



PLAN COMMISSION MEETING AGENDA

MONDAY, APRIL 13, 2026 AT 4:30 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Plan Commission minutes dated March 23, 2026

3. BUSINESS

A. Public Hearing: 1601 Randolph Street – request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C

B. Review and take action: 1601 Randolph Street – request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C

C. Review and take action: 1019 S. Fifth Street Site Review for light industrial – Gracie’s Doggie Delights

D. Review and take action: 513 Clyman Street Certified Survey Map (CSM)

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

The Plan Commission met at 4:30p.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: Kris Behling of Tommy’s Express, Corey Anderson of General Engineering Company, and Sonja Kruesel of Vandewalle & Associates

1. **Call to order (4:33pm)**
2. **Approval of Minutes**
 - A. **Site Plan Review minutes dated March 9, 2026**
 - B. **Plan Commission minutes dated March 9, 2026**
 Motion to approve Site Plan Review and Plan Commission minutes was made by Lampe and seconded by Levi, passed on unanimous voice vote.
3. **Business**
 - A. **Public hearing:** 1727 S. Church Street– request for a Conditional Use Permit (CUP) for In-vehicle sales or service for a carwash under Section §550-33B(2)(f)
 No Public Comment
 - B. **Review and take action:** 1727 S. Church Street– request for a Conditional Use Permit (CUP) for In-vehicle sales or service for a carwash under Section §550-33B(2)(f)
 Brian Zirbes presented the request for the CUP for 1727 S. Church Street and outlined the conditions and exemptions associated with the property. Lampe expressed concern that with the hotel being aware of the project due to management turnover and stressed the importance of being a good neighbor to Best Western given their investment in the hotel in recent years. Blanke and Levi has questions about traffic flow and the easements associated with the traffic flow. Staff recommends approval with the conditions that the city Waive Design Standard Sections § 550-150C(4), 550-150C(5), & 550-150C(7) of the Community Entry Corridor Overlay Zoning District.
 Motion to approve with the conditions/waivers recommend by staff was made by Krueger, seconded by Kneser and passed on a unanimous voice vote.
 - C. **Review and take action:** 510 S. Second Street Certified Survey Map (CSM)
 Brian Zirbes presented the request for the CSM for 510 S. Second Street to combine 3 parcels into one. Motion to approve the CSM was made by Kneser, seconded by Lampe and passed on a 6-1 roll call vote with Blanke opposed.
 - D. **Review and take possible action:** 1514 Oconomowoc Avenue Lease Agreement
 Andrew Beyer presented the request from a citizen to enter into a lease agreement to use this parcel for gardening. The tenant would then maintain the parcel in place of city staff. If approved the lease would next go to Finance for review.
 Motion to approve was made by Blanke, seconded by Lampe and passed on a 6-0 voice vote with Beyer abstaining.
 - E. **Zoning Code Update:** Review and Discuss Parking Standards - Vandewalle
 Sonja Kruesel of Vandewalle & Associates was in attendance to present the next section of the zoning code update – Parking Standards. She outlined the overall ability to reduce the parking requirements. The two primary areas of focus were residential and commercial. She went on to outline the possibility to include parking maximums in the code. Krueger was appreciative of the changes to minimums but expressed his skepticism of maximums. Alder Blanke, Mayor Stocks, and Lampe also expressed concerns with parking maximums. Blanke also expressed his concerns with requiring bicycle parking and that it

should be encouraged but not required. Lampe asked a question on the landscaping requirements for large parking lots to avoid large areas of asphalt and Zirbes mentioned that this is something that is in the city code.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/e34ed360-f57f-47c9-94a3-c91a8bcb434d/March-23%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Blanke and seconded by Lampe and passed on a unanimous voice vote.
(5:19pm)

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 13th day of April, 2026 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 Curt Herman (applicant and owner) for a Conditional Use Permit for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C.

1601 Randolph Street is zoned SR-4, Single-Family Residential, and is further described as follows:

A part of Block 43, A.I. Prtichard’s Second Addition to the City of Watertown, Jefferson County, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Bock 43; thence South 3°49’ East along the Westerly line of said Block, 150.00 feet to the point of beginning; thence North 89° 06’ East, 156.00 feet; thence South 3° 49’ East, 181.88 feet; thence South 8° 21’ West, 156.00 feet to the Westerly line of said Block; thence North 3° 49’ West along the Westerly line of said Block, 181.20 feet to the point of beginning. (Parcel Number 291-0815-0914-048)

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

CITY OF WATERTOWN
Brian Zirbes
Planning & Zoning Administrator

BZ/nmz

PUBLISH: March 30, 2026
and
April 6, 2026

(BLOCK AD)



BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 13th, 2026
SUBJECT: 1601 Randolph Street, Conditional Use Permits - CUPs

A request by Curt Herman for two Conditional Use Permits: a combination of accessory structures exceeding a total of 1,000 square feet of gross floor area and exceeding the maximum height of an accessory structure. Parcel PIN(s): 291-0815-0914-048

SITE DETAILS:

Acres: 0.61 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 two Conditional Use Permits (CUPs) to allow for construction of a garage. The exterior of the garage will be vinyl sided to match the house. The garage is being proposed behind the house due to a Clear Zone easement for the airport on the southern portion of the property. The applicant is proposing the garage be closer to the house than the required 12ft building separation requirements in the Single-Family Residential (SR-4) Zoning District. This reduction in separation can be allowed through the UDC Building Code with the addition of fireproofing on the garage wall.

The first CUP request is to exceed the 1,000 sq ft maximum for accessory structures on the property. The applicant plans to construct a 1,080 SF garage (30' x 36'). In addition, the property contains an existing attached garage of approximately 580 SF and an existing shed of approximately 150 SF. With the proposed new garage, the total square footage of accessory structures will be 1,810 SF.

The second CUP request is to exceed the maximum height requirements for accessory structures. Within the Single-Family Residential (SR-4) Zoning District, the maximum allowed height of an accessory structure is 15 feet. The maximum height of the proposed garage would be 18ft high at the roof peak. A CUP granted for a height exception is required to specifically state the maximum permitted height of the proposed building or structure.

STAFF EVALAUATION:

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. Within Accessory Land Uses, applicable regulations are detailed for a 'Residential Accessory Structure' [per § 550-56C].

Applicable regulations for a 'Residential Accessory Structure' land use include the following:

- o A **conditional use permit** is required for:
 - Any combination of 'Residential Accessory Structures' that exceeds 1,000 square feet of gross floor area [per § 550-56C(1)(b)[1].



BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

3. Within the Single-Family Residential (SR-4) Zoning District, the maximum allowed height of an accessory structure 15 feet. *[per § 550-24F(2)(i)].*
4. Exceptions to Maximum Height Regulations are allowed under Section § 550-83 B & C:
 - C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a **conditional use permit** which specifically states the maximum permitted height of the proposed building or structure.
5. Building height for structures are defined under Section § 550-15:

Building Height:

The vertical distance from the lowest elevation of the adjoining ground level or the established grade, whichever is lower, to the top of the cornice of a flat roof, to the decline of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the midpoint distance of the highest gable on a pitched or hip roof. Unless excepted by specific provisions in this chapter, building height includes the height of any structures attached to a building.

WISCONSIN STATUES:

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:

Residential Accessory Structure CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
A conditional use permit is required for any combination of 'Residential Accessory Structures' that exceeds 1,000 square feet of gross floor area.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
A conditional use permit is required to exceed the maximum building height regulations.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

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

PLAN COMMISSION OPTIONS:

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



BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

The following are possible options for the Plan Commission:

1. Deny any or all of the three Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve any or all of the Conditional Use Permits without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve any or all of the Conditional Use Permits with conditions as identified by the Plan Commission:
 - a. The CUP granted under § 550-83C shall state: The maximum height of the accessory structure (storage shed) shall be no more than 18ft at the roof peak

STAFF RECOMENDATION:

- Staff recommends approval of these two Conditional Use Permits with conditions.

ATTACHMENTS:

- Application materials.



- Municipal Boundary
- Parcels Boundaries
- Common Areas

- Addresses
- Address Labels
- Parcel Acreage

DodgeCo
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



City of Watertown Geographic Information System

Scale: 1:329 Printed on: March 6, 2018
 SCALE BAR = 1" Author:

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

Date: 3/06/2026 - 2:47 PM
Design ID: 315953449074
Estimate ID: 6022
Estimated Price: \$16,185.37

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

MENARDS®

Section 3, Item B.

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GARAGE

How to recall and purchase your design at home:

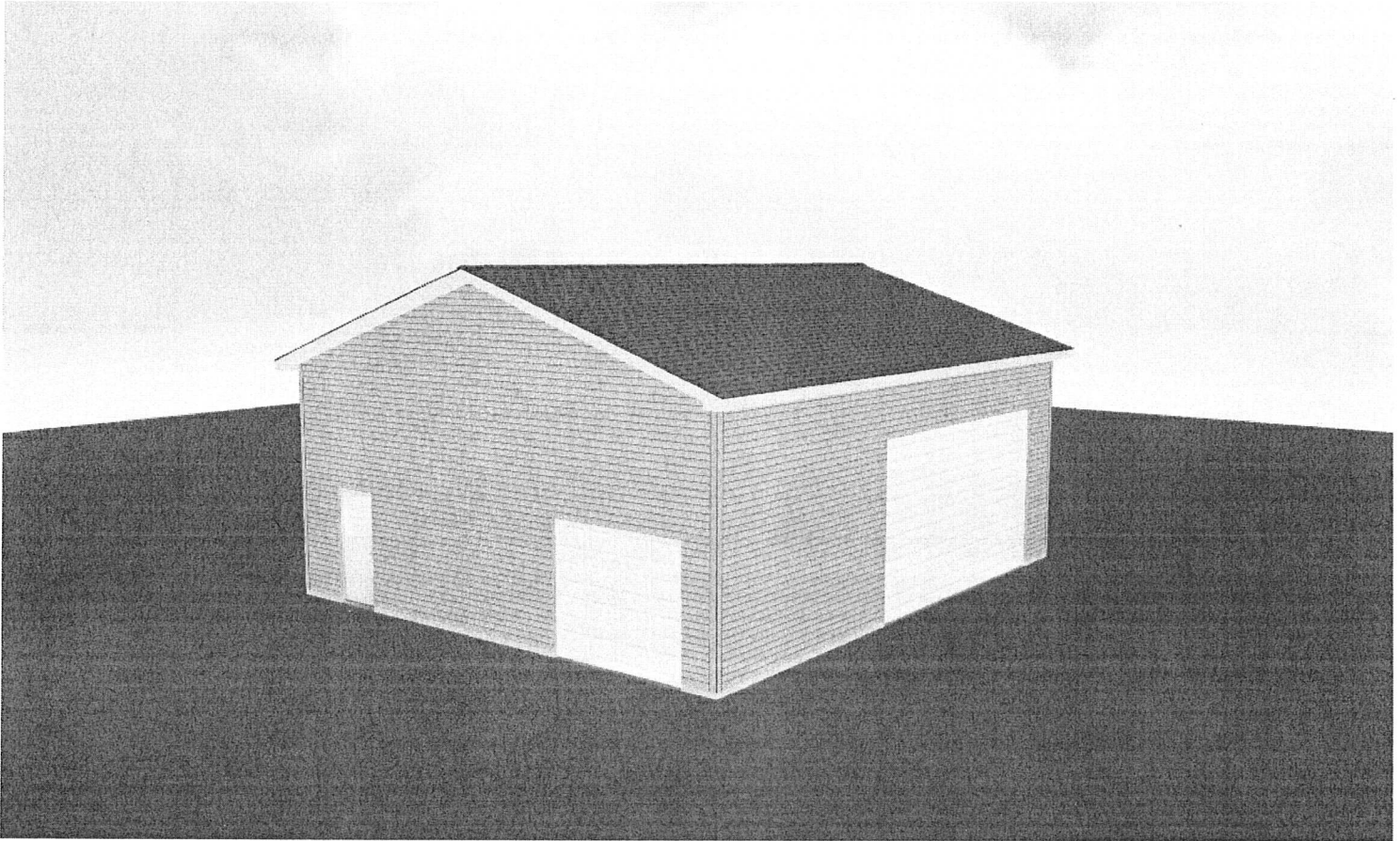


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 315953449074
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 315953449074 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Curt Herman

