



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, MAY 13, 2024 AT 1:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling: (Toll Free):
1 877 309 2073 Access Code 967-253-557 or <https://meet.goto.com/967253557>

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

1. CALL TO ORDER

A. Roll Call

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated April 22, 2024

3. BUSINESS

A. Review and take action: 1781 River Drive – airplane hangar

B. Review and take action: 1207 Boomer Street – 2 additions

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
April 22, 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 Zwiig of Building, Safety & Zoning; Tanya Reyen and Chad Butler of the Fire Department; Jeff Meloy of the Police Department; Maureen McBroom of Stormwater Utility; Stacy Winkelman of the Street Department; Kristine Butteris of Park & Rec; Strategic Initiatives and Development Coordinator Mason Becker; and Jeff Meloy of the Police Department. Also in attendance were Nikki Zimmerman and Dan Maki.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated March 11, 2204

Maureen McBroom Motion suggested an edit to Item 3C, 916 Labaree Street under the Stormwater comments to read as follows: "There was an erosion control and stormwater permit that was submitted and covers all of the phases. Be sure to submit updated plans for each phase to Maureen McBroom. Post construction stormwater controls will not be a part of this project *and will be considered in future comprehensive park improvements instead.*" Motion was made by Doug Zwiig to accept the amendment, seconded by Maureen McBroom and unanimously approved.

3. Business

A. Preapplication Conference/Concept Review: 1508 Doctors Court Planned Unit Development (PUD)

Dan Maki was present to explain the project. This will be a Planned Unit Development (PUD) request for 1 apartment on the main level of the commercial building, which would be owner-occupied.

The following was presented by staff:

- Building: There are parts of the code that have to be met regarding windows that open and are made of glass. These would have to be shown on the plans. Doug Zwiig also has a suggestion on a hallway addition rather than the entrance coming into the bedroom.
 - Fire: No comment.
 - Engineering: No comment.
 - Stormwater: With no exterior items being altered at this time, there is no comment.
 - Fire: No comment.
 - Streets and Solid Waste: City does not provide garbage services for commercial properties.
 - Water/Wastewater: No comments.
 - Police: No comments.
 - Zoning: No comments.
 - Parks: No comments.
- No action is required on this agenda item.

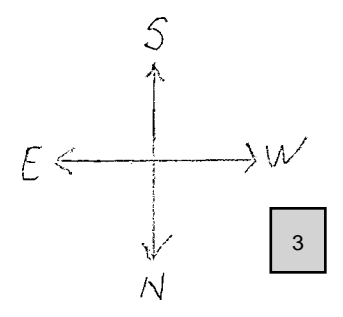
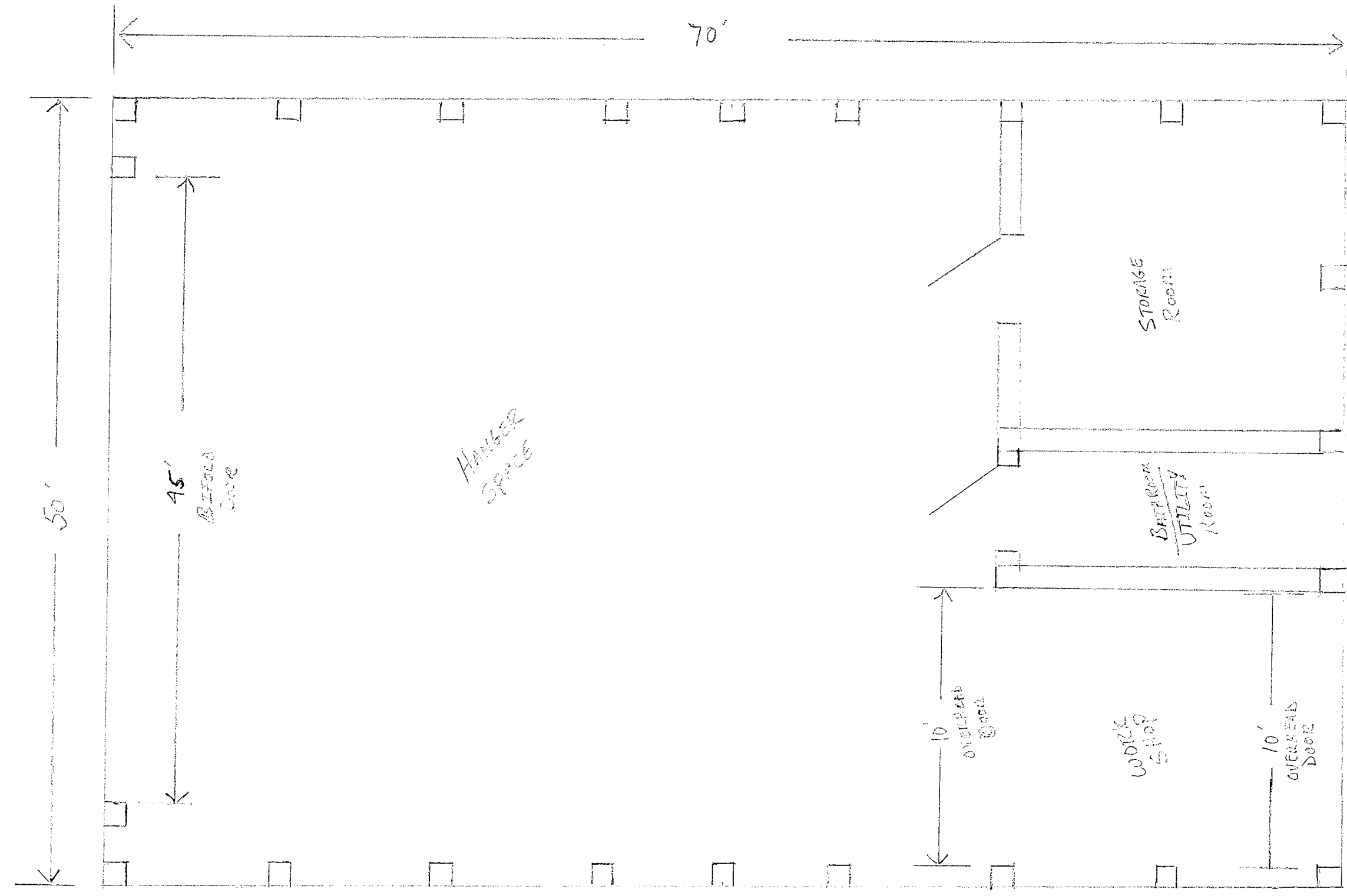
4. Adjournment

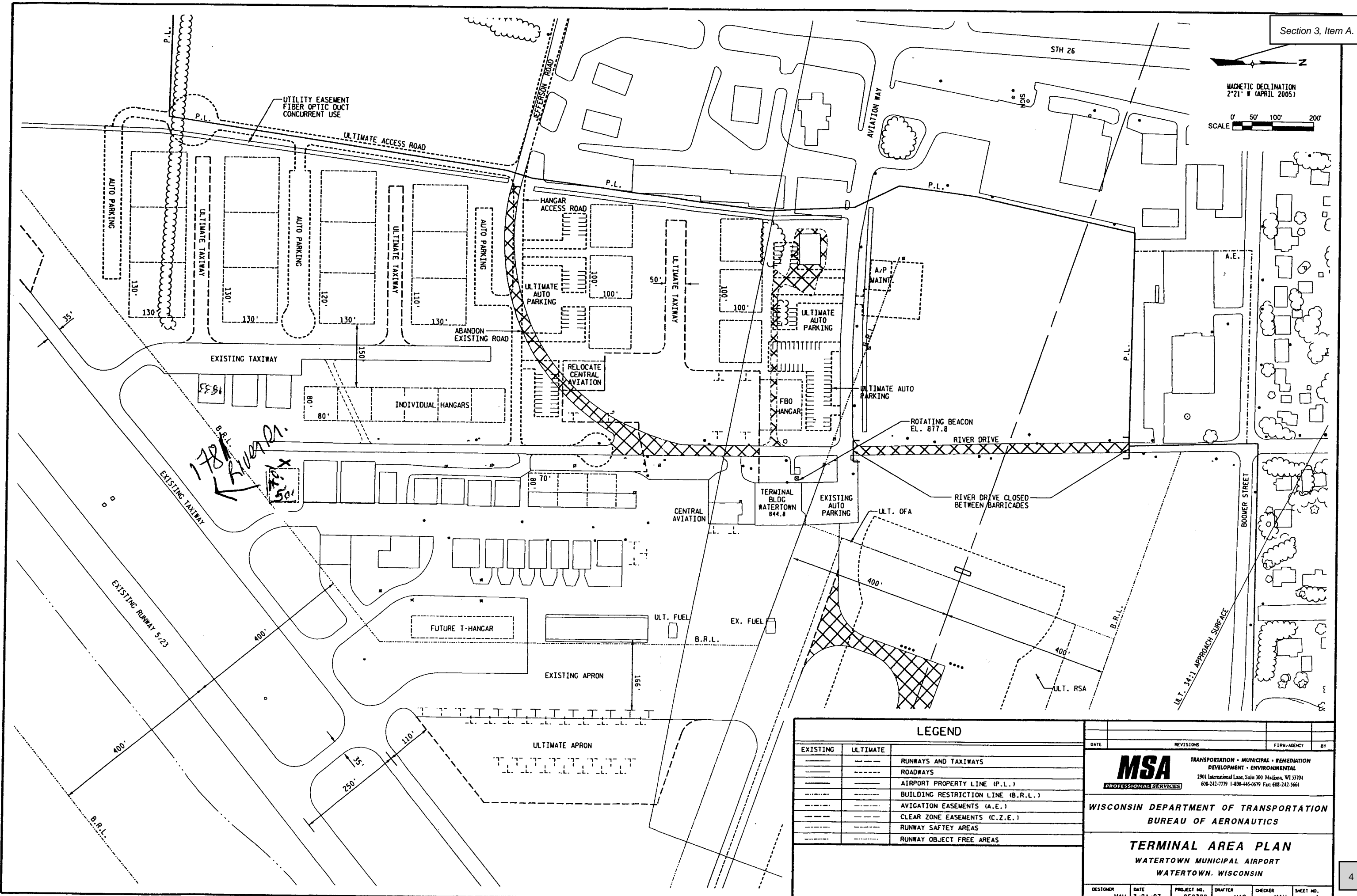
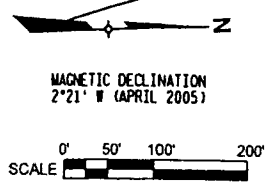
Motion was made by Doug Zwiig and seconded by Kristine Butteris to adjourn. Unanimously approved.

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.

Tim Pooler
11 Hospital Dr #8
Waterford WI 53098
AITO2TEAM@GMAIL.COM
760-988-5510





LEGEND	
EXISTING	ULTIMATE
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DATE	REVISIONS	FIRM/AGENCY	BY

MSA TRANSPORTATION • MUNICIPAL • REMEDIATION
 DEVELOPMENT • ENVIRONMENTAL
 PROFESSIONAL SERVICES
 2901 International Lane, Suite 300 Madison, WI 53704
 608-242-7779 1-800-446-6679 Fax: 608-242-5664

WISCONSIN DEPARTMENT OF TRANSPORTATION
 BUREAU OF AERONAUTICS

TERMINAL AREA PLAN
 WATERTOWN MUNICIPAL AIRPORT
 WATERTOWN, WISCONSIN

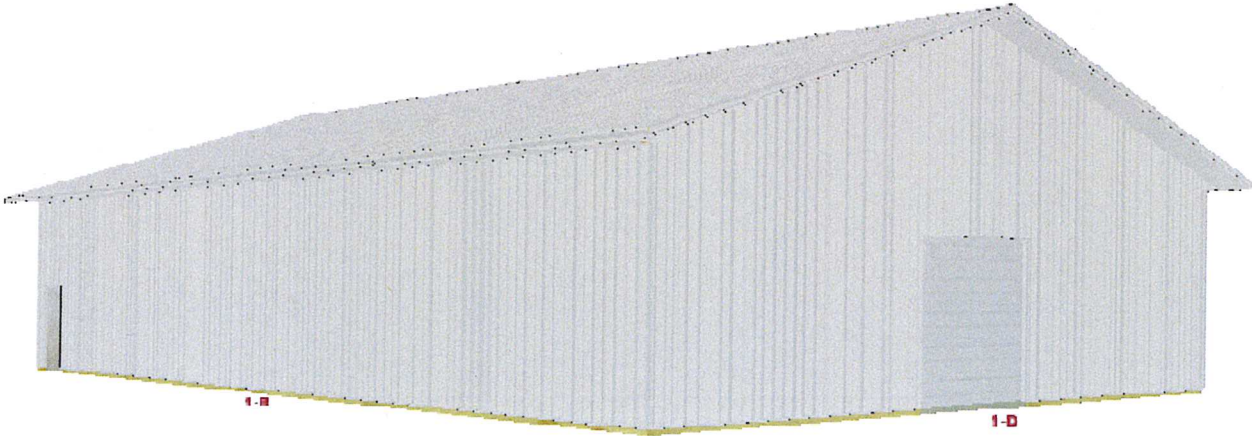
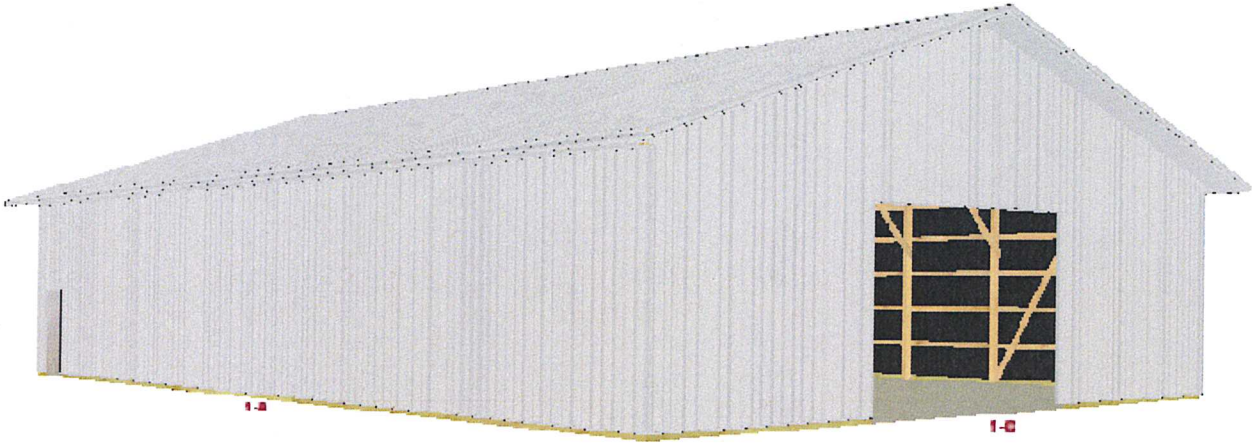
DRAWN	DATE	PROJECT NO.	DRAWN	CHECKER	SHEET NO.
MAH	3/21/07	950328	MAG	MAH	4

Design #: 315952490641
Estimate #: 38285
Store: JOHNSON CREEK



Post Frame Bui Section 3, Item A.
Date: Apr 11, 2024 4:23:33 PM

Elevation Views



Design #: 315952490641
Estimate #: 38285
Store: JOHNSON CREEK



Post Frame Build Section 3, Item A.
Date: Apr 11, 2024 4:23:33 PM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

1. Building Use:	Code Exempt
2. Width:	50 ft
3. Length:	72 ft
4. Inside Clear Height:	14 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Columns
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	White
6. Trim Color:	White
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	White
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	2 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	White
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Hardcopy and E-mail



Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-A
Service Door	36"x80"	1-B
Framed Opening	18' x 12'	1-C
Overhead Door	10' x 10'	1-D

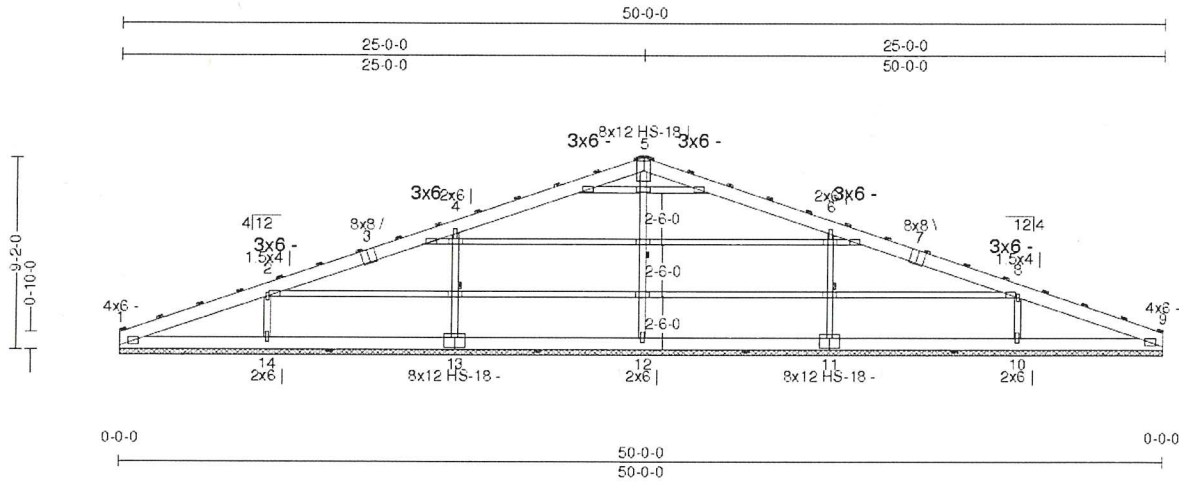
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

My Company Name

Address 1
Address 2
City, State Zip

Truss: p50e
JobName: new pf ends
Date: 10/22/16 13:24:24
Page: 1 of 1

SPAN 50-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 335 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 30	Bldg Code: IBC 2012/	TC: 0.85 (5-6)	Vert TL: 0 in	L/999	9	L/120
Snow(Ps/Pg): 28/50	TPI 1-2007	BC: 0.03 (11-12)	Vert LL: 0 in	L/999	9	L/180
TCDL: 4 (rake)	Rep Mbr Increase: No	Web: 0.46 (4-13)	Hez TL: 0 in			
BCLL: 0	Lumber D.O.L.: 115 %					
BCDL: 1						

