SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, MARCH 27, 2023 AT 1:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 Access Code: 565-053-181 or https://meet.goto.com/565053181
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: Site Plan Review minutes dated March 13, 2023
3. **BUSINESS**
   - A. Review and take action: 1400 W. Main Street – Proposed outside display/sales of portable sheds
   - B. Review and take action: 701 S. Church Street – Proposed outside display/sales of portable sheds
   - C. Review and take action: 760 N. Church Street – Proposed personal storage units
   - D. Review and take action: 672 Johnson Street – Group Daycare
   - E. Review and take action: 672 Johnson Street – YMCA
4. **ADJOURNMENT**

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

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

SITE PLAN REVIEW COMMITTEE
March 13, 2023

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Doug Zwieg of Building, Safety & Zoning; Emily Mayor McFarland; Jeff Meloy of the Police Department; Kristine Butteris of Parks, Recreation & Forestry; Mike Zitelman of the Water Department; Maureen McBroom of Stormwater Utility and Engineering; Andrew Beyer of Engineering; Anthony Rauterberg of the Fire Department; and Stacy Winkelman of the Street Department. Also in attendance were Mason Becker; Nikki Zimmerman; and John Donovan of Bielinski Homes.

1. **Call to Order**
   The meeting was called to order by Chairperson Brian Zirbes.

2. **Review and approve Site Plan Review Committee Minutes Dated February 27, 2023**
   Motion was made by Doug Zwieg and seconded by Andrew Beyer to approve the February 27, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. **Preapplication Conference and Concept Plan: Hunter Oaks Planned Unit Development Plan (PUD) General Development Plan (GDP)**
   John Donovan of Bielinski Homes was present to describe the proposed project. The properties are currently zoned Planned Unit Development (PUD), however, they have no current General Development Plan. The proposal looks to revise an expired General Development Plan from 2017. The proposal consists of 27 two-family Ranch Style Condominiums, 34 two-family Sabrina Ranch Style condominiums, and 91 single-family home lots. A developer's agreement is also being drafted which will dedicate a neighborhood park and transfer a detention pond to the City. The roads will be considered privately owned. There is also a plan to vacate Belmont Drive as a public road.

   The following was presented by city staff:

Fire:	Ensure the width of the streets will be wide enough for emergency vehicles.
Police:	Nothing at this time.
Water:	Nothing at this time.
Streets:	Nothing at this time.
Parks:	Confirm that the boulevard trees will be within the city landscape ordinances and guidelines.
Stormwater:	Each phase will need to meet the stormwater and DNR requirements at the time of construction. Wetlands may need to be delineated at the time of construction. Review for need of a maintenance agreement will have to take place with each phase.
Engineering:	-On the second page of the draft General Development Plan, it states "Belmont Road". That should read "Belmont Drive". -Under the Dedication Section, the park should be Area I. It currently states Area J and that park is already dedicated. -In the second paragraph of the Dedication – the rights of way will need additional detail for clarification purposes. Right-of-way located in Area H-2 (Phase I) will be improved prior to park & pond dedication. -Each individual phase will need an Erosion Control permit before construction.
Building:	Nothing at this time.
Mayor:	-Under the Dedication section of the General Development Plan draft, the end of the first paragraph states that the City would obtain the neighborhood park and the right of way in the Developers Agreement for H2-PH1-4. John Donovan confirmed that this is a misprint. It should be Areas I and K will be dedicated to the city with Phase H-2 (PH. 1). -Reiterated that, even if the road is private, it needs to be wide enough for emergency and garbage vehicles.

   No action needs to be taken on this item since it is discussion only.

4. **Adjournment**
   Motion was made by Doug Zwieg and seconded by Anthony Rauterberg to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: March 27, 2023
SUBJECT: 1400 W Main Street, Conditional Use Permit - CUP

A request by Rick and Sara Knutson, agents for Marten Portable Buildings, for a Conditional Use Permit (CUP) for Outdoor Display. Parcel PIN: 291-0915-3143-001

SITE DETAILS:
Acres: 14.15
Current Zoning: General Business
Existing Land Use: Commercial
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a conditional use permit for Outdoor Display for a storage shed display and sales area on a portion of the Farm and Fleet Property. The dimensions of the Outdoor Display area will be approximately 111' x 213' (23,643 sq ft) and be located in the southeast corner of the Farm and Fleet Property. The storage sheds will be displayed year-round and there will be between 15 and 25 sheds on display at any given time.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the General Business (GB) Zoning District 'Outdoor Display' is a principal land use permitted as a Conditional Use *[per § 550-33B(2)(e)]*. 'Outdoor Display' includes all land uses which conduct sales or display sales outside of an enclosed building. The applicant has defined an area for outdoor sales on the site plan within which all displayed materials will be kept *[per § 550-52D].*

Applicable regulations for 'Outdoor Display' land uses include the following: *[per § 550-52D(1)]*

- The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- The display of items shall not be permitted within required setback areas for the principal structure.
- In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.
- Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any

manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.
- Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
- Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).

2. Parking requirements of one space per 300 square feet of gross floor area will be met by utilizing the adjacent parking lots on the property *[per § 550-52D(2)]*.
3. Lighting for the site will utilizes lights from the adjacent parking areas.

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.

3. 62.23 (7) (de)(4)
Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

4. 62.23 (7) (de)(5)
If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Outdoor Storage Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. The display of items shall not be permitted within required setback areas for the principal structure.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
3. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
4. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
5. Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
6. Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
7. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
8. Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials

Marten Portable Building Site Plan – Blain's Farm & Fleet Watertown Out

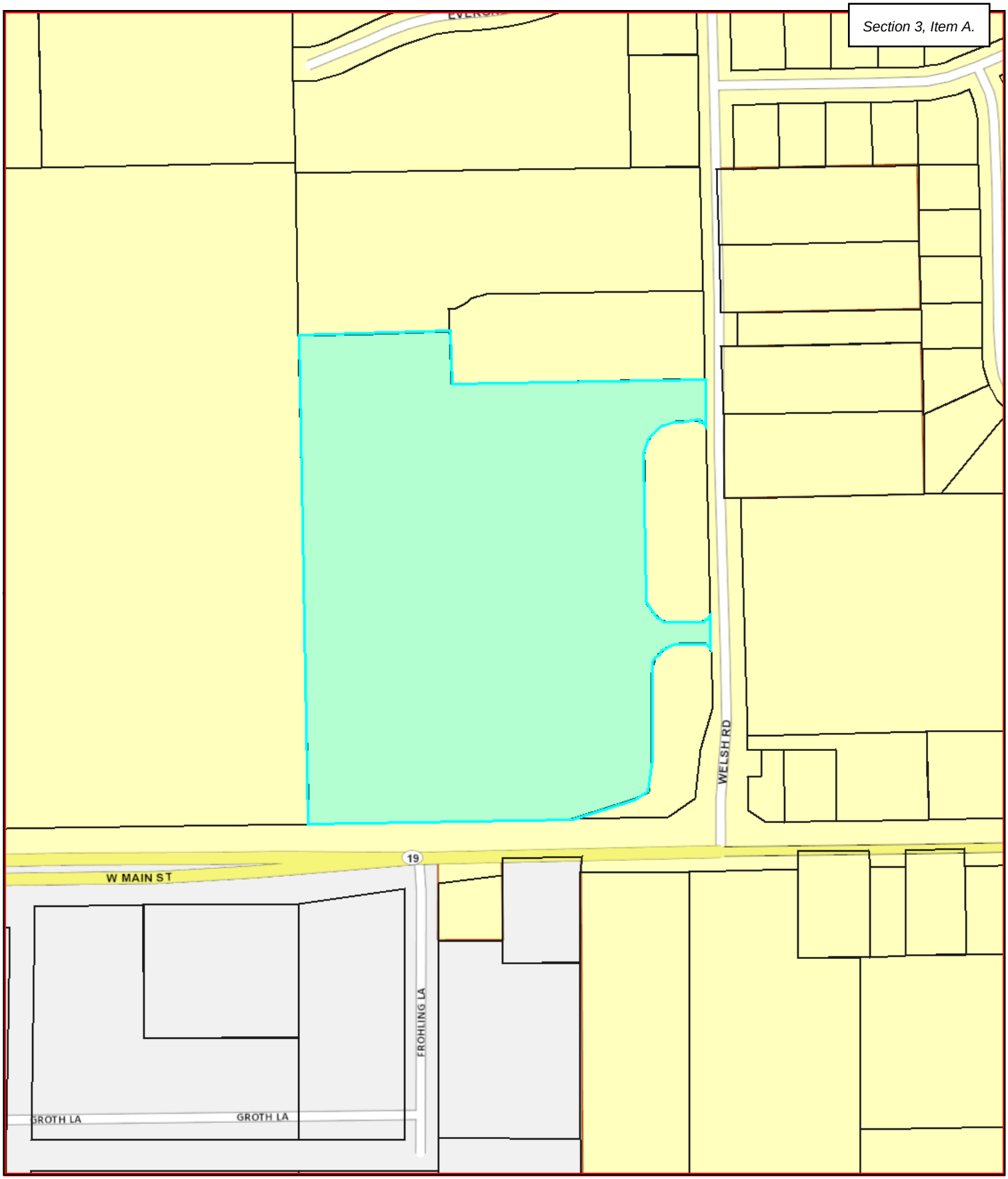
3/6/2023

- We sell Portable Buildings that range in size, style, and purpose. They are hand built locally by Wisconsin Artisans and are delivered to customers ready for use with no additional assembly required.
- This is our only product to display at the Blain's Farm & Fleet location in Watertown.
- It is our current intention to keep the buildings on display year-round or as in agreement with Blain's.
- The number of buildings being displayed will vary between 15-25 depending on sizes. The buildings on display are for sale and they don't typically get replaced with the exact same size/model. Additionally, the timing of pick up and deliveries varies so there will be a fluctuation.
- Site Plan building icons represent approx. a 14x20 building and our buildings start at 8x10.

Marten Portable Building Site Plan – Blain's Farm & Fleet Watertown Out

3/6/2023





Parcels

Override 1

Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 250 feet

Printed on: March 14, 20

Author: Private User

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.

City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

1400 W Main St

Rock River

Silver Creek

Q M R K T A Y X D E CW

16 26 Welsh Rd Provimi Rd N Water St 2nd Street Rd Hancock Rd Church St W Main St West St Gypsy Rd Horseshoe Rd Milford St S Water St Western Ave River Dr S 3rd St S 12th St Hall St N 4th St Junceau St Summit Ave Clark St Jefferson Rd South Rd Air Park Dr Beryl Dr High Rd Turf Dr Hilltop Rd River Rd Gophe

Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

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

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. Commerical 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. Commerical Services/Retail
6. Institutional
7. Parks & Recreation

Miles
0 0.25 0.5 1

- 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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: March 27, 2023
SUBJECT: 701 S Church Street, Conditional Use Permit - CUP

A request by Secure Storage of Watertown LLC for a Conditional Use Permit (CUP) for Outdoor Display. Parcel PIN: 291-0815-0431-052

SITE DETAILS:
Acres: 7.88
Current Zoning: General Business
Existing Land Use: Commercial
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a conditional use permit for Outdoor Display for a storage shed display and sales area on a portion of the Secure Storage of Watertown property. The Outdoor Display area will be approximately 7,200 sq ft and be located in the northwest corner of the property. The storage sheds will be displayed year-round and there will be between 10 and 12 sheds on display at any given time. Pavement makings will be installed to delineate the display areas from the vehicular parking and circulation areas. Hours of operation will be 9am to 5pm Monday thru Friday and 9am to 1pm on Saturdays.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the General Business (GB) Zoning District 'Outdoor Display' is a principal land use permitted as a Conditional Use *[per § 550-33B(2)(e)]*. 'Outdoor Display' includes all land uses which conduct sales or display sales outside of an enclosed building. The applicant has defined an area for outdoor sales on the site plan within which all displayed materials will be kept *[per § 550-52D].*

Applicable regulations for 'Outdoor Display' land uses include the following: *[per § 550-52D(1)]*

- The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- The display of items shall not be permitted within required setback areas for the principal structure.
- In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.

- Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.
- Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
- Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).

2. Parking requirements of one space per 300 square feet of gross floor area will be met by utilizing the adjacent parking lots on the property *[per § 550-52D(2)]*.

3. Lighting for the site will utilizes lights from the adjacent parking areas.

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.

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

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

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

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

PLAN COMMISSION DECISIONS:

Outdoor Storage Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. The display of items shall not be permitted within required setback areas for the principal structure.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
3. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
4. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
5. Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
6. Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
7. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
8. Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

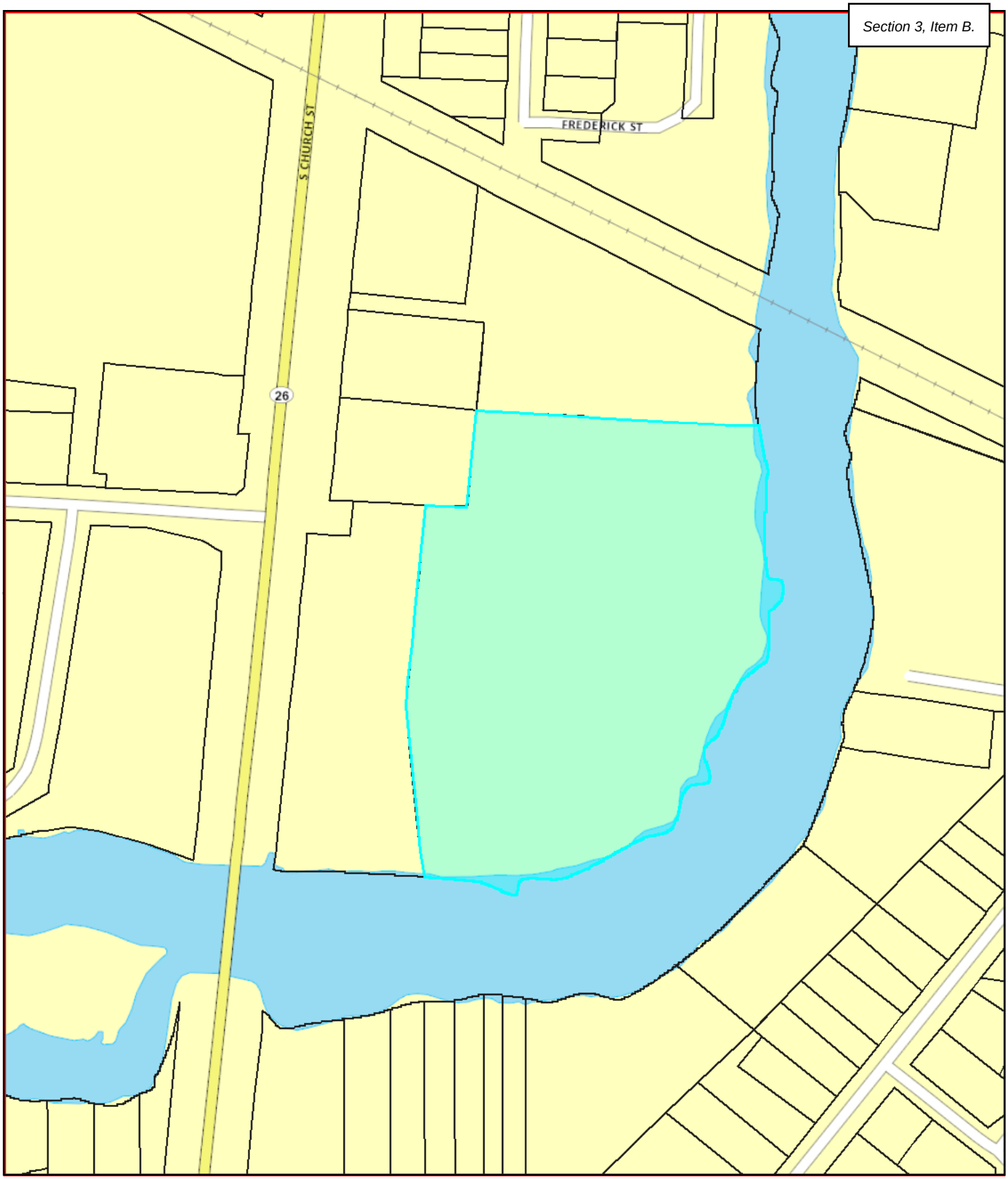
1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use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

ATTACHMENTS:

- Application materials

701 S. Church Street Proposal – Outdoor Display/Sales

There will be varying sizes of yard barns/sheds. The maximum number will be 10-12 at any one time. The times that the barns/sheds will be sold will be during our office ours at Secure Storage. M- F 9-5 and Saturday 9-1



Parcels

Override 1

Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 220 feet

SCALE BAR = 1"

Printed on: March 14

Author: Private Use

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.


90 DAYS


607 S CHURCH ST
Show search results for 607 S CHURC...
Parcels: 607 S CHURCH ST
Parcel PIN 26-291-0815-0431-028
Owner Name STORAGE WORLD OF WATERTOWN LLC
Alternate Owner
Owner Mail Address PO BOX 163
Owner Mail City BARABOO
Owner Mail State WI
Owner Mail Zip 53913
Property Address 607 S CHURCH ST
House Number 607
Zoom to
yard shed on 701 S church street
100ft
703
1014


24 Hr.
ACCESS
CLIMATE CONTROLLED


Fort Community Credit Union
US Cellular Authorized Agent - MK Cellular
Cell phone store
UScellular
Cell phone store

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

City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

701 S Church St

Rock River

Silver Creek

Welsh Rd

Provimi Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

Church St

W Main St

West St

S Water St

Hall St

Milford St

Horseshoe Rd

Gypsy Rd

River Dr

S 3rd St

S 12th St

Summit Ave

Clark St

Jefferson Rd

South Rd

River Rd

Air Park Dr

Beryl Dr

High Rd

Turf Dr

Hilltop Rd

Gophe

Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

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. Commerical 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. Commerical Services/Retail
6. Institutional
7. Parks & Recreation

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

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

Airport Height Limitations

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

Miles: 0 0.25 0.5 1

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: 760 N Church Street, Conditional Use Permit - CUP

A request by Michael Rogers, agents for KKR Real Estate LLC, for a Conditional Use Permit (CUP) for a Personal Storage Facility. Parcel PIN: 291-0915-3214-001

SITE DETAILS:
Acres: 3.95
Current Zoning: General Business
Existing Land Use: Vacant Land
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a conditional use permit for a Personal Storage Facility. The facility will consist of four buildings aligned in an east-west orientation on the property. The street facing side of the buildings will be finished with brick and premium siding. The other sides of the buildings will consist of black doors and slate grey siding. A rendering of the building has been provided by the applicant. Driveways and traffic circulation lanes will be paved with asphalt. The applicant plans to have buildings 1 and 2 completed in June or July and buildings 3 and 4 in late 2023 or early 2024.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the General Business (GB) Zoning District a 'Personal Storage Facility' is a principal land use permitted as a Conditional Use *[per § 550-33B(2)(o)]*. A 'Personal Storage Facility' includes land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis.

   Applicable regulations for 'Outdoor Display' land uses include the following: *[per § 550-53C(1)]*
   - Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
   - Facility shall provide a bufferyard with a minimum opacity of 0.80 along all property borders abutting residentially zoned property.
   - Shall comply with § 550-142, standards and procedures applicable to all conditional uses.

2. Applicable nonresidential use requirements in the General Business Zoning District including building and paving setbacks as well as building separation requirements have been met by the site plan *[per § 550-33G].*

3. Parking requirements of one space for each employee on the largest work shift are met by the submitted site plan. The facility has no regularly scheduled employees *[per § 550-53C(2)]*.

4. Lighting for the site will follow the submitted lighting plan which meets exterior lighting standards *[per § 550-110].*

5. Landscaping for the property will follow the submitted landscaping plan which meets and exceeds the required landscaping points and requirements *[per § 550-95 & § 550-96]*. The applicant has proposed to place the required building foundation plantings along the south property line rather than within the required 10 ft of the building foundation. This is due to the asphalt drive and overhead doors being located directly adjacent to the south side of building #4. No foundation plantings are proposed for the building foundation on the north side of building #1.

6. Exterior Construction Material Standards applicable in the General Business Zoning District include the requirement of only high-quality decorative exterior construction materials on the visible exterior of buildings. In particular, this requirement applies to any portion of the building or structure visible from adjacent residentially zoned property and to any portion of the building or structure located within 50 feet of a public right-of-way *[per § 550-121(C)].* The applicant has met these requirements.

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 DECISIONS:

Personal Storage Facility Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. Facility shall provide a bufferyard with a minimum opacity of 0.80 along all property borders abutting residentially zoned property.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
3. Shall comply with § 550-142, standards and procedures applicable to all conditional uses.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials

KKR Realestate LLC

Business Operation Plan

Inside Self Storage facility, our plan is to create a modern facility with upgraded materials facing the street 3' Kura Stone brick, the rest premium siding on road facing side, black doors, slate grey building, small sign near road, lumark xt0r1b downward facing lights, we plan to use Trachte building systems right here in Sun Prairie Wisconsin, Rob Davy of Lake Country Engineering is completing all of our site plans and has worked with city in the past to create minimal to no effect on the environment after the site is complete, with approval the current plan is to break ground late April early May 2023 have buildings 1&2 up June/July 2023, then plan on getting 3&4 for late 2023 or early 2024. Our plan is to create curb appeal landscape after the project Is complete. Parking/driving area will be recycled asphalt.

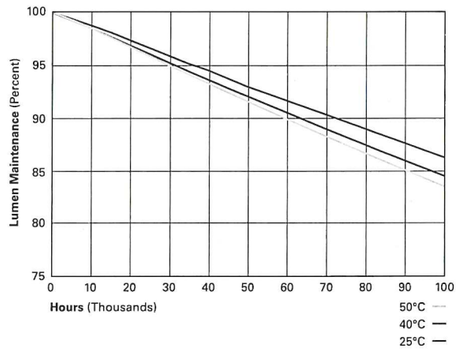
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: **1** Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

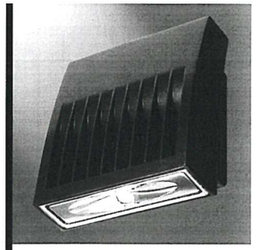
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

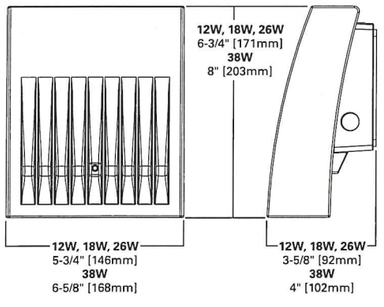
Warranty
Five-year warranty.