1601 Randolph St.

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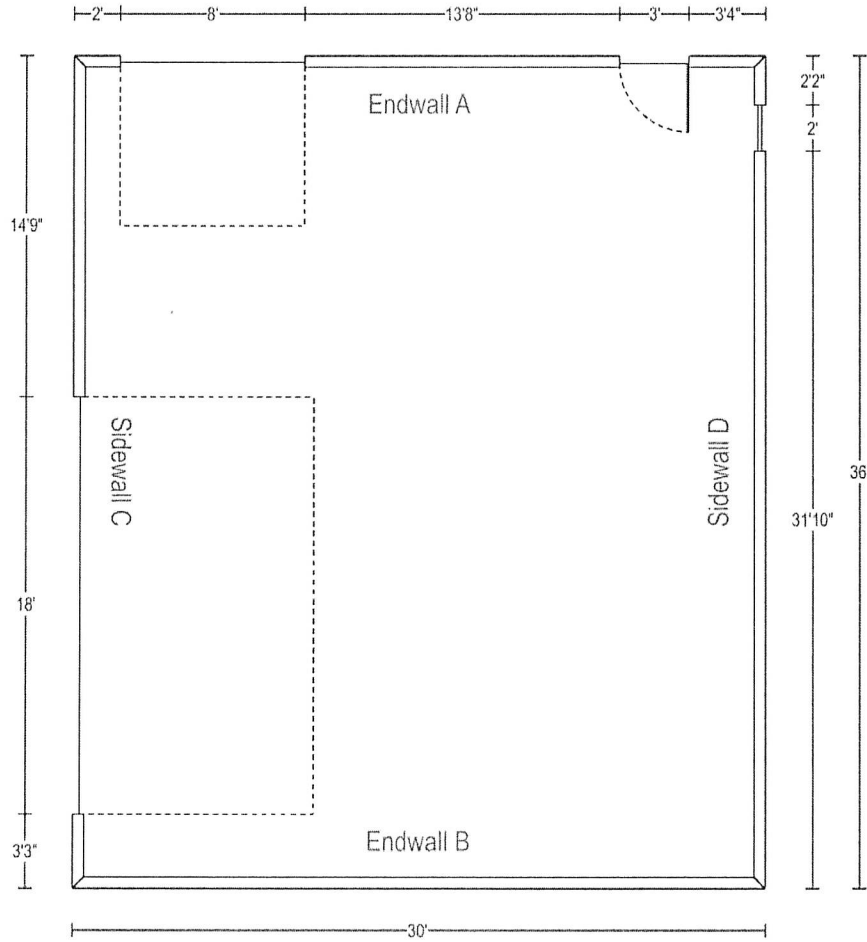
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Garage Image



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Endwall "A" interior treated with 5/8 drywall for fire break.

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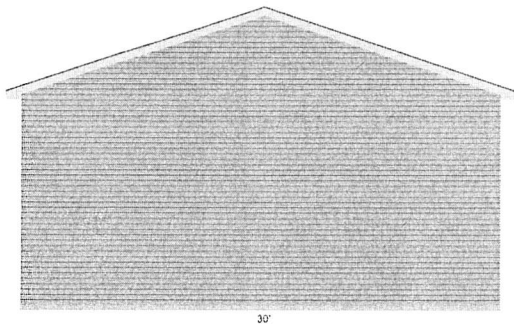
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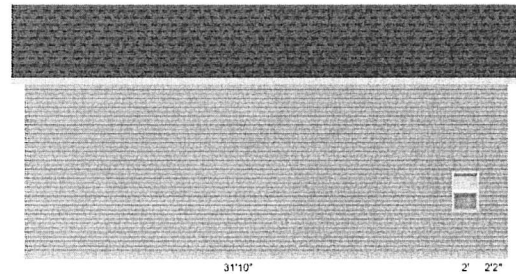
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B



SIDEWALL D

24"W x 36"H Performax™ Vinyl Single Hung Window with Nailing Flange

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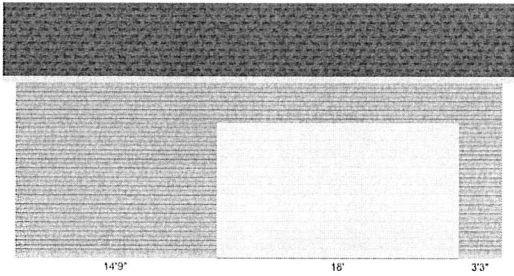
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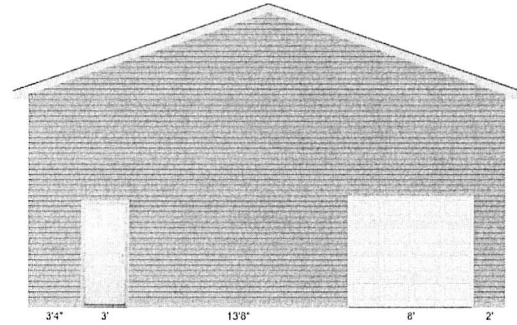
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SIDEWALL C

18X10 White Deep Ribbed Torsion Spring (R-Value 6.5)



ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel
8X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)

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Materials

Building Type

Building Location Zip Code: 53094
Building Type: Gable
Framing Type: Stud Wall Framing

Building Info

Building Width: 30'
Building Length: 36'
Building Height: 12' (studs must be cut to length)
Wall Framing Stud: 2 x 6
Roof Framing: Truss Construction (Sealed truss designs available on request)
Truss Type: Scissors (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 12"
Gable Overhang: 12"
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Building Plan: No I do not need a Building Plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Clay
Vinyl Corner Trim Color: Clay
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)

For other design systems search "Design & Buy" on Menards.com

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Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	8X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
Additional Information:	M4SV EZ Set Torsion Spring
Overhead Door:	18X10 White Deep Ribbed Torsion Spring (R-Value 6.5)
Additional Information:	C4SS Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	24"W x 36"H Performax™ Vinyl Single Hung Window with Nailing Flange

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer

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Framing Fasteners:

Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail
- 5 lb. Box

Sheathing Fasteners:

Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail -
5 lb. Box

Roofing/Shingle Fasteners:

Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails -
7,200 Count

Truss Fastener:

FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex
Head Timber Screw - 50 Count

Overhead Opening Hardware:

No

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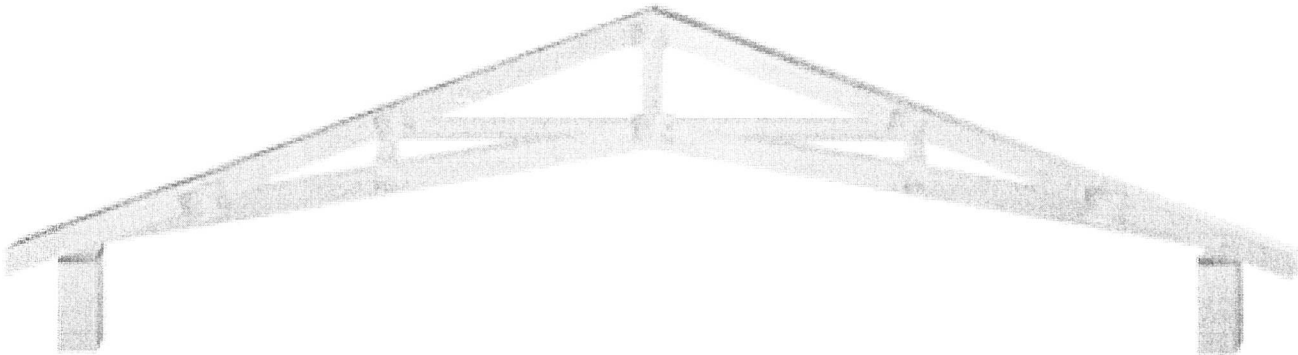
Section 3, Item B.

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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- **Scissor Trusses** are designed with an inside slope on the bottom of the truss, for design purposes we use the half of the top slope to determine bottom slope. For example, a 6/12 top slope/pitch truss would have a 3/12 bottom slope. Using half of the top slope will assure load factors will be maintained.
- ALL trusses in this estimate, including trusses on the end of the building are estimated as regular scissor trusses. With the sloped bottom chord on the end truss the top plate and end studs are estimated to extend the bottom chord of the truss.
- Additional framing may be required in the truss area on the end of the building to properly support wall sheathing.



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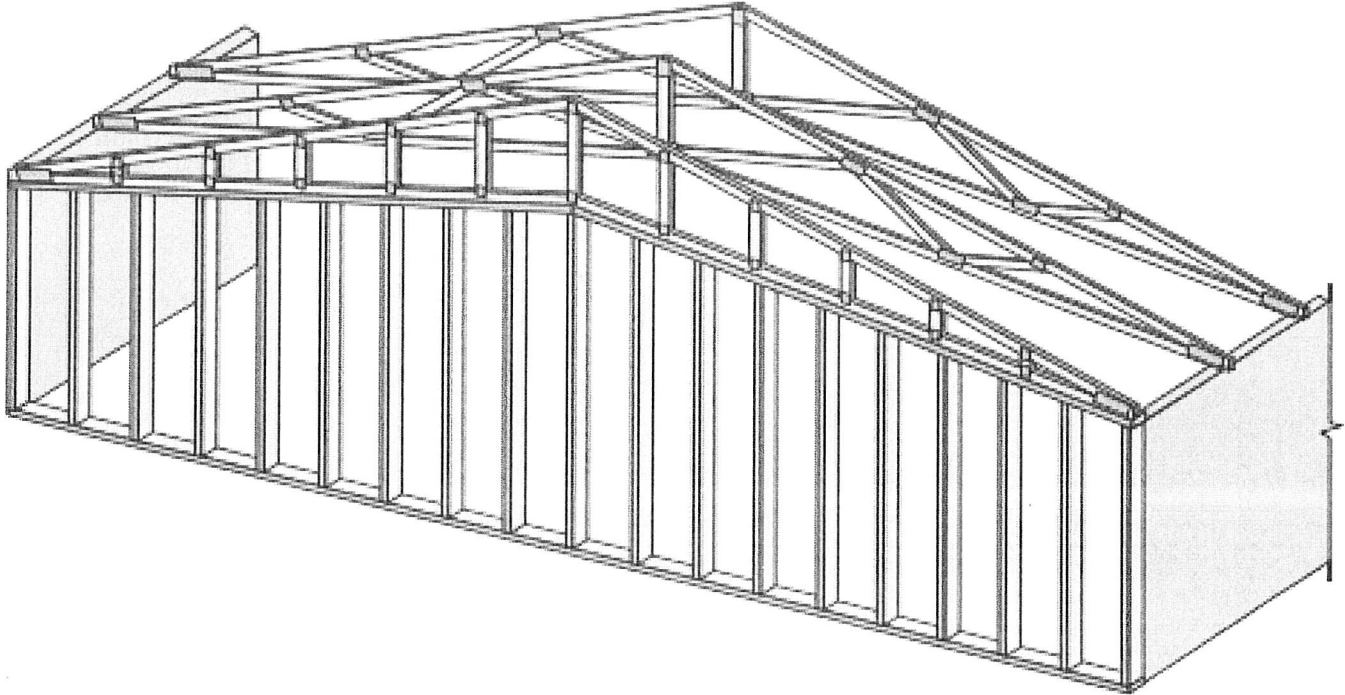
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*Note, the end trusses are designed with a sloped bottom chord to match the regular trusses. End studs must be cut to match the bottom slope of the truss.

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Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.

THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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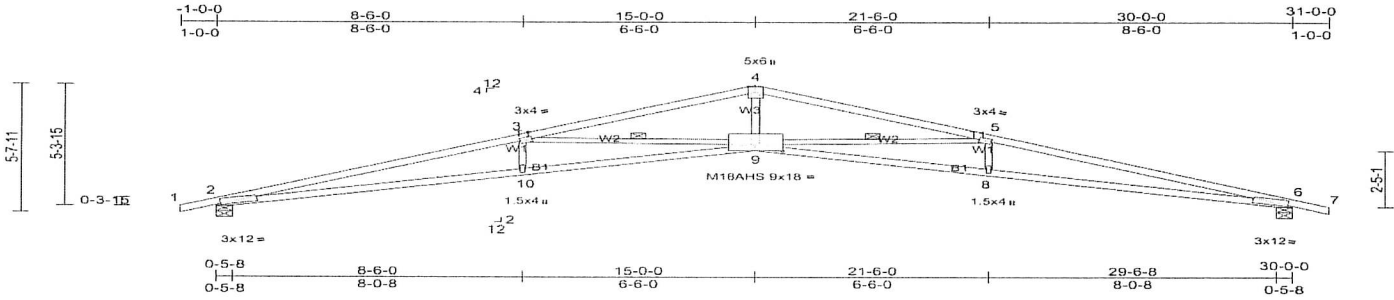
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Job QTREC0793452	Truss S1	Truss Type SCISSORS	Qty 21	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI		Run: 8:01 S Aug 11 2022 Print: 8:01 S Aug 11 2022 MITek Industries, Inc. Mon Jun 26 09:29:4C Page: 1			
		ID: A1H0WVA2B1PqfC9GXakNpCz2S0r-3bhuMsdDu2o5IaK FCUIDSxSpNyZ1NNakHSVz2SM			



Scale = 1:58.2

Plate Offsets (X, Y): [9-0-9-0-0-3-5]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	Vert(LL)	-0.75	9-10	>480	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	Vert(TL)	-1.43	9-10	>252	180	M18AHS	142/136
TCDL	7.0	Rep Stress Incr	YES	WB	Horiz(TL)	0.67	6	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS							
BCDL	10.0									Weight: 88 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF 2100F 1.8E
 BOT CHORD 2x4 SPF 2100F 1.8E
 WEBS 2x3 SPF Stud *Except* W3:2x3 SPF No.2

REACTIONS (lb/size) 2=1484/0-5-8, (min. 0-1-14), 6=1484/0-5-8, (min. 0-1-14)
 Max Horiz 2=-58 (LC 8)
 Max Uplift 2=-154 (LC 9), 6=-154 (LC 10)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-5928/812, 3-4=-4313/574, 4-5=-4313/574, 5-6=-5928/812
 BOT CHORD 2-10=-705/5622, 9-10=-705/5628, 8-9=-705/5628, 6-8=-705/5622
 WEBS 4-9=-208/2206, 3-10=0/273, 5-8=0/273, 3-9=-1753/307, 5-9=-1753/307

JOINT STRESS INDEX

2 = 0.78, 3 = 0.69, 4 = 0.79, 5 = 0.69, 6 = 0.78, 8 = 0.51, 9 = 0.83 and 10 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed: MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-05; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Bearing at joint(s) 2, 6 considers parallel to grain value using ANSITPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 154 lb uplift at joint 2 and 154 lb uplift at joint 6.

LOAD CASE(S) Standard

Structural wood sheathing directly applied or 2-2-0 oc purlins.
 Rigid ceiling directly applied or 9-4-3 oc bracing.

1 Row at midpl 3-9, 5-9
 MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

Date: 3/06/2026 - 2:47 PM
 Design ID: 315953449074
 Estimate ID: 6022
 Estimated Price: \$16,185.37

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

MENARDS®

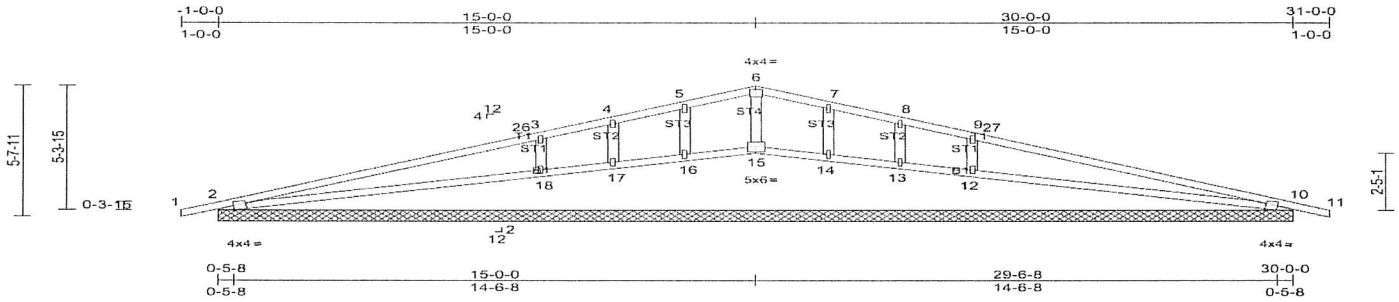
Section 3, Item B.

Design & Buy™

GARAGE

Job QTREC0819446	Truss S1E	Truss Type SCISSORS	Qty 2	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI					

Run: 8 72 S Sep 8 2023 Print: 8 720 S Sep 8 2023 Mitek Industries, Inc. Mon Nov 20 13:13:19 Page: 1
 ID: ?w:1kr7zbf0mCBIR?vcJ2VHHG4-UTDFuX?IK4Sp4PmBU3RncA8a0cSpdEiq0aNY9yHHEK



Scale = 1:58.2

Plate Offsets (X, Y): [2:0-2-0,Edge], [10:0-2-0,Edge]

Loading	(psf)	Spacing	2-0-0	CSI	DEFLL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.86	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.62	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.15	Horiz(TL)	0.02	2	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0											

Weight: 88 lb FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 2-4-4 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS All bearings 30-0-0

(lb) - Max Horiz 2=-58 (LC 8), 19=-58 (LC 8)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 14, 16, 19, 23 except
 12=-144 (LC 8), 13=-341 (LC 15), 17=-341 (LC 14), 18=-146
 (LC 7)
 Max Grav All reactions 250 (lb) or less at joint(s) 13, 15, 17 except 2=492
 (LC 1), 10=492 (LC 1), 12=990 (LC 15), 14=381 (LC 4), 16=381
 (LC 3), 18=990 (LC 14), 19=492 (LC 1), 23=492 (LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-26=-1393/201, 3-4=-397/156, 4-5=-288/147, 5-6=-318/179, 6-7=-318/179, 7-8=-288/147, 8-9=-397/156, 10-27=-365/75
 BOT CHORD 2-18=-219/1525, 17-18=0/256, 16-17=0/287, 15-16=0/278, 14-15=0/278, 13-14=0/287, 12-13=-2/256, 10-12=-4/300
 WEBS 5-16=-288/86, 3-18=-681/235, 7-14=-288/86, 9-12=-681/235

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCCL=4.2psf; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Ps=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable studs spaced at 2-0-0 oc.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 14, 2, 10 except (jt=1b) 17=341, 18=145, 13=341, 12=144.
- Beveled plate or shim required to provide full bearing surface with truss chord at joint(s) 15, 16, 17, 18, 14, 13, 12.

LOAD CASE(S) Standard



- Municipal Boundary
- Parcels Boundaries
- Common Areas

- Addresses
- Address Labels
- Parcel Acreage

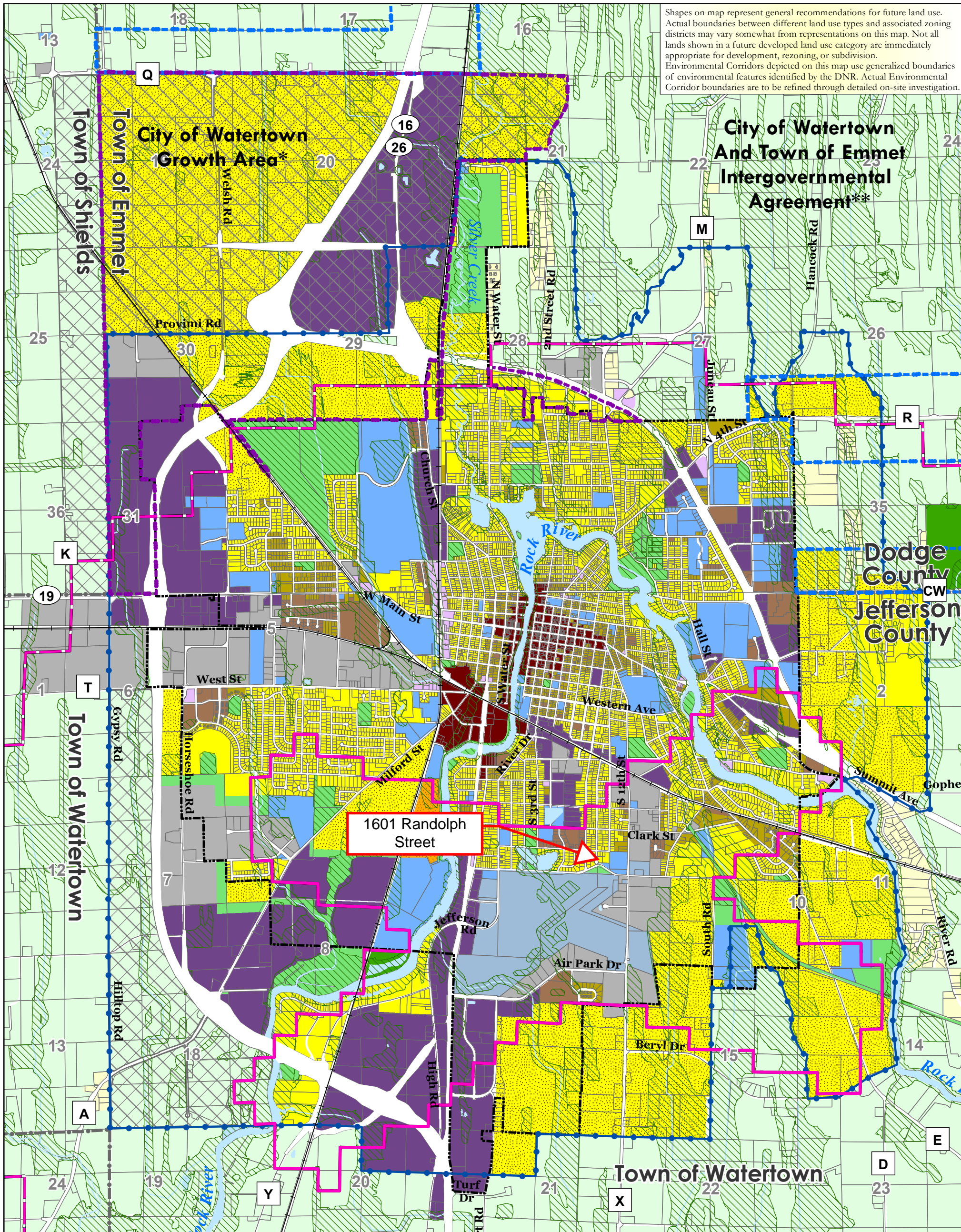


City of Watertown Geographic Information System

Scale: 1:923 Printed on: March 11, 2014
 Author: SCALE BAR = 1"

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

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



Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

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

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

- *Each "Planned Mixed Use Area" may include mix of:
1. Office
 2. Multi-Family Residential
 3. Mixed Industrial
 4. Commercial Services/Retail
 5. Institutional
 6. Parks & Recreation
- ***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
 2. Two-family Residential
 3. Multi-Family Residential
 4. Institutional
 5. Neighborhood Mixed Use
 6. Parks & Recreation
- ***Each "Riverside Mixed Use Area" may include mix of:
1. Office
 2. Single-Family - Sewered
 3. Two-Family Residential
 4. Multi-Family Residential
 5. Commercial Services/Retail
 6. Institutional
 7. Parks & Recreation

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

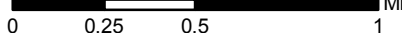
Airport Height Limitations

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

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

THE CITY OF WATERTOWN
 Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
 Shaping places. shaping change.





BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 13th, 2026
SUBJECT: 1019 S Fifth St - Site Plan Review

Site Plan Review requested by Ultimate Construction, agent for John Jagler, for a light industrial building. Parcel PIN(s): 291-0815-0542-093

SITE DETAILS:

Acres: 1.03 acres
Current Zoning: General Industrial (GI)
Existing Land Use: Vacant
Future Land Use Designation: Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct a light industrial building to package premade dog treats for Gracie’s Doggie Delights. The business will operate Monday through Friday 7am - 5pm and have four employees. Access to the proposed building is provided from S. Fifth St. The proposed building will be 3,200 SF in area and 18.7ft high at the roof peak. The approach to the front of the building will be paved along with a small parking area with 4 parking stalls. A CSM creating the parcel for this building was approved by the Plan Commission on February 24th, 2025.

STAFF EVALUATION:

Land Use and Zoning:

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

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

Regulations for ‘Indoor Storage or Wholesaling’ include:

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

Site Layout and Design:

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

Vehicle Access and Circulation

The proposed driveway and parking stall meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards [per § 550-107F]. The four proposed parking stalls meet the ‘Light Industrial’ parking requirements.

Landscaping:

Within the General Industrial (GI) Zoning District the minimum landscape surface ratio (LSR) is 15%. The applicant has provided a landscaping plan with a landscape surface ratio (LSR) of 82% exceeding the landscaping requirements for the General Industrial (GI) Zoning District. The provided landscaping plan also meets or exceeds all required landscaping point total requirements for the General Industrial (GI) Zoning District.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

Lighting:

The lighting for the proposed building will utilize two wall lights, one on the front and one on the side of the building. The applicant has submitted a photometric plan that meets ordinance illumination standards [per§ 550-110].

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan with conditions.

ATTACHMENTS:

- Application materials.



City of Watertown

January 8, 2026

Re: Gracie's Doggie Delights
CSM 6547 Parcel 2
291-0815-0542-093
S Fifth Street
Watertown, WI

Proposed commercial building will be SIPs panel 80 x 40 x 12, with a 4/12 pitch roof, steel exterior and MaxiRib roof.

This building will be used as a packaging facility for premade dog treats.

Projected number of employees will be 4. Hours of operations to be Monday – Friday, 7am – 5pm.

This facility will be pick up and delivery only – no storefront.

Thank you,



Scott Foley
President



DocId: 8231569
Tx: 4159988

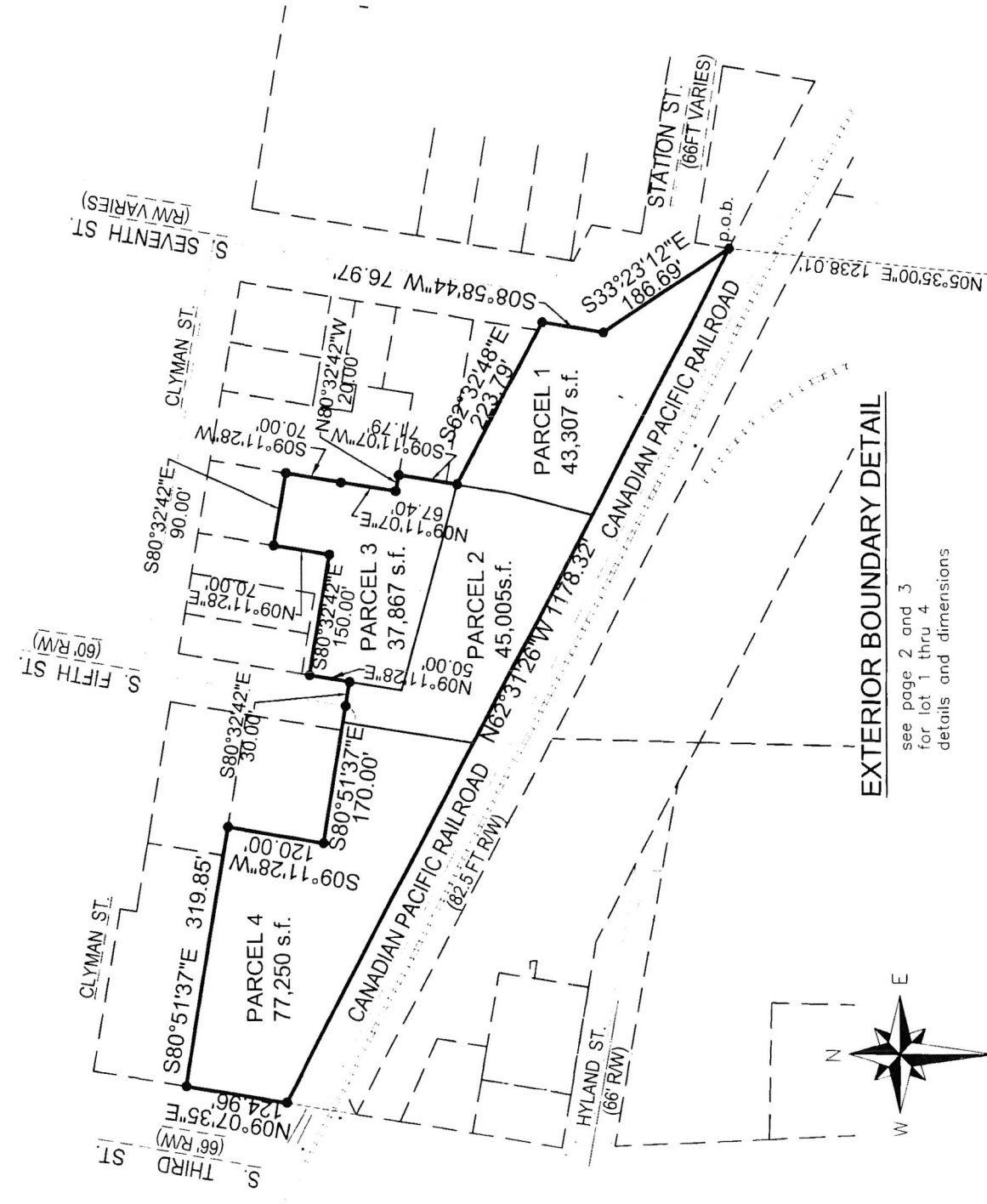
1493047

MAP #: 6547

Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
03/19/2025 10:01:22 AM
Staci M. Hoffman
Total Pages: 5
REC FEE: 30.00

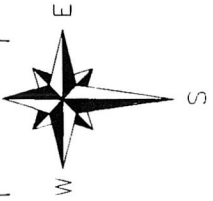
CERTIFIED SURVEY MAP NO - 6547

BEING UNPLATTED LANDS / PART OF FORMER "RAILROAD STATION" AS SHOWN ON RECORDED PLAT OF PRITCHARDS SECOND ADDITION TO WATERTOWN. A PART OF LOT 1 OF CSM 2295, & LOT 4 OF CSM 2182, ALL LANDS BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN



EXTERIOR BOUNDARY DETAIL

see page 2 and 3
for lot 1 thru 4
details and dimensions



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)
- CENTURY FENCE (UNLESS OTHERWISE NOTED)

NOTE:

Lots 1, 2, 3 and 4 have an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence

BEARING REFERENCE:

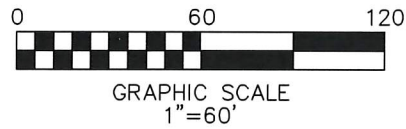
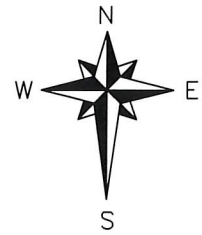
Bearings are referenced to the Wisconsin County Coordinate system, Jefferson County within which the South line of the SE 1/4 of Section 4, T8N, R15E was measured to bear N84°25'00"W (Vertical referenced to NGVD (88)Datum)

James R. Beaty
James R. Beaty, PLS 1834

DATED: JANUARY 29, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY PAGE 1 OF 5

PLAT OF SURVEY

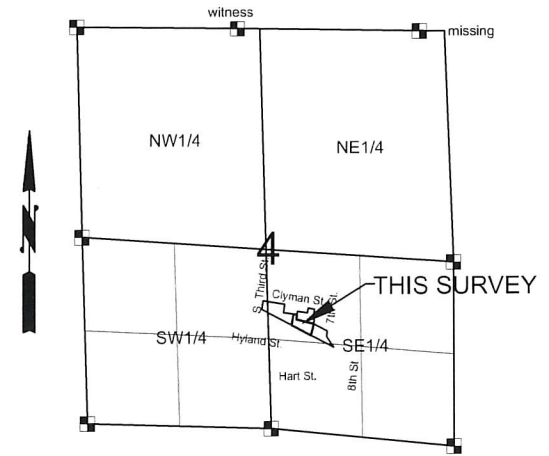


LEGAL DESCRIPTION:

PARCEL 2 OF CSM 6547, SAID CSM BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN.

KNOWN AS: vacant lands (no address assigned)

TAX KEY PIN: 291-0815-0542-093



LOCATION MAP
SECTION 4 T8N R15E

BEARING REFERENCE:

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

LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

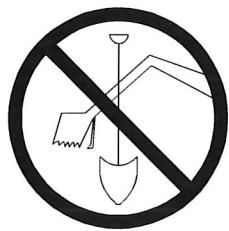
OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP

● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

○ 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)

X CENTURY FENCE (UNLESS OTHERWISE NOTED)

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

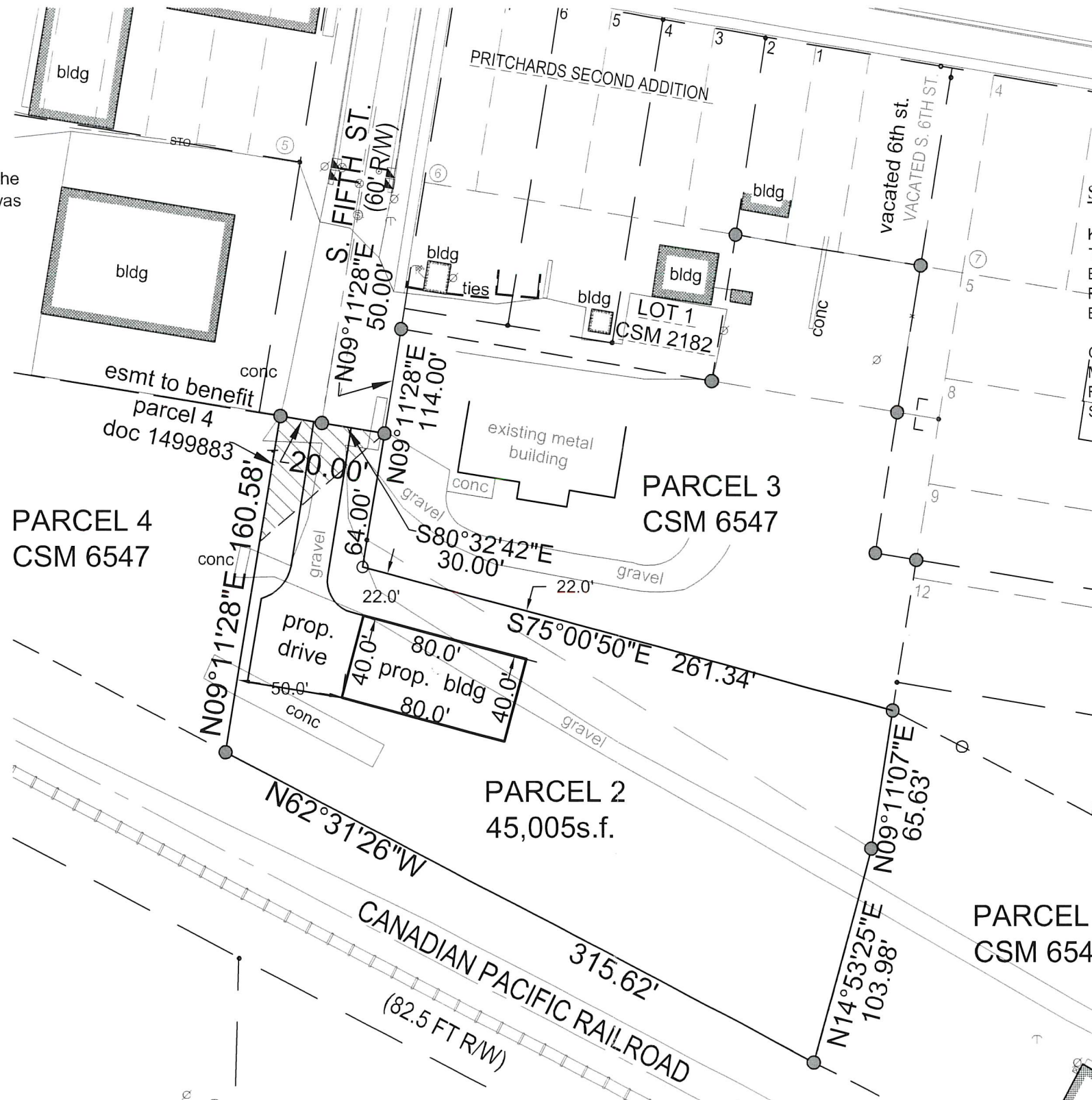


CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

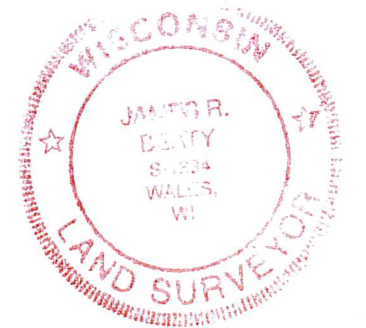


SURVEYORS CERTIFICATE

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF, AND TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP."

FIELD WORK COMPLETED THE 13TH DAY OF NOVEMBER, 2025
DATED THIS 7TH DAY OF FEBRUARY, 2026 AT WALES, WI.

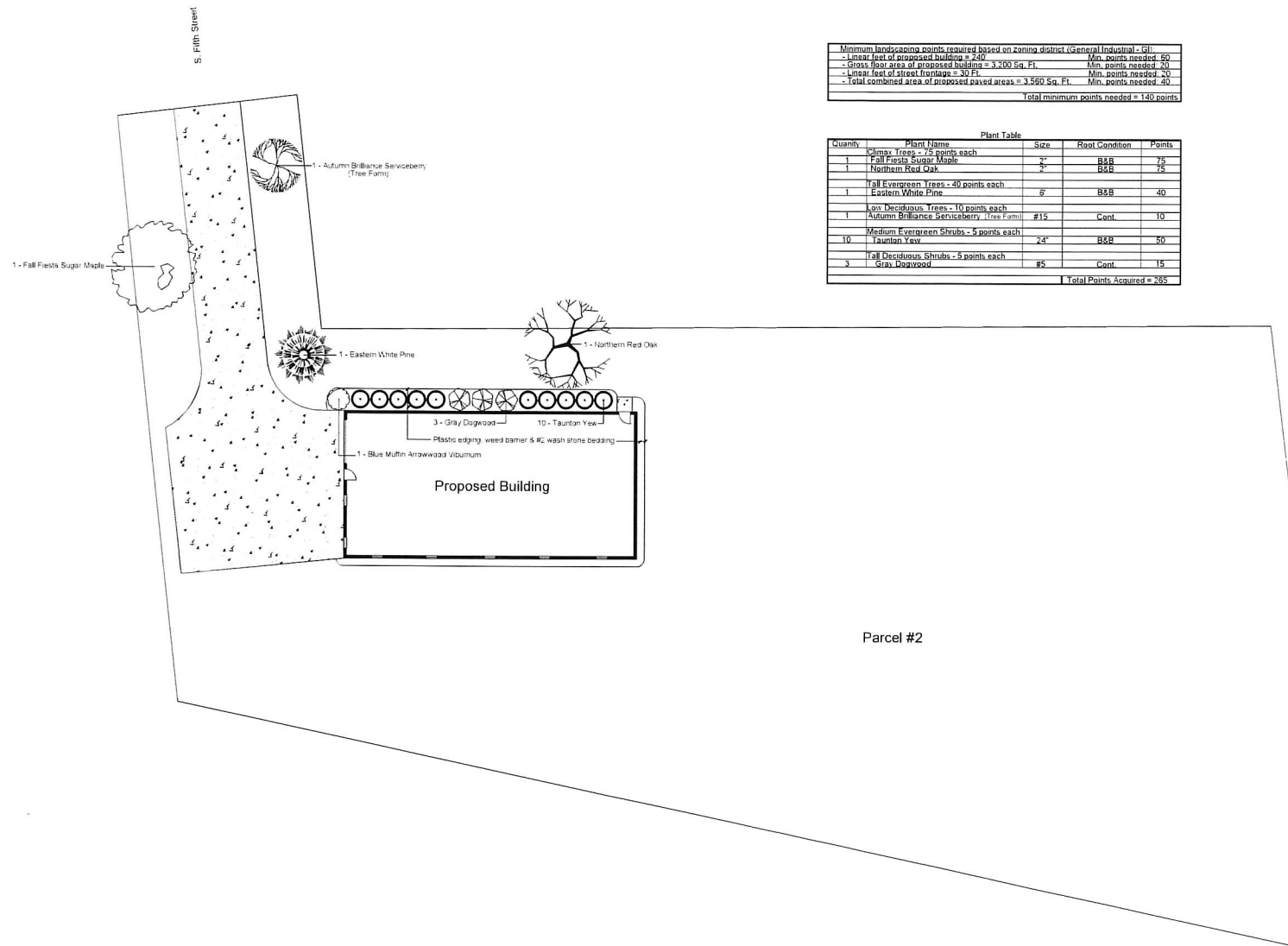


James R. Beaty, PLS 1834

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com

NOTE:

Lots 1, 2, 3 and 4 of csm 6547 have an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence



Minimum landscaping points required based on zoning district (General Industrial - GI):

- Linear feet of proposed building = 250	Min. points needed: 50
- Gross floor area of proposed building = 3,200 Sq. Ft.	Min. points needed: 20
- Linear feet of street frontage = 30 Ft.	Min. points needed: 10
- Total combined area of proposed paved areas = 3,550 Sq. Ft.	Min. points needed: 40
Total minimum points needed = 140 points	

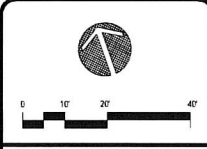
Plant Table

Quantity	Plant Name	Size	Root Condition	Points
1	Autumn Brilliance Serviceberry (Tree Form)	3"	B&B	75
1	Fall Fiesta Sugar Maple	3"	B&B	75
1	Northern Red Oak	3"	B&B	75
1	Eastern White Pine	#	B&B	40
1	Gray Dogwood	#	Cont	10
1	Taunton Yew	#15	Cont	10
10	Blue Muffin Arrowwood Viburnum	24"	B&B	30
3	Gray Dogwood	#5	Cont	15
Total Points Acquired = 285				



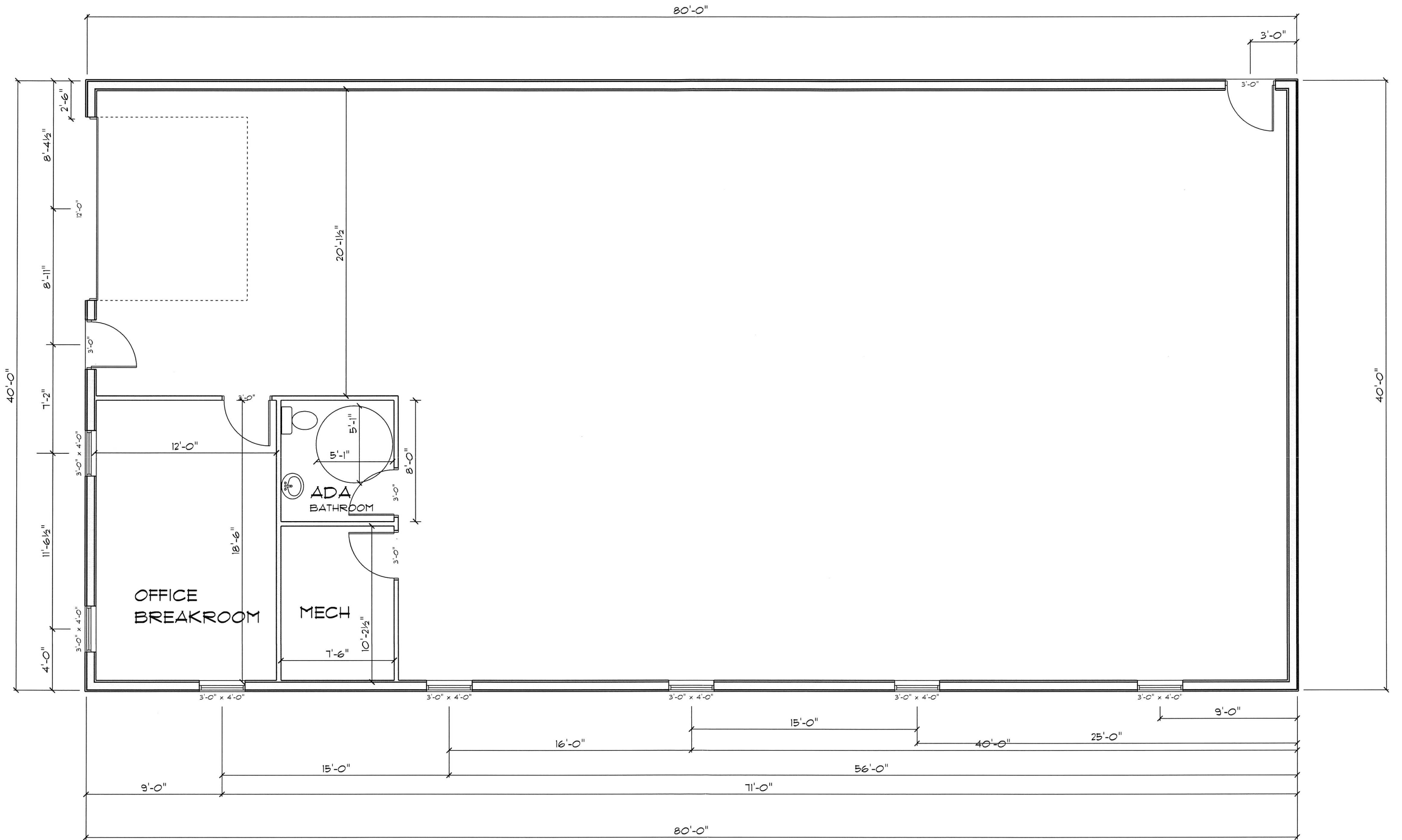
James Collar, PLA
 Landscape Architect
 LEED AP BD+C
 920-478-8539
 jcollar@mckaynursery.com
 750 S. Monroe St.
 Waterloo, WI

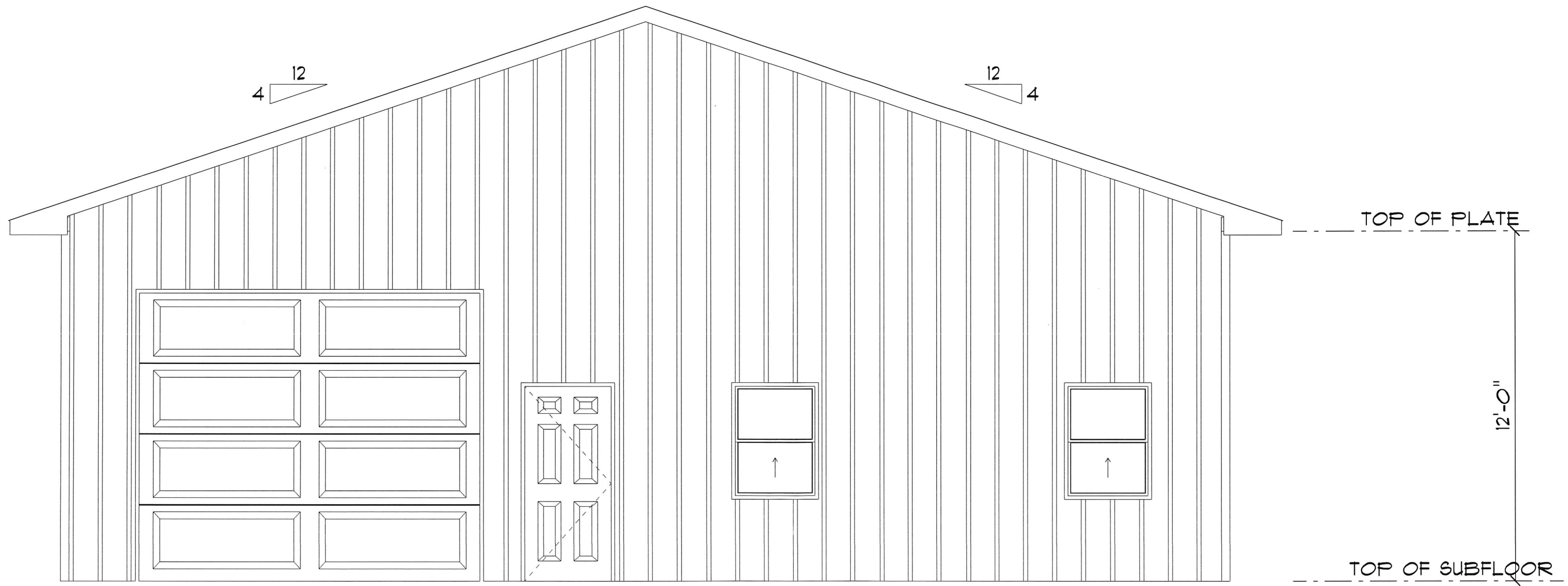
Landscape Design for:
Ultimate Construction - Jagler Site
 Parcel # 2
 Watertown, Wisconsin

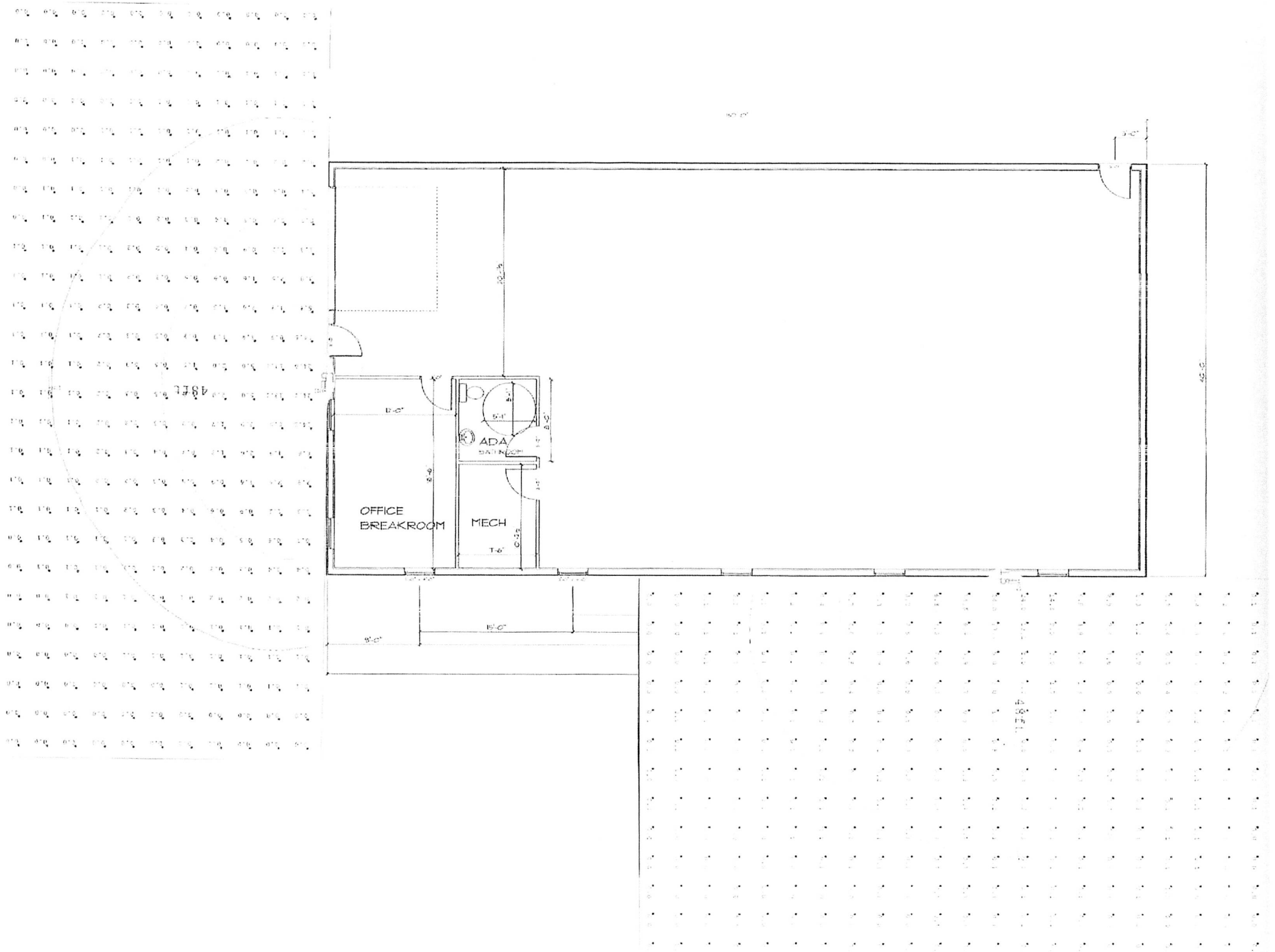


811
 Know what's below.
 Call before you dig.
 This drawing remains the property of the undersigned and no use or reliance shall be made without their consent. The undersigned and McKay Nursery Company assume no responsibility for in, on, or under any utility, pipe, or other underground structure, and all utility and other structures are shown as they appear on drawings.

DRAWN BY	JC
DATE	3.5.2026
REVISION DATES	
PROJECT NUMBER	X
CAD FILE	2026 Projects
SCALE	1" = 20'
SHEET	1 OF 1
SHEET NUMBER	L1

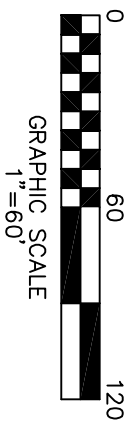
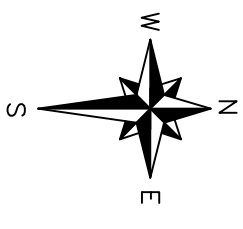






PLAT OF SURVEY

LEGAL DESCRIPTION:
 PARCEL 2 OF CSM 6547, SAID CSM BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN.
 KNOWN AS: vacant lands (no address assigned)
 TAX KEY PIN: 291-0815-0542-093



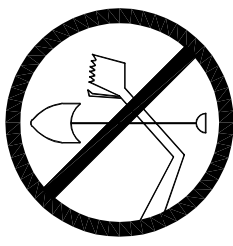
BEARING REFERENCE:

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

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)
- CENTURY FENCE (UNLESS OTHERWISE NOTED)

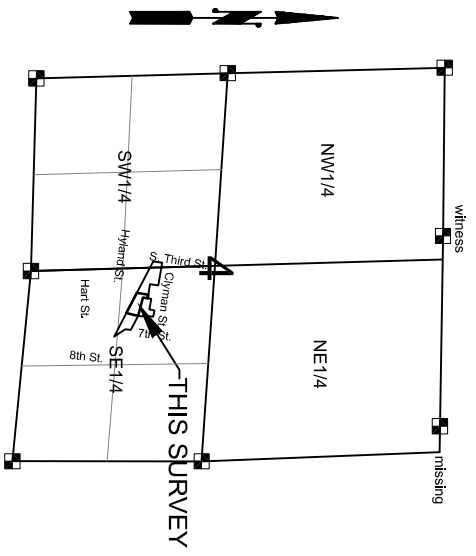
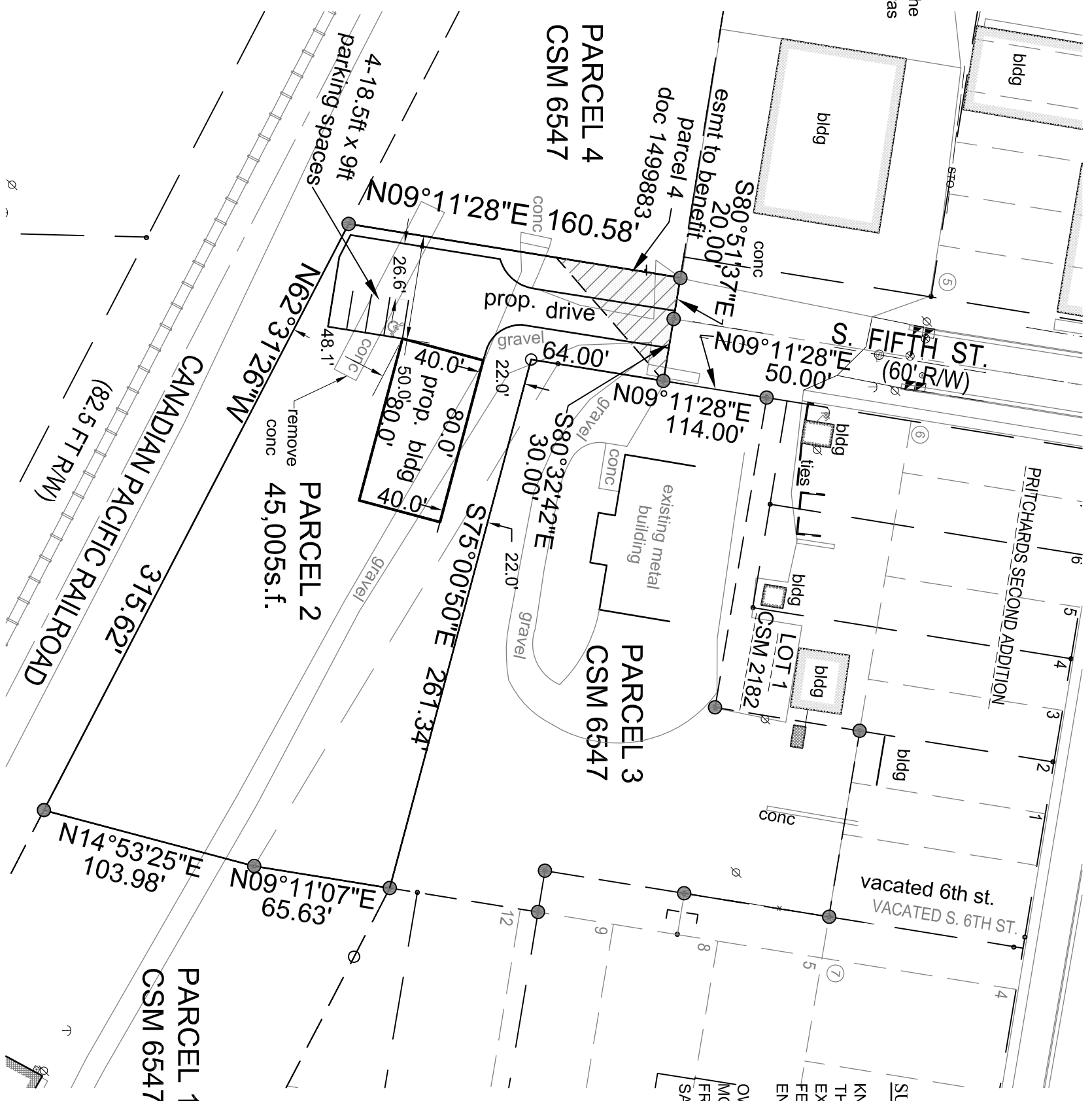
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WIS STATUTE 182.07(1)(a)
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 MIL.W. AREA 259-1181

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND DEPTH OF UNDERGROUND UTILITIES. IT IS NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY, OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



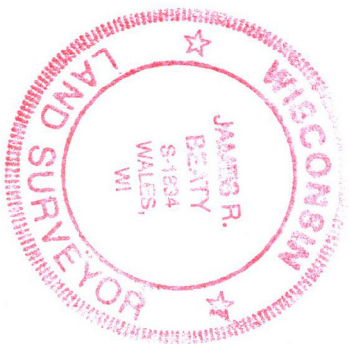
LOCATION MAP
 SECTION 4 T8N R15E

SURVEYORS CERTIFICATE

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF, AND TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP."

FIELD WORK COMPLETED THE 13TH DAY OF NOVEMBER, 2025
 DATED THIS 7TH DAY OF FEBRUARY, 2026 AT WALES, WI.
 REVISED THIS 18TH DAY OF MARCH 2026
 REVISED THIS 25TH DAY OF M/








James R. Beatty, PLS 1834

PREPARED BY:
 HORIZON LAND DEVELOPMENT SERVICES, LLC
 JAMES R. BEATTY, RLS PLS
 W313 S2562 PENNY LN.
 WALES, WI 53183
 1-262-349-1575
 www.horizonlanddevelopmentsservices.com

NOTE:
 Parcels 1, 2, 3 and 4 of csm 6547 have an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence



	Municipal Boundary		Common Areas
	Parcels Boundaries		Addresses



THE CITY OF
WATERTOWN
Opportunity runs through it.

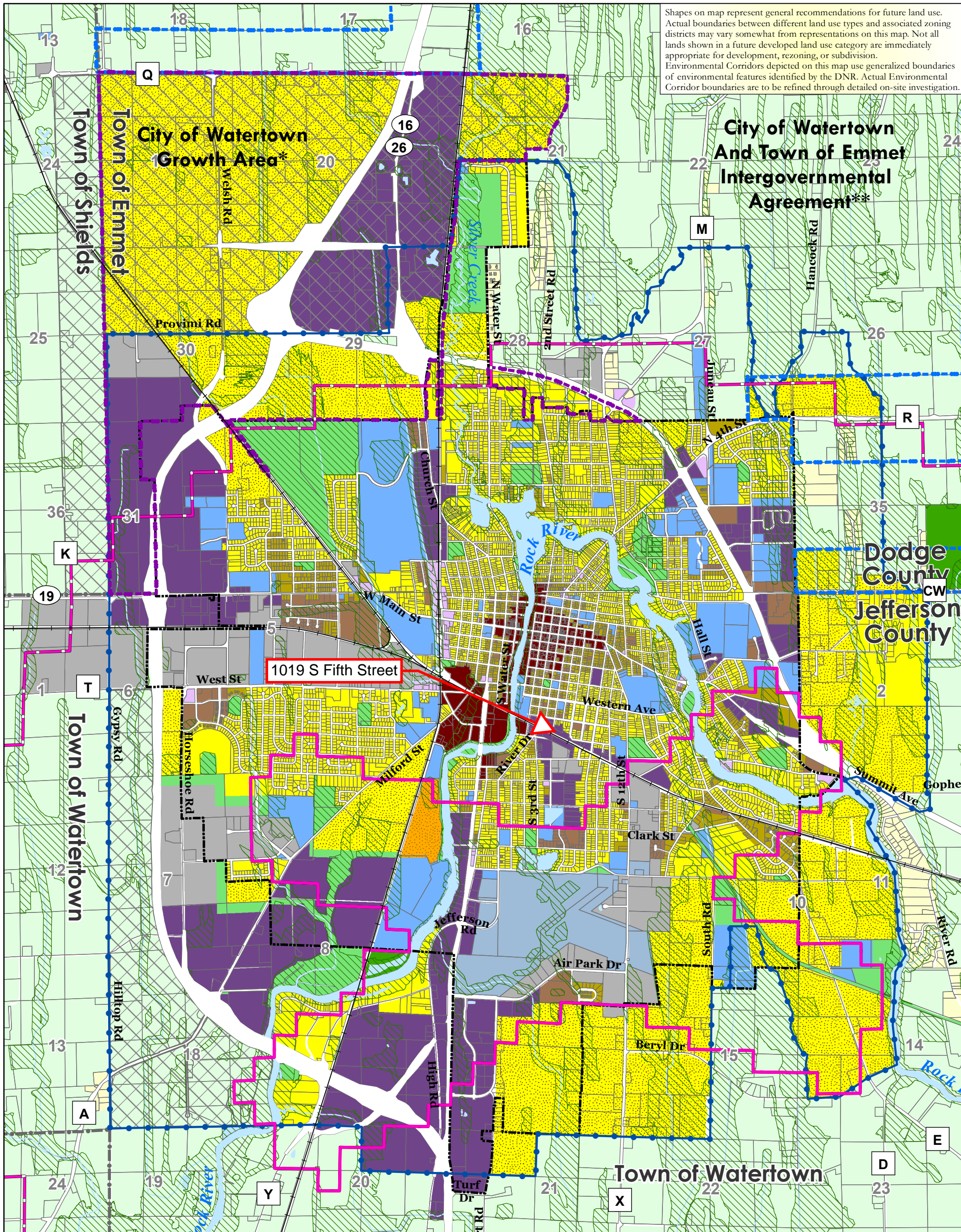
City of Watertown Geographic Information System

Scale: 1:2,565 Printed on: March 11, 2014
 SCALE BAR = 1" Author: [Redacted]

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.

33

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



Future Land Use Urban Area

Map 6b

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

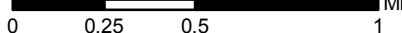
City of Watertown Comprehensive Plan

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

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

- *Each "Planned Mixed Use Area" may include mix of:
- Office
 - Multi-Family Residential
 - Mixed Industrial
 - Commercial Services/Retail
 - Institutional
 - Parks & Recreation
- ***"Planned Neighborhoods" should include a mix of the following:
- Single-Family - Sewered (predominant land use)
 - Two-family Residential
 - Multi-Family Residential
 - Institutional
 - Neighborhood Mixed Use
 - Parks & Recreation
- ***Each "Riverside Mixed Use Area" may include mix of:
- Office
 - Single-Family - Sewered
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial Services/Retail
 - Institutional
 - Parks & Recreation

- City of Watertown
 - Town Boundary
 - Parcel
 - Railroad
 - Watertown Urban Service Area
 - Watertown Long Range Growth Area
- Airport Height Limitations**
- Maximum Building Elevation b/t 865 and 968 ft
 - Maximum Building Elevation b/t 968 and 1005 ft



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

VANDEWALLE & ASSOCIATES INC.
 Shaping places. shaping change





BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
 DATE: April 13th, 2026
 SUBJECT: 513 Clyman Street – Preliminary Certified Survey Map (CSM)

A request by Vicki Jurgella, Personal Representative of the Albert J Beal Estate, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0442-083 & 291-0815-0442-084.

SITE DETAILS:

Existing Parcel(s) Acres: 0.19 acres and 0.87 acres.

Proposed Lot Size(s): Lot 1 – 0.27 acres (11,611 SF) & Lot 2 – 0.80 acres (34,716 SF)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot CSM to transfer a portion of land between two existing parcels. The proposed CSM will move the existing parcel line between the two parcels south to include land in the proposed Lot 1 that has historically been occupied and utilized by the owner of 513 Clyman Street. The applicant is requesting this adjustment to facilitate the sale of the home at 513 Clyman Street.

The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. The ROWs for Clyman Street and S Fifth Street are 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:

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM.

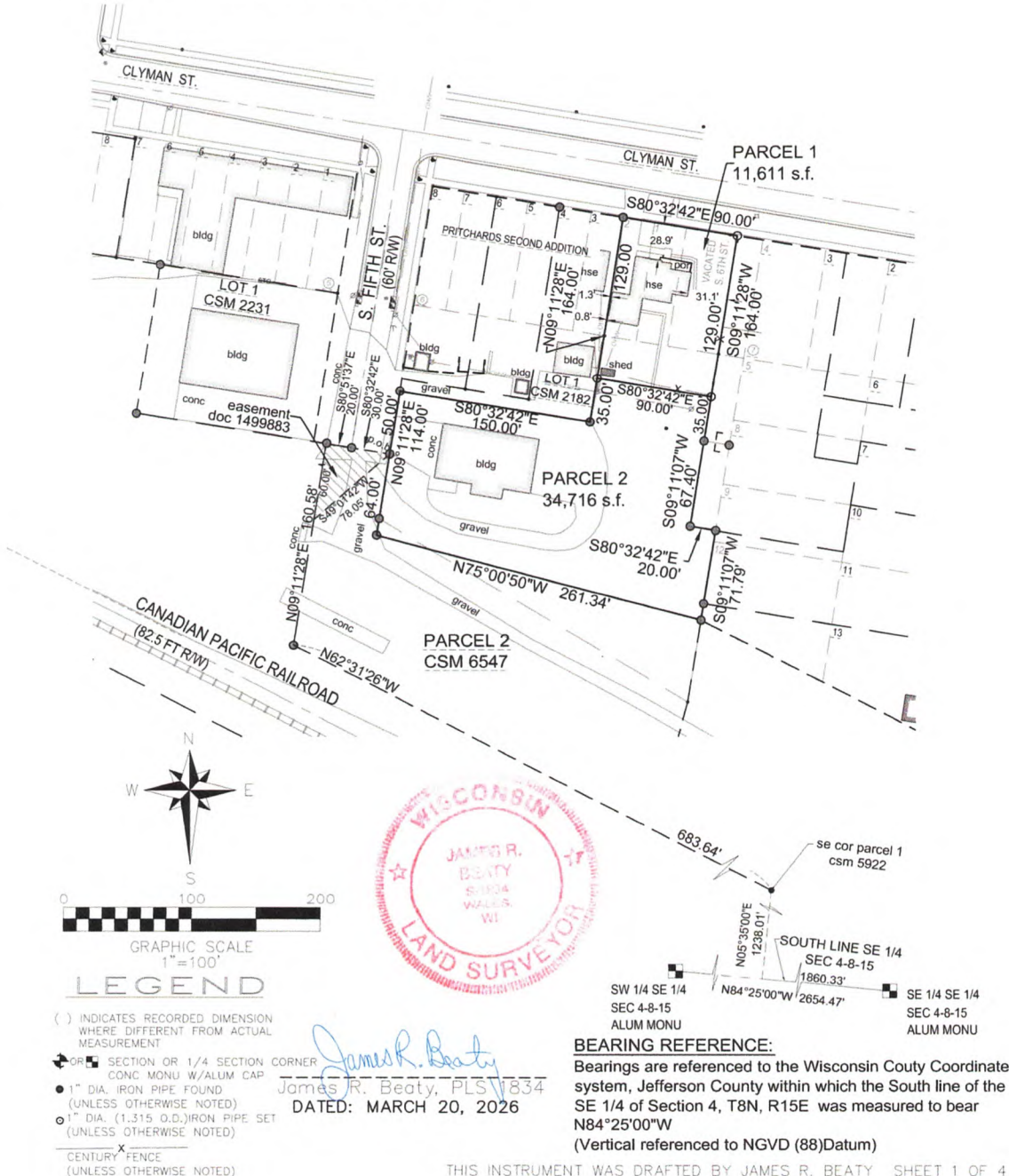
ATTACHMENTS:

- Application materials.

CERTIFIED SURVEY MAP NO - _____

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

NOTE:
Parcel's 1 & 2 have an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence.



CERTIFIED SURVEY MAP NO - _____

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, land division and map, being a redivision of a part of Parcel 3 of CSM 6547, and Lots 1 & 2 of Block 6 of Pritchard's 2nd Addition to Watertown, together with the westerly 40 feet of vacated s. 6th street lying adjacent thereto, aforesaid lands being a part the northwest 1/4 of the southeast 1/4 of Section 4, all lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin. Said Described Lands Being bounded and described as follows:

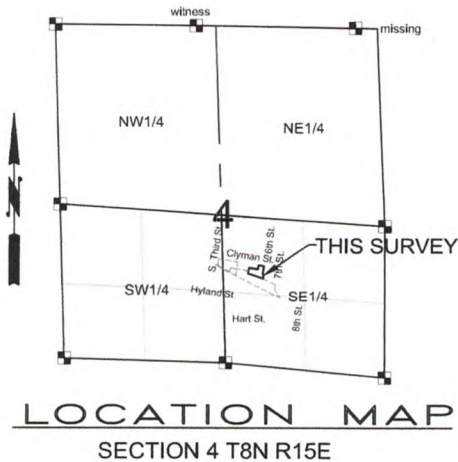
Beginning at the found aluminum monument marking the Southeast corner of the Southeast 1/4 of said Section 4; thence North 84°25'00" West, a distance of 1860.33 feet along the South line of said Southeast 1/4 of said Section 4 to a point; thence North 05°35'00" East, a distance of 1238.01 feet to a found 1" iron pipe marking the southeast corner of Parcel 1 of CSM 5922, on the northerly line of Canadian Pacific Railroad right of way; thence North 62°31'26" West, 683.64 feet along the north right of way line of the Canadian Pacific Railroad to the southwest corner of Parcel 2 of CSM 6547 thence N09°11'28"E, a distance of 160.58 feet; thence S80°51'37"E, a distance of 20.00 feet; thence S80°32'42"E, a distance of 30.00 feet to a point on the east r.o.w. line of S. 5TH Street and the point of beginning of the lands hereinafter described; Thence N09°11'28"E, a distance of 50.00 feet along the east right of way line of S. Fifth St.; thence South 80°32'42" East, a distance of 150.00 feet to a point; thence N09°11'28"E, a distance of 129.00 feet to a point on the south line of Clyman St; thence S80°32'42"E, a distance of 90.00 feet along said south line; thence S09°11'28"W, a distance of 129.00 feet; thence S09°11'07"W, a distance of 67.40 feet; thence S80°32'42"E, a distance of 20.00 feet to a point; thence S09°11'07"W, a distance of 71.79 feet to a point; thence N 75°00'50"W, a distance of 261.34 feet; thence N09°11'28"E, a distance of 64.00 feet to the point of beginning; Said described lands containing 46,327s.f. (1.0635 Acres), more or less of land.

That I have made this survey, land division and map by the direction of the Albert J. Beal Estate and Heritage Military Music Foundation Inc., Owner(s) of said land.

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

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

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



James R. Beaty
James R. Beaty, PLS 1834
DATED: MARCH 20, 2026

CERTIFIED SURVEY MAP NO - _____

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Heritage Military Music Foundation Inc, a Wisconsin Corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

Aforesaid owner, Heritage Military Music Foundation Inc, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said Heritage Military Music Foundation Inc, has caused these presents to be signed by _____, its _____, on this _____, day of _____, 2026.

In the presence of:

Heritage Military Music Foundation Inc
Corporate Name

Sarah Wendorf
Sarah Wendorf, President

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 2026, Sarah Wendorf, of the above named company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such President of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

name

Notary Public: Jefferson, Wisconsin

My commission expires _____, 2026



James R. Beaty
James R. Beaty, PLS 1834
DATED: MARCH 20, 2026

CERTIFIED SURVEY MAP NO - _____

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

OWNERS CERTIFICATE

As owner(s), I (we) do hereby certify that we caused said lands to be certified, combined, and mapped, as shown on this map.

As owner(s), I (we) also certify that this Certified Survey Map must be submitted to the following for approval or rejection; City of Watertown

WITNESS the hand and seal of said Vicki Jurgella- Personal Rep of the Albert J. Beal Estate, owner(s) this _____ day of _____, 2026.

Vicki Jurgella- Personal Rep

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) (SS

Personally came before me this _____ day of _____, 2026, the above named Vicki Jurgella- Personal Rep of the Albert J. Beal Estate, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin
My commission expires _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

This Certified Survey Map, in the City of Watertown, is hereby approved by the Plan Commission of the City of Watertown.

Approved on this _____ day of _____, 2026.

Date _____

Robert Stocks, Mayor

I Hereby certify that the forgoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.







Date _____


Megan Dunneisen, City Clerk



James R. Beaty
James R. Beaty, PLS 1834
DATED: MARCH 20, 2026



	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels
	Common Areas		Parcel Acreage



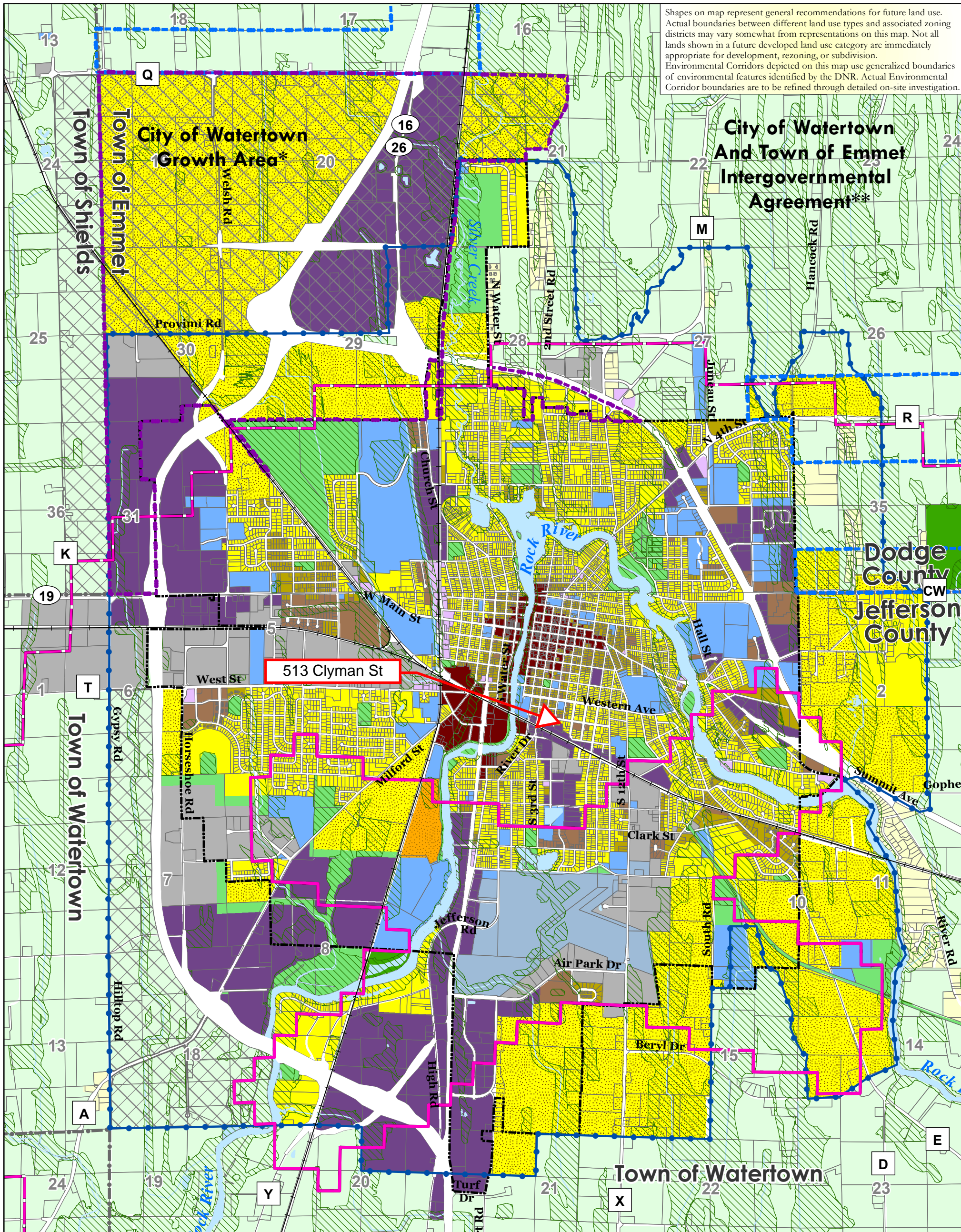
THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,539 Printed on: March 2019
SCALE BAR = 1" Author: 40

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

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



Future Land Use Urban Area

Map 6b

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

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

- ***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
 2. Two-family Residential
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 5. Neighborhood Mixed Use
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- ***Each "Riverside Mixed Use Area" may include mix of:
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 3. Two-Family Residential
 4. Multi-Family Residential
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- Land Use Categories**
- Agricultural
 - Single-Family Residential - Unsewered
 - Single-Family Residential - Sewered
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 - Multi-Family Residential
 - Planned Neighborhood**
 - Institutional
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- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
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- Parks & Recreation
- Environmental Corridor
- Surface Water

- City of Watertown
- Town Boundary
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 - Maximum Building Elevation b/t 968 and 1005 ft

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

VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change