Reaction Summary

Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1		1,795 lbs	174 plf	-175 lbs	-287 lbs	-287 lbs	507 lbs

Material Summary

TC	SPF #2 2 x 8	
BC	SPF #2 2 x 8	
Webs	SPF Stud 2 x 4	except
	5-12	SPF #2 2 x 4

Bracing Summary

TC Bracing:	Purlins at 24" OC, Purlin design by Others.
BC Bracing:	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

- This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (C_e = 0.5), Risk Category I (I = 0.80), Thermal Condition Unheated (C_t = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factor D), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Net End Zone Truss, Both end webs considered. DOL = 1.60
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces Summary

Table indicates: Member ID, max CSI max axial force, (max except force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.440	380 lbs	(-376 lbs)	4-5	0.850	-597 lbs	8-8	0.837	-439 lbs
BC	2-4	0.837	-439 lbs		5-6	0.850	-597 lbs	8-8	0.440	380 lbs
										(-376 lbs)
Webs	2-14	0.259	-1,079 lbs		5-12	0.387	-1,118 lbs	8-10	0.259	-1,079 lbs
	4-13	0.460	-1,758 lbs		8-11	0.460	-1,758 lbs			

Notes:

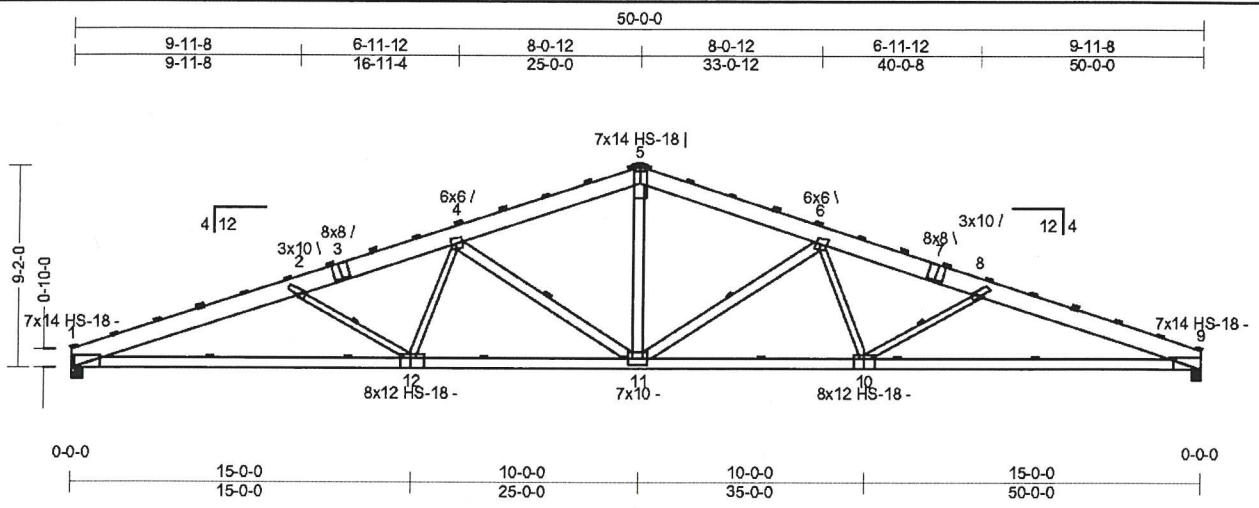
- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Gable requires continuous bottom chord bearing.
- Gable webs placed at 108" OC, U.N.O.
- Attach gable webs with 5x8 20ga plates, U.N.O.
- Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCEA.
- When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 1 psf.
- Design assumes minimum #2 (flat orientation, visually grade) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- Gable must be sheathed on one side or lateral bracing applied appropriately.
- Creep has been considered in the analysis of this truss.
- ⊥ indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 9, 1 may need to be considered.
- Listed wind uplift reactions based on MWFRS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.2.220
Eagle Metal Products
Dallas, TX 75234

Midwest Manufacturing							Truss: p50new JobName: PF STOCK Date: 02/16/17 12:22:55 Page: 1 of 2		
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SPAN 50-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 96 in	WGT/PLY 389 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: TABLE	Bldg Code: IBC 2015/	TC: 0.92 (8-9)	Vert TL: 1.26 in	L / 467	(10-11)	L / 120
TCDL: 4(nake)	TPI 1-2014	BC: 0.97 (12-1)	Vert LL: 1.07 in	L / 549	(10-11)	L / 180
BCLL: 0	Rep Mbr Increase No	Web: 0.80 (5-11)	Horz TL: 0.52 in		9	
BCDL: 1	Lumber D.O.L.: 115%					

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	1	5.5 in	5.83 in	7,043 lbs	-	-1,298 lbs	-1,298 lbs	127 lbs
9	1	5.5 in	5.83 in	7,043 lbs	-	-1,298 lbs	-1,298 lbs	-

Bearing enhancers may be required at the following bearings: Brg #
 See Eagle Metal 'Bearing Enhancer' detail
 for capacity of specific bearing block(s) and connectors: 1
9

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:						
GSL (PSF)	TCLL (PSF)	TCDL (PSF)	BCDL (PSF)	TOTAL (PSF)	(MAX.) O.C. Spacing	B.C. Purlin Spacing
40	24	4	1	29	9'-0"	Sheathed or Purlins at 10'-0", Purlin design by Others.
50	30	4	1	35	8'-0"	Sheathed or Purlins at 10'-0", Purlin design by Others.
70	40	4	1	45	6'-0"	Sheathed or Purlins at 10'-0", Purlin design by Others.

Material

TC: SYP 2400/2.0 2 x 10
 BC: SYP 2400/2.0 2 x 6
 Web: SPF Stud 2 x 4 except:
 SPF #2 2 x 6; 5-11
 SPF 2100/1.8 2 x 6; 4-11, 6-11

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
 BC: Sheathed or Purlins at 10'-0", Purlin design by Others.
 Web: One Midpoint Row: 2-12, 4-11, 6-11, 8-10

Loads

- This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: TABLE psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Cl = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply.
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max. CSI, max. axial force, (max comp. force if different from max. axial force). Only forces greater than 300lbs are shown in this table.

Member	1-2	2-4	4-5	5-6	6-8	8-9	10-11	11-12	12-1
TC	0.925	-15,796 lbf	0.508	-11,252 lbf	0.640	-14,755 lbf	0.823	13,418 lbf	0.968
BC	0.640	-14,755 lbf	0.508	-11,252 lbf	0.925	-15,796 lbf	0.823	13,418 lbf	0.968
Web	0.968	15,445 lbf (-2,760 lbf)	0.823	13,418 lbf (-2,230 lbf)	0.823	13,418 lbf (-2,230 lbf)	0.823	13,418 lbf (-2,230 lbf)	0.968
	0.648	-2,228 lbf	0.803	4,457 lbf (-925 lbf)	0.648	-2,228 lbf	0.783	-4,847 lbf	0.783
	0.558	1,296 lbf (-189 lbf)	0.783	-4,847 lbf	0.558	1,296 lbf (-189 lbf)	0.783	-4,847 lbf	0.783

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

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 Eagle Metal Products
 Dallas, TX 75234

Midwest Manufacturing							Truss: p50new JobName: PF STOCK Date: 02/16/17 12:22:55 Page: 2 of 2		
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SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
50-0-0	4/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	96 in	389 lbs

JSI

1 - 1.01, 2 - 0.89, 3 - 0.98, 4 - 0.91, 5 - 0.70, 6 - 0.91, 7 - 0.98, 8 - 0.89, 9 - 1.01, 10 - 0.95, 11 - 0.90, and 12 - 0.95

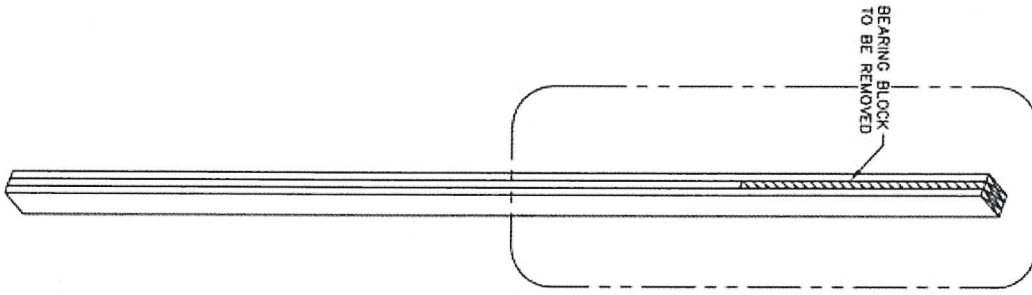
Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 0% (Cq = 1.00).
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 4 psf.
- 5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCCL 1 psf.
- 6) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- 7) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 8) Creep has been considered in the analysis of this truss.
- 9) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- 10) ²⁵ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- 11) Listed wind uplift reactions based on MWFRS Only loading.

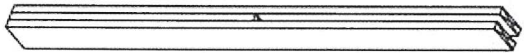
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 Eagle Metal Products
 Dallas, TX 75234

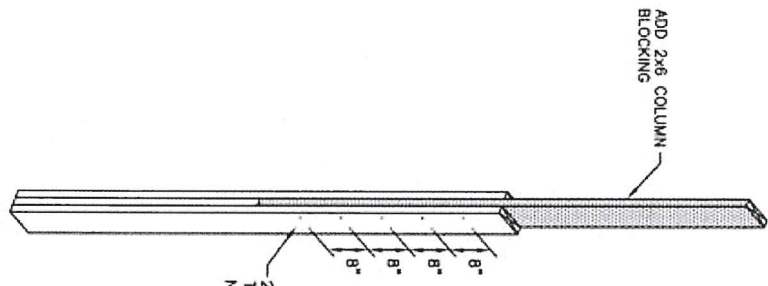
ORIGINAL COLUMN



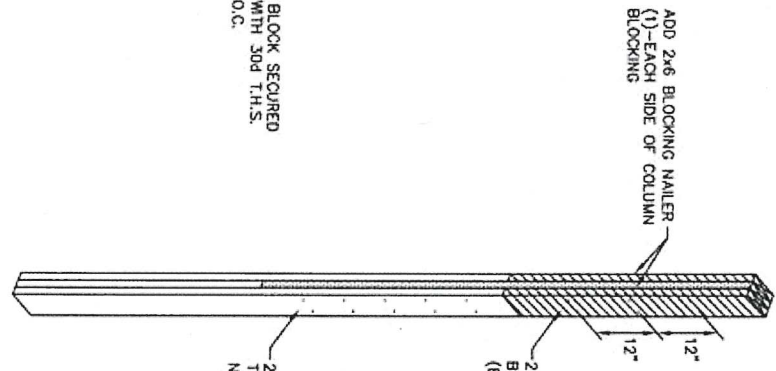
STEP 1
REMOVE CENTER BLOCK



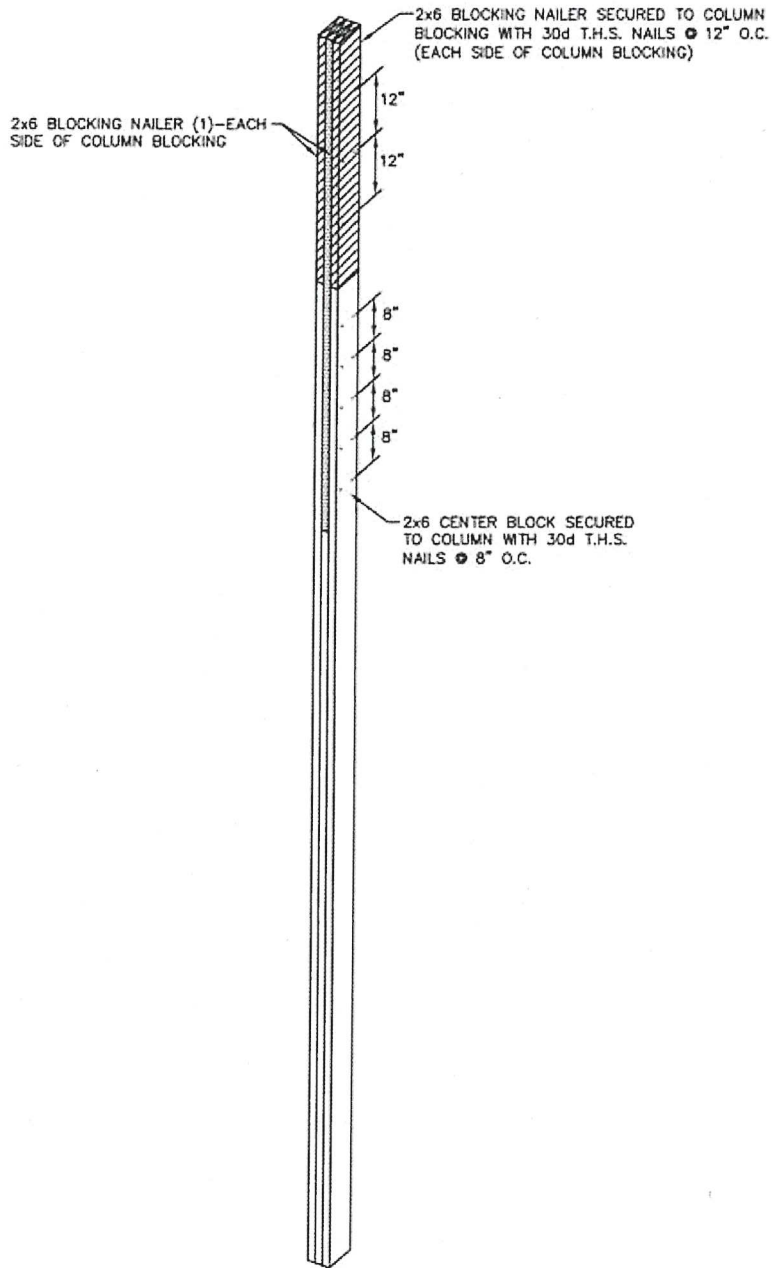
STEP 2
ADD CENTER BLOCK
NAILS @ 8" O.C.



STEP 3
ADD SIDE BLOCKING NAILERS
NAILS @ 12" O.C.



MM ENDWALL COLUMN BLOCKING
ENGINEERING SERVICES
5001 KAYNE RD. SAULT CLARE, MI 49783 (734) 979-0000

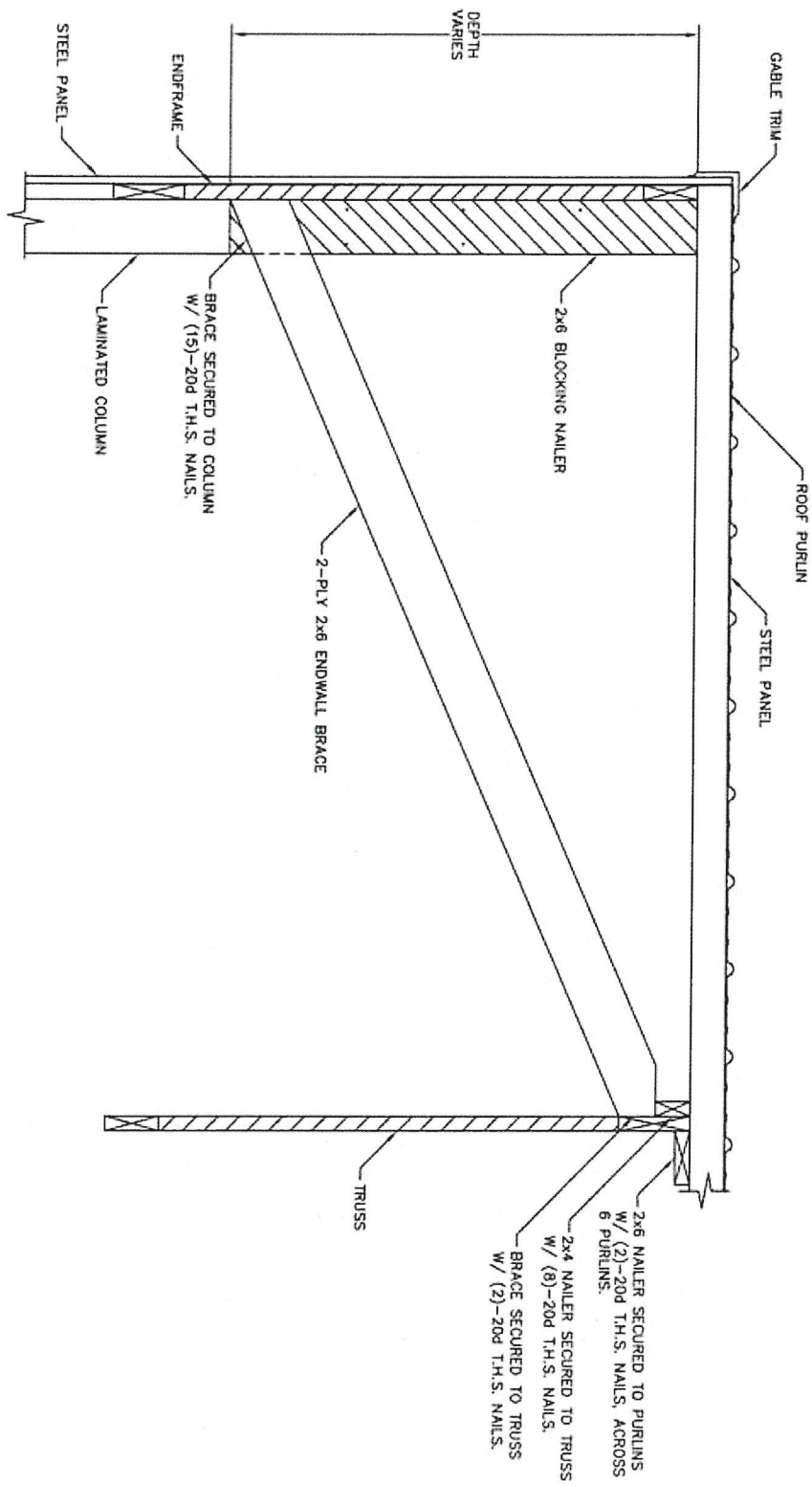


ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL

MM ENGINEERING SERVICES

6511 KANE RD. WAU CLARE, WI 54700 (715) 876-0600



ENDWALL BRACE DETAIL

ENDWALL BRACE DETAIL
MM ENGINEERING SERVICES
5001 KENNEDY RD. SUITE 1000, FT. LAUDERDALE, FL 33309 (754) 978-0000

Date: 04/11/2024 - 4:23 PM
 Design Name: Post Frame Design
 Design ID: 315952490641
 System V Estimate ID: 38285



Section 3, Item A.

Design & Buy™ POST FRAME

Estimated price: \$33,310.48 *

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

How to recall and purchase a saved design at home



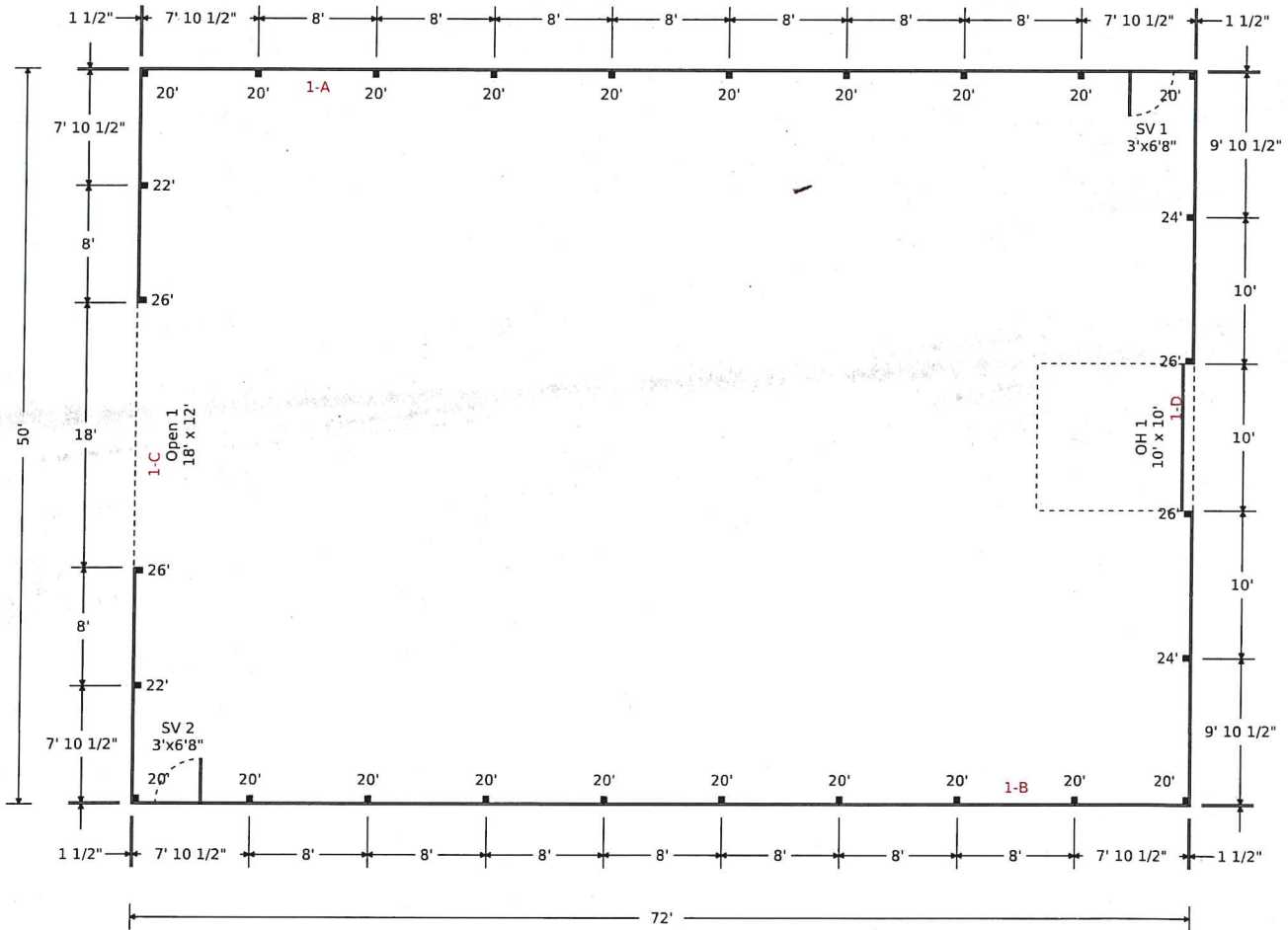
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 315952490641
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 315952490641 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



AIRPORT HANGAR LEASE

This Agreement, made and entered into as of May 03rd, 2024 by and between the City of Watertown, Wisconsin, a Wisconsin Municipal Corporation, hereinafter called the, "Lessor," and Tim Pooler, whose hangar address is 1781 River Dr., Watertown, WI, 53094, hereinafter called the "Lessee(s)."

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

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

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

1. **Property Description:** Hangar No. D0, consisting of land area of 50 feet by 70 feet totaling 3,500 square feet located at the Airport, hereinafter called the "premises."
2. **Hangar Construction:** The Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises provided such buildings or structures conform to the building code requirements of the Wisconsin Department of Commerce and pertinent provisions of any local ordinance then-in effect. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor or Lessor's agent or representative, prior to construction or modification.
3. **Term:** The term of this lease shall commence on 05/03/24 and continue for twenty (20) years from said date. This agreement shall be reevaluated by the Lessor within said term no sooner, nor later, than, five (5) years following the commencement date and every five (5) years thereafter on the same day/month and rents shall be adjusted accordingly.
4. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises; rights and easements herein described a yearly rental of \$.11 cents (\$0.11) per square foot for the land leased, for the total annual charge payable on or before January 31st of each year during the term of this Lease. Failure on the part of the Lessee to pay the rent hereunder within thirty (30) days after the same shall become due, shall authorize the Lessor to provide written notice thereof issued to Lessee's last known or reasonably ascertainable post office address consistent with the terms of Paragraph 16 hereof. It is understood and agreed that the rental rate specified shall be subject to readjustment at the end of each five (5) years of this Lease, provided that any readjustment of rates shall be reasonable and applicable to all Ground Leases in good and active, binding standing with the Airport. Lessee shall have the right to terminate Lease upon written notice issued hereunder within fifteen (15) days of the effective date of any readjustment of rates under this Paragraph.
5. **Non-Exclusive Use:** The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements; the right to install, operate, maintain and store, subject to the approval of the Lessor in the interest of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft; the right of ingress to and egress from the premises, which shall also extend to Lessee's employees, guests and patrons;

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

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

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

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

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

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

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

all risks of accidents to agents, employees, guests, trespassers and self in the pursuit of said uses detailed first written and detailed above. Further, Lessee agrees that Lessor shall in no way be liable for any damage or loss due to any reason other than those set forth in this lease or by virtue of a reckless or negligent act by the Lessor.

22. **Lease Transfer:** The Lessee may not, at any time during the time of this lease, assign or transfer this agreement or any interest contained therein, without the express, written consent of the Lessor.
23. **City of Watertown Not Responsible for Acts or Omissions of Third Parties:** The City of Watertown shall not be responsible or liable to Lessee or any Lessee agents, employees, guests or trespassers for any loss or damage that may be occasioned by or through either the acts or omissions of persons occupying any part of the hangar(s) adjacent to the premises, or tenants in any other part of the hangar or improvements on, near or about the premises under any subleases or similar arrangements then-in effect. Nothing shall preclude Lessee from bringing any action necessary to obtain damages from third parties on the premises if damages are incurred by the Lessee as a result of the actions of such third parties.
24. **Airport Development:** The Lessor reserves the right, in its sole and exclusive discretion, to further develop or improve the Airport as it sees fit without interference or hindrance. If the development or improvement of the Airport requires the relocation of the Lessee, the Lessor agrees to provide a compatible and comparable location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee.
25. **Cumulative Right:** The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law or specifically identified as such hereunder.
26. **Subordination Clause:** This Lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States and/or the State of Wisconsin relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the Airport. Furthermore, this Lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.
27. **No Agency or Partnership:** Nothing in this Lease shall be construed to create any type of partnership, agency or any other type of relationship between the parties other than a "landlord/tenant" relationship.
28. **Entire Agreement/Amendment:** This Lease contains the entire agreement of the parties and there are no other promises, obligations, covenants or conditions in or a part of any other agreement whether oral or written. This Lease may be modified or amended in writing if said writing is signed by each party bound hereunder.
29. **Severability:** If any portion of this Lease shall be held invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable and remain in full force and effect. If a court of competent personal and subject matter jurisdiction finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provisions it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforceable as so limited and done so in the manner most harmonizing to the balance of the agreement.
30. **Arbitration:** Any controversy or claim arising out of or relating to this Lease or any alleged breach thereof, which cannot be settled between the parties, may be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the dispute rendered by the arbitrator(s) shall be final and binding on the parties.

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

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

LESSOR: CITY OF WATERTOWN

LESSEE:

By: _____
Mayor

_____ Tim Pooler

Attest: _____
City Clerk

111 Hospital Drive, Apt.#8
Watertown, WI 53098

Lessee address for communications
pursuant to Agreement:

Tim Pooler

STATE OF WISCONSIN)
) ss.
COUNTY OF JEFFERSON)

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

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

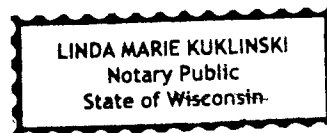
STATE OF WISCONSIN)
) ss.

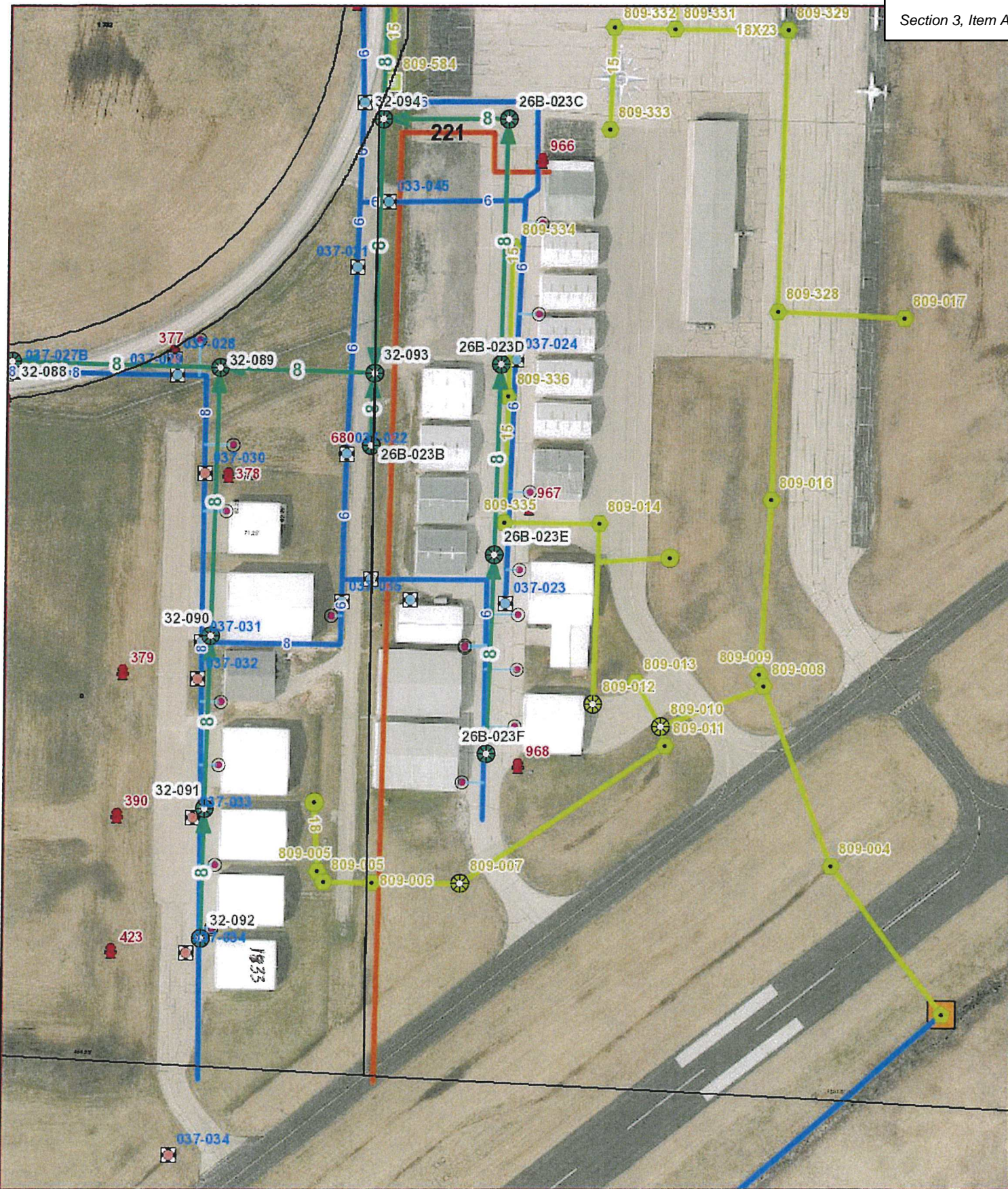
COUNTY OF JEFFERSON)

Personally appeared before me this 3rd day of May, 2024, TIM POOLER, who acknowledged that they are said _____ of _____ and that they, as such TIM POOLER being authorized to do so, executed the foregoing instrument on his own's behalf.

Linda Marie Kuklinski

Notary Public, State of Wisconsin
My commission expires 9/20, 2024





<ul style="list-style-type: none"> Parcels Sanitary Lift Stations Sanitary Manholes Flow Meter Work Orders 	<ul style="list-style-type: none"> Sanitary Sewer Force Main Siphon Interceptor Private Manholes 	<ul style="list-style-type: none"> Private Main Catch Basin Stormwater Manhole Inlet Outfall EOP 	<ul style="list-style-type: none"> GSOF OF OUTLET POF Standpipe 	<ul style="list-style-type: none"> Culvert Detention Basin Stormwater Ditch Stormwater Ponds Stormwater Line
--	--	--	---	--

THE CITY OF WATERTOWN
Quality. Integrity. Respect. Through It.
 City of Watertown Geographic Information System
 Scale: 1 inch = 160 feet
 Scale BAR = 1"
 Printed on: August 12, 2020
 Author: Private User

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.

To: City of Watertown Engineering Department
From: Aaron Koch
Date: April, 10 2024
Subject: Consolidated Industrial Addition Stormwater Memo

For the purposes of notification to the City of Watertown, the following is a summary explaining the stormwater runoff for the proposed Consolidated Industrial Addition located at 1207 Boomer St. in Watertown, WI. The proposed site is tributary to the Rock River and the site improvements consist almost entirely of building roof. The total size of the proposed development is 1.5 acres and will require stormwater BMPs as required by the DNR and City of Watertown.

The City of Watertown requires 60% TSS removal rate for the proposed parking and road areas for redevelopment. The proposed addition will not add additional parking or roadway to the existing site. The proposed building addition is 59,290 S.F in size with the remaining disturbed areas being restored as green space.

The City also requires that peak flow from the 1-yr 24-hr storm in post-development conditions does not exceed the peak flow from the 1-yr 24-hr storm in pre-development conditions and that the peak flow from the 100-yr 24-hr storm in post-development conditions does not exceed the peak flow from the 2-yr 24-hr storm in pre-development conditions. These requirements will be met through the use of a blue roof system utilizing 6 Accutrol Weir Flow controlled flow roof drains each with 2 notches.

Pre-Development Peak Flows

Drainage Area	Area (ac)	CN	Tc (min)	Peak Flows		
				1-year (cfs)	2-year (cfs)	100-year (cfs)
Undeveloped Offsite	1.50	71	6.0*	1.09	1.54	8.21

Post-Development Peak Flows

Drainage Area	Area (ac)	CN	Tc (min)	Peak Flows		
				1-year (cfs)	2-year (cfs)	100-year (cfs)
Proposed Roof	1.36	98	6.0*	4.49	5.08	11.69
Disturbed Green Area	0.14	71	6.0*	0.10	0.14	0.74
Controlled Flow Watts	---	---	---	0.74	0.75	1.02
Proposed Site Discharge	1.5	---	---	0.83	0.88	1.53

* A Tc of 6.0min is used since the actual computed Tc is less than the minimum allowed by TR-55

Comparison of Proposed to Allowable Release Rates

	1-year Release Rate (cfs)	100-year Release Rate (cfs)
Allowable	1.09	1.54
Proposed	0.83	1.53

As shown in the tables above, proposed stormwater quantity BMPs will reduce the peak flow from the post-development conditions to meet pre-development conditions per the City of Watertown requirements. The HydroCAD modeling data and the Proposed Hydrology Exhibit have been attached to this memo.

LOCATION MAP

Consolidated Industrial Addition

Legend

Section 3, Item B.