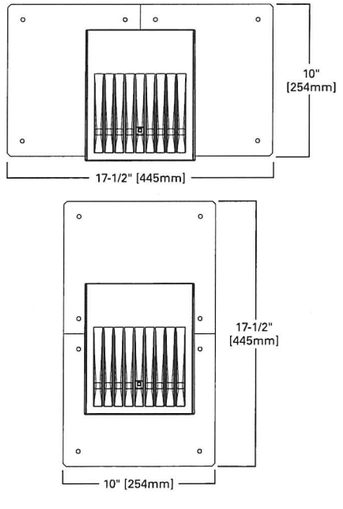
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

COOPER Lighting Solutions

*www.designlights.org

TD514013EN
December 14, 2021 5:27 PM

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately) [8]
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W **BAA-XTOR1B**=Small Door, 12W, Buy American Act Compliant [7] **TAA-XTOR1B**=Small Door, 12W Trade Agreements Act Compliant [7] **BAA-XTOR2B** =Small Door, 18W, Buy American Act Compliant [7] **TAA-XTOR2B**=Small Door, 18W, Trade Agreements Act Compliant [7] **BAA-XTOR3B**=Small Door, 26W, Buy American Act Compliant [7] **TAA-XTOR3B**=Small Door, 26W, Trade Agreements Act Compliant [7] **BAA-XTOR4B**= Medium Door, 38W, Buy American Act Compliant [7] **TAA-XTOR4B**= Medium Door, 38W, Trade Agreements Act Compliant [7]	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	**12W Series**	**18W Series**	**26W Series**	**38W Series**
[Blank]=Standard	**XTOR1B**=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
BAA=Buy American Act	**XTOR1B-WT**=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR1B-PC1**=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC,Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC,Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

SCALE 1" = 50'

0 25 50 100
FEET

N

S88°56'37"E
588.60'
183.03'
30.00'
240.00'
30.00'
25.00'
160.00'
40.00'
210.00'
40.00'
30.00'
25.00'
30.57'
25.00'
29.04'
200.00'
40.00'
3
30.57'
25.00'
29.04'
190.00'
40.00'
4
30.57'
25.00'
N88°56'36"W
610.51'
N1°46'37"W
294.37'
S1°53'37"E
300.00'
Sign
Wetland
Water Retention
Recycled Asphalt
* Lights
842/992
350.21'
320.79'

SCALE 1" = 50'

0 25 50 100
FEET

N

S88°56'37"E
588.60'
183.03'
30.00'
240.00'
30.00'
25.00'
160.00'
40.00'
25.00'
210.00'
40.00'
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200.00'
40.00'
29.04'
30.57'
25.00'
190.00'
40.00'
29.04'
30.57'
25.00'
N11°46'37"W
294.37'
S15°51'37"E
300.00'
N88°56'36"W
610.51'
1
2
3
4
Water Retention
Water Retention

842/992

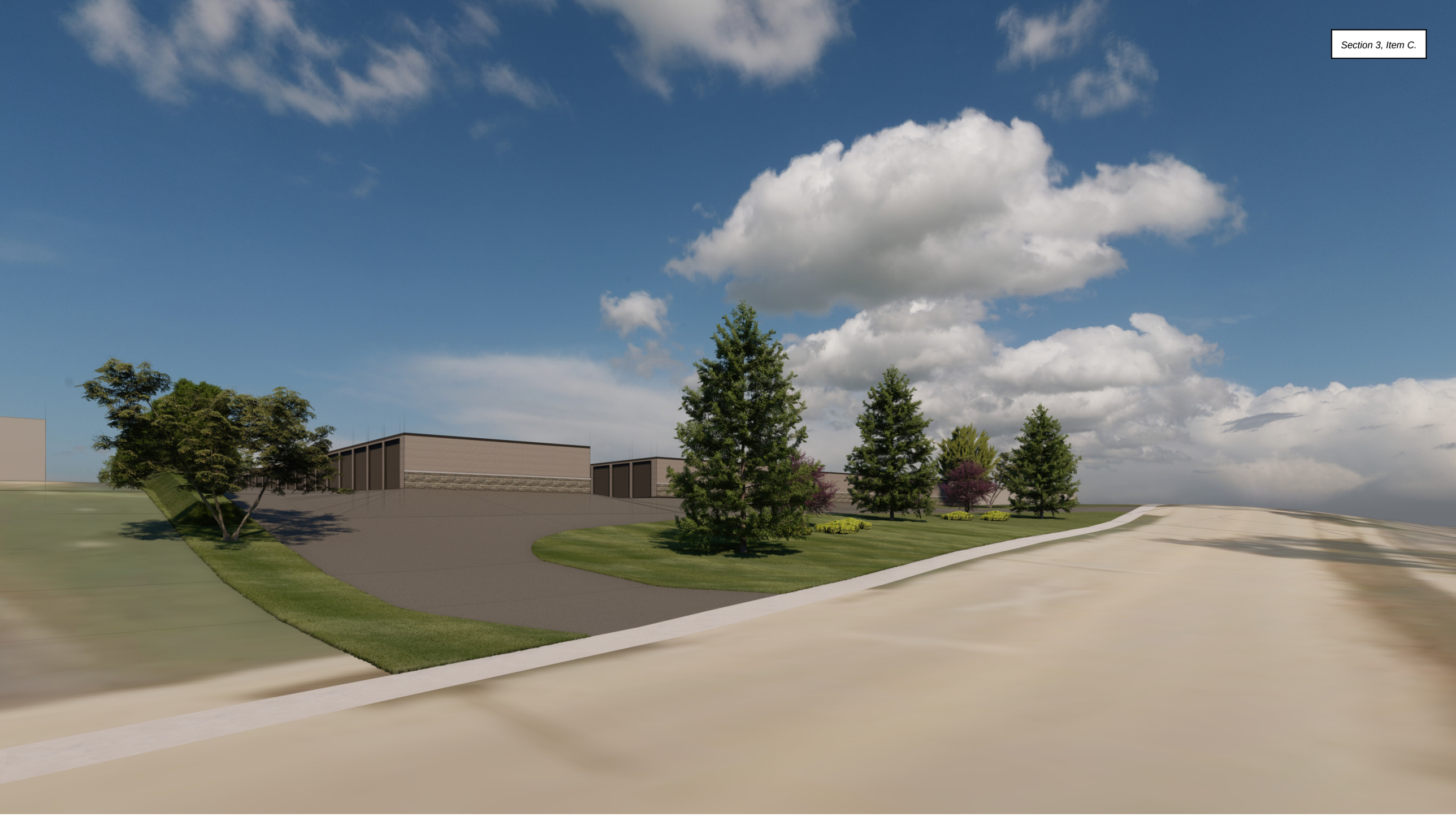


ANGUS-YOUNG
ARCHITECTS/ENGINEERS

760 NORTH CHURCH STREET

CONDITIONAL USE - STORAGE FACILITY

KKR
PROPERTIES



ANGUS-YOUNG
ARCHITECTS/ENGINEERS

760 NORTH CHURCH STREET

CONDITIONAL USE - STORAGE FACILITY

KKR
PROPERTIES

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KKR
PROPERTIES



ANGUS-YOUNG
ARCHITECTS/ENGINEERS

760 NORTH CHURCH STREET

CONDITIONAL USE - STORAGE FACILITY

KKR
PROPERTIES

White Birch

15.00'

30.00'

15.00'

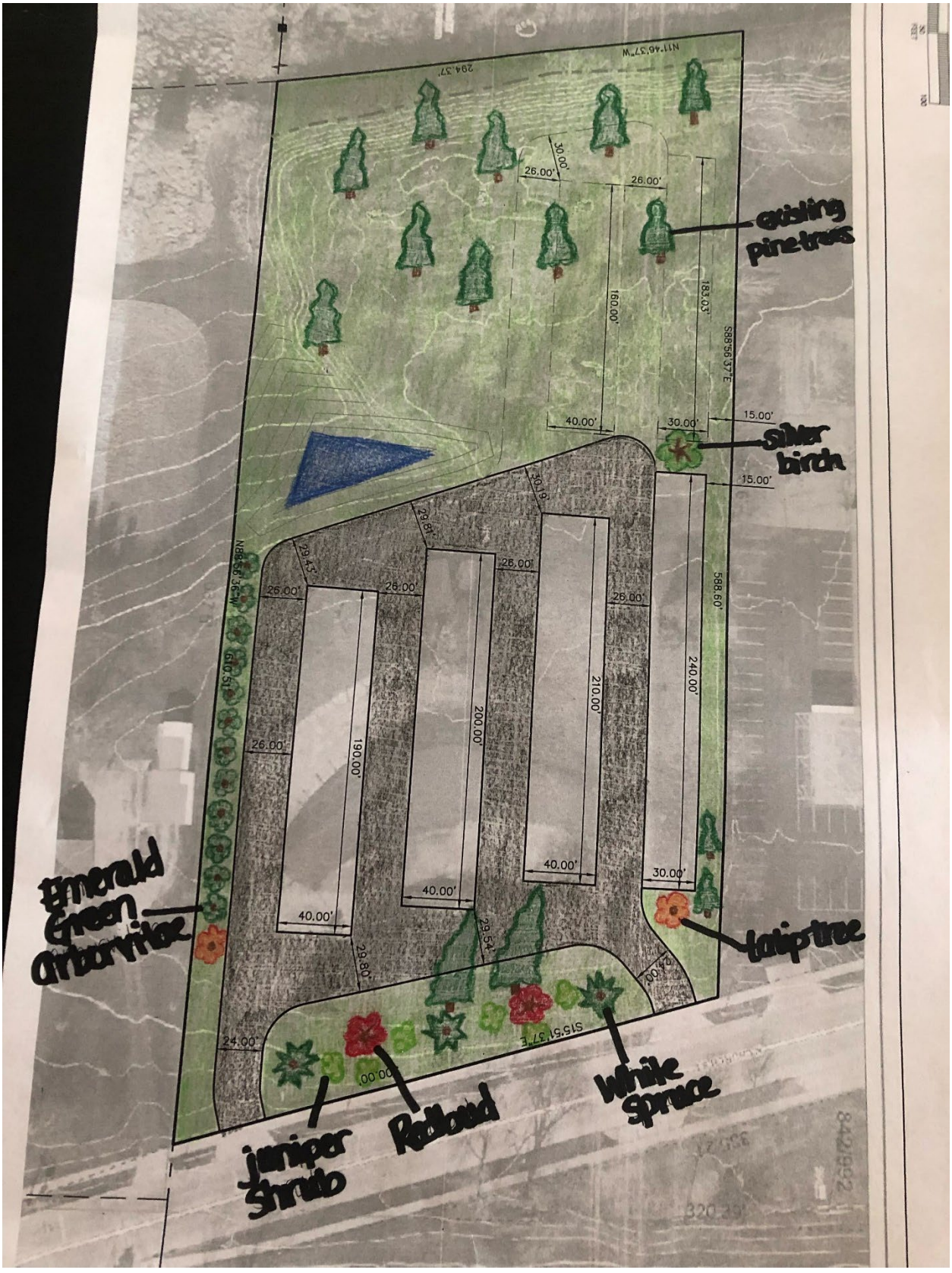
American (60) arborvitae (every 3ft.)

(47) Emerald Green arborvitae (every 4ft.)

Japanese Maple

White Spruce

Redbud


existing pine trees
Silver birch
Emerald Green Arborvitae
tulip tree
juniper Shrub
Redbud
White Spruce
N11°46'37"W
294.37'
S88°56'37"E
588.60'
N88°56'36"W
610.19'
S15°51'37"E
160.00'
183.03'
210.00'
240.00'
200.00'
190.00'
40.00'
30.00'
26.00'
15.00'
29.80'
29.54'
24.00'

Points needed	
Street frontage	60 points
Building sf	156 points
Pavement	152 points
foundation	396 points

Existing pine trees	(2)	75 points	climax tree
Medium ever green	(47)	20 points	Em. Gr. arborvita
white spruce	(3)	75 points	climax tree
Silver birch	(1)	20 points	Meduim deceduous
tulip trees	(2)	30 points	large deciduous
Red bud	(2)	10 pts	low deciduous
Juniper bush	(6)	5 pts	

Main Office
920-262-4060

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Nikki Zimmerman
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Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: 672 Johnson Street Group Daycare, Conditional Use Permit - CUP

A request by Nathan Peters, agent for the Greater Watertown Community Health Foundation, for a Conditional Use Permit (CUP) for a 'Group Day-Care Center (nine or more children)' use in the Planned Office and Institutional (PO) Zoning District. Parcel PIN: 291-0815-0544-004

SITE DETAILS:
Acres: 6.01
Current Zoning: Planned Office and Institutional
Existing Land Use: Institutional, Office
Future Land Use Designation: Institutional

BACKGROUND AND APPLICATION DESCRIPTION:
Applicant is seeking approval of a Conditional Use Permit to establish a Group Day-Care Center on the 1st floor of the former Ablelight Corporate Center, now known as The Collective. The Group Day-Care Center will be staffed by up to 35 employees with normal hours of operation from 6am to 6pm. The capacity of the Group Day-Care Center will be for up to 220 childcare slots. The building will be shared with office uses and an Indoor Institutional Use (YMCA) that is also has a Conditional Use Permit pending.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the Planned Office and Institutional (PO) Zoning District 'Group Day-Care Center (nine or more children)' is a principal land use permitted as a Conditional Use *[per § 550-30B(2)(k)]*. A ''Group Day-Care Center (nine or more children)' is a land use in which qualified persons provide child-care services for nine or more children. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business or civic organization. In such instances, group day-care centers are not considered as accessory uses, and therefore require review as a separate land use *[per § 550-52M]*.

   Applicable regulations for 'Indoor Institutional' land uses include the following:
   - Facility shall provide a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property *[per § 550-52M(1)(a)].*
   - Property owner's permission is required as part of the conditional use permit application *[per § 550-52M(1)(b)].*

2. Parking requirements of one space per five students, plus one space for each employee on the largest work shift will be met by allocating 72-80 stalls in the existing parking lot to the Group Day-Care Center use in the building *[per § 550-52M(2)]*.

Parking allocation of each proposed use in the building:

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio.
    - YMCA has a 50-locker count.
- Childcare
  - 72 - 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio.
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80.
- Office
  - 54 parking stalls
    - 300 sf: 1 parking stall ratio.
    - 54 parking stalls meets needs for all office and conference rooms.

3. An off-street passenger loading area has been designated by the applicant.

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 DECISIONS:

Group Day-Care Center Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. Facility shall provide a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. Property owner's permission is required as part of the conditional use permit application.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials

March 8, 2023

Greater Watertown Community Health Foundation
600 E. Main Street
Watertown, WI 53094

City of Watertown
106 Jones Street
Watertown, WI 53094

Re: Conditional Use Permit Applications:
- YMCA Express – Ground Floor
- Child Care – 1st Floor

GWCHF The Collective
600 Hoffmann Drive
Watertown, WI 53094

Dear City of Watertown:

Below and attached please find for your review Greater Watertown Community Health Foundation's ("GWCHF") Conditional Use Permit submittal regarding the Ground Floor and 1st Floor at The Collective located at 600 Hoffmann Drive, Watertown, WI 53094.

BUSINESS ACTIVITIES

Historically, the building and approximate 90 acres located at 672 Johnson St were used as the corporate office center of Ablelight (formally Bethesda Lutheran Communities).

In August 2022, the Greater Watertown Community Health Foundation purchased the full ~90 acre campus, which included the 55,000 Square Foot corporate center. With a focus on serving the community of Watertown, WI, the planned use of the building will be repurposed for three (3) distinct business functions.

- **Ground floor** – approximate 20,000 square feet will host a number of users:
  - YMCA express center (8,500 SF)
  - Gross motor room for childcare (1,600 SF)
  - small foot print for office space (2,000 SF)
  - Commercial Kitchen for the PreK provider (Head Start) (700 SF)

  - remaining space (7,200 SF) – an assemble conference room which can host up to 50 people and common area for use of the building's tenants
- **1st Floor** – Full floor will be dedicated to licensed childcare with a total capacity to up to 220 children. Of the 220 childcare slots, 126 slots will be new/additional childcare slots to what the community has previously had access to.
- **2nd Floor** – This will remain office space, designed as a co-working space to house both non-profit support partners of the foundation, as well as for-profit businesses seeking an innovative office space.

DAYS & HOURS OF OPERATION

- Normal operating hours 5am-9pm for main entrances of the building.
  - After-hours access with security access for those who work in the building.
- YMCA Express will be a 24-hour model and will be staffed from 5am – 9pm
  - After normal business hours, there will be controlled access for 24/7 availability. There will be a secured door on the east side of the building for YMCA members to enter and exist. After hours, YMCA members will be able to access *only* the YMCA Express space.
- Childcare normal operation will likely be 6am – 6pm. There will be a dedicated, secure, entrance created for this service specifically.

NUMBER OF EMPLOYEES

- Ground Floor – less than 15
- 1st Floor – approximately 35 when full capacity is reached
- 2nd floor – Estimated at 60

PARKING

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio
    - YMCA has a 50-locker count
- Childcare
  - 72 – 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80
- Office
  - 54 parking stalls
    - 300 sf : 1 parking stall ratio
    - 54 parking stalls meets needs for all office and conference rooms

POSSIBLE NUISANCES

- Project completion expected mid-June 2023
- After Certificate of Occupancy – this facility is expected to be used frequently, which could pose a risk of nuisance behavior. To mitigate, the foundation is investing heavily in camera security

systems to have full, time stamped, coverage of the building (exterior and interior), parking lots and play grounds being developed.

- In 3-4 years, there is potential to move the full YMCA to this facility, integrating and attaching a new facility to the existing facility. A capital campaign is underway to fundraise for this opportunity. Attached is a initial schematic master plan of what that could look like. Interior and Exterior design are still in beginning stages

Thank you for your review and consideration.

Sincerely,



Nathan Peters
CFO
Greater Watertown Community Health Foundation



Parcels

Override 1

Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 220 feet

SCALE BAR = 1"

Printed on: March 8,

Author:

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

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

City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

The Collective

Rock River

Silver Creek

Welsh Rd

Provimi Rd

N Water St

2nd Street Rd

Hancock Rd

Church St

W Main St

West St

Gypsy Rd

Horseshoe Rd

Milford St

S Water St

Western Ave

River Dr

S 3rd St

S 12th St

Clark St

Jefferson Rd

Air Park Dr

Hall St

N 4th St

Junceau St

Summit Ave

Gophe

South Rd

River Rd

Hilltop Rd

High Rd

Beryl Dr

Turf Dr

Q

M

R

K

T

A

Y

X

D

E

CW

Future Land Use Urban Area

Map 6b

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

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. Commerical 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. Commerical Services/Retail
6. Institutional
7. Parks & Recreation

Miles
0 0.25 0.5 1

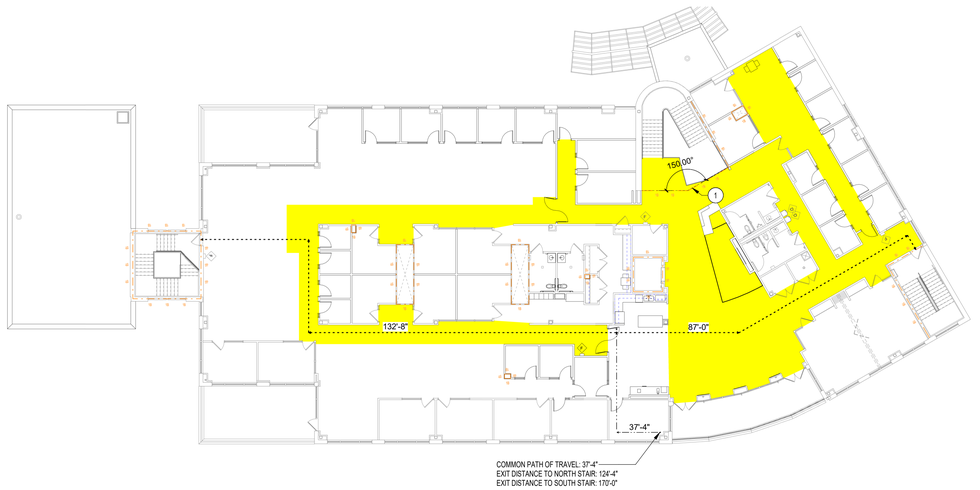
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

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

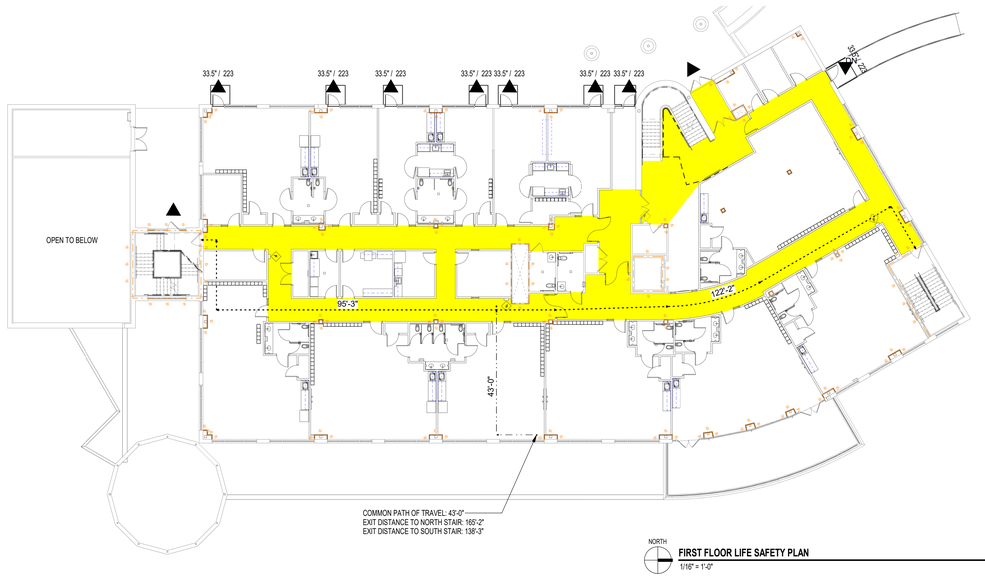
THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



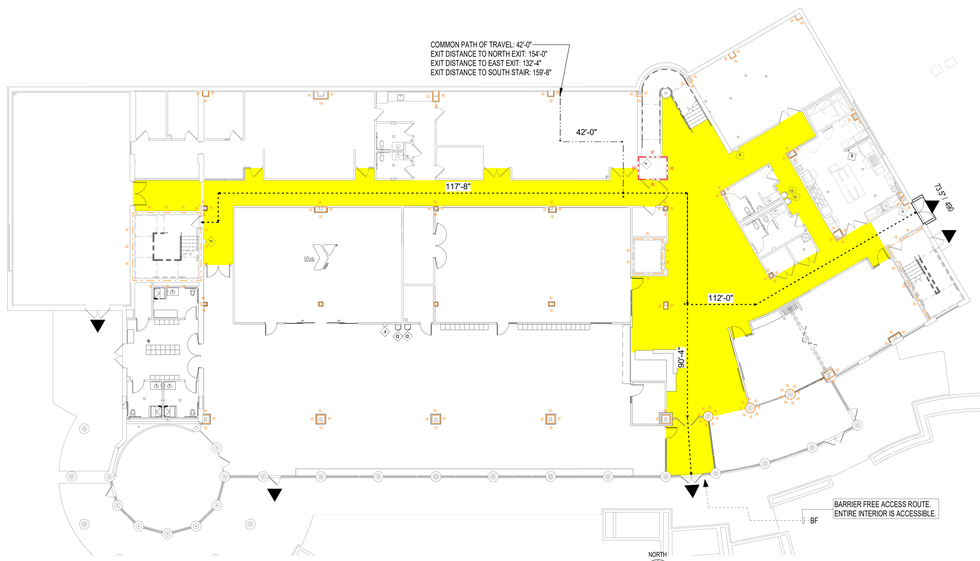
NORTH

SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



NORTH

FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



NORTH

GROUND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

LIFE SAFETY LEGEND

FIRE BARRIERS

2 HOUR RATED FIRE BARRIER, 90 MINUTE DOORS — 2B 2B 2B

1 HOUR RATED FIRE BARRIER, 45 MINUTE DOORS, 60 MINUTE DOOR AT STAIRS — 1B 1B 1B

SYMBOLS

EXIT WIDTH / MAXIMUM OCCUPANTS SERVED AT EXIT — 33.5" / 167

EXIT DISCHARGE

COMMON PATH OF EGRESS TRAVEL (FEET) — XX

POINT IN WHICH 2 EXITS BECOME AVAILABLE

EXIT ACCESS TRAVEL DISTANCE

FIRE EXTINGUISHER / CABINET — F

DRINKING FOUNTAIN — D

MEANS OF EGRESS

CODE ANALYSIS

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
ASSEMBLY OCCUPANCY, GROUP A-3 (GROUND FLOOR)
EDUCATION OCCUPANCY, GROUP E (FIRST FLOOR)
BUSINESS OCCUPANCY, GROUP B (SECOND FLOOR)

ZONING: CITY OF WATERTOWN ORDINANCES

CONSTRUCTION CLASSIFICATION

ALTERATION LEVEL 3
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE 2B - SPRINKLERED

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	0 HR	IBC 2015 601; TABLE 601
BEARING WALLS:		
EXTERIOR	0 HR	IBC 2015 601; TABLE 601
INTERIOR	0 HR	IBC 2015 601; TABLE 601
NON-BEARING WALLS:		
EXTERIOR		IBC 2015 602; TABLE 602
INTERIOR	0 HR	IBC 2015 601; TABLE 601
FLOOR CONSTRUCTION	0 HR	IBC 2015 601; TABLE 601
ROOF CONSTRUCTION	0 HR	IBC 2015 601; TABLE 601
ROOF CLASSIFICATION	CLASS C	IBC 2015 1505; TABLE 1501.1
FIRE ENCLOSURE		
(STAIRS, ELEVATOR, SHAFTS)	1 HR	IBC 2015 713.4 / 1023.2
CORRIDOR WALLS	0 HR	IBC 2015 1020; TABLE 1020.1

FIRE-RESISTANCE RATNG REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE (TABLE 602)

X < 5'	1 HR.
5' ≤ X < 10'	1 HR.
10' ≤ X < 30'	0 HR.
X ≥ 30'	0 HR.

FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.1 AND NFPA 13
FIRE ALARM SYSTEM
AUTOMATIC FIRE DETECTION SYSTEM

EXIT EGRESS

EXIT AISLES SERVING MEP EQUIPMENT (PER 2015 IBC TABLE 1020.2):
24"

DEAD END CORRIDORS (FULLY SPRINKLED) (PER 2015 IBC SECTION 1020.4):
50' MAX.

COMMON PATH OF TRAVEL (PER 2015 IBC TABLE 1006.2.1):
75' MAX FOR A AND E OCCUPANCIES
100' MAX FOR B OCCUPANCY

MAXIMUM TRAVEL DISTANCE TO AN EXIT (PER 2015 IBC SECTION 1017.2):
250' MAX. FROM THE REMOTEST POINT IN A ROOM FOR A AND E OCCUPANCIES
300' MAX FROM THE REMOTEST POINT IN A ROOM FOR B OCCUPANCY

ADA ACCESS ROUTE

REFER TO SHEET A050

LIFE SAFETY PLAN NOTES

MARK	DESCRIPTION
1	PROVIDE FIRE CURTAIN TO PROVIDE ONE HOUR RATED SEPARATION AT OPEN STAIR.

