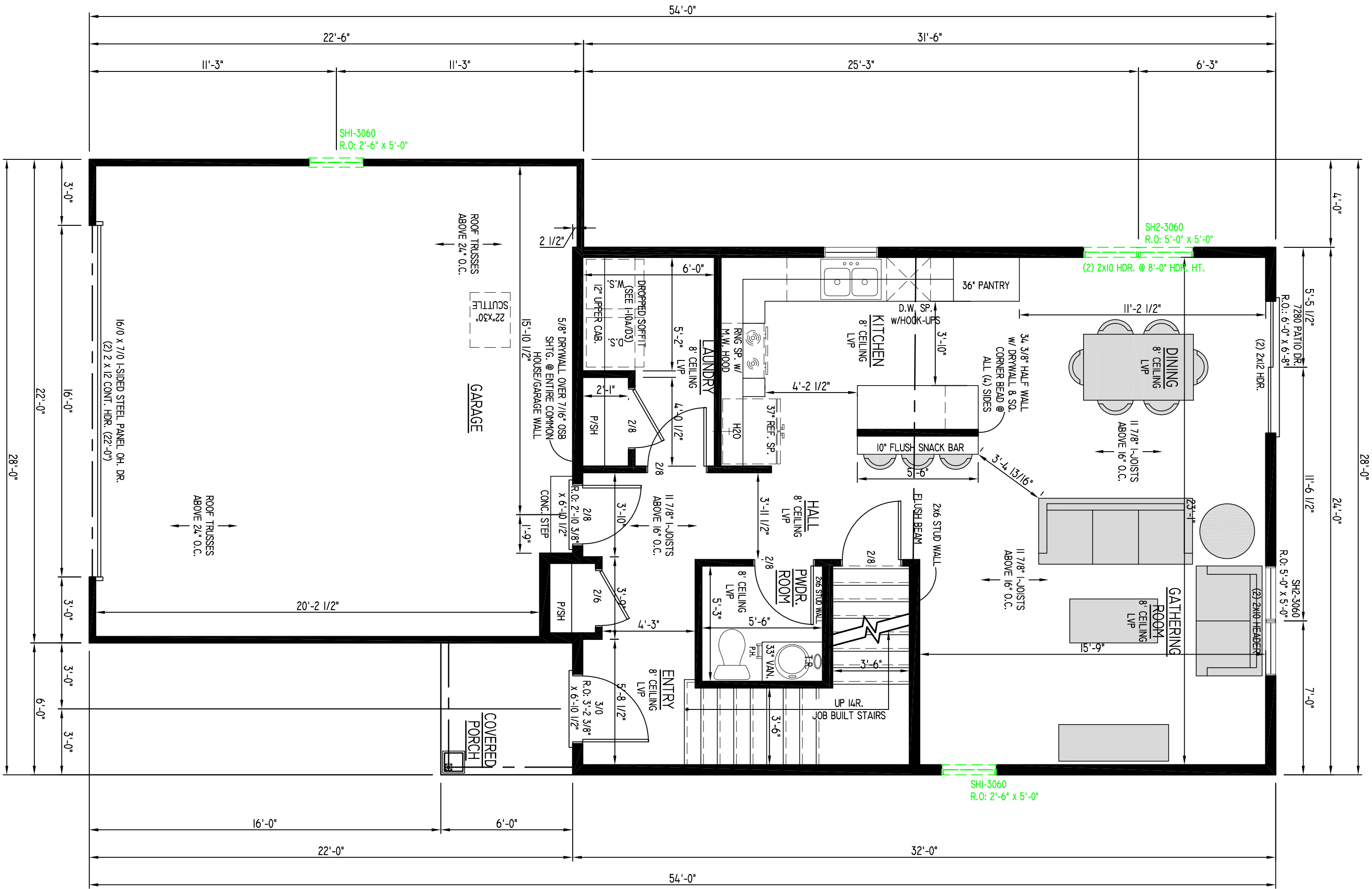


4/24/24

FIRST FLOOR PLAN

9'-1 1/8" PLATE HGT.

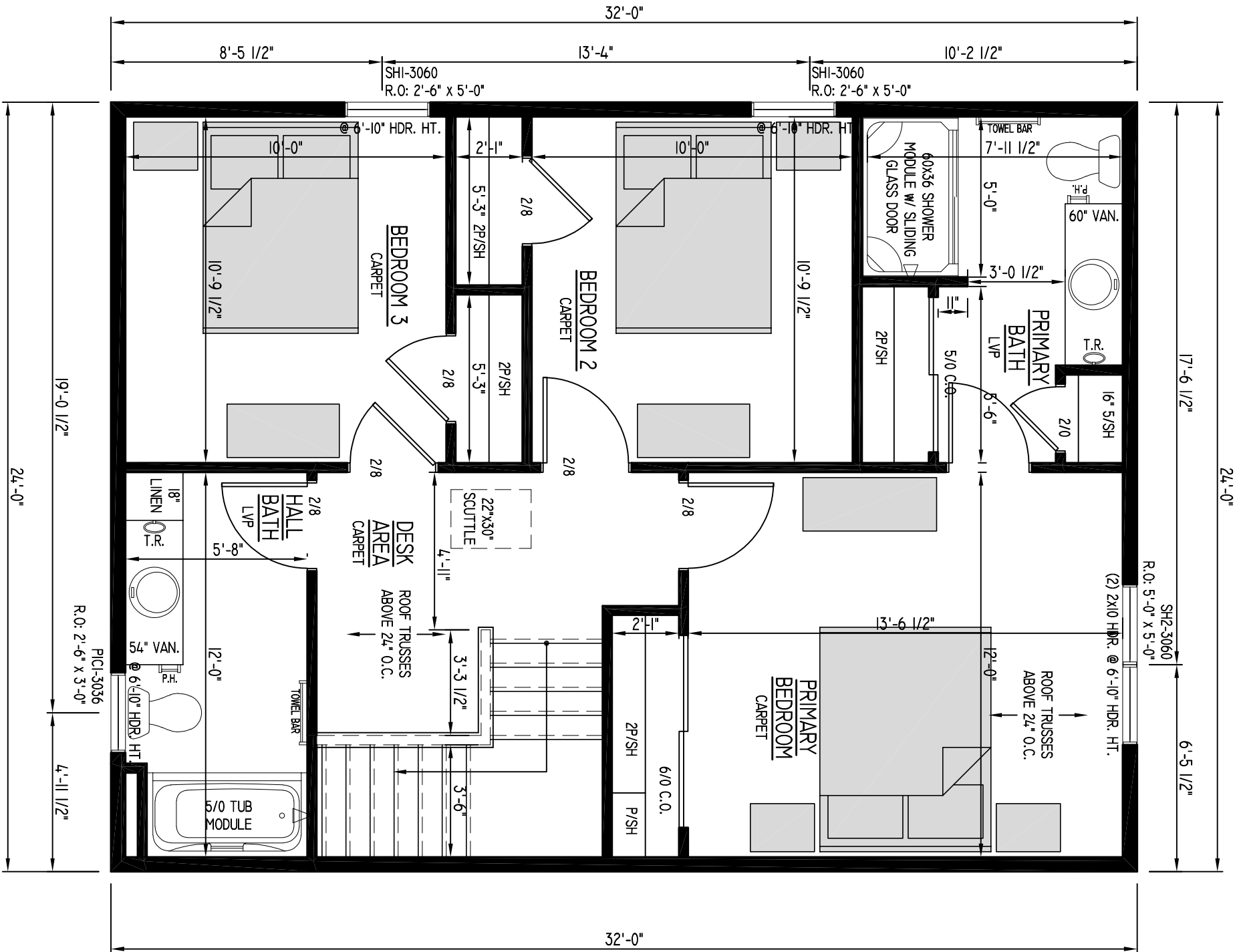
SCALE: 1/4" = 1'-0"



QUINN 1542
INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - 774 SQ. FT.
2ND FLOOR - 768 SQ. FT.
TOTAL 1542 SQ. FT.
GARAGE AREA - 480 SQ. FT.
OVERALL WIDTH - 28'-0"
OVERALL DEPTH - 54'-0"

PRELIMINARY
4/25/24



SECOND FLOOR PLAN

8'-1 1/8" PLATE HGT.

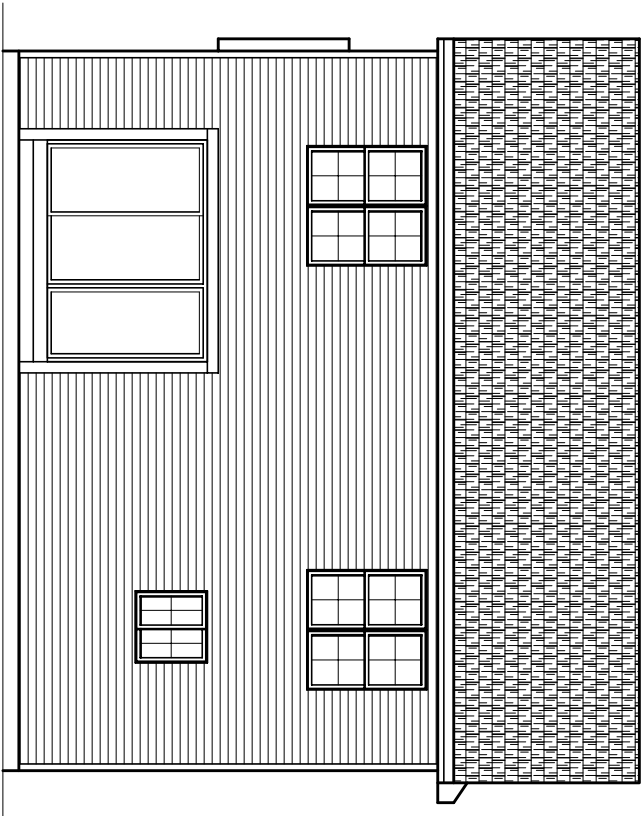
SCALE: 1/4" = 1'-0"

QUINN 1542
INNOVATOR SERIES

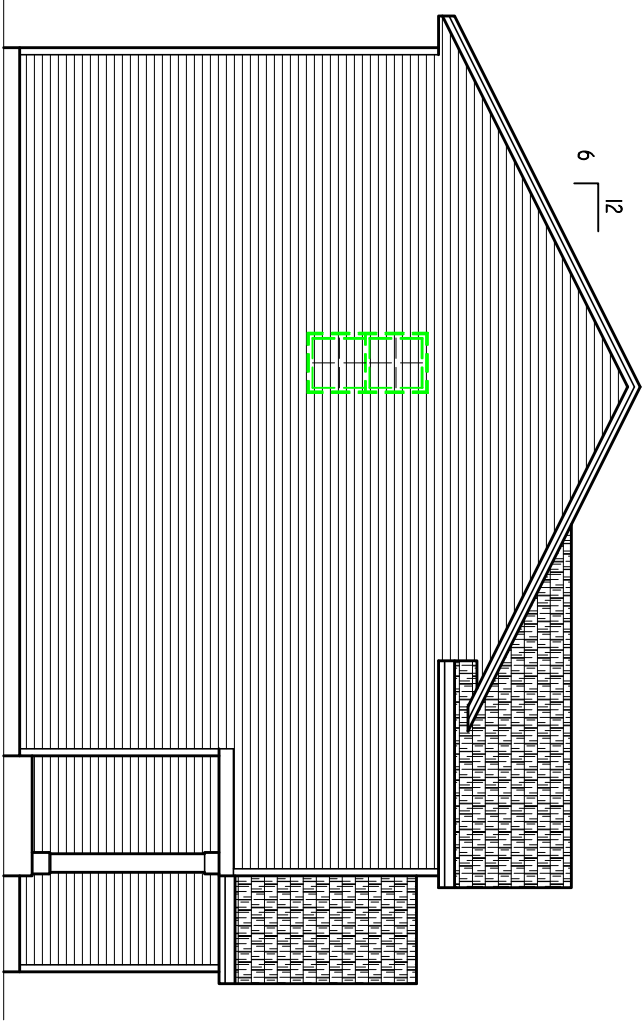
SQUARE FOOTAGE:
1ST FLOOR - 774 SQ. FT.
2ND FLOOR - 768 SQ. FT.
TOTAL - 1542 SQ. FT.
GARAGE AREA - 480 SQ. FT.
OVERALL WIDTH - 28'-0"
OVERALL DEPTH - 54'-0"

PRELIMINARY

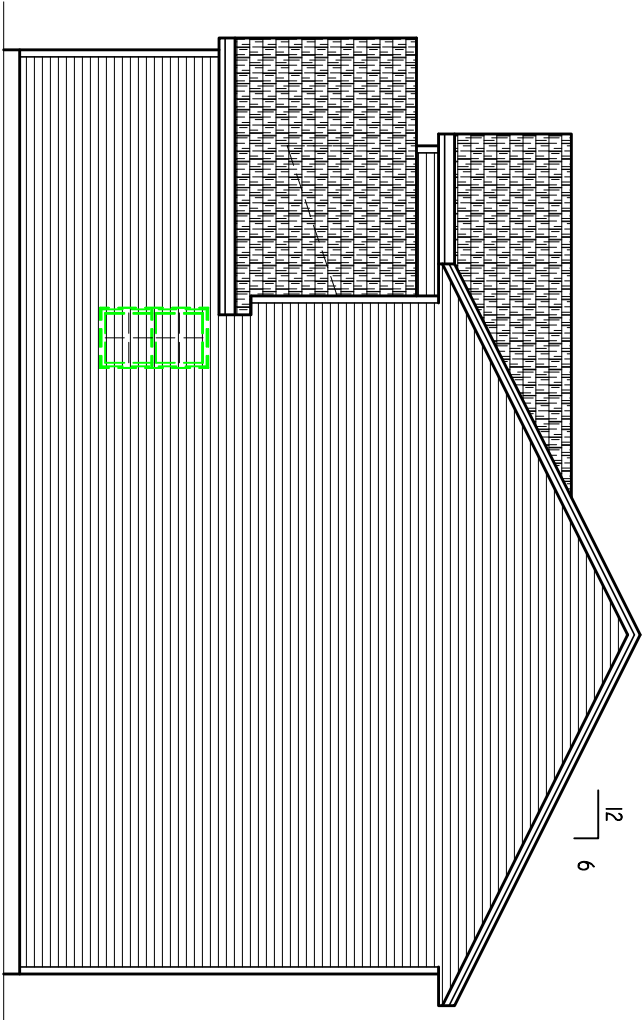
4/25/24



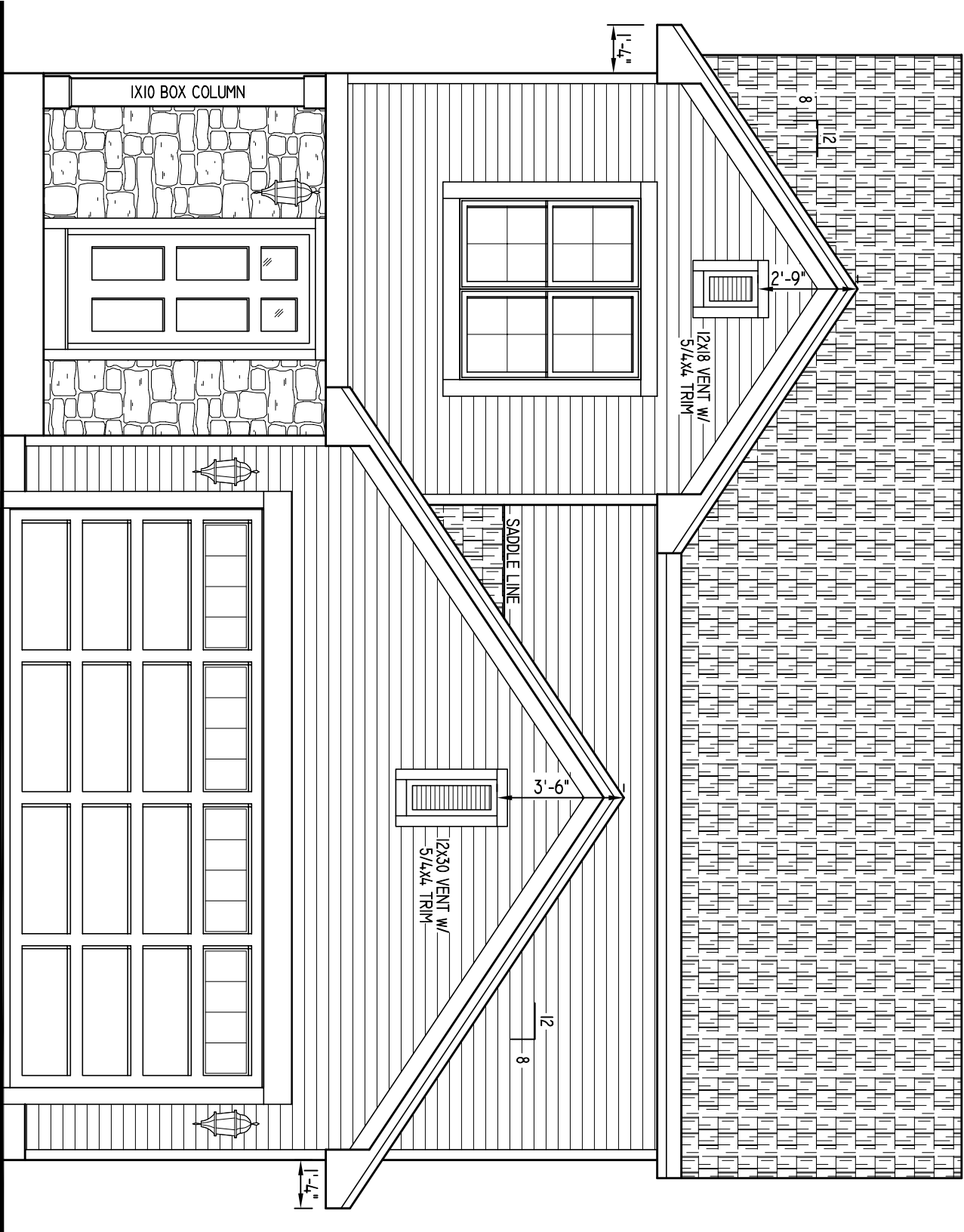
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION

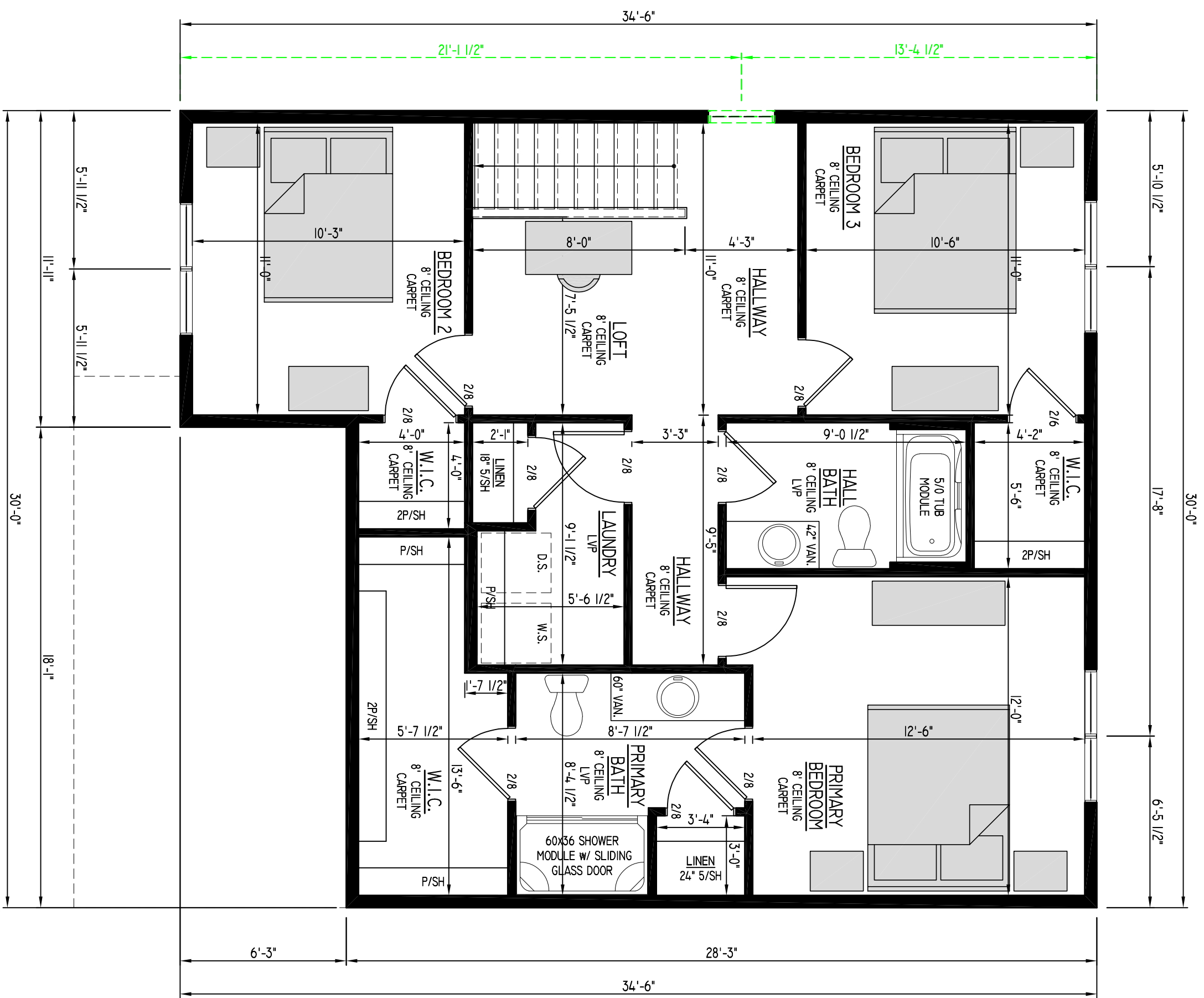
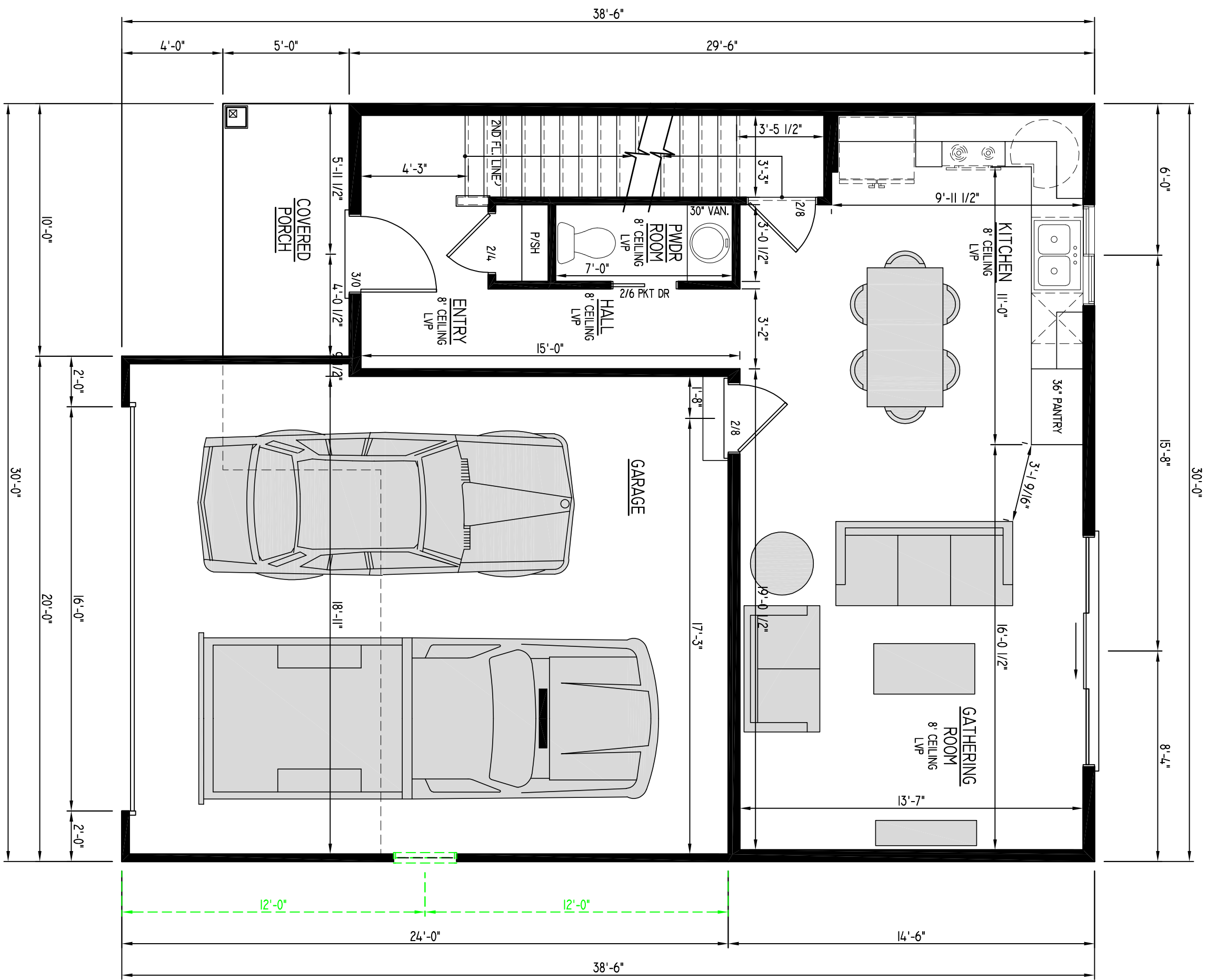


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LENNOX 1519
TRANSITIONAL
INNOVATOR SERIES

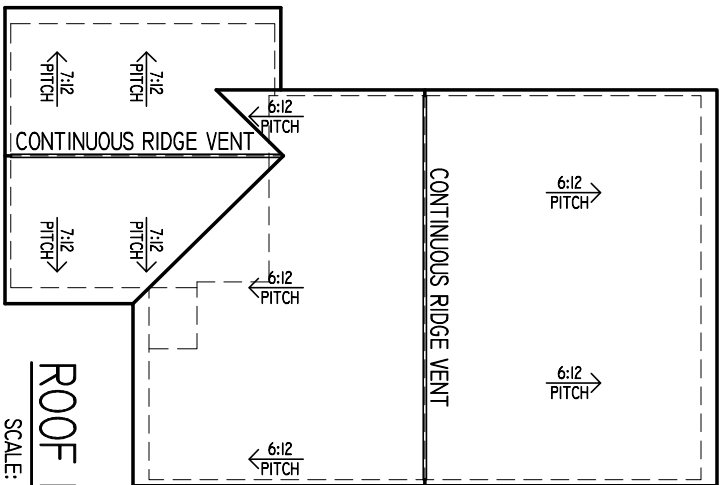
SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/25/24

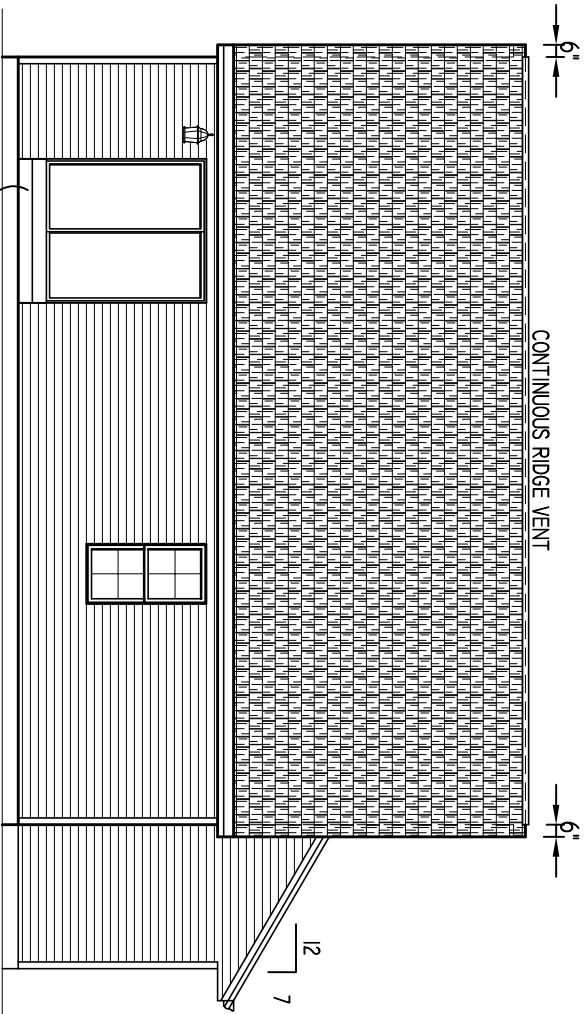


SQUARE FOOTAGE:
1ST FLOOR - 597 SQ. FT.
2ND FLOOR - 922 SQ. FT.
OPEN VOLUME - N/A
TOTAL 1519 SQ. FT.
GARAGE AREA - 1468 SQ. FT.
OVERALL WIDTH - 30'-0"
OVERALL DEPTH - 38'-6"

PRELIMINARY
4/25/24

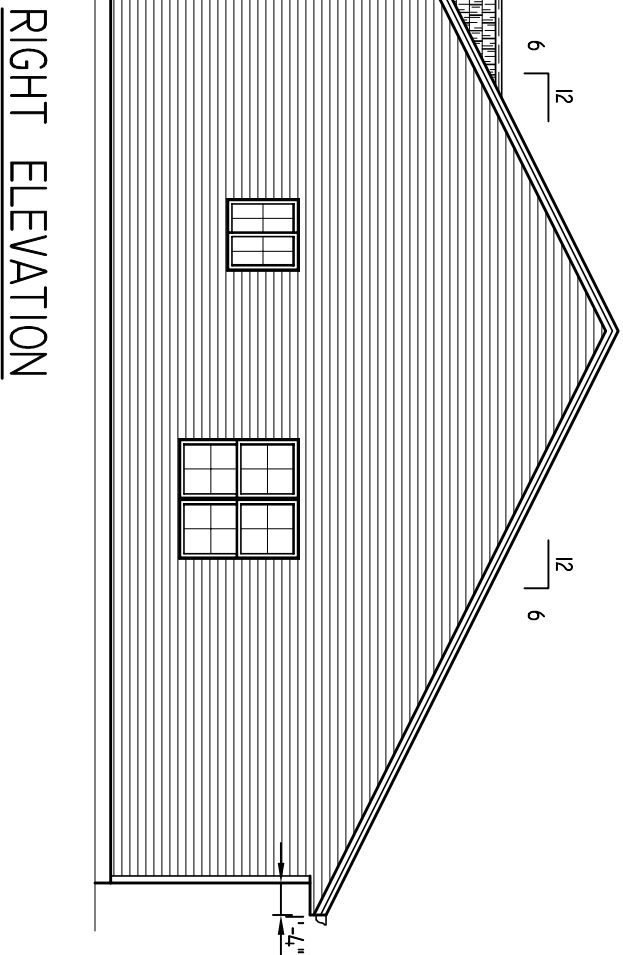
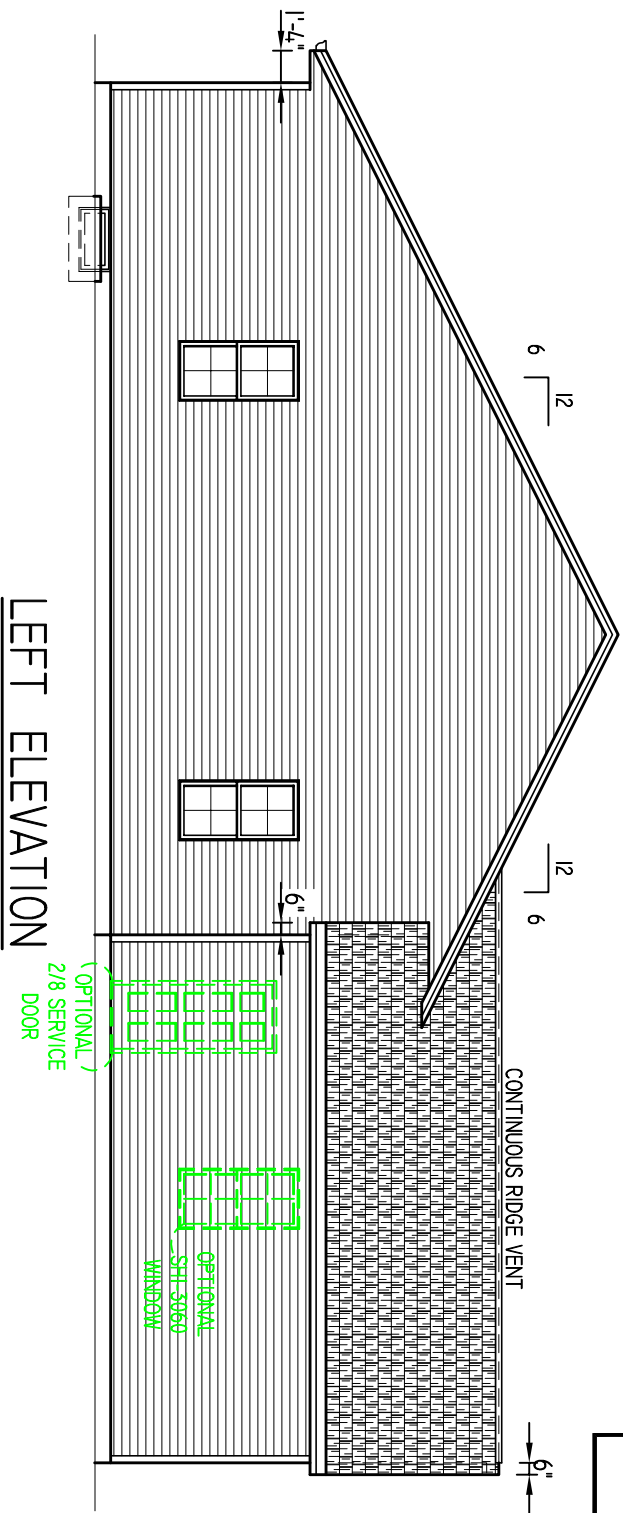


ROOF PLAN
SCALE: 1/16" = 1'-0"

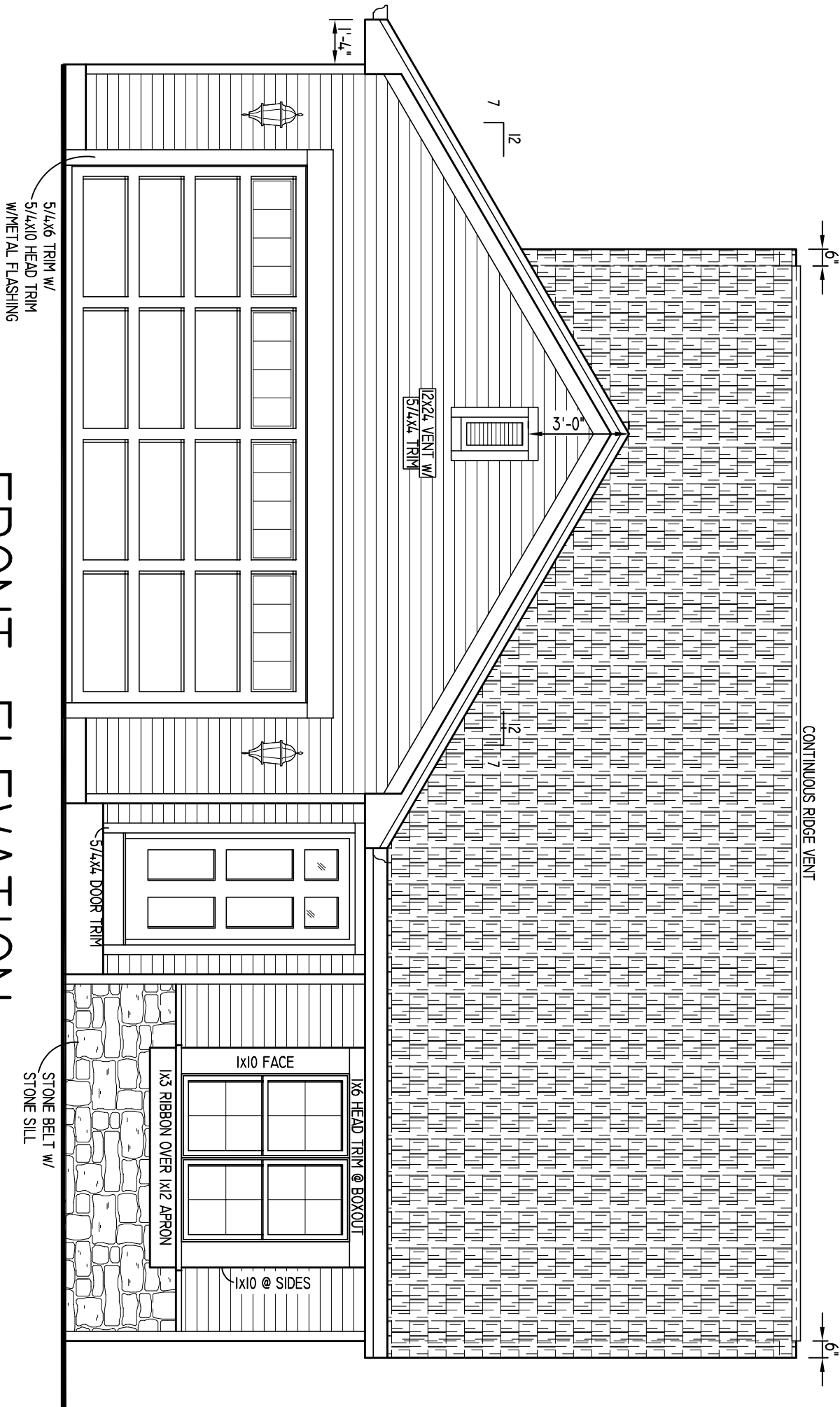


REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4.3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR
-7:12 ROOF PITCH (5 11/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE



RIGHT ELEVATION

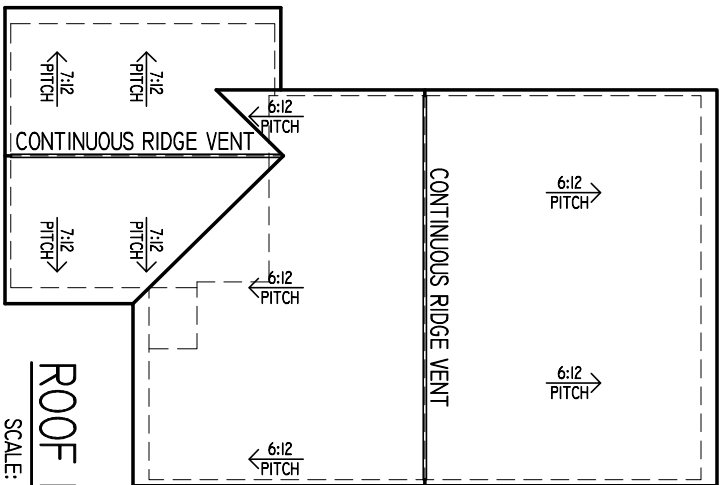


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

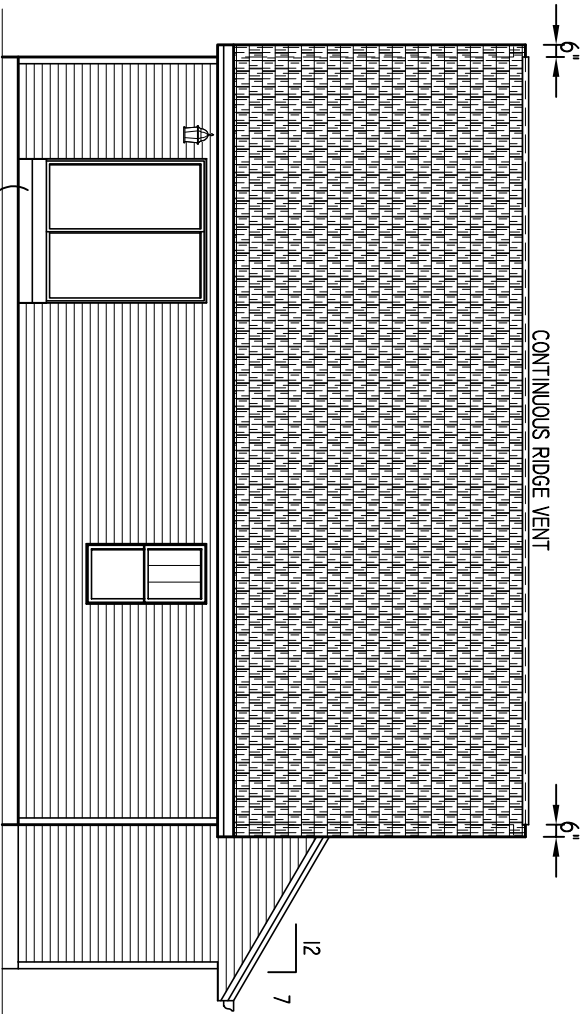
PARKER ### TRANSITIONAL INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/22/24

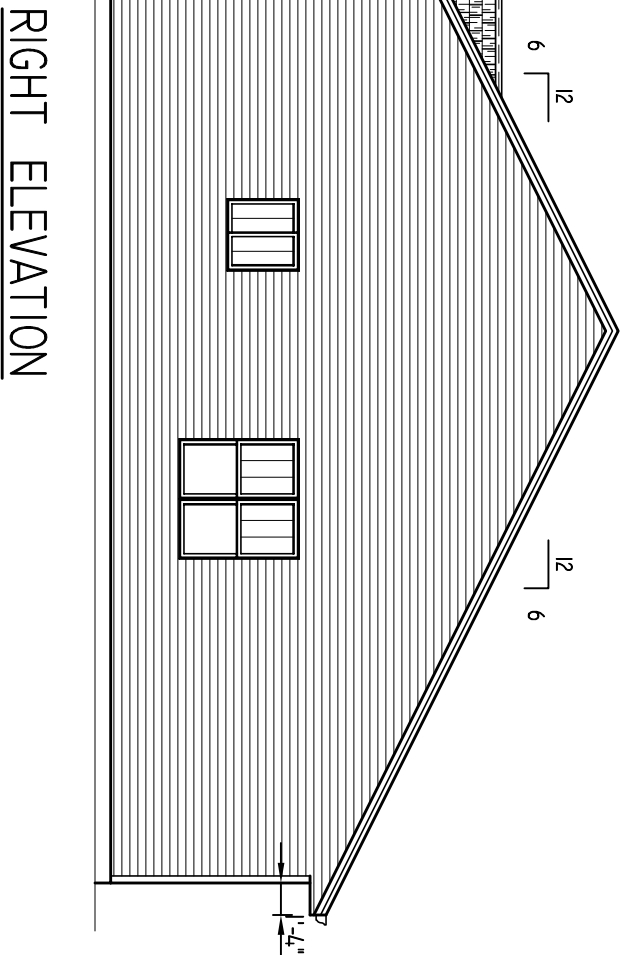
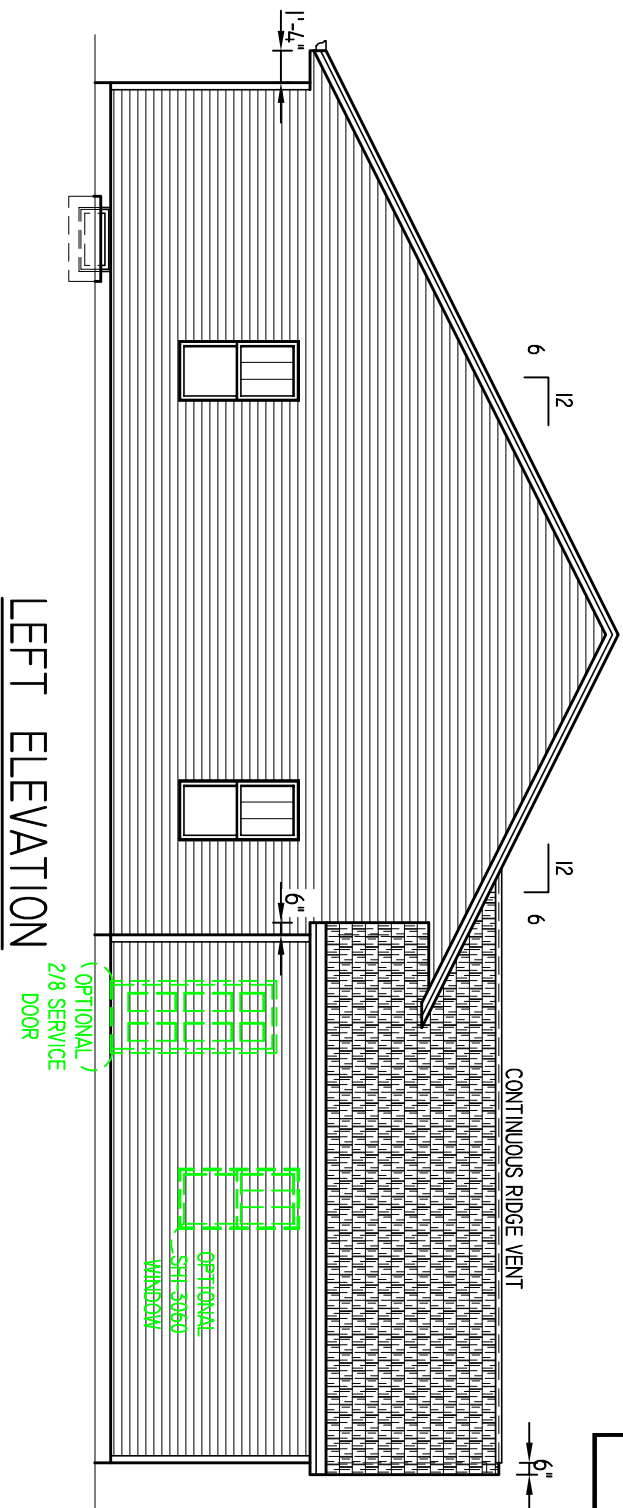


ROOF PLAN
SCALE: 1/16" = 1'-0"

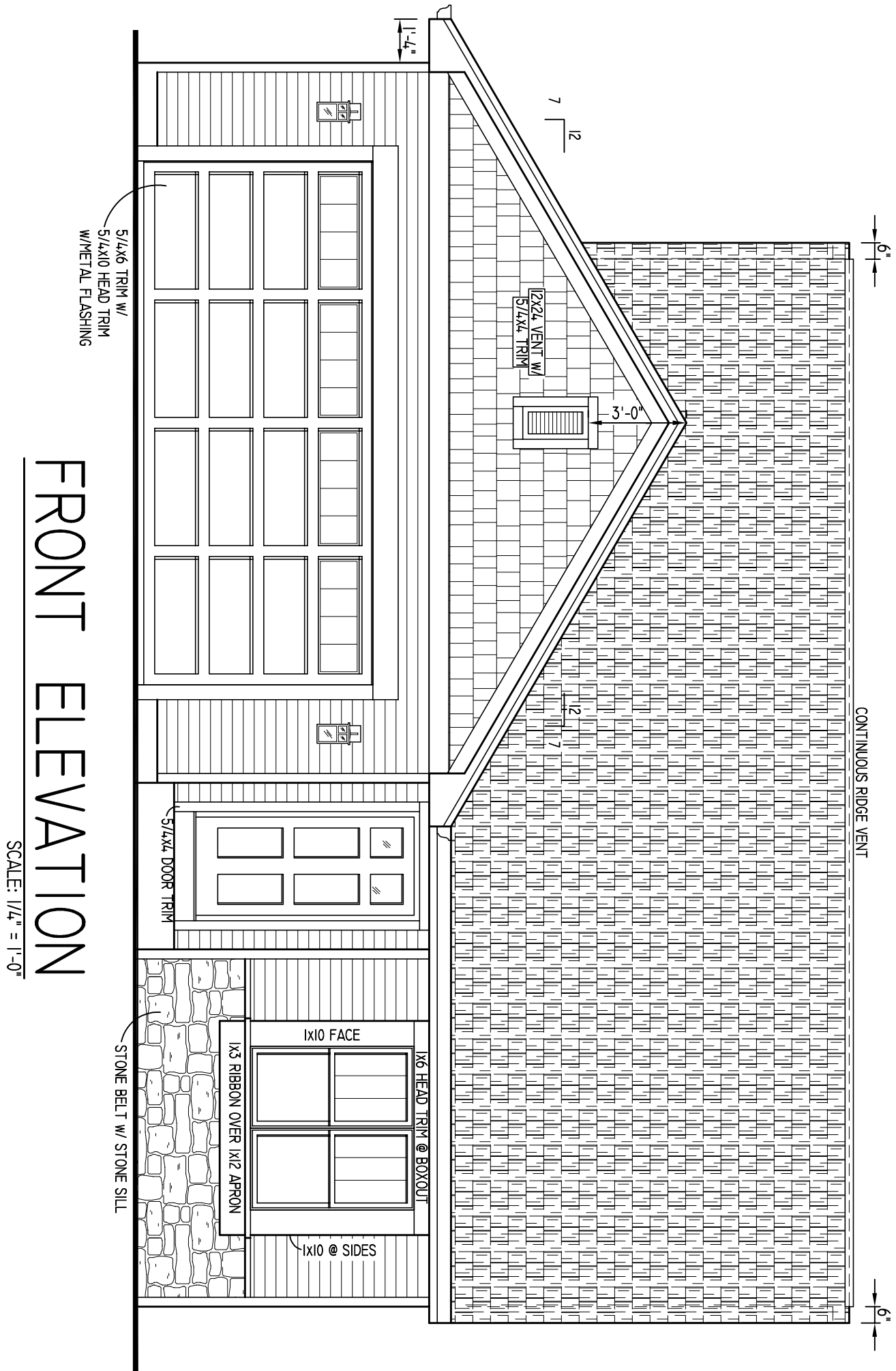


REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4. 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR
-7:12 ROOF PITCH (5 11/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE



RIGHT ELEVATION

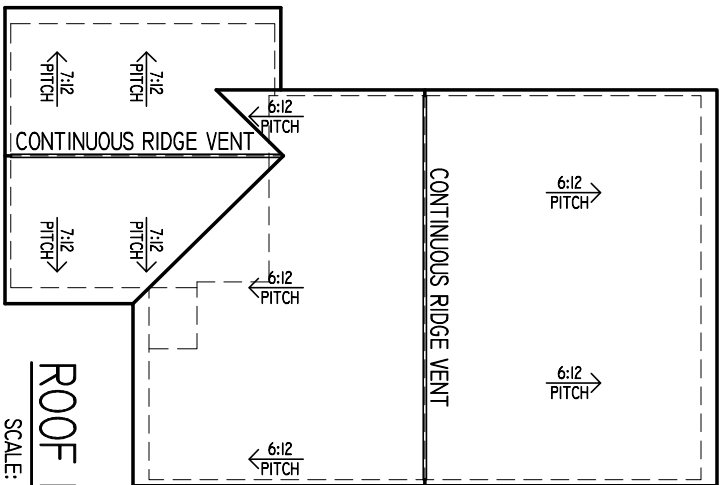


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

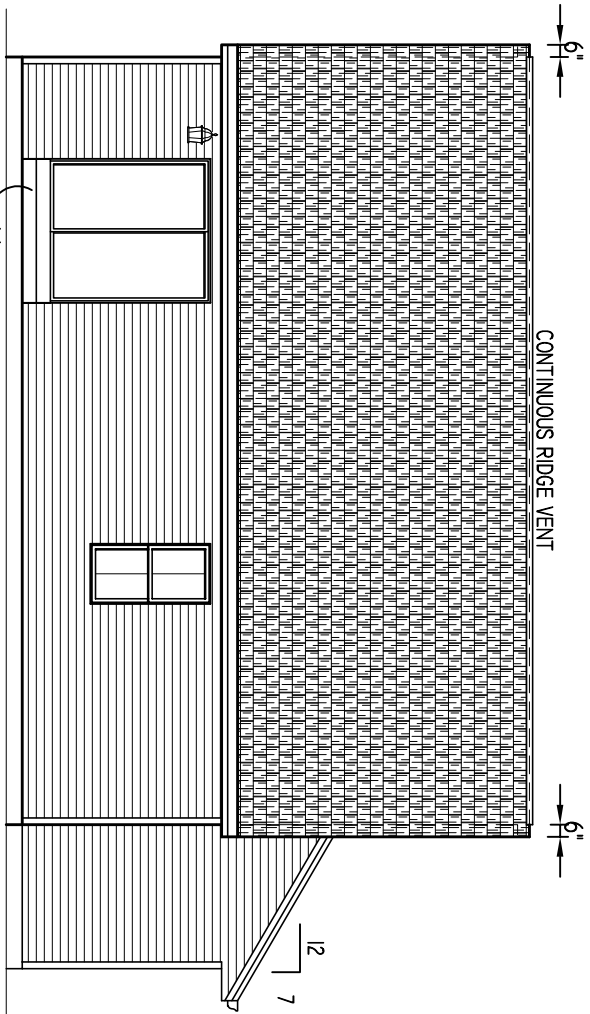
PARKER 1309
ARTS & CRAFTS
INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/22/24

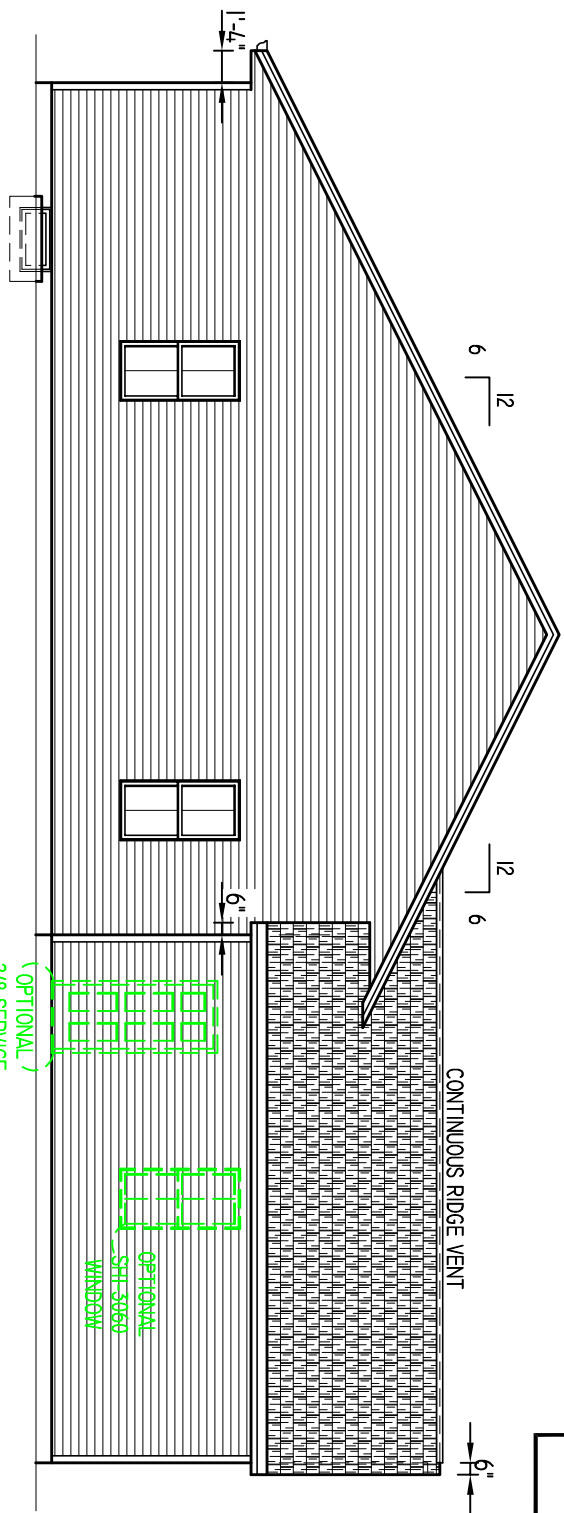


ROOF PLAN
SCALE: 1/8" = 1'-0"

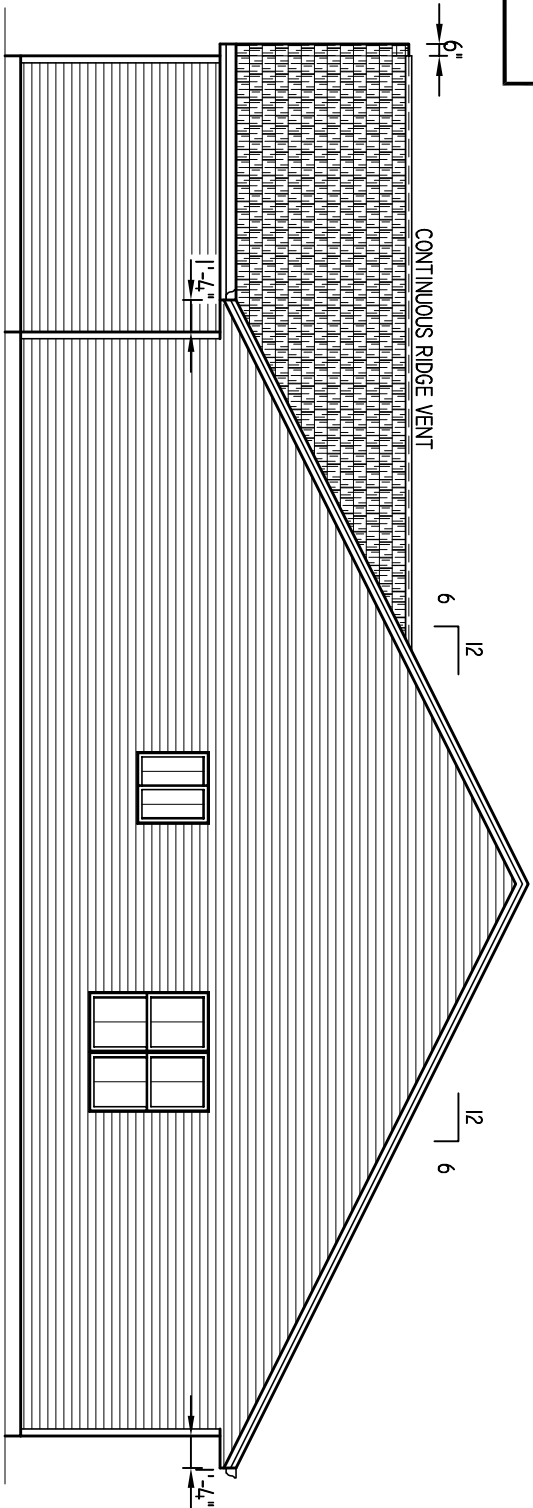


REAR ELEVATION
SCALE: 1/8" = 1'-0"

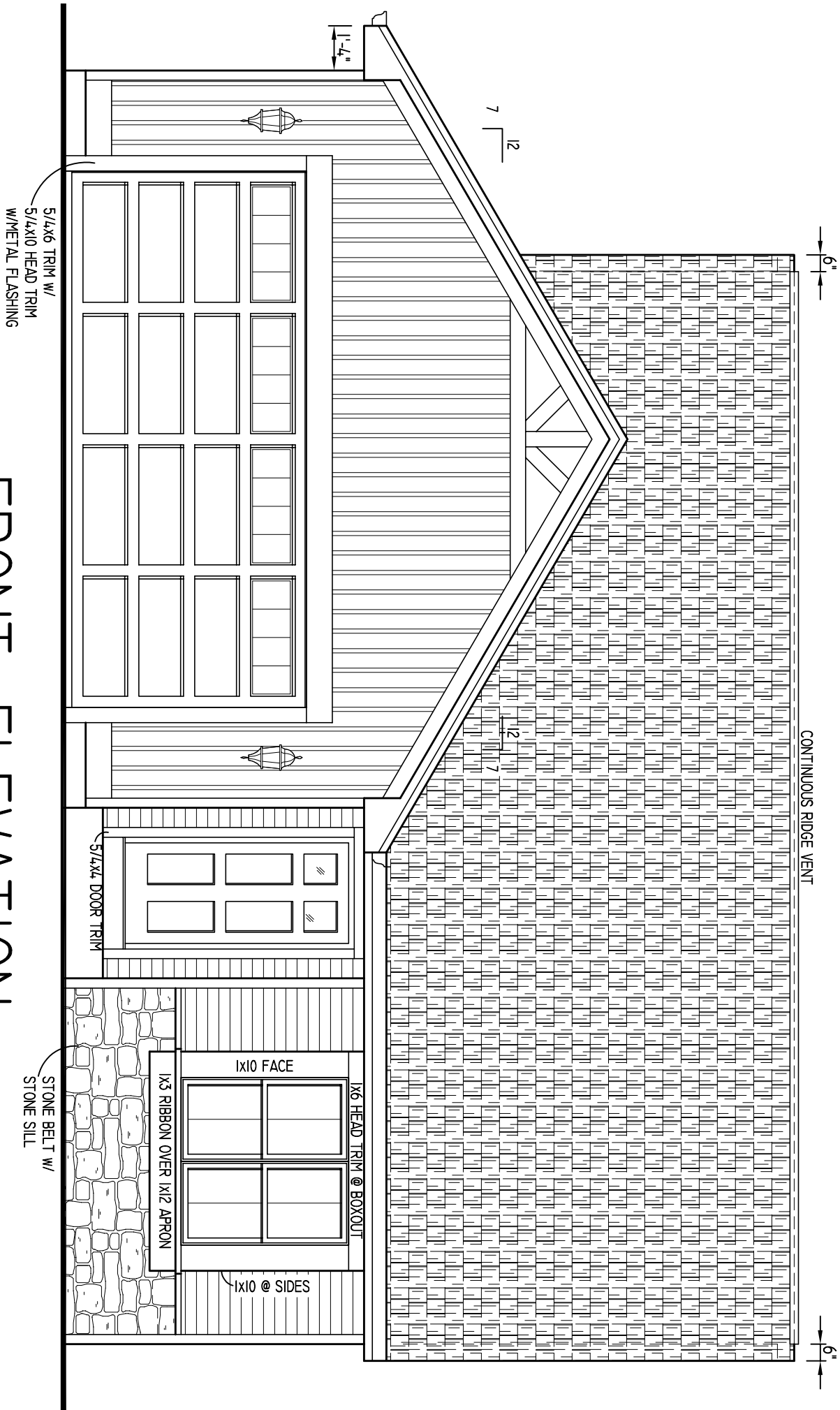
NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4. 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR
-7:12 ROOF PITCH (5 11/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE



LEFT ELEVATION



RIGHT ELEVATION

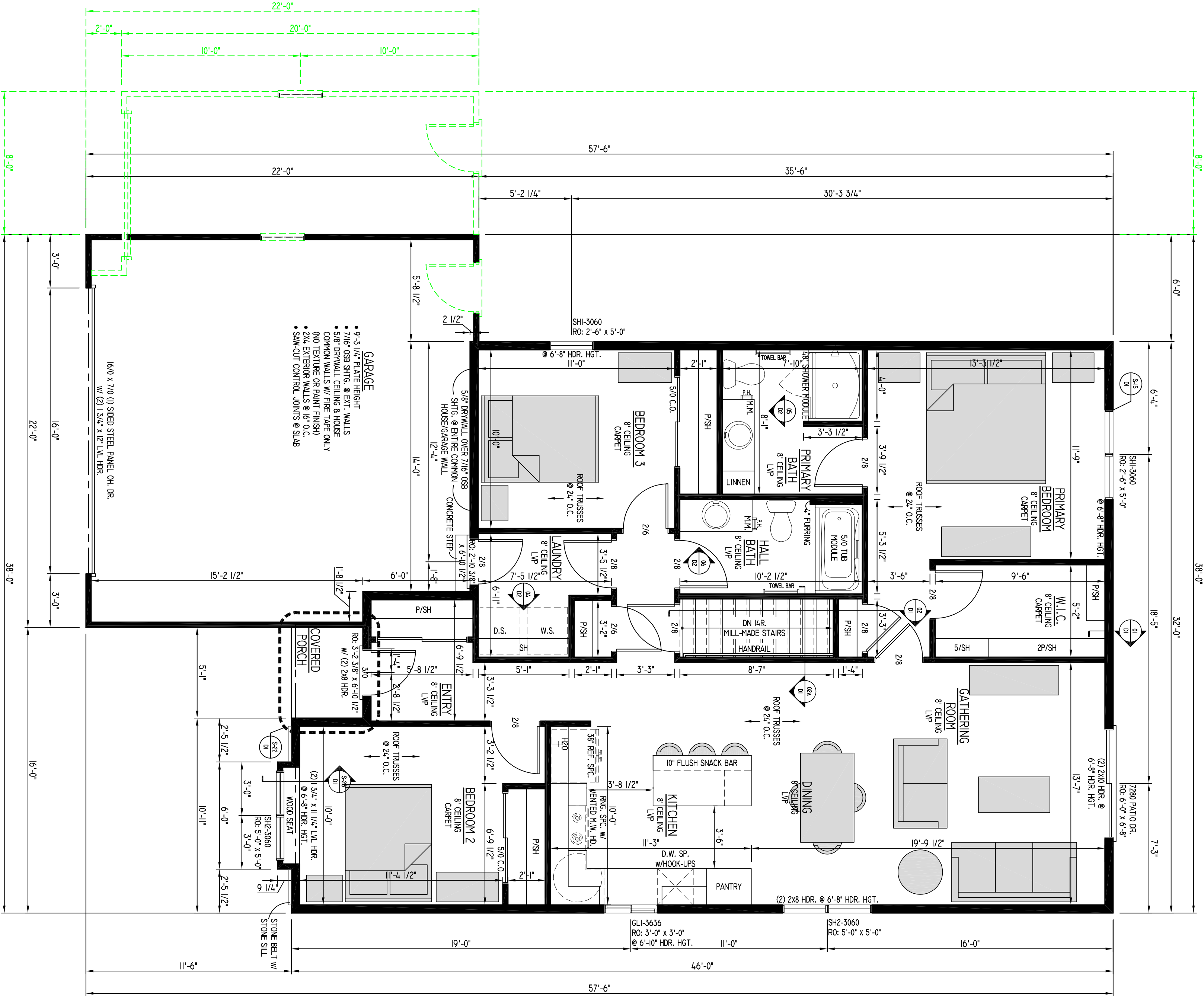


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PARKER 1309
AMERICANA
INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/22/24



- WINDOW DESIGNATIONS ARE IN INCHES
- WINDOW HEAD HGT. @ 6'-8" A.F.F. ON THIS FLOOR UNLESS OTHERWISE NOTED
- ALL VERTICAL SEAMS IN EXTERIOR WALL SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES. PER APA RECOMMENDATIONS
- ALL SEAMS IN ROOF SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES. PER APA RECOMMENDATIONS

FIRST FLOOR PLAN

8'-8 1/8" PLATE HEIGHT

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

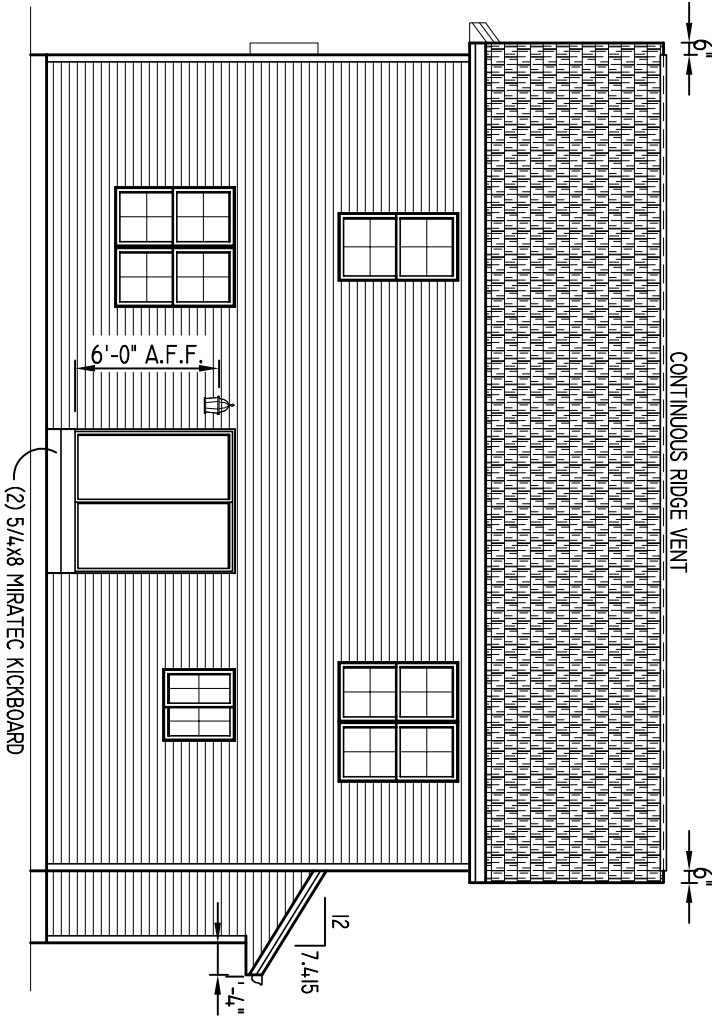
PARKER 1309

INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

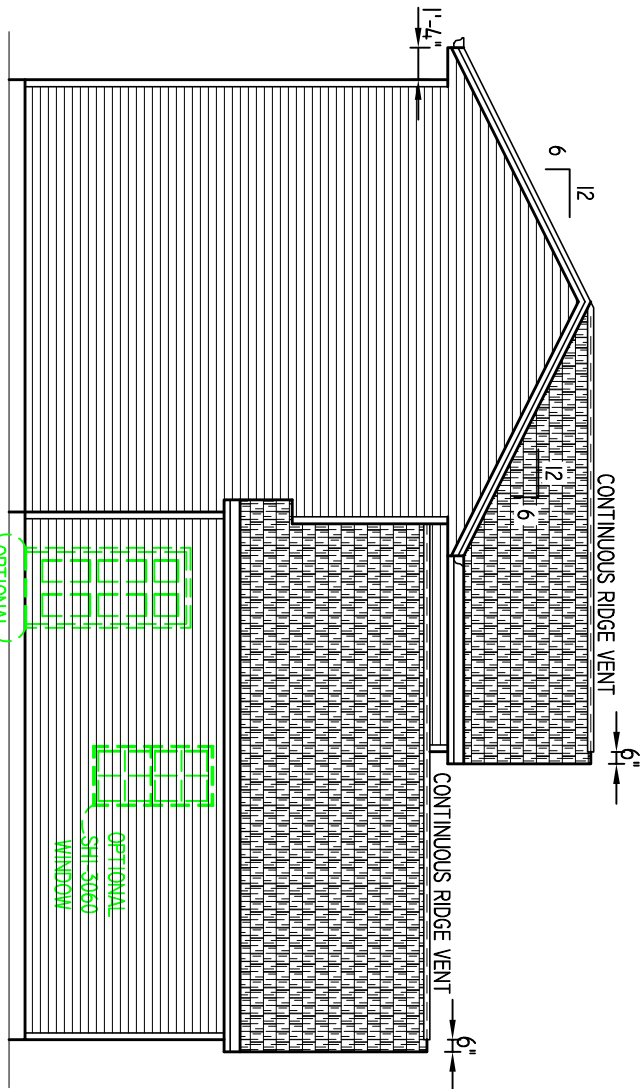
PRELIMINARY

4/22/24

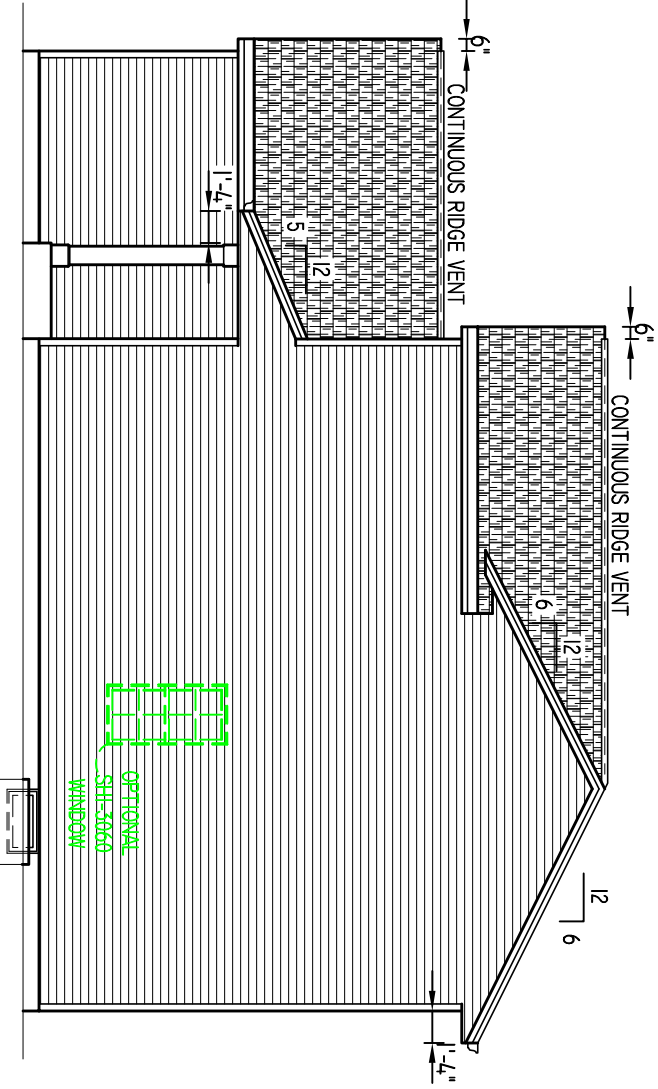


REAR ELEVATION

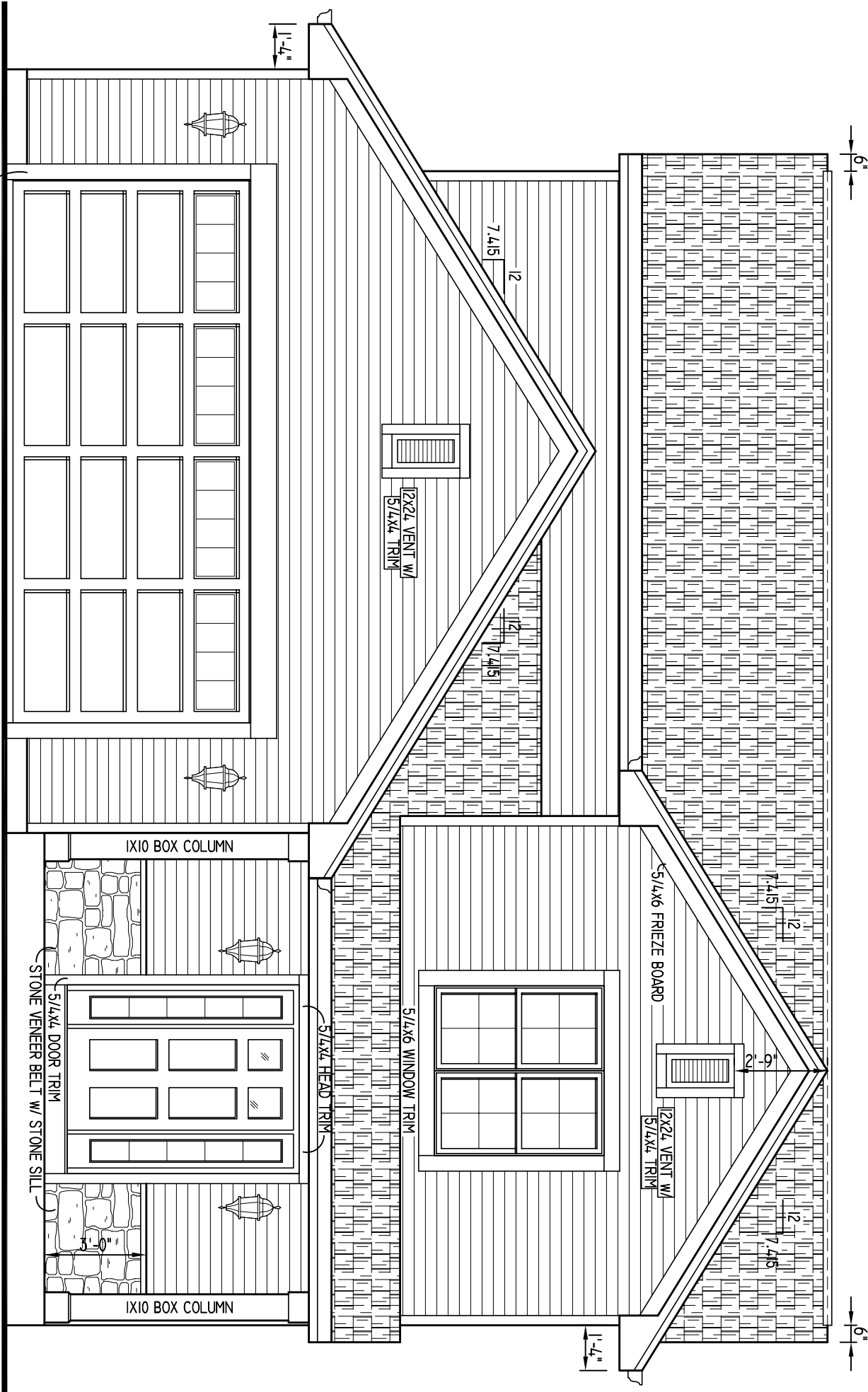
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



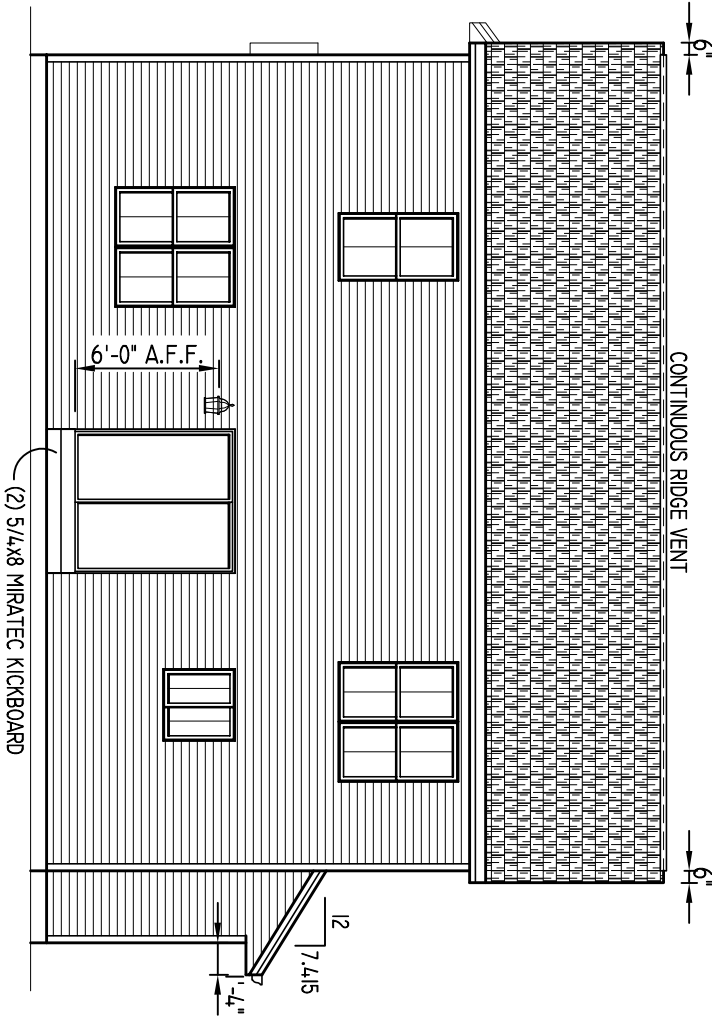
FRONT ELEVATION

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

MADISON ###
TRANSITIONAL
INNOVATOR SERIES

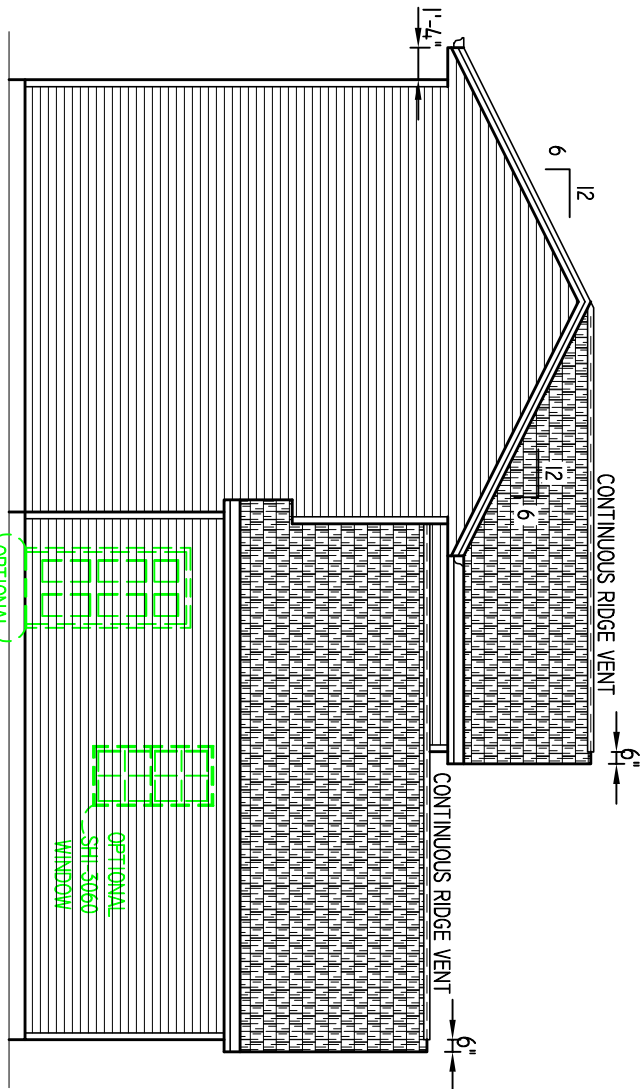
PRELIMINARY
4/25/24

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL - #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

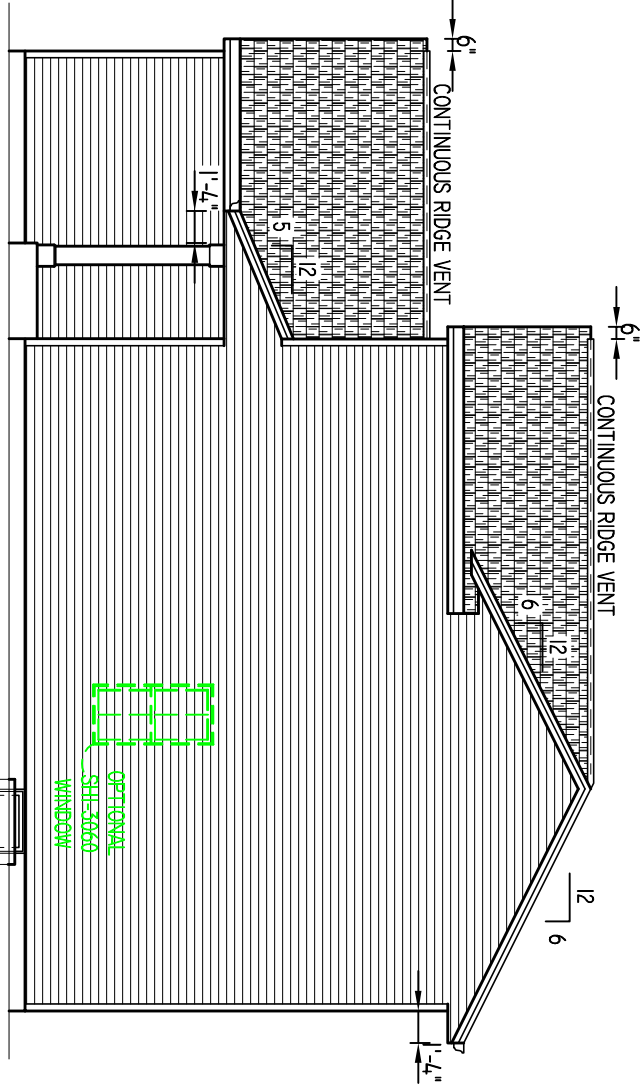


REAR ELEVATION

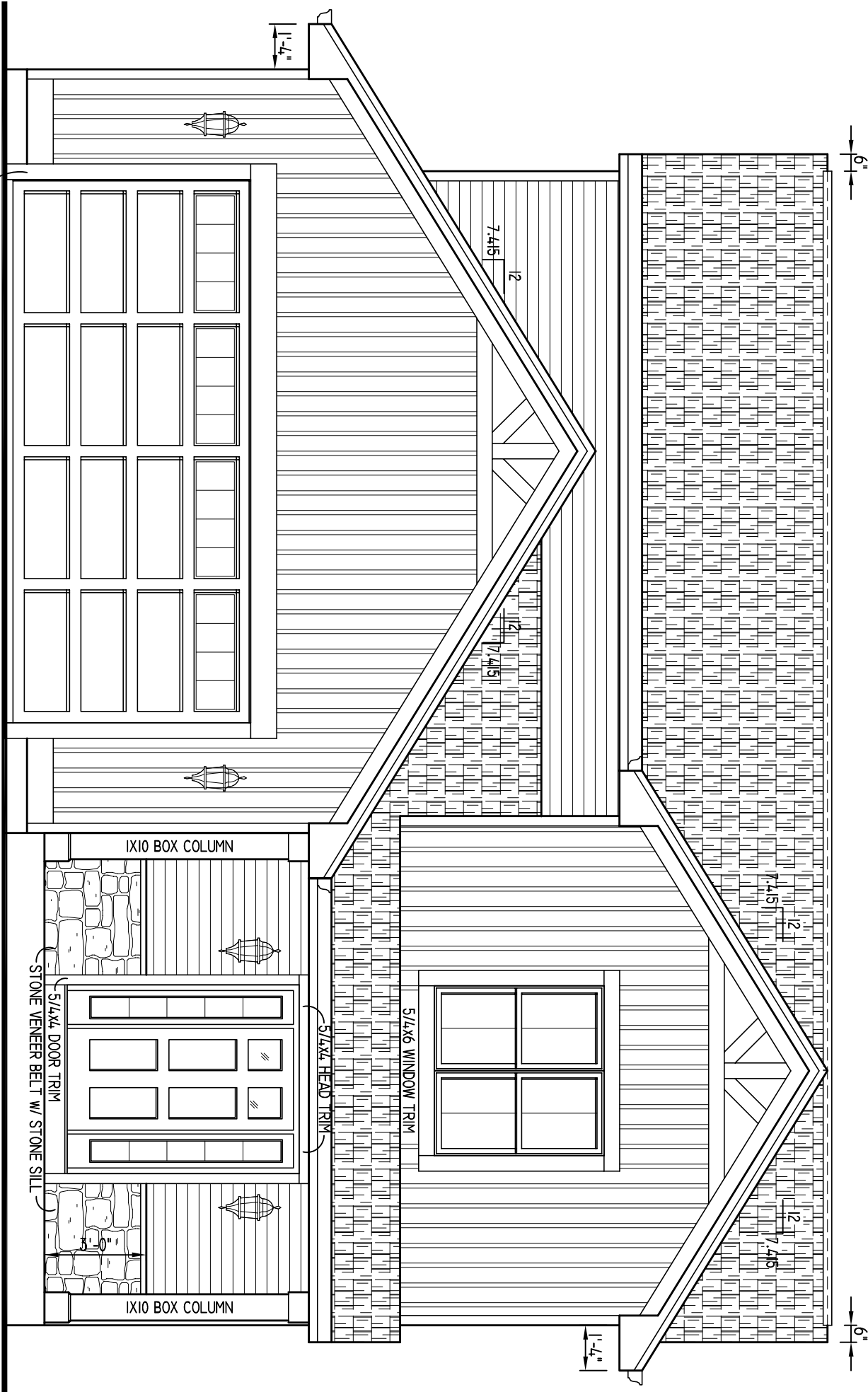
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



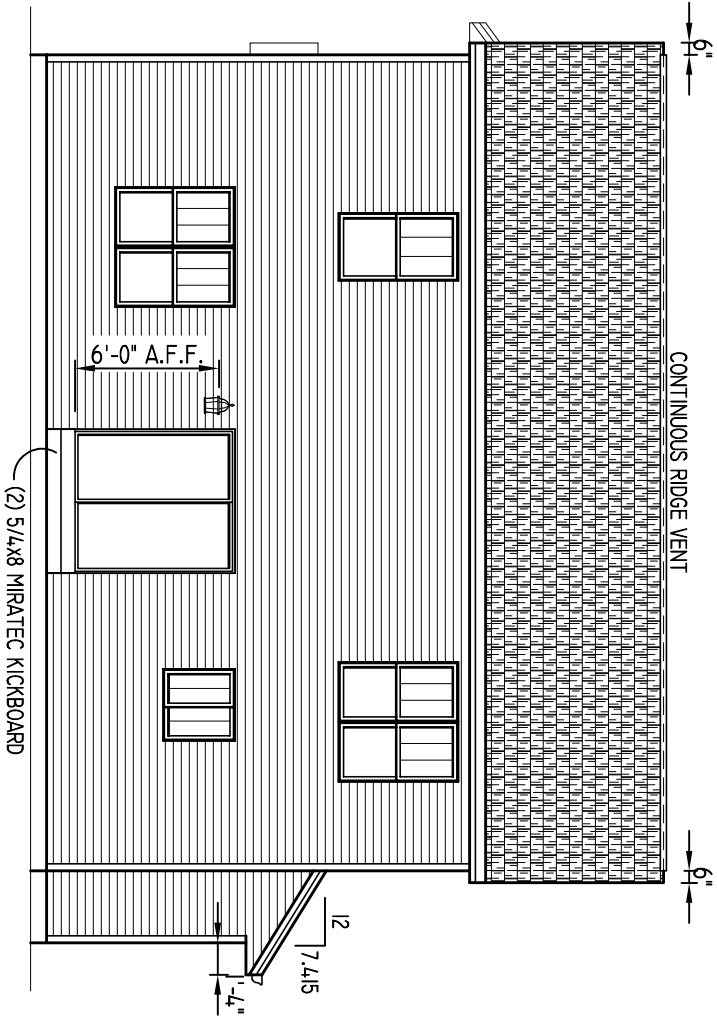
FRONT ELEVATION

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

MADISON ###
AMERICANA
INNOVATOR SERIES

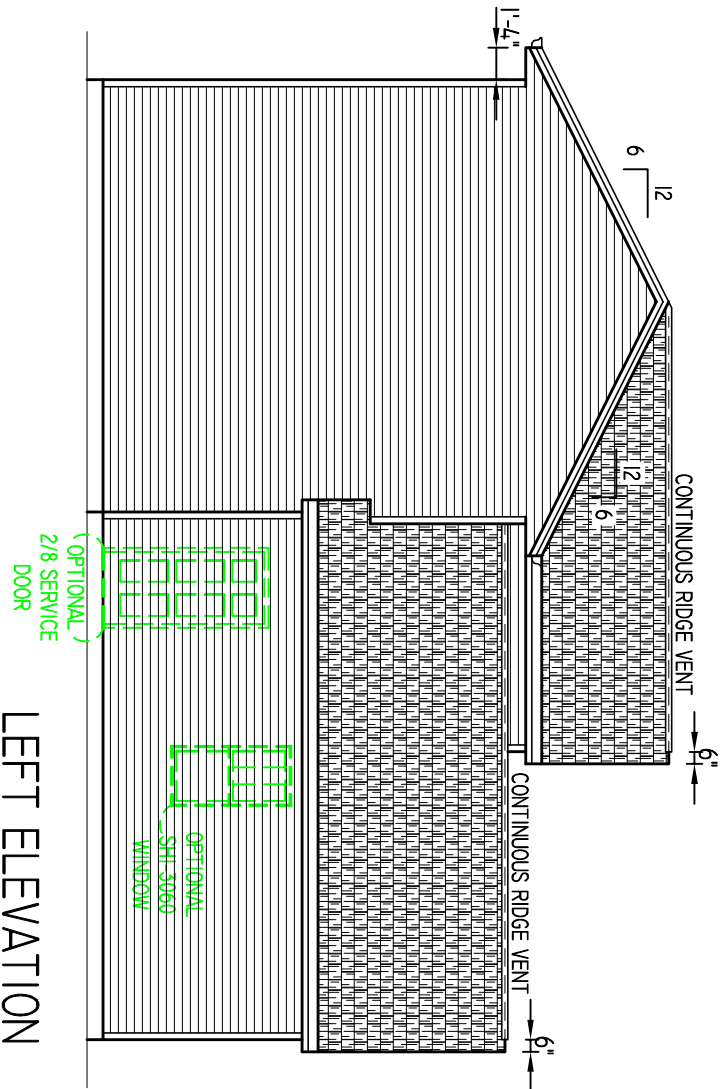
PRELIMINARY
4/25/24

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

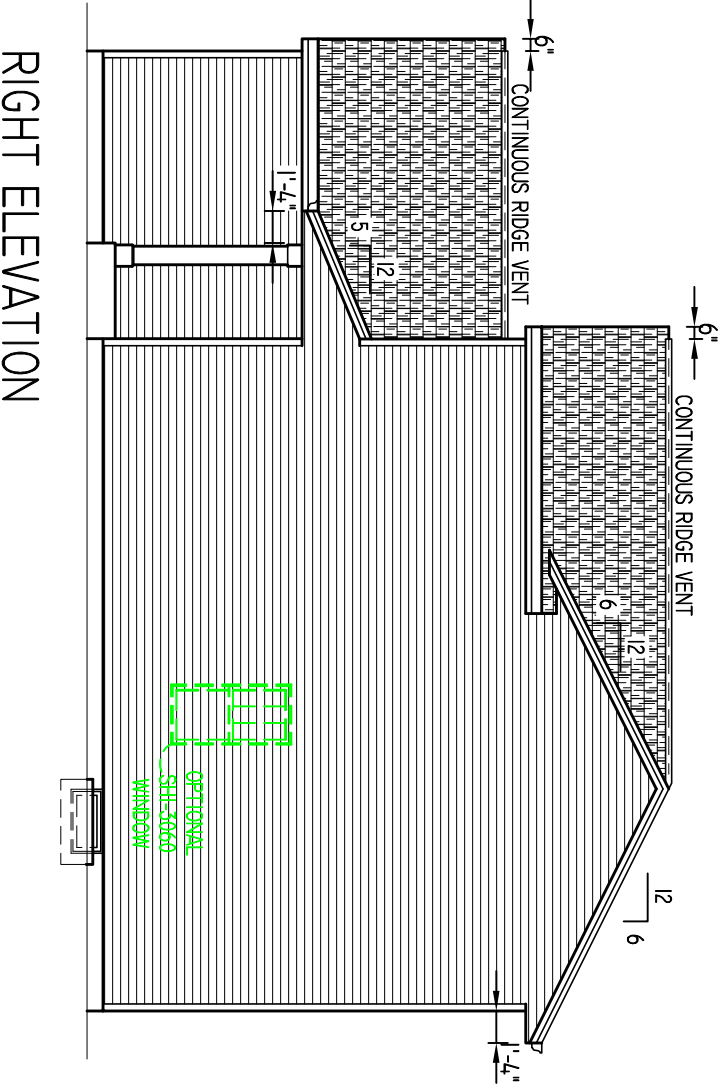


REAR ELEVATION

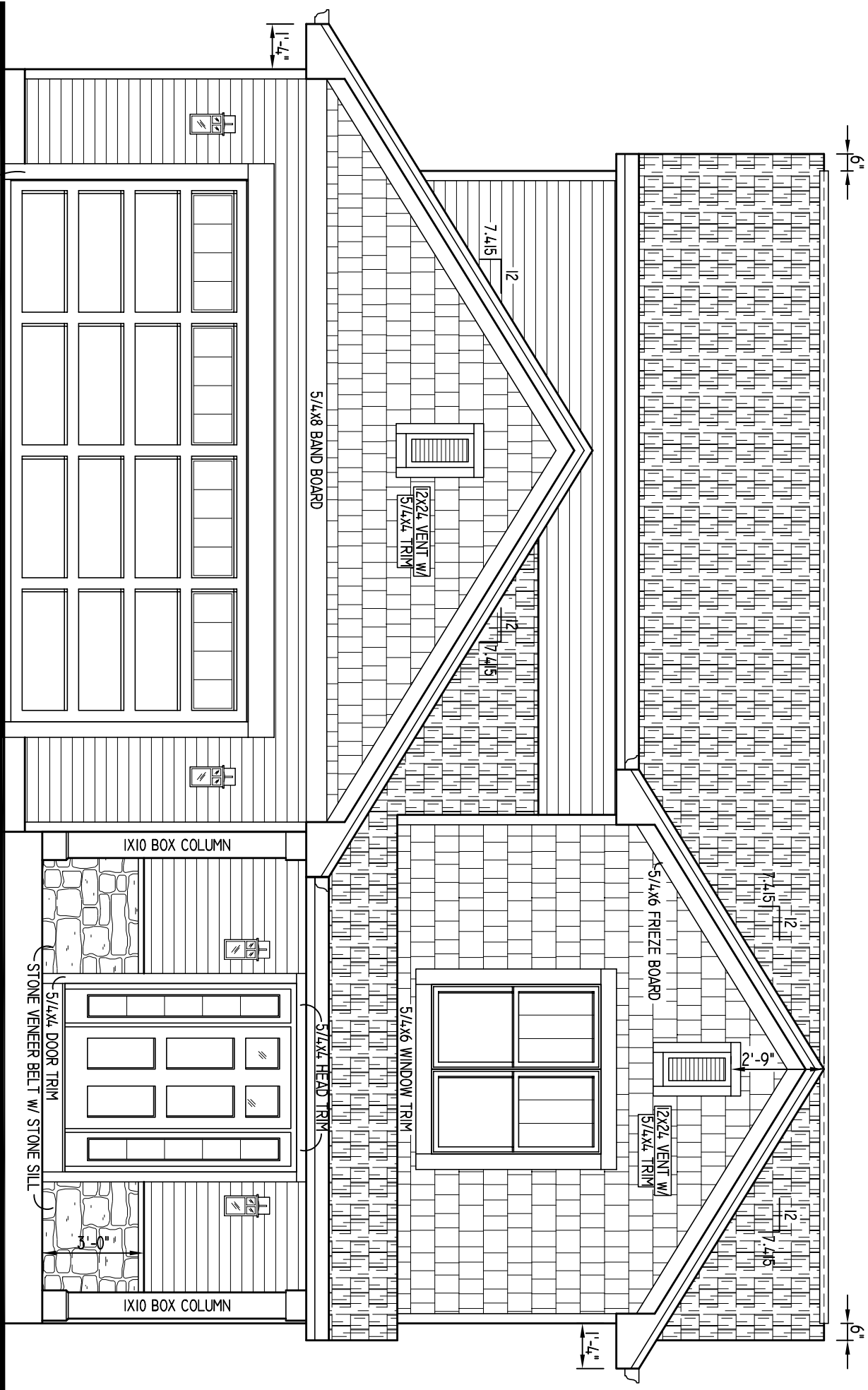
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



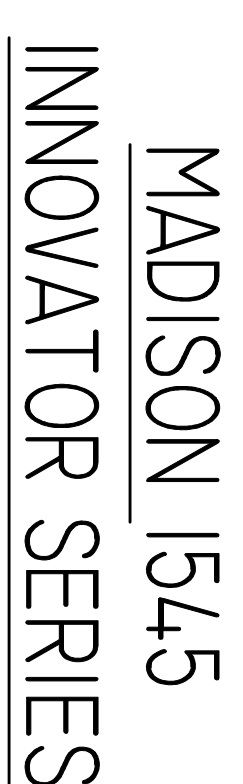
FRONT ELEVATION

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

MADISON ###
ARTS & CRAFTS
INNOVATOR SERIES

PRELIMINARY
4/25/24

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL - #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

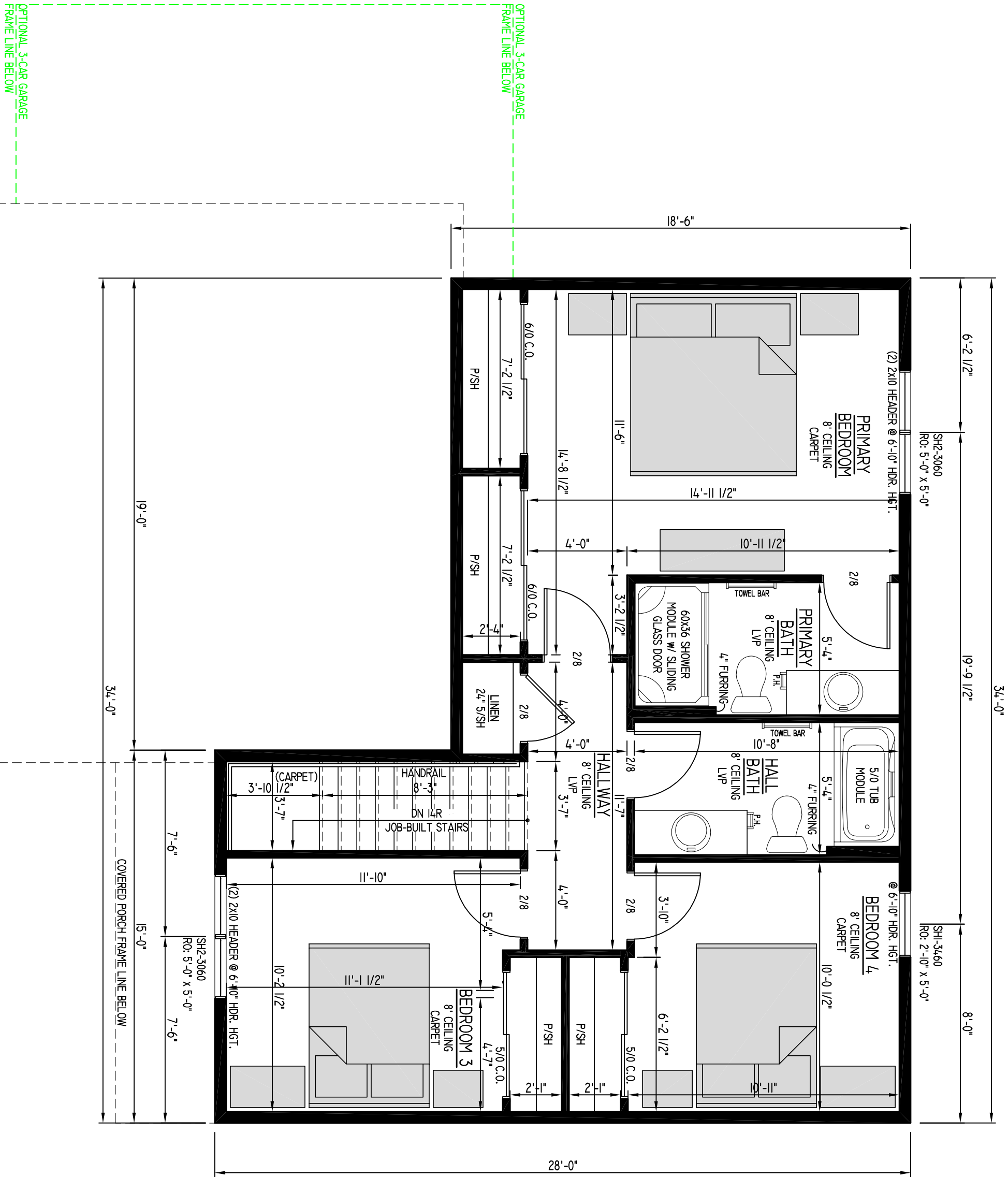


4/25/24

SQUARE FOOTAGE:
1ST FLOOR - 772 SQ. FT.
2ND FLOOR - 772 SQ. FT.
OPEN VOLUME - N/A
TOTAL 1545 SQ. FT.

GARAGE AREA - 481 SQ. FT.

OVERALL WIDTH - 37'-0"
OVERALL DEPTH - 40'-0"



SECOND FLOOR PLAN

8'-1 1/8" PLATE HGT.

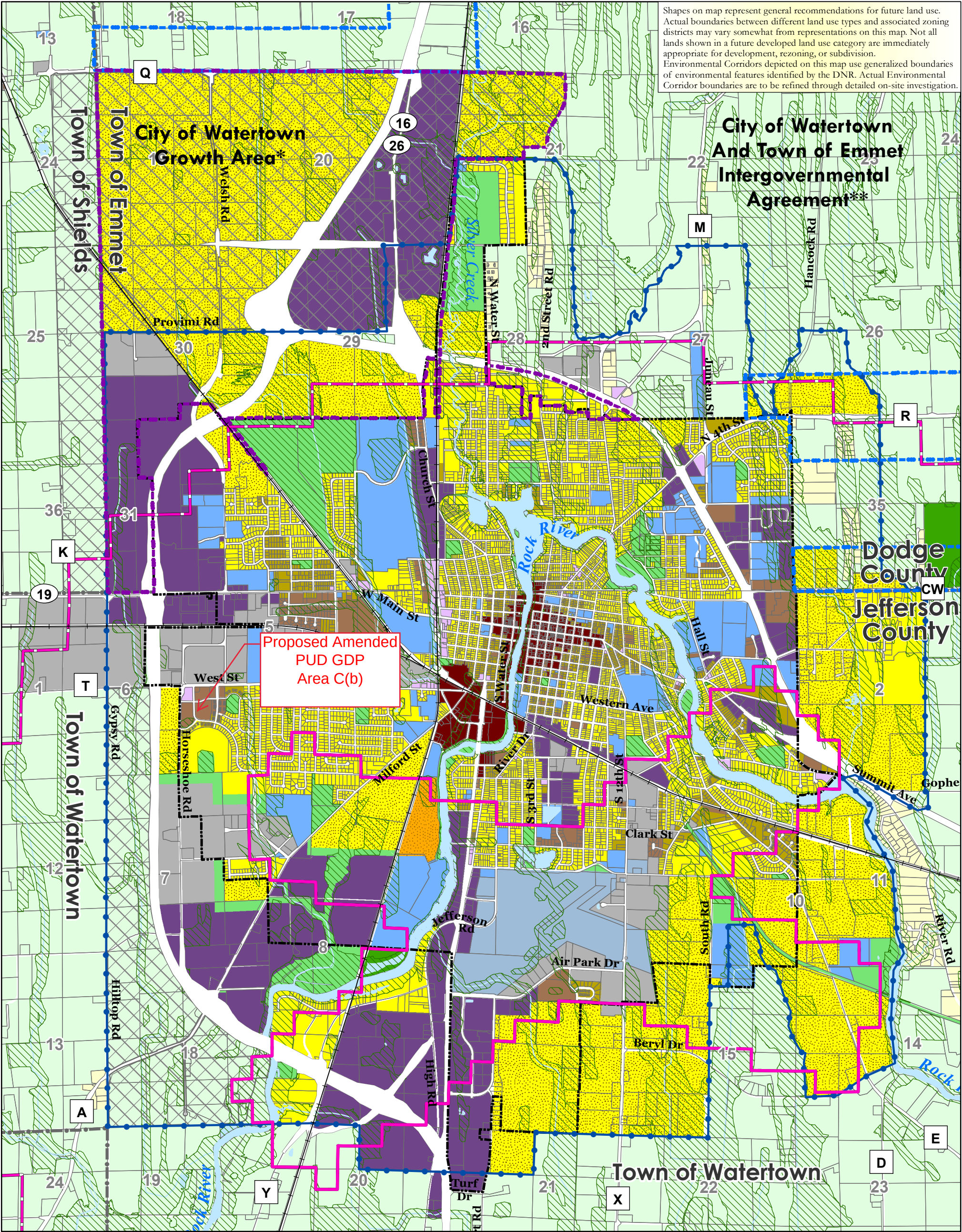
SCALE: 1/4" = 1'-0"

MADISON 1545 INNOVATOR SERIES

PRELIMINARY

4/25/24

SQUARE FOOTAGE:
1ST FLOOR - 772 SQ. FT.
2ND FLOOR - 772 SQ. FT.
OPEN VOLUME - N/A
TOTAL 1545 SQ. FT.
GARAGE AREA - 148 SQ. FT.
OVERALL WIDTH - 37'-0"
OVERALL DEPTH - 40'-0"



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

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

City/Town IGA**

Each "Planned Mixed Use Area" may include mix of:

- Office
- Multi-Family Residential
- Mixed Industrial
- Commercial Services/Retail
- Institutional
- Parks & Recreation

*****Planned Neighborhoods***** should include a mix of the following:

- Single-Family - Sewered (predominant land use)
- Two-Family Residential
- Multi-Family Residential
- Institutional
- Neighborhood Mixed Use
- Parks & Recreation

*****Each "Riverside Mixed Use Area"***** may include mix of:

- Office
- Single-Family - Sewered
- Two-Family Residential
- Multi-Family Residential
- Commercial Services/Retail
- Institutional
- Parks & Recreation

Scale: 0 0.25 0.5 1 Miles

Legend:

- 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

City of Watertown

THE CITY OF WATERTOWN

Opportunity runs through it.

VADEWALLE & ASSOCIATES INC.

Shaping places, shaping change

Draft: August 7, 2019

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: June 24th, 2024
SUBJECT: Jones St – Vacation/Discontinuance of a Public Way

A request by the City of Watertown to initiate the vacation/discontinuance of a portion of Jones Street.

SITE DETAILS:

Street: Jones St
Acres: 0.1

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown is proposing to vacate/discontinue a public way for a portion of Jones Street located west of the intersection with North First Street and extending west to the Rock River to foster redevelopment of the adjacent parcel in the public interest.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council any Vacation/Discontinuance of a Public Way.

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.*

Per the Wisconsin Statutes the Common Council may initiate any Vacation/Discontinuance of a Public Way that is determined to be in the public interest.

Per Wisconsin State Statute § 66.1003(4)(a):

- (a) *Notwithstanding subs. (2) and (3), proceedings covered by this section may be initiated by the common council or village or town board by the introduction of a resolution declaring that since the public interest requires it, a public way or an unpaved alley is vacated and discontinued. No discontinuance of a public way under this subsection may result in a landlocked parcel of property.*

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

Opportunity Runs Through It

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Negative recommendation of the Discontinuance of a Public Way to Common Council.
2. Positive recommendation of the Discontinuance of a Public Way to Common Council.
3. Positive recommendation of the Discontinuance of a Public Way to Common Council, with conditions identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

**INITIAL RESOLUTION
TO DISCONTINUE PUBLIC WAY ON JONES STREET, NEAR AND ABOUT ITS
INTERSECTION WITH NORTH FIRST STREET,
CITY OF WATERTOWN, COUNTY OF JEFFERSON, WISCONSIN**

Sponsor: Mayor Emily McFarland
From: Plan Commission

WHEREAS, it is proposed that the public interest requires that a portion of Jones Street, that has not previously been vacated, be vacated and discontinued; and,

WHEREAS, it is the purpose of this Resolution to state the intent of the City Council to vacate and discontinue that portion of Jones Street generally described above and particularly described below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Watertown, Wisconsin:

Section 1. That the Common Council of the City of Watertown, Wisconsin, hereby proposes to determine whether the public interest requires that a portion of Jones Street, City of Watertown, Dodge County, Wisconsin, as hereinafter described, is to be vacated and discontinued pursuant to §66.1003 of the Wisconsin Statutes.

LEGAL DESCRIPTION:

That part of Jones Street west of the intersection with North First Street and extending to the Rock River.

EASEMENTS

The City of Watertown will retain an easement for *ALL* existing utilities within the entire width of the above-described and vacated street area and a new easement for the River Walk.

EXISTING LOT LINE PROJECTIONS

It is the intent of the City of Watertown that the adjoining property owner to the south of this vacated street area shall acquire an ownership interest in the entire area being vacated.

Section 2. That the City Clerk of the City of Watertown be authorized and directed to give notice required by §66.1003 of the Wisconsin Statutes; and,

Section 3. That according to §80.32 of the Wisconsin Statutes, upon vacation and discontinuance of said portion of Jones Street, title to the above-described land shall belong to the adjoining property owner to the south of this vacated street area and shall acquire an ownership interest in the entire area being vacated as shown on the attached Exhibit "A"; and,

Section 4. That this Resolution shall be in full force and effect immediately upon its passage and adoption.

(Type meeting date) Exhibit #XXXX

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED Type meeting date

CITY CLERK

APPROVED Type meeting date

MAYOR



Areas



ROW to be Discontinued



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 70 feet
SCALE BAR = 1"

Printed on: May 21, 2024
Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or on-site 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.

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Dennis Quest
920-262-4061

TO: Plan Commission
DATE: June 24th, 2024
SUBJECT: County Road A - Annexation

A request by Greinar LLC, agent for RJAB LLC, to annex land into the City of Watertown. Parcel PIN(s): 032-0815-0741-002

SITE DETAILS:

Acres: 20.0
Current Jurisdiction: Town of Watertown
Existing Land Use: Agriculture – Single-Family
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to annex approximately 20 acres from the Town of Watertown into the City of Watertown for a conceptual 48 lot residential subdivision. The annexation area includes one existing home with outbuildings owned by the applicant.

STAFF EVALUATION:

Chapter 550 Zoning

The Plan Commission, together with its other statutory duties, shall make reports and recommendations relating to the planning and development of the City to the Common Council. [Per §550-155A]

Wisconsin Statutes

Per the Wisconsin Statutes a petition for direct annexation may be filed with the City Clerk for consideration by the Common Council.

Per Wisconsin State Statute § 66.0217(2)

(2) **DIRECT ANNEXATION BY UNANIMOUS APPROVAL.** Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and 66.0307 (7), **if a petition for direct annexation signed by all of the electors residing in the territory and the owners of all of the real property in the territory is filed with the city or village clerk, and with the town clerk of the town or towns in which the territory is located, together with a scale map and a legal description of the property to be annexed, an annexation ordinance for the annexation of the territory may be enacted by a two-thirds vote of the elected members of the governing body of the city or village** without compliance with the notice requirements of sub. (4). In an annexation under this subsection, subject to sub. (6), the person filing the petition with the city or village clerk and the town clerk shall, within 5 days of the filing, mail a copy of the scale map and a legal description of the territory to be annexed to the department and the governing body shall review the advice of the department, if any, before enacting the annexation ordinance. No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village.

PLAN COMMISSION OPTIONS:

Section 3, Item H.

The following possible options for the Plan Commission:

1. Negative recommendation of the Annexation to Common Council.
2. Positive recommendation of the Annexation to Common Council and schedule a Public hearing for August 6th, 2024.
3. Positive recommendation of the Annexation to Common Council, with conditions identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

May 22, 2024

Zoning Administrator
City of Watertown
106 Jones Street
P.O. Box 477
Watertown, WI 53094

Re: Annexation Request

Dear Brian Zirbes,

Gremer, LLC is submitting this Annexation request for a proposed subdivision located south of Casey Drive and C.T.H. A (adjacent to Hepp Heights Subdivision) located in the Town of Watertown

This submission includes an Annexation Petition and Exhibit, Legal Description, Plan Commission Application and Concept Plan. Our intention would be to be placed on the next Plan Commission Agenda (June 24th).

If any additional information is required or to ask questions about our proposed annexation, please feel free to contact me.

Sincerely,

Cory O'Donnell
Gremer, LLC

Encl: Plan Commission Application, Annexation Petition,
Concept Plan and Annexation Exhibit

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102

wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Section 3, Item H.

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Gremar LLC**

Phone: **920 543 5403**

Email: **cory@looshomes.com**

Contact Information if different than petitioner:

Representative's Name: **Cory ODonnell**

Phone:

E-mail:

1. Town(s) where property is located: **Watertown**

2. Petitioned City or Village: **City**

3. County where property is located: **Jefferson**

4. Population of the territory to be annexed:

5. Area (in acres) of the territory to be annexed: **20**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
032-0815-0741-002

Include these required items with this form:

- ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(November 2022)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

- \$350 Initial Filing Fee** (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more
- \$800 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres
- \$1150 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: Department of Administration

DON'T attach the check with staples, tape, ...

THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.

THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

Section 3, Item H.

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See [66.0217 \(3\) \(a\)](#), if by one-half approval.
 - See [66.0217 \(3\) \(b\)](#), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☐ The land may NOT be described only by:
 - Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
 - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF WATERTOWN
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: City of WATERTOWN

TO: Town of WATERTOWN

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Annexation Map attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Annexation Map from the Town of Watertown, in Jefferson County, Wisconsin, to the City of Watertown.
2. The population of said land is 2. The number of electors that reside on the lands to be annexed is 2.
3. Said land is contiguous to the City of Watertown and is presently part of the Town of Watertown, in Jefferson County, Wisconsin.
4. Area of lands to be annexed contains 20 acres.
5. Tax Parcel number(s) of lands to be annexed: 032-0815-0741-002

-
- Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

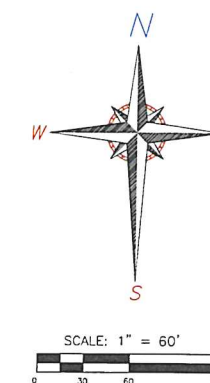
Dated this 20th day of May, 2024

PROPERTY OWNER SIGNATURE(S):

Robert H. Wieland

Manager, RTAB LLC

CONCEPT



Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102

wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

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This will speed up the process by eliminating the time it used to take to mail the check to us.

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Phone: **920 543 5403**

Email: **cory@looshomes.com**

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(November 2022)

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\$350 – 2.01 acres or more
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BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

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Check Number: _____

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Amount: _____

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- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexe (Town) and annexor (Village or City) in the petition.]

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ANNEXATION MAP

PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8
NORTH, RANGE 15 EAST, IN THE TOWN OF
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

LEGEND

◆ - ALUMINUM SECTION CORNER
MONUMENT FOUND

— - CORPORATE BOUNDARY

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

(XXXX) - PLATTED AS BEARING &
DISTANCE

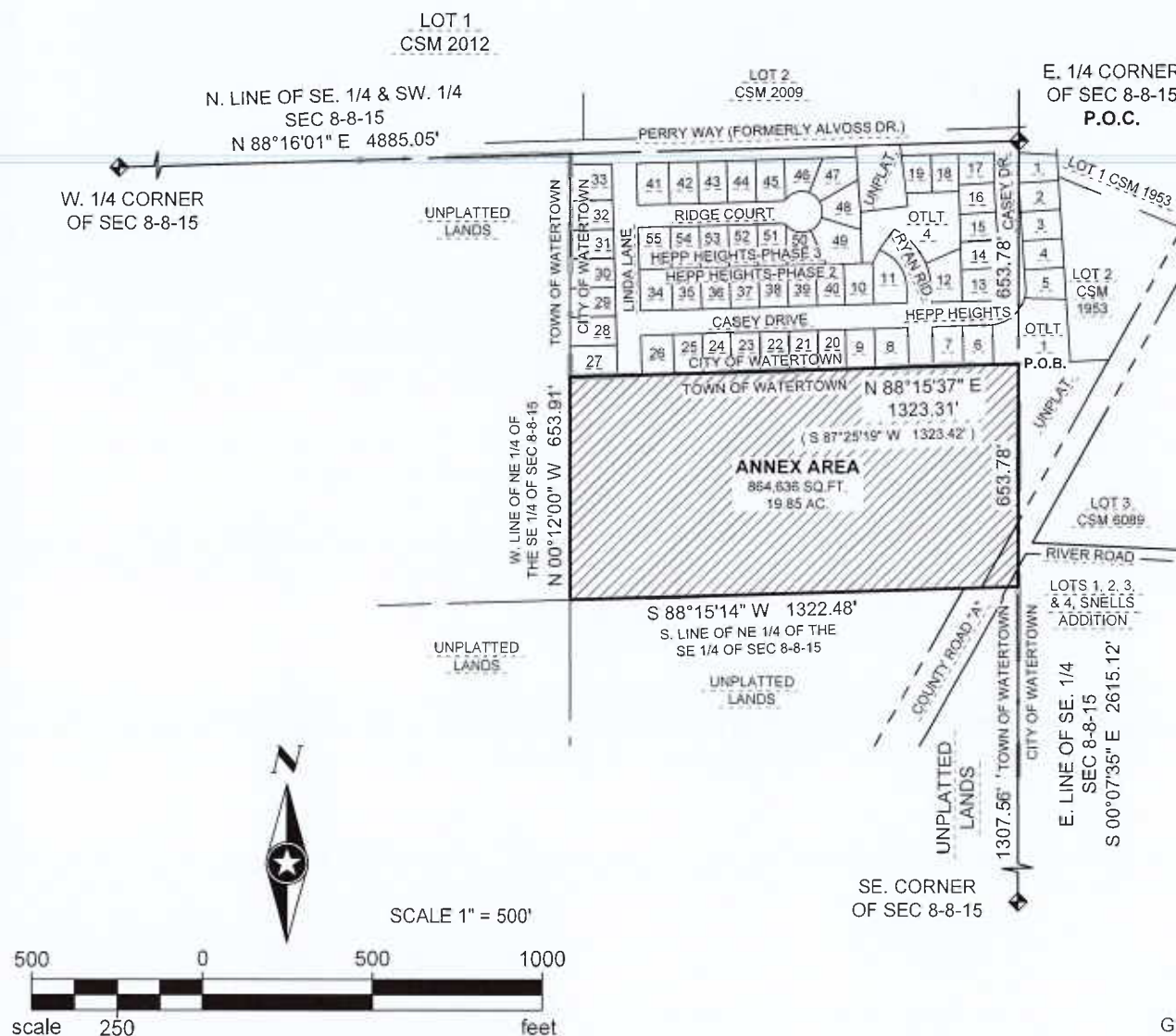
▨ - ANNEXATION AREA

LEGAL DESCRIPTION

Part of the Northeast 1/4 of the Southeast 1/4 of Section 8,
Township 8 North, Range 15 East, in the Town of
Watertown, Jefferson County, Wisconsin, more particularly
described as follows:

Commencing at the East 1/4 corner of Section 8; thence
South 00°07'35" East, along the East line of said Southeast
1/4 a distance of 653.78 feet to the Point of Beginning;
thence continuing South 00°07'35" East along said East line
a distance of 653.78 feet; thence South 88°15'14" West,
along the South line of the Northeast 1/4 of the Southeast
1/4 a distance of 1322.48 feet; thence North 00°12'00"
West, along the West line of the Northeast 1/4 of the
Southeast 1/4 a distance of 653.91 feet to the Southwest
corner of Lot 27 of Hepp Heights Phase 2; thence North
88°15'37" East, along the South line of said Hepp Heights
Phase 2 and Hepp Heights, a distance of 1323.31 feet to the
Point of Beginning.

Said lands contain 864,636 square feet, 19.85 acres, more
or less.



**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF WATERTOWN
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: City of WATERTOWN
TO: Town of WATERTOWN

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5. Tax Parcel number(s) of lands to be annexed: 032-0815-0741-002

- Attach a copy of a complete legal description of the property.
- Attach a copy of a scale map of the property.
- Attach a copy of the most recent real estate tax bill.

Dated this 20th day of May, 2024

PROPERTY OWNER SIGNATURE(S):

Robert H. Weiland

Manager, RTA B LLC



THE CITY OF WATERTOWN

Building, Safety and Zoning Department

PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

The following information must be submitted two weeks prior to any meeting for staff review and agenda placement. Meetings are every second & fourth Monday in the Council Chambers on the second floor of the Municipal Building, 106 Jones Street, Watertown, WI 53094.

OFFICE USE

Section 3, Item H.

Date Submitted: _____

Total Fees: \$ _____

Cash/Check/CC#: _____

Checks made payable to "City of Watertown".

Accepted by: _____

APPLICANT INFORMATION

Name	Gremar LLC		
Address	435 Village Walk Suite 2A	City, State, Zip: Johnson Creek WI 53038	
Phone	920 543 5403	Email: cory@looshomes.com	

PROPERTY OWNER INFORMATION

Name	RJAB LLC		
Address	W182N9049 Amy Ln Menomonee Falls WI 53051		
Phone		Email:	

SUBJECT PROPERTY INFORMATION

Property Address:	County Rd A Watertown WI	Property PIN:	032-0815-0741-002
Proposed Project:	48 lot residential development project		

APPLICATION TYPE (Select all that apply)

Item	Fees	Item	Fees
☒ Annexation	\$500	☐ Street Vacation	\$300
☐ Certified Survey Map (CSM) - City	\$300 + Park Ded. Fees	☐ Subdivision - Preliminary Plat - City	\$100 + \$50/acre
☐ Certified Survey Map (CSM) - Extraterritorial	\$50	☐ Subdivision - Final Plat - City	\$100 + \$50/lot + Park Ded. Fees
☐ Comp. Plan Amendment	\$500	☐ Subdivision Plat - Township	\$100 + \$50/lot
☐ Conditional Use Permit (CUP)	\$500	☐ Temporary Use	\$200
☐ Condominium	\$300	☐ Zoning Map Change (Rezoning)	\$500
☐ Group Development	\$500	☐ Zoning Ord. Change (Text Amendment)	\$200
☐ Planned Unit Development (PUD)	\$1,000	☐ Other: _____ Fee: \$ _____	
☐ Site/Building Plan Review	\$300		

This application, as completed, is true and correct.

SIGNATURE Robert H. Weiland, Manager RJAB LLC **Date** 5/20/2024

Please see Chapter 550-145 of the City of Watertown Ordinances for detailed submittals at www.ci.watertown.wi.us or contact the City of Watertown Zoning Administrator at 920-262-4060 to identify items that need to be provided for review. At minimum, the following should be provided:

- 1) One digital plan set shall be submitted to the Building, Safety & Zoning Department.
- 2) A brief description of the proposed project.

All storm water plans will be reviewed with applicable fees charged back to the applicant via City invoice.

Plan Commission Meeting Date _____ Meeting Time: 4:30 p.m.
Site Plan Meeting Date _____ Meeting Time: 1:30 p.m.

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TO THE CITY OF WATERTOWN
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TO: City of WATERTOWN

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- Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

Dated this 20th day of May, 2024

PROPERTY OWNER SIGNATURE(S):

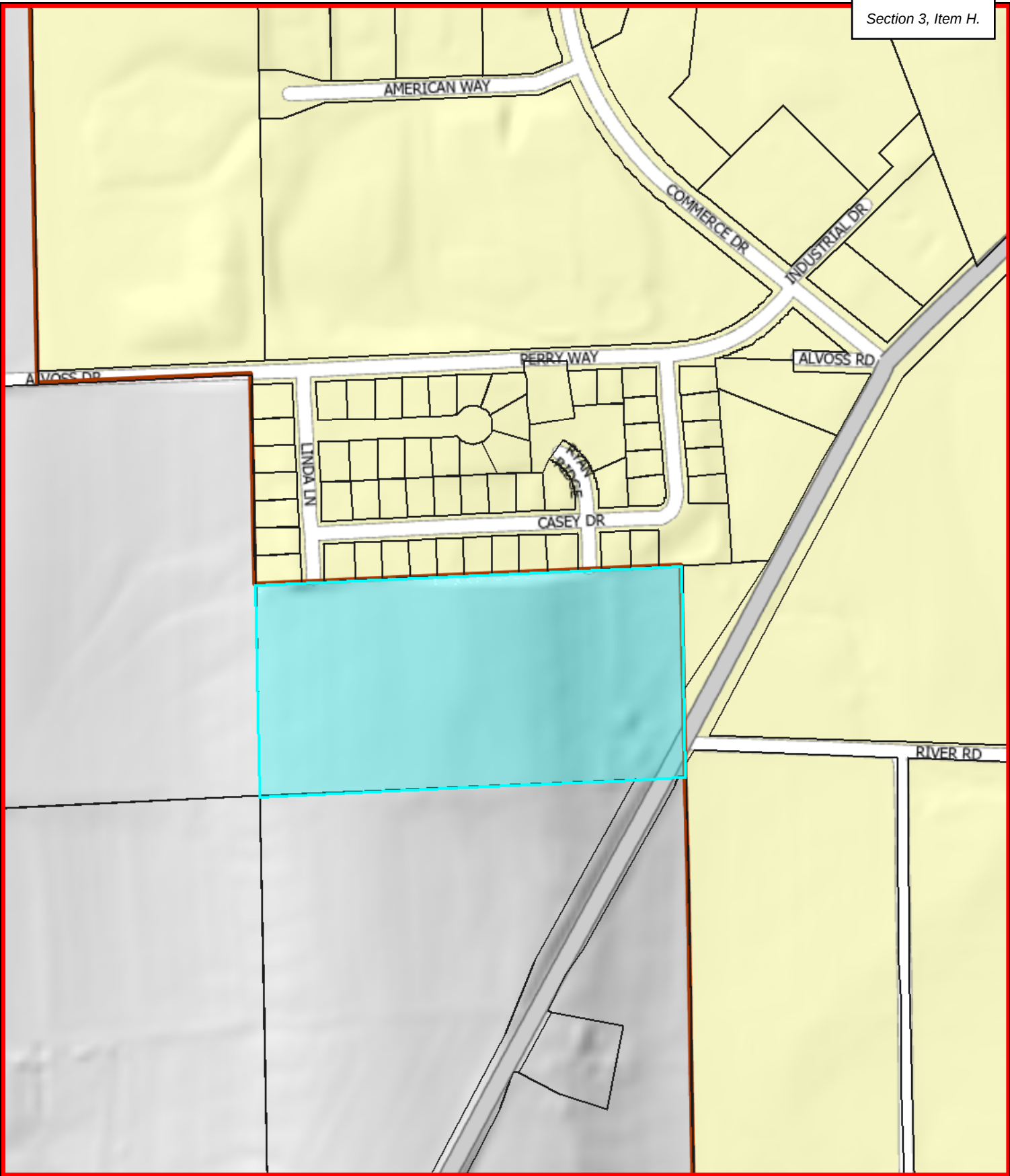
Robert H. Winkler

Manager, RTA B LLC

ELECTOR(S) SIGNATURE:

Kenneth M. Bubitz
KEN BUBITZ

Deborah A. Bubitz
DEB BUBITZ



Parcels



Override 1

Parcels



City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 400 feet

SCALE BAR = 1"

DISCLAIMER: This map is not a substitute for an actual field survey or on-site 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.



ANNEXATION ORDINANCE

SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

WHEREAS, Greomar, LLC (applicant) and RJAB, LLC (owner) have filed with the Common Council, a Petition for Direct Annexation of Real Estate by Unanimous Approval with the City of Watertown, Jefferson and Dodge Counties, Wisconsin; and

WHEREAS, a copy of said Petition has been reviewed by the City of Watertown Plan Commission and the state of Wisconsin Department of Administration, and has been provided to the Town Clerk of the Town of Watertown, Jefferson County, Wisconsin, in compliance with Section 66.0217(2) of the Wisconsin Statutes; and

WHEREAS, the City of Watertown Plan Commission and the State of Wisconsin Department of Administration have indicated their support for the annexation.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DO ORDAIN AS FOLLOWS:

SECTION 1: That the following described real estate be, and the same is, hereby annexed to the corporate city limits of the City of Watertown from the Town of Watertown, Jefferson County, Wisconsin, to-wit:

Part of the Northeast ¼ of the Southeast ¼ of Section 8, Township 8 North, Range 15 East, in the Town of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of Section 8; thence South 00°07'35" East, along the East line of said Southeast ¼ a distance of 653.78 feet to the Point of Beginning; thence continuing South 00°07'35" East along said East line a distance of 653.78 feet; thence South 88°15'14" West, along the South line of the Northeast ¼ of the Southeast ¼ a distance of 1322.48 feet; thence North 00°12'00" West, along the West line of the Northeast ¼ of the Southeast ¼ a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15'37" East, along the South line of said Hepp Heights Phase 2 and Hepp Heights, a distance of 1323.31 feet to the Point of Beginning.

Said lands contain 864,636 square feet, 19.85 acres, more or less.

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above-described real estate shall be made a part of the 5th Aldermanic District, 9th Ward

(, 2024) Ord. #

of the City of Watertown, Jefferson County, Wisconsin.

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above-described real estate shall be zoned as the Single-Family Residential (SR-4) Zoning District.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

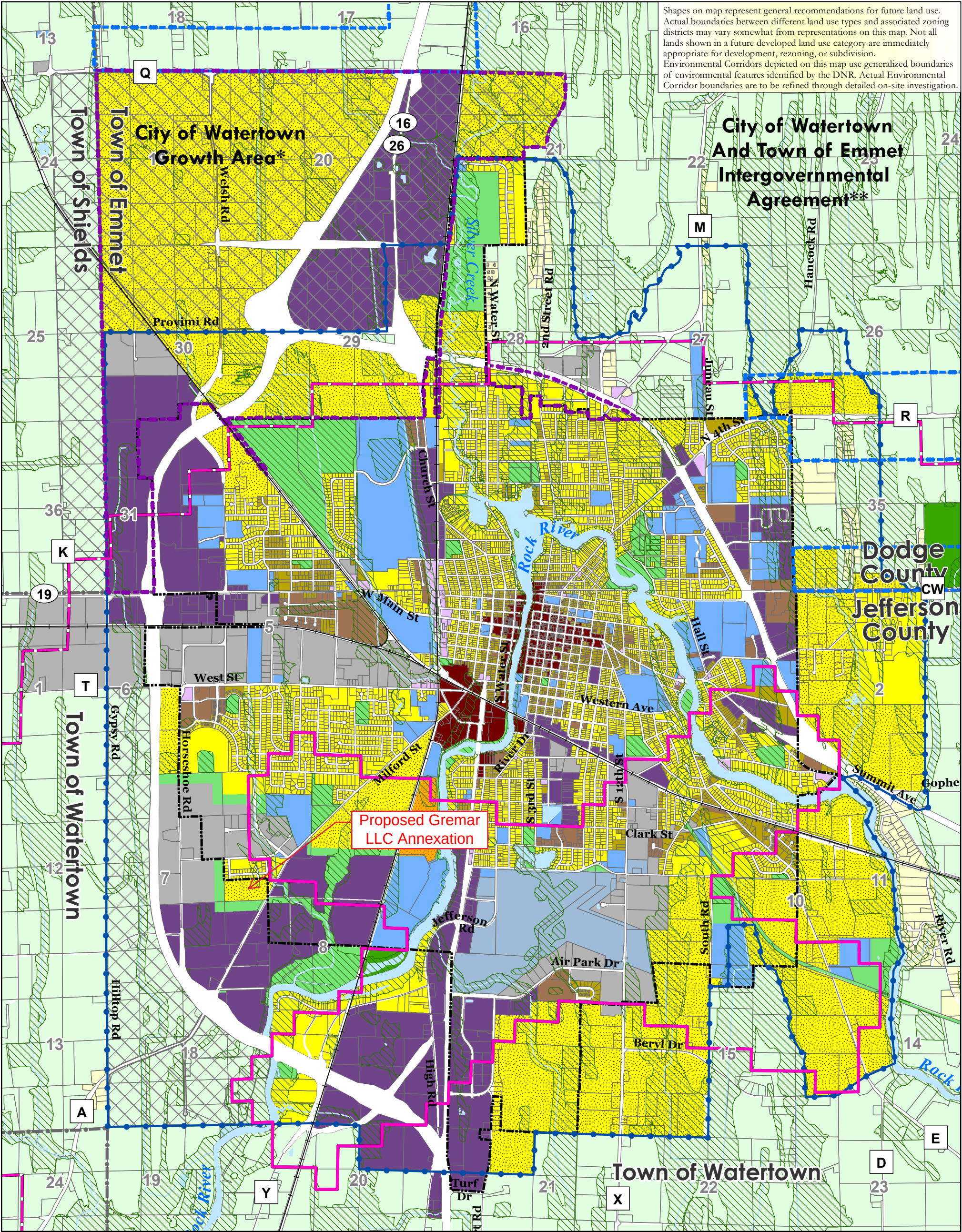
DATE:				
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR



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

Proposed Greomar
LLC Annexation

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



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

- 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



0 0.25 0.5 1 Miles