SITE LOCATION

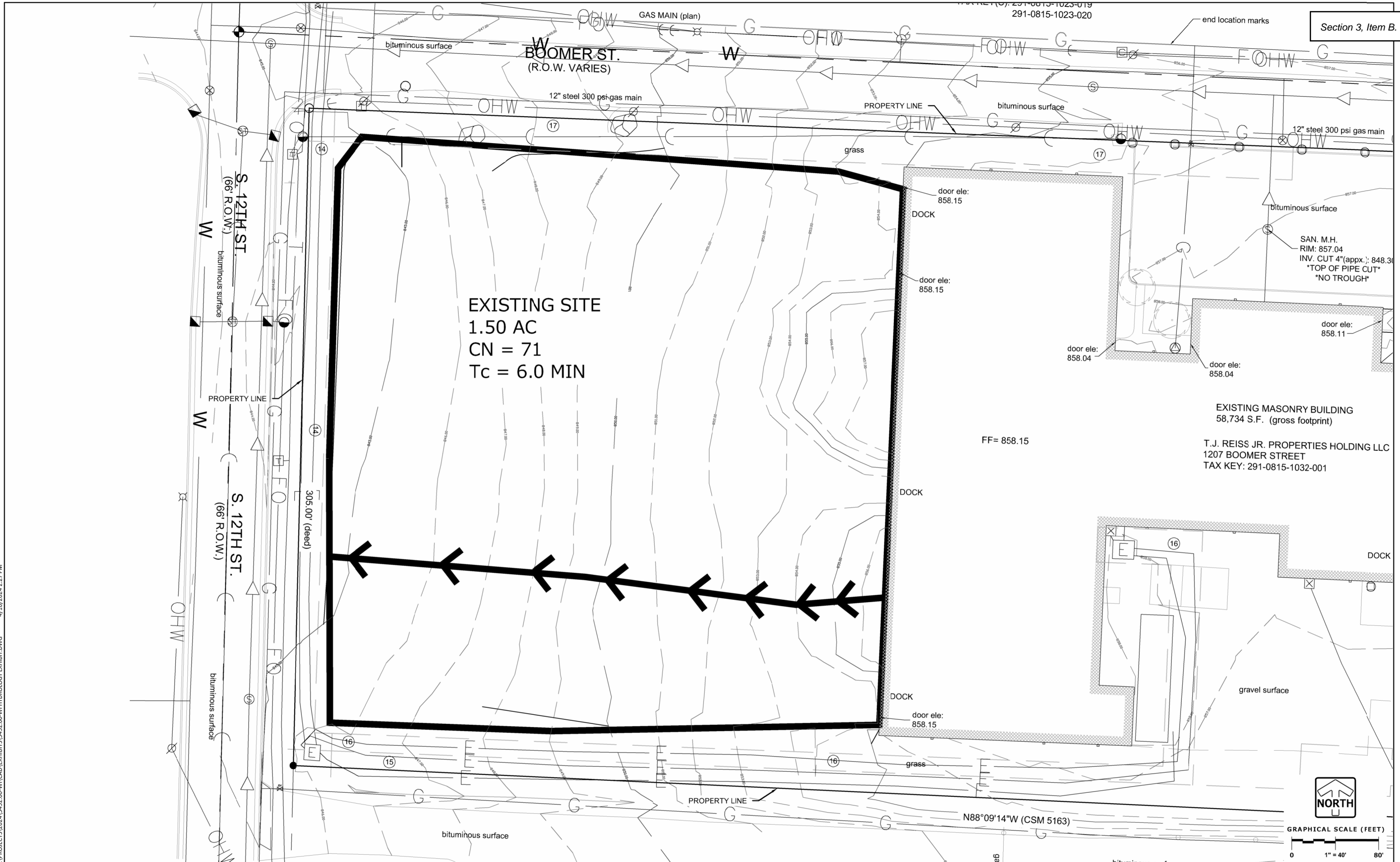
Google Earth

Image © 2024 Airbus

25

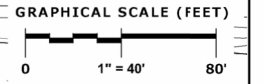
2000 ft





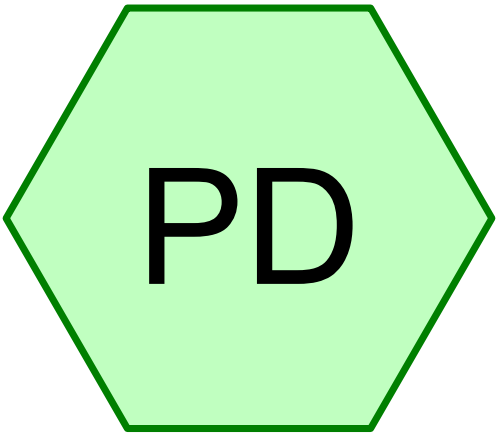
EXISTING SITE
 1.50 AC
 CN = 71
 Tc = 6.0 MIN

EXISTING MASONRY BUILDING
 58,734 S.F. (gross footprint)
 T.J. REISS JR. PROPERTIES HOLDING LLC
 1207 BOOMER STREET
 TAX KEY: 291-0815-1032-001

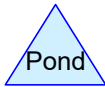
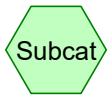


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EXISTING HYDROLOGY - CONSOLIDATED INDUSTRIAL



Pre-Development



Routing Diagram for SITE
Prepared by Pinnacle Engineering Group, Printed 4/10/2024
HydroCAD® 10.00-22 s/n 07894 © 2018 HydroCAD Software Solutions LLC

SITE

Prepared by Pinnacle Engineering Group
 HydroCAD® 10.00-22 s/n 07894 © 2018 HydroCAD Software Solutions LLC

Type II 24-hr 1-YR Rainfall=2.42"

Printed 4/10/2024

Page 2

Summary for Subcatchment PD: Pre-Development

Runoff = 1.09 cfs @ 11.99 hrs, Volume= 0.056 af, Depth= 0.45"

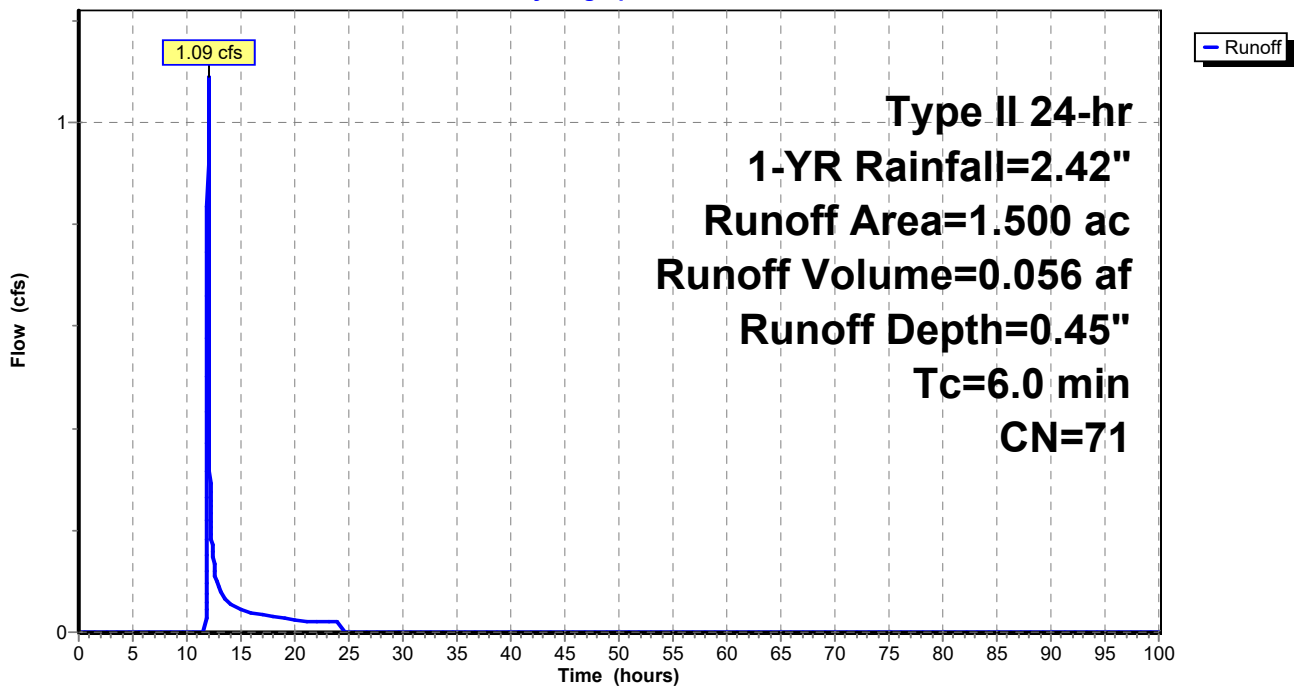
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs
 Type II 24-hr 1-YR Rainfall=2.42"

Area (ac)	CN	Description
* 1.500	71	Grassland, HSG C
1.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment PD: Pre-Development

Hydrograph



SITE

Prepared by Pinnacle Engineering Group
 HydroCAD® 10.00-22 s/n 07894 © 2018 HydroCAD Software Solutions LLC

Type II 24-hr 2-YR Rainfall=2.73"

Printed 4/10/2024

Page 3

Summary for Subcatchment PD: Pre-Development

Runoff = 1.54 cfs @ 11.99 hrs, Volume= 0.076 af, Depth= 0.61"

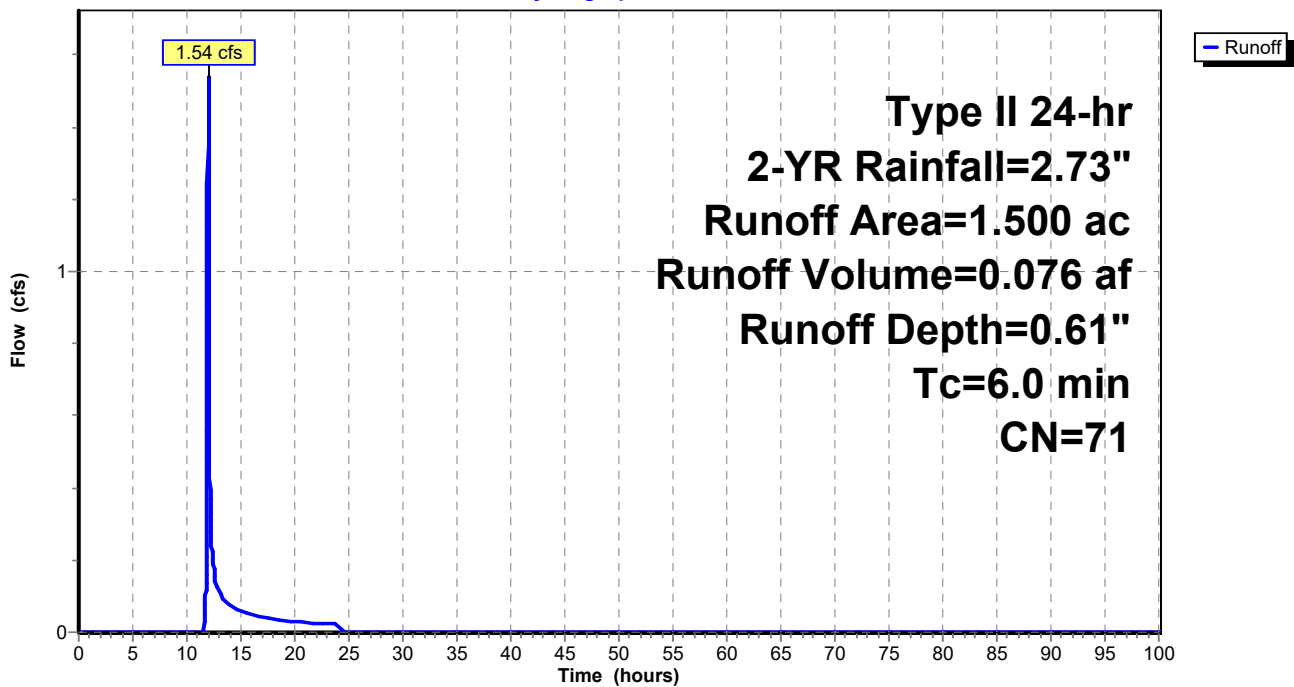
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 Type II 24-hr 2-YR Rainfall=2.73"

Area (ac)	CN	Description
* 1.500	71	Grassland, HSG C
1.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment PD: Pre-Development

Hydrograph



SITE

Prepared by Pinnacle Engineering Group
 HydroCAD® 10.00-22 s/n 07894 © 2018 HydroCAD Software Solutions LLC

Type II 24-hr 100-YR Rainfall=6.20"

Printed 4/10/2024

Page 4

Summary for Subcatchment PD: Pre-Development

Runoff = 8.21 cfs @ 11.97 hrs, Volume= 0.383 af, Depth= 3.06"

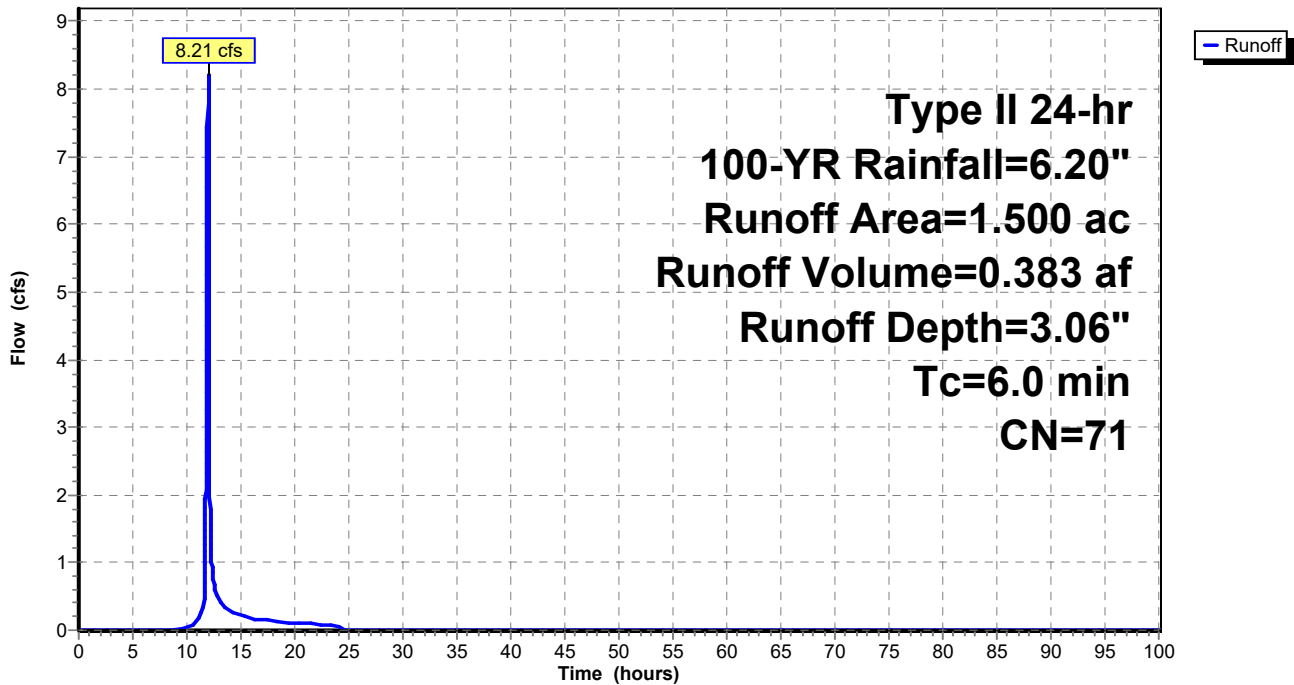
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 Type II 24-hr 100-YR Rainfall=6.20"

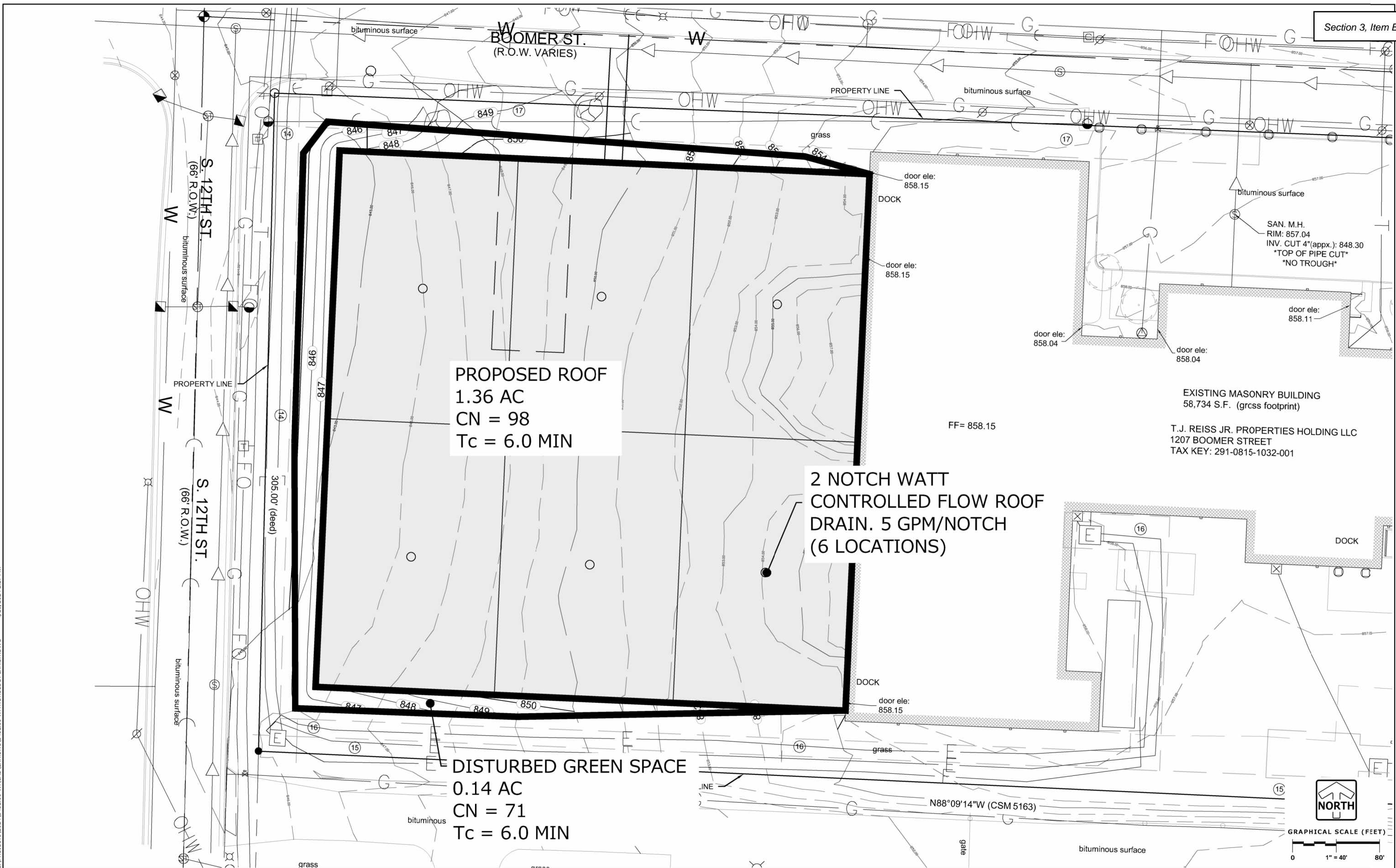
Area (ac)	CN	Description
* 1.500	71	Grassland, HSG C
1.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment PD: Pre-Development

Hydrograph





PROPOSED ROOF
 1.36 AC
 CN = 98
 Tc = 6.0 MIN

**2 NOTCH WATT
 CONTROLLED FLOW ROOF
 DRAIN. 5 GPM/NOTCH
 (6 LOCATIONS)**

DISTURBED GREEN SPACE
 0.14 AC
 CN = 71
 Tc = 6.0 MIN

EXISTING MASONRY BUILDING
 58,734 S.F. (grcss footprint)
 T.J. REISS JR. PROPERTIES HOLDING LLC
 1207 BOOMER STREET
 TAX KEY: 291-0815-1032-001

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PROPOSED HYDROLOGY - CONSOLIDATED INDUSTRIAL



Accutrol Weirs

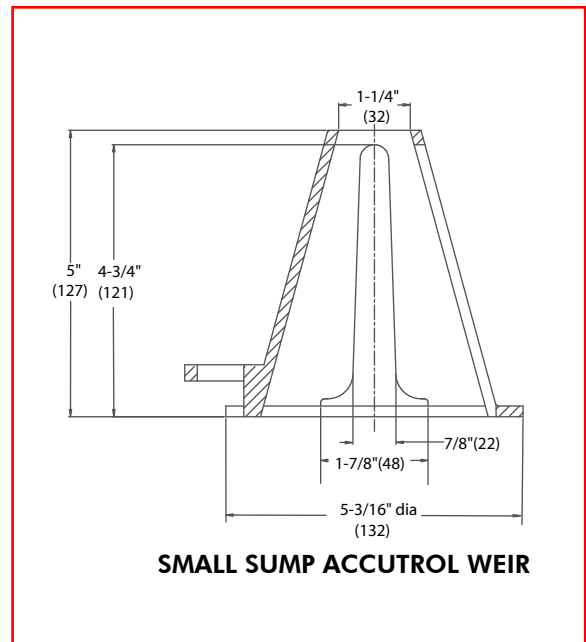
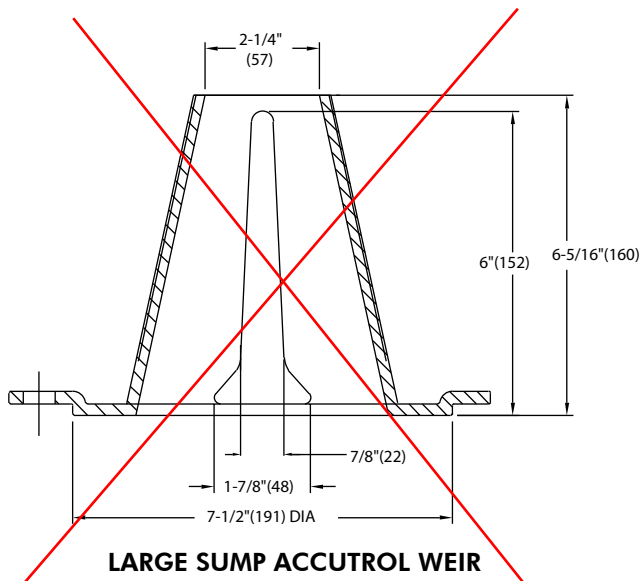
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Flow Control for Roof Drains

ACCUTROL WEIR FLOW CONTROL

SPECIFICATION: Watts Drainage Products epoxy coated cast iron Accutrol Weir is designed with parabolic openings which limit the flow of rain water off a roof. Each weir slot controls flow to 5 gpm per inch of head to a maximum of 30 gpm at 6" head(for large sump), 25 gpm at 5" head(for small sump) . The Accutrol Weir is secured to the flashing clamp of the roof drain. The Accutrol Weir is available with 1 to 4 slots for the large sump drain and up to 3 slots for the small sump drain.

For Large Sump Roof Drains Specify the "-A" option and number of slots required. (ie. "RD-100-A2" for two slot weir)
For Small Sump Roof Drains Specify the "-A" option and number of slots required. (ie. "RD-200-A1" for one slot weir)



1 GMP = 448.8 CFS
 1" HEAD = 5 GPM = 0.011 CFS
 4-3/4" HEAD = 18.75 GPM = 0.042 CFS

***ABOVE 5" HEAD 1-1/4"-DIA ORIFICE AT TOP OF STRUCTURE IS USED**

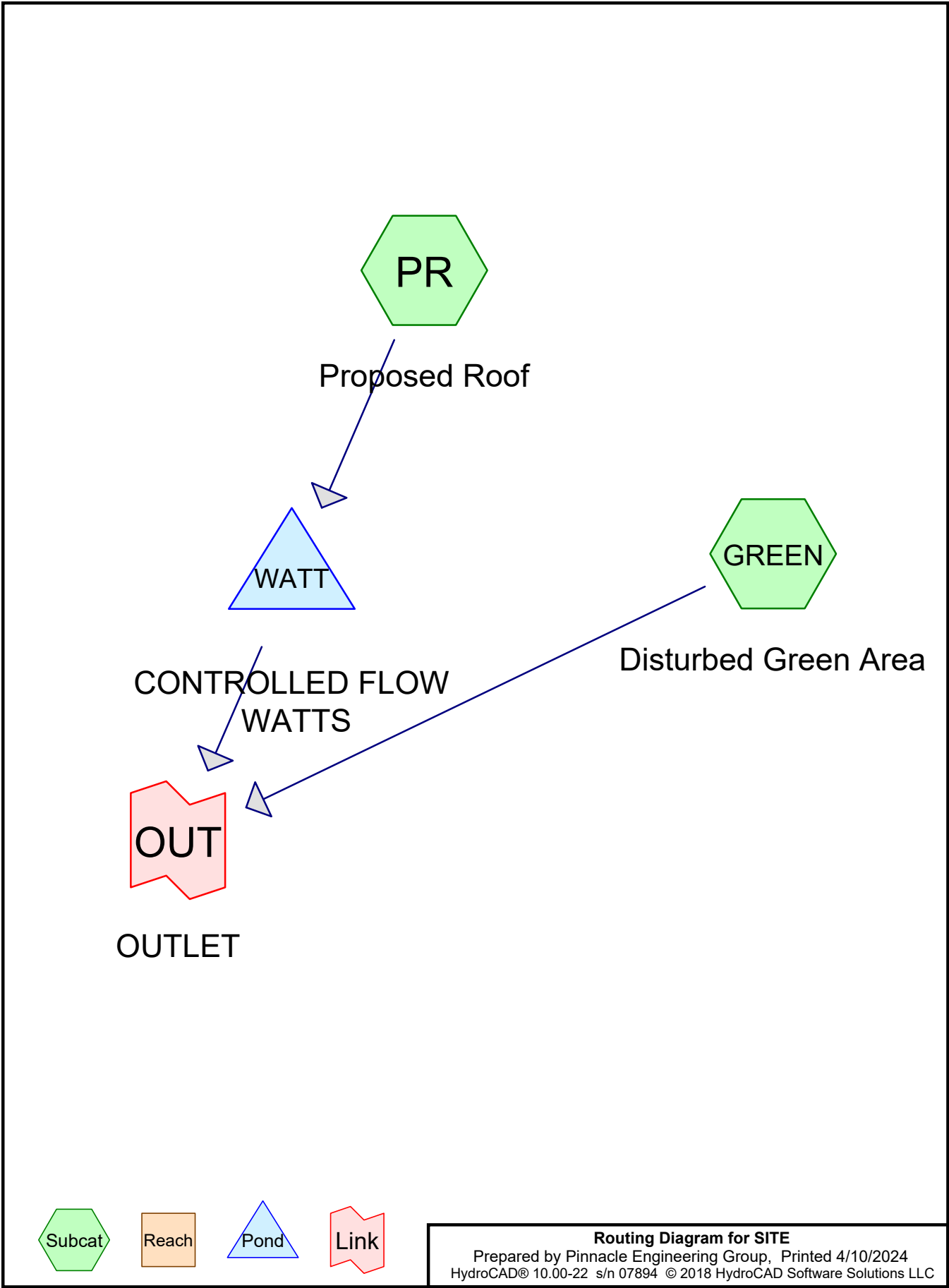
Job Name _____ Contractor _____
 Job Location _____ Contractor's P.O. No. _____
 Engineer _____ Representative _____

WATTS Drainage reserves the right to modify or change product design or construction without prior notice and without incurring any obligation to make similar changes and modifications to products previously or subsequently sold. See your WATTS Drainage representative for any clarification. Dimensions are subject to manufacturing tolerances.



CANADA: 5435 North Service Road, Burlington, ON, L7L 5H7 TEL: 905-332-6718 TOLL-FREE: 1-888-208-8927 Website: www.wattsdrainage.ca





SITE

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Type II 24-hr 1-YR Rainfall=2.42"

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Page 2

Summary for Subcatchment GREEN: Disturbed Green Area

Runoff = 0.10 cfs @ 11.99 hrs, Volume= 0.005 af, Depth= 0.45"

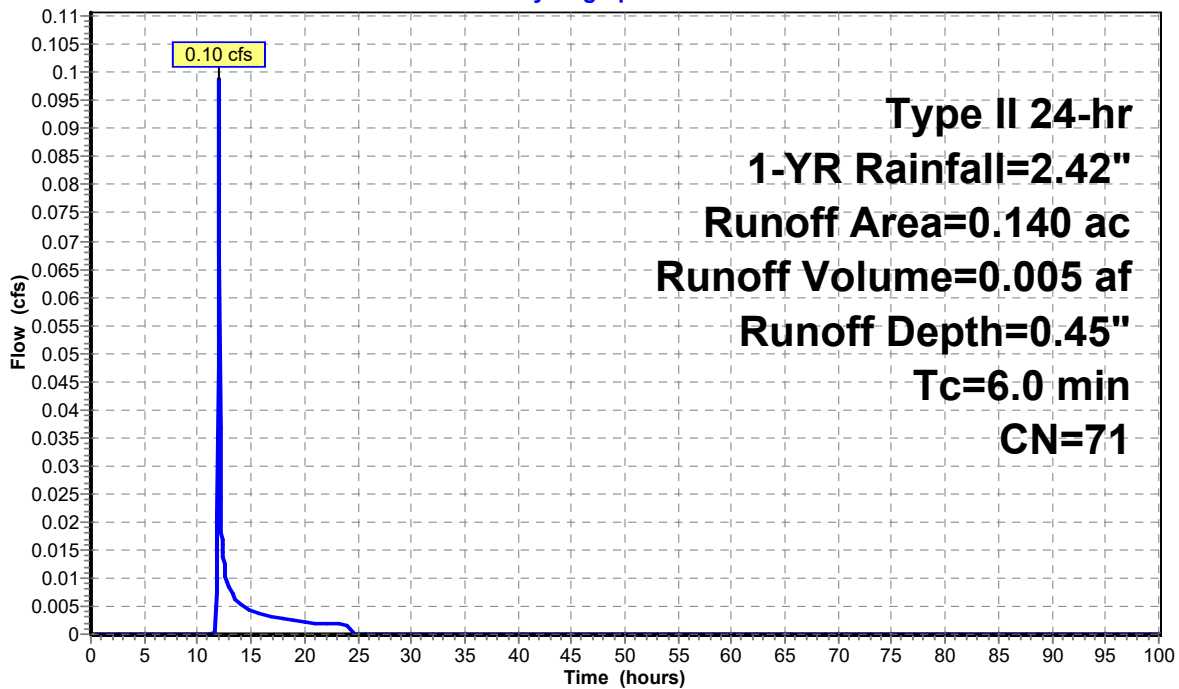
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-YR Rainfall=2.42"

Area (ac)	CN	Description
* 0.140	71	Grassland, HSG C
0.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment GREEN: Disturbed Green Area

Hydrograph



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Type II 24-hr 1-YR Rainfall=2.42"

Printed 4/10/2024

Page 3

Summary for Subcatchment PR: Proposed Roof

Runoff = 4.49 cfs @ 11.96 hrs, Volume= 0.248 af, Depth= 2.19"

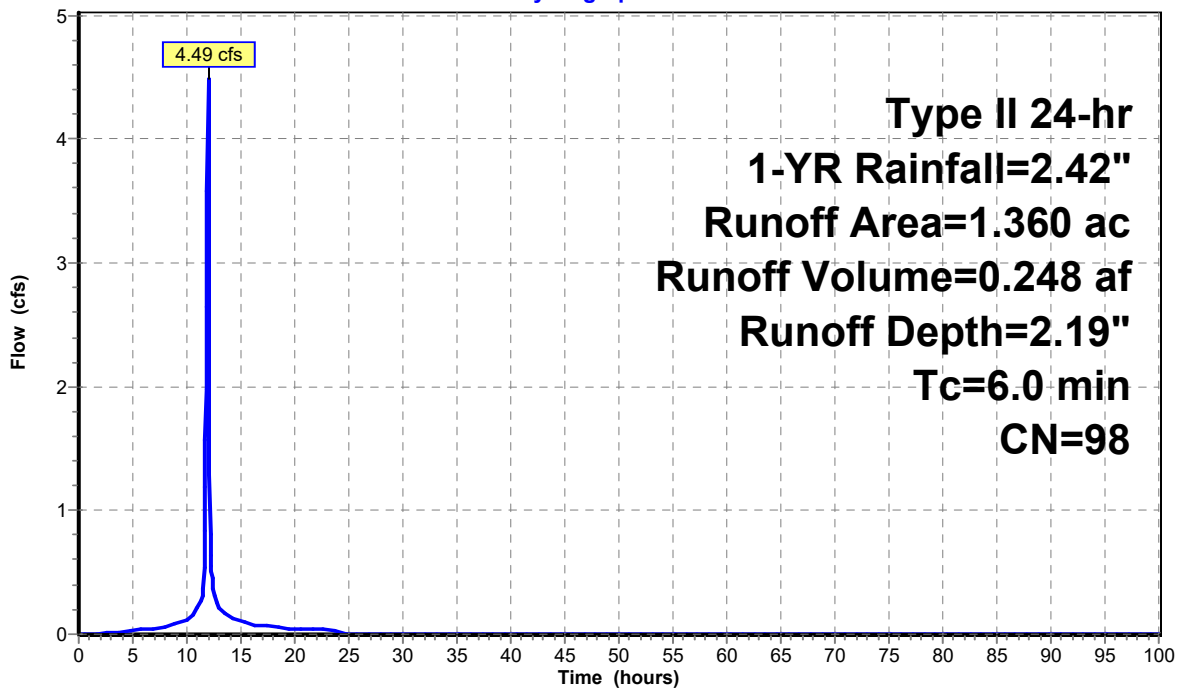
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-YR Rainfall=2.42"

Area (ac)	CN	Description
* 1.360	98	Building Addition
1.360		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment PR: Proposed Roof

Hydrograph



SITE

Type II 24-hr 1-YR Rainfall=2.42"

Prepared by Pinnacle Engineering Group

Printed 4/10/2024

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Page 4

Summary for Pond WATT: CONTROLLED FLOW WATTS

Inflow Area = 1.360 ac, 100.00% Impervious, Inflow Depth = 2.19" for 1-YR event
 Inflow = 4.49 cfs @ 11.96 hrs, Volume= 0.248 af
 Outflow = 0.74 cfs @ 12.17 hrs, Volume= 0.248 af, Atten= 83%, Lag= 12.5 min
 Primary = 0.74 cfs @ 12.17 hrs, Volume= 0.248 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.56' @ 12.17 hrs Surf.Area= 18,699 sf Storage= 3,480 cf

Plug-Flow detention time= 28.7 min calculated for 0.248 af (100% of inflow)
 Center-of-Mass det. time= 28.7 min (787.6 - 758.9)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	20,000 cf	1.00'H Prismatic Z=50.0 x 6

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	6.0" Horiz. Orifice/Grate X 6.00 C= 0.600 Limited to weir flow at low heads
#2	Device 1	100.00'	2 - 5GPM NOTCH PER FIXTURE X 6.00 Head (feet) 0.00 0.08 0.42 Disch. (cfs) 0.000 0.022 0.110
#3	Device 1	100.42'	1.2" Horiz. Orifice/Grate X 6.00 C= 0.600 Limited to weir flow at low heads
#4	Primary	100.80'	6.0" Horiz. OVERFLOW X 6.00 C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.74 cfs @ 12.17 hrs HW=100.56' (Free Discharge)

- 1=Orifice/Grate (Passes 0.74 cfs of 4.24 cfs potential flow)
- 2=2 - 5GPM NOTCH PER FIXTURE (Custom Controls 0.66 cfs)
- 3=Orifice/Grate (Orifice Controls 0.08 cfs @ 1.79 fps)
- 4=OVERFLOW (Controls 0.00 cfs)

SITE

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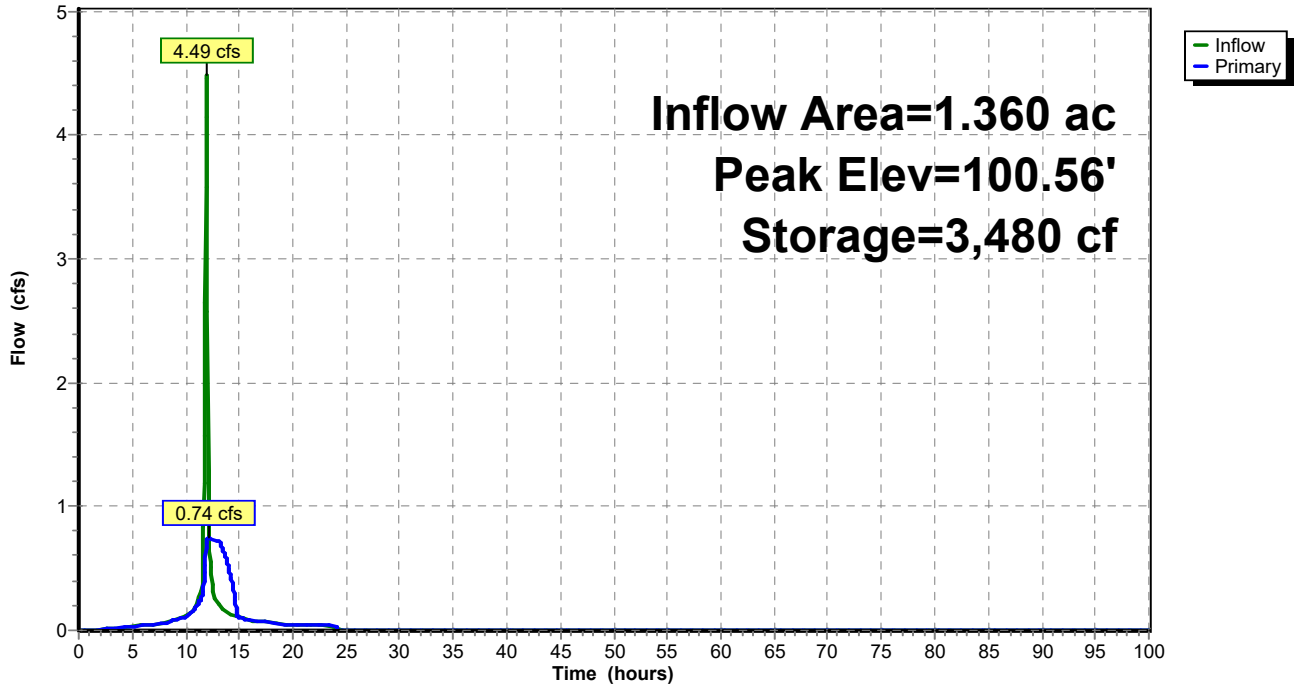
Type II 24-hr 1-YR Rainfall=2.42"

Printed 4/10/2024

Page 5

Pond WATT: CONTROLLED FLOW WATTS

Hydrograph



SITE

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Type II 24-hr 1-YR Rainfall=2.42"

Printed 4/10/2024

Page 6

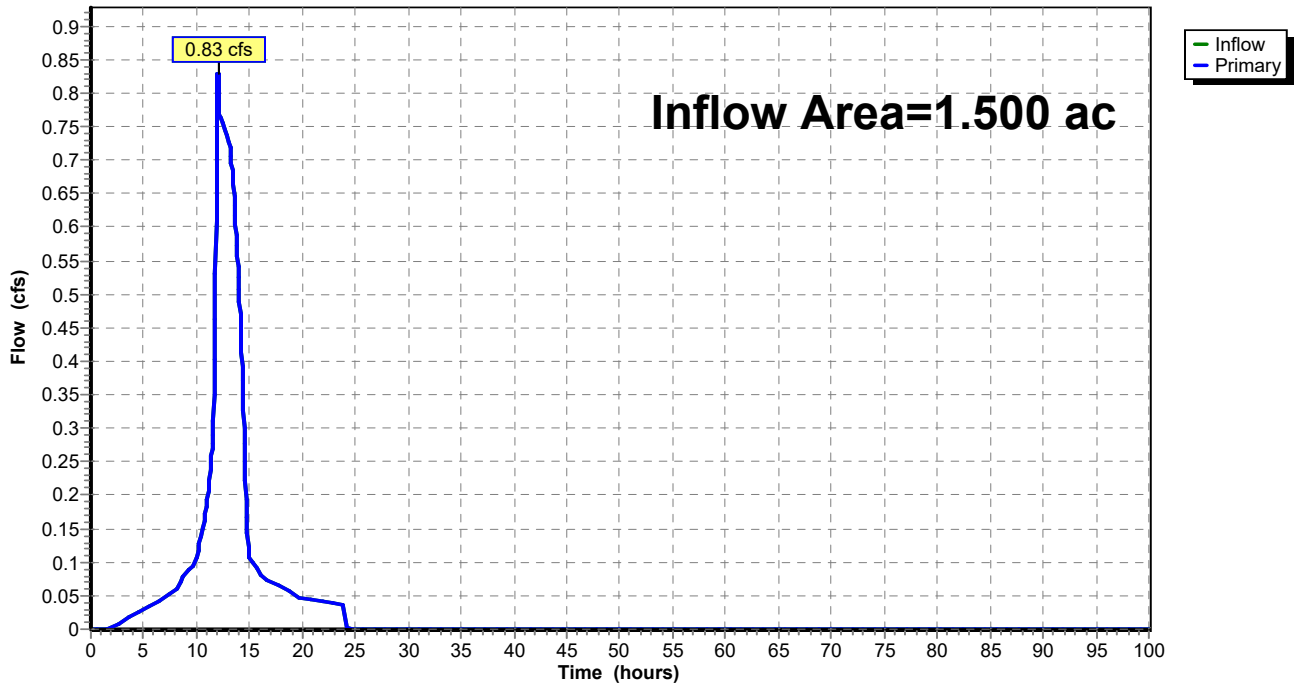
Summary for Link OUT: OUTLET

Inflow Area = 1.500 ac, 90.67% Impervious, Inflow Depth = 2.03" for 1-YR event
Inflow = 0.83 cfs @ 12.01 hrs, Volume= 0.254 af
Primary = 0.83 cfs @ 12.01 hrs, Volume= 0.254 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs

Link OUT: OUTLET

Hydrograph



SITE

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Type II 24-hr 2-YR Rainfall=2.73"

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Page 7

Summary for Subcatchment GREEN: Disturbed Green Area

Runoff = 0.14 cfs @ 11.99 hrs, Volume= 0.007 af, Depth= 0.61"

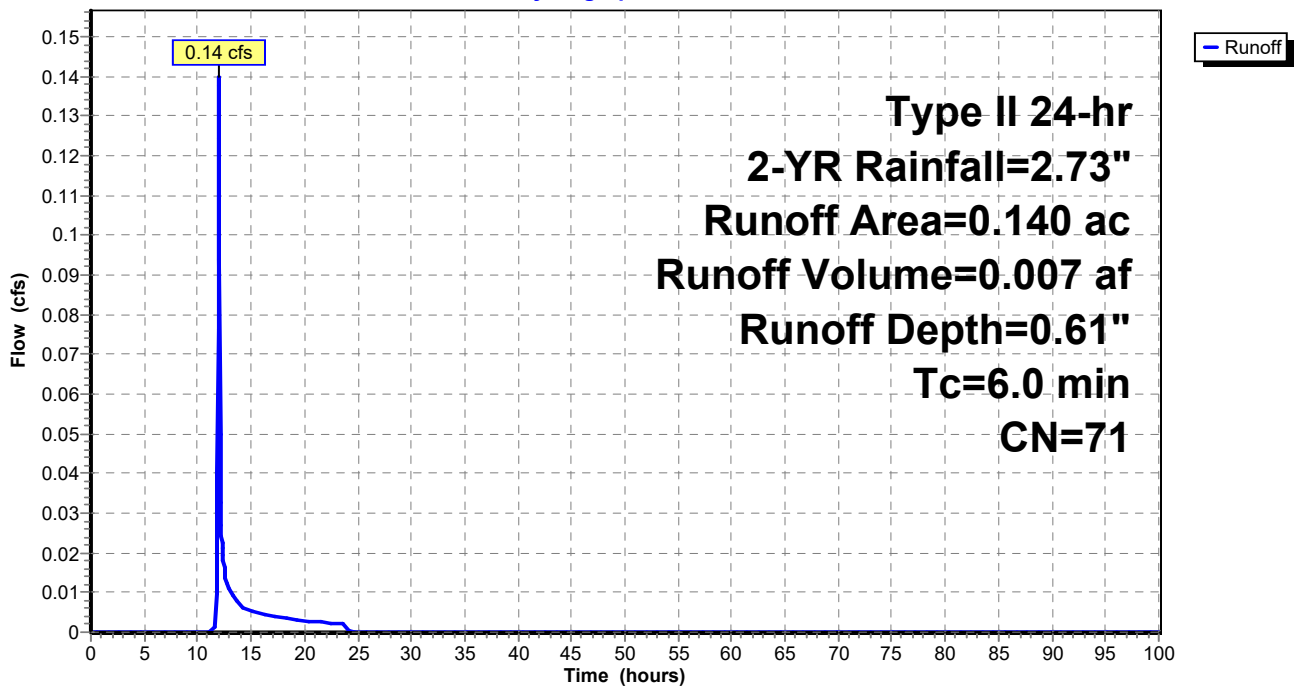
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-YR Rainfall=2.73"

Area (ac)	CN	Description
* 0.140	71	Grassland, HSG C
0.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment GREEN: Disturbed Green Area

Hydrograph



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Type II 24-hr 2-YR Rainfall=2.73"

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Page 8

Summary for Subcatchment PR: Proposed Roof

Runoff = 5.08 cfs @ 11.96 hrs, Volume= 0.283 af, Depth= 2.50"

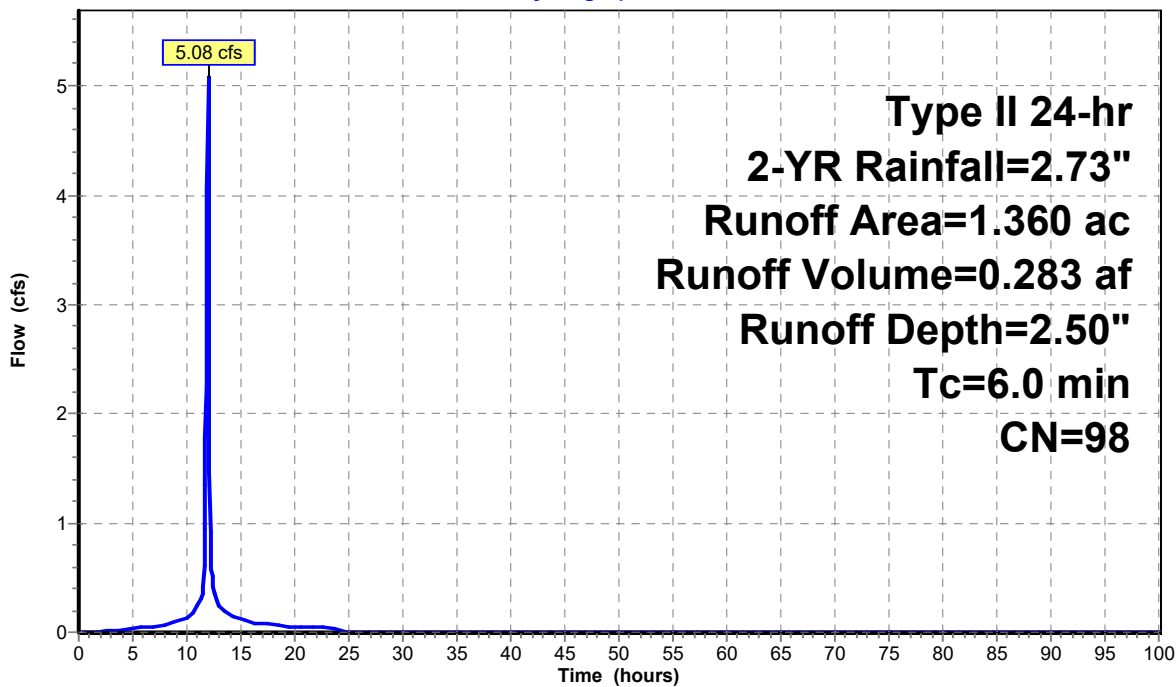
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-YR Rainfall=2.73"

Area (ac)	CN	Description
* 1.360	98	Building Addition
1.360		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment PR: Proposed Roof

Hydrograph



SITE

Type II 24-hr 2-YR Rainfall=2.73"

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Page 9

Summary for Pond WATT: CONTROLLED FLOW WATTS

Inflow Area = 1.360 ac, 100.00% Impervious, Inflow Depth = 2.50" for 2-YR event
 Inflow = 5.08 cfs @ 11.96 hrs, Volume= 0.283 af
 Outflow = 0.75 cfs @ 12.20 hrs, Volume= 0.283 af, Atten= 85%, Lag= 14.0 min
 Primary = 0.75 cfs @ 12.20 hrs, Volume= 0.283 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.59' @ 12.20 hrs Surf.Area= 20,829 sf Storage= 4,091 cf

Plug-Flow detention time= 33.8 min calculated for 0.283 af (100% of inflow)
 Center-of-Mass det. time= 33.8 min (789.8 - 756.0)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	20,000 cf	1.00'H Prismatic Z=50.0 x 6

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	6.0" Horiz. Orifice/Grate X 6.00 C= 0.600 Limited to weir flow at low heads
#2	Device 1	100.00'	2 - 5GPM NOTCH PER FIXTURE X 6.00 Head (feet) 0.00 0.08 0.42 Disch. (cfs) 0.000 0.022 0.110
#3	Device 1	100.42'	1.2" Horiz. Orifice/Grate X 6.00 C= 0.600 Limited to weir flow at low heads
#4	Primary	100.80'	6.0" Horiz. OVERFLOW X 6.00 C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.75 cfs @ 12.20 hrs HW=100.59' (Free Discharge)

- 1=Orifice/Grate (Passes 0.75 cfs of 4.35 cfs potential flow)
- 2=2 - 5GPM NOTCH PER FIXTURE (Custom Controls 0.66 cfs)
- 3=Orifice/Grate (Orifice Controls 0.09 cfs @ 1.98 fps)
- 4=OVERFLOW (Controls 0.00 cfs)

SITE

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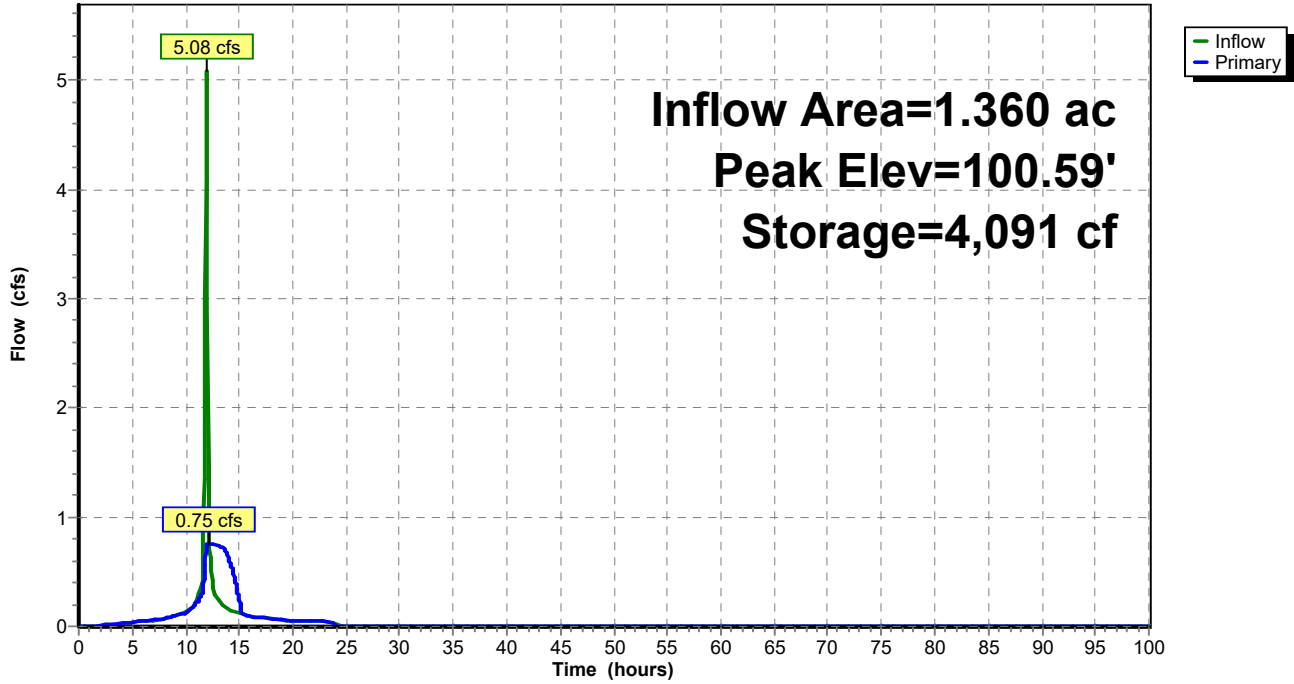
Type II 24-hr 2-YR Rainfall=2.73"

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Pond WATT: CONTROLLED FLOW WATTS

Hydrograph



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Type II 24-hr 2-YR Rainfall=2.73"

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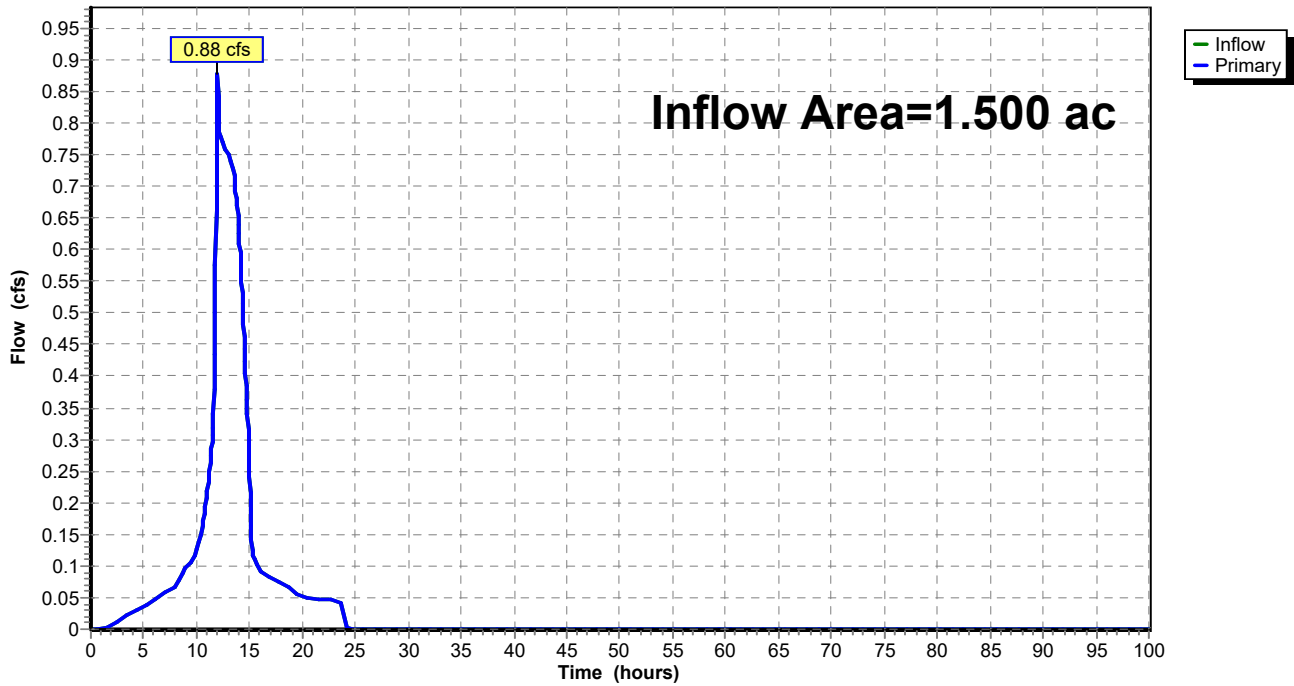
Summary for Link OUT: OUTLET

Inflow Area = 1.500 ac, 90.67% Impervious, Inflow Depth = 2.32" for 2-YR event
Inflow = 0.88 cfs @ 12.00 hrs, Volume= 0.290 af
Primary = 0.88 cfs @ 12.00 hrs, Volume= 0.290 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs

Link OUT: OUTLET

Hydrograph



SITE

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Type II 24-hr 100-YR Rainfall=6.20"

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Summary for Subcatchment GREEN: Disturbed Green Area

Runoff = 0.74 cfs @ 11.97 hrs, Volume= 0.036 af, Depth= 3.06"

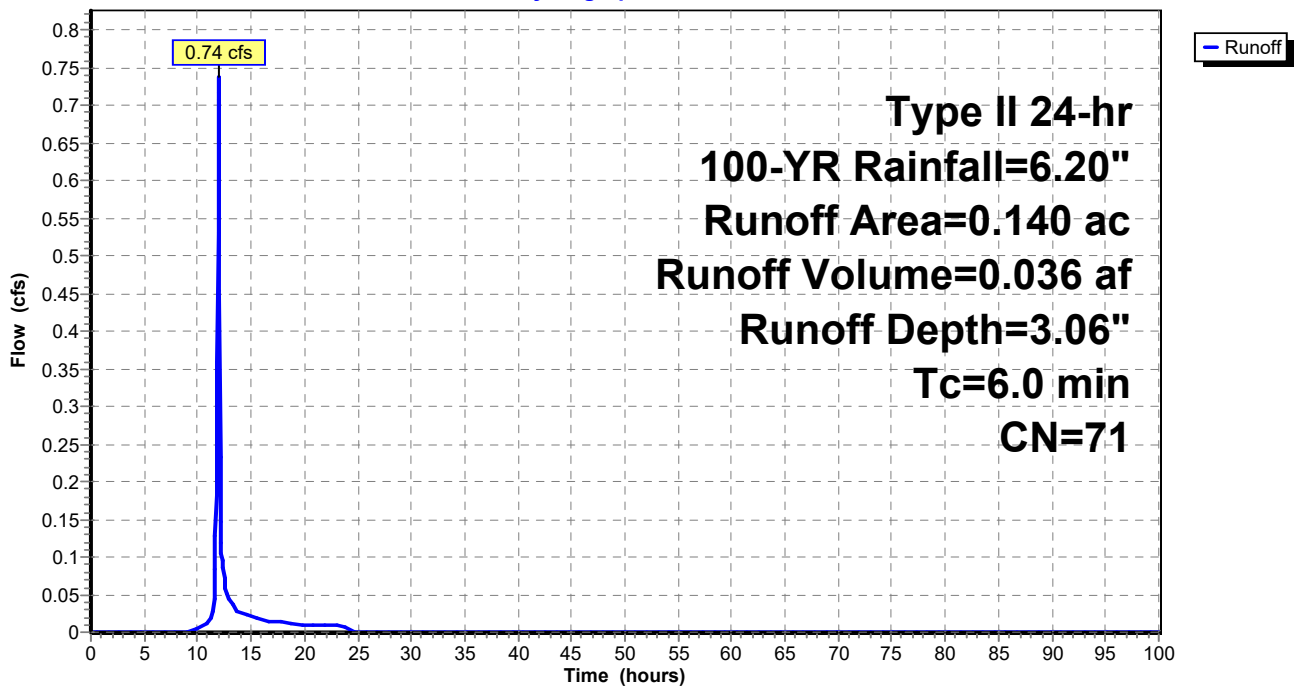
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-YR Rainfall=6.20"

Area (ac)	CN	Description
* 0.140	71	Grassland, HSG C
0.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment GREEN: Disturbed Green Area

Hydrograph



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Type II 24-hr 100-YR Rainfall=6.20"

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Summary for Subcatchment PR: Proposed Roof

Runoff = 11.69 cfs @ 11.96 hrs, Volume= 0.676 af, Depth= 5.96"

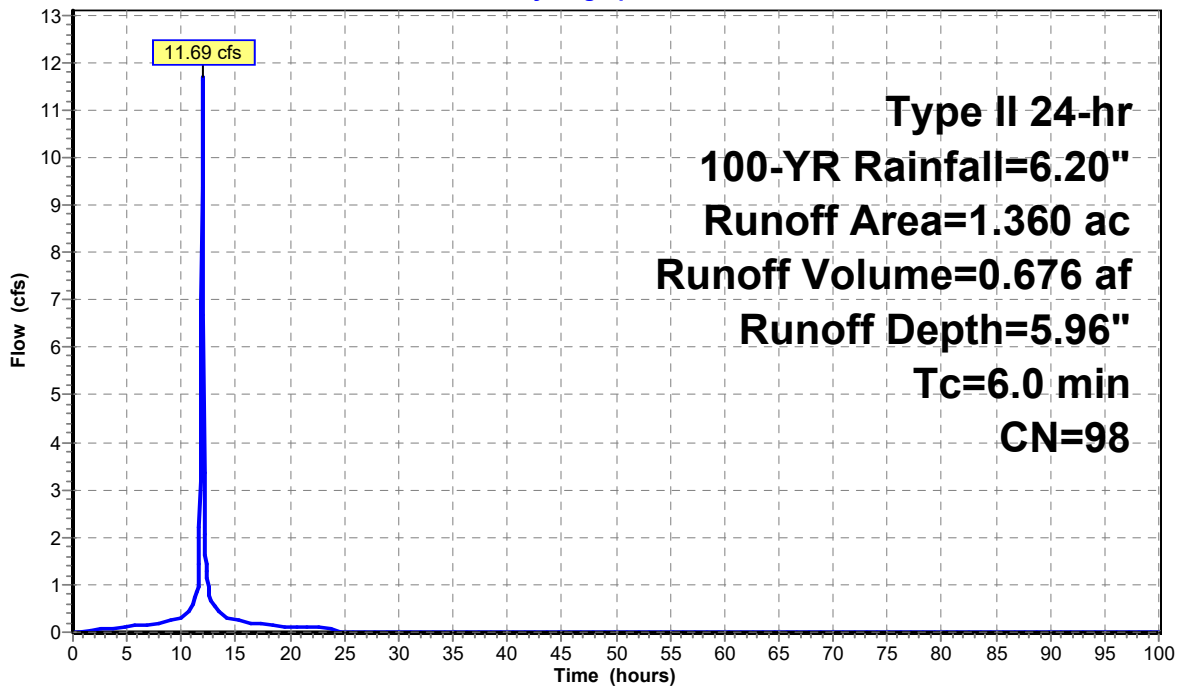
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-YR Rainfall=6.20"

Area (ac)	CN	Description
* 1.360	98	Building Addition
1.360		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed

Subcatchment PR: Proposed Roof

Hydrograph



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Type II 24-hr 100-YR Rainfall=6.20"

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Summary for Pond WATT: CONTROLLED FLOW WATTS

Inflow Area = 1.360 ac, 100.00% Impervious, Inflow Depth = 5.96" for 100-YR event
 Inflow = 11.69 cfs @ 11.96 hrs, Volume= 0.676 af
 Outflow = 1.02 cfs @ 12.45 hrs, Volume= 0.676 af, Atten= 91%, Lag= 29.1 min
 Primary = 1.02 cfs @ 12.45 hrs, Volume= 0.676 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.84' @ 12.45 hrs Surf.Area= 41,984 sf Storage= 11,706 cf

Plug-Flow detention time= 99.2 min calculated for 0.675 af (100% of inflow)
 Center-of-Mass det. time= 99.2 min (839.7 - 740.5)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	20,000 cf	1.00'H Prismatic Z=50.0 x 6

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	6.0" Horiz. Orifice/Grate X 6.00 C= 0.600 Limited to weir flow at low heads
#2	Device 1	100.00'	2 - 5GPM NOTCH PER FIXTURE X 6.00 Head (feet) 0.00 0.08 0.42 Disch. (cfs) 0.000 0.022 0.110
#3	Device 1	100.42'	1.2" Horiz. Orifice/Grate X 6.00 C= 0.600 Limited to weir flow at low heads
#4	Primary	100.80'	6.0" Horiz. OVERFLOW X 6.00 C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.02 cfs @ 12.45 hrs HW=100.84' (Free Discharge)

- 1=Orifice/Grate (Passes 0.81 cfs of 5.19 cfs potential flow)
- 2=2 - 5GPM NOTCH PER FIXTURE (Custom Controls 0.66 cfs)
- 3=Orifice/Grate (Orifice Controls 0.15 cfs @ 3.11 fps)
- 4=OVERFLOW (Weir Controls 0.21 cfs @ 0.62 fps)

SITE

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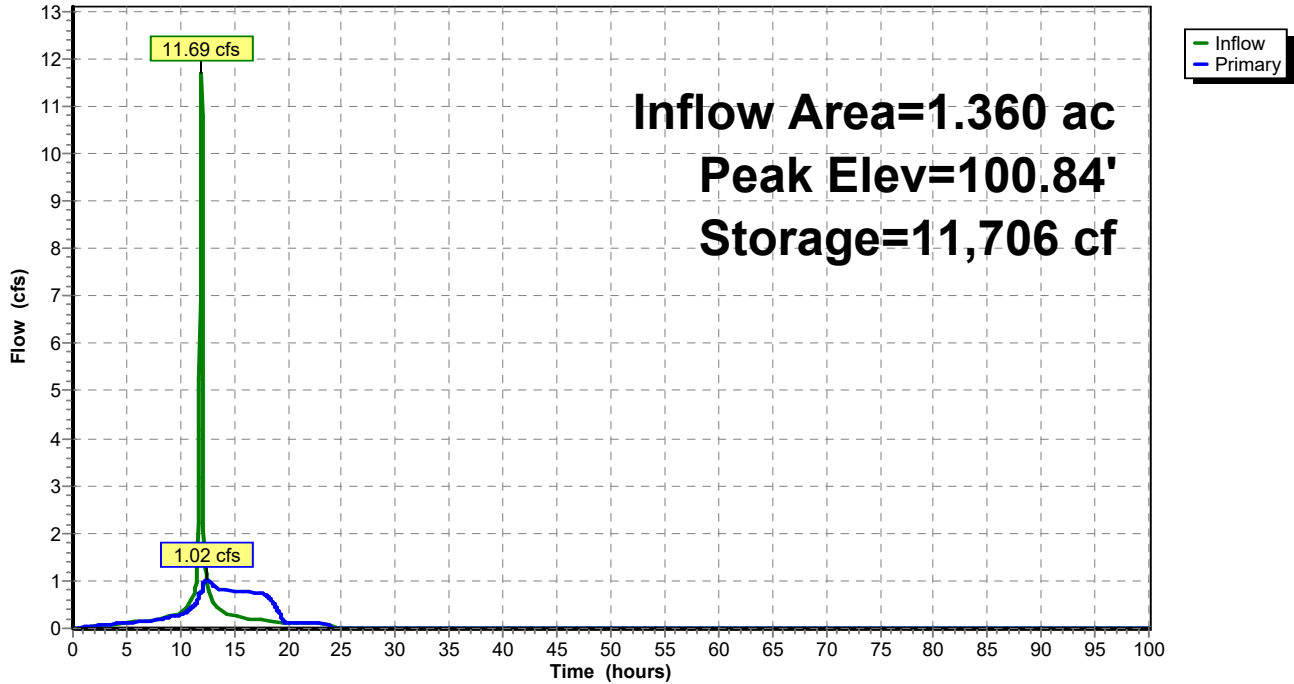
Type II 24-hr 100-YR Rainfall=6.20"

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Pond WATT: CONTROLLED FLOW WATTS

Hydrograph



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Type II 24-hr 100-YR Rainfall=6.20"

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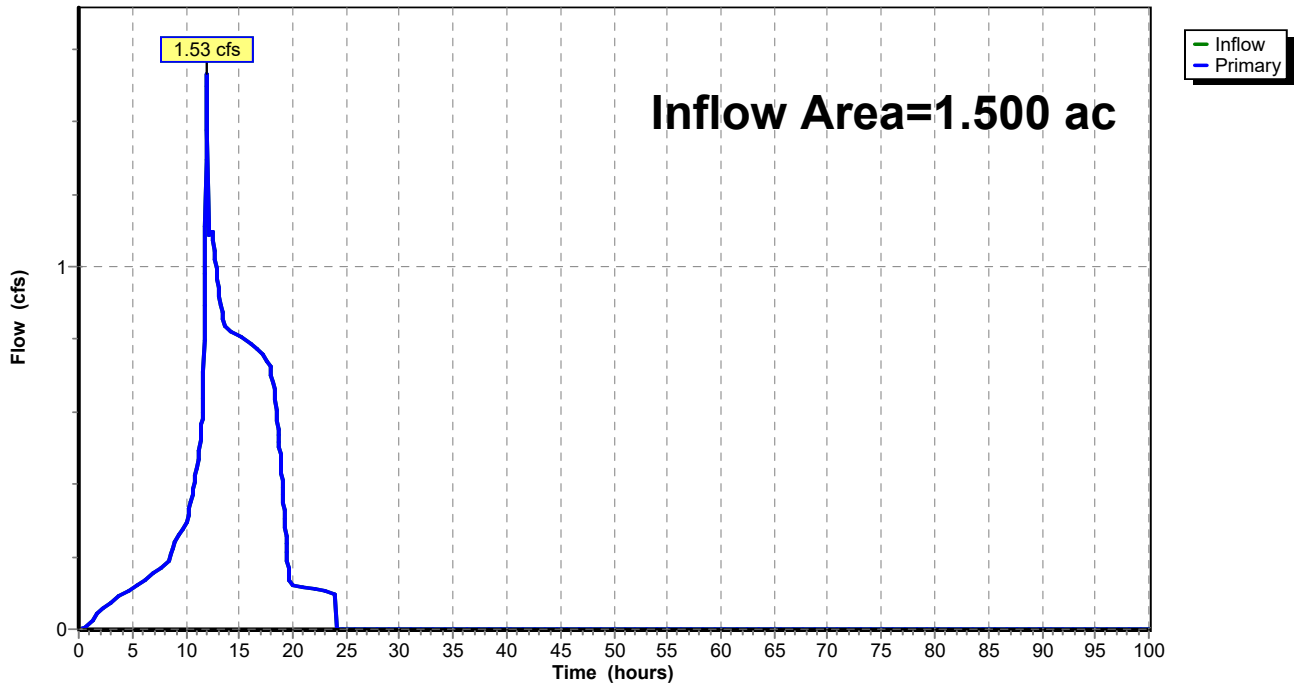
Summary for Link OUT: OUTLET

Inflow Area = 1.500 ac, 90.67% Impervious, Inflow Depth = 5.69" for 100-YR event
Inflow = 1.53 cfs @ 11.98 hrs, Volume= 0.711 af
Primary = 1.53 cfs @ 11.98 hrs, Volume= 0.711 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs

Link OUT: OUTLET

Hydrograph



Project Name

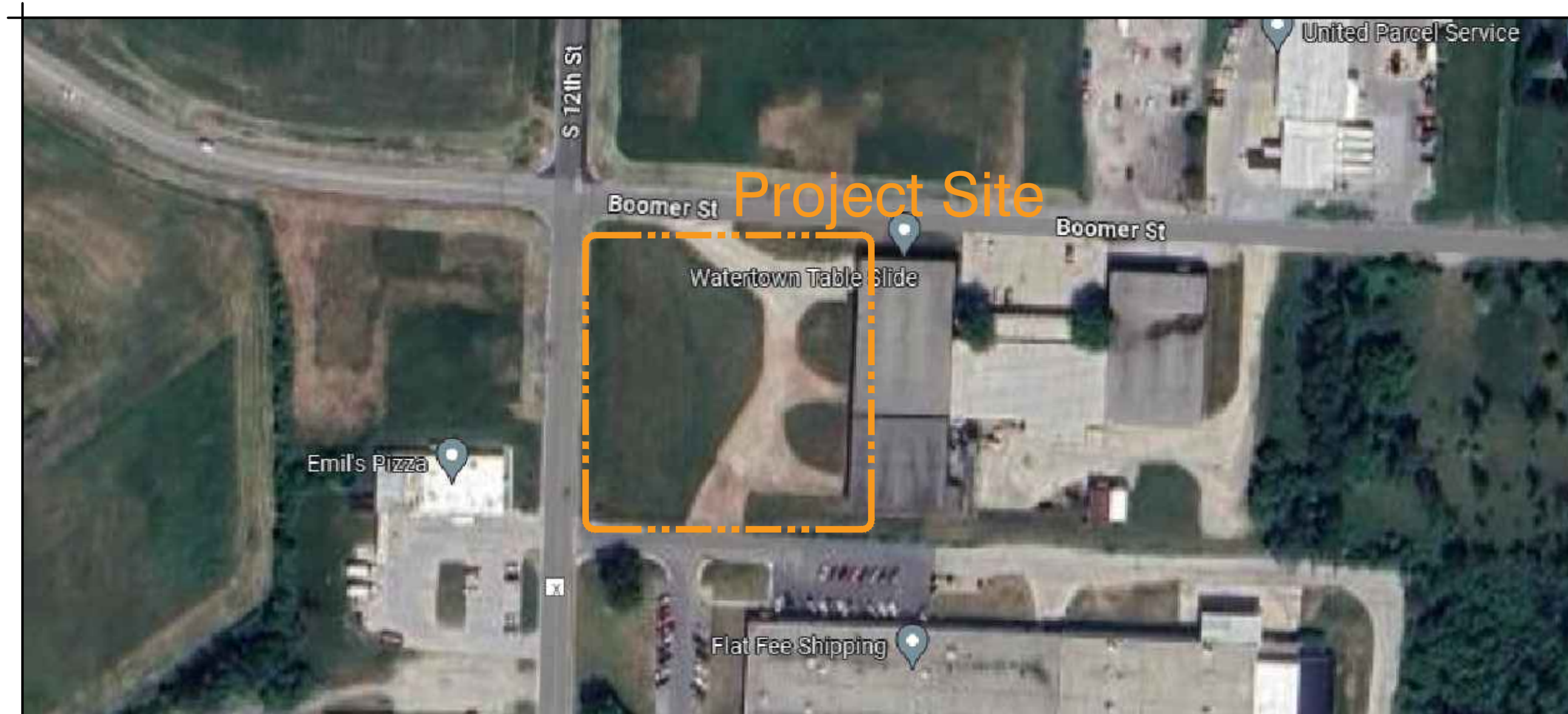
Consolidated Industries

Building Addition

Project Address

1207 Boomer Street

Watertown, WI 53094



Architects Seal

Engineers Seal



SHEET INDEX		REVISIONS	
G-001	COVER SHEET	1	
C-000	ARCHITECTURAL SITE PLAN		
C-001	EXISTING CONDITIONS & DEMO SITE PLAN		
C-002	SITE PLAN		
C-003	GRADING & EROSION CONTROL PLAN		

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE: 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ENERGY CODE: 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE: 2014 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE: 2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316
FIRE CODE: 2012 NFPA FIRE CODE



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Budget:	02/12/2024
Site Plan Submittal:	04/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

PROJECT ADDRESS:
PROJECT NAME
Consolidated Ind. Building Addition
STREET ADDRESS
1207 Boomer Street
CITY / STATE / ZIP
Watertown WI 53094

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	--
Sheet Title: COVER SHEET		
Sheet Number: G-001		
Project Number: P13601		

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

SITE DATA		SETBACKS	
SITE AREA	210,806 S.F. 4.83 AC.	STREET / FRONT	25'
EXISTING BUILDING	58,734 S.F.	REAR YARD (NON-RESIDENTIAL)	30'
PROPOSED BUILDING ADDITION	59,290 S.F.	SIDE YARD (NON-RESIDENTIAL)	20'
BOILER ROOM ADDITION	606 S.F.	ZONING	GI
TOTAL FOOTPRINT	118,630 S.F.	OCCUPANCY CLASSIFICATION	S-1
FLOOR AREA RATIO (MAX. 1.00)	56.3%	CONSTRUCTION TYPE	IIB
BUILDING HT. ALLOWED	65'-0"		
BUILDING HT. DESIGNED	24'-0"		
GREEN SPACE AREA (MIN. 15%, 31,591 S.F.)	48,494 S.F. 23.0 %		
IMPERVIOUS SURFACE	43,482 S.F.		
HARD SURFACE AREA RATIO	78.7%		



LEADERS

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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:

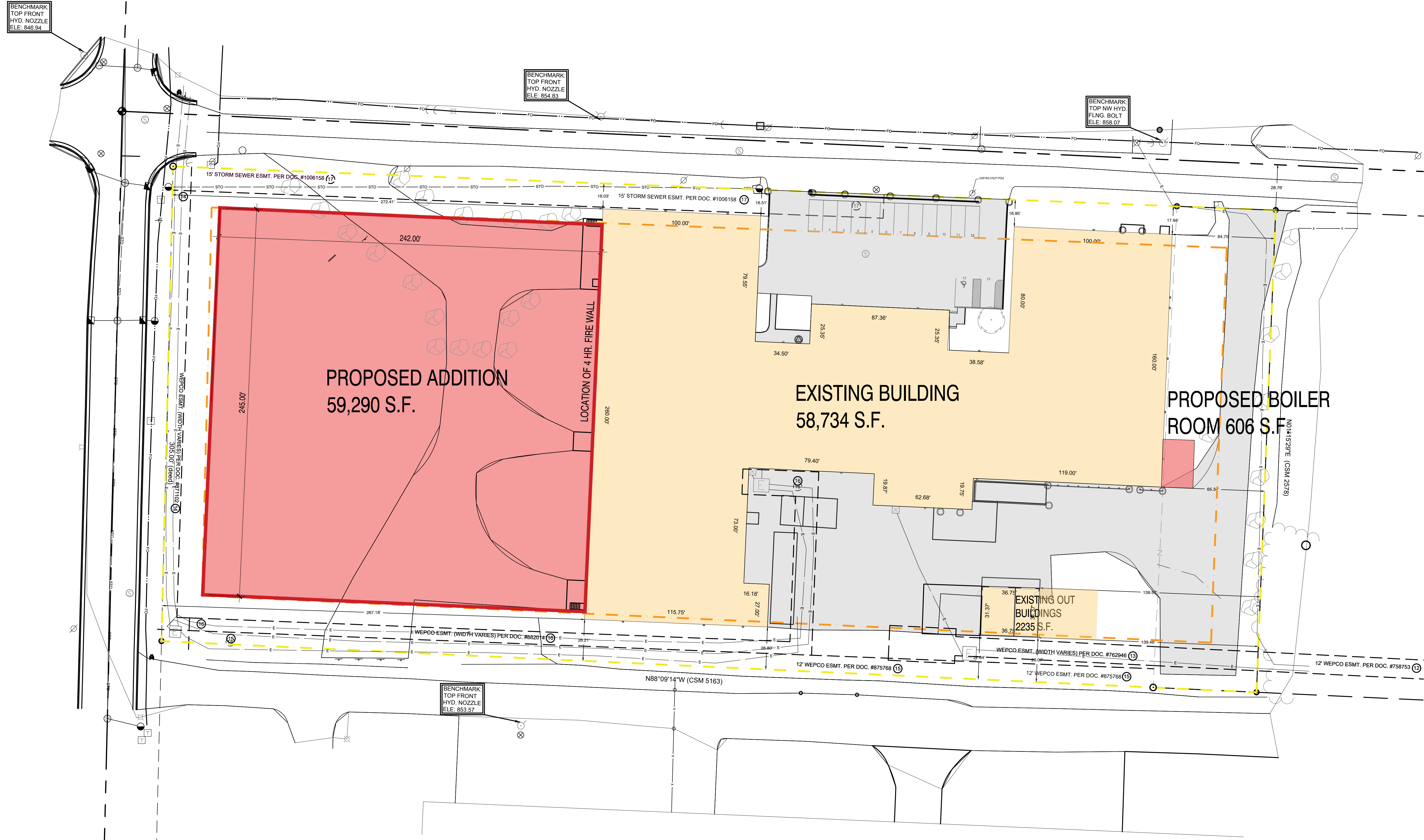
Budget: 02/12/2024
Site Plan Submittal: 04/08/2024
Contract: xx/xx/xxxx
State Submittal / Permit: xx/xx/xxxx
Record Drawings: xx/xx/xxxx

REVISIONS:

NO.	DATE	DESCRIPTION
1		

ENGINEERS

CONTRACTORS



PROJECT ADDRESS:

PROJECT NAME
Consolidated Ind. Building Addition
STREET ADDRESS
1207 Boomer Street
CITY / STATE / ZIP
Watertown WI 53094

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJJ
Engineer: -
Reviewed By: -

Sheet Title:
ARCHITECTURAL SITE PLAN
Sheet Number:
C-000
Project Number:
P13601

ARCHITECTS

ARCHITECTURAL SITE PLAN 1" = 30'-0"



LEADERS

MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:

Budget Set: 02/20/2024
Proposal: 04/08/2024
Contract: xx/xx/xxxx
Construction / Permit: xx/xx/xxxx
Record Drawings: xx/xx/xxxx

REVISIONS:

Table with columns for revision number, description, and date. The table is currently empty.

PROJECT ADDRESS:

PROJECT NAME
CONSOLIDATED IND. ADDITION
STREET ADDRESS
1207 BOOMER STREET
CITY/ STATE / ZIP
WATERTOWN, WI 53094

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJJ Engineer: AEK Reviewed By:

Sheet Title:

SITE PLAN

Sheet Number:

C-002

Project Number:

P13601

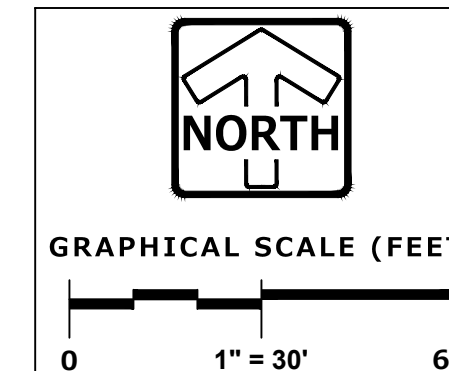
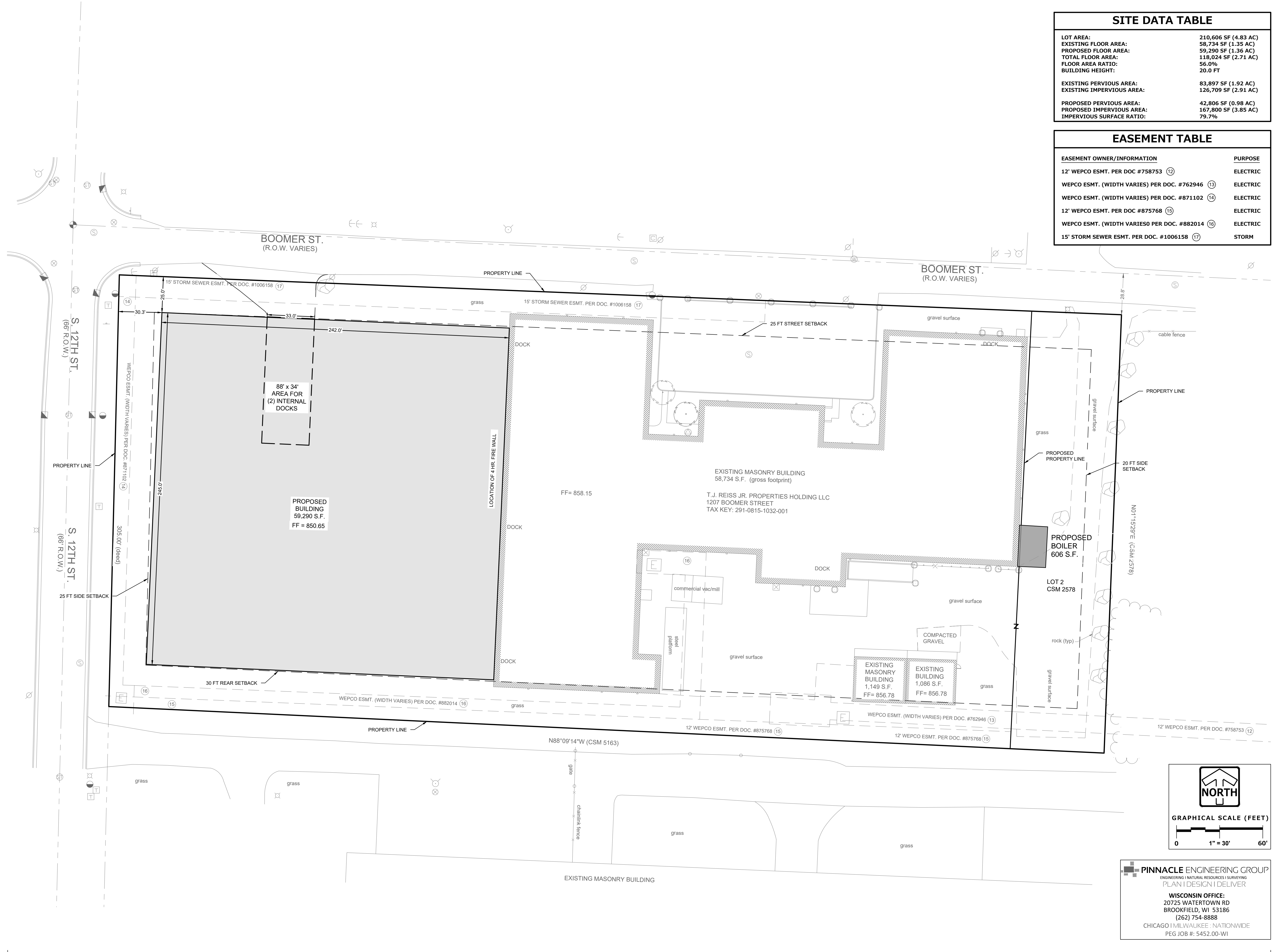
ENGINEERS

CONTRACTORS

ARCHITECTS

SITE DATA TABLE	
LOT AREA:	210,606 SF (4.83 AC)
EXISTING FLOOR AREA:	58,734 SF (1.35 AC)
PROPOSED FLOOR AREA:	59,290 SF (1.36 AC)
TOTAL FLOOR AREA:	118,024 SF (2.71 AC)
FLOOR AREA RATIO:	56.0%
BUILDING HEIGHT:	20.0 FT
EXISTING PERVIOUS AREA:	83,897 SF (1.92 AC)
EXISTING IMPERVIOUS AREA:	126,709 SF (2.91 AC)
PROPOSED PERVIOUS AREA:	42,806 SF (0.98 AC)
PROPOSED IMPERVIOUS AREA:	167,800 SF (3.85 AC)
IMPERVIOUS SURFACE RATIO:	79.7%

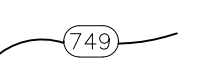
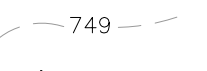



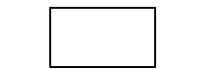
EASEMENT TABLE	
EASEMENT OWNER/INFORMATION	PURPOSE
12' WEPCO ESMT. PER DOC. #758753 (12)	ELECTRIC
WEPCO ESMT. (WIDTH VARIES) PER DOC. #762946 (13)	ELECTRIC
WEPCO ESMT. (WIDTH VARIES) PER DOC. #871102 (14)	ELECTRIC
12' WEPCO ESMT. PER DOC. #875768 (15)	ELECTRIC
WEPCO ESMT. (WIDTH VARIES) PER DOC. #882014 (16)	ELECTRIC
15' STORM SEWER ESMT. PER DOC. #1006158 (17)	STORM



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG JOB #: 5452.00-WI

SITE PLAN 1" = 30'

LEGEND

-  PROPOSED CONTOUR
-  EXISTING CONTOUR
-  DIRECTION OF SURFACE FLOW
-  SILT FENCE
-  CONSTRUCTION ENTRANCE
-  HYDROSEED
- APPLY TO ALL DISTURBED AREAS WHICH ARE NOT SHOWN TO BE MATTED

CONSTRUCTION SEQUENCE

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND CITY OF WATERTOWN EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.

1. INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
2. REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING GRAVEL & LANDSCAPING.
3. CONDUCT ROUGH GRADING EFFORTS.
4. BEGIN BUILDING CONSTRUCTION.
5. COMPLETE FINAL GRADING, WALKS, ETC
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Budget Set:	02/20/2024
Proposal:	04/08/2024
Contract:	xx/xx/xxxx
Construction / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT ADDRESS:

PROJECT NAME
CONSOLIDATED IND. ADDITION

STREET ADDRESS
1207 BOOMER STREET
CITY/ STATE / ZIP
WATERTOWN, WI 53094

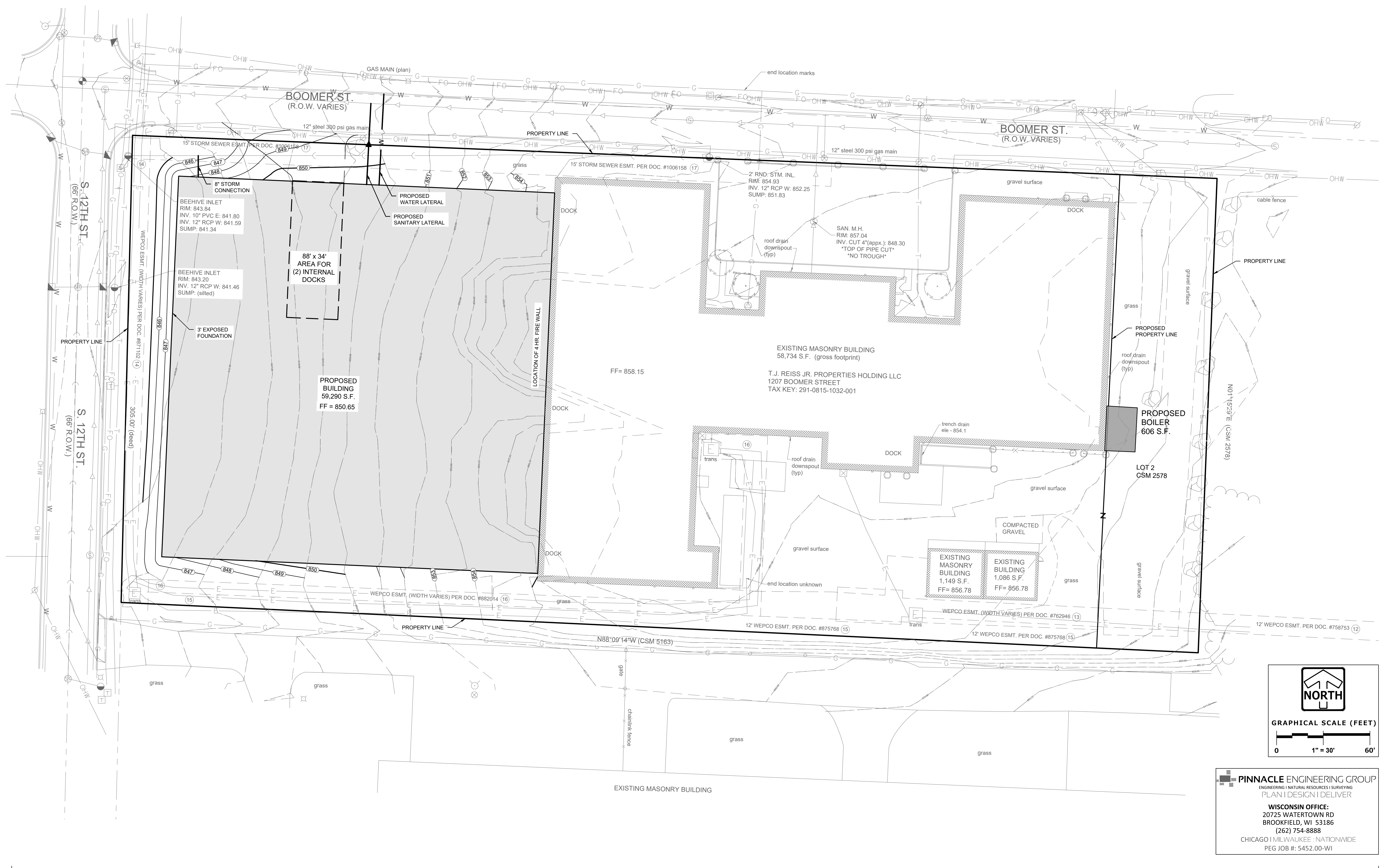
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJZ Engineer: AEK Reviewed By:

Sheet Title:
GRADING & EROSION CONTROL PLAN
Sheet Number:
C-003
Project Number:
P13601

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GRADING & EROSION CONTROL PLAN 1" = 30'

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS