



PLAN COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 10, 2025 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdlbBE9BaUKWV9kCbr96e.1&omn=82371786934> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Plan Commission minutes dated October 27, 2025

3. BUSINESS

- A. Public Hearing: 1040 Richards Avenue– request for a Conditional Use Permit (CUP) for an exception to allowed exterior building materials under Exterior Construction Materials Section § 550-121F
- B. Review and take action: 1040 Richards Avenue– request for a Conditional Use Permit (CUP) for an exception to allowed exterior building materials under Exterior Construction Materials Section § 550-121F
- C. Review and take action: 115 Hyland Street Certified Survey Map (CSM) Request
- D. Review and take action: N8451 Hustisford Road Extraterritorial Certified Survey Map (ET CSM) Request
- E. Review and take action: 1838 River Drive Hanger Lease and Building Review

4. ADJOURNMENT

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

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

PLAN COMMISSION

MINUTES

October 27, 2025

Section 2, Item A.

The Plan Commission met at 4:31p.m. on the above date in the Council Chambers.

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

Also in attendance: James Romlein and Troy Roedl

1. Call to order (4:31pm)

2. Approval of Minutes

A. Plan Commission minutes October 13, 2025

Motion to approve Plan Commission minutes was made by Kneser and seconded by Levi, passed on unanimous voice vote.

3. Business

- A. Public Hearing:** 516 N. Washington Street– request for a Conditional Use Permit (CUP) for exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C, for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], and exceeding the maximum accessory building coverage of the zoning district under Section §550-25F(1)(a)[5]

James Romlein was present to speak in favor of the proposed structure.

- B. Review and take action:** 516 N. Washington Street– request for a Conditional Use Permit (CUP) for exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C, for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], and exceeding the maximum accessory building coverage of the zoning district under Section §550-25F(1)(a)[5]

Brian Zirbes presented the request for a CUP for 516 N. Washington Street. The owner noted that there was a carriage house occupying the footprint of the planned structure that had to be razed due to being in very poor condition. Lampe noted that there is precedent for a structure of this type and there are other carriage houses in the area that are similar in size. She also asked about the exterior material and the owner noted it would be as close to the house as possible.

Motion to approve with the CUP with the condition that the maximum height does not exceed 28 ft. was made by Lampe, seconded by Krueger and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/6106125/October_27_2025_Plan_Commission_Meeting_Packet.pdf

4. Adjournment

Motion to adjourn was made by Krueger and seconded by Kneser and passed on a unanimous voice vote. (4:42pm)

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 10th day of November, 2025 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin. This public hearing will be to consider the request of Jeffrey and Margaret Walsh (applicants and owners) for a Conditional Use Permit for an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F.

1040 Richards Avenue is zoned SR-4, Single-Family Residential, and is further described as follows:

Lot 1 as designated on Certified Survey Map No. 2305 recorded on November 3, 1989 in Volume 8 of Certified Surveys on Pages 97 & 98, as Document Number 856495, being a part of Outlot 45 of the 10th Ward, City of Watertown, Jefferson County, Wisconsin. (Parcel Number 291-0815-1021-016).

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

CITY OF WATERTOWN
Brian Zirbes
Zoning Administrator

BZ/nmz

PUBLISH: October 27, 2025
 and
 November 3, 2025
(BLOCK AD)

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: November 10th, 2025
SUBJECT: 1040 Richards Ave, Conditional Use Permit - CUP

A request by Jeff and Margaret Walsh for a Conditional Use Permit for an exception to exterior construction material standards. Parcel PIN(s): 291-0815-1021-016

SITE DETAILS:

Acres: 0.49 acres
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Single-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a Conditional Use Permit (CUP) to allow for the use of corrugated steel siding in the construction of a 10' x 20' storage shed. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed shed is not located in a highly visible location.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the Single-Family Residential (SR-4) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right *[per § 550-24C(1)(b)]*.
2. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. *[per § 550-121C]* These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: *[per § 550-121C(1)]*
 - (a) Any portion of the building or structure visible from adjacent residentially zoned property;
 - (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or
 - (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
3. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. *[per § 550-121C(2)]*

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

4. Chapter 550 Zoning, Article XI Performance Standards **does allow** for exceptions to the use of material otherwise prohibited through the **conditional use** process. [per § 550-121F]

F. Exceptions. The conditional use process (per § 550-142) may be used to propose the use of a material otherwise prohibited by Subsection C above.

WISCONSIN STATUTES:

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

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

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

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

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

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

PLAN COMMISSION DECISION:

Exception to Prohibited Building Material CUP 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
A conditional use permit may be granted for the use of exterior building material otherwise prohibited.						

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

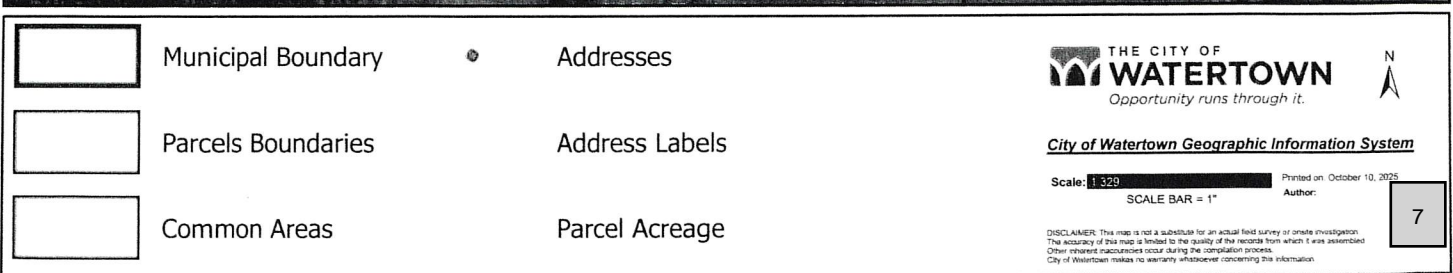
STAFF RECOMENDATION:

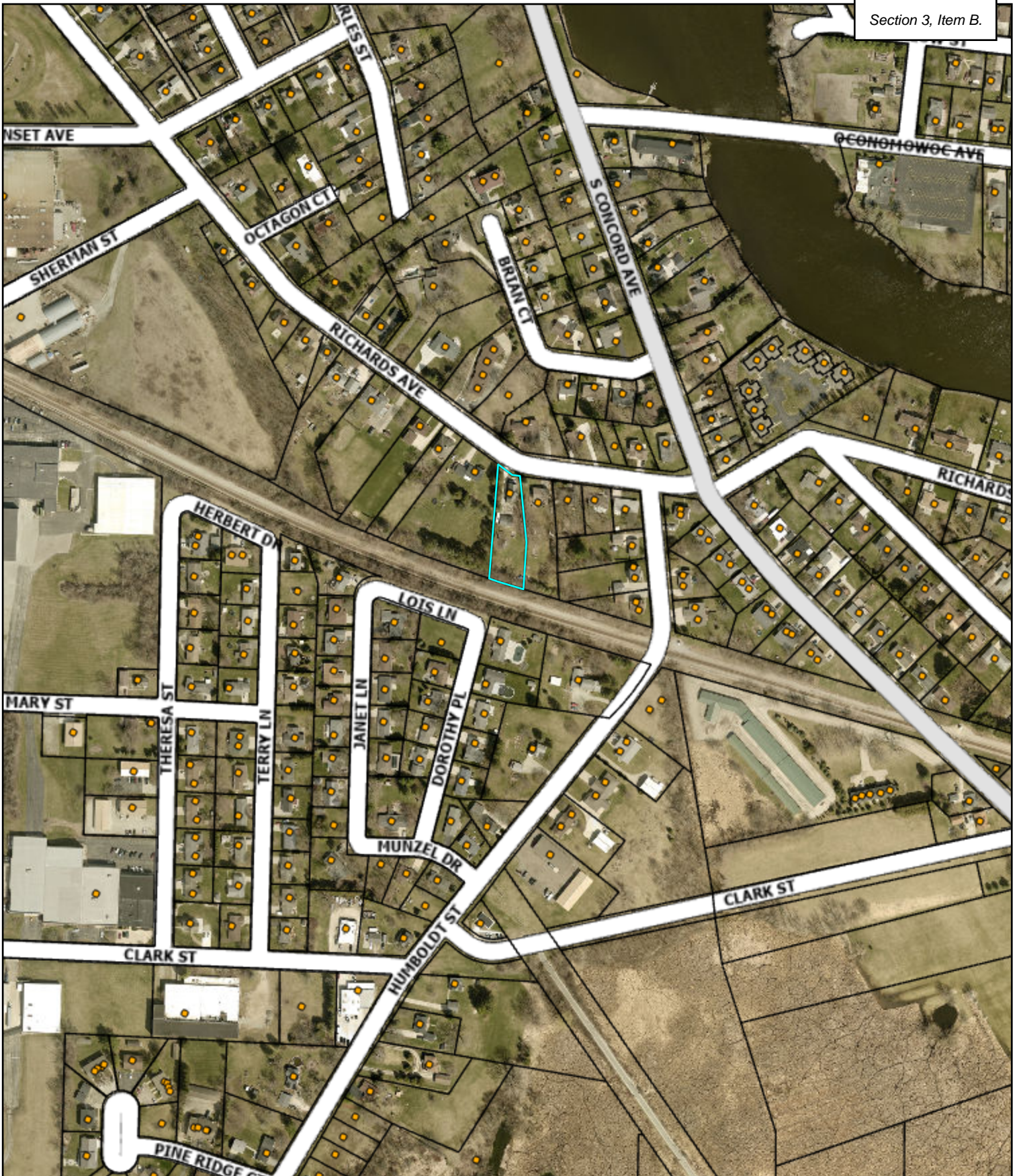
- Staff recommends approval of this Conditional Use Permit.

ATTACHMENTS:

- Application materials.







Municipal Boundary

Parcels Boundaries

Common Areas

● Addresses

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:4,195 Printed on: October 28
SCALE BAR = 1" Author:

N

8

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

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

TO: Plan Commission
DATE: November 10th, 2025
SUBJECT: 115 Hyland Street – Preliminary Certified Survey Map (CSM)

A request by New Frontierland Surveying, agent for Bryan Goers, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0434-001, 291-0815-0434-002, & 291-0815-0434-003.

SITE DETAILS:

Existing Parcel(s) Acres: 0.45 acres, 1.20 acres, and 0.89 acres.

Proposed Lot Size(s): Lot 1 – 2.97 acres (129,365 S.F)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot CSM by combining three existing parcels. The proposed CSM lot is 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 ROW for Hyland Street is adequate in this location. No ROW dedication is required.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the CSM.
2. Approve the CSM without conditions.
3. Approve the CSM with other conditions as identified by the City of Watertown Plan Commission:
 - Correct the signature page of the CSM to include signature lines for the Mayor and the City Clerk.

STAFF RECOMMENDATION:

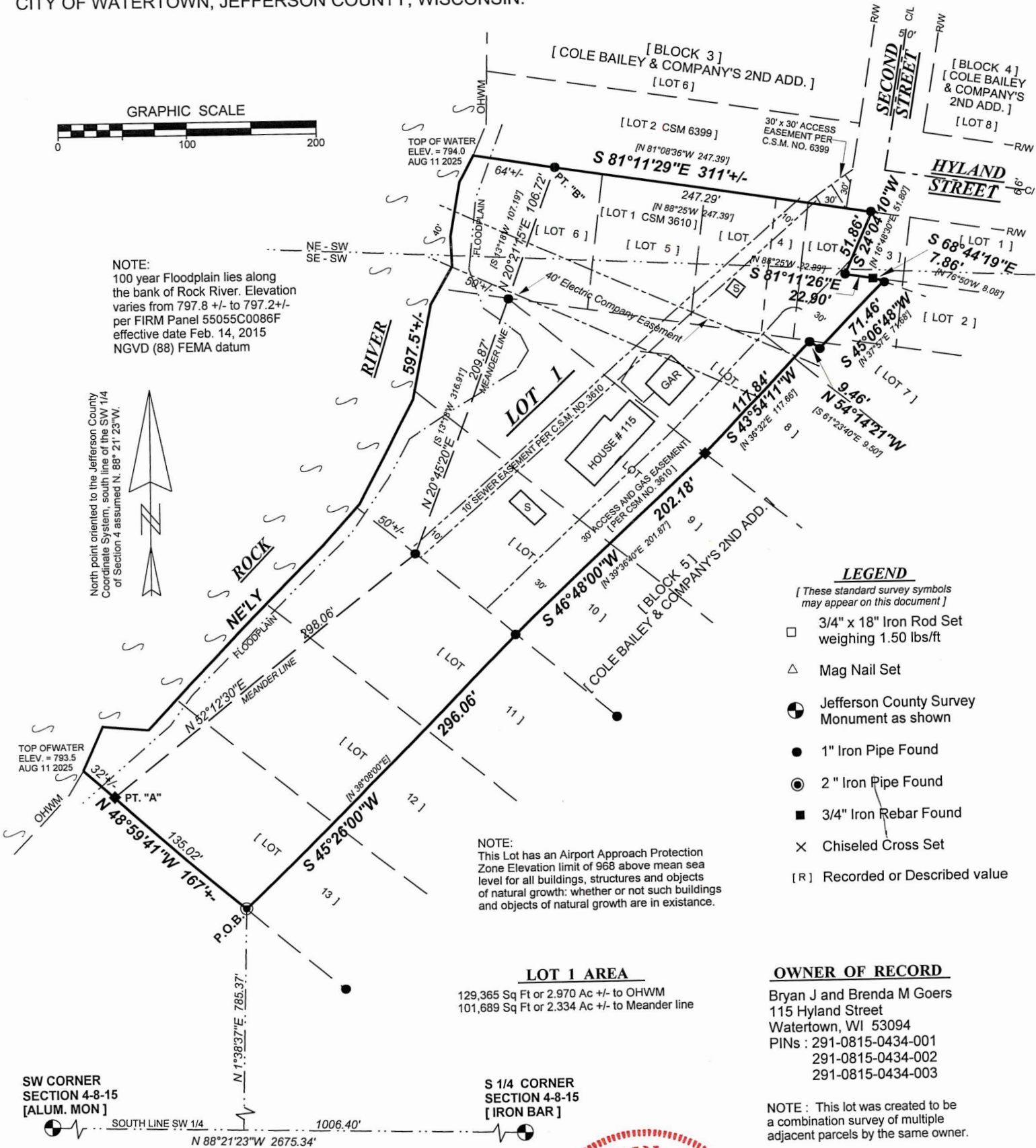
- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.

JEFFERSON COUNTY
CERTIFIED SURVEY MAP NO.

A SURVEY OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3610 AND LOTS 4, 5, 6 AND A PART OF LOTS 3, 7, 8, 9, 10, 11, 12 AND 13, ALL IN BLOCK 5 OF COLE, BAILEY AND COMPANY'S SECOND ADDITION TO WATERTOWN AS RECORDED JULY 10, 1865 IN VOLUME 20 ON PAGE 501, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



Dated this 20 day of September, 2025
Mark R Tomashek WI PLS - 2340 at Beaver Dam Wisconsin

New Frontier Land Surveying
P.O. Box 576 - Beaver Dam, WI 53916
p(920)296-3904 f(920)885-3905
email : newfrontier@powercom.net



JEFFERSON COUNTY CERTIFIED SURVEY MAP NO.

A SURVEY OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3610 AND LOTS 4, 5, AND 6 AND A PART LOTS 3, 7, 8, 9, 10, 11, 12 AND 13 ALL IN BLOCK 5 OF COLE BAILEY AND COMPANY'S SECOND ADDITION TO WATERTOWN AS RECORDED JULY 10, 1865 IN VOLUME 20 ON PAGE 501, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE SOUTHEAST OF THE SOUTHWEST OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

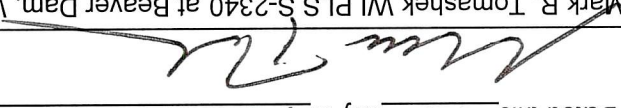
SURVEYOR'S CERTIFICATE:

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Bryan Goers, owner, I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Watertown ordinances in surveying and mapping the same to the best of my knowledge and belief said parcel being more particularly described as follows:

Beginning at the South 1/4 corner of Section 4; thence N.88°21'23"W. along the south line of the Southwest 1/4 of Section 4, 1006.40 feet; thence N.1°38'37"E., 785.37 feet to the southwest line of Lot 13, Block 5 Cole Bailey and Company's Second Addition and the Point of Beginning; thence N.48°59'41"W. along the southwest line of said Lot 13, 135.02 feet to a point on a meanderline of the Rock River designated as Point "A", said Point "A" being S.48°59'41"E., 32 feet +/- from the ordinary high water mark of the Rock River; thence N.52°12'30"E. along said meanderline, 298.06 feet; thence N.20°45'20"E. continuing along said meanderline, 209.87 feet; thence N.20°21'15"E. continuing along said meanderline 106.72 feet to the south line of Certified Survey Map Number 6399 and the end of a meanderline designated as Point "B", said Point "B" being S.81°11'29"E., 64 feet +/- from the ordinary high water mark of the Rock River; thence S.81°11'29"E. along the south line of said Certified Survey Map Number 6399 and the South right-of-way line of Hyland Street 247.29 feet; thence S.24°04'10"W., 51.86 feet; thence S.81°11'26"E., 22.90 feet; thence S.68°44'19"E., 7.86 feet; thence S.45°06'48"W., 71.46 feet; thence N.54°14'21"W., 9.46 feet; thence S.43°54'11"W., 117.84 feet; thence S.46°48'00"W., 202.18 feet; thence S.45°26'00"W., 296.06 feet to the Point of Beginning.

Said parcel contains 129,365 square feet or 2.970 acres more or less. This survey is subject to easements and restrictions of record.

Dated this 20 day of September, 2025



Mark R. Tomashek WI PLS S-2340 at Beaver Dam, Wisconsin



CITY OF WATERTOWN CERTIFICATE:

This Certified Survey Map is approved for recording and accepted per City of Watertown Plan Commission and Common Council action of _____.

Dated this _____ day of _____, 202____

Authorized Representative (Title)

OWNER'S CERTIFICATE:

As owners of the land represented on this survey, I hereby certify that we caused the lands to be surveyed, divided, mapped and dedicated (if any) in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and required that this Certified Survey Map be submitted to the City of Watertown, Wisconsin.

Bryan J Goers

Brenda M Goers

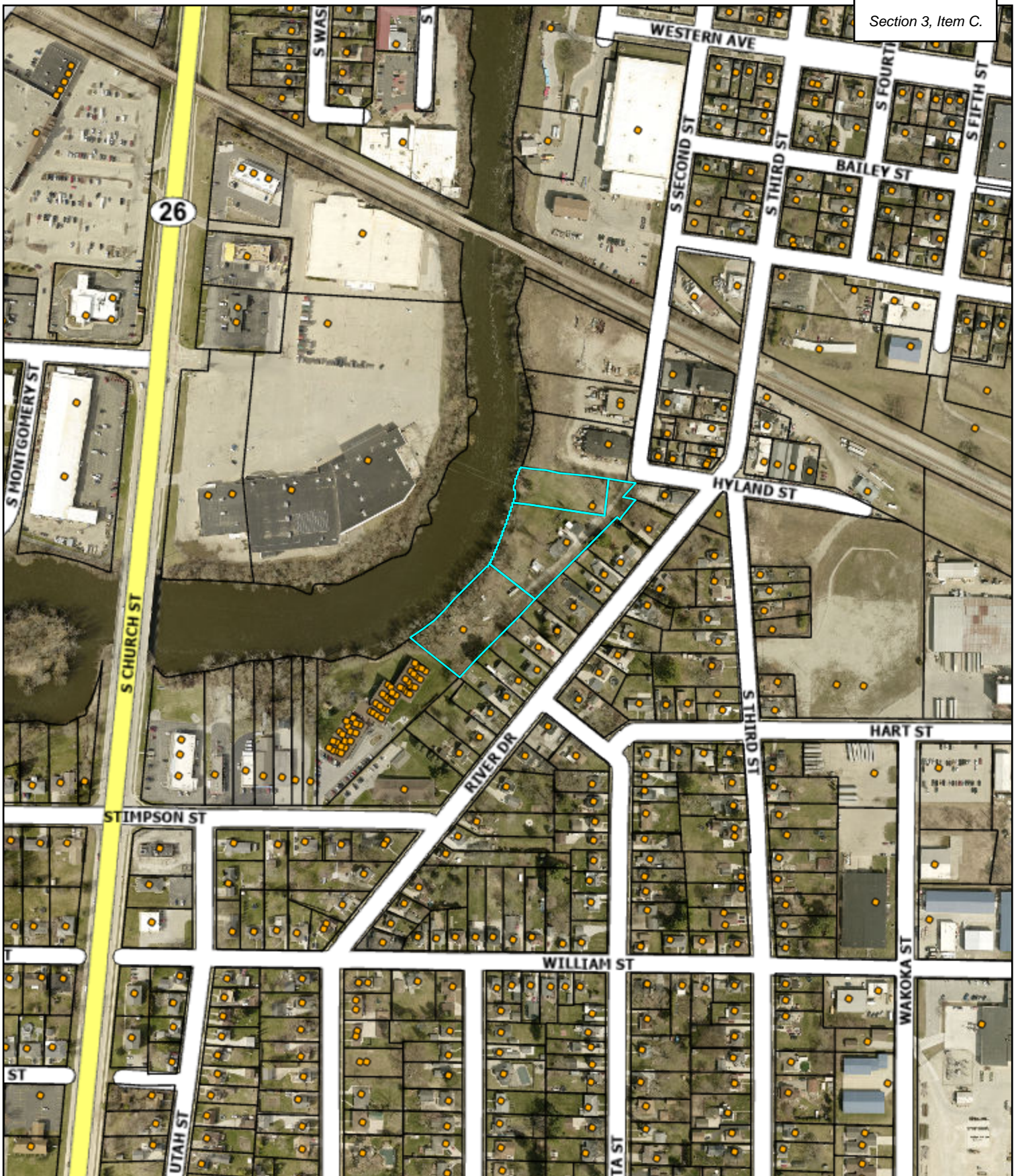
State of Wisconsin) ss _____
County) _____
Personally came before me this _____ day of _____, 20____ the above named owners, known to me to be the person who executed the foregoing instrument and acknowledge the same.

My commission expires _____

Notary Public

New Frontier Land Surveying

P.O. Box 576 - Beaver Dam, Wisconsin 53916
PH (920-296-3904) FAX (920-885-3905
email : newfrontier@powercom.net



Municipal Boundary



Common Areas



Parcels Boundaries



Addresses



City of Watertown Geographic Information System

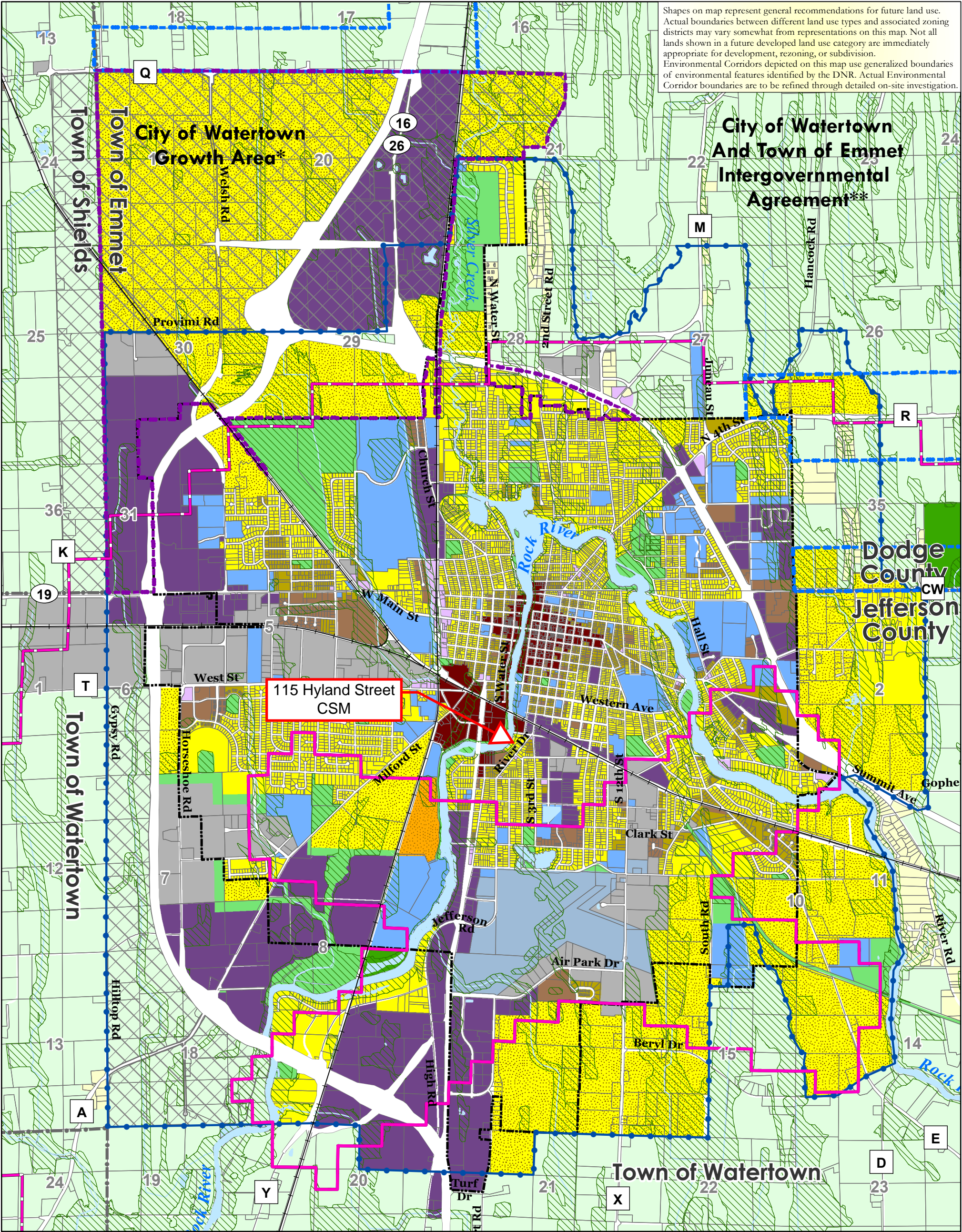
Scale: 1:4,275

SCALE BAR = 1"

Printed on: October
Author:

13

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



Future Land Use Urban Area

City of Watertown Comprehensive Plan

Land Use Categories

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

Map 6b

City/Town IGA**

- City Growth Area
- City Periphery Areas

Rights-of-Way

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

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.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Legend:

- 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

Scale: 0 0.25 0.5 1 Miles

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

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

TO: Plan Commission
DATE: November 10th, 2025
SUBJECT: N8451 Hustisford Road - Extraterritorial Certified Survey Map (CSM)

A request by Robert and Kin Turney to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 012-0816-1921-000

SITE DETAILS:

Parent Parcel Acres: 37.10 acres
Proposed Lot Size(s): Lot 1 – 3.99 acres (173,988 S.F.).
Jurisdiction: Town of Ixonia

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map at the corner of River Road and Hustisford Road. The purpose of the land division is to create a lot for a new home. The CSM is also dedicating ROW for portions of River Road and Hustisford Road.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. River Road is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded ROW of 100ft. The proposed CSM dedicates 50 ft (1/2 of the 100ft ROW) for this ROW requirement. The proposed ROW dedication for Hustisford Road is adequate for this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - Correct the signature page on the CSM to include correct signature lines for the Mayor and City Clerk.

STAFF RECOMMENDATION:

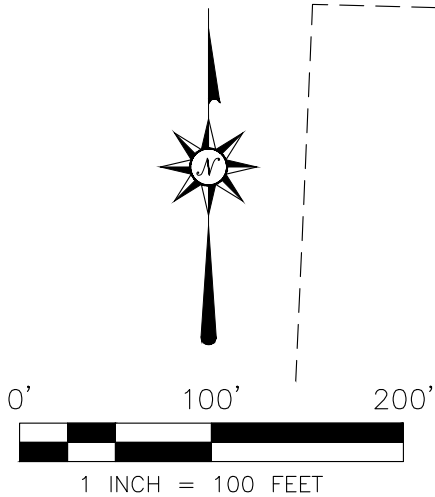
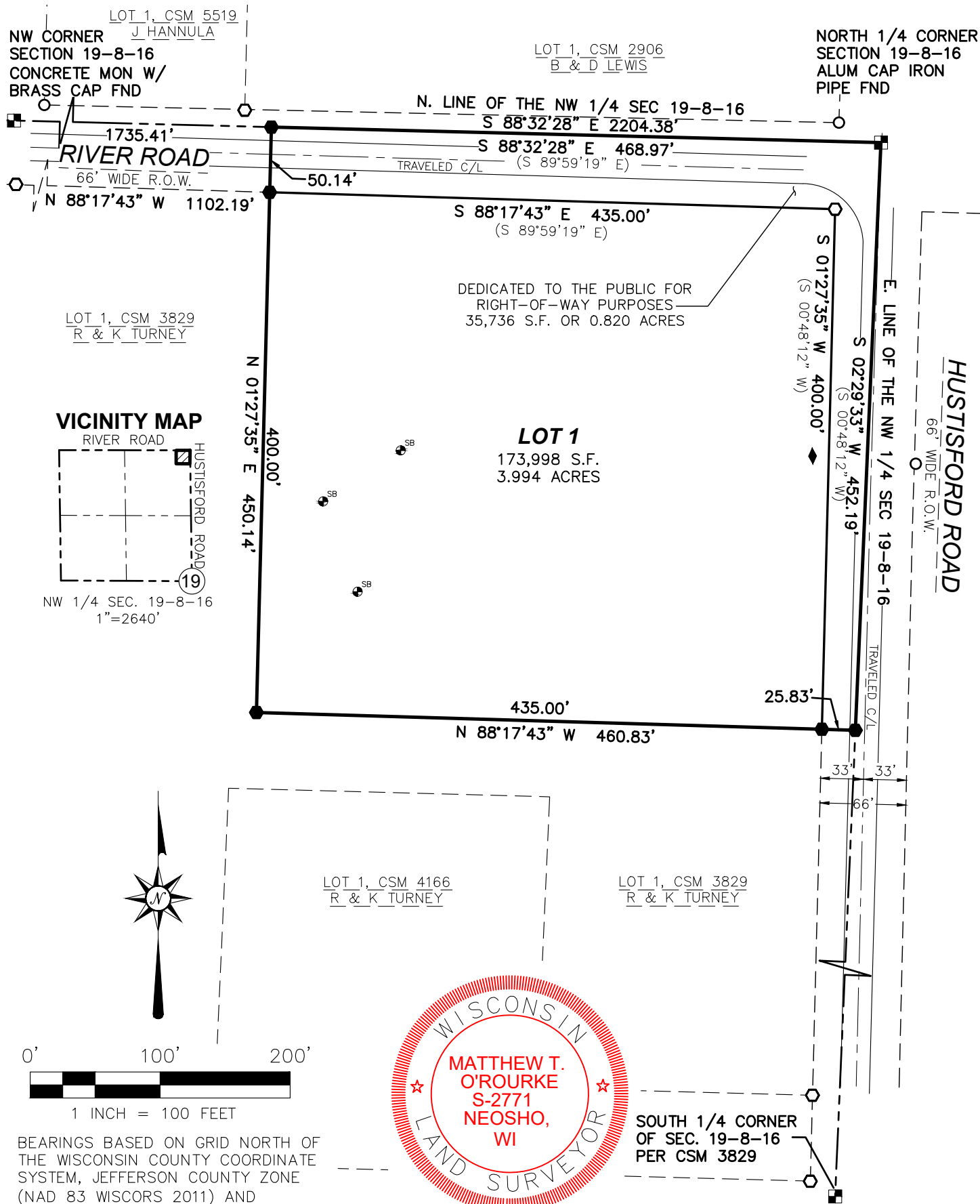
- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.

JEFFERSON CO. CERTIFIED
SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE
JEFFERSON COUNTY REGISTER OF DEEDS OFFICE JUNE 3, 1999, IN VOL. 18,
P. 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT LOT
1, BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8
NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN



BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, JEFFERSON COUNTY ZONE
(NAD 83 WISCORS 2011) AND
REFERENCED TO THE NORTH LINE OF
THE NW 1/4 OF SEC. 19-8-16
MEASURED AS N88°32'26"W.



PREPARED FOR:
ROBERT & KIM TURNEY
N8451 HUSTISFORD ROAD
WATERTOWN, WISCONSIN 53094

LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REVISED 10/27/2025
DATED 09/25/2025
JOB# 25120

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 OF 1

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS
OFFICE JUNE 3, 1999, IN VOL. 18, PAGES 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT
LOT 1 , BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF LOT 1 OF CERTIFIED SURVEY
MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE JUNE 3, 1999, IN VOL. 18, PAGES
122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT LOT 1, BEING PART OF THE NORTHEAST
1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON
COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 19, TOWN 8 NORTH, RANGE 16 EAST; THENCE S 02°29'33" W
ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 19, 452.19 FEET; THENCE N 88°17'43" W, 460.83 FEET;
THENCE N 01°27'35" E 450.14 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE S
88°32'28" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, 468.97 FEET TO THE POINT OF
BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 209,734 SQUARE FEET OR 4.814 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF ROBERT & KIM TURNEY OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE
DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION
CONTROL ORDINANCE OF JEFFERSON COUNTY AND THE TOWN OF IXONIA IN SURVEYING, DIVIDING AND MAPPING THE
SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771



NOTES:

- THIS CSM IS SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS,
EITHER RECORDED, UNRECORDED, IF ANY.
- PER PRELIMINARY APPLICATION PETITION NUMBER R4621A-25 LOT 1 IS ZONED A-3, CHECK FOR
SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT.

LEGEND

- | | |
|-----------------|-----------------------------|
| ■ | SECTION CORNER MONUMENT |
| ○ | FOUND 3/4 REBAR" OR NOTED |
| ○ | FOUND 1" IRON PIPE OR NOTED |
| ● | SET 0.75" O.D. X 18" REBAR |
| | WEIGHING 1.502 LBS/FT. |
| ● ^{SB} | SOIL BORE |
| (R) | RECORD DIMENSION |
| ◆ | DRIVEWAY LOCATION |

REVISED 10/27/2025
DATED 09/25/2025
JOB# 25120
SHEET 2 OF

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS
OFFICE JUNE 3, 1999, IN VOL. 18, PAGES 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT
LOT 1, BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS WE ROBERT & KIM TURNEY HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED,
DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO
BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: JEFFERSON COUNTY, TOWN OF IXONIA.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT TURNEY

KIM TURNEY

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED
ROBERT & KIM TURNEY, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____



JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS
OFFICE JUNE 3, 1999, IN VOL. 18, PAGES 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT
LOT 1, BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

TOWN OF IXONIA PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF IXONIA PLAN COMMISSION
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____ SIGNATURE: _____
BRIAN DERGE– CHAIR JO ANN LESSER– CLERK

TOWN OF IXONIA

THIS LAND DIVISION AND ROAD RIGHT–OF–WAY DEDICATION IS HEREBY APPROVED BY THE TOWN OF IXONIA,
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____ SIGNATURE: _____
BRIAN DERGE– CHAIR JO ANN LESSER– CLERK

CITY OF WATERTOWN APPROVAL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF WATERTOWN,
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____
ROBERT STOCKS – MAYOR

JEFFERSON COUNTY APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE,
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____
MATT ZANGL– ZONING ADMINISTRATOR





BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: November 10th, 2025
SUBJECT: 1838 River Drive - Airplane Hanger Lease

A requested by Brad Grooms for a review and recommendation to Council for an airplane hangar lease at 1838 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 City of Watertown Airport is seeking approval of a lease for an airplane hangar located on city-owned property.

STAFF EVALUATION:

Wisconsin Statutes

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

Per Wisconsin State Statute § 62.23(5):

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

STAFF RECOMMENDATION:

- Staff recommends approval of the hanger lease.

ATTACHMENTS:

- Application materials

AIRPORT HANGAR LEASE

This Agreement, made and entered into as of _____, 2025 by and between the City of Watertown, Wisconsin, a Wisconsin Municipal Corporation, hereinafter called the, "Lessor," and Brad Grooms whose address is 1838 River Drive, 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. C14, consisting of land area of 64 feet by 76 feet totaling 4,864 square feet located at the Airport, hereinafter called the "premises."
2. **Hangar Construction:** The Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises provided such buildings or structures conform to the building code requirements of the Wisconsin Department of Commerce and pertinent provisions of any local ordinance then-in effect. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor or Lessor's agent or representative, prior to construction or modification.
3. **Term:** The term of this lease shall commence on _____ and continue for twenty (20) years from said date. This agreement shall be reevaluated by the Lessor within said term no sooner, nor later, than, five (5) years following the commencement date and every five (5) years thereafter on the same day/month and rents shall be adjusted accordingly.
4. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises; rights and easements herein described a yearly rental of \$.11 cents (\$0.11) per square foot for the land leased, for the total annual charge payable on or before January 31st of each year during the term of this Lease. Failure on the part of the Lessee to pay the rent hereunder within thirty (30) days after the same shall become due, shall authorize the Lessor to provide written notice thereof issued to Lessee's last known or reasonably ascertainable post office address consistent with the terms of Paragraph 16 hereof. It is understood and agreed that the rental rate specified shall be subject to readjustment at the end of each five (5) years of this Lease, provided that any readjustment of rates shall be reasonable and applicable to all Ground Leases in good and active, binding standing with the Airport. Lessee shall have the right to terminate Lease upon written notice issued hereunder within fifteen (15) days of the effective date of any readjustment of rates under this Paragraph.
5. **Non-Exclusive Use:** The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements; the right to install, operate, maintain

and store, subject to the approval of the Lessor in the interest of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft; the right of ingress to and egress from the premises, which shall also extend to Lessee's employees, guests and patrons; the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

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

against all liability of any nature arising directly or indirectly out of the activities of Lessee, his, her or its agents, servants, employees, trespassers or guests under this lease or by reasons of any act or omission of those persons.

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

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

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

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

- 17. Title:** Title to the building or associated improvements erected, modified or maintained by the Lessee shall remain with the Lessee and shall be transferable pending written approval by the Lessor. Upon termination of this lease, the Lessee may, at the sole and exclusive option of the Lessor, remove the buildings, equipment, and property, and restore the leased property to its original, pre-lease condition.
- 18. Return of Possession:** At the termination of this Lease, Lessee shall surrender peaceable possession of the property to Lessor in as good of condition as when Lessee entered into this agreement, reasonable wear and tear being excepted.
- 19. 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.
- 20. 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.
- 21. 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.

- 22. 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.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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

Brad Grooms

Attest: _____
City Clerk



Lessee address for communications
pursuant to Agreement:

1100 W Wisconsin Ave.

Oconomowoc, WI 53066

STATE OF WISCONSIN)
) ss.
COUNTY OF JEFFERSON)

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

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

STATE OF WISCONSIN)
) ss.

COUNTY OF JEFFERSON)

Personally appeared before me this ____ day of _____, 20____, _____, who acknowledged that they are said _____ of _____ and that they, as such _____ being authorized to do so, executed the foregoing instrument on _____'s behalf.

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



Municipal Boundary



Addresses



Parcels Boundaries

Address Labels



Common Areas

Parcel Acreage



City of Watertown Geographic Information System

Scale: 1:1,535

SCALE BAR = 1"

Printed on: October
Author:

28

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

SOUTH

WEST

Brad Grooms Drive
1838 River Drive
Watertown, WI 53094

C9
1838

C14
1838

C1
1833

C2
1831

C3
1829

C4
1827

C5
1825

C6
1823

C7
1821

C8
1819

D1
1771

D2
1769

D3
1767

D4
1765

D5
1763

D6
1761

D7
1759

D8
1757

D25
1749

D24
1745

D23
1743

D22
1741

D21
1739

D20
1737

D19
1735

D18
1733

D17
1731

WEST
1739B

E11	E10	E9	E8	E7
F1	F2	F3	F4	F5

T-Hongger
1745 River Drive

NORTH

EAST

MAIN
HONGGER
MAIN
TENNIS

1741 River Drive

Gate
Road

BRAD GROOMS

WATERTOWN, WI

GENERAL NOTES

- 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.
 - THESE PLANS ARE FOR THE STRUCTURAL BUILDING DESIGN. ANY FEATURES DEAMED BY THE BUILDING OFFICIAL REQUIRING ARCHITECTURAL REVIEW SHALL BE PERFORMED BY A LICENSED ARCHITECT.
- 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% MODIFIED PROCTOR DENSITY.
 - SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23)
 - PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC).
 - SOIL CONSISTENCY: MEDIUM
 - 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 AWPA 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.
 - ALL FASTENERS SHALL BE EXTERIOR RATED FINISH UNLESS NOTED OTHERWISE.
- PRIMARY FASTENERS (POST FRAME NAILS):**
- 16d RINGSHANK NAILS (.148")
 - 30d RINGSHANK NAILS (.177")
 - 60d RINGSHANK NAILS (.200")
- SECONDARY FASTENERS (GUN NAILS):**
- 3" RINGSHANK GUN NAILS (.131")
 - 3 1/4" RINGSHANK GUN NAILS (.131")
- ALL MITEK PRODUCTS, I.E. JOIST HANGERS, TRUSS TIES, FRAMING ANGLES, ETC., SHALL BE SECURED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.
- 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) (IBC 1804).
- CONSTRUCTION BRACING:**
- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) 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, 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 TWISTING 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 USABLE 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).

BUILDING SPECIFICATIONS

OWNERS INFORMATION: <ul style="list-style-type: none">NAME: BRAD GROOMSADDRESS: 1100 WEST WISCONSIN AVENUECITY: OCONOMOWOCSTATE: WIZIP: 53066	BUILDING DESIGN LOADS: <p>SNOW</p> <ul style="list-style-type: none">(Pg) = 30.0 PSF(Cs) = 0.90(Is) = 1.00(Ct) = 1.20(Pf) = 22.68 PSF(Cs) = 1.00(Ps) = 22.68 PSF(Lr) = 20.00 PSF <p>*WITH UNBALANCED LOADS AS REQUIRED</p> <p>WIND</p> <ul style="list-style-type: none">B.W.S. = 115 MPHEXPOSURE = C <p>SEISMIC</p> <ul style="list-style-type: none">SEISMIC IMPORTANCE FACTOR: 1.00SPECTRA RESPONSE COEFFICIENT SDS: 0.078SPECTRA RESPONSE COEFFICIENT SD1: 0.075SITE CLASSIFICATION: DSEISMIC DESIGN CATEGORY: B <p>TRUSS DEAD LOADS</p> <ul style="list-style-type: none">DLTC = 4 PSFDLBC = 5 PSF <p>EQUIPMENT PLATFORM LOADS</p> <ul style="list-style-type: none">LIVE LOAD = 80 PSFDEAD LOAD = 15 PSF
BUILDING DESIGN INFORMATION: <ul style="list-style-type: none">DESIGN CODE: 2018 WI COMM. BLDG. CODE (2015 IBC)USE OF BUILDING: AIRCRAFT HANGAROCCUPANCY CLASSIFICATION: GROUP (S-1)CONSTRUCTION TYPE: SBRISK CATEGORY: 2FIRE SUPPRESSION SYSTEM: NO	
BUILDING AREA: <ul style="list-style-type: none">AREA OF WORK: 4352 SQFTMEZZANINE AREA: 0 SQFTEXISTING BUILDING AREA: 0 SQFTTOTAL BUILDING AREA: 4352 SQFT	
ALLOWABLE AREA: <ul style="list-style-type: none">TABLE AREA: 9000 SQFTPERIMETER INCREASE: 0 SQFTSPRINKLER INCREASE: 0 SQFTTOTAL ALLOWABLE AREA: 9000 SQFT	

MAJOR STRUCTURAL COMPONENTS

MIDWEST MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED IN THE DESIGN OF THIS BUILDING. ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A CHANGE ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIED.

*A CHANGE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS REQUIRED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.

COLUMNS:	ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	DESIGNED IN ACCORDANCE TO 2015 IBC TPI APPROVED THIRD PARTY INSPECTED MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTREC0914957 LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANEL:	MIDWEST MANUFACTURING'S PRO-RIB STEEL PANEL (WALLS) .0142" MINIMUM THICKNESS BEFORE PAINTING .0165" NOMINAL THICKNESS AFTER PAINTING G60 GALVANIZED COATING PLUS ZINC PHOSPHATE 40 YEAR PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH
	MIDWEST MANUFACTURING'S PREMIUM PRO-RIB STEEL PANEL (ROOF) .0157" MINIMUM THICKNESS BEFORE PAINTING .018" NOMINAL THICKNESS AFTER PAINTING G100 GALVANIZED COATING PLUS ZINC PHOSPHATE LIFETIME PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH

SHEET INDEX

SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND BUILDING SPECIFICATIONS
S2	SITE PLAN
S3A	ENDWALL ELEVATIONS
S3B	SIDEWALL ELEVATIONS
S4	FOUNDATION PLAN
S5	FLOOR PLAN
S6	ROOF FRAMING PLAN
S7	SIDEWALL SECTION AND SECTION DETAILS
S8	ENDWALL SECTION AND SECTION DETAILS
S9	BI-FOLD DOOR DETAILS
S10	EQUIPMENT PLATFORM FRAMING PLAN AND DETAILS
S11	RESTROOM DETAILS
S12	STEEL APPLICATION DETAILS

**Conditionally
APPROVED**
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

Philip Belting

SEE CORRESPONDENCE

Building
New Construction
DIS-072528525
CB-082501175-PRB
w/ roof truss component
8/18/2025



ENGINEERING SERVICES
8311 KANE RD. EAU CLAIRE, WI 54603 (715) 870-5555

CERTIFICATE OF
AUTHORIZATION: 3224

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

PROJECT TITLE:

**BRAD
GROOMS**

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

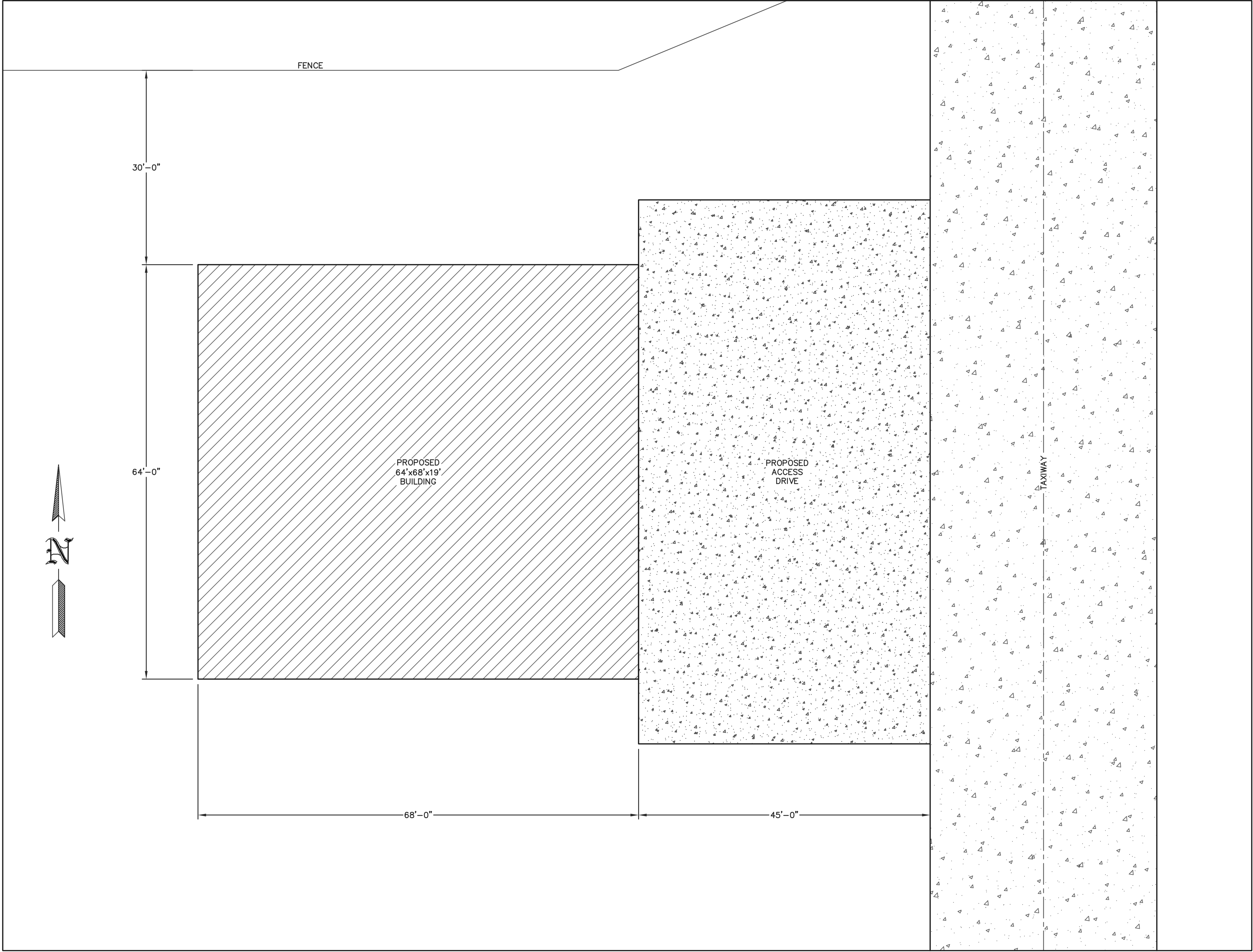
SHEET TITLE:

GENERAL NOTES AND
BUILDING SPECIFICATIONS

FILE NAME: SH26825WI

SHEET NO.

S1



SITE PLAN
SCALE: 1"=10'

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

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.

96" MIN
96" MIN
96" MIN
NOTE: PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS. (ANSI 502) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1106.

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:
EACH SERVICE DOOR @ EACH UNIT SHALL BE EQUIPPED WITH LEVER OPERATED HANDLES AS PER ADAAG 4.13.9.

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

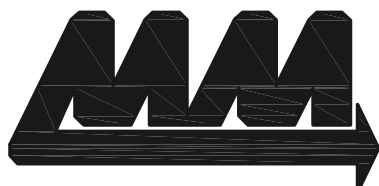
NOTE:
FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT INSIDE AND OUTSIDE FLOORS AS PER IBC 1010.1.5

NOTE: OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

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 (WRAPP) AS PER NR 216.

NOTE: PROPOSED BUILDING SHALL NOT BE USED FOR COMMERCIAL VEHICLE STORAGE AND/OR HIGH PILE STORAGE.

NOTE:
THE STORAGE UNITS WITHIN THE PROPOSED BUILDING ARE OF A SIZE THAT WOULD ALLOW MOTOR VEHICLES TO BE STORED. THE BUILDING SLAB SHALL SLOPE TOWARD THE OVERHEAD DOOR OPENING FOR EACH STORAGE UNIT TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.



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ENGINEERING@MIDWESTMANUFACTURING.COM

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**BRAD
GROOMS**

1741 RIVER DRIVE
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PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

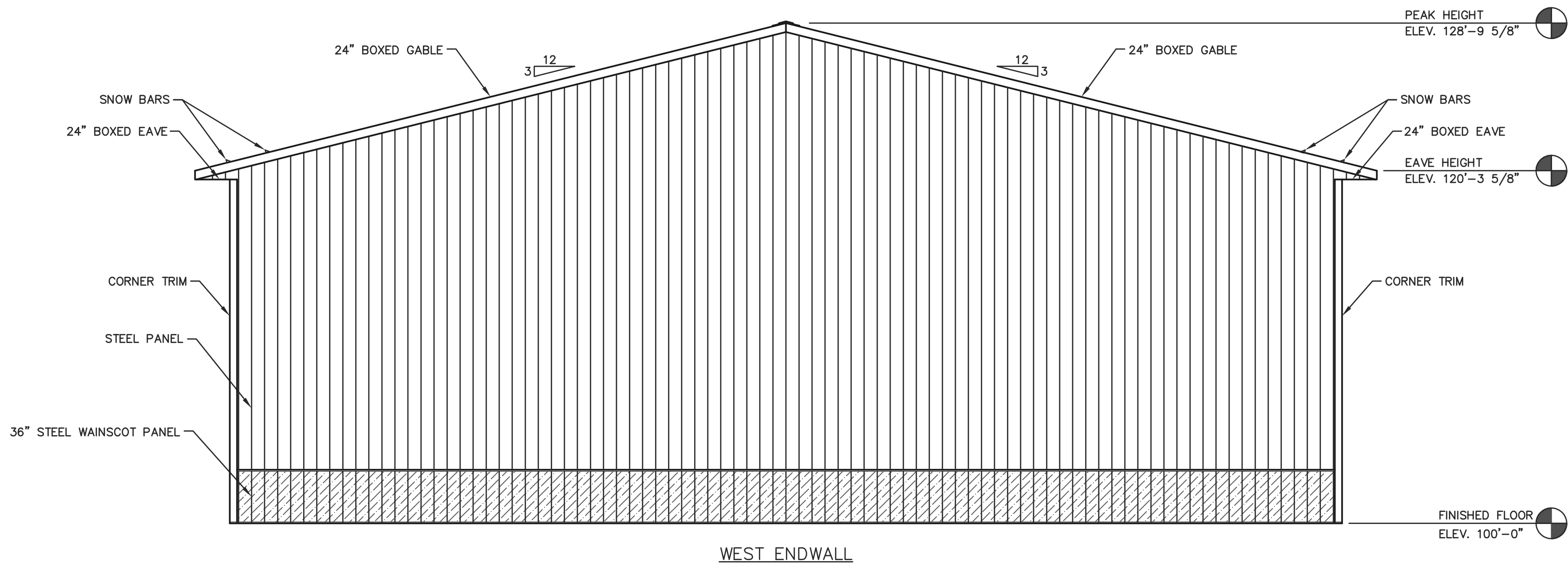
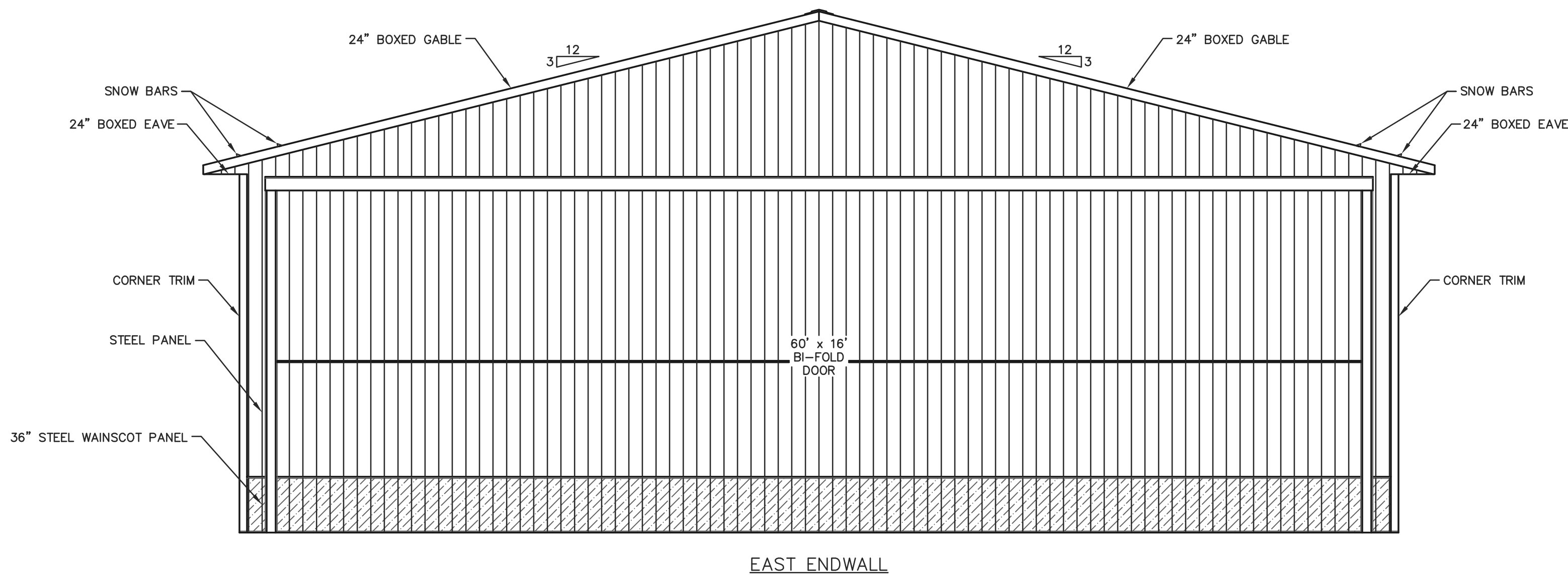
SHEET TITLE:

SITE PLAN

FILE NAME: SH26825WI

SHEET NO.

S2



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



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PROJECT TITLE:

BRAD
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PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

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DATE: 7/2/2025

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REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

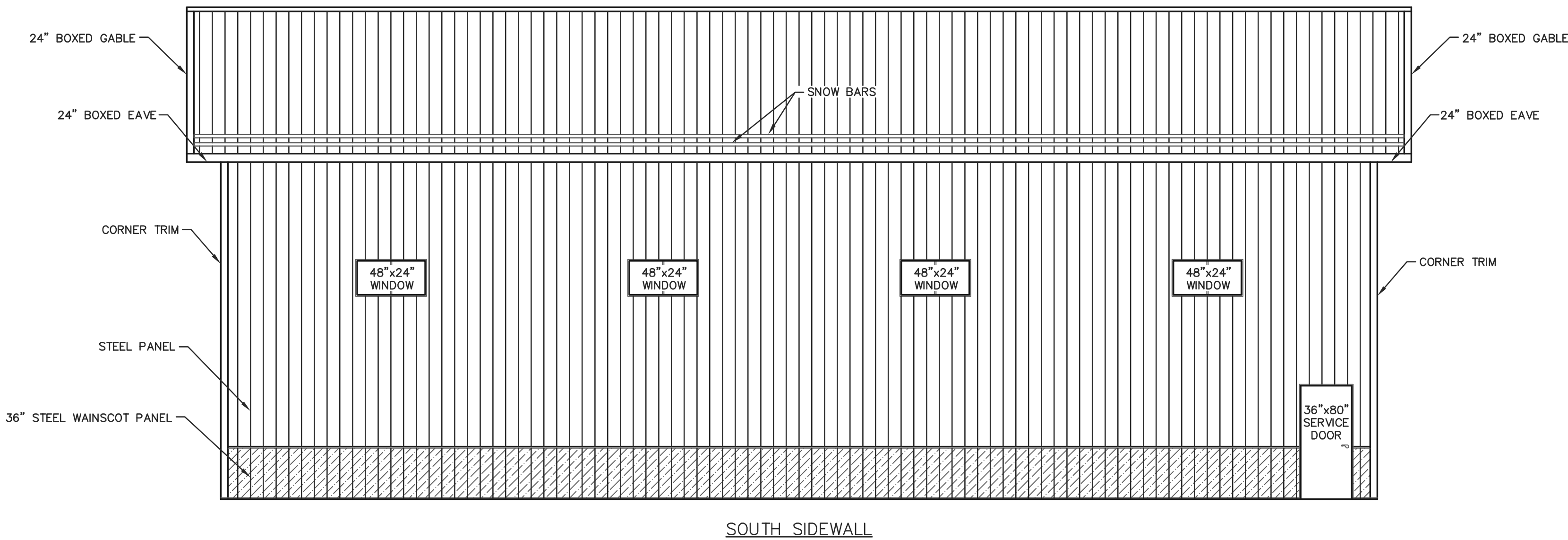
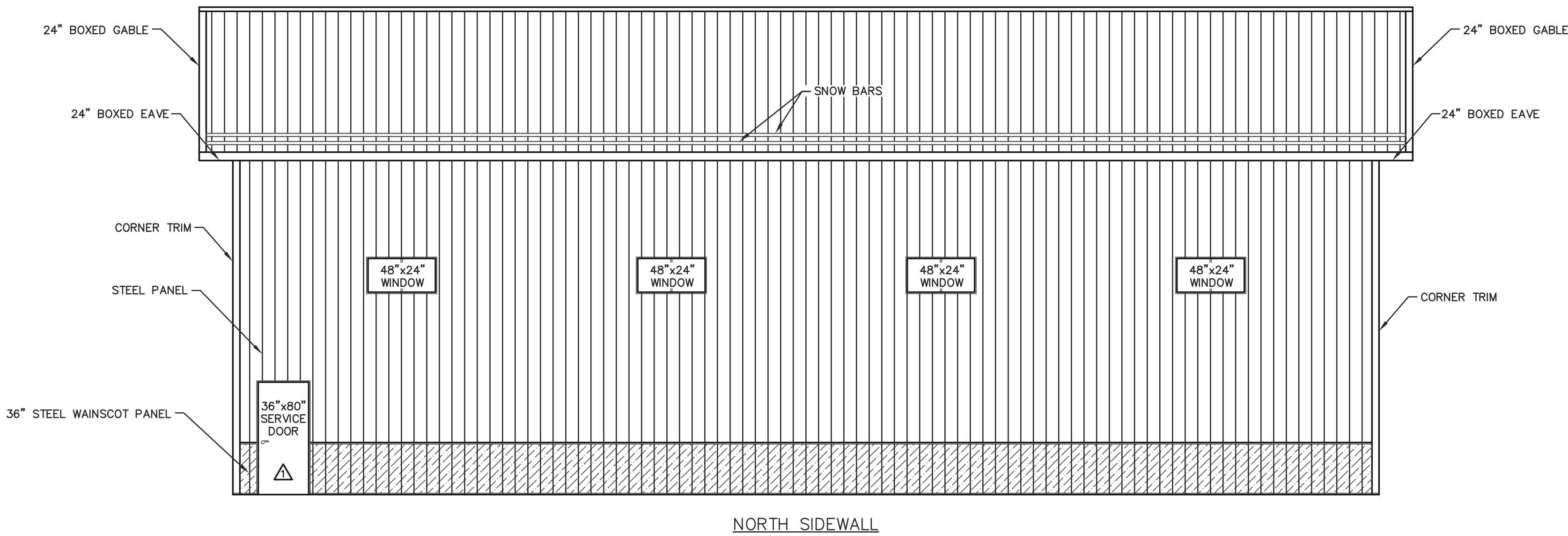
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ENDWALL
ELEVATIONS

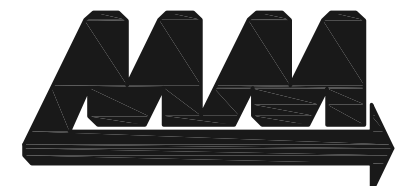
FILE NAME: SH26825WI

SHEET NO.

S3A



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



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ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

**BRAD
GROOMS**

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 8/18/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1	8/18/25	ADDED SERVICE DOOR	NDP
2			

SHEET TITLE:

SIDEWALL
ELEVATIONS

FILE NAME: SH26825WI

SHEET NO.

S3B

CONCRETE NOTES

—ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

—ALL #4 REBAR TO BE DEFORMED GRADE 60 OR BETTER AND HAVE A MINIMUM SPLICE OVERLAP OF 29".

—OWNER/CONTRACTOR SHALL VERIFY ALL DOOR OPENING LOCATIONS PRIOR TO CONSTRUCTION.

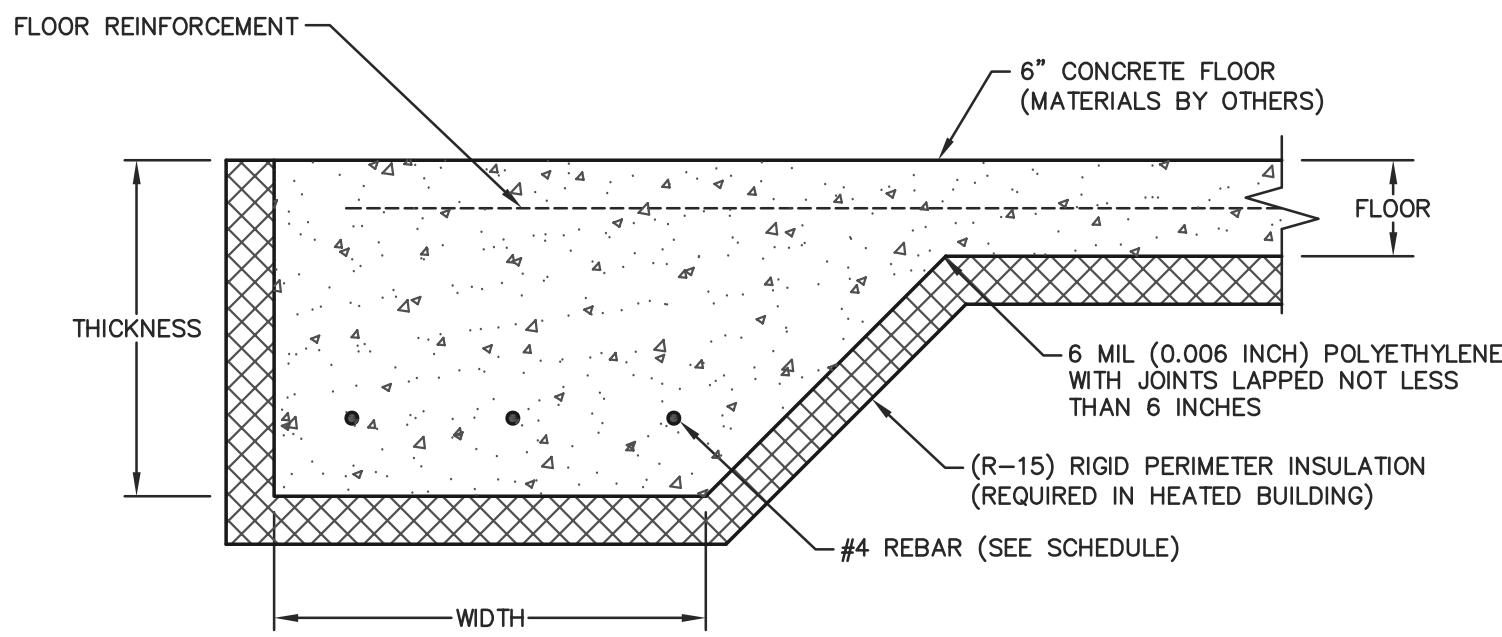
—FLOOR REINFORCEMENT SHALL BE EITHER 6x6 W1.4xW1.4 CONCRETE WIRE MESH OR #4 DEFORMED REBAR AT 18" O.C. EACH WAY.

—ALL REBAR WITH CONCRETE POURED AGAINST SOIL SHALL HAVE A 3" CLEAR COVER.

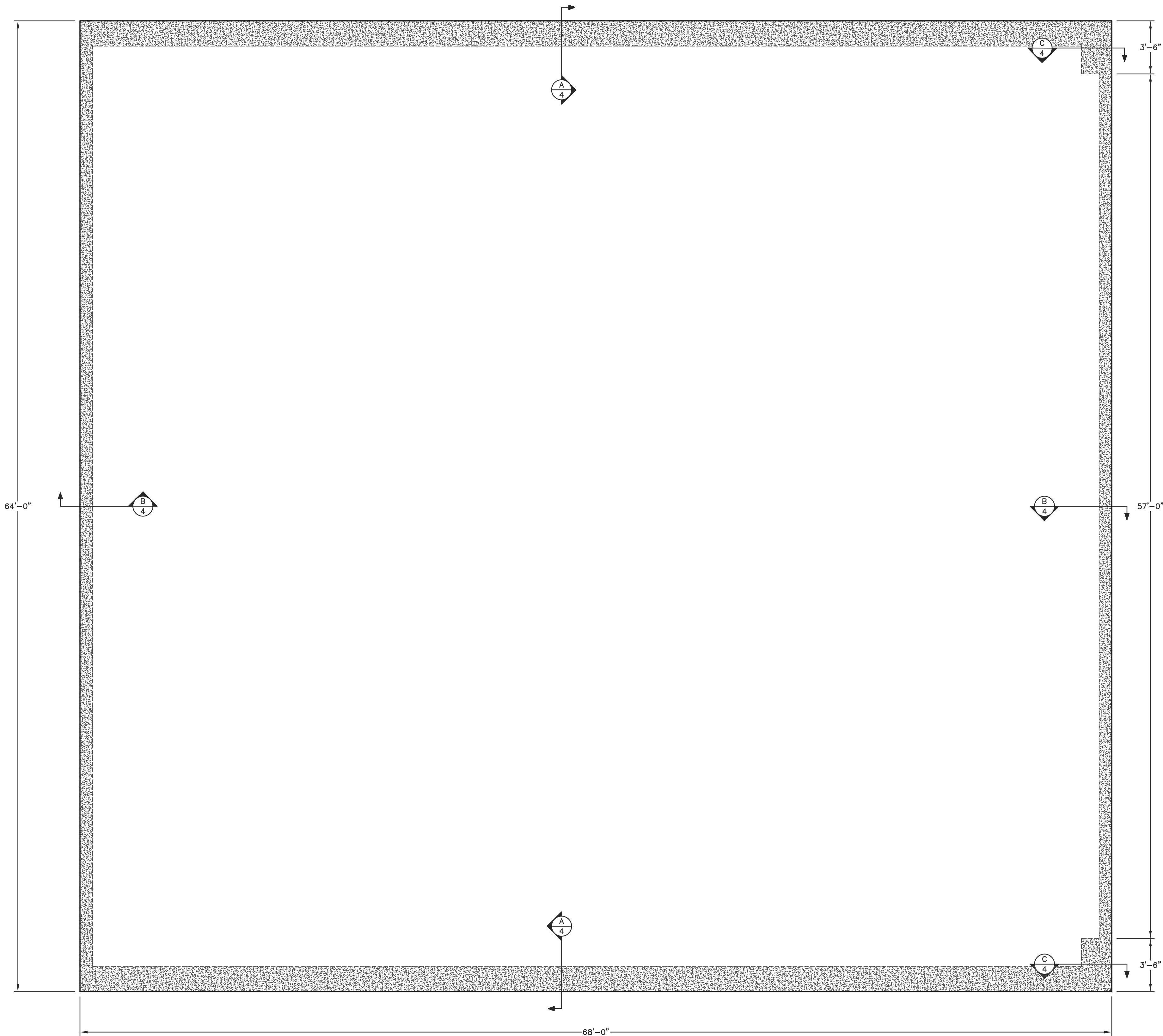
—BOTTOM OF CONCRETE FOOTING TO BE A MINIMUM OF 12" BELOW FINISHED GRADE.

—FOR SOIL INFORMATION REQUIREMENTS SEE GENERAL NOTES ON SHEET S1.

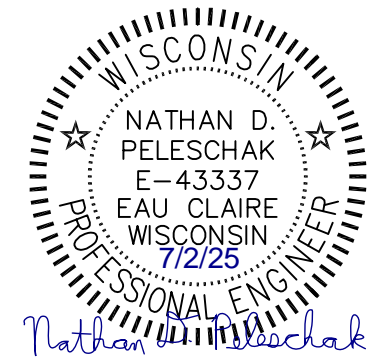
HAUNCHED FOOTING SCHEDULE			
FOOTING LOCATION	FOOTING DESCRIPTION		
	THICKNESS	WIDTH	QUANTITY OF REBAR
A/4	14"	20"	(3) #4 @ 18" O.C. MAX.
B/4	14"	10"	(2) #4 @ 18" O.C. MAX.
C/4	14"	24"	(4) #4 @ 18" O.C. MAX.



HAUNCHED FOOTING DETAIL
NOT TO SCALE



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



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PROJECT TITLE:
BRAD GROOMS

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK
PLAN DESIGNER: LOUISE BRISKI
DRAWN BY: JMS
DATE: 7/2/2025
SCALE: AS NOTED

REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
FOUNDATION PLAN

FILE NAME: SH26825WI
SHEET NO.

S4

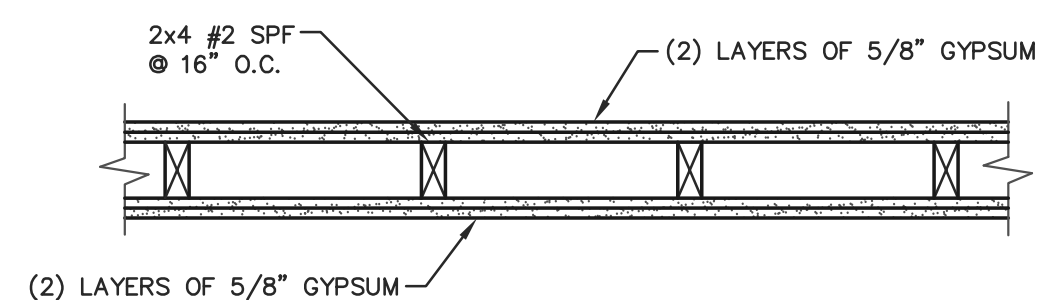
NOTE:
CONTRACTOR SHALL PROVIDE FIRE BARRIER IDENTIFICATION AND MARKING. IDENTIFICATION SHALL BE LOCATED IN ACCESSIBLE ATTIC SPACES, FLOOR-CEILING OR CONCEALED FLOORS. IDENTIFICATION SHALL BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. A SIGN OR RED STENCILING WITH LETTERING NOT LESS THAN 1/2" IN HEIGHT. SIGN OR STENCILING SHALL INDICATE:
"2-HOUR RATED FIRE BARRIER - PROTECT ALL OPENINGS".

1. NAILHEADS—
EXPOSED OR COVERED WITH JOINT COMPOUND.

2. JOINTS—
EXPOSED JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED.

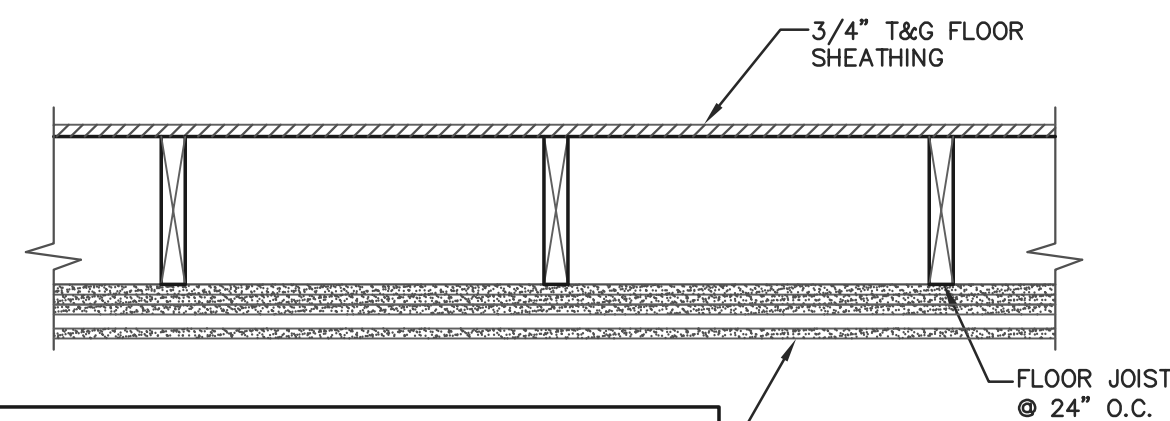
3. NAILS—
6d CEMENT COATED NAILS 1 7/8" LONG, 0.0915" SHANK DIAMETER, 1/4" DIAMETER HEADS, AND 8d CEMENT COATED NAILS 2 3/8" LONG, 0.113" SHANK DIAMETER, 9/32" DIAMETER HEADS.

4. GYPSUM BOARD—
5/8" THICK, TWO LAYERS APPLIED EITHER HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH THE 1 7/8" NAILS SPACED 6" O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE 2 3/8" LONG NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE.



2-HR FIRE BARRIER DETAIL (UL# U301)

SCALE: 1"=1'-0"



BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10 WOOD JOISTS @ 24" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS AT 12" O.C.

2ND LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 2" TYPE W DRYWALL SCREWS AT 12" O.C. 2ND LAYER JOINTS OFFSET 24" FROM BASE LAYER JOINTS.

3RD LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 2 1/2" TYPE W SCREWS AT 12" O.C. 3RD LAYER JOINTS OFFSET 12" FROM 2ND LAYER JOINTS.

HAT SHAPED 7/8" RIGID FURRING CHANNELS 24" O.C. APPLIED AT RIGHT ANGLES TO JOISTS OVER THIRD LAYER WITH TWO 2 1/2" LONG TYPE W SCREWS AT EACH JOIST.

FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FURRING CHANNELS WITH 1 1/8" TYPE S SCREWS AT 12" O.C.

WOOD JOISTS SUPPORTING MINIMUM 3/4" T&G EDGE PLYWOOD FLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH 8d NAILS AT 6" O.C. AT JOINTS AND 12" O.C. AT INTERMEDIATE JOISTS.

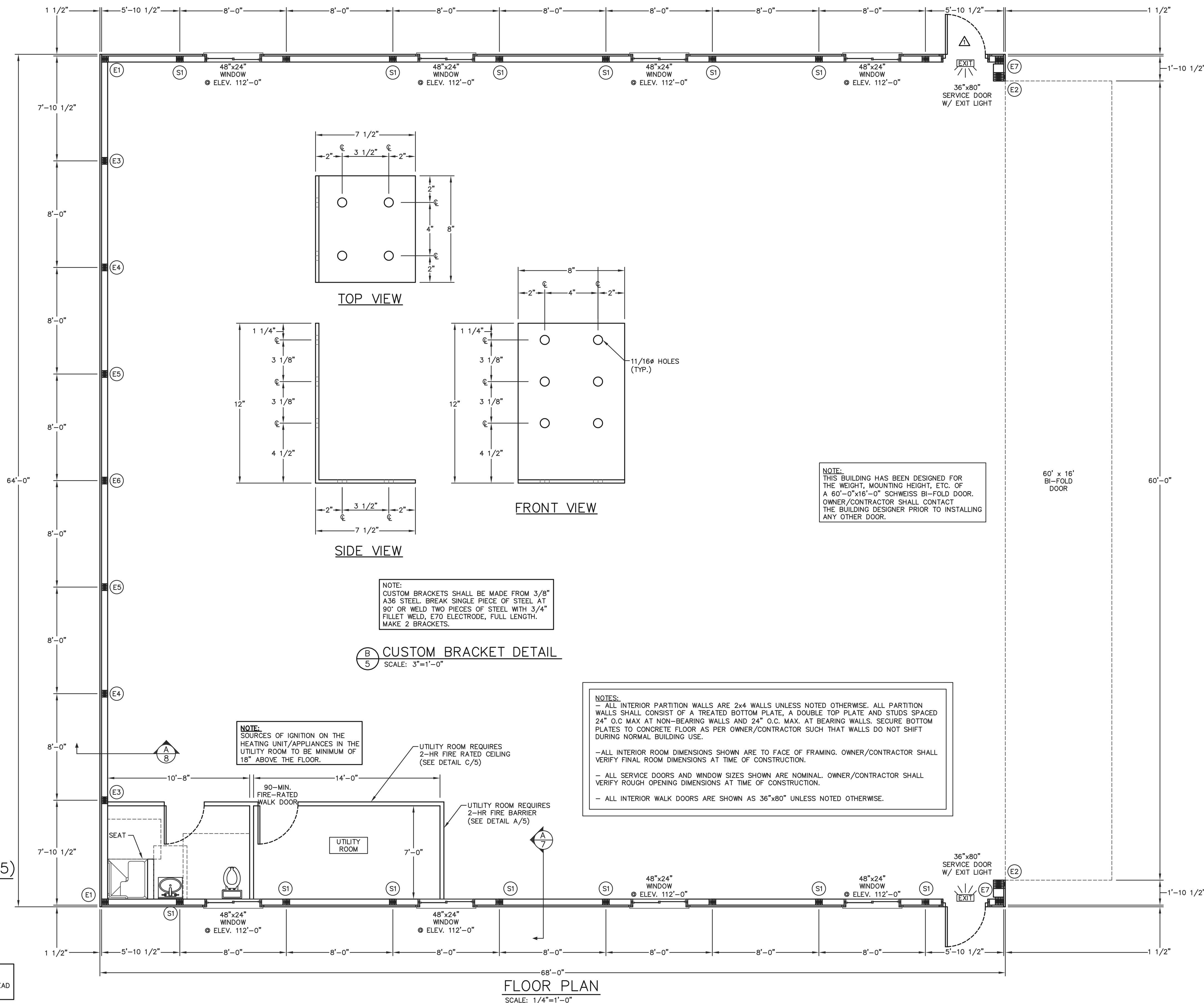
2-HR FIRE RATED FLOOR ASSEMBLY DETAIL (FC 5725)

SCALE: 1"=1'-0"

PRO-ANCHOR (PA) BRACKET DESIGNATION

PA60 = 6" UNIVERSAL BRACKET
PA64 = 4-PLY 2x6 COLUMN BRACKET

NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS EXCEPT FOR CORNERS AND OVERHEAD DOOR JAMBS OR UNLESS NOTED OTHERWISE.



TOP VIEW

FRONT VIEW

SIDE VIEW

NOTE:
CUSTOM BRACKETS SHALL BE MADE FROM 3/8" A36 STEEL. BREAK SINGLE PIECE OF STEEL AT 90° OR WELD TWO PIECES OF STEEL WITH 3/4" FILLET WELD, E70 ELECTRODE, FULL LENGTH. MAKE 2 BRACKETS.

CUSTOM BRACKET DETAIL

SCALE: 3"=1'-0"

NOTE:
SOURCES OF IGNITION ON THE HEATING UNIT/APPLIANCES IN THE UTILITY ROOM TO BE MINIMUM OF 18" ABOVE THE FLOOR.

UTILITY ROOM REQUIRES 2-HR FIRE RATED CEILING (SEE DETAIL C/5)

UTILITY ROOM REQUIRES 2-HR FIRE BARRIER (SEE DETAIL A/5)

NOTES:

ALL INTERIOR PARTITION WALLS ARE 2x4 WALLS UNLESS NOTED OTHERWISE. ALL PARTITION WALLS SHALL CONSIST OF A TREATED BOTTOM PLATE, A DOUBLE TOP PLATE AND STUDS SPACED 24" O.C MAX AT NON-BEARING WALLS AND 24" O.C. MAX. AT BEARING WALLS. SECURE BOTTOM PLATES TO CONCRETE FLOOR AS PER OWNER/CONTRACTOR SUCH THAT WALLS DO NOT SHIFT DURING NORMAL BUILDING USE.

ALL INTERIOR ROOM DIMENSIONS SHOWN ARE TO FACE OF FRAMING. OWNER/CONTRACTOR SHALL VERIFY FINAL ROOM DIMENSIONS AT TIME OF CONSTRUCTION.

ALL SERVICE DOORS AND WINDOW SIZES SHOWN ARE NOMINAL. OWNER/CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS AT TIME OF CONSTRUCTION.

ALL INTERIOR WALK DOORS ARE SHOWN AS 36"x80" UNLESS NOTED OTHERWISE.

FLOOR PLAN

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

COLUMN & FOOTING SCHEDULE

COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	NUMBER OF COLUMNS	FOOTING DESCRIPTION
S1	4-PLY 2x6 (22') 2400f MSR SYP LAMINATED COLUMN	0'-0"	16	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E1	4-PLY 2x6 (22') 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E2	5-PLY 2x10 (22') 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E3	4-PLY 2x6 (24') 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E4	4-PLY 2x6 (26') 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E5	4-PLY 2x6 (28') 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E6	4-PLY 2x6 (30') 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)
E7	5-PLY 2x8 (22') 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	HAUNCHED CONCRETE FOOTING (SEE SHEET S4)

COLUMN BRACKET SCHEDULE

COLUMN LOCATION	BRACKET DESCRIPTION	NO. OF BRACKETS PER COLUMN	BRACKET TO COLUMN	BRACKET TO CONCRETE (PER BRACKET)
S1	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E1	PA60	1	(2)-1/2"x4 1/2" LAG SCREWS & (2)-1/4"x3" WOOD SCREWS	(1)-5/8"x6" TITEN HD SCREW ANCHOR, 5 3/4" MIN. EMBEDMENT
E2	CUSTOM	1	(6)-5/8"x6" LAG SCREWS	(4) HILTI HAS-V-36 5/8"x14" ANCHOR W/ HIT-HY 200 V3 ADHESIVE, 12 1/4" MIN. EMBEDMENT
E3	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E4	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E5	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E6	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E7	PA60	1	(2)-1/2"x6" LAG SCREWS & (2)-1/4"x3" WOOD SCREWS	(1)-5/8"x6" TITEN HD SCREW ANCHOR, 5 3/4" MIN. EMBEDMENT



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1741 RIVER DRIVE
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PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 8/18/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1	8/18/25	ADDED SERVICE DOOR	NDP
2			

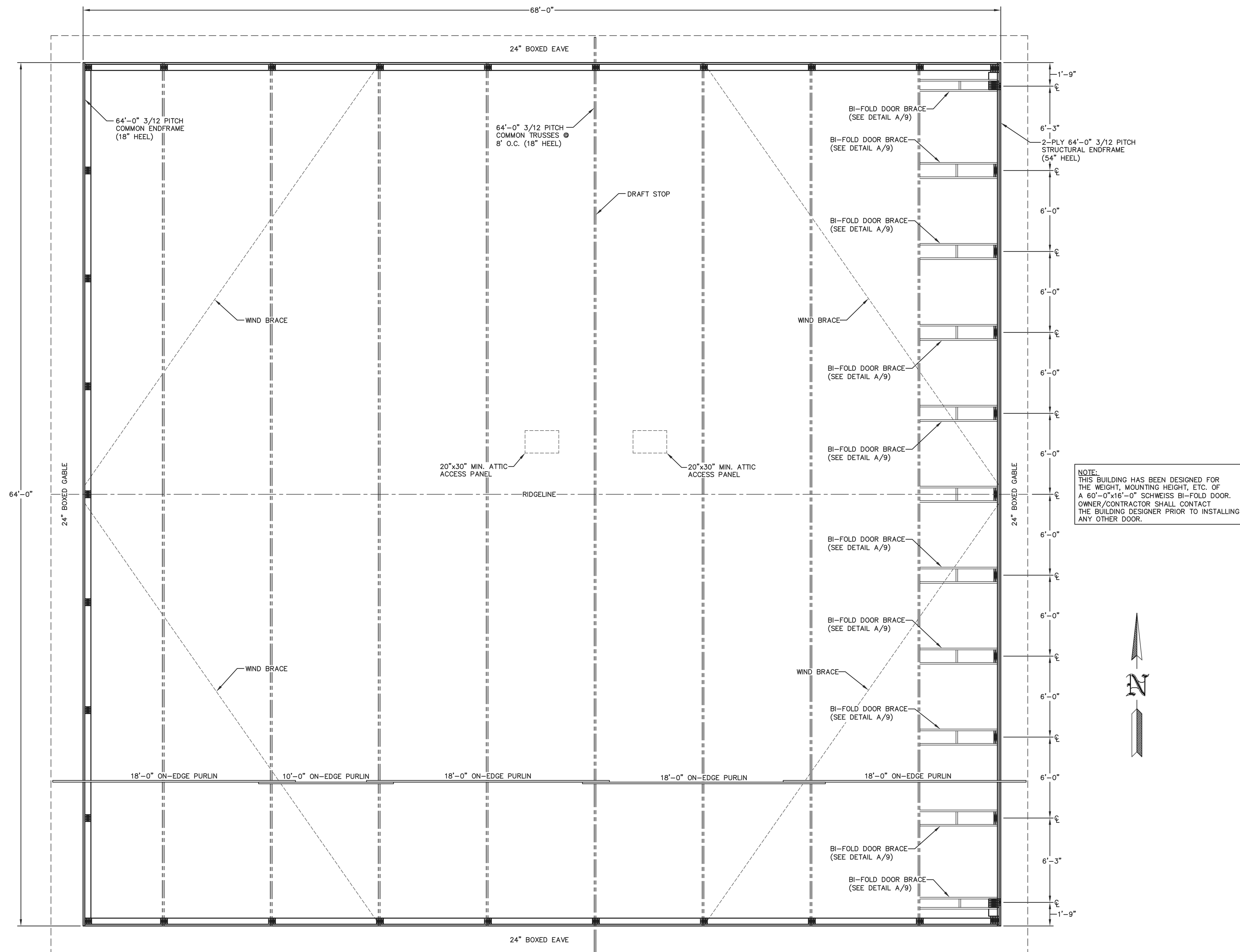
SHEET TITLE:

FLOOR PLAN

FILE NAME: SH26825WI

SHEET NO.

S5



NOTE:
THIS BUILDING HAS BEEN DESIGNED FOR THE WEIGHT, MOUNTING HEIGHT, ETC. OF A 60'-0"x16'-0" SCHWEISS BI-FOLD DOOR. OWNER/CONTRACTOR SHALL CONTACT THE BUILDING DESIGNER PRIOR TO INSTALLING ANY OTHER DOOR.



ENGINEERING SERVICES
6311 KANE RD. EAU CLAIRE, WI 54703 (715) 826-5555

CERTIFICATE OF
AUTHORIZATION: 3224

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

PROJECT TITLE:

BRAD
GROOMS

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER:	LOUISE BRISKI
----------------	---------------

DRAWN BY: JMS

DATE: 7/2/2025

SCALE:	AS NOTED
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REVISIONS

NO	DATE	DESCRIPTION	E
1			
2			

SHEET TITLE:	
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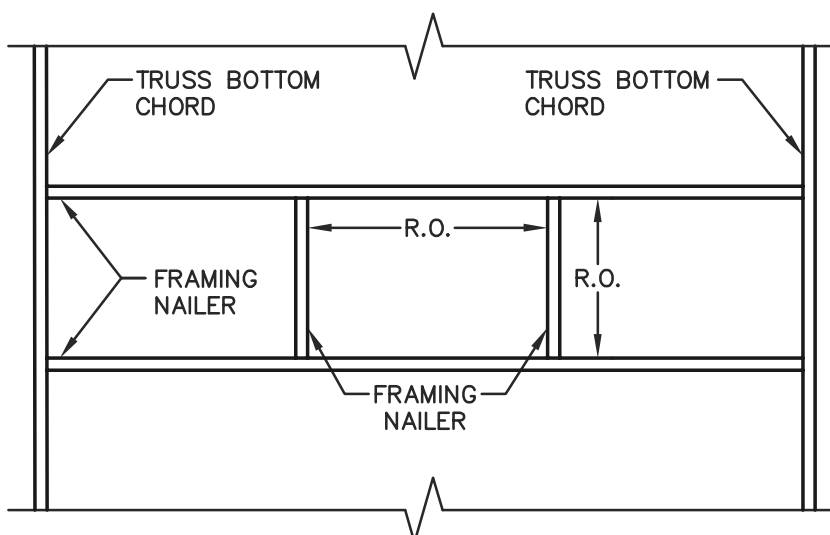
ROOF FRAMING PLAN

FILE NAME: SH26825W

SHEET NO.

S6

NOTE:
ATTIC AREA SHALL BE COMPARTMENTALIZED INTO AREAS NOT GREATER THAN 3000 SQ. FT BY FIRE STOPPING AS SPECIFIED IN IBC 718.4. 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)



ATTIC ACCESS FRAMING

SCALE: 1/2"=1'-0"

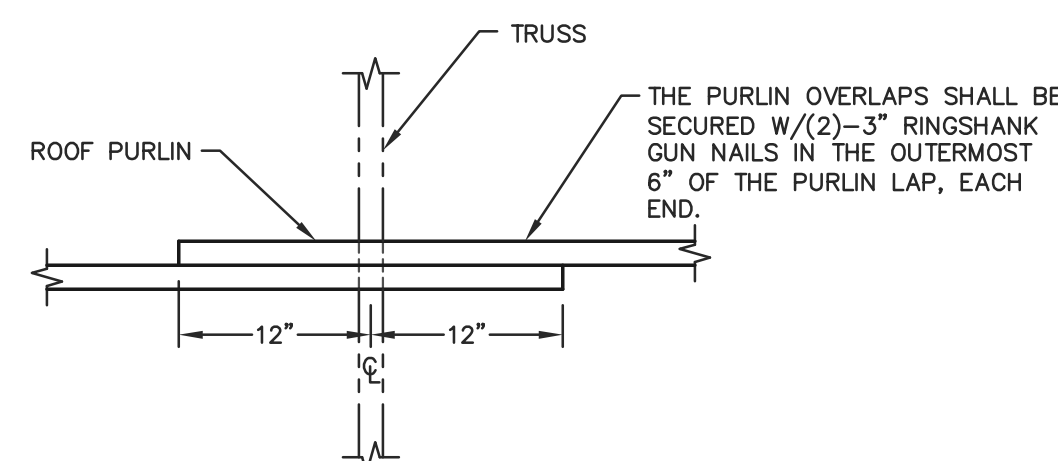
NOTE:
WIND BRACE SHALL BE A 2x4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-3" RINGSHANK GUN NAILS AT EACH END AND W/(1)-3" RINGSHANK GUN NAIL AT EACH BRACE TO PURLIN LOCATION.

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

ROOF FRAMING PLAN

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

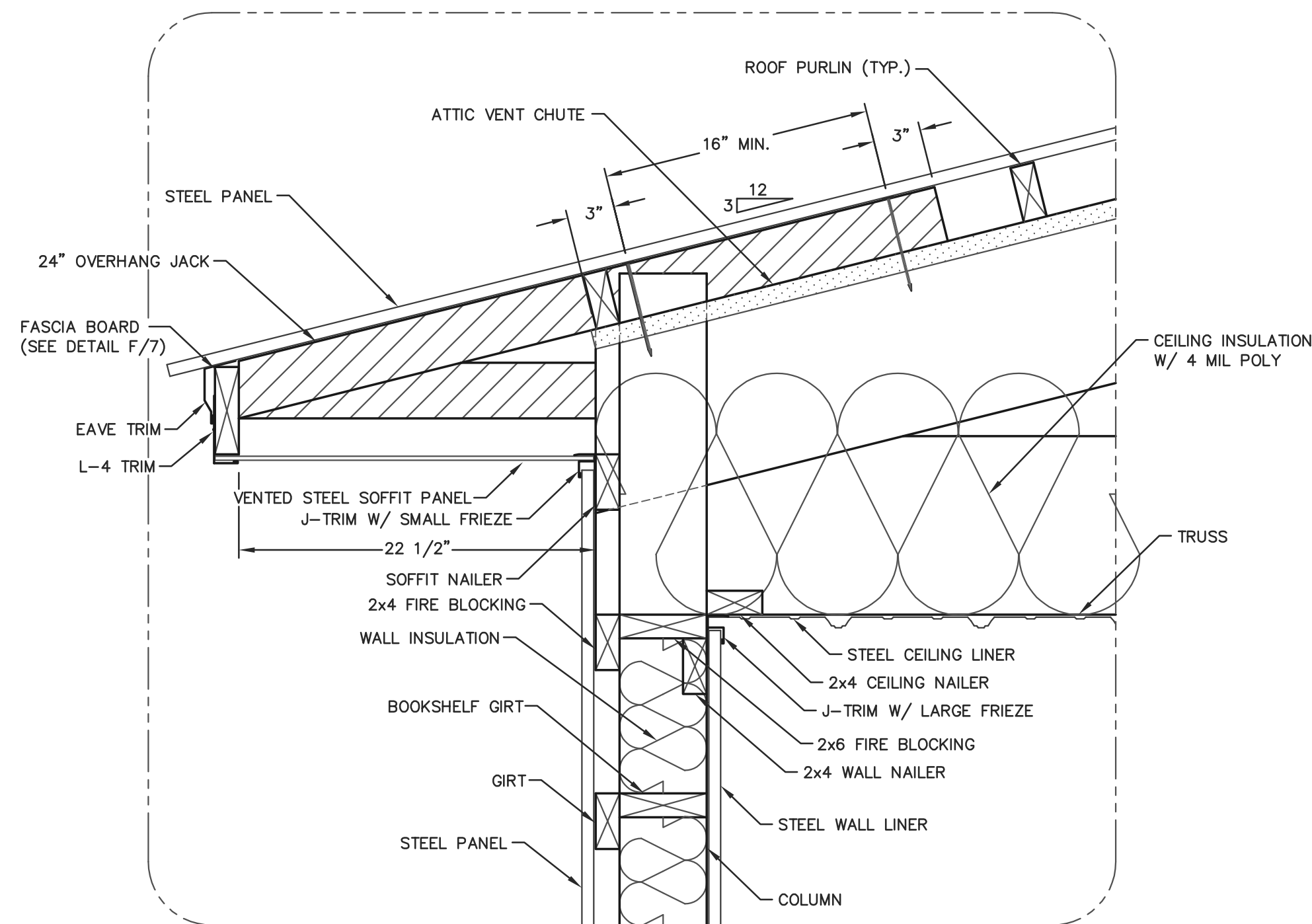
NOTE:
2x4 ROOF PURLINS (ON-EDGE) AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.



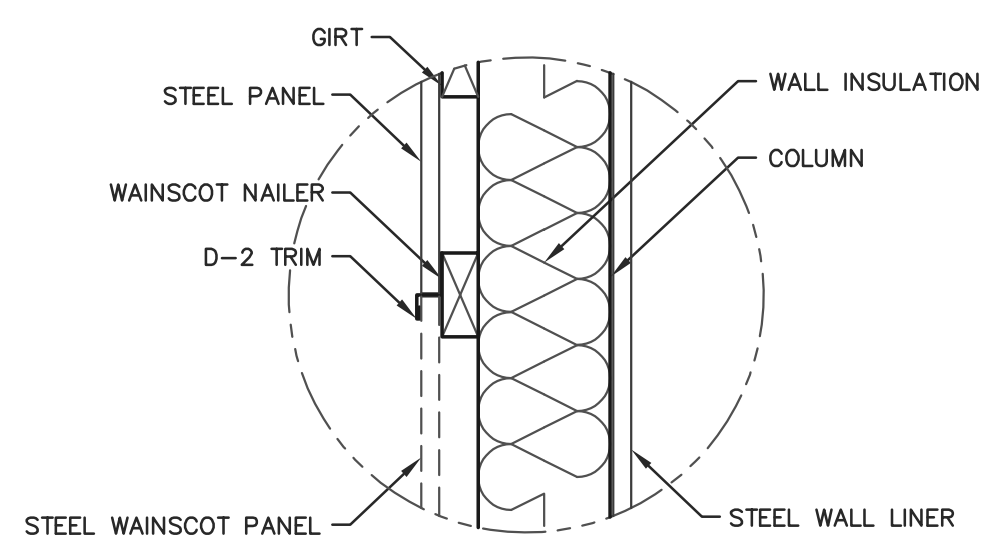
 PURLIN OVERLAP DETAIL

SCALE: 1"=1'-0"

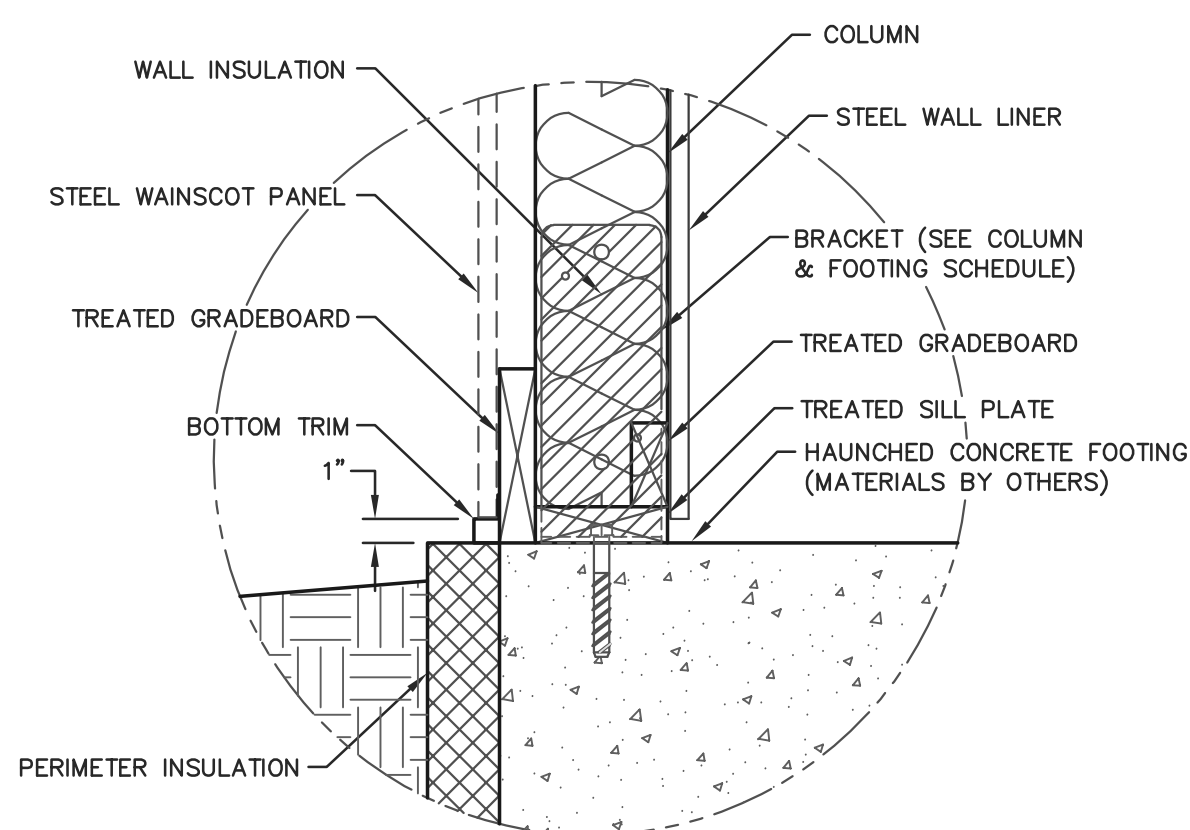
NOTE:
PURLINS SECURED BETWEEN OVERHANG JACKS
W/ MITEK JDS24 PURLIN HANGERS.



D 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"



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



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

SIDEWALL SECTION FASTENER NOTES

OVERHANG JACK:
OVERHANG JACKS SECURED TO TRUSS WITH (2)-60d RINGSHANK NAILS.

SOFFIT NAILER:
SOFFIT NAILER SECURED WITH (2)-3" RINGSHANK GUN NAILS AT EACH SOFFIT NAILER TO COLUMN LOCATION.

WALL GIRTS:
WALL GIRTS SECURED WITH (3)-3" RINGSHANK GUN NAILS AT EACH GIRT TO COLUMN LOCATION.

WAINSCOT NAILER:
WAINSCOT NAILER SECURED WITH (3)-3" RINGSHANK GUN NAILS AT EACH WAINSCOT NAILER TO COLUMN LOCATION.

TREATED SILL PLATE:
TREATED SILL PLATE SECURED TO CONCRETE FLOOR WITH 1/4"x 3 1/4" CONCRETE SCREWS AT 24" O.C. (STAGGERED)

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION. 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.

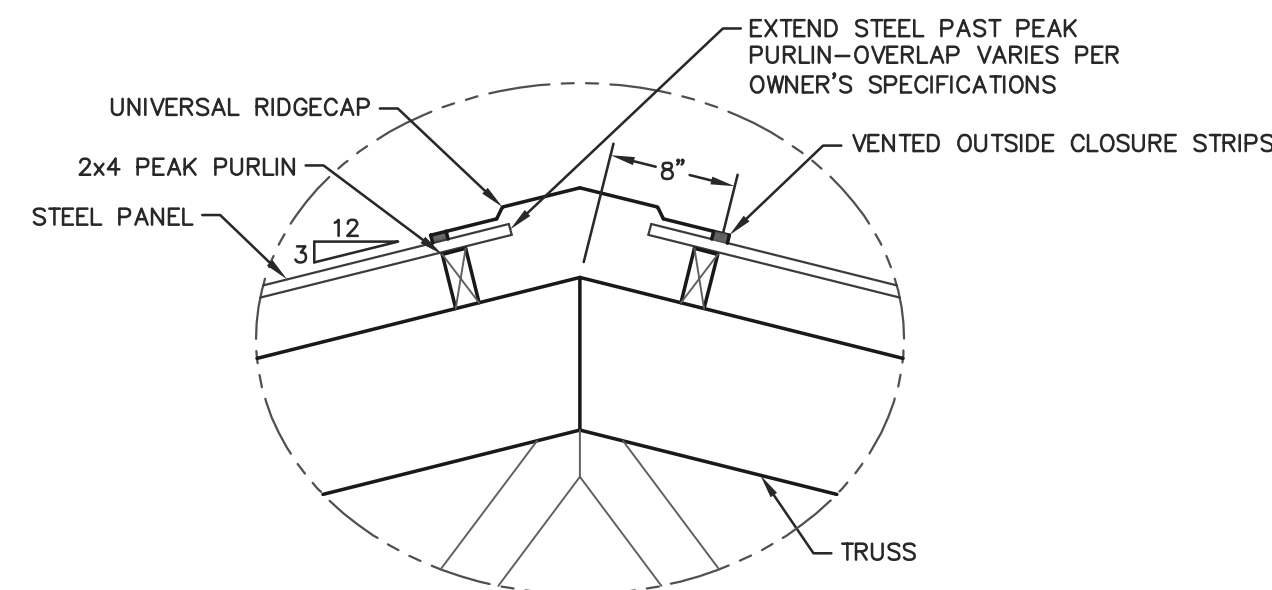
NOTE:
CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL OR INSULATION MEETING IBC REQUIREMENTS.

FOAM INSULATION NOTES:
-SURFACE-BURNING CHARACTERISTICS:
FOAM PLASTIC INSULATION AND FOAM CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723. LOOSE FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

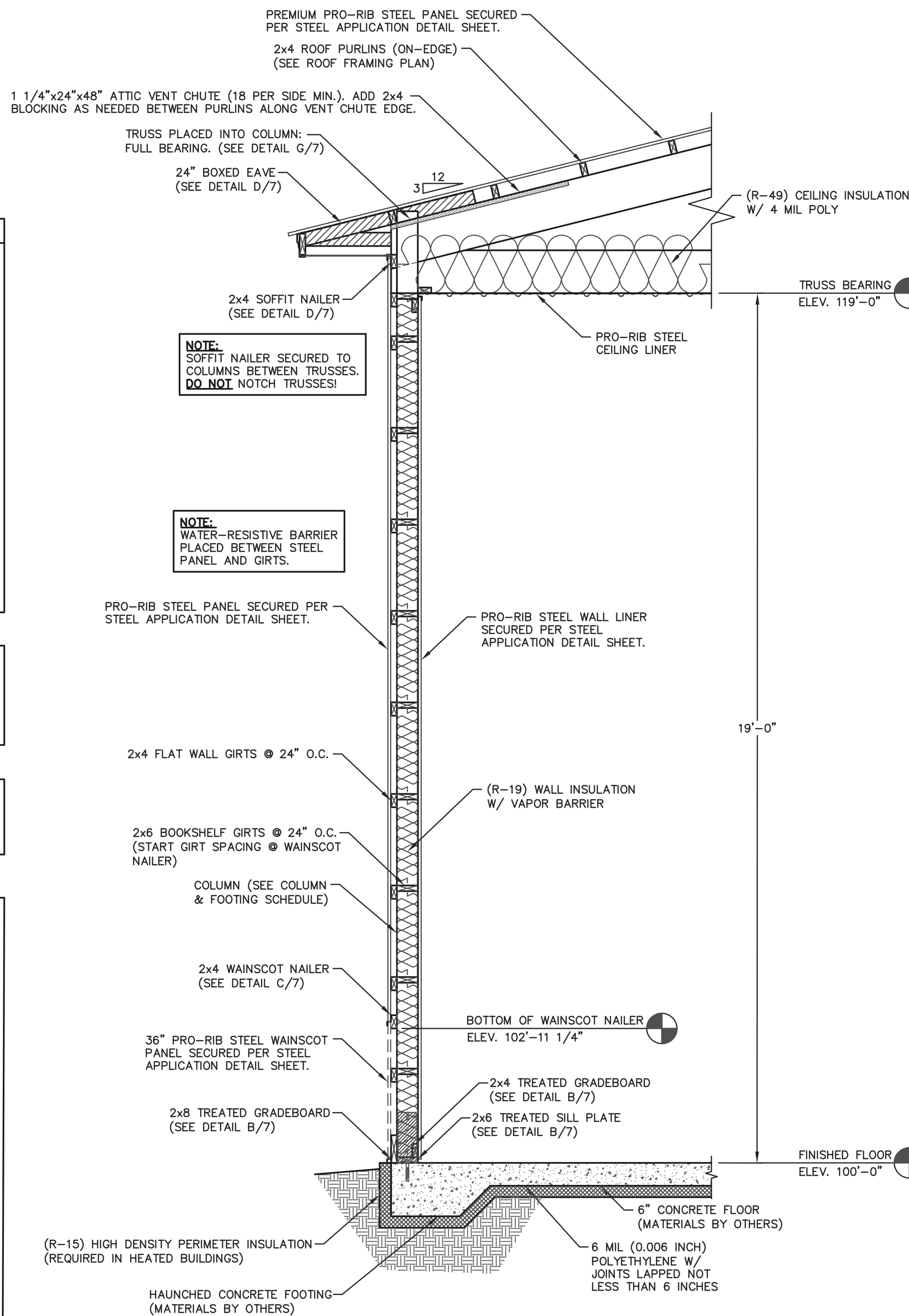
-THERMAL BARRIER:
FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2" (12.7MM) GYPSUM WALLBOARD, HEAVY TIMBER IN ACCORDANCE WITH SECTION 602.4 OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND INTEGRITY FIRE TEST OF NFPA 275. COMBUSTIBLE CONCEALED SPACES SHALL COMPLY WITH SECTION 718.

-ATTIC AND CRAWL SPACES:
WITHIN AN ATTIC OR CRAWL SPACE WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1 1/2 INCH-THICK (38MM) MINERAL FIBER INSULATION, 1/4" THICK (6.4 mm) WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD, 3/8" (9.5mm) GYPSUM WALLBOARD, CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 0.016" (0.4 mm); 1 1/2" THICK (38mm) SELF-SUPPORTED SPRAY-APPLIED CELLULOSE INSULATION IN ATTIC SPACES ONLY OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC INSULATION IS NOT EXPOSED. THE PROTECTIVE COVERING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION.

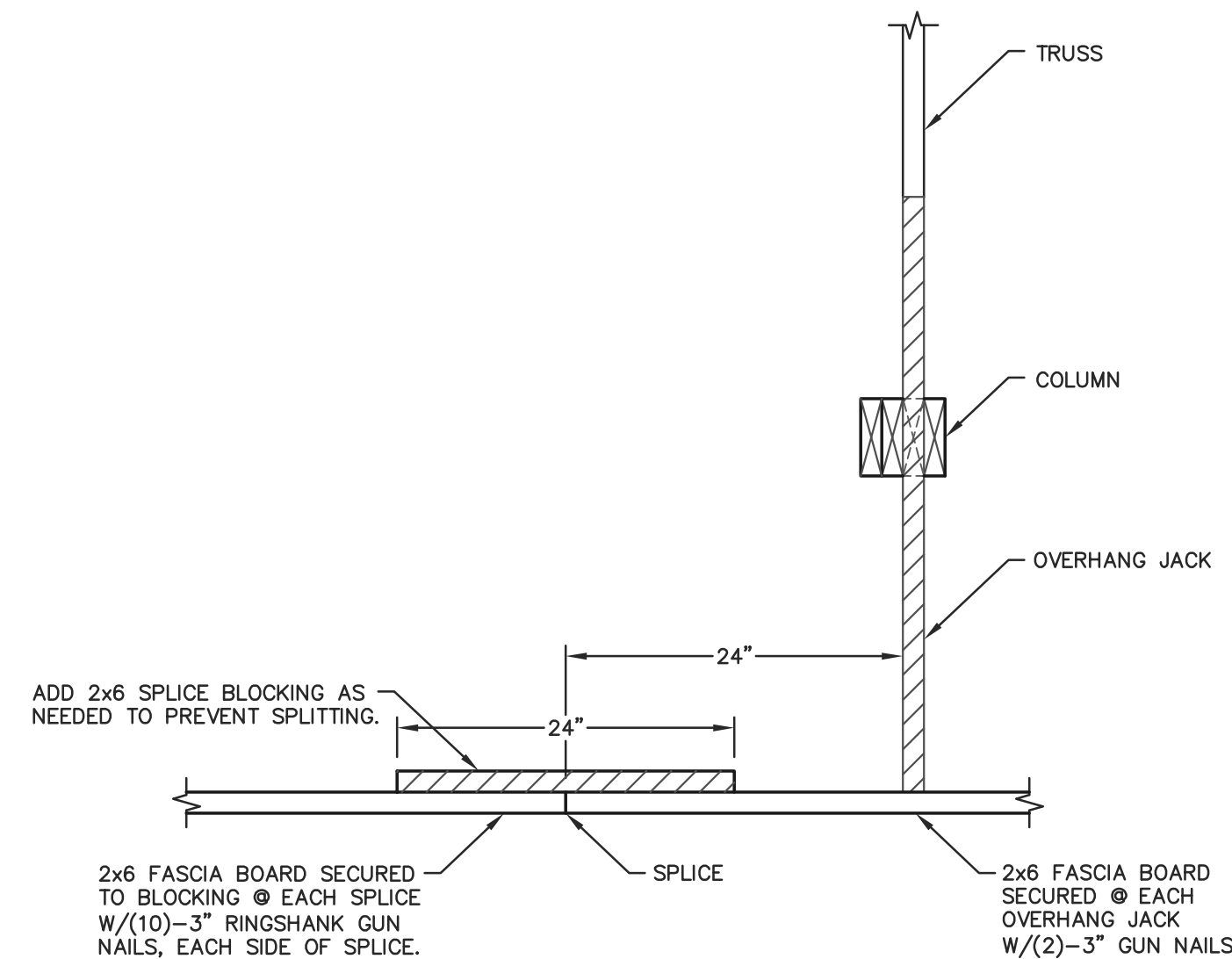
NOTE:
BATTING SHOWN FOR CLARITY.



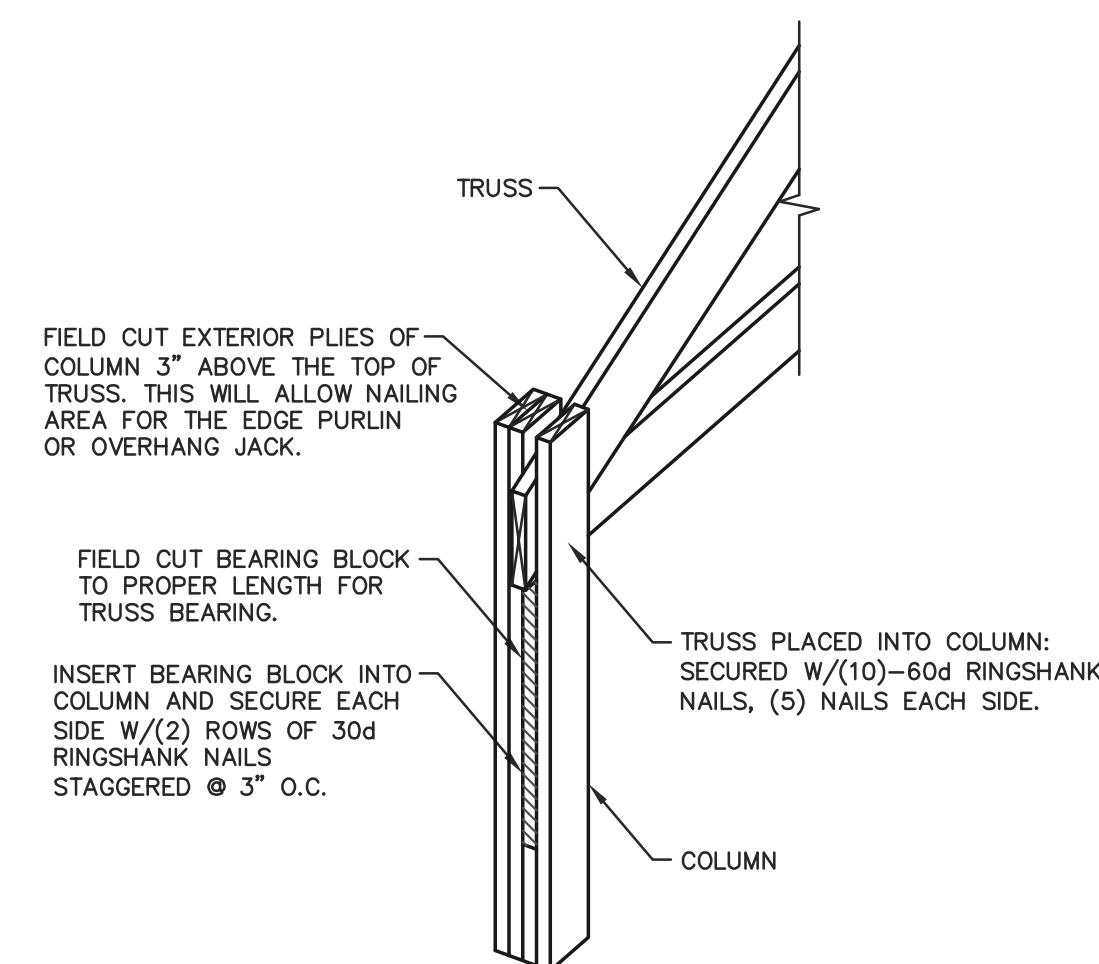
E PEAK PURLIN DETAIL
SCALE: 1"=1'-0"



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



F FASCIA BOARD DETAIL
SCALE: 1"=1'-0"



G TRUSS INSTALLATION DETAIL
NOT TO SCALE



ENGINEERING SERVICES
8311 KANE RD. WAU CLAIRE, WI 54703 (715) 670-5555

CERTIFICATE OF AUTHORIZATION: 3224

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

PROJECT TITLE:

BRAD GROOMS

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

SIDEWALL SECTION AND
SECTION DETAILS

FILE NAME: SH26825WI

SHEET NO.

S7

ENDWALL SECTION FASTENER NOTES

WALL GIRTS:
WALL GIRTS SECURED WITH (3)–3" RINGSHANK GUN NAILS AT EACH GIRT TO COLUMN LOCATION.

WAINSCOT NAILER:
WAINSCOT NAILER SECURED WITH (3)–3" RINGSHANK GUN NAILS AT EACH WAINSCOT NAILER TO COLUMN LOCATION.

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EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)–3" RINGSHANK GUN NAILS AT EACH GRADEBOARD TO COLUMN LOCATION, EACH BLOCK.

NOTE:
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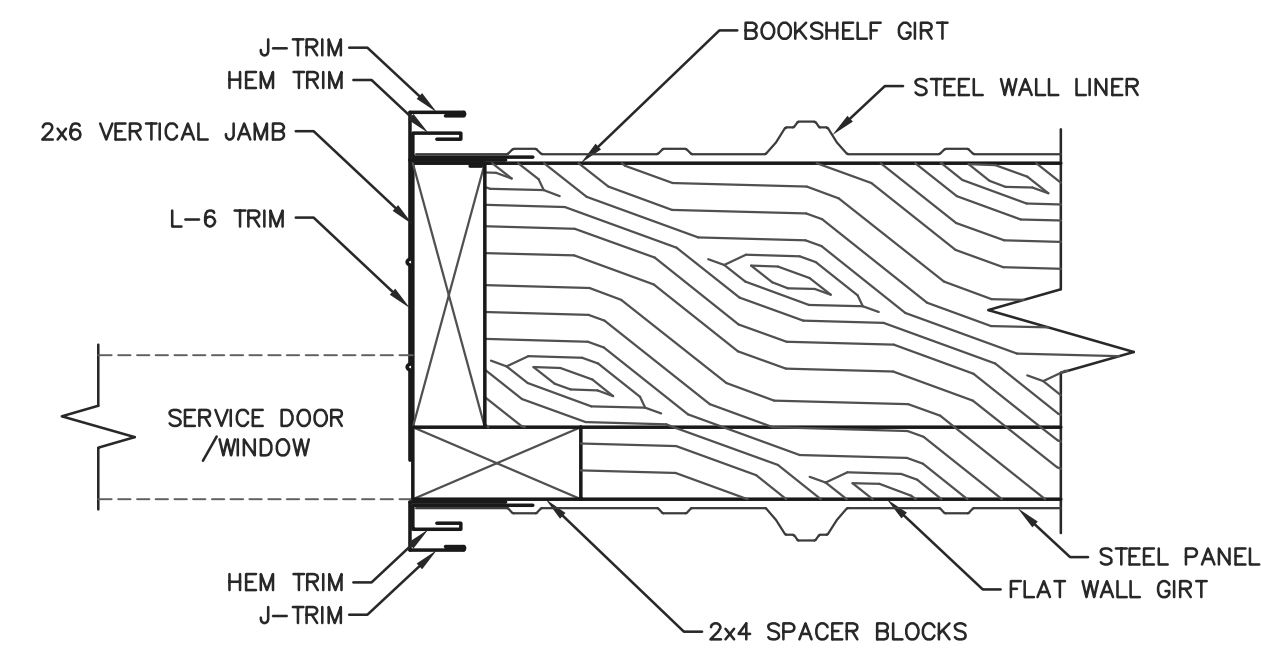
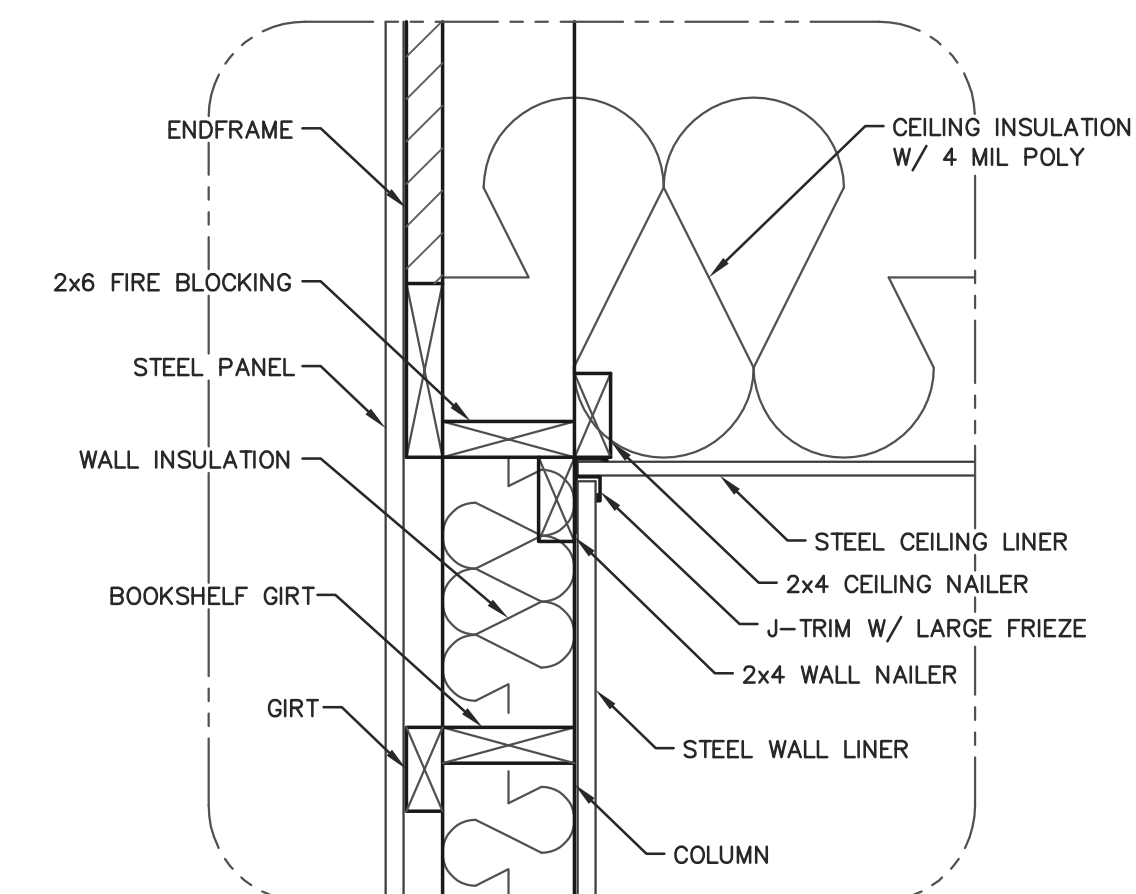
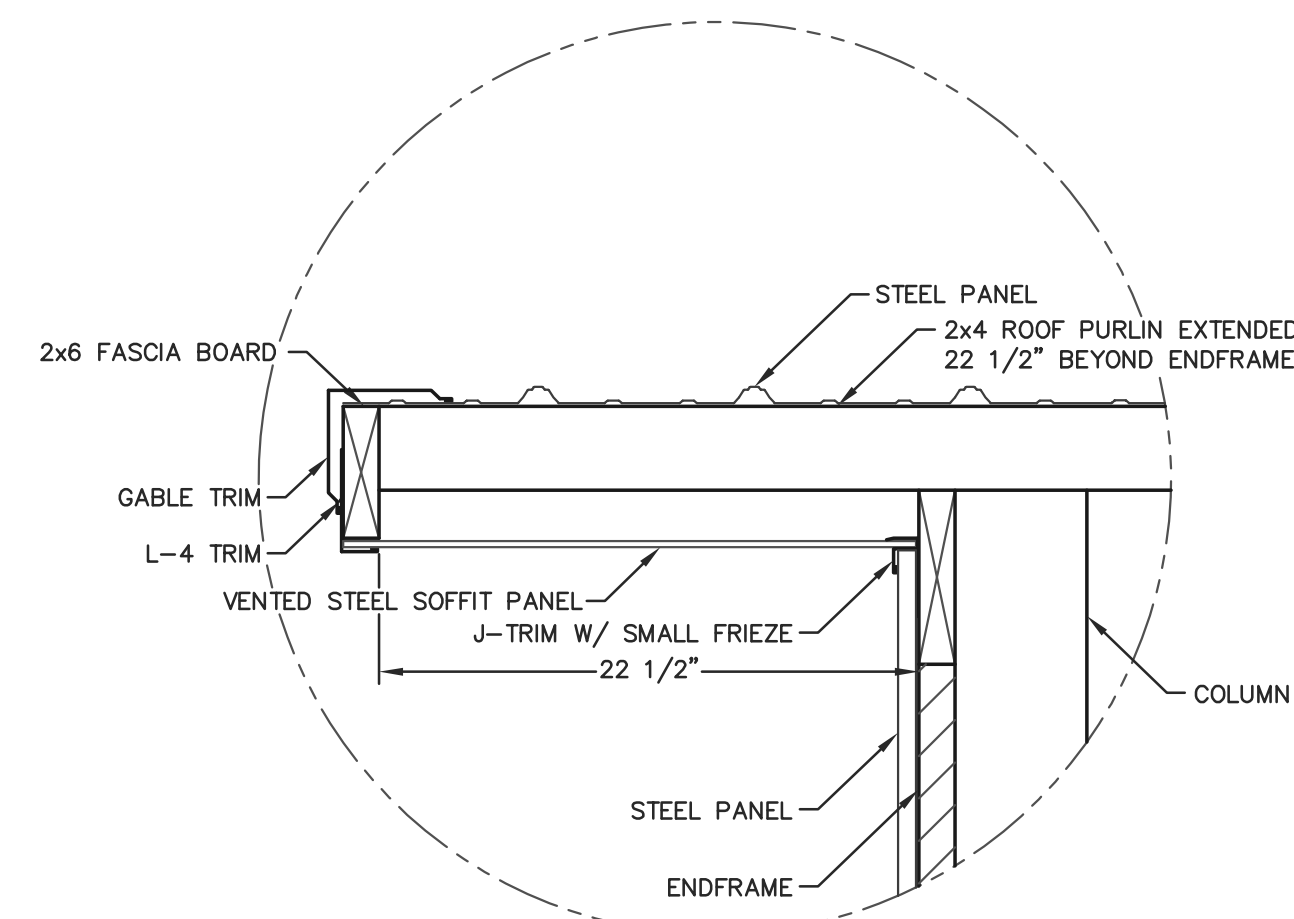
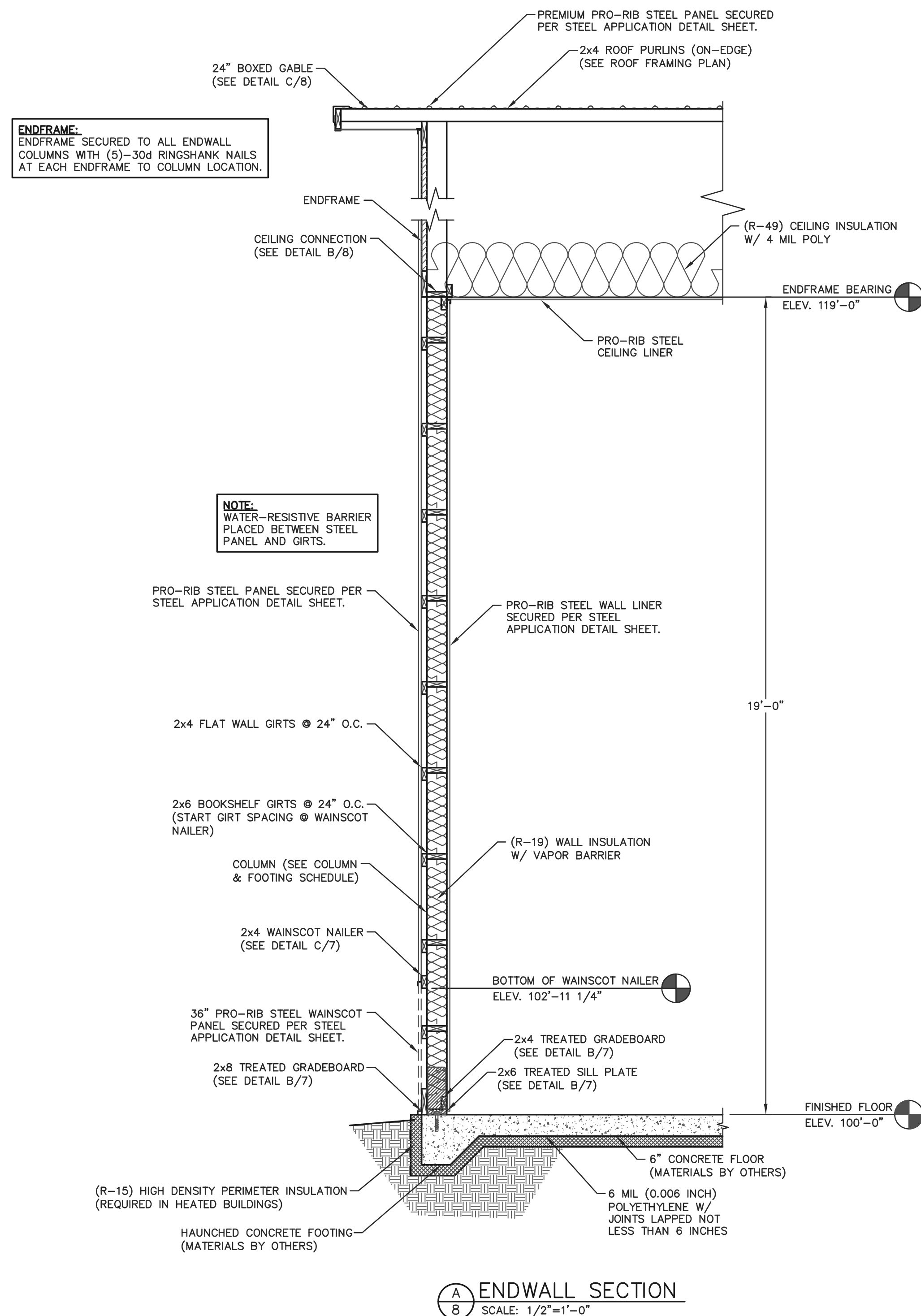
NOTE:
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NOTE:
BATTING SHOWN FOR CLARITY.



ENGINEERING SERVICES
8311 KANE RD. WAU CLAIRE, WI 54983 (715) 870-5555

CERTIFICATE OF AUTHORIZATION: 3224

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

PROJECT TITLE:

BRAD GROOMS

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:

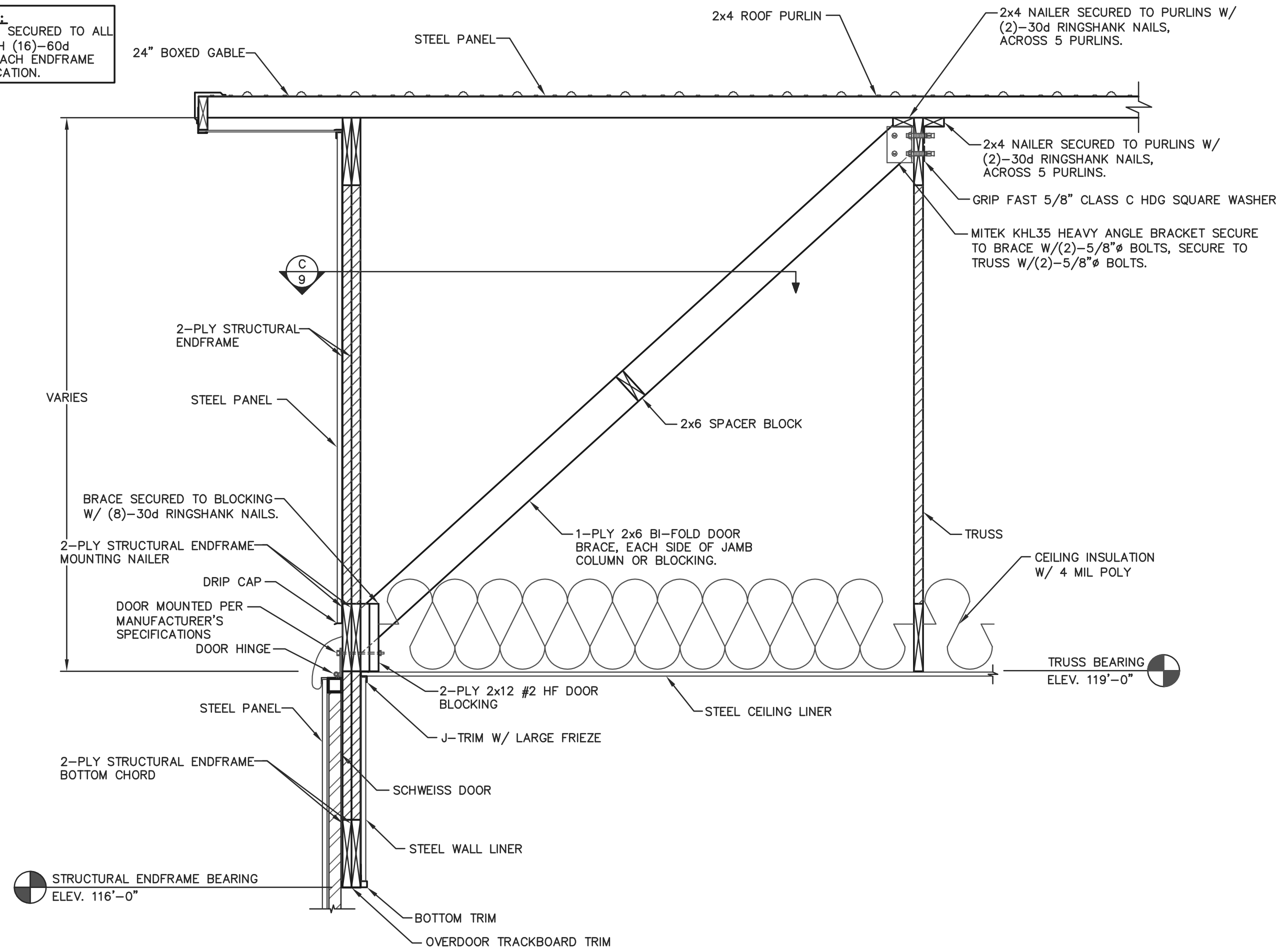
ENDWALL SECTION AND
SECTION DETAILS

FILE NAME: SH26825WI

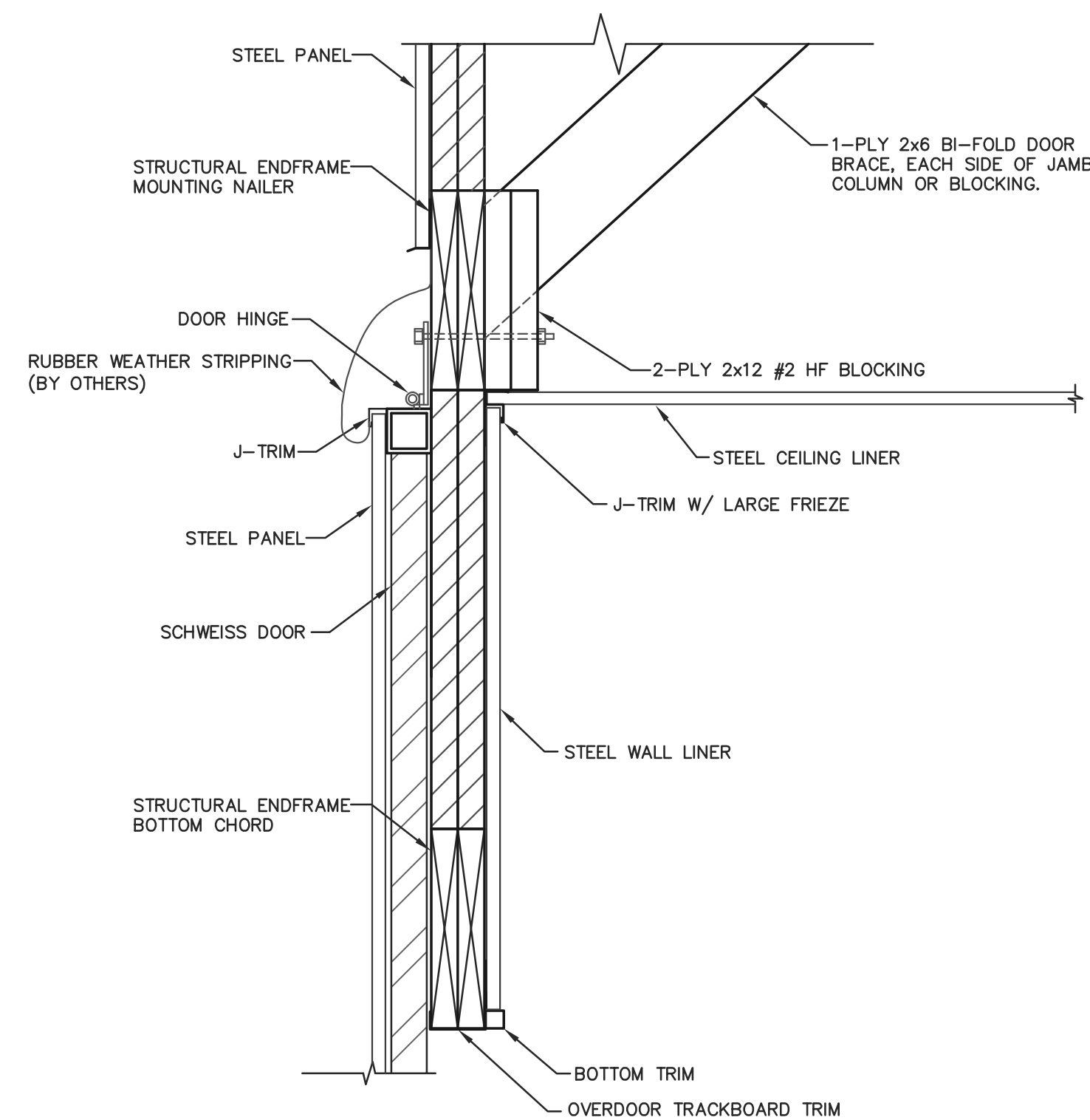
SHEET NO.

S8

STRUCTURAL ENDFRAME:
STRUCTURAL ENDFRAME SECURED TO ALL
ENDWALL COLUMNS WITH (16)-60d
RINGSHANK NAILS AT EACH ENDFRAME
CHORD TO COLUMN LOCATION.

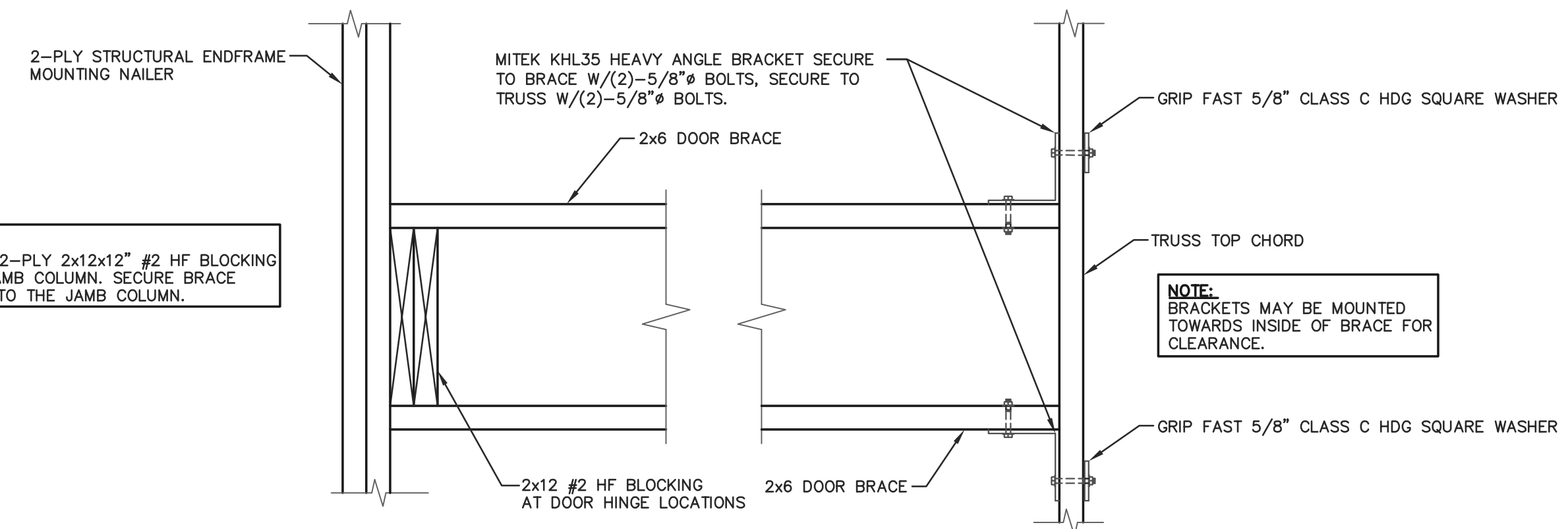


A SCHWEISS BI-FOLD HYDRAULIC DOOR BRACE
SCALE: 3/4"=1'-0"



B SCHWEISS BI-FOLD DOOR FRAME OUT
SCALE: 1 1/2"=1'-0"

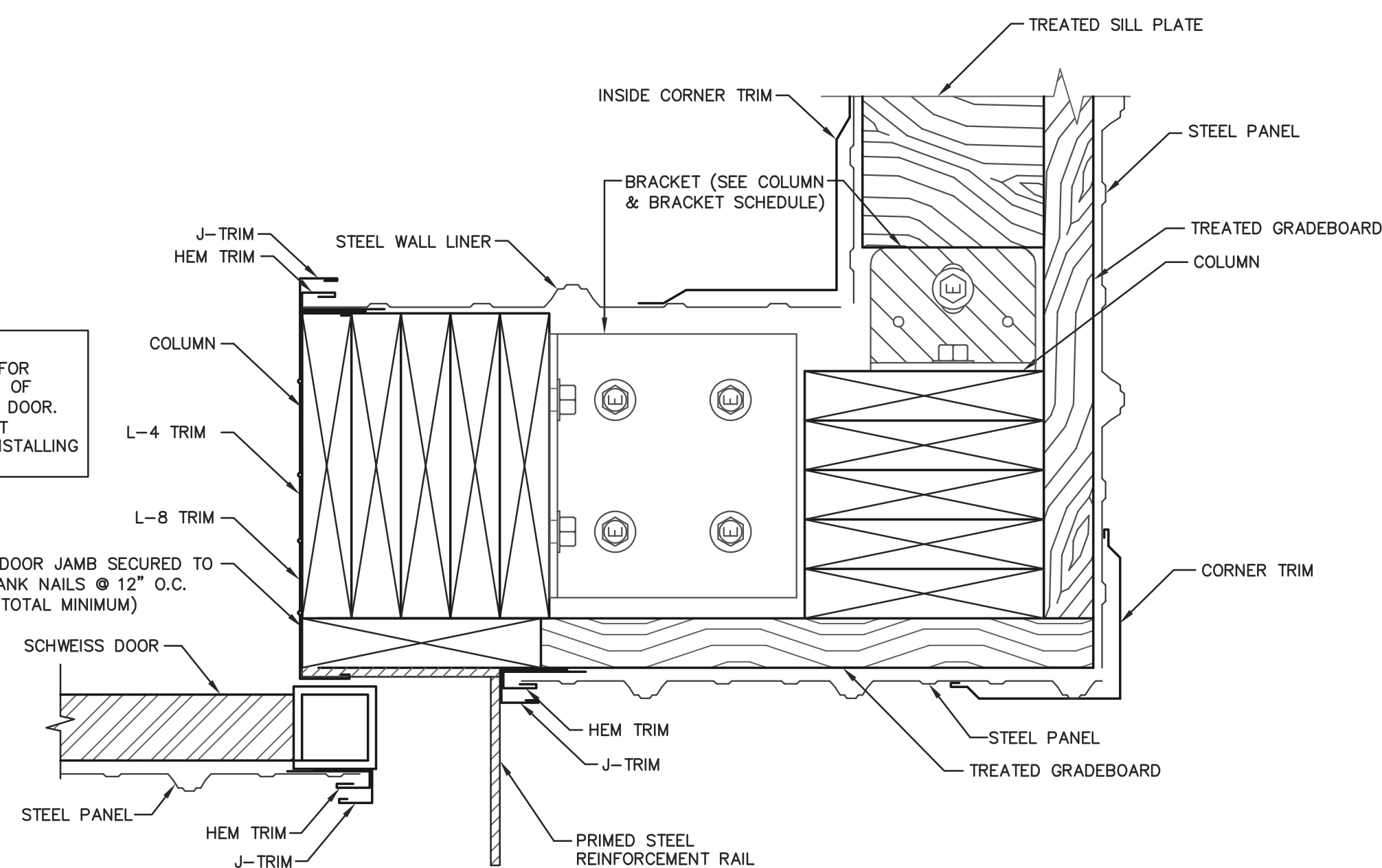
NOTE:
OMIT THE 2-PLY 2x12x12" #2 HF BLOCKING
AT THE JAMB COLUMN. SECURE BRACE
DIRECTLY TO THE JAMB COLUMN.



C DOOR BRACE TOP VIEW
SCALE: 1 1/2"=1'-0"

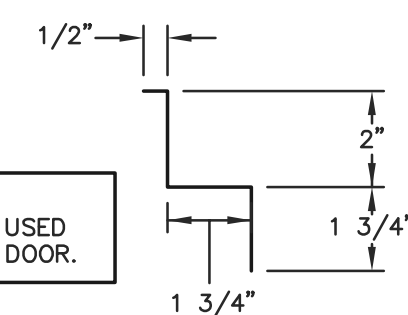
NOTE:
THIS BUILDING HAS BEEN DESIGNED FOR
THE WEIGHT, MOUNTING HEIGHT, ETC. OF
A 60'-0"x16'-0" SCHWEISS BI-FOLD DOOR.
OWNER/CONTRACTOR SHALL CONTACT
THE BUILDING DESIGNER PRIOR TO INSTALLING
ANY OTHER DOOR.

2x8 2400f MSR SYP (2.0E) DOOR JAMB SECURED TO
COLUMN W/(2)-30d RINGSHANK NAILS @ 12" O.C.
EVENLY SPACED. (20 NAILS TOTAL MINIMUM)



SCHWEISS BI-FOLD DOOR JAMB DETAIL
SCALE: 3"=1'-0"

NOTE:
6" CUSTOM TRIM TO BE USED
AT CENTER OF BI-FOLD DOOR.



6" CUSTOM TRIM
SCALE: 3"=1'-0"



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

PROJECT TITLE:

**BRAD
GROOMS**

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

DRAWN BY: JMS

DATE: 7/2/2025

SCALE: AS NOTED

REVISIONS

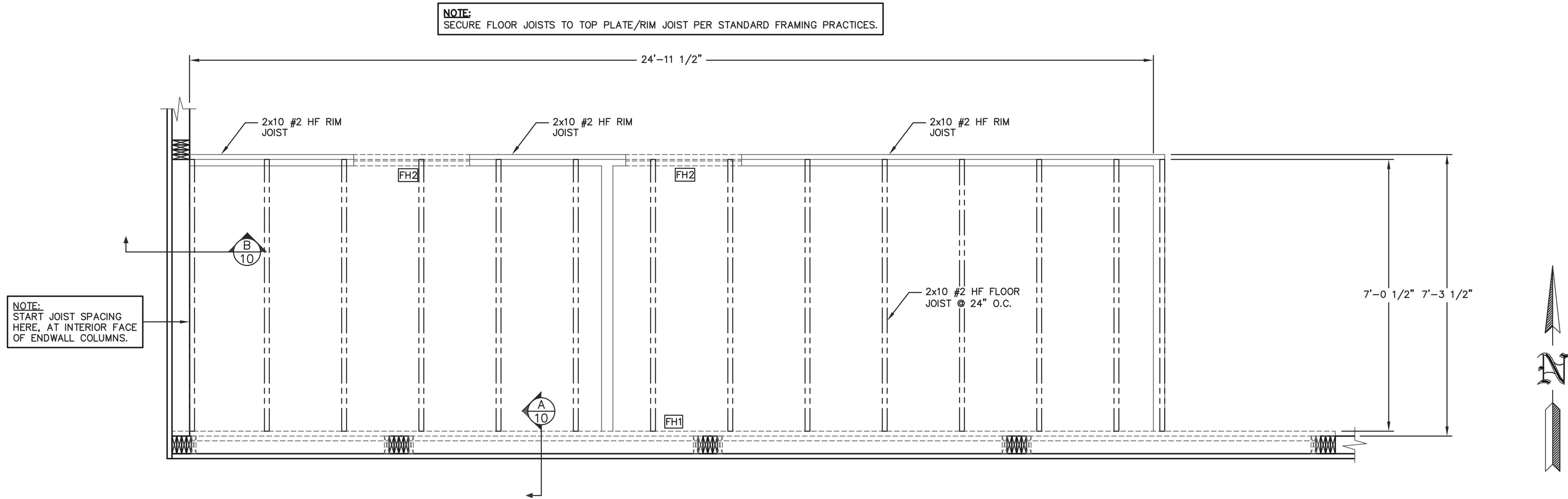
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SHEET TITLE:
BI-FOLD DOOR DETAILS

FILE NAME: SH26825WI

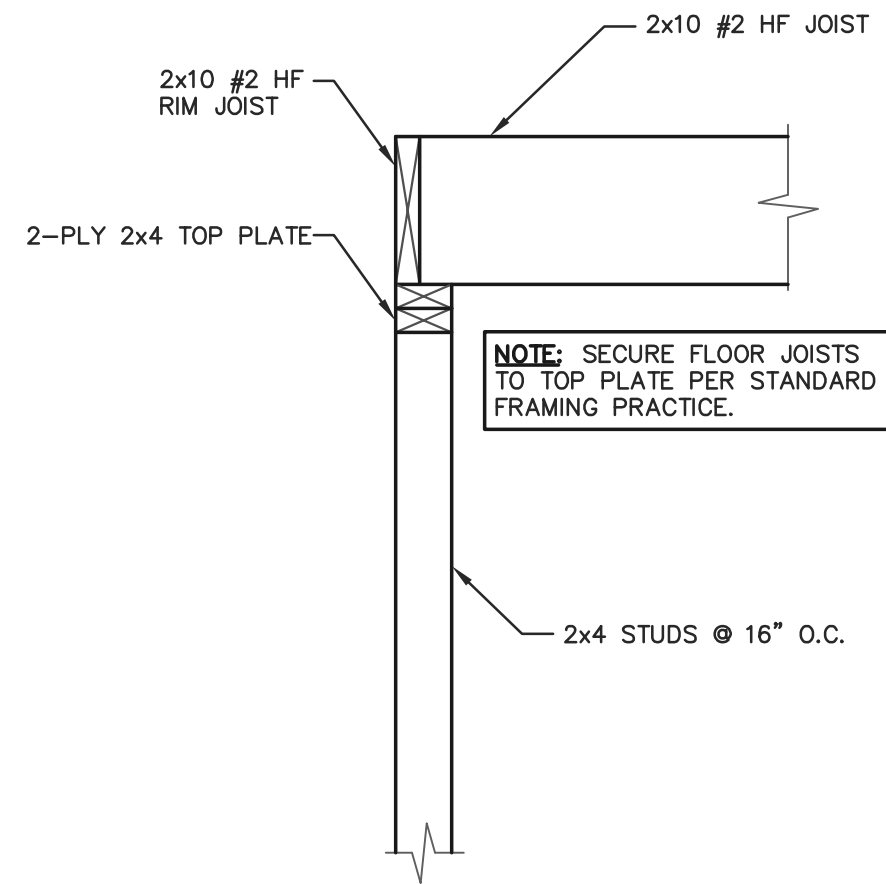
SHEET NO.

S9



EQUIPMENT PLATFORM FLOOR FRAMING PLAN

SCALE: 1/2"=1'-0"



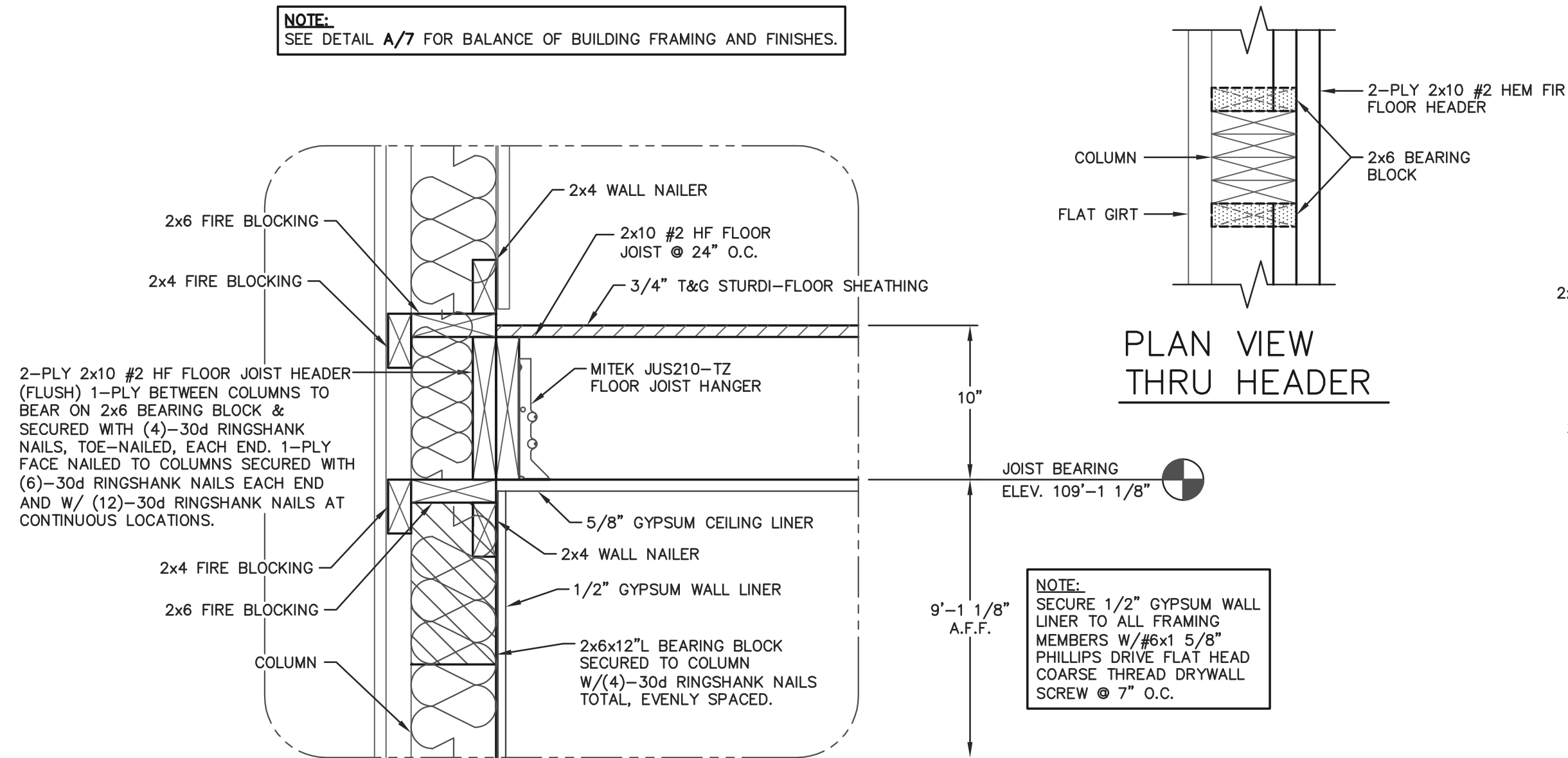
D/10 FLOOR JOIST @ STUD WALL DETAIL

SCALE: 1"=1'-0"

FLOOR HEADER SCHEDULE		
LABEL	DESCRIPTION	REFERENCE DETAIL
FH1	2-PLY 2x10 #2 HEM FIR (FLUSH)	A/10
FH2	2-PLY 2x6 @ SERVICE DOOR (DROPPED)	C/10

NOTE:
MULTI-PLY HEADERS SHALL BE SECURED TOGETHER AS PER WFCM OR MANUFACTURER'S SPECIFICATIONS.

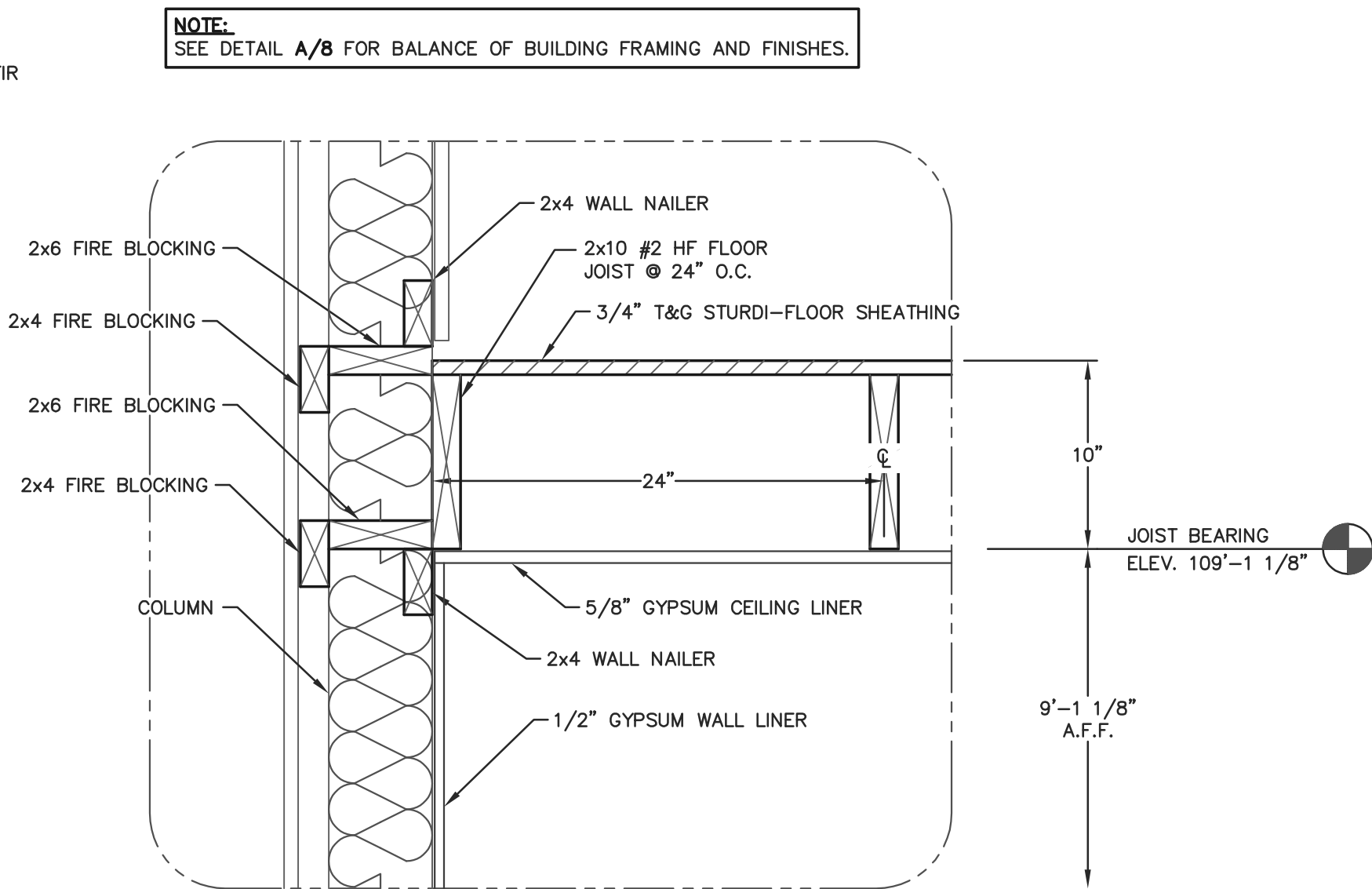
NOTE:
SEE DETAIL A/7 FOR BALANCE OF BUILDING FRAMING AND FINISHES.



A/10 FLOOR SYSTEM PERPENDICULAR TO WALL

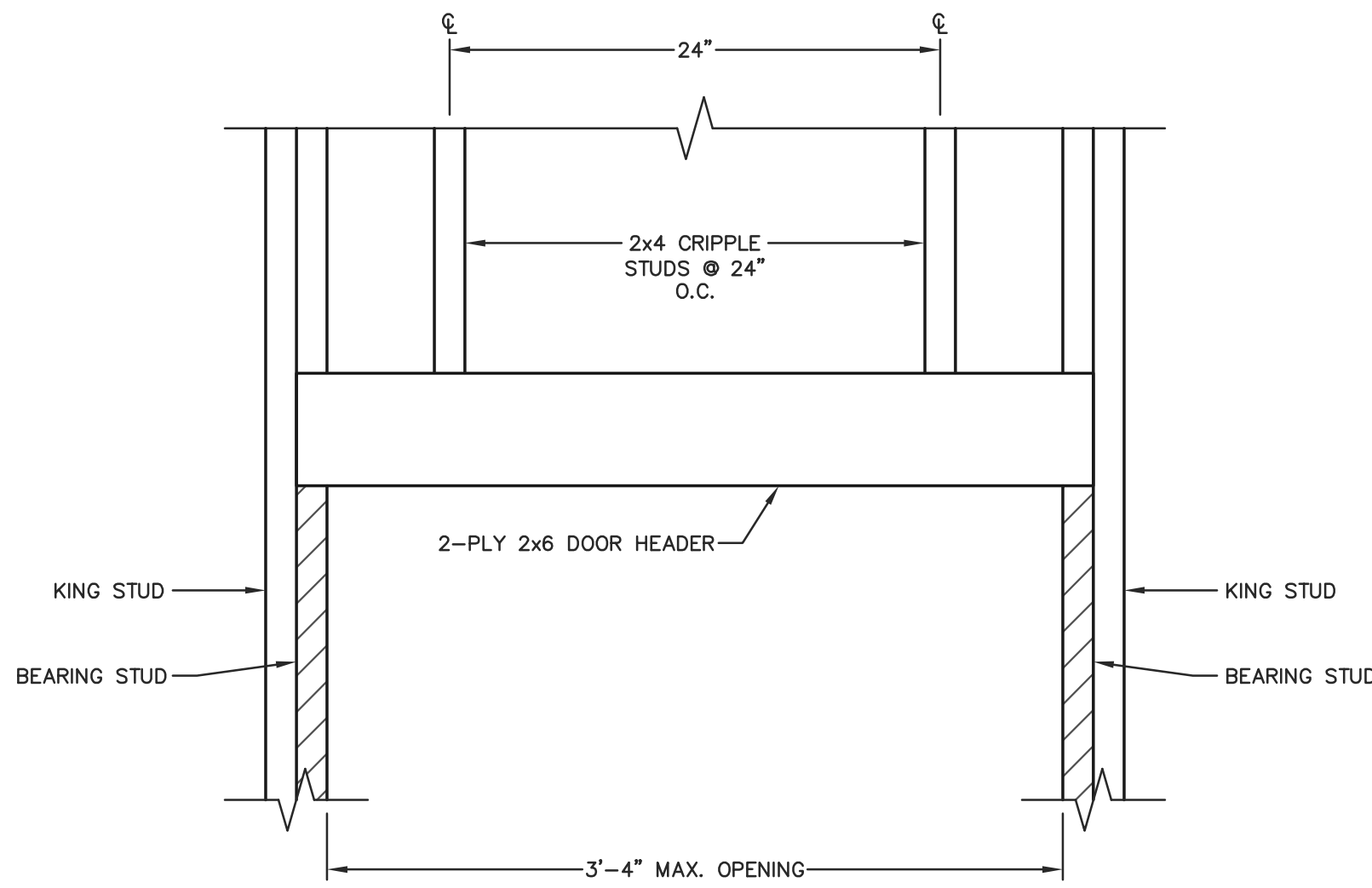
SCALE: 1 1/2"=1'-0"

NOTE:
SEE DETAIL A/8 FOR BALANCE OF BUILDING FRAMING AND FINISHES.



B/10 FLOOR SYSTEM PARALLEL TO WALL

SCALE: 1 1/2"=1'-0"



C/10 HEADER @ DOOR OPENING

SCALE: 1 1/2"=1'-0"



ENGINEERING SERVICES

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PROF. ENGINEER: NATE PELESCHAK

PLAN DESIGNER: LOUISE BRISKI

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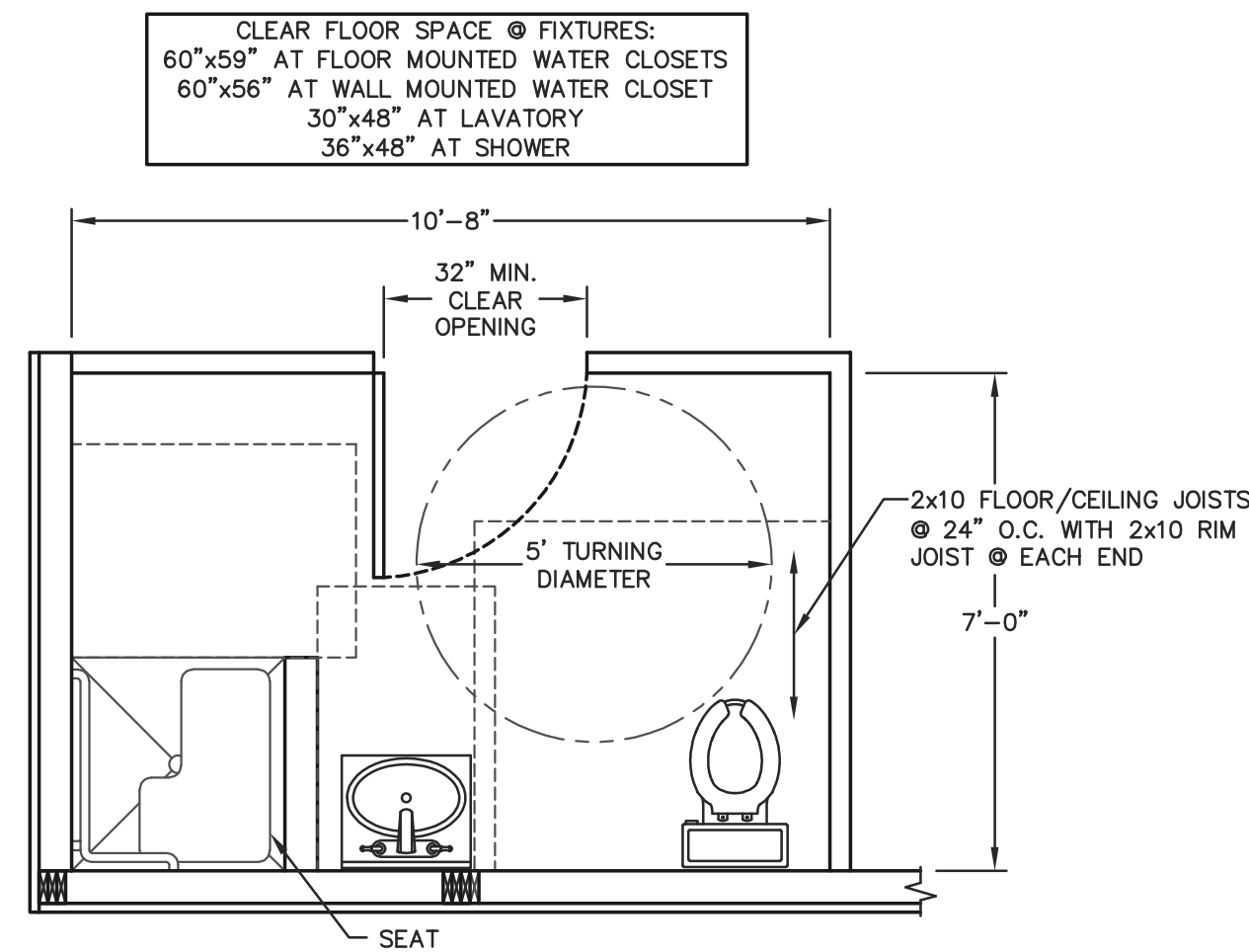
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
EQUIPMENT PLATFORM
FLOOR FRAMING
PLAN AND DETAILS

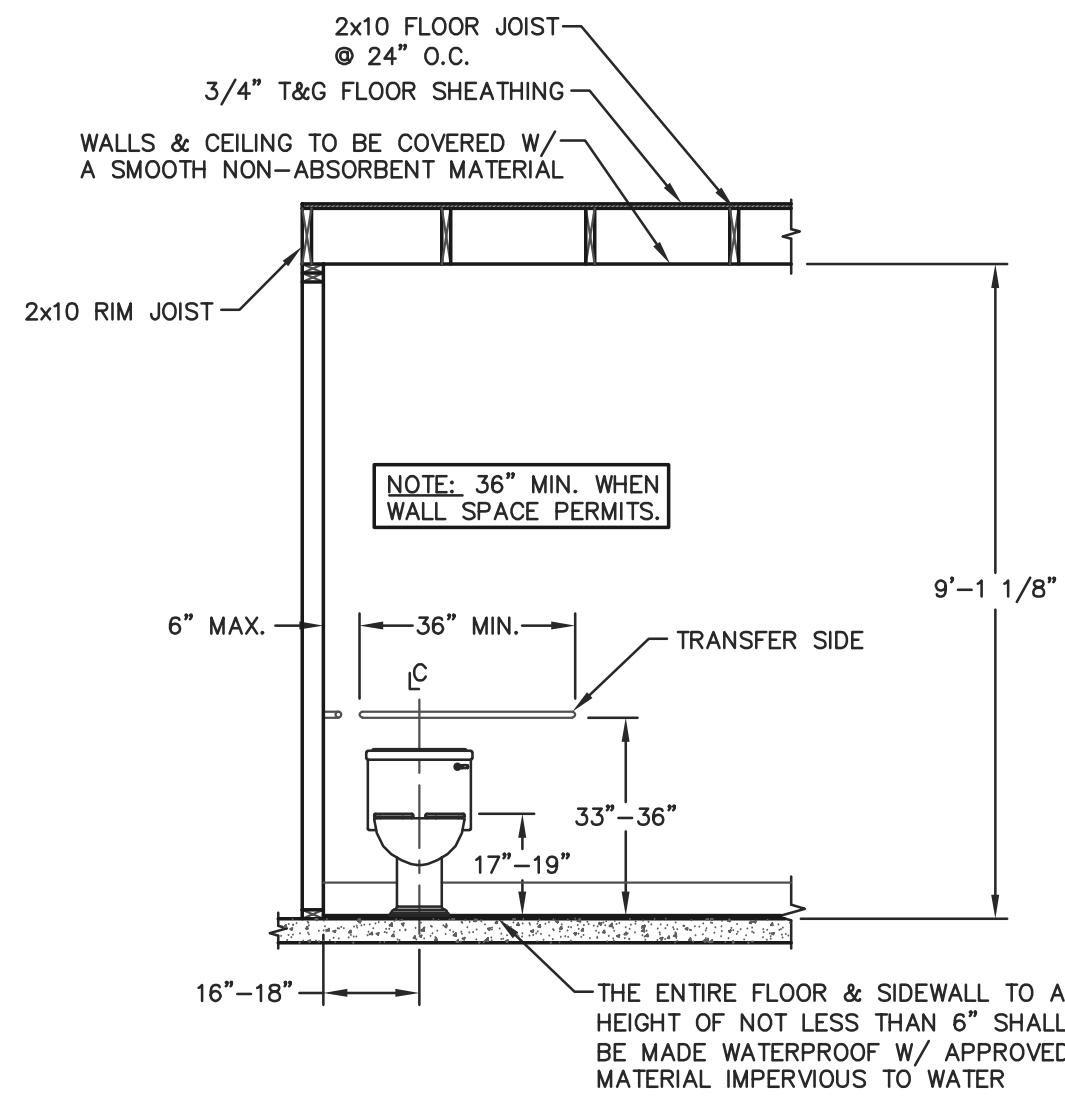
FILE NAME: SH26825WI

SHEET NO.

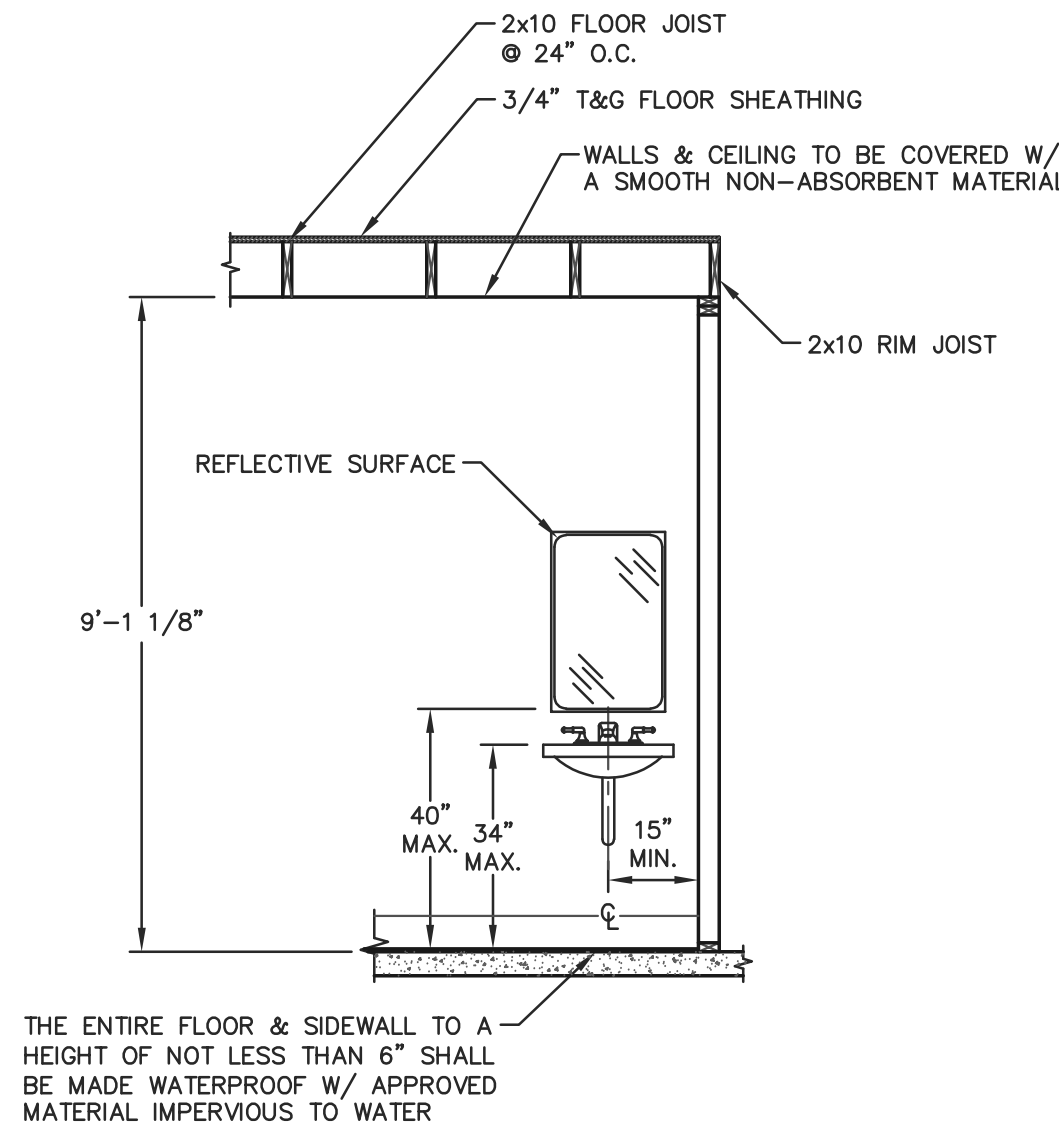
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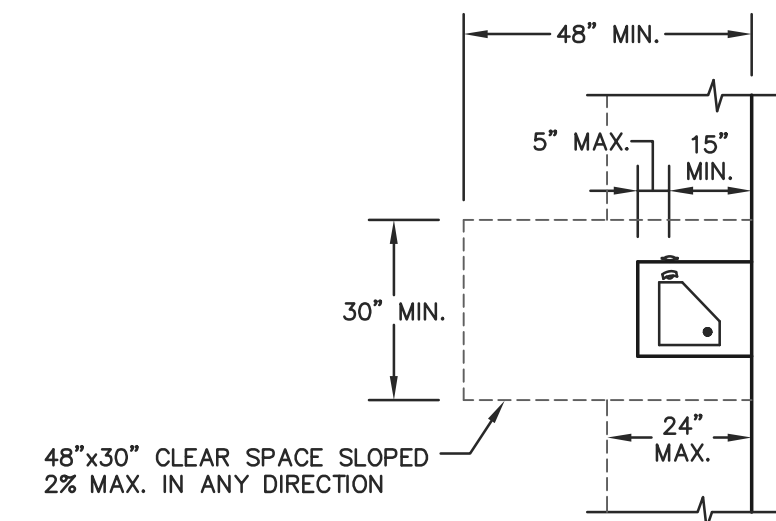
RESTROOM FLOOR PLAN
SCALE: 3/8"=1'-0"



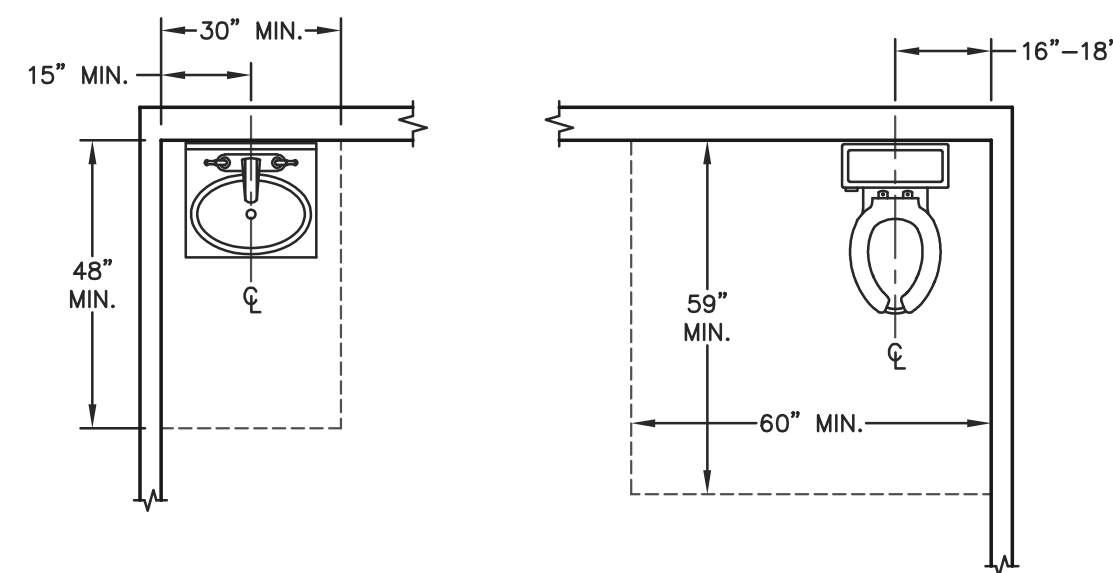
FRONT TOILET ELEVATION
SCALE: 3/8"=1'-0"



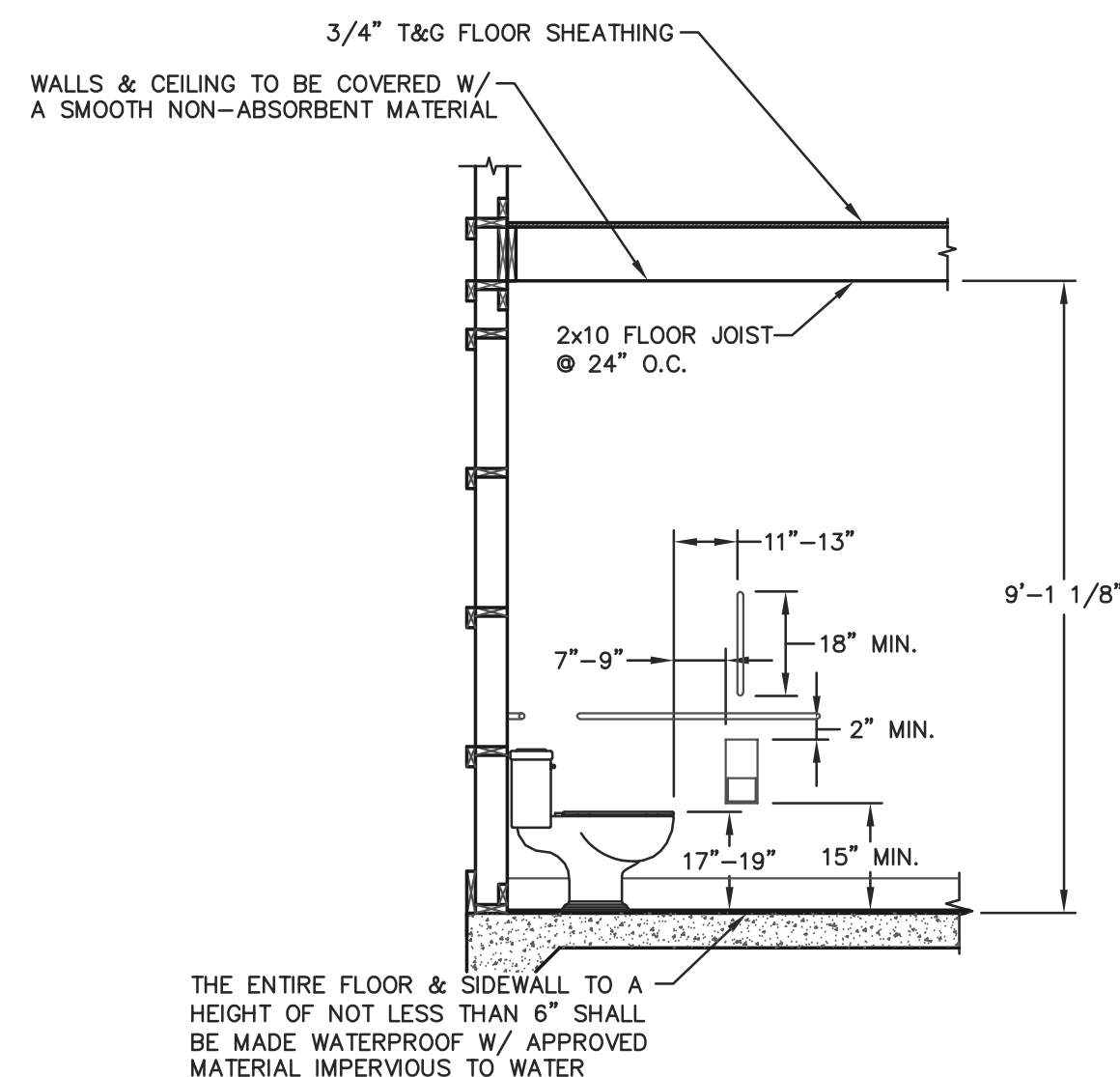
FRONT SINK ELEVATION
SCALE: 3/8"=1'-0"



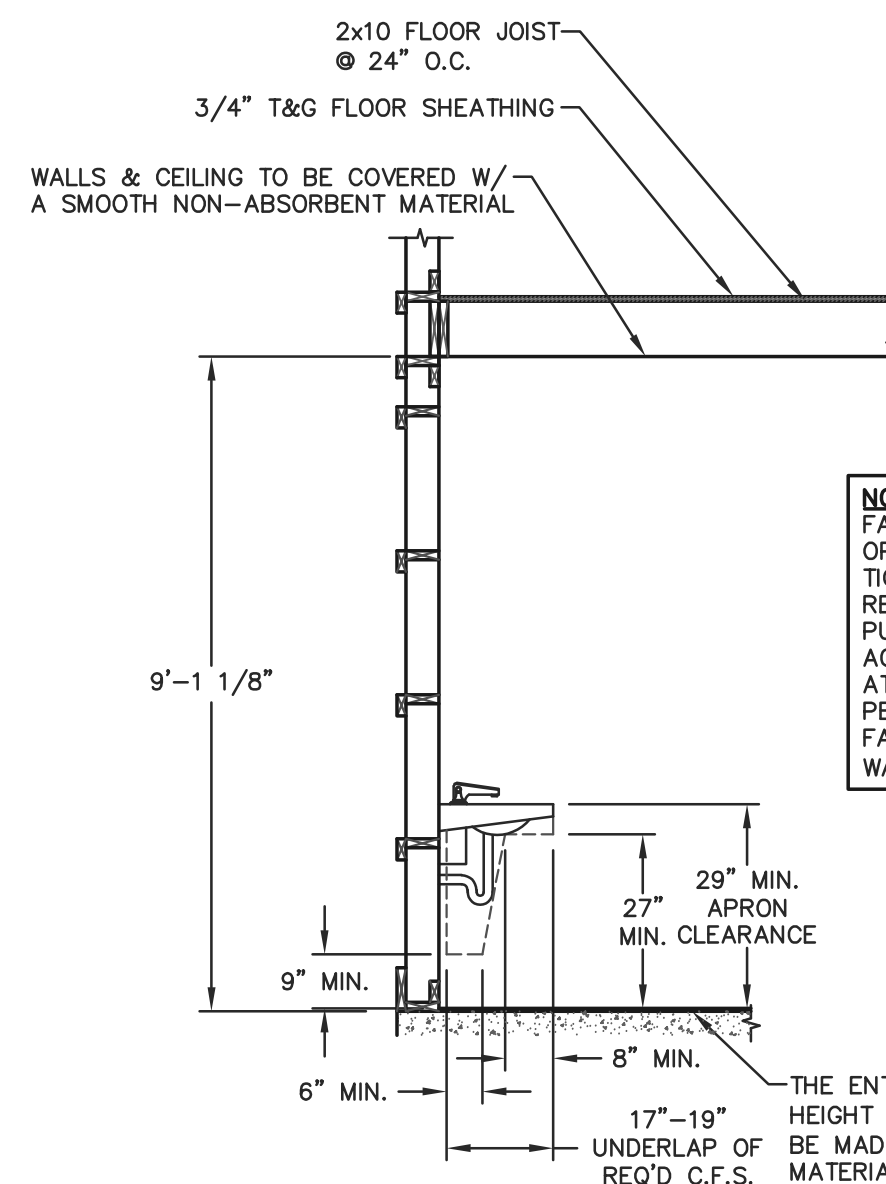
DRINKING FOUNTAIN FLOOR PLAN
SCALE: 3/8"=1'-0"



CLEAR SPACE REQUIREMENTS
SCALE: 3/8"=1'-0"



SIDE TOILET ELEVATION
SCALE: 3/8"=1'-0"

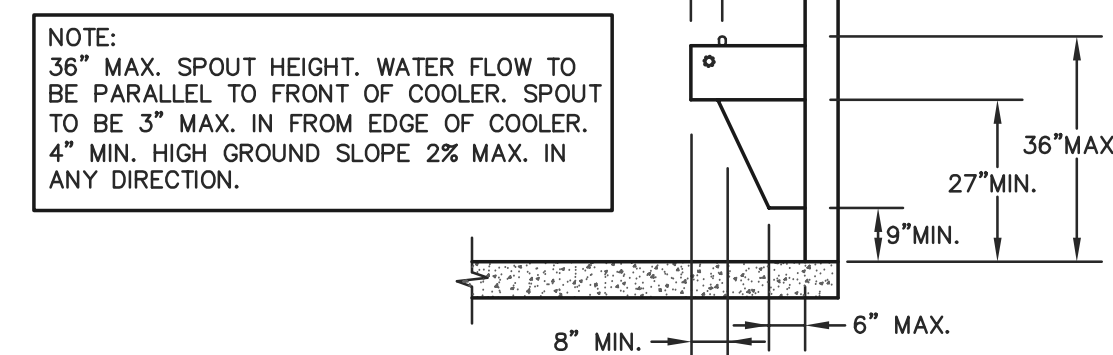


SIDE SINK ELEVATION
SCALE: 3/8"=1'-0"

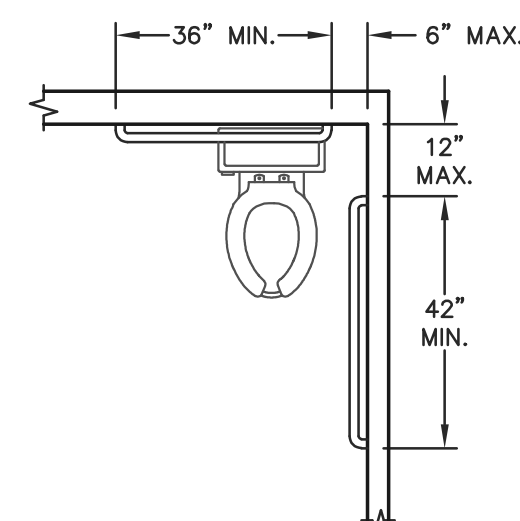
NOTE: FAUCETS MUST BE WITHIN REACH RANGE AND BE AUTOMATIC OR OPERABLE WITH ONE HAND. FAUCETS MUST OPERATE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND REQUIRE NO MORE THAN 5 LBF TO ACTIVATE. LEVER-OPERATED, PUSH TYPE AND AUTOMATIC CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF CLOSING VALVES MUST REMAIN OPEN FOR AT LEAST TWO SECONDS SO THAT SUFFICIENT TIME IS GIVEN TO PEOPLE WHO MAY HAVE LIMITED ARM OR HAND MOVEMENT. FAUCETS THAT REQUIRE CONTINUOUS HAND PRESSURE FOR WATER FLOW CANNOT BE USED. (ADAAG 4.19.5)

NOTE: HOT WATER PIPES AND DRAIN PIPES UNDER LAVATORIES MUST BE INSULATED. EXPOSED SHARP OR ABRASIVE EDGES ARE PROHIBITED. THE TRAP MAY BE INSTALLED PARALLEL TO THE WALL SO THAT IT IS LOCATED OUTSIDE THE KNEE/TOE SPACE. (ADAAG 4.19.4)

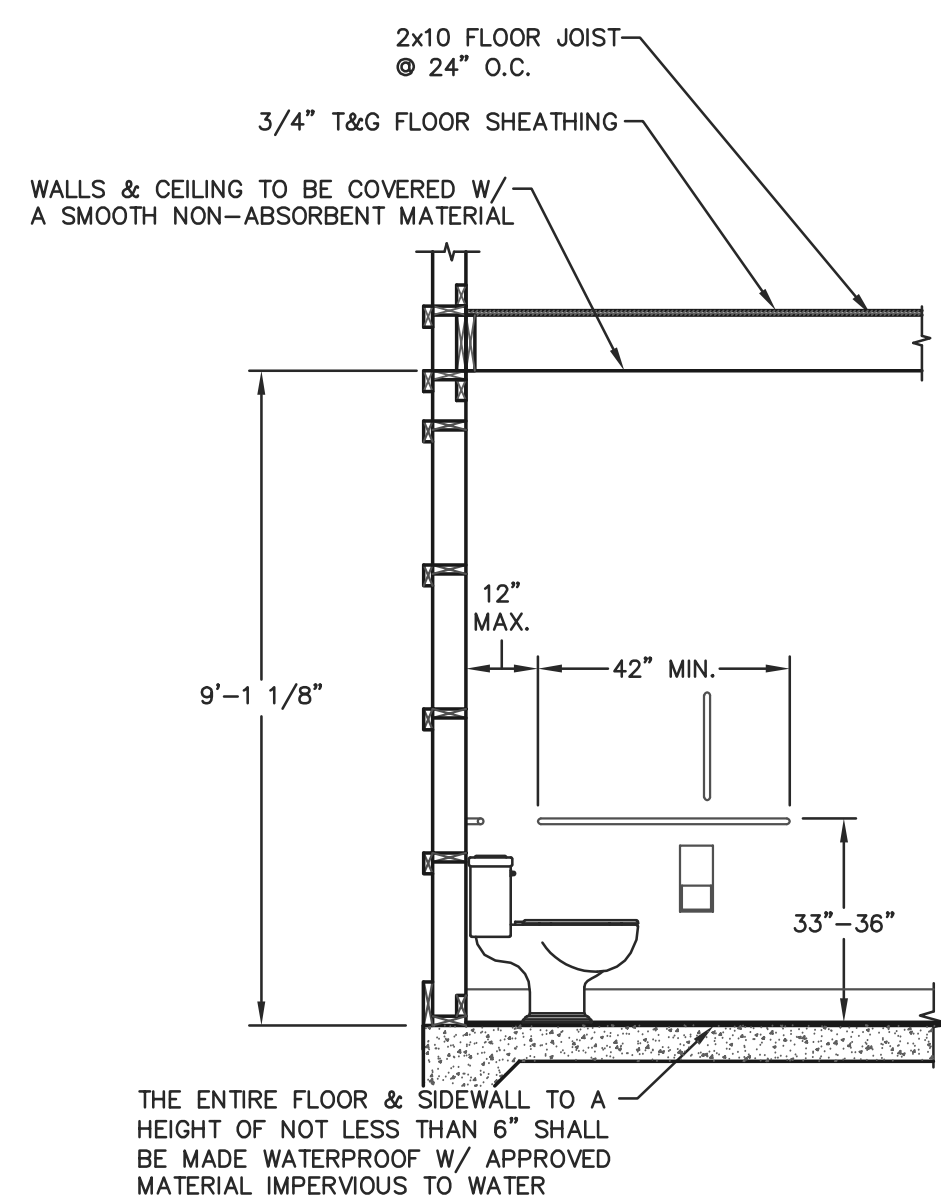
NOTE: PER IBC 1109.5, 2 DRINKING FOUNTAINS SHALL BE PROVIDED WITHIN THE BUILDING, ONE LOW FOUNTAIN WITH MAXIMUM SPOUT HEIGHT OF 36" FOR A PERSON IN A WHEELCHAIR AND ONE HIGH FOUNTAIN WITH SPOUT HEIGHT BETWEEN 38" AND 43" FOR A STANDING PERSON. OTHERWISE A SINGLE DRINKING FOUNTAIN SUCH AS A WATER COOLER THAT IS ACCESSIBLE TO BOTH A PERSON IN A WHEELCHAIR AND A STANDING PERSON MAY BE SUBSTITUTED FOR THE HIGH AND LOW FOUNTAINS.



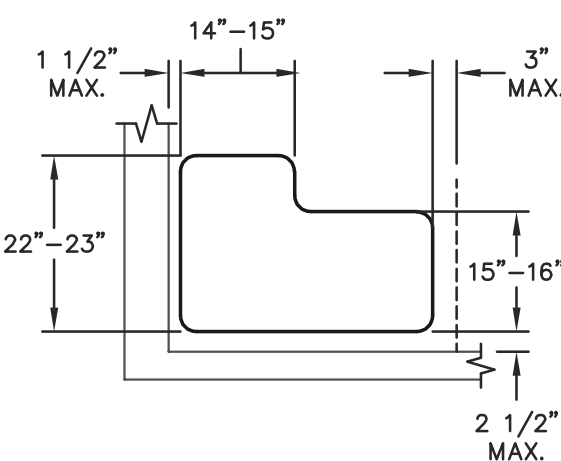
DRINKING FOUNTAIN SIDE ELEV.
SCALE: 3/8"=1'-0"



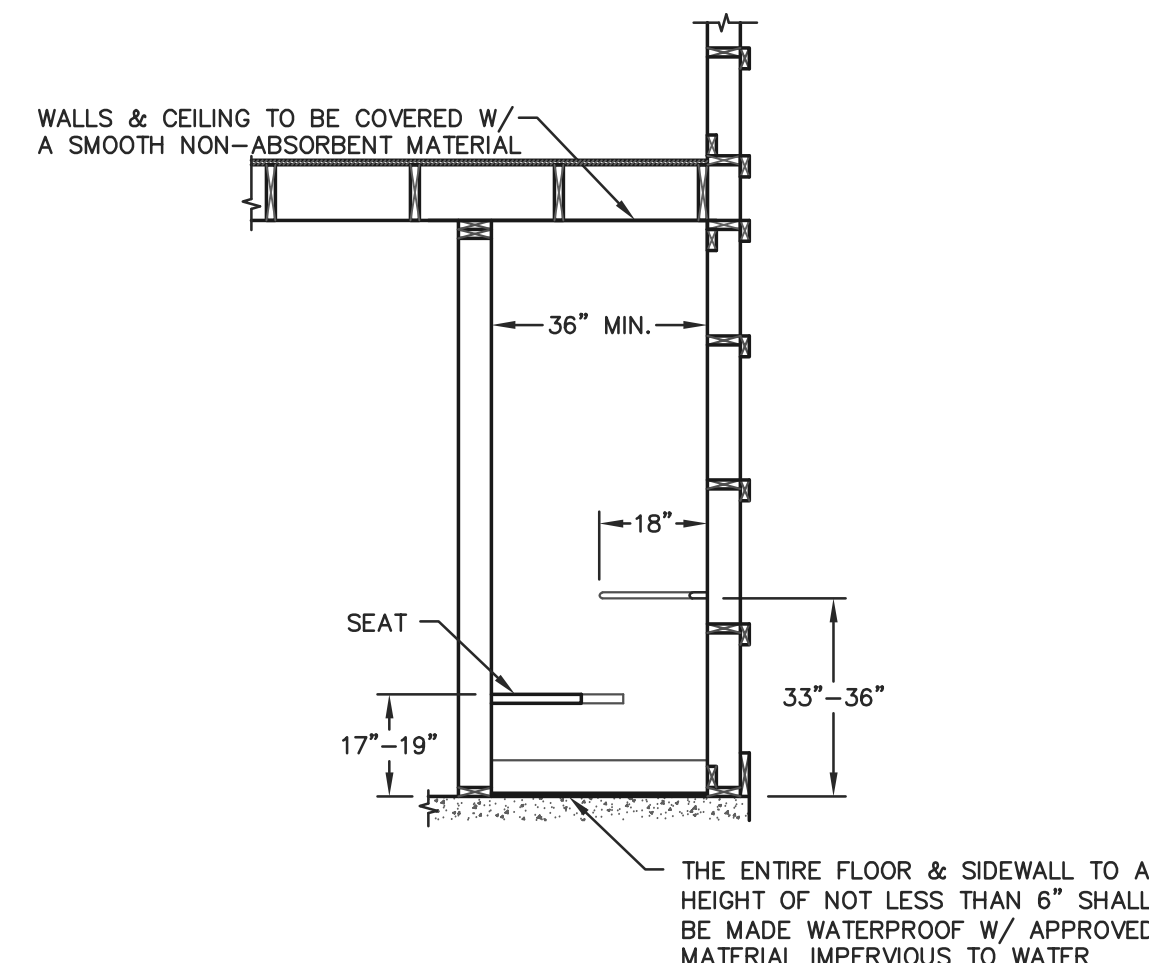
GRAB BAR LOCATIONS
SCALE: 3/8"=1'-0"



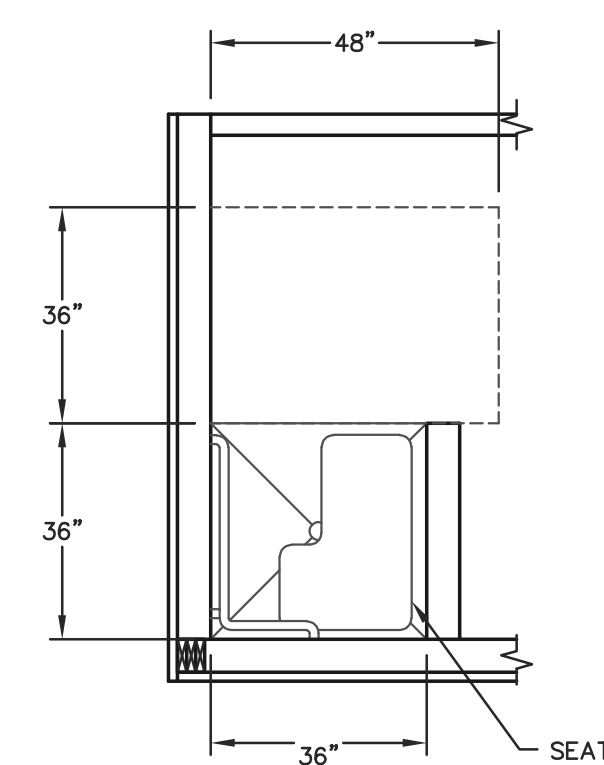
SIDE TOILET ELEVATION
SCALE: 3/8"=1'-0"



SHOWER SEAT DETAIL
SCALE: 3/8"=1'-0"



FRONT SHOWER ELEVATION
SCALE: 3/8"=1'-0"



CLEAR SPACE REQUIREMENTS
SCALE: 3/8"=1'-0"



ENGINEERING SERVICES
8311 KANE RD. WAU CLAIRE, WI 54703 (715) 670-5555
CERTIFICATE OF AUTHORIZATION: 3224

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

PROJECT TITLE:

BRAD GROOMS

1741 RIVER DRIVE
WATERTOWN, WI

PROF. ENGINEER: NATE PELESCHAK
PLAN DESIGNER: LOUISE BRISKI
DRAWN BY: JMS
DATE: 7/2/2025
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

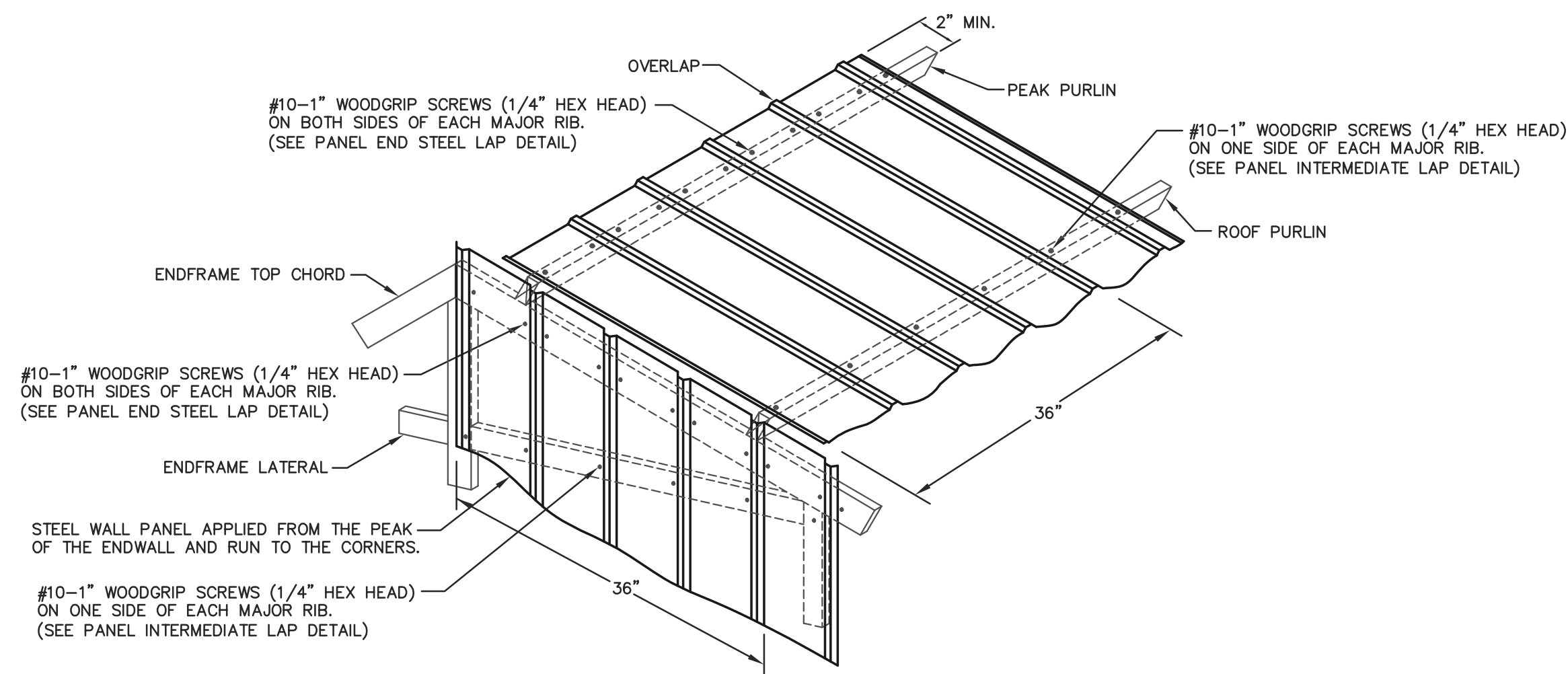
SHEET TITLE:

RESTROOM DETAILS

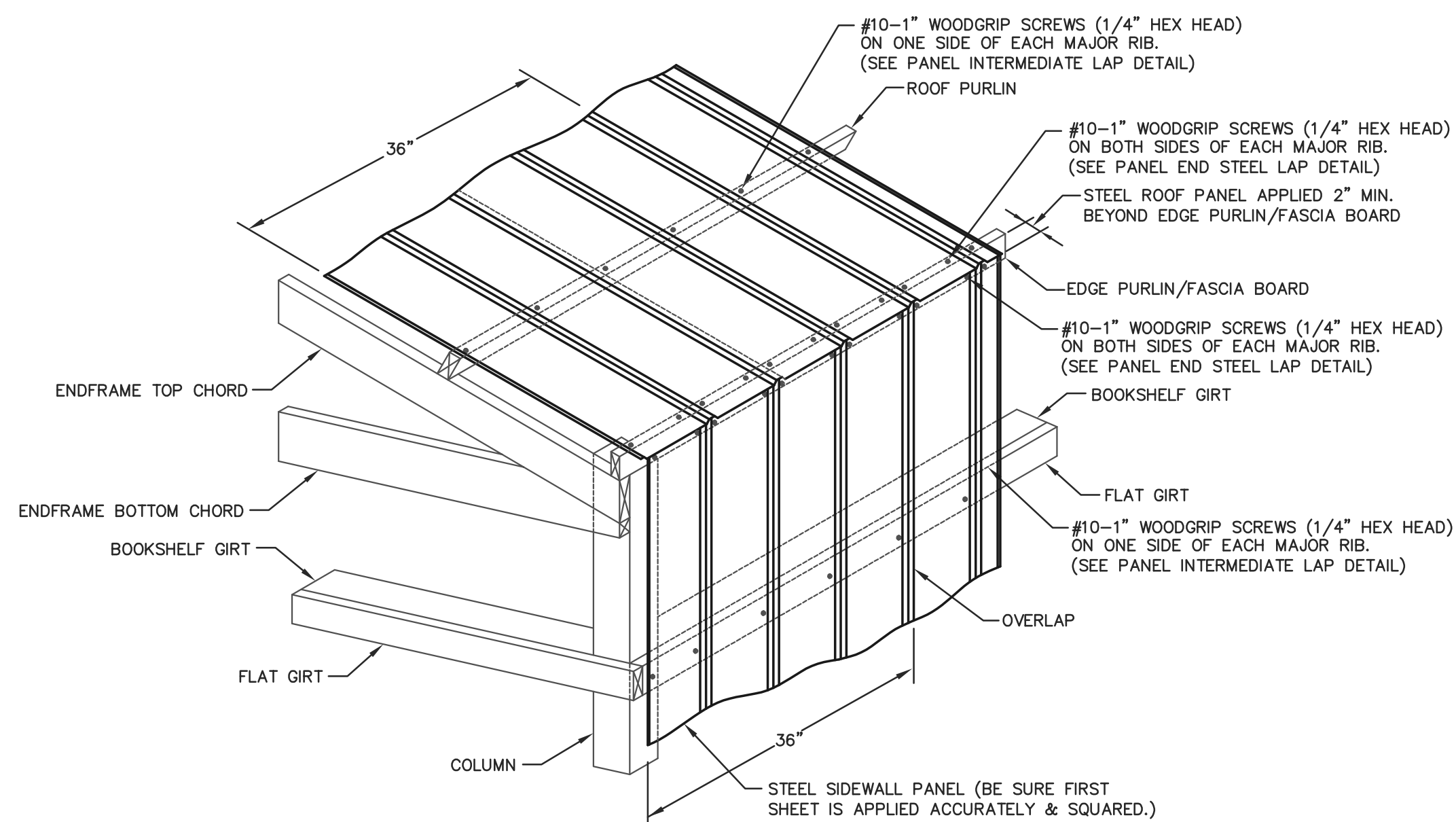
FILE NAME: SH26825WI

SHEET NO.

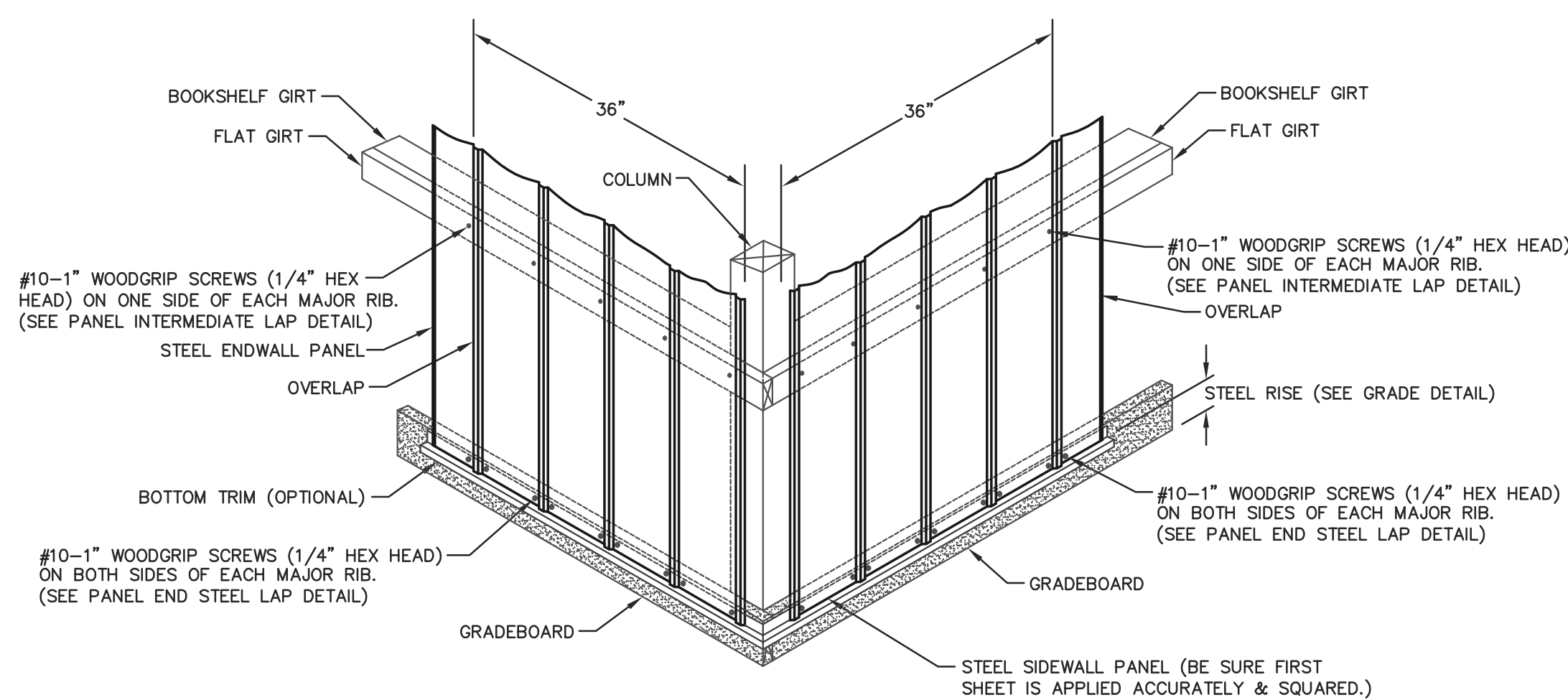
S11



ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE

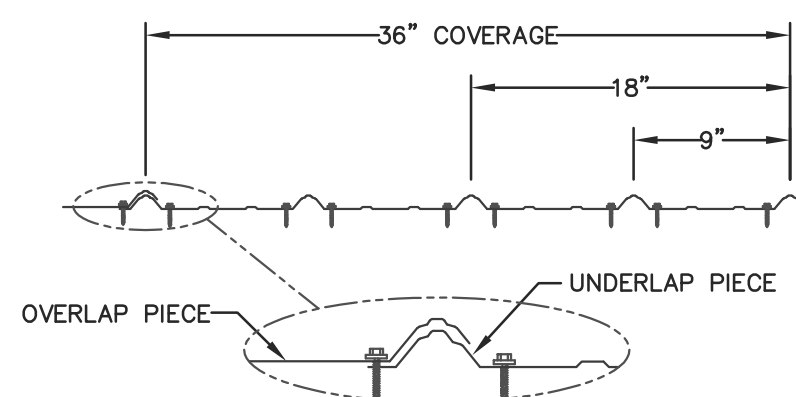


WALL STEEL APPLICATION @ GRADEBOARD

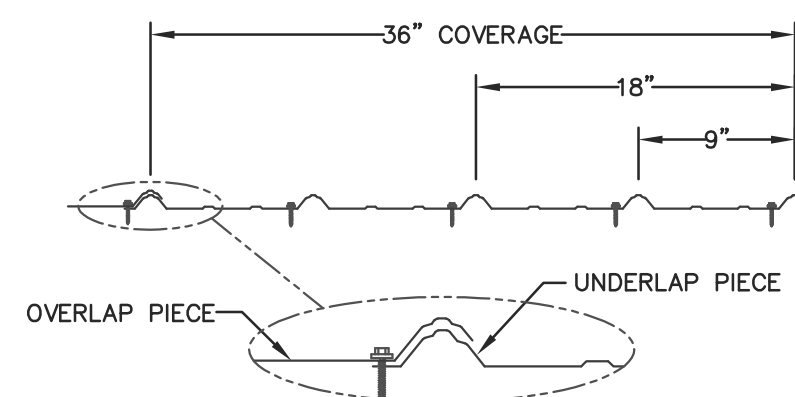
STEEL APPLICATION DETAILS

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-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING 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.



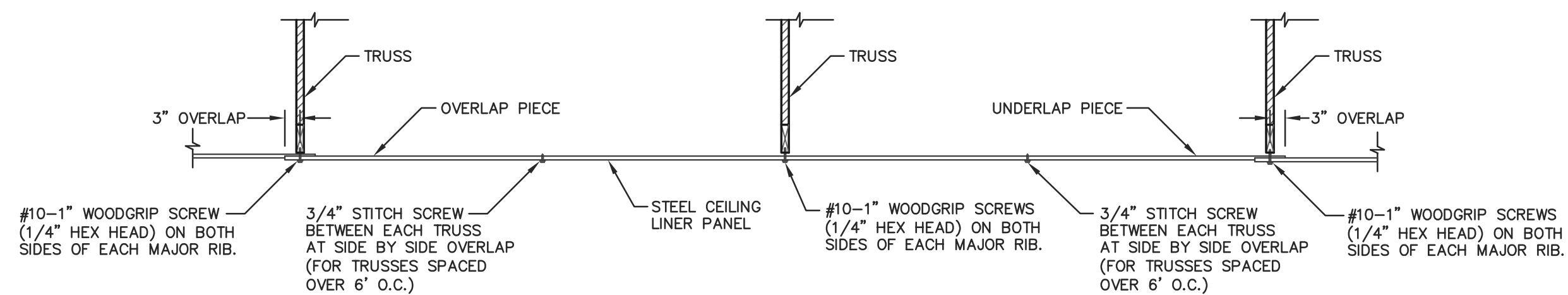
PANEL END STEEL LAP DETAIL
NOT TO SCALE



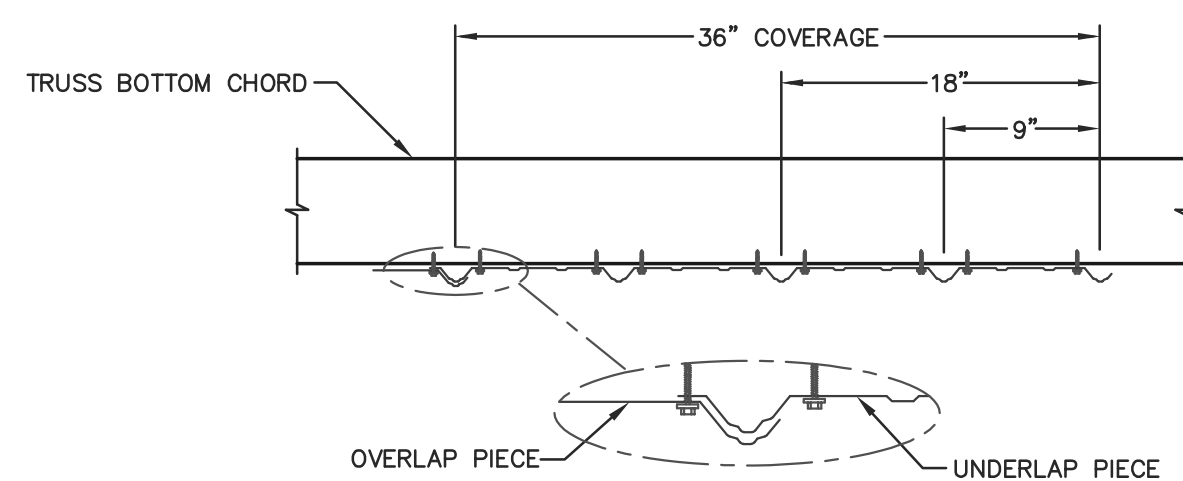
PANEL INTERMEDIATE LAP DETAIL
NOT TO SCALE

NOTE:

THE RECOMMENDED PROCEDURE FOR APPLYING CEILING LINER IS: APPLYING 1" WOODGRIP SCREWS FROM ONE END OF THE PANEL, HOLDING THE PANEL FLAT TO THE BOTTOM CHORD OF THE TRUSSES AND BETWEEN THE TRUSSES, THEN APPLYING ONE SCREW ON BOTH SIDES OF EVERY MAJOR RIB INTO THE FIRST TRUSS, THEN EACH INTERMEDIATE TRUSS, THEN FINALLY AT THE LAST TRUSS WHERE THE PANEL WILL OVERLAP THE TRUSS 3". THE NEXT PANEL ATTACHED TO THE TRUSS WITH 1" OR LONGER WOODGRIP SCREWS ON BOTH SIDES OF EVERY MAJOR RIB. FOR TRUSSES SPACED OVER 6' O.C., A STITCH SCREW NEEDS TO BE APPLIED AT THE SIDE BY SIDE OVERLAP OF THE PANEL NEXT TO IT HALF WAY BETWEEN EACH TRUSS.



STEEL APPLICATION DETAIL @ CEILING LINER
SCALE: NOT TO SCALE



STEEL CEILING LINER-LAP DETAIL
NOT TO SCALE



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1			
2			

SHEET TITLE:

STEEL APPLICATION
DETAILS

FILE NAME: SH26825WI

SHEET NO.

S12