FIRE APPARATUS ACCESS AND FIRE LANE WORKSHEET

No.	Question	Answer Yes/No	Notes
1	BUILDING IS LIMITED IN AREA?	YES	
2	BUILDING IS UNLIMITED IN AREA BASED ON SECTION 507 OF THE IBC?	NO	
3	BUILDING IS COMPLETELY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, PER IBC SECTION 903.3.1.1 OR 903.3.1.2?*	YES	
4	FIRE LANES ARE UNOBSTRUCTED?	YES	
5	FIRE LANES ARE ACCESSIBLE FROM A PUBLIC ROAD?	YES	
6	FIRE LANES EXTEND TO WITHIN 150 FEET OF ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING OR FACILITY? IF NO, A LETTER FROM THE FIRE CODE OFFICIAL ALLOWING AND INDICATING A DISTANCE GREATER THAN 150 FEET SHALL BE SUBMITTED TO THE DEPARTMENT. *	YES	
7	IS ANY PART OF THE BUILDING GREATER THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE APPARATUS ACCESS? IF YES, ANSWER QUESTIONS 8-12:	YES	
8	IS THE FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.	YES	
9	IS THE NEAR EDGE OF THE FIRE LANE WITHIN 30 FEET OF THE BUILDING ON THAT PARALLEL SIDE.	YES	
10	IS A FIRE LANE PROVIDED CAPABLE OF ACCOMMODATING AERIAL FIRE APPARATUS.	YES	
11	ARE OVERHEAD POWER OR UTILITY LINES LOCATED ACROSS OR WITHIN A FIRE LANE FOR AERIAL FIRE APPARATUS.	NO	
12	FIRE APPARATUS ACCESS HAS A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET.	YES	
13	FIRE APPARATUS ACCESS ROADWAYS HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF AT LEAST 13 FEET 6 INCHES?	YES	
14	FIRE LANES HAVE AN UNOBSTRUCTED WIDTH OF AT LEAST 20 FEET?	YES	
15	IS A FIRE HYDRANT PROVIDED TO SUPPLY FIRE APPARATUS ON THE FIRE LANE? IF YES, THE MINIMUM UNOBSTRUCTED WIDTH OF THE FIRE LANE SHALL BE 26 FEET WIDE FOR AT LEAST 20 FEET ON EACH SIDE OF THE FIRE HYDRANT.	YES	
16	THE MINIMUM INSIDE TURNING RADIUS OF THE FIRE LANE IS AT LEAST 28 FEET?	YES	
17	IS THE FIRE LANE DEAD-ENDED WITH A LENGTH GREATER THAN 150 FEET? IF YES, ANSWER QUESTIONS 18-20:	NO	
18	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A CUL-DE-SAC WITH A MINIMUM DIAMETER OF 70 FEET?	--	
19	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A 45-DEGREE WYE WITH A MINIMUM LENGTH OF 60 FEET PER SIDE?	--	
20	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A 90-DEGREE WYE WITH A MINIMUM LENGTH OF 60 FEET PER SIDE?	--	

MULTIPLE OCCUPANCIES WORKSHEET

☐ I AM USING NON-SEPARATED USES IN MY DESIGN. (2015 IBC 508.3)
☐ I AM USING SEPARATED USES IN MY DESIGN. (2015 IBC 508.4)
☒ I AM USING A COMBINATION OF SEPARATED AND NON-SEPARATED USES IN MY DESIGN.

SEPARATED USES

LOCATION (STORY / SIDE OF BUILDING)	OCCUPANCIES SEPARATED (ALL CLASSIFICATIONS)	FIRE RATING (HOURLY RATING)
FIRST FLOOR/SECOND FLOOR	E/B	1-HOUR HORIZONTAL SEPARATION

NON-SEPARATED USES

LOCATION (STORY / SIDE OF BUILDING)	OCCUPANCIES SEPARATED (ALL CLASSIFICATIONS)	CONSTRUCTION TYPE: IB MOST RESTRICTIVE
GROUND FLOOR	A-3 WITH B AS AN ACCESSORY	N/A

ALLOWABLE BUILDING HEIGHT AND AREA

GROUP	SPRINKLED	TABLE 506.2 ALLOWABLE AREA PER STORY	TABLE 504.4 ALLOWABLE STORIES	TABLE 504.3 MAXIMUM BUILDING HEIGHT	FIRE ZONE PERIMETER	BUILDING PERIMETER THAT FRONTS A PUBLIC WAY	WIDTH OF PUBLIC WAY	SECTION 506.3.3 FRONTAGE INCREASE	ADJUSTED ALLOWABLE AREA	PROVIDED AREA	RATIO ACTUAL / ALLOWABLE	RESULT
GROUND FLOOR												
FIRE ZONE A												
A-3	YES	36000 SF	1	75'-0"	706'-3"	706'-3"	30'-0"	75%	45,125 SF	22,947 SF	51%	COMPLIANT
FIRST FLOOR												
FIRE ZONE B												
E	YES	58000 SF	1	75'-0"	586'-4"	586'-4"	30'-0"	75%	68,875 SF	16,798 SF	24%	COMPLIANT
SECOND FLOOR												
FIRE ZONE C												
B	YES	92000 SF	1	75'-0"	601'-1"	601'-1"	30'-0"	75.01%	109,252 SF	15,496 SF	14%	COMPLIANT
TOTAL										55,242 SF		

209 south water street, milwaukee, wisconsin 53204 t 414 339 4780
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 249 9900
1970 main street, suite 309, sarasota, florida 34236 t 941 444 8881
311 canyon wren dr, buda, tx 78610 t 737 525 0900

PLUNKETT RAYSICH ARCHITECTS, LLP

GWCHF
WATERTOWN COLLECTIVE, LLC.
600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:

CODE WORKSHEETS/PLANS

CONSTRUCTION SET

DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: A050

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DRAWN BY: KRT 8/19/2022 2:56:45 PM

OCCUPANT LOAD WORKSHEET

NUMBER	NAME	OCCUPANCY	AREA		DENSITY	CALCULATED	ACTUAL	COMBINED	ACCOUNTED FOR IN OTHER SPACES	NOTES
	ROOM OR SPACE				OCCUPANT LOAD					
GROUND FLOOR										
104	WOMENS	NON OCCUPIED SPACE	124 SF	GROSS	0 SF	0	0	0	YES	-
105	MENS	NON OCCUPIED SPACE	119 SF	GROSS	0 SF	0	0	0	YES	-
106	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	1,682 SF	NET	15 SF	113	0	118	YES	-
106A	RECEPTION	BUSINESS AREAS	87 SF	GROSS	100 SF	1	1	0	NO	-
107	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	39 SF	GROSS	300 SF	1	0	0	YES	-
108	JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	34 SF	GROSS	300 SF	1	0	0	YES	-
109A	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	381 SF	NET	15 SF	26	20	26	NO	-
109B	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	619 SF	NET	15 SF	42	40	42	NO	-
110	LOUNGE	ASSEMBLY - UNCONCENTRATED	526 SF	NET	15 SF	36	15	35	NO	-
111	CORRIDOR	NON OCCUPIED SPACE	244 SF	GROSS	0 SF	0	0	60	YES	-
111A	ENTRY	NON OCCUPIED SPACE	63 SF	GROSS	0 SF	0	0	0	YES	-
112	KITCHEN	KITCHENS - COMMERCIAL	608 SF	GROSS	200 SF	4	0	0	YES	-
113	CORRIDOR	NON OCCUPIED SPACE	146 SF	GROSS	0 SF	0	0	0	YES	-
114	MECHANICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	729 SF	GROSS	300 SF	3	0	0	YES	-
115	CORRIDOR	NON OCCUPIED SPACE	166 SF	GROSS	0 SF	0	0	0	YES	-
116	MACHINE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	37 SF	GROSS	300 SF	1	0	0	YES	-
117	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	66 SF	GROSS	300 SF	1	0	0	YES	-
118	MAIL	BUSINESS AREAS	1,035 SF	GROSS	100 SF	11	4	6	NO	-
119	KITCHENETTE	BUSINESS AREAS	118 SF	GROSS	100 SF	2	0	0	YES	-
120	WOMEN	NON OCCUPIED SPACE	62 SF	GROSS	0 SF	0	0	0	YES	-
121	MEN	NON OCCUPIED SPACE	62 SF	GROSS	0 SF	0	0	0	YES	-
122	CORRIDOR	NON OCCUPIED SPACE	84 SF	GROSS	0 SF	0	0	0	YES	-
123	COATS	NON OCCUPIED SPACE	7 SF	GROSS	0 SF	0	1	0	YES	-
124	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	98 SF	GROSS	300 SF	1	0	0	YES	-
126	OPEN OFFICE	BUSINESS AREAS	830 SF	GROSS	100 SF	9	9	9	NO	-
127	STORAGE	BUSINESS AREAS	123 SF	GROSS	100 SF	2	2	2	NO	-
128	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	168 SF	GROSS	300 SF	1	0	0	YES	-
128A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	97 SF	GROSS	300 SF	1	0	0	YES	-
128B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	97 SF	GROSS	300 SF	1	0	0	YES	-
132	GROSS MOTOR SKILLS ROOM	EXERCISE ROOMS	1,692 SF	GROSS	50 SF	34	0	34	YES	-
134	CORRIDOR	NON OCCUPIED SPACE	135 SF	GROSS	0 SF	0	0	17	YES	-
137	UNIVERSAL LOCKER	LOCKER ROOMS	292 SF	GROSS	50 SF	6	0	6	YES	-
137A	TLT/SHWR	NON OCCUPIED SPACE	84 SF	GROSS	0 SF	0	0	0	YES	-
137B	TLT/SHWR	NON OCCUPIED SPACE	84 SF	GROSS	0 SF	0	0	0	YES	-
137C	TLT/SHWR	NON OCCUPIED SPACE	93 SF	GROSS	0 SF	0	0	0	YES	-
137D	ELEC ROOM	NON OCCUPIED SPACE	42 SF	GROSS	0 SF	0	0	0	YES	-
138	CORRIDOR	NON OCCUPIED SPACE	977 SF	GROSS	0 SF	0	0	32	YES	-
139	SPECIALTY WELLNESS	EXERCISE ROOMS	617 SF	GROSS	50 SF	13	10	10	NO	-
140	VESTIBULE	NON OCCUPIED SPACE	174 SF	GROSS	0 SF	0	0	60	YES	-
145	VIRTUAL STREAMING/ SMALL GROUP STUDIO	EXERCISE ROOMS	1,301 SF	GROSS	50 SF	27	30	30	NO	-
147	WELLNESS	EXERCISE ROOMS	4,421 SF	GROSS	50 SF	89	42	90	NO	-
147A	O/PT	BUSINESS AREAS	74 SF	GROSS	100 SF	1	1	1	NO	-
149	MP STUDIO	EXERCISE ROOMS	1,525 SF	GROSS	50 SF	31	30	30	NO	-
149A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	156 SF	GROSS	300 SF	1	0	0	YES	-
153	OFFICE	BUSINESS AREAS	88 SF	GROSS	100 SF	1	1	1	NO	-
E1	ELEVATOR	NON OCCUPIED SPACE	59 SF	GROSS	0 SF	0	0	0	YES	-
S1	STAIR 1	NON OCCUPIED SPACE	281 SF	GROSS	0 SF	0	0	70	YES	-
S2	STAIR 2	NON OCCUPIED SPACE	193 SF	GROSS	0 SF	0	0	0	YES	-
S3	STAIR 3	NON OCCUPIED SPACE	216 SF	GROSS	0 SF	0	0	0	YES	-
						480		205		
FIRST FLOOR										
204	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	66 SF	GROSS	300 SF	1	0	0	YES	-
205	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	287 SF	NET	15 SF	20	0	33	YES	-
206	CORRIDOR	NON OCCUPIED SPACE	94 SF	GROSS	0 SF	0	0	0	YES	-
207	CORRIDOR	NON OCCUPIED SPACE	111 SF	GROSS	0 SF	0	0	0	YES	-
208	CORRIDOR	NON OCCUPIED SPACE	283 SF	GROSS	0 SF	0	0	0	26	YES
209	CORRIDOR	NON OCCUPIED SPACE	325 SF	GROSS	0 SF	0	0	21	YES	-
210	VESTIBULE	NON OCCUPIED SPACE	83 SF	GROSS	0 SF	0	0	0	YES	-
211	OFFICE	BUSINESS AREAS	83 SF	GROSS	100 SF	1	1	1	NO	-
212	OFFICE	BUSINESS AREAS	95 SF	GROSS	100 SF	1	1	1	NO	-
213	OFFICE	BUSINESS AREAS	96 SF	GROSS	100 SF	1	1	1	NO	-
216	HEADSTART	DAY CARE	990 SF	NET	35 SF	29	28	28	NO	-
216A	TOILET	NON OCCUPIED SPACE	91 SF	GROSS	0 SF	0	0	0	YES	-
216B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
217	HEADSTART	DAY CARE	844 SF	NET	35 SF	25	24	24	NO	-
217A	TOILET	NON OCCUPIED SPACE	98 SF	GROSS	0 SF	0	0	0	YES	-
217B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
219	HEADSTART	DAY CARE	850 SF	NET	35 SF	25	24	24	NO	-
219A	TOILET	NON OCCUPIED SPACE	94 SF	GROSS	0 SF	0	0	0	YES	-
219B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
220	HEADSTART	DAY CARE	844 SF	NET	35 SF	25	24	24	NO	-
220A	TOILET	NON OCCUPIED SPACE	94 SF	GROSS	0 SF	0	0	0	YES	-
220B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
221	3K	DAY CARE	700 SF	NET	35 SF	21	21	21	NO	-
221A	TOILET	NON OCCUPIED SPACE	151 SF	GROSS	0 SF	0	0	0	YES	-
221B	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
222	4/5'S	DAY CARE	841 SF	NET	35 SF	25	25	25	NO	-
222A	CLOSET	NON OCCUPIED SPACE	16 SF	GROSS	0 SF	0	0	0	YES	-
223	4K WRAP	DAY CARE	844 SF	NET	35 SF	25	25	25	NO	-
223A	TOILET	NON OCCUPIED SPACE	93 SF	GROSS	0 SF	0	0	0	YES	-
223B	CLOSET	NON OCCUPIED SPACE	17 SF	GROSS	0 SF	0	0	0	YES	-
224	CORRIDOR	NON OCCUPIED SPACE	348 SF	GROSS	0 SF	0	0	100	YES	-
225	CORRIDOR	NON OCCUPIED SPACE	452 SF	GROSS	0 SF	0	0	73	YES	-
226	CORRIDOR	NON OCCUPIED SPACE	75 SF	GROSS	0 SF	0	0	70	YES	-
227	PANTRY	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	48 SF	GROSS	300 SF	1	0	0	YES	-
228	STORAGE	BUSINESS AREAS	126 SF	GROSS	100 SF	2	0	4	YES	-
229	LAUNDRY	BUSINESS AREAS	91 SF	GROSS	100 SF	1	0	1	YES	-
230	WORK ROOM	BUSINESS AREAS	163 SF	GROSS	100 SF	2	0	2	YES	-
231	BREAK ROOM	BUSINESS AREAS	127 SF	GROSS	100 SF	2	0	2	YES	-
232	CHILD CARE ADMIN	BUSINESS AREAS	170 SF	GROSS	100 SF	2	3	3	NO	-
233	MEN	NON OCCUPIED SPACE	70 SF	GROSS	0 SF	0	0	0	YES	-
234	WOMEN	NON OCCUPIED SPACE	71 SF	GROSS	0 SF	0	0	0	YES	-
235	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	23 SF	GROSS	300 SF	1	0	0	YES	-
236	CORRIDOR	NON OCCUPIED SPACE	62 SF	GROSS	0 SF	0	0	73	YES	-
237	SECURE LOBBY	NON OCCUPIED SPACE	201 SF	GROSS	0 SF	0	0	34	YES	-
238	CORRIDOR	NON OCCUPIED SPACE	635 SF	GROSS	0 SF	0	0	68	YES	-
239	DIRECTOR'S OFFICE	BUSINESS AREAS	128 SF	GROSS	100 SF	2	1	1	NO	-
240	SR 2'S	DAY CARE	584 SF	NET	35 SF	17	17	17	NO	-
240A	TOILET	NON OCCUPIED SPACE	93 SF	GROSS	0 SF	0	0	0	YES	-
240B	CLOSET	NON OCCUPIED SPACE	16 SF	GROSS	0 SF	0	0	0	YES	-
241	JR 2'S	DAY CARE	437 SF	NET	35 SF	13	13	13	NO	-
241A	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
242	TODDLERS	DAY CARE	309 SF	NET	35 SF	9	9	9	NO	-

OCCUPANT LOAD WORKSHEET

NUMBER	NAME	OCCUPANCY	AREA		DENSITY	CALCULATED	ACTUAL	COMBINED	ACCOUNTED FOR IN OTHER SPACES	NOTES
	ROOM OR SPACE				OCCUPANT LOAD					
242A	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	11 SF	GROSS	300 SF	1	0	0	YES	-
242B	TOILET	NON OCCUPIED SPACE	110 SF	GROSS	0 SF	0	0	0	YES	-
242C	FOOD PREP/ DIAPERING	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	82 SF	GROSS	300 SF	1	0	0	YES	-
243	TODDLERS	DAY CARE	309 SF	NET	35 SF	9	9	9	NO	-
243A	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	11 SF	GROSS	300 SF	1	0	0	YES	-
244	INFANTS	DAY CARE	346 SF	NET	35 SF	10	9	9	NO	-
244A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	54 SF	GROSS	300 SF	1	0	0	YES	-
244B	FOOD PREP/ DIAPERING	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	82 SF	GROSS	300 SF	1	0	0	YES	-
245	INFANTS	DAY CARE	347 SF	NET	35 SF	10	9	9	NO	-
246	VESTIBULE	NON OCCUPIED SPACE	129 SF	GROSS	0 SF	0	0	0	YES	-
250	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	368 SF	GROSS	300 SF	2	0	0	YES	-
						293	244			
SECOND FLOOR										
304	WOMENS	NON OCCUPIED SPACE	124 SF	GROSS	0 SF	0	0	0	YES	-
305	MENS	NON OCCUPIED SPACE	119 SF	GROSS	0 SF	0	0	0	YES	-
306	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	1,386 SF	NET	15 SF	93	0	110	YES	-
307	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	39 SF	GROSS	300 SF	1	0	0	YES	-
308	JAN	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	34 SF	GROSS	300 SF	1	0	0	YES	-
309A	CONFERENCE ROOM	BUSINESS AREAS	294 SF	GROSS	100 SF	3	6	6	NO	-
309B	CONFERENCE ROOM	BUSINESS AREAS	310 SF	GROSS	100 SF	4	6	6	NO	-
310	CORRIDOR	NON OCCUPIED SPACE	375 SF	GROSS	0 SF	0	0	0	YES	-
311	CORRIDOR	NON OCCUPIED SPACE	146 SF	GROSS	0 SF	0	0	0	YES	-
312	COWORKNG	BUSINESS AREAS	477 SF	GROSS	100 SF	5	5	5	NO	-
312A	OFFICE	BUSINESS AREAS	90 SF	GROSS	100 SF	1	1	1	NO	-
312B	OFFICE	BUSINESS AREAS	65 SF	GROSS	100 SF	1	1	1	NO	-
312C	OFFICE	BUSINESS AREAS	65 SF	GROSS	100 SF	1	1	1	NO	-
312D	OFFICE	BUSINESS AREAS	66 SF	GROSS	100 SF	1	1	1	NO	-
312E	OFFICE	BUSINESS AREAS	73 SF	GROSS	100 SF	1	1	1	NO	-
312F	OFFICE	BUSINESS AREAS	77 SF	GROSS	100 SF	1	1	1	NO	-
312G	OFFICE	BUSINESS AREAS	79 SF	GROSS	100 SF	1	1	1	NO	-
312H	OFFICE	BUSINESS AREAS	61 SF	GROSS	100 SF	1	1	1	NO	-
312I	OFFICE	BUSINESS AREAS	65 SF	GROSS	100 SF	1	1	1	NO	-
312J	OFFICE	BUSINESS AREAS	58 SF	GROSS	100 SF	1	1	1	NO	-
312K	OFFICE	BUSINESS AREAS	112 SF	GROSS	100 SF	2	1	1	NO	-
312L	OFFICE	BUSINESS AREAS	153 SF	GROSS	100 SF	2	2	1	NO	-
312M	OFFICE	BUSINESS AREAS	142 SF	GROSS	100 SF	2	2	1	NO	-
312Q	WORK ROOM	BUSINESS AREAS	140 SF	GROSS	100 SF	2	0	2	YES	-
313	CORRIDOR	NON OCCUPIED SPACE	191 SF	GROSS	0 SF	0	0	0	YES	-
315	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	67 SF	GROSS	300 SF	1	0	0	YES	-
317A	CONSULT	BUSINESS AREAS	154 SF	GROSS	100 SF	2	2	2	NO	-
317B	CONSULT	BUSINESS AREAS	123 SF	GROSS	100 SF	2	2	2	NO	-
317C	CONSULT	BUSINESS AREAS	120 SF	GROSS	100 SF	2	2	2	NO	-
318	ABLELIGHT	BUSINESS AREAS	1,531 SF	GROSS	100 SF	16	16	16	NO	-
318A	OFFICE	BUSINESS AREAS	84 SF	GROSS	100 SF	1	2	2	NO	-
318B	OFFICE	BUSINESS AREAS	82 SF	GROSS	100 SF	1	2	2	NO	-
318C	OFFICE	BUSINESS AREAS	77 SF	GROSS	100 SF	1	2	2	NO	-
318D	OFFICE	BUSINESS AREAS	84 SF	GROSS	100 SF	1	1	1	NO	-
318E	OFFICE	BUSINESS AREAS	83 SF	GROSS	100 SF	1	1	1	NO	-
319	CAC	BUSINESS AREAS	678 SF	GROSS	100 SF	7	6	6	NO	-
322A	OFFICE	BUSINESS AREAS	116 SF	GROSS	100 SF	2	2	2	NO	-
322B	OFFICE	BUSINESS AREAS	118 SF	GROSS	100 SF	2	2	2	NO	-
322C	OFFICE	BUSINESS AREAS	47 SF	GROSS	100 SF	1	1	1	NO	-
322D	OFFICE	BUSINESS AREAS	48 SF	GROSS	100 SF	1	1	1	NO	-
322E	OFFICE	BUSINESS AREAS	48 SF	GROSS	100 SF	1	1	1	NO	-
322F	OFFICE	BUSINESS AREAS	47 SF	GROSS	100 SF	1	1	1	NO	-
323A	OFFICE	BUSINESS AREAS	130 SF	GROSS	100 SF	2	2	2	NO	-
323B	OFFICE	BUSINESS AREAS	142 SF	GROSS	100 SF	2	2	2	NO	-
323C	OFFICE	BUSINESS AREAS	130 SF	GROSS	100 SF	2	2	2	NO	-
323D	OFFICE	BUSINESS AREAS	142 SF	GROSS	100 SF	2	2	2	NO	-
324	CORRIDOR	NON OCCUPIED SPACE	387 SF	GROSS	0 SF	0	0	0	YES	-
324A	PASSAGE	NON OCCUPIED SPACE	170 SF	GROSS	0 SF	0	0	0	YES	-
325	MEN	NON OCCUPIED SPACE	70 SF	GROSS	0 SF	0	0	0	YES	-
326	WOMEN	NON OCCUPIED SPACE	71 SF	GROSS	0 SF	0	0	0	YES	-
327	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	23 SF	GROSS	300 SF	1	0	0	YES	-
328	CORRIDOR	NON OCCUPIED SPACE	189 SF	GROSS	0 SF	0	0	0	YES	-
329	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	22 SF	GROSS	300 SF	1	0	0	YES	-
331	CORRIDOR	NON OCCUPIED SPACE	476 SF	GROSS	0 SF	0	0	0	YES	-
331A	PASSAGE	NON OCCUPIED SPACE	174 SF	GROSS	0 SF	0	0	0	YES	-
332	GWCHF	BUSINESS AREAS	944 SF	GROSS	100 SF	10	10	10	NO	-
332A	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332B	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332C	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332D	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332E	OFFICE	BUSINESS AREAS	92 SF	GROSS	100 SF	1	1	1	NO	-
332F	OFFICE	BUSINESS AREAS	71 SF	GROSS	100 SF	1	1	1	NO	-
332G	OFFICE	BUSINESS AREAS	69 SF	GROSS	100 SF	1	1	1	NO	-
333	OFFICE	BUSINESS AREAS	158 SF	GROSS	100 SF	2	2	2	NO	-
334	CORRIDOR	NON OCCUPIED SPACE	216 SF	GROSS	0 SF	0	0	0	YES	-
335	CAFE	BUSINESS AREAS	107 SF	GROSS	100 SF	2	0	2	YES	-
336	COFFEE	BUSINESS AREAS	287 SF	GROSS	100 SF	3	0	0	YES	-
TOTAL						206	107			
						959	556			

BUILDING OCCUPANT LOAD GENERAL NOTES:

A. UNOCCUPIED ACCESSORY AREA PER 2015 IBC SECTION 1002.1 DEFINITIONS FOR 'NET FLOOR AREA'.

BUILDING OCCUPANT LOAD WORKSHEET NOTES:

1. N/A

EGRESS WIDTH WORKSHEET

NUMBER	NAME	OCCUPANCY	BY AREA (IBC 1004.1.1)	MAX BY AGGREGATE WIDTH	WIDTH FACTOR	REQUIRED WIDTH	PROVIDED WIDTH	WIDTH FACTOR	REQUIRED WIDTH	PROVIDED WIDTH	NOTES
	ROOM OR SPACE		CALCULATED OCCUPANT LOAD		STAIR			OTHER EGRESS COMPONENTS			
GROUND FLOOR											
104	WOMENS	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
105	MENS	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
106	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	118	223	0.2	24"	0"	0.15	17.7"	33.5"	-
106A	RECEPTION	BUSINESS AREAS	0	223	0.2	0"	0"	0.15	0"	33.5"	-
107	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
108	JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
109A	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	26	223	0.2	5"	0"	0.15	3.9"	33.5"	-
109B	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	42	223	0.2	8"	0"	0.15	6.3"	33.5"	-
110	LOUNGE	ASSEMBLY - UNCONCENTRATED	36	223	0.2	7"	0"	0.15	5.4"	33.5"	-
111	CORRIDOR	NON OCCUPIED SPACE	60	223	0.2	12"	0"	0.15	9"	33.5"	-
111A	ENTRY	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
112	KITCHEN	KITCHENS - COMMERCIAL	4	223	0.2	1"	0"	0.15	0.6"	33.5"	-
113	CORRIDOR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
114	MECHANICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	3	223	0.2	1"	0"	0.15	0.45"	33.5"	-
115	CORRIDOR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
116	MACHINE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
117	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
118	MAIL	BUSINESS AREAS	11	223	0.2	2"	0"	0.15	1.65"	33.5"	-
119	KITCHENETTE	BUSINESS AREAS	2	223	0.2	0"	0"	0.15	0.3"	33.5"	-
120	WOMEN	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
121	MEN	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
122	CORRIDOR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
123	COATS	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
124	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
126	OPEN OFFICE	BUSINESS AREAS	9	223	0.2	2"	0"	0.15	1.35"	33.5"	-
127	STORAGE	BUSINESS AREAS	2	223	0.2	0"	0"	0.15	0.3"	33.5"	-
128	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
128A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
128B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
132	GROSS MOTOR SKILLS ROOM	EXERCISE ROOMS	34	893	0.2	7"	0"	0.15	5.1"	134"	-
134	CORRIDOR	NON OCCUPIED SPACE	17	447	0.2	3"	0"	0.15	2.55"	67"	-
137	UNIVERSAL LOCKER	LOCKER ROOMS	6	447	0.2	1"	0"	0.15	0.9"	67"	-
137A	TLT/SHWR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
137B	TLT/SHWR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
137C	TLT/SHWR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
137D	ELEC ROOM	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
138	CORRIDOR	NON OCCUPIED SPACE	32	223	0.2	6"	0"	0.15	4.8"	33.5"	-
139	SPECIALTY WELLNESS	EXERCISE ROOMS	13	447	0.2	3"	0"	0.15	1.95"	67"	-
140	VESTIBULE	NON OCCUPIED SPACE	60	223	0.2	12"	0"	0.15	9"	33.5"	-
145	VIRTUAL STREAMING/ SMALL GROUP STUDIO	EXERCISE ROOMS	30	223	0.2	6"	0"	0.15	4.5"	33.5"	-
147	WELLNESS	EXERCISE ROOMS	90	447	0.2	18"	0"	0.15	13.5"	67"	-
147A	O/PT	BUSINESS AREAS	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
149	MP STUDIO	EXERCISE ROOMS	31	447	0.2	6"	0"	0.15	4.65"	67"	-
149A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
153	OFFICE	BUSINESS AREAS	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
E1	ELEVATOR	NON OCCUPIED SPACE	0	223	0.2	0"	164"	0.15	0"	33.5"	-
S1	STAIR 1	NON OCCUPIED SPACE	70	223	0.2	14"	164"	0.15	10.5"	33.5"	-
S2	STAIR 2	NON OCCUPIED SPACE	0	223	0.2	0"	164"	0.15	0"	33.5"	-
S3	STAIR 3	NON OCCUPIED SPACE	0	223	0.2	0"	164"	0.15	0"	33.5"	-
			707			141"	656"		106.05"	1,909.5"	
FIRST FLOOR											
204	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	164"	0.15	0.15"	33.5"	-

EXTERIOR ELEVATIONS SYMBOLS LEGEND

A101 SECTION REFERENCE

A101 DETAIL REFERENCE

AL01 WINDOW TYPE

EXTERIOR ELEVATIONS GENERAL NOTES

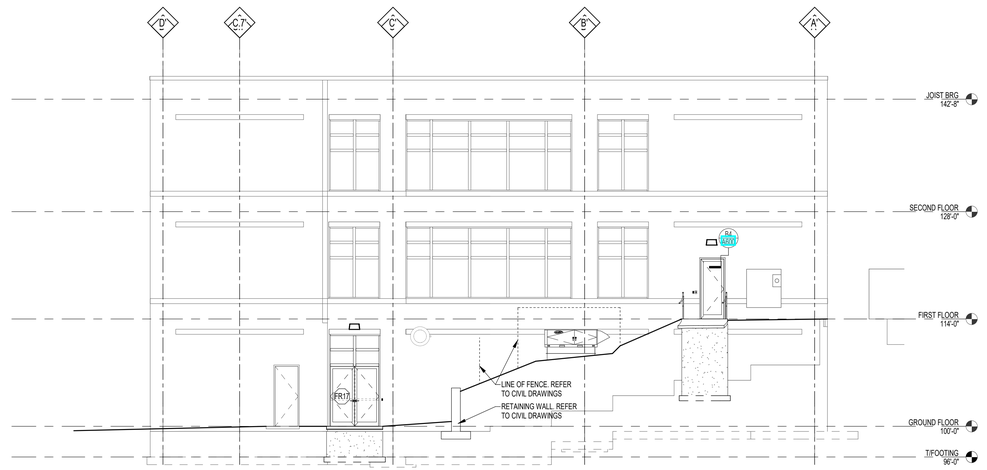
A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

B. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS

C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.



B2 **WEST ELEVATION**
1/8" = 1'-0"



D4 **NORTH ELEVATION**
1/8" = 1'-0"

209 south water street, milwaukee, wisconsin 53204 t 414.319.8700
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608.249.9900
1970 main street, suite 309, sarasota, florida 34236 t 941.444.8800
311 canyon rivers dr, buda, tx 78610 t 737.525.0900

PLUNKETT RAYSICH ARCHITECTS, LLP

GWCHF
WATERTOWN COLLECTIVE, LLC.
600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:

EXTERIOR ELEVATIONS

CONSTRUCTION SET

DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: A400

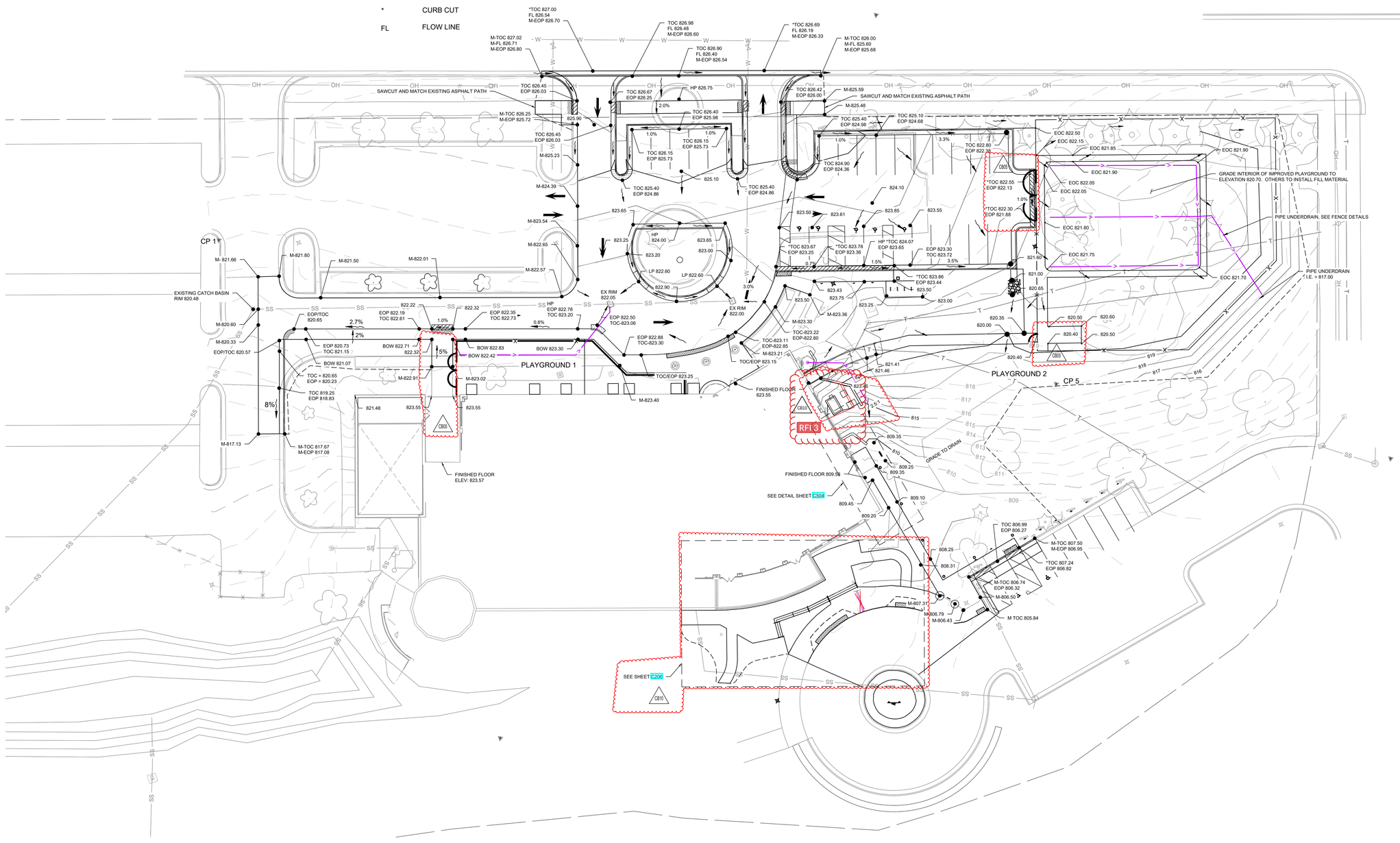
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BENCHMARK TABLE				
NAME	NORTHING	EASTING	DESCRIPTION	ELEVATION
BM1	623862.7350	874446.1820	BURY TAG BOLT	827.1400
CP1	623697.5040	874445.0090	CUT X	823.5400
CP3	624195.6260	874716.1900	CUT X	807.4700
CP5	624055.2800	874633.2920	SPIKE	818.0900

LEGEND

- ADA CURB/CURB CUT
- REJECT CURB
- M- TOC 827.02 / M- EOP 826.86 — MATCH EXISTING TOC ELEV. MATCH EOP ELEV.
- M-XXX.XX — MATCH EXISTING ELEVATION
- XXX.XX — EOP SPOT ELEVATION
- BOW XXX.XX — BACK OF WALK ELEVATION
- XXX.XX — REFERENCE ELEVATION
- EOP/EOC — EDGE OF PAVEMENT/CONCRETE
- TOC — TOP OF CURB
- DIRECTION OF FLOW
- HP — HIGH POINT
- LP — LOW POINT
- * — CURB CUT
- FL — FLOW LINE



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REVISIONS:
CB10 02-15-23

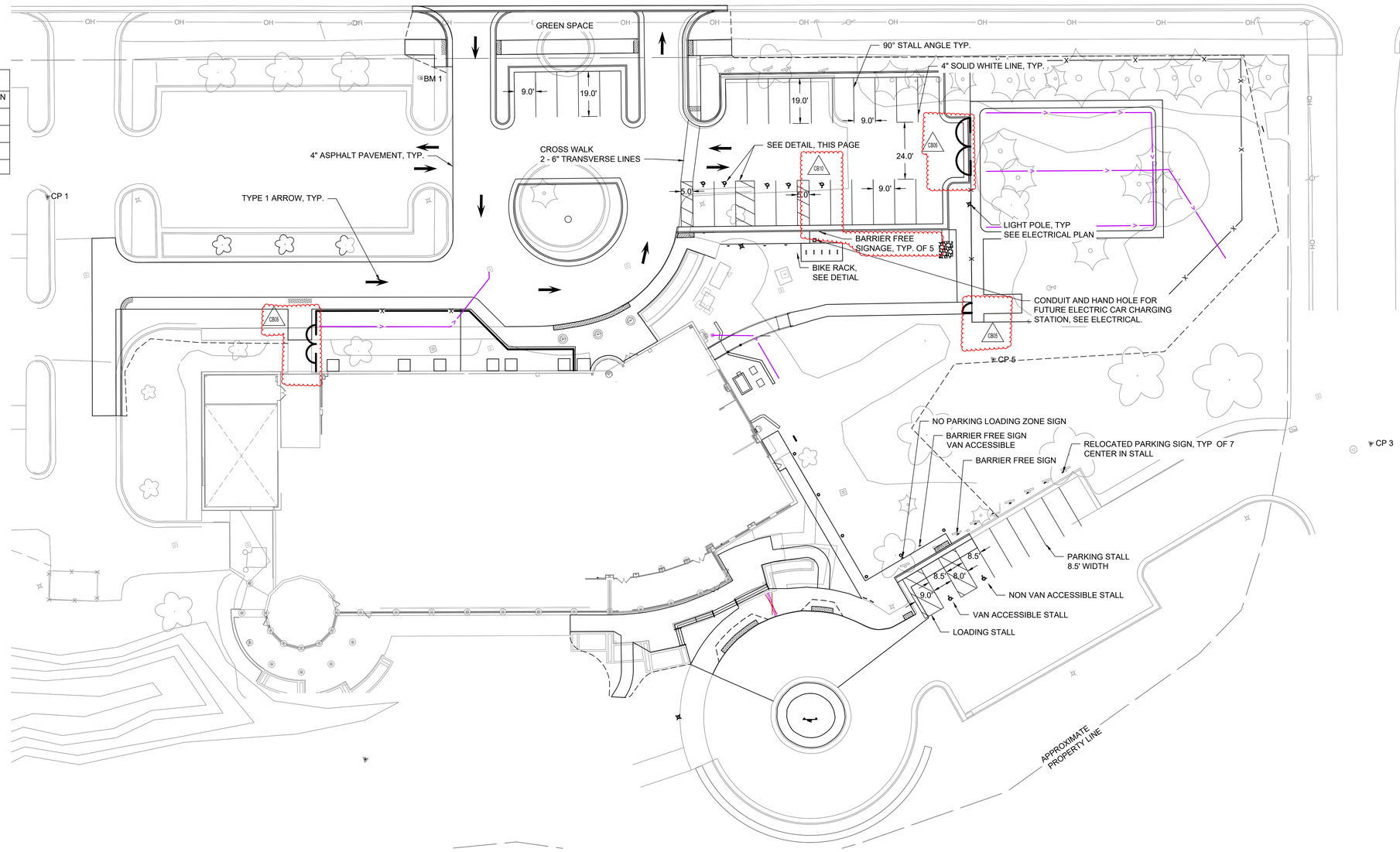
SITE GRADING PLAN

CB10
DATE: 02-15-23
JOB NO: 220040-01
SHEET NO: C201

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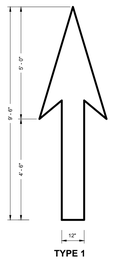
BENCHMARK TABLE				
NAME	NORTHING	EASTING	DESCRIPTION	ELEVATION
BM1	623862.7350	874446.1820	BURY TAG BOLT	827.1400
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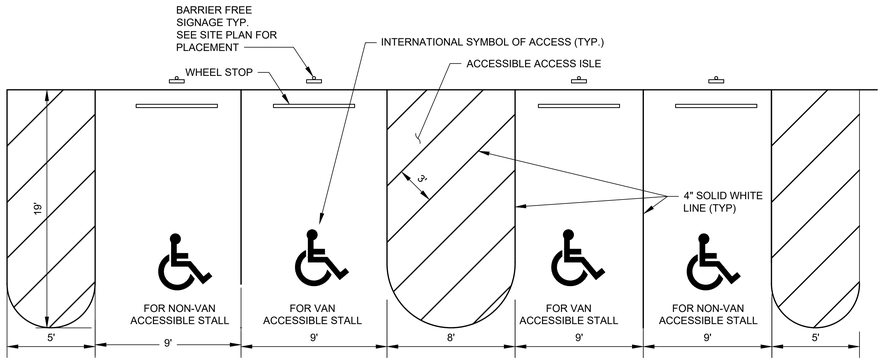
R7-6D
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NO PARKING LOADING ZONE SIGN
NO SCALE

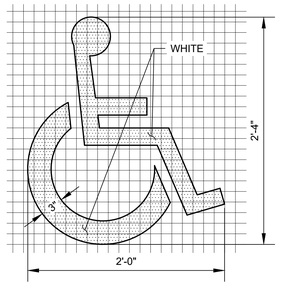


TYPE 1

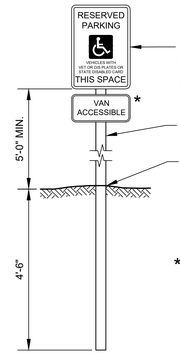
TYPE 1 ARROW
NO SCALE



ACCESSIBLE PARKING STALL
NO SCALE



INTERNATIONAL SYMBOL OF ACCESS
NO SCALE



SIGNAGE - PROVIDE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE TRANS 200.007 AND WDOT SPEC SECTION 637, TYPE II SIGN WITH SHEET ALUMINUM BASE.

2" DIA GALVANIZED STEEL POST DRIVEN IN PLACE. POST SHALL BE PLUMB

IF THE POST IS CONSTRUCTED IN A PAVED AREA, CORE A HOLE 1 INCH LARGER THAN THE POST. PRIOR TO DRIVING, BACKFILL THE VOID WITH CEMENT GROUT OR ASPHALT PAVING MATERIAL.

* NOT REQ.'D AT ALL LOCATIONS
SEE WISCONSIN ADMINISTRATION CODE

BARRIER FREE SIGNAGE
NO SCALE

GENERAL NOTES:

1. DETAILS OF INSTALLATION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
2. A DETAILED DRAWING OF THE DISABLED PARKING SYMBOL IS ILLUSTRATED IN THE "STANDARD HIGHWAY SIGNS MANUAL" BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. WDOT SPEC. MEANS THE STATE OF WISCONSIN STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AS AMENDED BY THE MOST CURRENT INTERIM SUPPLEMENTAL SPECIFICATION.
4. PROVIDE DISABLED PARKING STALLS AT LOCATIONS SHOWN ON THE DRAWINGS. STALL AND ACCESS ISLE DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL UNLESS INDICATED OTHERWISE ON THE DRAWING.
5. PROVIDE A DISABLED SYMBOL AND BARRIER FREE SIGNAGE FOR EACH STALL SHOWN ON THE DRAWING.
6. PROVIDE WHEEL STOPS WHEN SHOWN ON THE DRAWINGS.
7. THE MAXIMUM SURFACE SLOPE, ACROSS STALLS OR ACCESSIBLE ROUTES, IN ANY DIRECTION, SHALL BE 2%.

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REVISIONS:	
CB05	11-04-22
CB10	02-15-23

PAVEMENT MARKING AND SIGNING PLAN

CB10
DATE: 02-15-23
JOB NO: 220040-01
SHEET NO:
C203

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Section 3, item D

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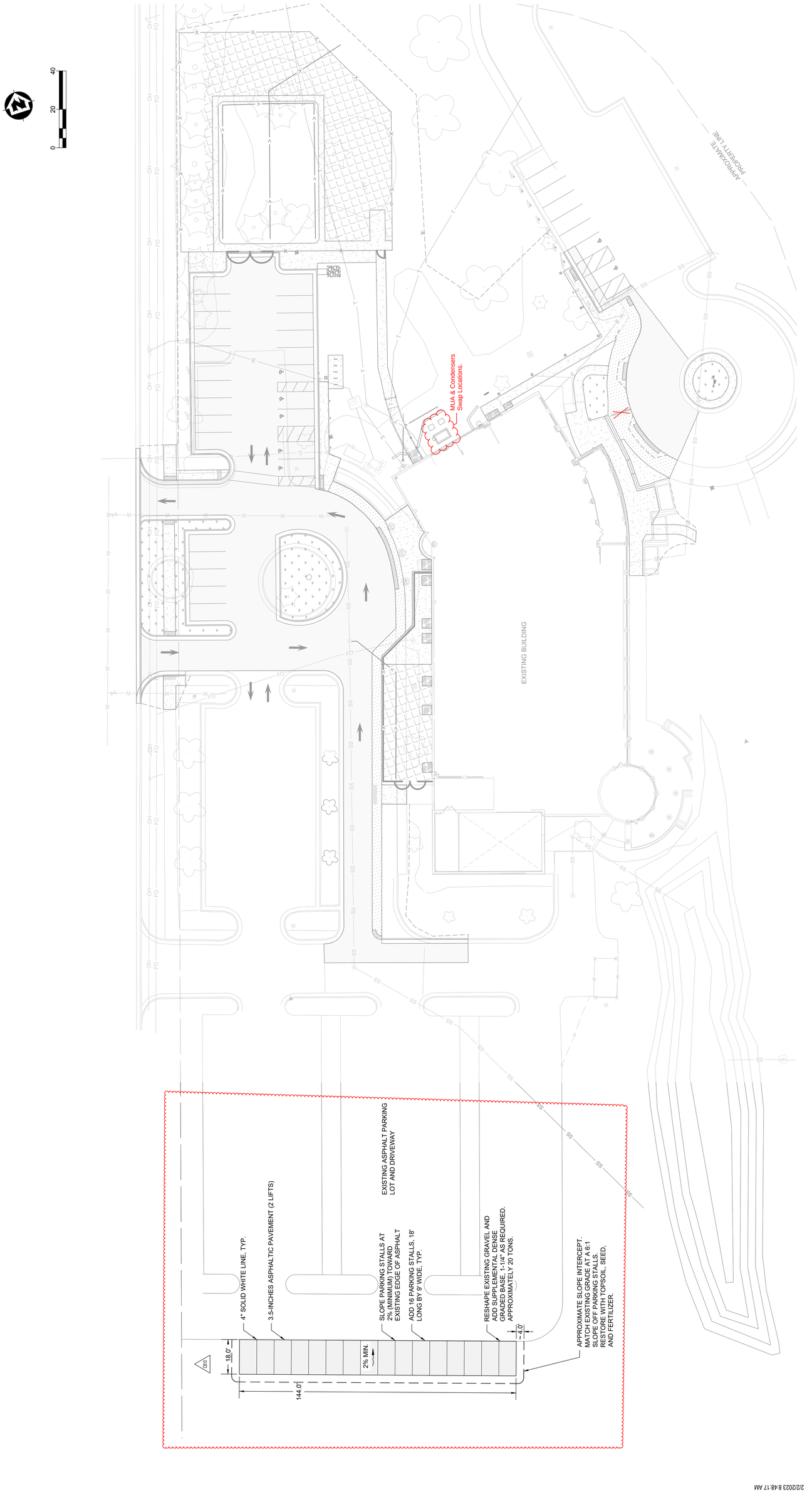
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DESIGNED	02/15/23
DRAWN	02/15/23

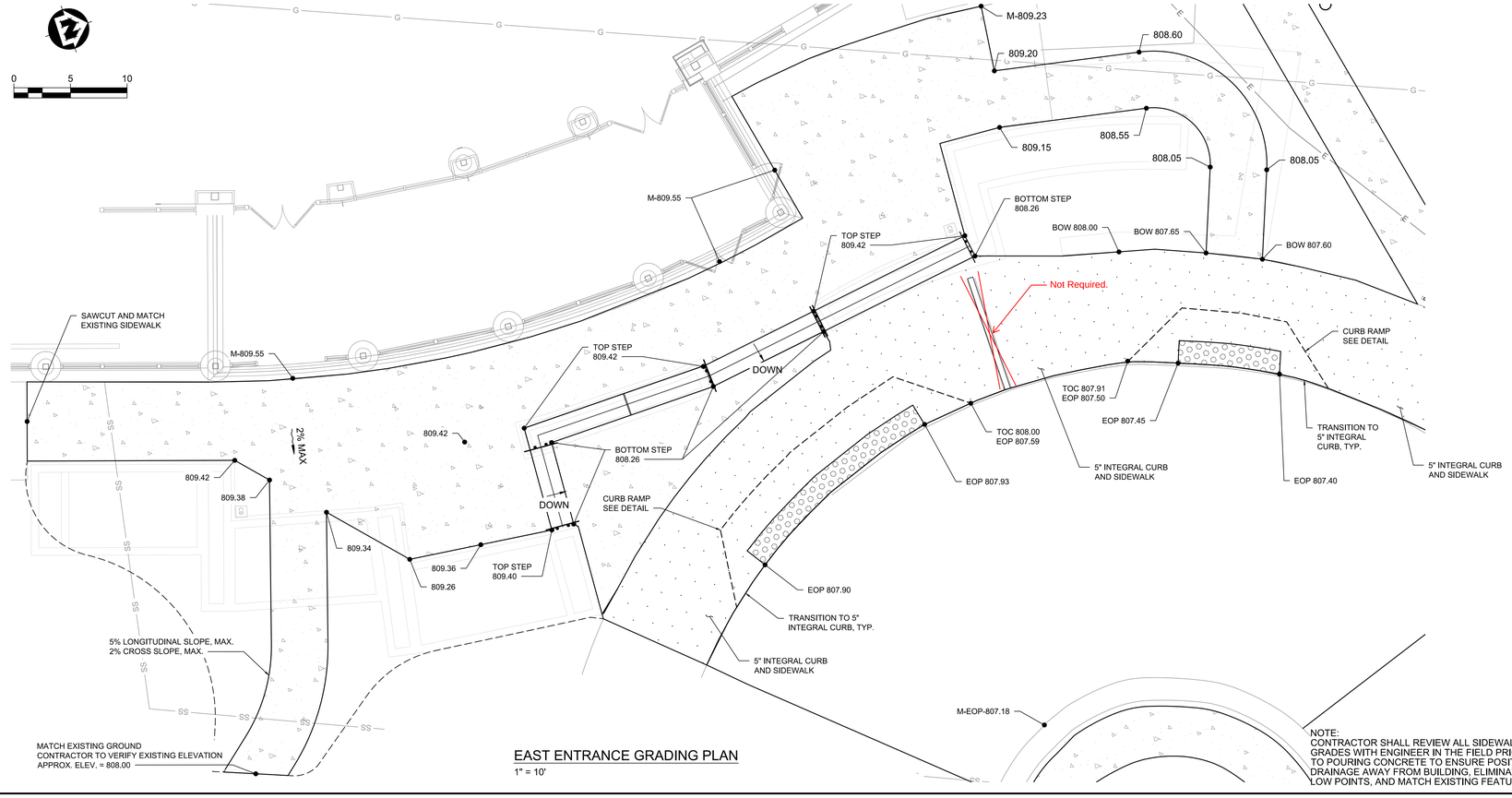
SOUTH PARKING LOT ADDITION PLAN

DATE	02-15-23
JOB NO	220040-01
SHEET NO	C205

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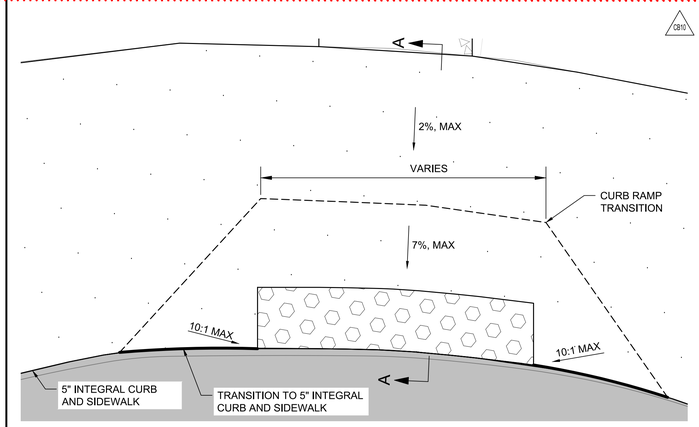


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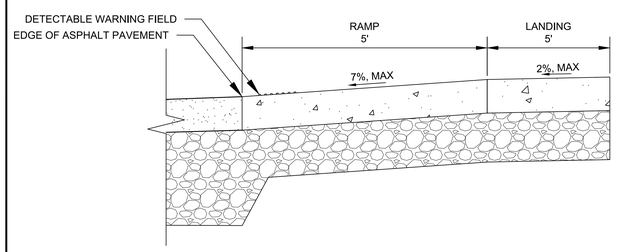


EAST ENTRANCE GRADING PLAN
1" = 10'

NOTE:
CONTRACTOR SHALL REVIEW ALL SIDEWALK GRADES WITH ENGINEER IN THE FIELD PRIOR TO POURING CONCRETE TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING, ELIMINATING LOW POINTS, AND MATCH EXISTING FEATURES.

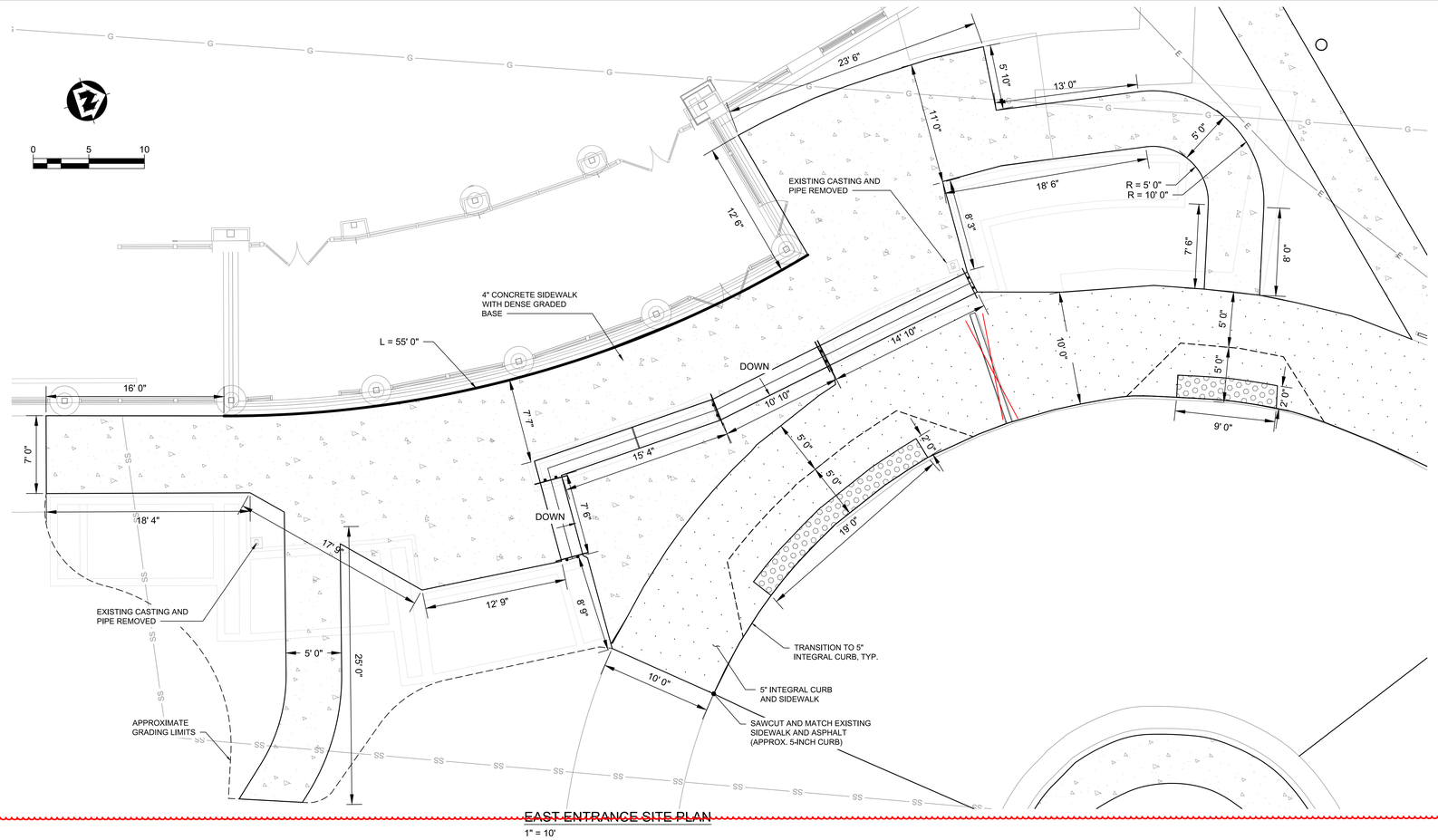


PLAN



SECTION A-A

CURB RAMP TYPICAL DETAIL
1" = 2'



EAST ENTRANCE SITE PLAN
1" = 10'

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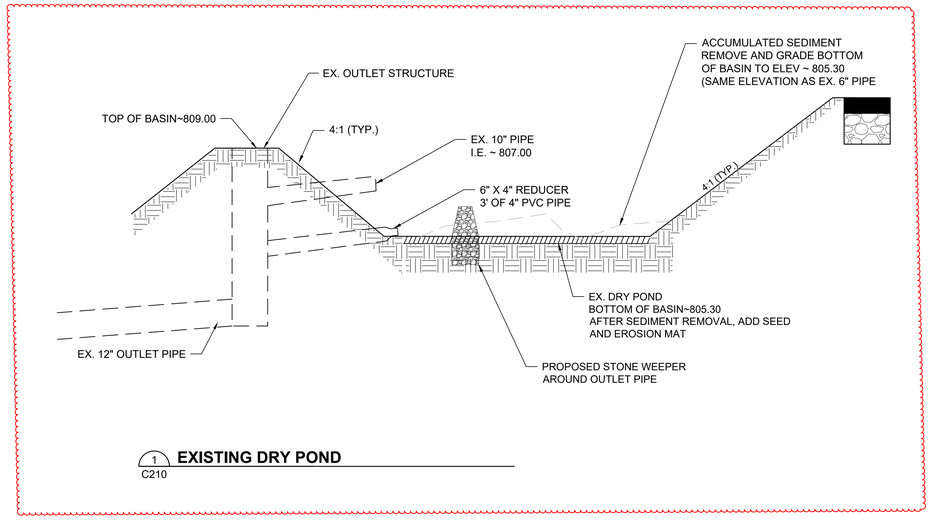
REVISIONS:
CB10 02-15-23

EAST ENTRANCE SITE & GRADING PLAN

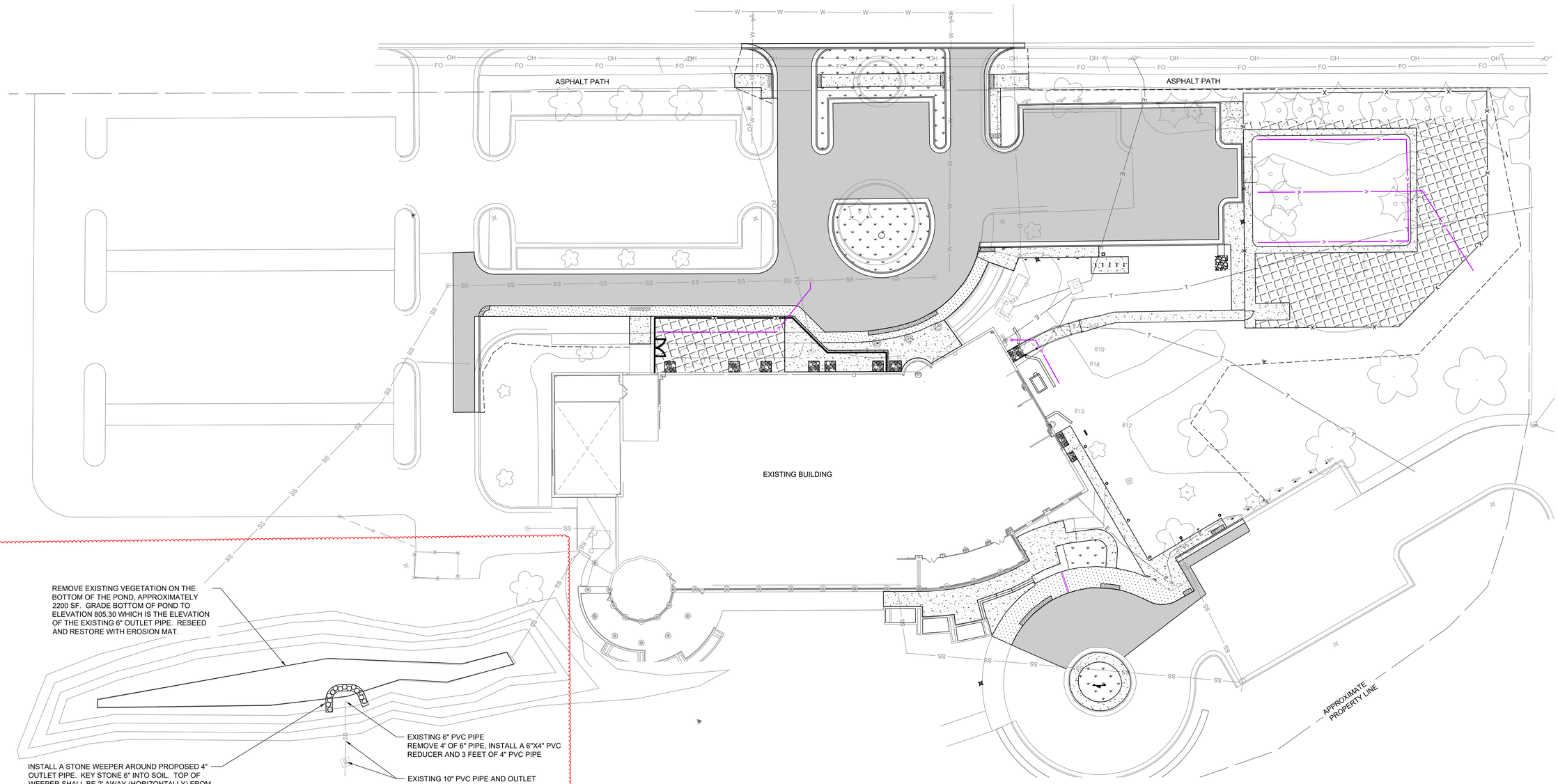
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DATE: 02-15-23
JOB NO: 220040-01
SHEET NO: C206

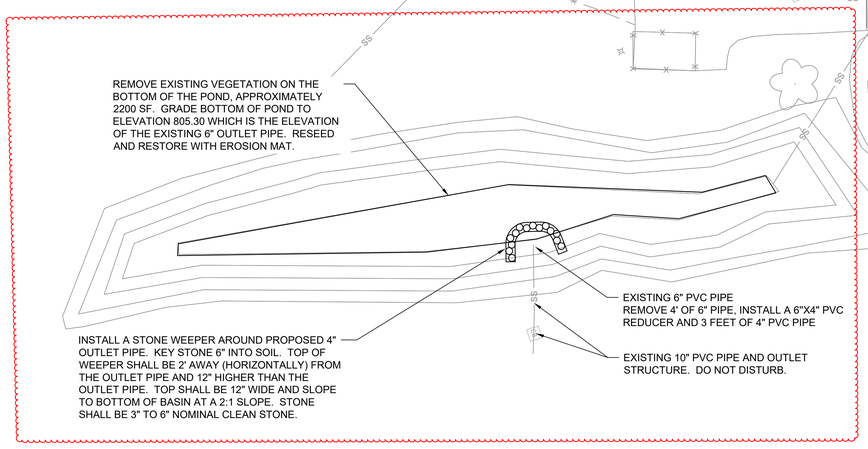
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1 C210 **EXISTING DRY POND**





0 20 40

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REVISIONS:

PROPOSED STORM WATER PLAN

C801
DATE: 10-03-22
JOB NO: 220040-01
SHEET NO:
C210

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ELECTRICAL SYMBOLS AND ABBREVIATIONS

THIS IS A COMPREHENSIVE SYMBOL AND ABBREVIATION LIST.
NOT ALL SYMBOLS ARE APPLICABLE TO THESE DRAWINGS.

WIRING DEVICES

- S — SINGLE POLE SWITCH, 3=3 WAY, 4=4 WAY, P=PILOT R=RELAY, K=KEYED, I=ILLUMINATED, D=DIMMER M=MOTION SENSOR SWITCH, T=TOUCH BOLT
- SINGLE RECEPTACLE C=CEILING MOUNTED
- DUPLEX RECEPTACLE C=CEILING MOUNTED
- DUPLEX RECEPTACLE MOUNTED AT 42" TO CENTER
- POWER RECEPTACLE 240V 30=30AMP 60=60AMP R = 50A RANGE OUTLET D = 30A DRYER OUTLET
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
- DUPLEX RECEPTACLE WITH TOP HALF SWITCHED
- IG — ISOLATED GROUND RECEPTACLE
- SP — SURGE PROTECTED RECEPTACLE
- UPS SYSTEM RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE (RECEPTACLES MOUNTED SIDE BY SIDE)
- BLANK OUTLET FOR FUTURE DEVICES 4" BOX, SINGLE GANG RING, BLANKPLATE, 1"C. STUBBED INTO ACCESSIBLE CEILING
- BLANK OUTLET MTD @ 42" FOR FUTURE DEVICES 4" BOX, SINGLE GANG RING, BLANKPLATE, 1"C. STUBBED INTO ACCESSIBLE CEILING
- PLUG STRIP
- DUPLEX RECEPTACLE IN FLOOR, FLUSH MTD A,B,C = TYPE PER SPECIFICATION.
- EQUIPMENT CONNECTION
- SPECIAL OUTLET
- 2 GANG FLUSH FLOOR BOX DOUBLE OUTLET, POWER AND LOW TENSION, SEE SPECIFICATIONS.
- J — J-BOX

LIGHTING

- POLE MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FLUSH OR SURFACE
- WALL MOUNTED, FLUSH OR SURFACE
- LIGHT FIXTURE
- EMERGENCY LIGHT
- RECESSED EMERGENCY LIGHT
- ARL — AREA OF RESCUE ILLUMINATED SIGN
- EXIT LIGHT - ONE FACE
- EXIT LIGHT - ONE FACE WITH EMERGENCY HEADS
- EXIT LIGHT - TWO FACE
- REMOTE EMERGENCY LIGHT
- DUAL TECHNOLOGY OCCUPANCY SENSOR LIGHTING
- U — ULTRASONIC OCCUPANCY SENSOR LIGHTING
- L — LONG THROW OCCUPANCY SENSOR LIGHTING
- HB — HIGH BAY OCCUPANCY SENSOR LIGHTING
- W — WALL MOUNTED MOTION LIGHTING CONTROL
- PC — PHOTOCELL
- C — LIGHTING CONTACTOR

FIRE ALARM

- WALL MOUNTED AUDIO/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- WALL MOUNTED VOICE/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- S — WALL MOUNTED VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- B — WALL MOUNTED BELL
- R — REDUCED db ROOM SOUNDER AUDIO/VISUAL NOTIFICATION APPLIANCE
- F — FIRE ALARM INDICATOR FOR SMOKE DETECTORS
- F — MANUAL PULL STATION
- F — FIRE ALARM STATION WITH LIFT COVER
- WALL MOUNTED FIRE ALARM SPEAKER
- CEILING MOUNTED FIRE ALARM SPEAKER
- S — CEILING MOUNTED VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- CEILING MOUNTED AUDIO/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- CEILING MOUNTED VOICE/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- FACP — FIRE ALARM CONTROL PANEL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- H — HEAT DETECTOR
- S — SMOKE DETECTOR
- DS — DUCT SMOKE DETECTOR
- ES — ELEVATOR SMOKE DETECTOR
- MH — MAGNETIC DOOR HOLDER
- EH — ELECTRIC DOOR HOLDER
- SO — SMOKE DOOR OPERATOR/DETECTOR
- CN — CARBON MONOXIDE DETECTOR
- CM — ADDRESSABLE CONTROL MODULE
- FS — SPRINKLER FLOW SWITCH
- TS — SPRINKLER TAMPER SWITCH
- ADDRESSABLE MONITOR MODULE

SECURITY

- M — SECURITY SYSTEM MOTION DETECTOR
- DC — DOOR CONTACT SWITCH
- K — KEY PAD
- ES — ELECTRIC STRIKE
- CR — CARD READER
- I — DOOR INTERCOM
- DB — DOOR BELL
- ML — MAGNETIC DOOR LOCK

EQUIPMENT

- NEW SURFACE MOUNTED PANEL. SEE PLANS.
- NEW FLUSH MOUNTED PANEL. SEE PLANS.
- EXISTING SURFACE MOUNTED PANEL. SEE PLANS.
- EXISTING FLUSH MOUNTED PANEL. SEE PLANS.
- XXX — TYPE; XXXX — EQUIPMENT LOCATION; DESIGNATION

MOTOR CONTROL

- HEAVY DUTY DISCONNECT F=FUSIBLE PROOF FURNISHED BY E.C.
- NON-COMBINATION STARTER
- COMBINATION STARTER
- MS — MANUAL STARTER
- X — MOTOR OUTLET TERMINAL, ON ROOF MOUNTED UNITS PROVIDE WEATHER PROOF DISCONNECTS. X = HORSE POWER OR MOTOR NUMBER IF SCHEDULE IS PROVIDED.

MISCELLANEOUS

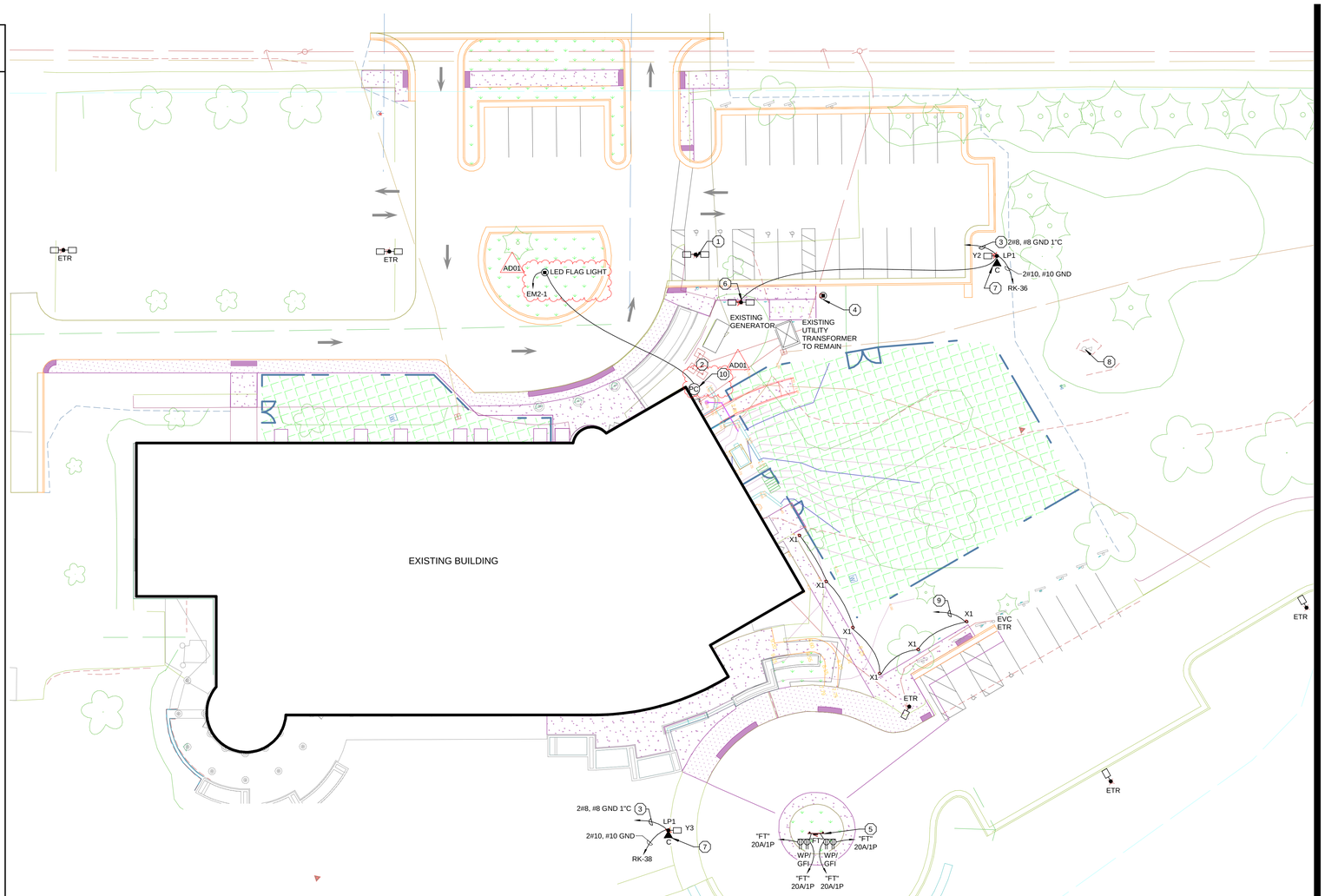
- COND. STUB THROUGH WALL BUSHED EACH END
- CABLE TRAY. INSTALL PER DETAIL
- H — ELECTRIC HAND/HAIR DRYER
- T — WALL MOUNTED THERMOSTAT
- X — REFERS TO NOTE NUMBER
- XXX-XX — REFERS TO DETAIL NUMBER
- XXX — REFERS TO DETAIL; XXXX — SHEET NO. WHERE DETAIL IS LOCATED
- C — DOOR CHIME
- B — BELL WG=WIRE GUARD
- CIRCUIT HOMERUN TO 20A/1P BREAKER UNLESS SHOWN OTHERWISE ON DRAWINGS.
- INDICATES CONNECTED TO SAME CIRCUIT BUT CONTROLLED SEPARATELY

COMMUNICATION

- X X — DATA (SHADED) AND VOICE (UNSHADED) OUTLET. SEE DETAILS. X INDICATES NUMBER OF DROPS FOR PHONE AND DATA. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING. NO "X" INDICATES SINGLE DROP.
- X — TELEPHONE OUTLET ONLY. SEE DETAIL. X INDICATES NUMBER OF PHONE DROPS PER OUTLET. NO X INDICATES 1 DROP. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING.
- W — WALL TELEPHONE MOUNTED AT 42" AFF. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING.
- X — DATA OUTLET. SEE DETAIL. X INDICATES NUMBER OF DROPS PER OUTLET. NO X INDICATES 1 DROP. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING.
- WAP — WIRELESS ACCESS POINT DATA OUTLET MOUNTED IN FACE OF CEILING.
- TV — TELEVISION OUTLET. SEE DETAIL.
- A — AUXILIARY/INPUT SOUND JACK
- M — MICROPHONE OUTLET
- W — FLUSH WALL MOUNTED SPEAKER BOX
- W — SURFACE WALL MOUNTED SPEAKER BOX
- C X — FLUSH CEILING MOUNTED SPEAKER, V = BUILT IN VOLUME CONTROL
- C — SURFACE CEILING MOUNTED SPEAKER BOX
- COMBINATION CLOCK SPEAKER BAFFLE SEE INSTALLATION DETAIL
- MC — ADMINISTRATION STATION SEE SOUND SYSTEM RISER
- C — WALL MOUNTED PUSH TO CALL BUTTON
- WP H — HORN SPEAKER WP=WEATHER PROOF FLUSH MOUNT AT
- GYM SPEAKER CLUSTER SEE GYM RISER DIAGRAM
- V — VOLUME CONTROL
- ARS — AREA OF RESCUE STATION
- ARM — AREA OF RESCUE MASTER
- ARA — AREA OF RESCUE ASSISTANCE SIGN
- WALL CLOCK WG = WIRE GUARD
- DOUBLE FACED WALL CLOCK WG = WIRE GUARD
- SINGLE PUSH BUTTON
- MULTI PUSH BUTTON STATION
- D — HDMI OUTLET
- V — VGA OUTLET
- A — AUDIO OUTLET
- B — BLUE STROBE LIGHT

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AHU	AIR HANDLING UNIT
C	CONDUIT
CCU	COOLING CONDENSER UNIT
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
CON	CONTACTOR
CP	CONTROL PANEL
CUH	CABINET UNIT HEATER
DIS	DISCONNECT
DM	DEMARC
DS	DOOR SWITCH
EBB	ELECTRICAL BASE BOARD
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
ELEV	ELEVATION
EM	EMERGENCY
EQ	EQUIPMENT
EOL	END OF LINE RESISTOR
ETR	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WALL HEATER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FC	VARIABLE SPEED FAN CONTROL SWITCH
GUH	GAS UNIT HEATER
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GSP	GYM SWITCH PANEL
HF	HEAT FAN
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
INC	INCANDESCENT
JB	JUNCTION BOX
LC	LIGHTING CONTROL
MAU	MAKEUP AIR UNIT
MB	MOTORIZED BACKBOARD
MC	MECHANICAL CONTRACTOR
MDF	MAIN DISTRIBUTION FRAME
MOD	MOTOR OPERATED DAMPER
MTD	MOUNTED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OHD	OVERHEAD DOOR
OC	ON CENTER
PC	PHOTOCELL
PDB	PUNCH DOWN BLOCK
PNL	PANELBOARD
PS	POWER SUPPLY
RCP	RELAY CONTROL PANEL
REF	REFRIGERATOR
RTU	ROOF TOP UNIT
SAP	SECURITY ANNUNCIATOR PANEL
SCP	SECURITY CONTROL PANEL
SJB	SOUND SYSTEM JUNCTION BOX
SPD	SURGE PROTECTED DEVICE
SS	STAINLESS STEEL
SV	SOLENOID VALVE
TC	TELECOMMUNICATION CLOSET
TCP	TEMPERATURE CONTROL PANEL
TGB	TELECOMMUNICATION GROUND BAR MASTER
TJB	TERMINAL JUNCTION BOX
TRN	TRANSFORMER
TRS	TRANSFER SWITCH
TTB	TELEPHONE TERMINAL BOARD
UC	UNDERCOUNTER
UH	UNIT HEATER
VFD	VARIABLE FREQUENCY DRIVE
W	WELDER
WE	WALL EXHAUST
WG	WIRE GUARD
WH	WATER HEATER
WP	WEATHER PROOF
XP	CLASS 1, DIV. 1 EQUIPMENT



SITE PLAN - ELECTRICAL
1" = 20'-0"

GENERAL NOTES:

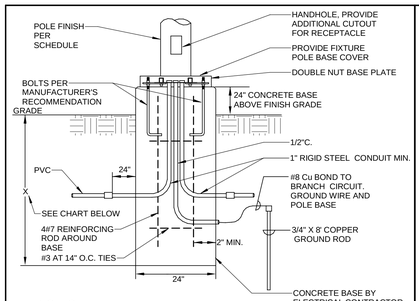
1. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
2. PROVIDE CONCRETE BASE FOR POLES PER DETAIL 1/E000
3. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
4. E.C. IS RESPONSIBLE FOR ALL WORK REQUIRED TO BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
5. ALL CONDUITS STUBBED OUT OF BUILDING SHALL BE DONE PER DETAIL 1/E500
6. E.C. TO INDICATE EXACT ROUTING OF ALL UNDERGROUND CONDUITS ON RECORD DRAWINGS.
7. (— — —) INDICATES APPROXIMATE UNDERGROUND ROUTING OF CONDUITS. PROVIDE RECORD DRAWINGS INDICATING EXACT ROUTING WITH DIMENSION LINES.
8. PROVIDE BOLLARDS FOR X1 PER DETAIL 2/E000

PLAN NOTES: (X)

1. DISCONNECT AND RELOCATE EXISTING FIXTURE, POLE, AND CIRCUIT. REMOVE EXISTING CONCRETE BASE.
2. AD01 REMOVE EXISITNG UNUSED UTILITY TRANSFORMER.
3. CONNECT TO EXISTING EXTERIOR LG-1 277V LIGHT POLE CIRCUIT. RECONNECT TO MATCH EXISITNG. CIRCUIT CONTROLLED BY EXISTING RELAY.
4. FUTURE ELECTRICAL VEHICLE CHARGER LOCATION. PROVIDE 1-1/2" CONDUIT STUB BACK TO PANEL "MDP". CAP CONDUIT FLUSH WITH FINISHED GRADE. PROVIDE PULL STRING. AD01
5. PROVIDE FREESTANDING EQUIPMENT MOUNTING RACK PER DETAIL 7/E500
6. EXISTING RELOCATED POLE AND FIXTURE. PROVIDE NEW CONCRETE BASE. EXTEND EXISTING CIRCUIT TO NEW POLE LOCATION. RECONNECT TO MATCH EXISTING.
7. FURNISH AND INSTALL 1" CONDUIT FOR (4) CAT6 UNDERGROUND RATED CABLES FOR SECURITY CAMERAS. COORDINATE INSTALLATION WITH SECURITY CAMERA VENDER. PROVIDE 120V CIRCUIT CAPPED INSIDE POLE FOR FUTURE USE.
8. DISCONNECT AND REMOVE EXISTING FLAG POLE LIGHT AND WIRE.
9. CONNECT TO EXISTING 277V STEP LIGHTING CIRCUIT LG-2. CIRCUIT CONTROLLED BY EXISTING RELAY. AD01
10. PROVIDE INTERMATIC EK4236S PHOTOCELL MOUNTED TO WEATHERPROOF BOX. MOUNT APPROXIMATLY 10'-0" AFF. AIM PHOTOCELL NORTH.

OCCUPANCY SENSOR SCHEDULE

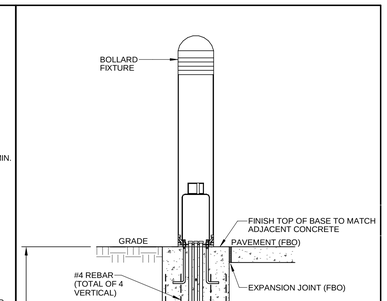
SYMBOL	DESCRIPTION	SENSORSWITCH
L	DUAL TECHNOLOGY OCCUPANCY SENSOR-CORRIDOR	CM-PDT-11
HB	PASSIVE INFRARED HIGH BAY OCCUPANCY SENSOR	CM-6
P	PASSIVE INFRARED OCCUPANCY SENSOR	CM-10
	DUAL TECHNOLOGY OCCUPANCY SENSOR	WV-PDT-16-R-KIT
	DUAL TECHNOLOGY OCCUPANCY SENSOR	CM-PDT-10-R
SM	PASSIVE INFRARED WALL SWITCH OCCUPANCY SENSOR	WSX-XX



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
17'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

1/E000 — 24" EXTERIOR CONCRETE BASE DETAIL
SCALE: NTS



BASE DETAIL-ALUMINUM SHAFT

2/E000 — BOLLARD MOUNTED FIXTURE BASE DETAIL
SCALE: NTS

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E000	SITE PLAN - ELECTRICAL
E100	GROUND FLOOR DEMOLITION - ELECTRICAL
E101	FIRST FLOOR DEMOLITION - ELECTRICAL
E102	SECOND FLOOR DEMOLITION - ELECTRICAL
E2001	GROUND FLOOR - LIGHTING
E2005	GROUND FLOOR - POWER
E2011	FIRST FLOOR - LIGHTING
E2015	FIRST FLOOR - POWER
E2021	SECOND FLOOR - LIGHTING
E2025	SECOND FLOOR - POWER
E203	ENLARGED KITCHEN PLAN
E300	FIRE ALARM PLANS
E303	KEYLESS ENTRY & CCTV PLANS
E400	ONE LINE & SCHEDULES
E500	DETAILS
E501	FIXTURE & MOTOR SCHEDULES

AD01

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311 canyon wren dr, buda, tx 78610 t 737 525 09

GWCHF
WATERTOWN COLLECTIVE, LLC
600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:
AD01 09-06-22

CONSTRUCTION SET
DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: E000

SITE PLAN - ELECTRICAL

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Section 3, 8mm D

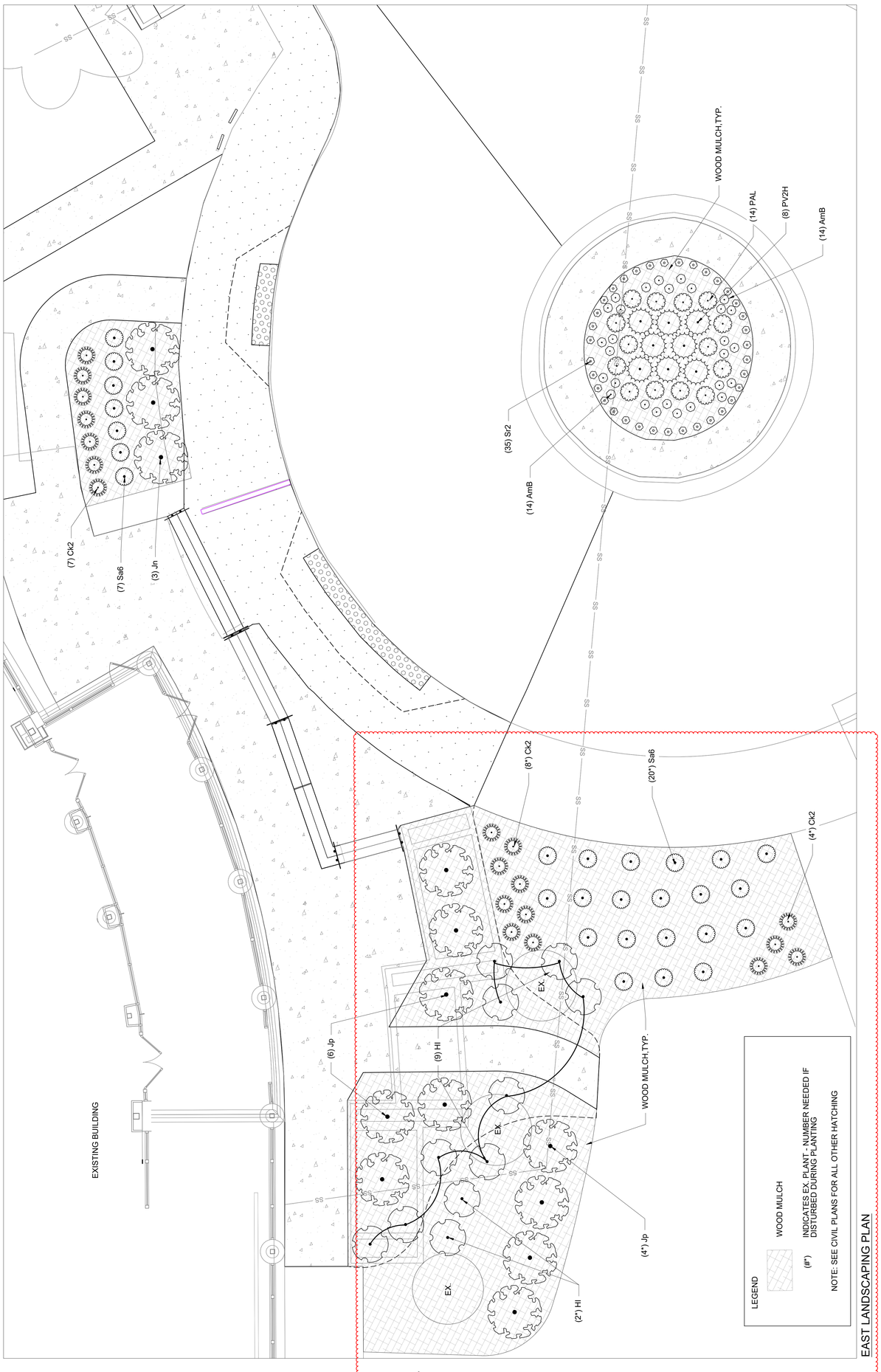
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REVISIONS	
03/01	
04/14/23	

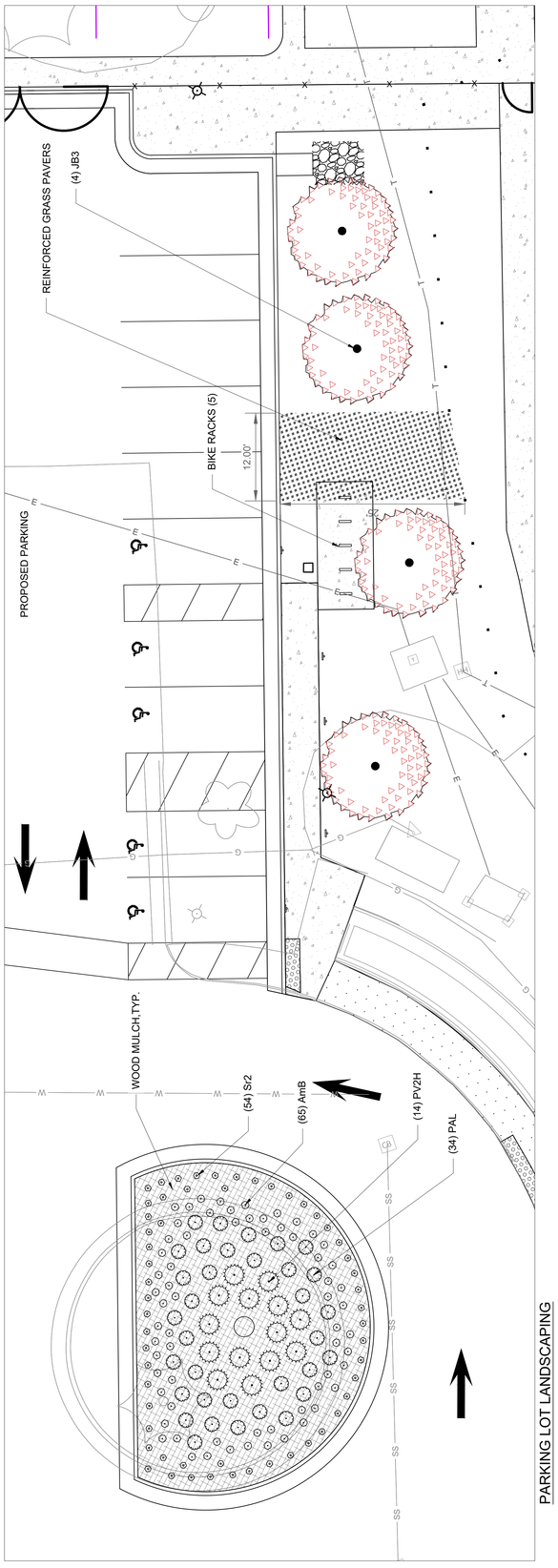
LANDSCAPING PLAN

DRN	
DATE	02-15-23
JOB NO	220040-01
SHEET NO	L101

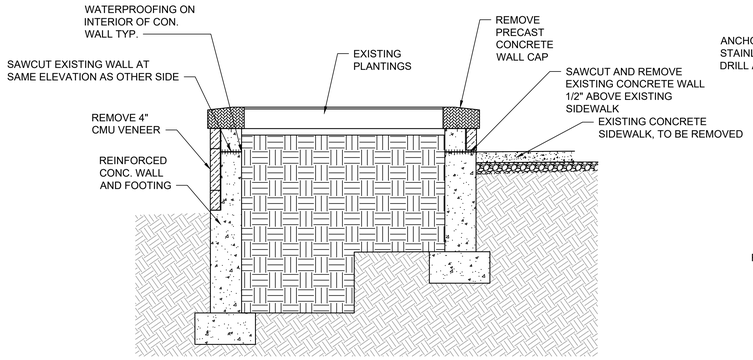
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EAST LANDSCAPING PLAN

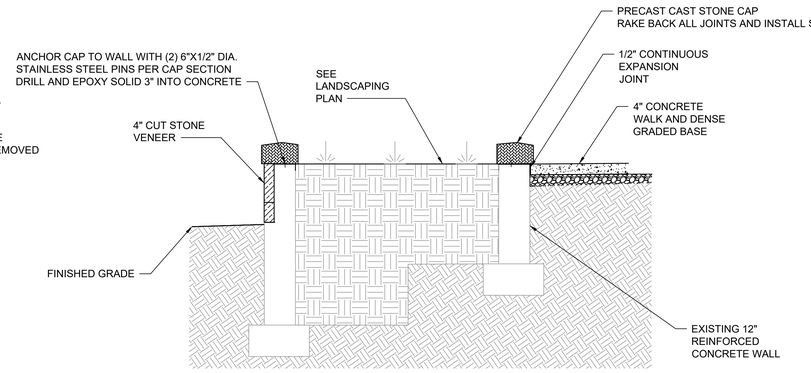


PARKING LOT LANDSCAPING



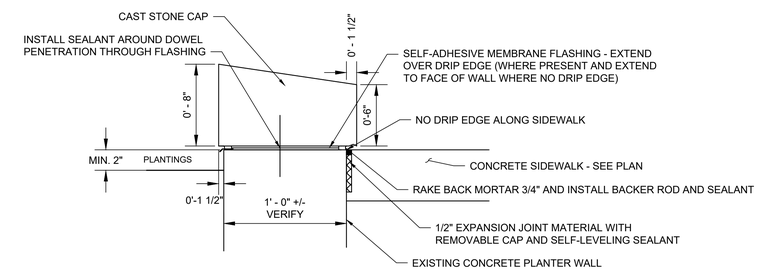
EXISTING AND REMOVAL DETAIL
LANDSCAPING PLANTER TYPE1

NO SCALE



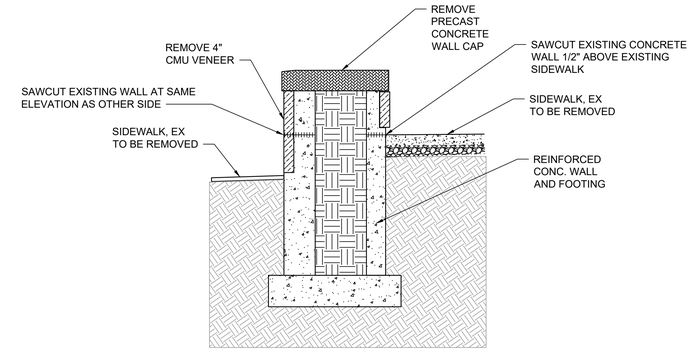
RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 1

NO SCALE



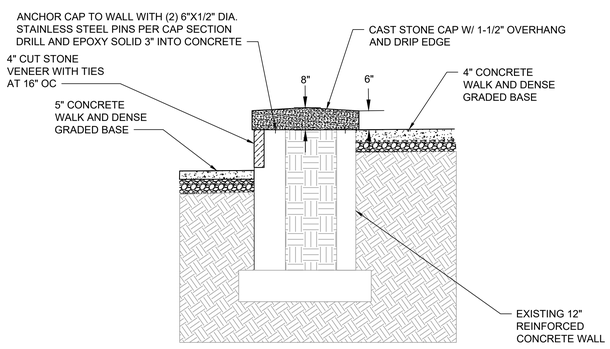
STONE WALL CAP DETAIL

NO SCALE



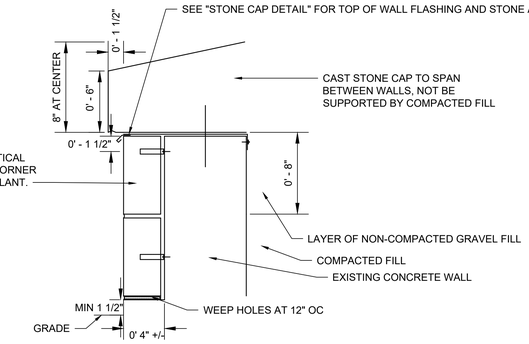
EXISTING AND REMOVAL DETAIL
LANDSCAPING PLANTER TYPE 2

NO SCALE



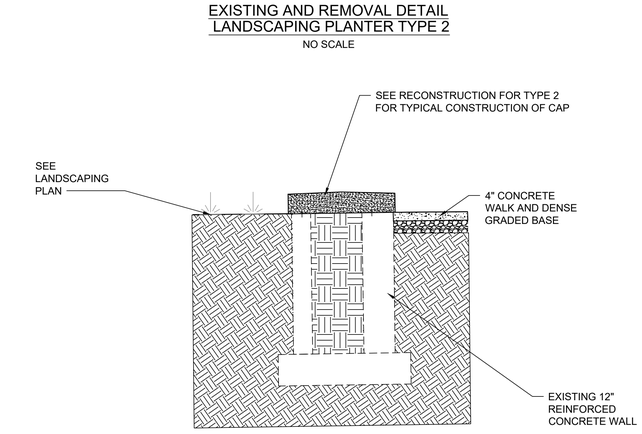
RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 2

NO SCALE



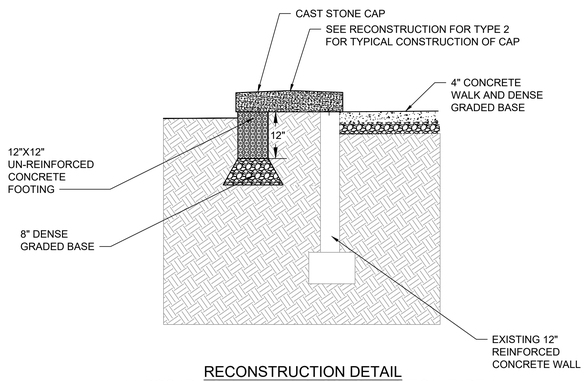
STONE CAP DETAIL AT STONE VENEER

NO SCALE



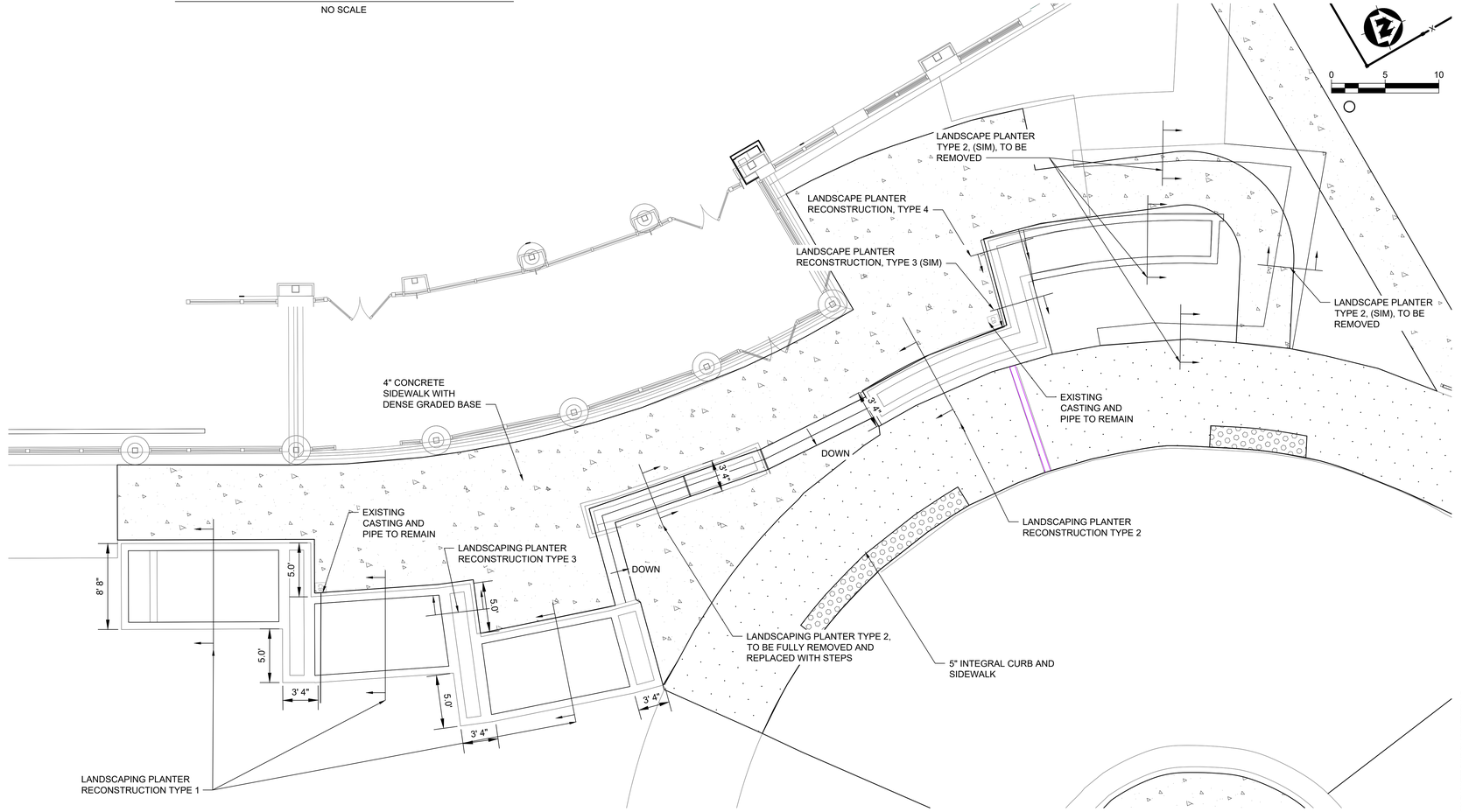
RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 3

NO SCALE



RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 4

NO SCALE



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REVISIONS:

PLANTER DETAILS

CONSTRUCTION SET
DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: L501

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SITE PREPARATION, LAYOUT AND PLANTING NOTES (NOTES APPLY TO SHEETS L102-103, C505)

A. TREES AND SHRUBS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.

B. EQUALLY SPACE PERENNIALS AS SPECIFIED PER NOTES LISTED ON DRAWINGS.

C. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.

D. ALL TREES SHALL RECEIVE A 5' DIAMETER MULCH RING. SEE DETAIL.

E. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF BIDDING. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.

F. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IT COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT.

G. ADJUSTMENT TO STAKE LOCATIONS DUE TO DISCREPANCIES BETWEEN COORDINATES AND DIMENSIONS IS INCIDENTAL TO THE CONTRACT. NO ADDITIONAL PAYMENTS WILL BE MADE FOR THIS WORK.

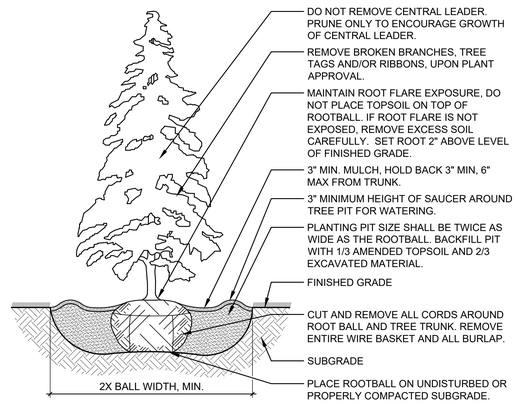
PLANT LIST

CB10

ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	NOTES
	TREES				TOTAL	
JB3	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	5' H	B&B	4	
	BOTANICAL NAME	**COMMON NAME**	**SIZE**	**ROOT**	**QUANTITY**	
	SHRUBS				TOTAL	
Jp	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	#5 Cont.	CONT.	9 (13*)	
	BOTANICAL NAME	**COMMON NAME**	**SIZE**	**ROOT**	**QUANTITY**	
	PERENNIALS/GRASSES				TOTAL	
AmB	Achillea millefolium 'Balvinviolet'	New Vintage Violet Yarrow	#1 Cont.	CONT.	93	
Ck2	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	CONT.	7 (19*)	
HI	Hydrangea paniculata 'Zwijnenburg'	Limelight Hydrangea	#5 Cont.	CONT.	9 (11*)	
(NA)	Hosta Inniswood	Inniswood Hosta	#3 Cont.	CONT.	12	See Sheet C505
PV2H	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	CONT.	22	
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.	CONT.	48	
Sr2	Sedum 'Dragon's Blood'	Dragon's Blood Sedum	PINT	CONT.	90	
Sa6	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1 Cont.	CONT.	7 (27*)	

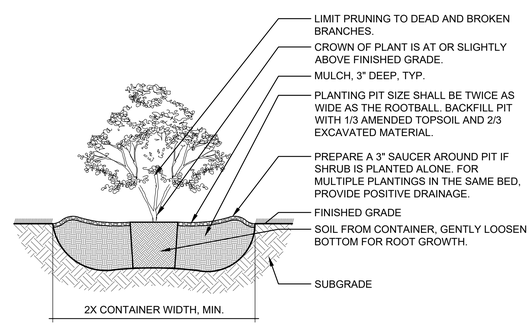
(#*) INDICATES TOTAL NUMBER IF EXISTING PLANTS ARE DISTURBED DURING PLANTING

NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL



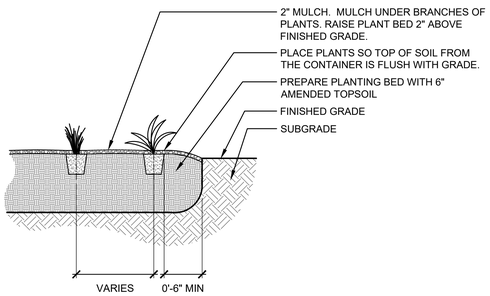
1 L502 CONIFER TREE PLANTING
NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



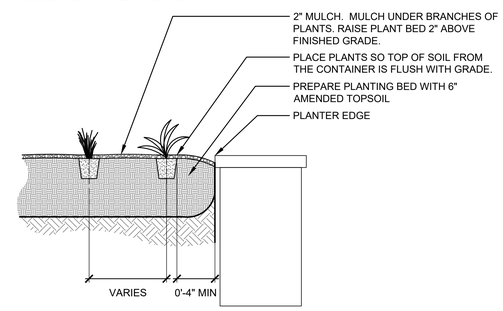
2 L502 SHRUB CONTAINER PLANTING
NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL.



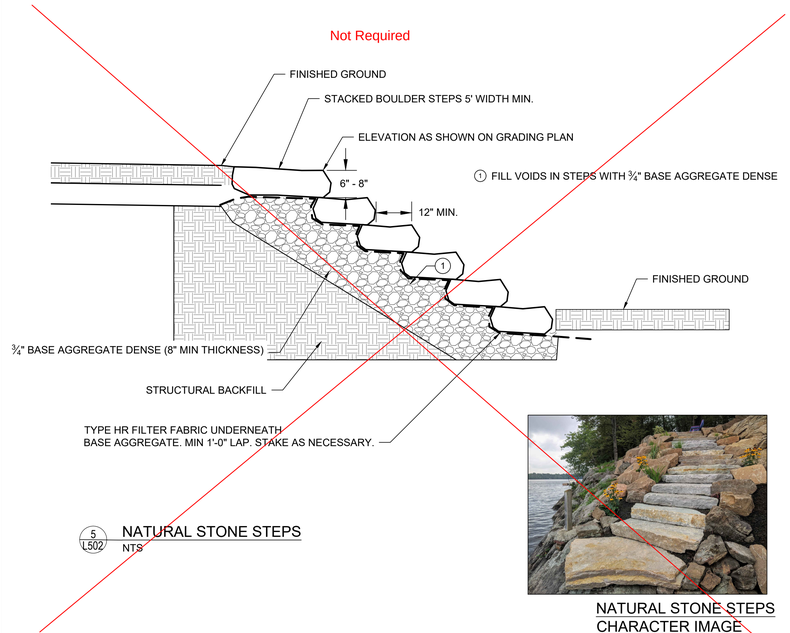
3 L502 **PERENNIAL PLANTING**
NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL.



4 L502 **PERENNIAL IN PLANTER PLANTING**
NTS

Not Required



5 L502 NATURAL STONE STEPS
NTS

NATURAL STONE STEPS
CHARACTER IMAGE
NOT TO SCALE

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REVISIONS:
CB10 02-15-23

LANDSCAPING DETAILS

CB10:
DATE: 02-15-23
JOB NO: 220040-01
SHEET NO: L502

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CHICAGO AND NORTHWESTERN RAILROAD COMPANY

LEGEND

- I.P.
- STORM M.H.
- STORM C.B. SQUARE
- SANITARY M.H.
- EXISTING HYDRANT
- WATER VALVE
- ELECTRIC M.H.
- ELECTRIC METER BOX
- GAS METER BOX
- EXISTING VENT
- EXISTING WELL
- CABLE TV PEDESTAL
- UNDERGROUND GAS VALVE
- LIGHT POLE WITH SIGNAL
- POWER POLE
- GUY WIRE
- SIGN
- EXISTING WITNESS MONUMENT
- EXISTING RIGHT OF WAY POST
- EXISTING WOOD FENCE POST
- LIGHT POLE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- OVERHEAD LINES
- FENCE LINE
- PROPOSED STOP SIGN
- PROPOSED NO PARKING SIGN
- PROPOSED HANDICAP PARKING SIGN

N S E W

SCALE IN FEET
30' 0 30'

EPPSTEIN UHEN
ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
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www.eppsteinuhen.com

Project
Bethesda Lutheran Homes & Services Phase II – Office Building

Sheet Title
UTILITY SYSTEM PLAN

Revisions

Item	Date	By

Project Architect	SR
Project Engineer	JRS
Drawn By	MLH/BR
Project No.	00187-01
Date	OCTOBER 12, 2001
Sheet No.	C 1.4

"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."

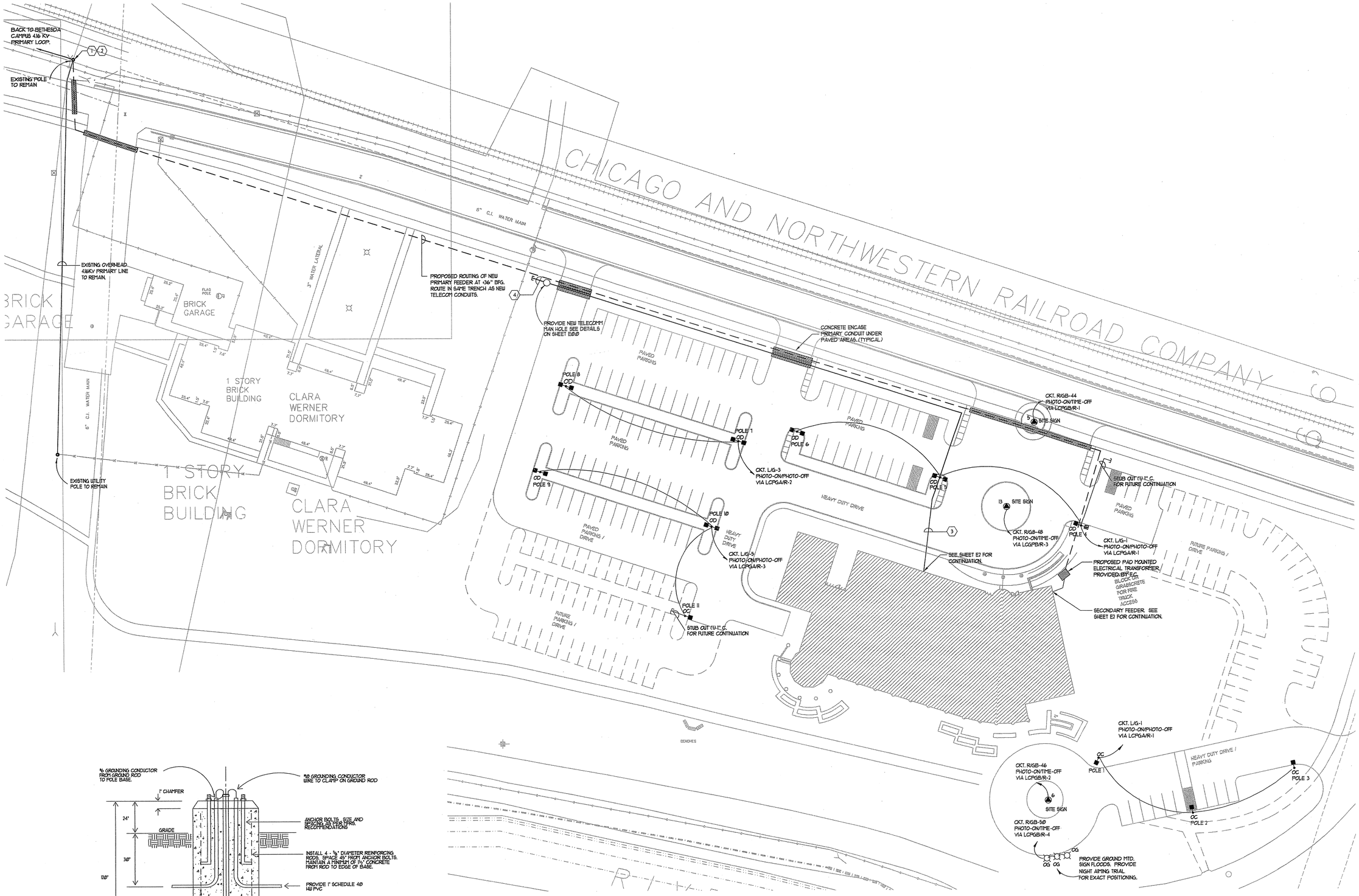
TO OBTAIN LOCATIONS OF PARK/STREET LIGHTING AND FACILITIES BEFORE YOU DIG IN WISCONSIN

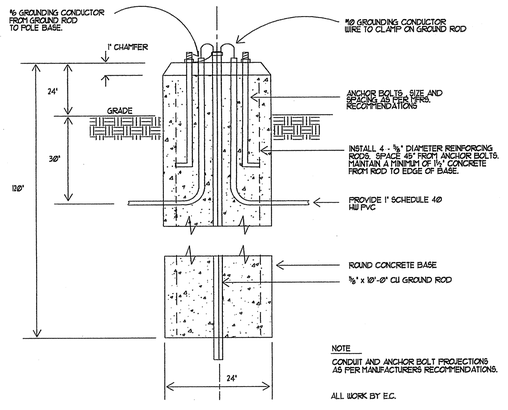
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1) REQUIRES NOT. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.





POLE BASE DETAIL
SCALE: NONE

GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITION PRIOR TO SUBMITTING BID.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL OTHER TRADES DOCUMENTS & COORDINATE LOCATION OF MOTOR, LIGHTS & DEVICES. PROVIDE ADDITIONAL EQUIPMENT EVEN IF NOT SHOWN ON THE ELECTRICAL DRAWINGS.
3. FAILURE TO PROVIDE FOR AND INCLUDE COST FOR THESE CONTINGENCIES IN THE ORIGINAL BID WILL NOT BE ACCEPTED AS AN EXCUSE FOR EXTRA PAYMENT.
4. ALL EXTERIOR LIGHTING BRANCH CKT. WIRING SHALL BE MIN #8 THHN-2 PLUS MIN #8 GREEN GROUND IN 1" SCHEDULE 40 HWPVC 30" BFG. BACK FILL FIRST 18" WITH TAMPED SAND (TAMPED EVERY 6") AND MARK WITH PLASTIC RED WARNING TAPE. BACK FILL REMAINDER WITH CLEAN GRANULAR FILL.
5. COORDINATE ALL REQUIRED DOWNTIME AND SERVICE OUTAGES WITH CONSTRUCTION MANAGER AND BLHS. ALL OUTAGES TO BE DONE AT A TIME TO BE DETERMINED BY BLHS.

ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

KEYED NOTES:

1. PROVIDE SPLICE OF EXISTING 4.16 KV OVERHEAD PRIMARY CONDUCTORS ON TOP OF POLE. USE 3M SERIES 5559 COLD SHRINK SPLICE KITS OR APPROVED EQUIVALENT. USE SIZE LARGE ENOUGH TO ACCOMMODATE WIRE SIZE OF EXISTING FEEDER.
2. ROUTE NEW PRIMARY FEEDER DOWN EXISTING POLE (OWNED BY BLHS) FOR NEW UNDERGROUND PRIMARY FEEDER TO OFFICE BUILDING. SEE RISER DIAGRAM ON SHEET E1 FOR MORE INFORMATION.
3. PROVIDE (3) 4" SCHEDULE 40 PVC SERVICE ENTRANCE CONDUITS. BEGINNING AT 24" BFG AT BUILDING FOUNDATION WALL AND PROVIDE 1/8" PITCH DOWN AWAY FROM BUILDING FOR EVERY FOOT OF RUN. PROVIDE ALL SWEEP ELBOWS AND INCLUDE 1/4" NYLON PULL CORD IN EACH RACEWAY. CAP BOTH ENDS, WATER/VAPOR SEAL. COORDINATE TIMING OF SEALING WITH TELECOMMUNICATIONS CONTRACTOR.
4. STUB OUT (3) 4" SCHEDULE 40 PVC CONDUITS 5'-0" FROM MANHOLE.

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Bethesda LUTHERAN HOMES AND SERVICES, INC.

Project

Bethesda Lutheran Homes and Services Phase II Office Building

C01061
CZARNECKI ENGINEERING INCORPORATED
1099 QUAIL COURT, SUITE 100 – PEWAUKEE, WI 53072
VOICE: (262) 691-1010 FAX: (262) 691-7334
WEB PAGE: www.czeng.com

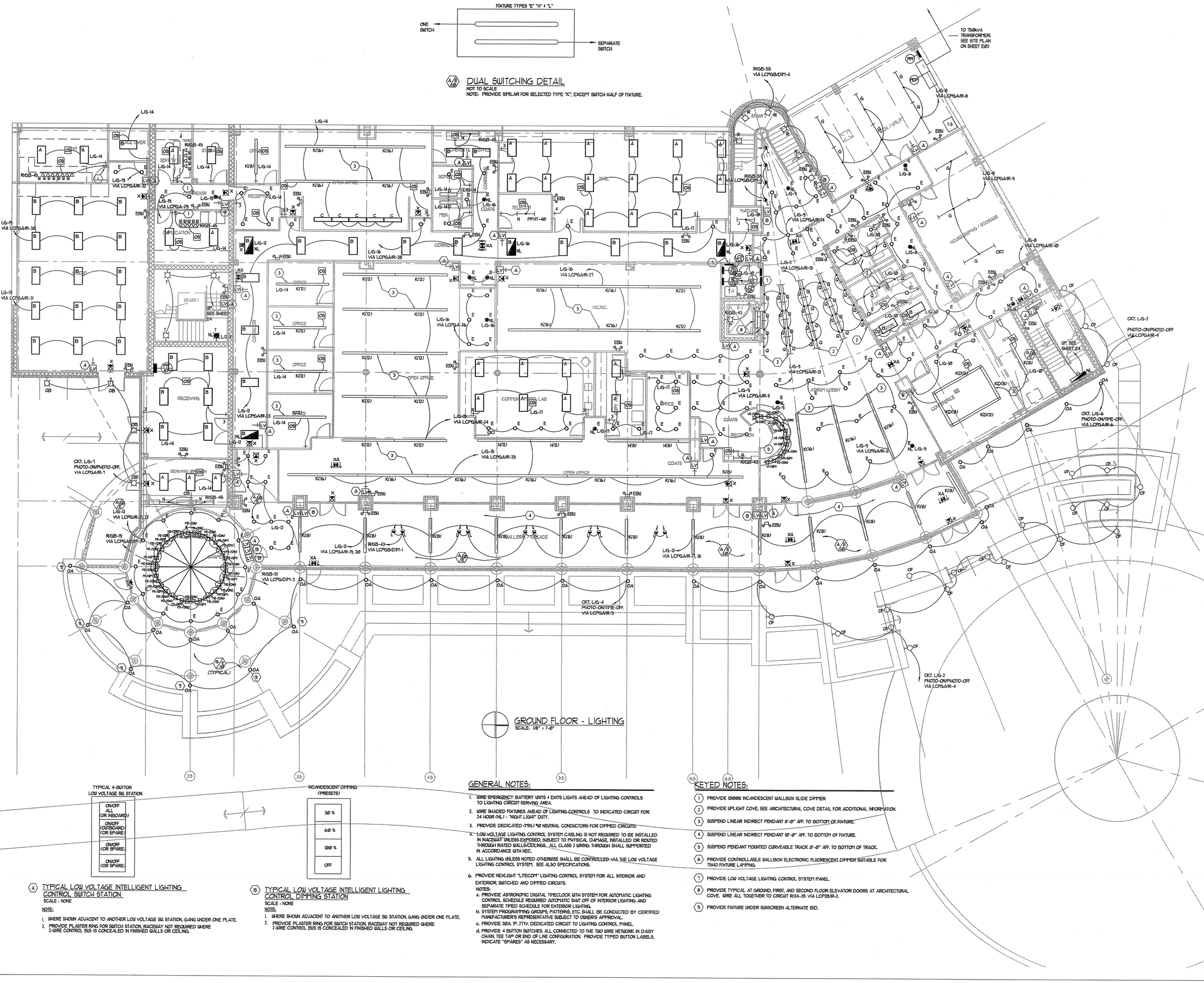
Sheet Title

Electrical Site Plan

Revisions

Item	Date	By

Project Architect	SR
Drawn By	CZE
Project No.	1-00339-01
Date	10/12/01
Sheet No.	E0.1



TYPICAL 4-BUTTON LOW VOLTAGE SW. STATION

ON/OFF ALL (OR INBOARD)
ON/OFF (OUTBOARD) (OR SPARE)
ON/OFF (OR SPARE)
ON/OFF (OR SPARE)

INCANDESCENT DIMMING (PRESETS)

30 %
60 %
100 %
OFF

(A) TYPICAL LOW VOLTAGE INTELLIGENT LIGHTING CONTROL SWITCH STATION

SCALE : NONE

NOTE:

1. WHERE SHOWN ADJACENT TO ANOTHER LOW VOLTAGE SW. STATION, GANG UNDER ONE PLATE.
2. PROVIDE PLASTER RING FOR SWITCH STATION. RACEWAY NOT REQUIRED WHERE 2-WIRE CONTROL BUS IS CONCEALED IN FINISHED WALLS OR CEILING.

(B) TYPICAL LOW VOLTAGE INTELLIGENT LIGHTING CONTROL DIMMING STATION

SCALE : NONE

NOTE:

1. WHERE SHOWN ADJACENT TO ANOTHER LOW VOLTAGE SW. STATION, GANG UNDER ONE PLATE.
2. PROVIDE PLASTER RING FOR SWITCH STATION. RACEWAY NOT REQUIRED WHERE 2-WIRE CONTROL BUS IS CONCEALED IN FINISHED WALLS OR CEILING.

GENERAL NOTES:

1. WIRE EMERGENCY BATTERY UNITS 4 EXITS LIGHTS AHEAD OF LIGHTING CONTROLS TO LIGHTING CIRCUIT SERVING AREA.
2. WIRE SHADED FIXTURES AHEAD OF LIGHTING CONTROLS TO INDICATED CIRCUIT FOR 24 HOUR (NL) - NIGHT LIGHT DUTY.
3. PROVIDE DEDICATED (1#N) #10 NEUTRAL CONDUCTORS FOR DIMMED CIRCUITS.
4. LOW VOLTAGE LIGHTING CONTROL SYSTEM CABLING IS NOT REQUIRED TO BE INSTALLED IN RACEWAY UNLESS EXPOSED, SUBJECT TO PHYSICAL DAMAGE, INSTALLED OR ROUTED THROUGH RATED WALLS/CEILINGS. ALL CLASS 2 WIRING THROUGH SHALL SUPPORTED IN ACCORDANCE WITH NEC.
5. ALL LIGHTING UNLESS NOTED OTHERWISE SHALL BE CONTROLLED VIA THE LOW VOLTAGE LIGHTING CONTROL SYSTEM. SEE ALSO SPECIFICATIONS.
6. PROVIDE NEXLIGHT "LITECOM" LIGHTING CONTROL SYSTEM FOR ALL INTERIOR AND EXTERIOR, SWITCHED AND DIMMED CIRCUITS.

   NOTES:

   a. PROVIDE ASTRONOMIC DIGITAL TIMECLOCK WITH SYSTEM FOR AUTOMATIC LIGHTING CONTROL SCHEDULE REQUIRED AUTOMATIC SHUT OFF OF INTERIOR LIGHTING AND SEPARATE TIMED SCHEDULE FOR EXTERIOR LIGHTING.
   b. SYSTEM PROGRAMMING GROUPS, PATTERNS, ETC. SHALL BE CONDUCTED BY CERTIFIED MANUFACTURER'S REPRESENTATIVE SUBJECT TO OWNER'S APPROVAL.
   c. PROVIDE 20A, 1Ø, 277V, DEDICATED CIRCUIT TO LIGHTING CONTROL PANEL.
   d. PROVIDE 4 BUTTON SWITCHES, ALL CONNECTED TO THE TWO WIRE NETWORK IN DAISY CHAIN, TEE TAP OR END OF LINE CONFIGURATION. PROVIDE TYPED BUTTON LABELS, INDICATE "SPARES" AS NECESSARY.

KEYED NOTES:

1. PROVIDE 1000W INCANDESCENT WALLBOX SLIDE DIMMER.
2. PROVIDE UPLIGHT COVE. SEE ARCHITECTURAL COVE DETAIL FOR ADDITIONAL INFORMATION.
3. SUSPEND LINEAR INDIRECT PENDANT 8'-0" AFF. TO BOTTOM OF FIXTURE.
4. SUSPEND LINEAR INDIRECT PENDANT 10'-0" AFF. TO BOTTOM OF FIXTURE.
5. SUSPEND PENDANT MOUNTED CURVEABLE TRACK 8'-0" AFF. TO BOTTOM OF TRACK.
6. PROVIDE CONTROLLABLE WALLBOX ELECTRONIC FLUORESCENT DIMMER SUITABLE FOR T5HO FIXTURE LAMPING.
7. PROVIDE LOW VOLTAGE LIGHTING CONTROL SYSTEM PANEL.
8. PROVIDE TYPICAL AT GROUND, FIRST, AND SECOND FLOOR ELEVATOR DOORS AT ARCHITECTURAL COVE. WIRE ALL TOGETHER TO CIRCUIT R7A-35 VIA LCP7B/R-2.
9. PROVIDE FIXTURE UNDER SUNSCREEN ALTERNATE BID.

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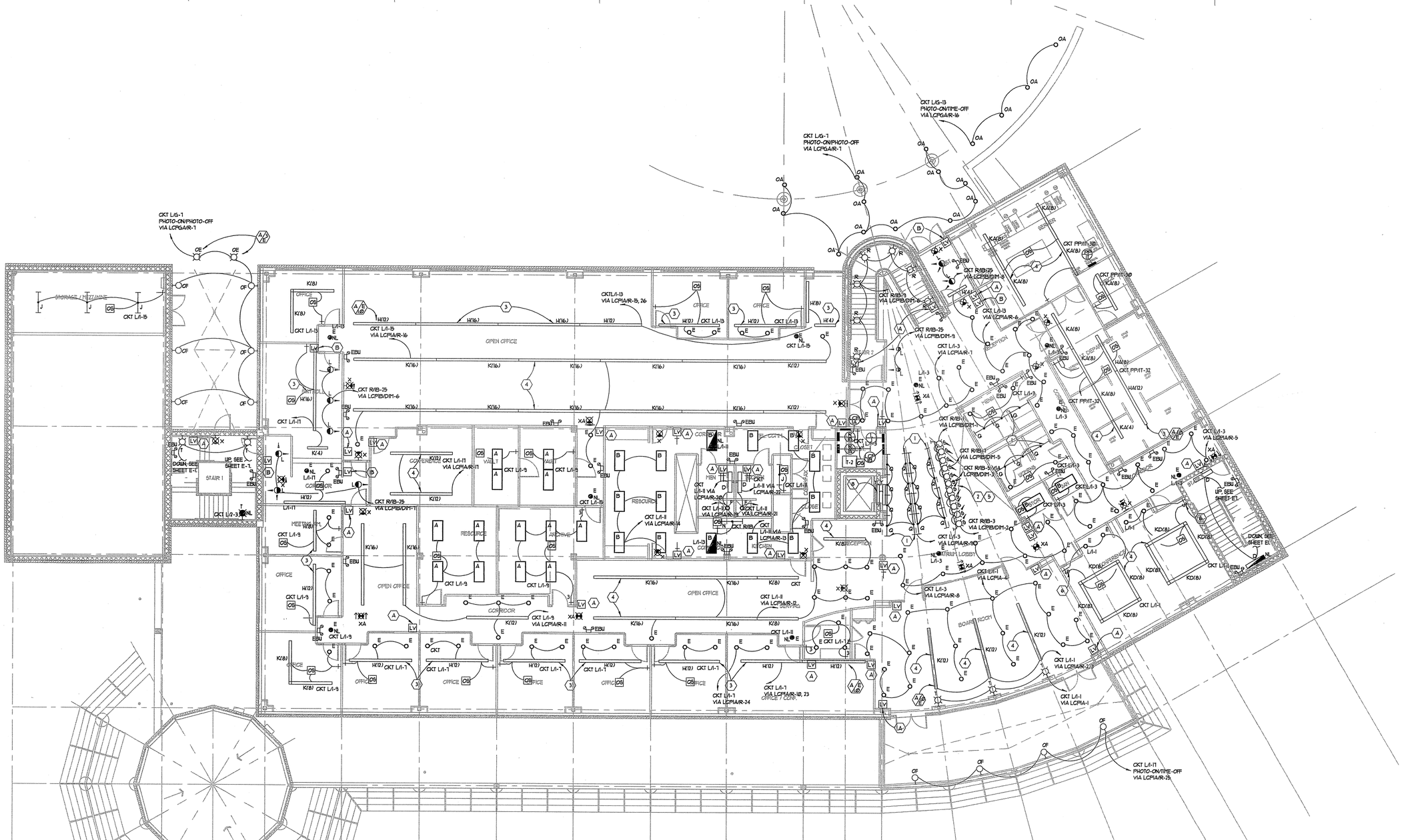
Sheet Title

Ground Floor Lighting Plan

Revisions

Item	Date	By

Project Architect	SR
Drawn By	CZE
Project No.	1-00339-01
Date	10/12/01
Sheet No.	E1



FIRST FLOOR - LIGHTING

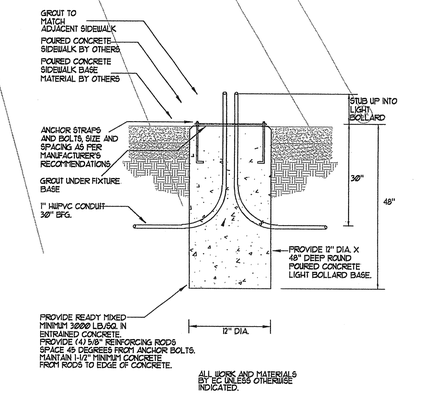
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. WIRE EMERGENCY BATTERY UNITS & EXITS LIGHTS AHEAD OF LIGHTING CONTROLS TO LIGHTING CIRCUIT SERVING AREA.
2. WIRE SHADED FIXTURES AHEAD OF LIGHTING CONTROLS TO INDICATED CIRCUIT FOR 24 HOUR (NL) - "NIGHT LIGHT" DUTY.
3. PROVIDE DEDICATED (MIN) #10 NEUTRAL CONDUCTORS FOR DIMMED CIRCUITS.
4. LOW VOLTAGE LIGHTING CONTROL SYSTEM CABLING IS NOT REQUIRED TO BE INSTALLED IN RACEWAY UNLESS EXPOSED, SUBJECT TO PHYSICAL DAMAGE, INSTALLED OR ROUTED THROUGH RATED WALLS/CEILINGS.
5. ALL LIGHTING UNLESS NOTED OTHERWISE SHALL BE CONTROLLED VIA THE LOW VOLTAGE LIGHTING CONTROL SYSTEM. SEE ALSO SPECIFICATIONS.
6. PROVIDE NEXLIGHT "LITECOM" LIGHTING CONTROL SYSTEM FOR ALL INTERIOR AND EXTERIOR, SWITCHED AND DIMMED CIRCUITS.
   NOTES:
   a. PROVIDE ASTRONOMIC DIGITAL TIMECLOCK WITH SYSTEM FOR AUTOMATIC LIGHTING CONTROL SCHEDULE REQUIRED AUTOMATIC SHUT OFF OF INTERIOR LIGHTING AND SEPARATE TIMED SCHEDULE FOR EXTERIOR LIGHTING.
   b. SYSTEM PROGRAMMING GROUPS, PATTERNS, ETC. SHALL BE CONDUCTED BY CERTIFIED MANUFACTURER'S REPRESENTATIVE SUBJECT TO OWNER'S APPROVAL.
   c. PROVIDE 208A, 1P, 7TV, DEDICATED CIRCUIT TO LIGHTING CONTROL PANEL.
   d. PROVIDE 4 BUTTON SWITCHES, ALL CONNECTED TO THE TWO WIRE NETWORK IN DAISY CHAIN, TEE TAP OR END OF LINE CONFIGURATION. PROVIDE TYPED BUTTON LABELS, INDICATE "SPARES" AS NECESSARY.

KEYED NOTES:

1. FLUORESCENT INDIRECT COVE - SEE ARCHITECTURAL COVE DETAIL.
2. PIPE MOUNT WITH FIXTURE "S" C-CLAMP MOUNTING PROVISIONS. PROVIDE TWIST LOCK RECEPTACLES IN VERTICAL FACE ALONG PIPE FLUSH IN VERTICAL FACE OF OPENING BETWEEN FIRST AND SECOND FLOORS. WIRE TWIST LOCK RECEPTACLES TO INDICATED CIRCUIT/DIMMER MODULE OF LOW VOLTAGE LIGHTING CONTROL SYSTEM.
3. WALL MOUNT LINEAR INDIRECT LUMINAIRE ONE INCH ABOVE BOTTOM EDGE OF DROP SOFFIT EDGE TO BOTTOM OF FIXTURE. (TYPICAL)
4. SUSPEND LINEAR INDIRECT PENDANT 8'-0" AFF. TO BOTTOM OF FIXTURE.
5. HORIZONTAL MOUNTING PIPE PROVIDED BY G.C. EC SHALL PROVIDE C-CLAMP MOUNTED FIXTURE AND BLACK 20A/120V TWIST LOCK RECEPTACLE TO EACH TYPE "S" FIXTURE. WIRE CIRCUIT SERVING EQUIPMENT VIA DIMMER MODULES OF LOW VOLTAGE LIGHTING CONTROL PANEL.
6. PROVIDE CONTROLLABLE WALLBOX ELECTRONIC FLUORESCENT DIMMER SUITABLE FOR T5HO FIXTURE LAMPING.
7. ALL PENETRATION THROUGH 2 HOUR ROOMS SHALL BE SUITABLY RATED.
8. PROVIDE TYPICAL AT GROUND, FIRST, AND SECOND FLOOR ELEVATOR DOORS AT ARCHITECTURAL COVE. WIRE ALL TOGETHER TO CIRCUIT R/A-35 VIA LCP2B/R-2.



A/3/E BOLLARD BASE DETAIL - FIXTURE TYPE "OE"

SCALE: NONE

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Bethesda LUTHERAN COMMUNITIES AND SERVICES, INC.

Project

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Sheet Title

First Floor Lighting Plan

Revisions

Item	Date	By

Project Architect	SR
Drawn By	CZE
Project No.	1-00339-01
Date	10/12/01
Sheet No.	

E4

WATERTOWN COLLECTIVE, LLC.
Milestone Schedule 2-1-2023
Maas Brothers Construction Co., Inc.

ID	Task Mode	Task Name	Duration	Start	Finish	Predec	Resource Names
1		**WATERTOWN COLLECTIVE, LLC. - PRELIMINARY MILESTONE SCHEDULE**					
2		**PRE-CONSTRUCTION**	**245 days?**	**11/1/21 8:00 AM**	**10/7/22 5:00 P**		
25		**CONSTRUCTION**	**185 days**	**9/19/22 8:00 AM**	**6/5/23 8:00 AM**		
26		Mobilization/Submittals/Procurement	100 days	9/19/22 8:00 AM	2/3/23 5:00 PM		All Trades
27		**Site Work & Exterior Building Envolope Repairs**	**175 days**	**9/26/22 8:00 AM**	**5/26/23 5:00 P**		
28		Site Erosion Control / Site Demolition	10 days	9/26/22 8:00 AM	10/7/22 5:00 PI		Koplin Excavating
29		Excavation, grading, gravel base at new parking, drives and playground areas	10 days	10/10/22 8:00 A	10/21/22 5:00	28	Koplin Excavating
30		Exterior Building Envelope - Cleaning, tuckpointing, window seals, exterior caulk	45 days	9/26/22 8:00 AM	11/25/22 5:00		Walsh & Jefferson
31		Reroofing & Sheet Metal Work	15 days	3/27/23 8:00 AM	4/14/23 5:00 PI		Maly Roofing
32		Landscaping Retaining Walls & Seeding	45 days	4/3/23 8:00 AM	6/2/23 5:00 PM		Tim Theder Landscaping
33		Site Concrete	15 days	4/17/23 8:00 AM	5/5/23 5:00 PM	34	Parisi Construction
34		Fencing Installation	10 days	5/8/23 8:00 AM	5/19/23 5:00 PI		
35		Asphalt Paving	10 days	5/15/23 8:00 AM	5/26/23 5:00 PI		Wolf Paving
36		Playground Equipment Installation	15 days	5/8/23 8:00 AM	5/26/23 5:00 PI	32	YMCA/Jefferson County Headstar
37		**3rd Floor**	**135 days**	**11/7/22 8:00 AM**	**5/12/23 5:00 P**		
38		Selective Demolition	20 days	11/14/22 8:00 A	12/9/22 5:00 PI	70	All Trades
39		Floor Infill & Stair Railing Modifications	40 days	1/16/23 8:00 AM	3/10/23 5:00 PI		Endres Mfg, Capital Steel Erector
40		Overhead MEP Rough-Ins	15 days	12/12/22 8:00 A	12/30/22 5:00	72	All Trades
41		Interior Partition Walls	12 days	1/3/23 8:00 AM	1/18/23 5:00 PI	40	Common Links Construction
42		In Wall MEP Rough-Ins	10 days	1/19/23 8:00 AM	2/1/23 5:00 PM		All Trades
43		Hollow Metal Door Frames At 312 Offices	3 days	2/13/23 8:00 AM	2/15/23 5:00 PI		
44		Drywall	22 days	2/2/23 8:00 AM	3/3/23 5:00 PM	42	Common Links Construction
45		Painting	35 days	1/16/23 8:00 AM	3/3/23 5:00 PM		
46		Casework Installation	25 days	2/13/23 8:00 AM	3/17/23 5:00 PI		
47		Acoustical Ceiling Grid & Boarders	5 days	3/6/23 8:00 AM	3/10/23 5:00 PI		
50		Grills Diffusers/Light Fixtures/Plumbing Fixtures	15 days	3/13/23 8:00 AM	3/31/23 5:00 PI		
48		Ceramic Tile & Flooring	20 days	3/6/23 8:00 AM	3/31/23 5:00 PI		
49		Drop Ceiling Tile	5 days	4/3/23 8:00 AM	4/7/23 5:00 PM		
51		Won Door Installation	5 days	4/3/23 8:00 AM	4/7/23 5:00 PM		
52		Doors & Hardware	10 days	4/3/23 8:00 AM	4/14/23 5:00 PI		
53		3rd Floor Punch List	5 days	4/17/23 8:00 AM	4/21/23 5:00 PI		
54		3rd Floor Partial Occupancy - Ablelite Offices Move from 1st to 3rd	5 days	4/24/23 8:00 AM	4/28/23 5:00 PI		
55		**2nd Floor**	**135 days**	**9/26/22 8:00 AM**	**3/31/23 5:00 P**		

Oct 31, '2
S M

Project: WATERTOWN COLLECTIV
Date: 2/1/23 6:36 AM

Task	External Tasks	Manual Task	Finish-only		
Split	External Milestone	Duration-only	Deadline		
Milestone	Inactive Task	Manual Summary Rollup	Progress		
Summary	Inactive Milestone	Manual Summary			
Project Summary	Inactive Summary	Start-only			

WATERTOWN COLLECTIVE, LLC.
Milestone Schedule 2-1-2023
Maas Brothers Construction Co., Inc.

ID	Task Mode	Task Name	Duration	Start	Finish	Predec	Resource Names
56		Selective Demolition	20 days	9/26/22 8:00 AM	10/21/22 5:00 PM	26	All Trades
57		Spray Applied Fire Proofing	5 days	10/24/22 8:00 A	10/28/22 5:00 PM		CTS
58		Overhead MEP Rough-Ins	20 days	10/31/22 8:00 A	11/25/22 5:00 PM	26	All Trades
59		Interior Partition Walls	15 days	11/28/22 8:00 A	12/16/22 5:00 PM	58	Common Links Construction
60		In Wall MEP Rough-Ins	15 days	12/19/22 8:00 A	1/6/23 5:00 PM		All Trades
61		Drywall	20 days	1/30/23 8:00 AM	2/24/23 5:00 PM	60	Common Links Construction
62		Painting	10 days	2/27/23 8:00 AM	3/10/23 5:00 PM		
63		Casework Installation	30 days	3/6/23 8:00 AM	4/14/23 5:00 PM		
64		Acoustical Ceiling Grid & Boarders	10 days	3/20/23 8:00 AM	3/31/23 5:00 PM		
65		Grills Diffusers/Light Fixtures/Plumbing Fixtures	15 days	3/27/23 8:00 AM	4/14/23 5:00 PM		
66		Ceramic Tile & Flooring	20 days	4/3/23 8:00 AM	4/28/23 5:00 PM		
67		Drop Ceiling Tile	5 days	4/17/23 8:00 AM	4/21/23 5:00 PM		
68		Doors & Hardware	10 days	4/17/23 8:00 AM	4/28/23 5:00 PM		
69		**1st Floor**	**145 days**	**10/17/22 8:00 A**	**5/5/23 5:00 PM**		
70		Selective Demolition	15 days	10/24/22 8:00 A	11/11/22 5:00 PM	56	All Trades
71		Concrete Floor Sawcutting, Demo, Underfloor Plumbing & Replacement	15 days	11/7/22 8:00 AM	11/25/22 5:00 PM	56	Mattox Plumbing / Maas Bros
72		Overhead MEP Rough-Ins	15 days	11/14/22 8:00 A	12/2/22 5:00 PM	70	All Trades
73		Interior Partition Walls	15 days	12/5/22 8:00 AM	12/23/22 5:00 PM	72	Common Links Construction
74		In Wall MEP Rough-Ins	15 days	12/26/22 8:00 A	1/13/23 5:00 PM		All Trades
75		Drywall	20 days	2/27/23 8:00 AM	3/24/23 5:00 PM	74	Common Links Construction
76		Painting	10 days	3/27/23 8:00 AM	4/7/23 5:00 PM		
77		Locker & Casework Installation	25 days	3/27/23 8:00 AM	4/28/23 5:00 PM		
78		Acoustical Ceiling Grid & Boarders	10 days	4/10/23 8:00 AM	4/21/23 5:00 PM		
79		Grills Diffusers/Light Fixtures/Plumbing Fixtures	15 days	4/17/23 8:00 AM	5/5/23 5:00 PM		
80		Ceramic Tile & Flooring	20 days	4/24/23 8:00 AM	5/19/23 5:00 PM		
81		Drop Ceiling Tile	5 days	5/8/23 8:00 AM	5/12/23 5:00 PM		
82		Doors & Hardware	10 days	5/1/23 8:00 AM	5/12/23 5:00 PM		Tr
83		Selective Demolition Ablelight Offices & Mailroom	5 days	5/1/23 8:00 AM	5/5/23 5:00 PM		
84		Ablelite Offices & Mail Room - Interior Finish Renovations	20 days	5/8/23 8:00 AM	6/2/23 5:00 PM		
85		**Close-Out**	**15 days**	**5/15/23 8:00 AM**	**6/2/23 5:00 PM**		
86		Punch List/Certifications/HVAC Balancing Report/Fire Alarm/Training	15 days	5/15/23 8:00 AM	6/2/23 5:00 PM		All Trades
87		Local Inspections	5 days	5/29/23 8:00 AM	6/2/23 5:00 PM	86	City
88		Owner Occupancy	0 days	6/5/23 8:00 AM	6/5/23 8:00 AM	87	Owner

Oct 31, '2
S M

Project: WATERTOWN COLLECTIV
Date: 2/1/23 6:36 AM

Task	External Tasks	Manual Task	Finish-only		
Split	External Milestone	Duration-only	Deadline		
Milestone	Inactive Task	Manual Summary Rollup	Progress		
Summary	Inactive Milestone	Manual Summary			
Project Summary	Inactive Summary	Start-only			

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: 672 Johnson Street YMCA, Conditional Use Permit - CUP

A request by Nathan Peters, agent for the Greater Watertown Community Health Foundation, for a Conditional Use Permit (CUP) for an 'Indoor Institutional' use in the Planned Office and Institutional (PO) Zoning District. Parcel PIN: 291-0815-0544-004

SITE DETAILS:
Acres: 6.01
Current Zoning: Planned Office and Institutional
Existing Land Use: Institutional, Office
Future Land Use Designation: Institutional

BACKGROUND AND APPLICATION DESCRIPTION:
Applicant is seeking approval of a Conditional Use Permit to establish an 8,500 sq ft YMCA Express on the ground floor of the former Ablelight Corporate Center, now known as The Collective. The YMCA Express will be a 24-hour facility with staffing from 5am to 9pm. The building will be shared with office uses and a Group Day-Care Facility that is also has a Conditional Use Permit pending.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the Planned Office and Institutional (PO) Zoning District 'Indoor Institutional' is a principal land use permitted as a Conditional Use *[per § 550-30B(2)(b)]*. 'Indoor Institutional' includes indoor public and not-for-profit recreational facilities among the allowed uses *[per § 550-51C]*.

   Applicable regulations for 'Indoor Institutional' land uses include the following:
   - Shall be located with primary vehicular access on a collector or arterial street *[per § 550-51C(1)(a)].*
   - Shall provide off-street passenger loading area if the majority of the users will be children *[per § 550-51C(1)(b)].*
   - All structures shall be located a minimum of 50 feet from any residentially zoned property *[per § 550-51C(1)(c)].*

2. Parking requirements of one space per three expected patrons at maximum capacity will be met by allocating 17 stalls in the existing parking lot to the YMCA use in the building *[per § 550-51C(2)]*.

Parking allocation of each proposed use in the building:

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio.
    - YMCA has a 50-locker count.
- Childcare
  - 72 - 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio.
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80.
- Office
  - 54 parking stalls
    - 300 sf: 1 parking stall ratio.
    - 54 parking stalls meets needs for all office and conference rooms.

3. An off-street passenger loading area has been designated by the applicant.

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 DECISIONS:

Indoor Institutional Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. Shall be located with primary vehicular access on a collector or arterial street.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. Shall provide off-street passenger loading area if the majority of the users will be children.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
3. All structures shall be located a minimum of 50 feet from any residentially zoned property.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials