THE CITY OF WATERTOWN

PLAN COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 08, 2025 AT 4:30 PM

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

Virtual Meeting
Info: https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdIbBE9BaUKWV9kCbr96e.1&omn=87306629179 or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

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

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - A. Review and take Action: Site Plan Review Committee minutes dated August 25, 2025
   - B. Review and take action: Plan Commission minutes dated August 25, 2025
3. **BUSINESS**
   - A. Public Hearing: 1300 Western Avenue– request for a Conditional Use Permit (CUP) for Indoor Institutional under Section §550-51C and a Site Plan Review
   - B. Review and take action: 1300 Western Avenue– request for a Conditional Use Permit (CUP) for Indoor Institutional under Section §550-51C and a Site Plan Review
   - C. Public Hearing: 1400 N. Second Street – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550-24C(2)(b) and Section §550-56AA
   - D. Review and take action: 1400 N. Second Street – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550-24C(2)(b) and Section §550-56AA
   - E. Public Hearing: 301 S. Church Street – request for a Conditional Use Permit (CUP) for an exception to allowed exterior building materials under Section §550-121F
   - F. Review and take action: 301 S Church Street – request for a Conditional Use Permit (CUP) for an exception to allowed exterior building materials under Section §550-121F
   - G. Public Hearing: 415 Humboldt Street – request for a Conditional Use Permit (CUP) for exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C, an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], and an exception to allowed exterior building materials under Section §550-121F
   - H. Review and take action: 415 Humboldt Street – request for a Conditional Use Permit (CUP) for exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C, an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], and an exception to allowed exterior building materials under Section §550-121F
   - I. Review and take action: 401 Bernard Street Site Review
   - J. Review and take action: 120 Kuckkan Lane – Certified Survey Map (CSM)
4. **ADJOURNMENT**

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

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

SITE PLAN REVIEW COMMITTEE
August 25, 2025

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: Mayor Robert Stocks, Mike Jacek – Building Safety & Zoning, Brian Zirbes – Building, Safety & Zoning, Maureen McBroom – Stormwater, Nathan Williams – Engineering, Tanya Reynen – Fire Department, Laura Bohlman – Police Department, Stacy Winkelman – Streets and Solid Waste, Mike Zietlman – Water and Wastewater, and Kristine Butteris – Parks.

Also in attendance were Tim Crum of Strang, Jim Waack of Luther Prep, Tim Luetzow of WELS, and Jared Simon of Pinnacle Engineering.

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

2. **Approval of Minutes**
   A. **Review and take action: Site Plan Review Minutes Dated August 11, 2025**
   Motion was made and seconded to approve the minutes as submitted. Unanimously approved.

3. **Business**
   A. **Review and take action: 1300 Western Avenue – Proposed performing arts center and music education facility at Luther Preparatory School**
   Jim Waack from Luther Prep presented the proposed project. This is for a new two-story 36,000 square foot performing arts and music education center with roughly 519 seats. This building would be built in a large, open area near the current boys' dorm. The would be about 45 parking spaces created as part of this project.

   The following was presented by staff:

Fire:	The Knox Box must be provided, the address must be clear and legible, and hydrant and Fire Department Connection (FDC) are fine as designed. There is a little shrubbery around the FDC that needs to be removed. Also, make sure the fire lane is marked properly.
Building:	Plans must go to state for review.
Police:	No comments.
Mayor:	No comments.
Stormwater:	An Erosion Control and Stormwater Runoff permit will be required since this project will be greater than 3,000 sf of disturbance. The site will qualify for a Department of Natural Resources (DNR) Notice of Intent (NOI) which is the state's version of the stormwater permit triggered if more than an acre of land is disturbed. Once that permit has been issued, a copy shall be provided to the City of Watertown Stormwater Project Manager Maureen McBroom.
Engineering:	There will be a permit required for excavating in the street for the utility connections.
Zoning:	The parking issue has been appropriately addressed.
Parks & Rec:	The project is within the points for landscaping, and it has been noted that about 23 trees are being removed. The City Forester stated the maples that were chosen are fine for this site.
Water/Wastewater:	No comments.
Streets/Solid Waste:	No issues. The additional parking will help alleviate issues in the winter for snow plowing.

   Motion made and seconded to approve this item and forward to Plan Commission contingent upon the items mentioned by the Fire Department, submittal and approval of the Erosion Control and Stormwater Runoff permit as well as the permit to excavate in the street. Unanimously approved.

4. **Adjournment**
   Motion was made and seconded 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.

PLAN COMMISSION
MINUTES
August 25, 2025

The Plan Commission met at 4:30p.m. on the above date in the Council Chambers.

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

Also in attendance: John Seeber, Tammy Linville, Matt Pitzner, Carrier Pitzner, and Sherry Filenius

1. **Call to order (4:31pm)**
2. **Approval of Minutes**
   - **A. Site Plan Review minutes August 11, 2025**
   - **B. Plan Commission minutes August 11, 2025**
     Motion to approve Site Plan Review and Plan Commission minutes was made by Blanke and seconded by Lampe, passed on unanimous voice vote.
3. **Business**
   - **A. Public Hearing:** 114 Boomer Street – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit under Section § 550-25C(2)(b) and Section § 550-56AA
     Tammy Linville the owner of 114 Boomer Street was present to speak in favor of the CUP for 114 Boomer Street.
   - **B. Review and take action:** 114 Boomer Street – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit under Section § 550-25C(2)(b) and Section § 550-56AA
     Brian Zirbes presented the request for the CUP for the location indicated.
     Motion to approve the CUP was made by Lampe, seconded by Levi and passed on a unanimous voice vote.
   - **C. Public Hearing:** 1508 Doctors Court - request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section §550-30B(2)(i)
     Sherry Filenius the petitioner was present to speak in favor of the CUP for 1508 Doctors Court. Matt Pitzner, owner of the building, also spoke in favor of the CUP.
   - **D. Review and take action:** 1508 Doctors Court– request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section §550-30B(2)(i)
     Brian Zirbes presented the request for a CUP for 1508 Doctors Court.
     Motion to approve with the CUP was made by Kneser, seconded by Beyer and passed on a unanimous voice vote.
   - **E. Public Hearing:** 1412 Oconomowoc Avenue – request for a Conditional Use Permit (CUP) for an accessory structure under Section §550-83C, for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], for exceeding a total of three residential accessory structures under Section §550-56C(1)(b)[3], and or an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F
     Edward Brunning, the property owner, spoke in favor of the CUP for 1412 Oconomowoc Avenue.
   - **F. Review and take action:** 1412 Oconomowoc Avenue – request for a Conditional Use Permit (CUP) for an accessory structure under Section §550-83C, for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], for exceeding a total of three residential accessory structures under Section §550-56C(1)(b)[3], and or an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F
     Brian Zirbes presented the request for a CUP for 1412 Oconomowoc Avenue noting that there are 3 CUPs for consideration as noted above (exceeding 1,000 sq. ft., exceeding height requirement, and exception to exterior building materials).

Motion to approve all three CUPs with the condition that the building height not exceed 2
made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

G. Review and take action: 415 Humboldt Street – Certified Survey Map (CSM) request

Brian Zirbes presented the request to create a two lot CSM for 415 Humboldt Street, he noted that the airport approach elevation needs to be added to the CSM and that a note on groundwater be added along with an easement for access for maintenance for the creek on the property.

Motion to approve with the conditions that the airport approach elevation be added, a note on groundwater be added, and the property owner work with the stormwater manager on language for a maintenance easement along the creek for city access was made by Beyer, seconded by Kneser and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/5990747/08.25.2025_PC_Packet_Amended.pdf

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Levi and passed on a unanimous voice vote. (4:54pm)

Mayor Stocks thanked Alyse Talaga for her service on the Plan Commission as this was her last meeting.

Respectfully Submitted,

Alderman Brad Blanke

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 1300 Western Ave – CUP and Site Plan Review

A request by Jim Waack, agent for Luther Preparatory School, for a Conditional Use Permit (CUP) for 'Indoor Institutional' and a Site Plan Review. Parcel PIN(s): 291-0815-0323-071

SITE DETAILS:
Acres: 26.38 acres
Current Zoning: Planned Office and Institutional (PO) Zoning
Existing Land Use: Private School
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:
The applicant is proposing to construct a 36,00 SF Performing Art Center on the Luther Prep Campus. The 519 seat facility will be used to host numerous school events year-round and includes numerous practice and storage rooms as well as an event space. A landscaping and lighting plan are also part of the proposal. The project will add 45 new parking stalls to the existing 130 stalls to improve the overall parking availability on campus.

STAFF EVALUATION:

Site Plan Review Committee:
See Minutes of Aug 25th, 2025.

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)(d)]*. 'Indoor Institutional' includes schools and colleges 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 (as in the case of a school, church, library or similar land use). [*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)*]
   - Parking requirements: one space per three expected patrons at maximum capacity. [*per § 550-51C(2)*]

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

Site Layout and Design:
Within the Planned Office and Institutional (PO) Zoning District the minimum paved surface setback is 10 feet *[per § 550-30G(2)(e)].* The proposed parking lot expansion meets the pavement setbacks for the Planned Office and Institutional (PO) Zoning District.

Vehicle Access and Circulation
The proposed parking lot meets the aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards *[per § 550-107F].*

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PLAN COMMISSION STAFF REPORT

Landscaping:
The applicant has provided a landscaping plan that meets the required landscaping point totals.

Lighting:
The applicant has provided a lighting and photometric plan that meets ordinance requirements is required.

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

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.
1. 62.23 (7) (de)(1) In this paragraph:
a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)
Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)
Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. 62.23 (7) (de)(5)
If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Indoor Institutional Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
Shall be located with primary vehicular access on a collector or arterial street.	**Yes**	No	Yes	**No**	**Yes**	No
Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library or similar land use).	**Yes**	No	Yes	**No**	**Yes**	No
All structures shall be located a minimum of 50 feet from any residentially zoned property.	**Yes**	No	Yes	**No**	**Yes**	No
Parking requirements: one space per three expected patrons at maximum capacity.	**Yes**	No	Yes	**No**	**Yes**	No

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

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:

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

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

STAFF RECOMENDATION:

- Staff recommends approval of this Conditional Use Permit.

ATTACHMENTS:

- Application materials

Luther Prep Music Center – new 36,000 sf performing arts center and music education facility
Watertown Conditional Use Application – Project Description
August 8, 2025

Luther Preparatory School ("LPS") is proposing the construction of a modern new 36,000 SF performing arts center ("PAC") and music education facility on the SW quadrant of the campus, immediately south of the current auditorium off College Avenue. This new building will provide state-of-the-art instruction and performance space for the high-quality curriculum and programming offered by LPS to its nearly 400 enrolled students, most of whom live on campus. The design and scale of the PAC are carefully considered to be fully compatible with the existing institutional character of the LPS campus and surrounding residential areas. Once completed, the current auditorium will be available for use by students primarily for intramural and extra-curricular activities, ensuring the continued productive use of existing campus infrastructure. The goal is to begin construction of the new building in 2026 with occupancy in 2027. Exact construction dates have not yet been set.

The new PAC will be designed with modern sound attenuation measures and exterior lighting will be strategically designed to minimize light spill onto adjacent properties, ensuring no adverse noise or light impacts on surrounding properties. New landscaping will be incorporated into the site design to enhance aesthetics and provide appropriate screening where necessary. In addition to the annual tree planting which is a part of LPS's Arbor Day activities, appropriate plans will be put in place to address the replacement of several trees which will need to be removed as part of the site preparation for the new PAC building.

It is important to note that this is not a new use that will cause more parking or visitor counts. This project addresses the need for a modern, purpose-built facility for LPS' established and highly regarded performing arts programs, rather than introducing new uses that would alter existing campus operations or increase overall demand on city services. The seating capacity of the new fixed-chair PAC is approximately the same size as the current LPS auditorium, which utilizes a combination of bleachers, folding chairs, and standing room. Presently, visitors to LPS for auditorium and other events throughout the year are already using on-campus parking lots and drive lanes along with available street parking around the LPS campus.

Zoning requirements in Watertown call for off-street parking at a ratio of 1 stall for every 3 seats planned as PAC capacity, in this case equaling 173 as the proposed new PAC has a seating capacity of 519. As there are currently parking for 130 cars on the property, the site plan for the new facility includes the addition of at least 45 new parking stalls adjacent to the new building entrance, bringing the total on-site parking to 175 stalls, meeting the zoning requirement. This will provide a substantial improvement over the current parking arrangement. With these new parking stalls being added on the LPS property as part of this new facility, not only will the PAC events benefit, but all high-attendance events on campus will have access to the new parking lot, significantly relieving pressure from the surrounding street parking spaces. The site plan also includes well-defined access points from College Avenue designed to facilitate smooth traffic flow, and a modern stormwater management system in compliance with all City regulations.

Throughout the year LPS hosts sporting events, conferences, musicals, choral festivals, fundraising galas, etc. The investment in the new parking will support all those functions, not just the PAC. Examples of some of these events include:

August – Registration and Opening Service
September – Co-ed volleyball tournament
October – Homecoming
October – Fall Play (multiple performances)
November – Fall Band Concert
December – Lutheran Elementary School Basketball Tournament
December – Christmas Concert
February – Phoenix for a Day
March – Spring Musical
March – Co-Ed Basketball Tournament
March – Sacred Spring Concert
March – Annual Gala Fundraiser
April/May – Children's Theater
May – Spring Band Concert
May – Commencement Concert and Commencement
June – WELS Western Wisconsin District Convention (annual)
June – WELS Synod Convention (every 3-4 years)

In the process of planning these events, there are only two events which have any daily overlap. These are the Co-Ed Basketball Tournament in March which takes place on the first 2 days of the Spring Musical. For those first 2 days, the basketball activities are planned to be completed well before any cars are expected on campus for the musical that evening. Since we do not house most of those visitors on campus, they leave campus in the afternoon, opening the parking for the musical.

This project is a crucial investment for LPS, offering state-of-the-art space for current programs and allowing it to continue providing exceptional educational experiences, while also enhancing campus infrastructure to the benefit of the entire Watertown community. While the addition of the new PAC does not increase overall campus use or visitor traffic, the project proactively addresses parking needs by adding 45 new stalls, significantly improving parking availability for all campus events and alleviating pressure on surrounding streets, all while adhering to Watertown's zoning and conditional use standards.

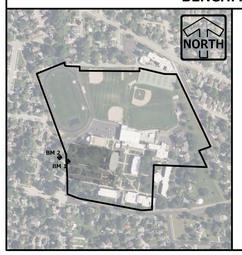
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR	749	749
SPOT ELEVATION	× (750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NSI	NATIVE SOIL INTERFACE
C	LONG CHORD OF CURVE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	ST	STORM SEWER
FL	FLOW LINE	T	TANGENCY OF CURVE
FP	FLOODPLAIN	TB	TOP OF BANK
FR	FRAME	TC	TOP OF CURB
FW	FLOODWAY	TF	TOP OF FOUNDATION
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

BENCHMARKS



NOTE

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (12), (NAVD88)

REFERENCE BENCHMARK

DURANAIL AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 3, TOWN 8 NORTH, RANGE 15 EAST, ELEV = 825.55

SITE BENCHMARKS

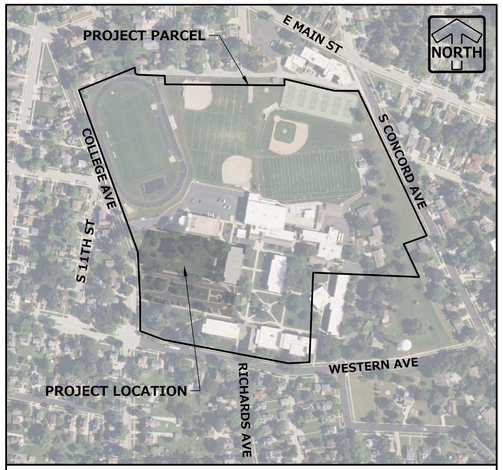
RAILROAD SPIKE IN UTILITY POLE
ELEV = 858.21

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR
LUTHER PREPARATORY SCHOOL EXPANSION

WATERTOWN, WI

PLANS PREPARED FOR

STRANG
811 EAST WASHINGTON AVE, SUITE 200
MADISON, WI, 53703



LOCATION MAP
SCALE 1" = 250'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE **HAS NOT BEEN PREPARED AT THIS TIME.** THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WIRTING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE CITY, CITY ENGINEER, CITY BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

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REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. SUBGRADE STABILIZATION (IF APPLICABLE)

PROJECT TEAM CONTACTS

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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

COVER SHEET

SHEET NO.

C-1

SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC., HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE CITY OF WATERTOWN ORDINANCES AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. PAVEMENT DESIGN SHALL BE AS INDICATED ON TEMPLATE EXHIBIT DRAWINGS, TENANTS PAVEMENT DESIGN GUIDELINES, AND PROTOTYPICAL DETAILS PROVIDED. CONTRACTOR SHALL USE WHITE EPOXY STRIPING ON ASPHALT AND YELLOW EPOXY STRIPING ON CONCRETE.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING EPOXY FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING EPOXY AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
    - 16.1. CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER,THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
    - 16.2. WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
    - 16.3. GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
    - 16.4. CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
    - 16.5. BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
    - 16.6. SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
    - 16.7. ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
    - 16.8. SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.
19. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13C01. PLACE IN CURB AND GUTTER PER WISDOT 8D01.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGELINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
    - 4.1. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF WATERTOWN CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS.
17. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
18. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

GENERAL UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WATERTOWN STANDARDS AND SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, EXCEPT FOR THOSE UTILITIES IDENTIFIED AS PUBLIC.
8. THE CONTRACTOR SHALL CONTACT THE CITY OF WATERTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. TRACER WIRE: COPPERHEAD TRACER WIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL (GREEN) SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING. TRACER WIRE FOR WATER MAIN SHALL BE INSTALLED WITH #12-GAUGE TRACER WIRE AND SHALL TERMINATE IN TRACER WIRE ACCESS BOXES AT ALL FIRE HYDRANTS.
14. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6.5 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH IT'S LATEST ADDENDUM (TYP.).
15. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

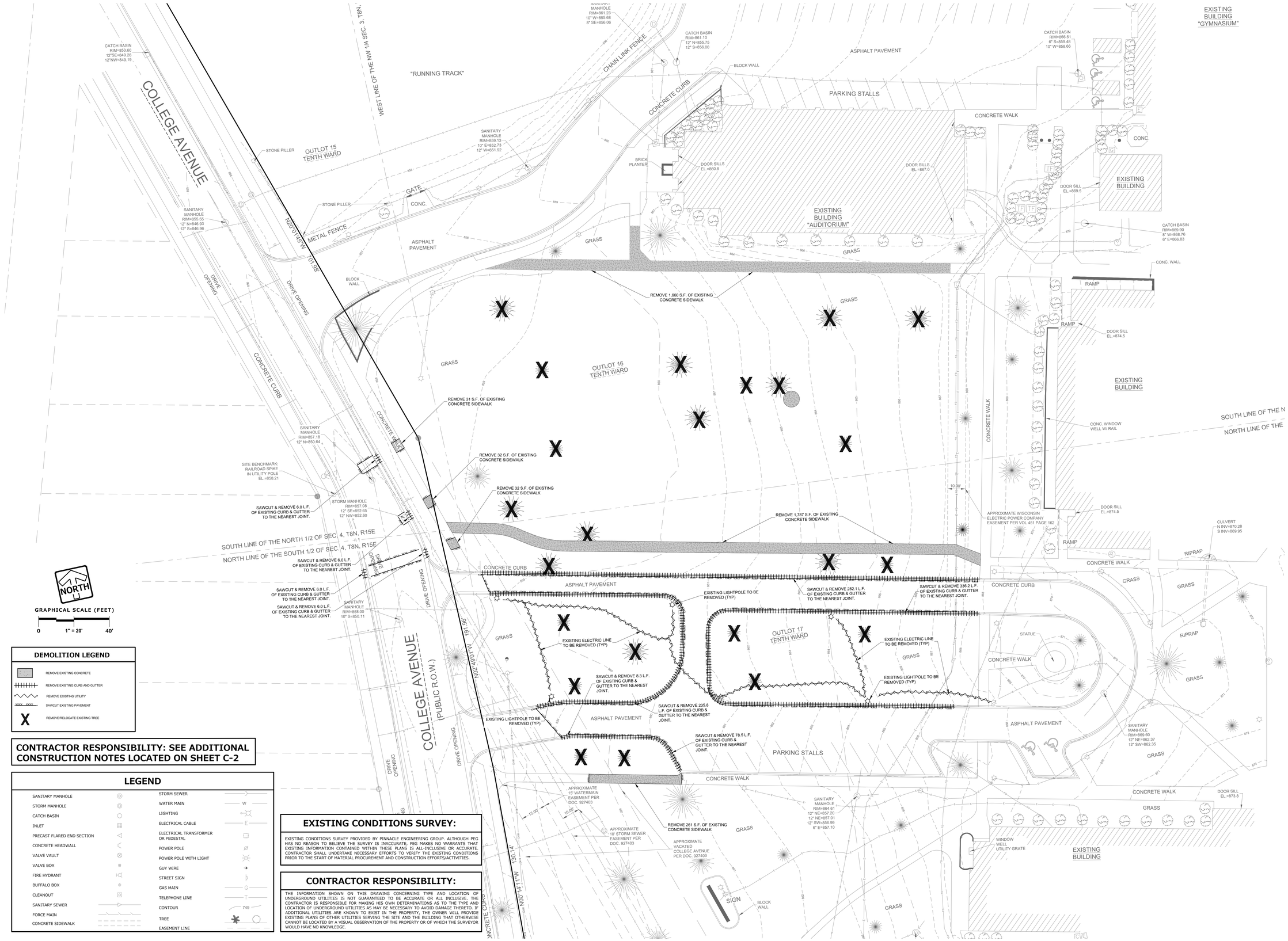
2. HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.
3. INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-6" X 2'-6" MAXIMUM OPENING. SEE CONSTRUCTION DETAILS FOR FRAME AND GRATE TYPES. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
4. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
5. SLURRY BACKFILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
6. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
7. MANHOLE FRAMES AND COVERS - SEE CONSTRUCTION DETAILS.
8. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER MAIN NOTES

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
2. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
3. HYDRANTS - HYDRANTS SHALL CONFORM TO THE CITY OF WATERTOWN STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURER: WATEROUS PACER WITH WATER SERIES 2500 VALVES.
4. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
5. ALL DUCTILE FITTINGS, VALVES, AND VALVE BOXES SHALL CONFORM WITH ALL CITY OF WATERTOWN STANDARD SPECIFICATIONS FOR DEVELOPMENT AND SHALL BE TRIPLE WRAPPED AND SECURELY TAPED AROUND WITH POLYETHYLENE AS SPECIFIED IN CHAPTER 4.4.4 AND 8.21.0 OF THE "STANDARD SPECIFICATIONS".
6. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS".
7. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
8. SLURRY BACKFILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
9. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
    - 8.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 8.2. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 8.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICHEVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES 4:1 OR GREATER, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE



DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING UTILITY
- SAWCUT EXISTING PAVEMENT
- X — REMOVE/RELOCATE EXISTING TREE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN (W)
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE (E)
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN (G)
CLEANOUT	TELEPHONE LINE (T)
SANITARY SEWER	CONTOUR (749)
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

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

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DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

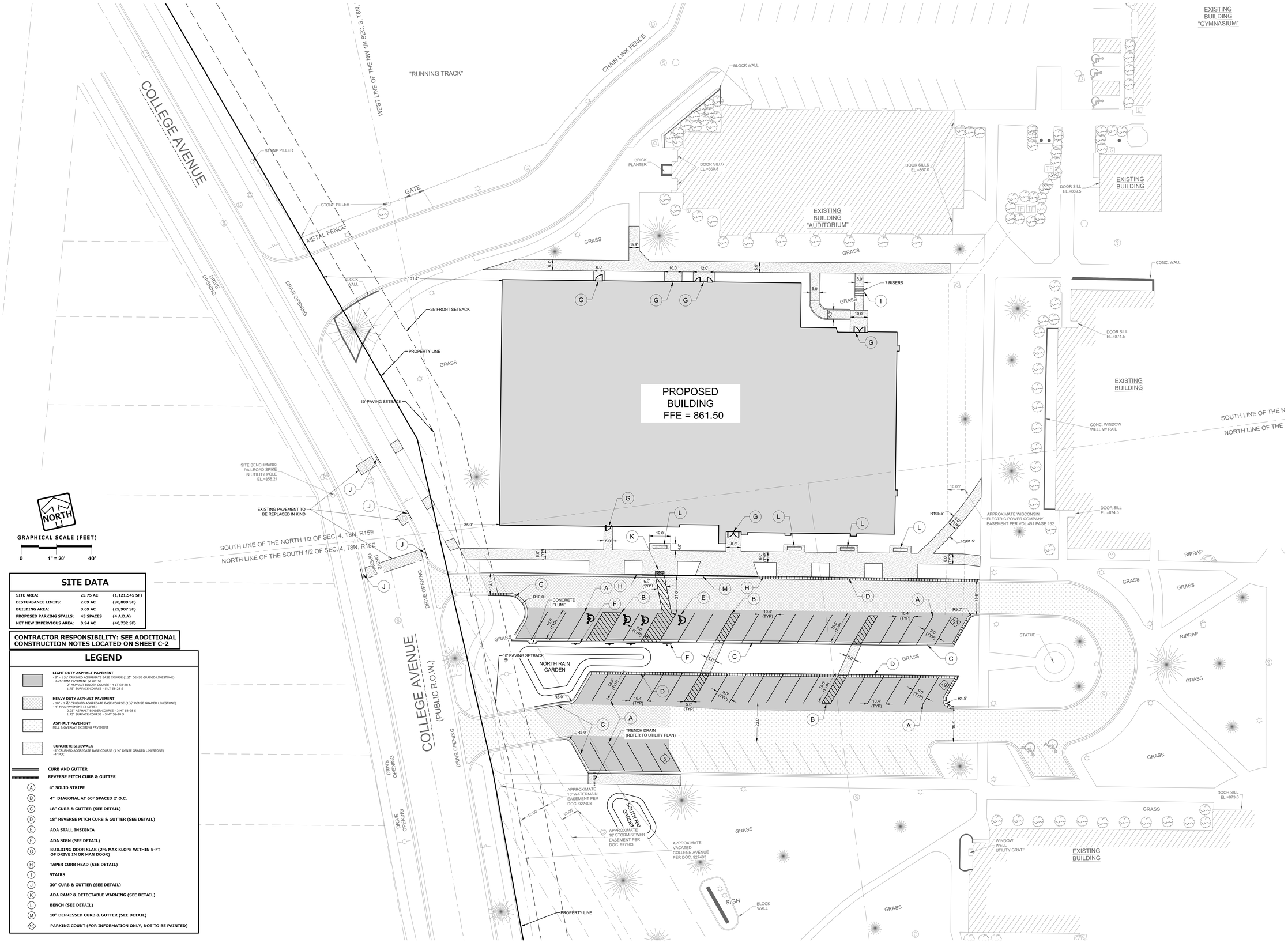
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.

C-3



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SITE DATA

SITE AREA:	25.75 AC	(1,121,545 SF)
DISTURBANCE LIMITS:	2.09 AC	(90,888 SF)
BUILDING AREA:	0.69 AC	(29,907 SF)
PROPOSED PARKING STALLS:	45 SPACES	(4 A.D.A)
NET NEW IMPERVIOUS AREA:	0.94 AC	(40,732 SF)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 9" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 3.75" HMA PAVEMENT (2 LIFTS)
    - 2" ASPHALT BINDER COURSE - 4 LT 58-28 S
    - 1.75" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2.25" ASPHALT BINDER COURSE - 3 MT 58-28 S
    - 1.75" SURFACE COURSE - 5 MT 58-28 S
- **ASPHALT PAVEMENT**
  - MILL & OVERLAY EXISTING PAVEMENT
- **CONCRETE SIDEWALK**
  - 5" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 4" PCC

CURB AND GUTTER

REVERSE PITCH CURB & GUTTER

- (A) **4" SOLID STRIPE**
- (B) **4" DIAGONAL AT 60° SPACED 2' O.C.**
- (C) **18" CURB & GUTTER (SEE DETAIL)**
- (D) **18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)**
- (E) **ADA STALL INSIGNIA**
- (F) **ADA SIGN (SEE DETAIL)**
- (G) **BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)**
- (H) **TAPER CURB HEAD (SEE DETAIL)**
- (I) **STAIRS**
- (J) **30" CURB & GUTTER (SEE DETAIL)**
- (K) **ADA RAMP & DETECTABLE WARNING (SEE DETAIL)**
- (L) **BENCH (SEE DETAIL)**
- (M) **18" DEPRESSED CURB & GUTTER (SEE DETAIL)**
- (19) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

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DATE 08/08/2025

PROJECT NO. 2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

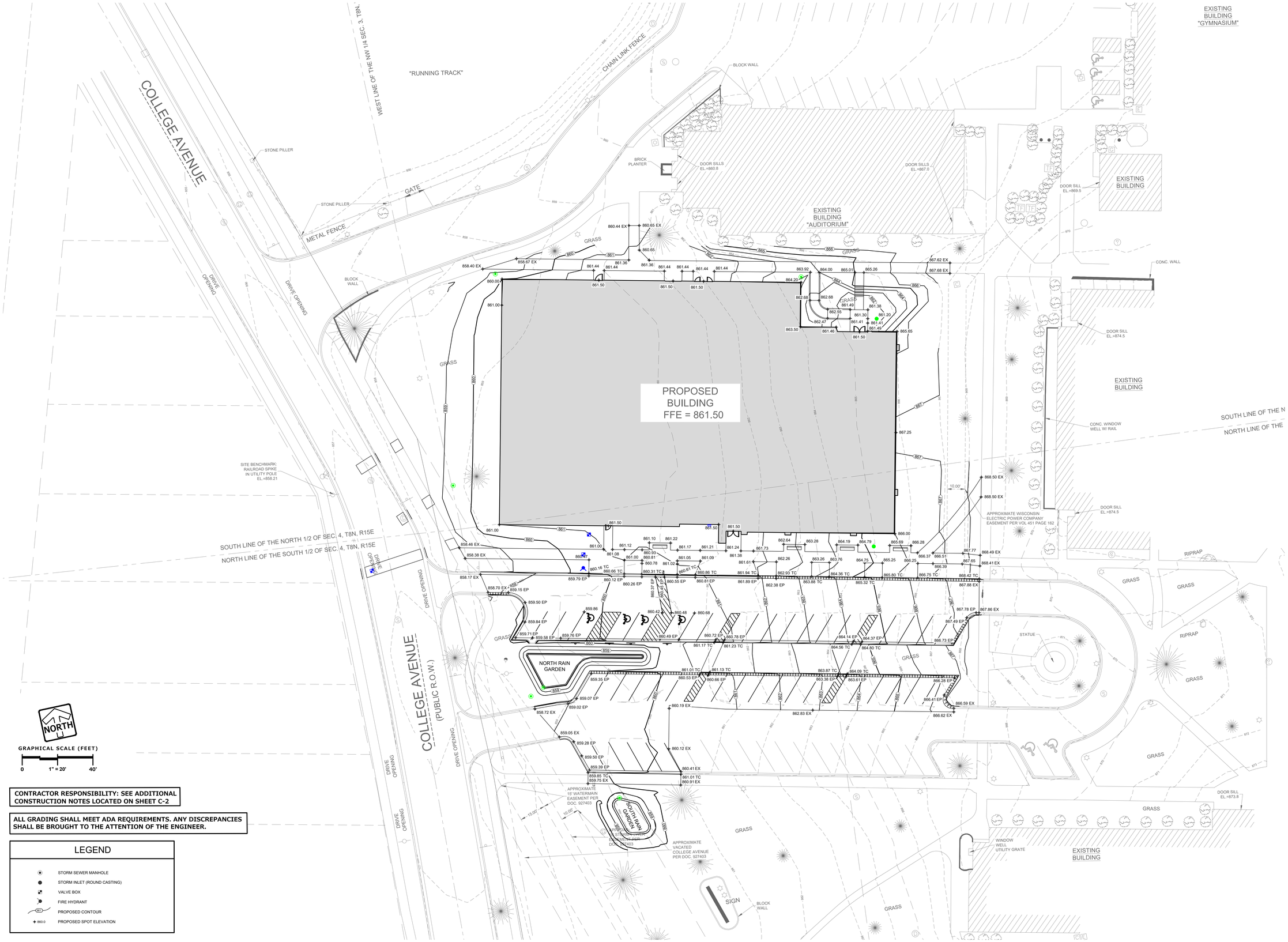
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

SITE DIMENSIONAL & PAVING PLAN

SHEET NO.

C-4



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

LEGEND

- STORM SEWER MANHOLE
- STORM INLET (ROUND CASTING)
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 860.0 PROPOSED SPOT ELEVATION

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PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

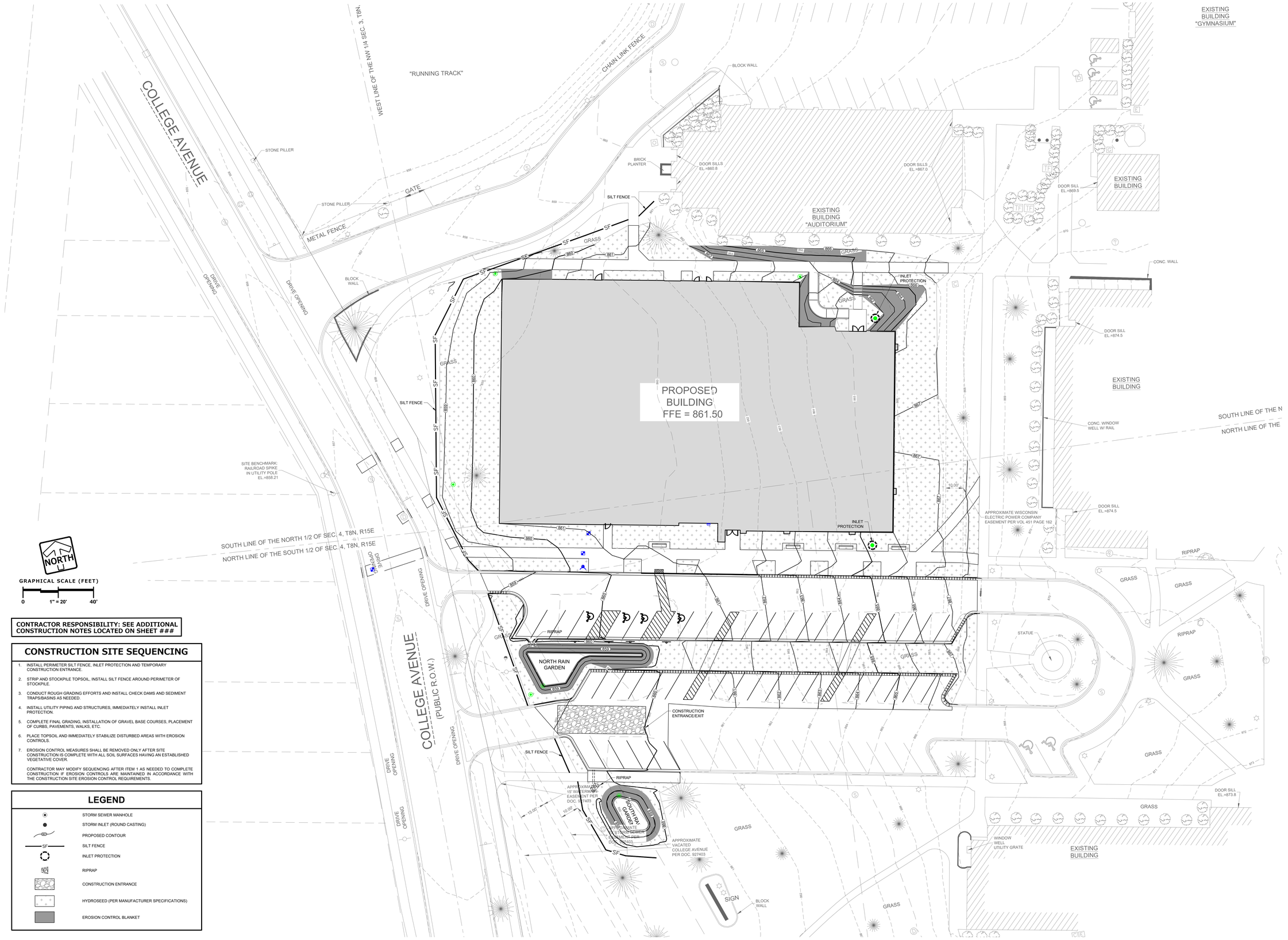
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

GRADING PLAN

SHEET NO.

C-5



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET ###

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- STORM INLET (ROUND CASTING)
- PROPOSED CONTOUR
- SF — SILT FENCE
- INLET PROTECTION
- RIPRAP
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

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DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

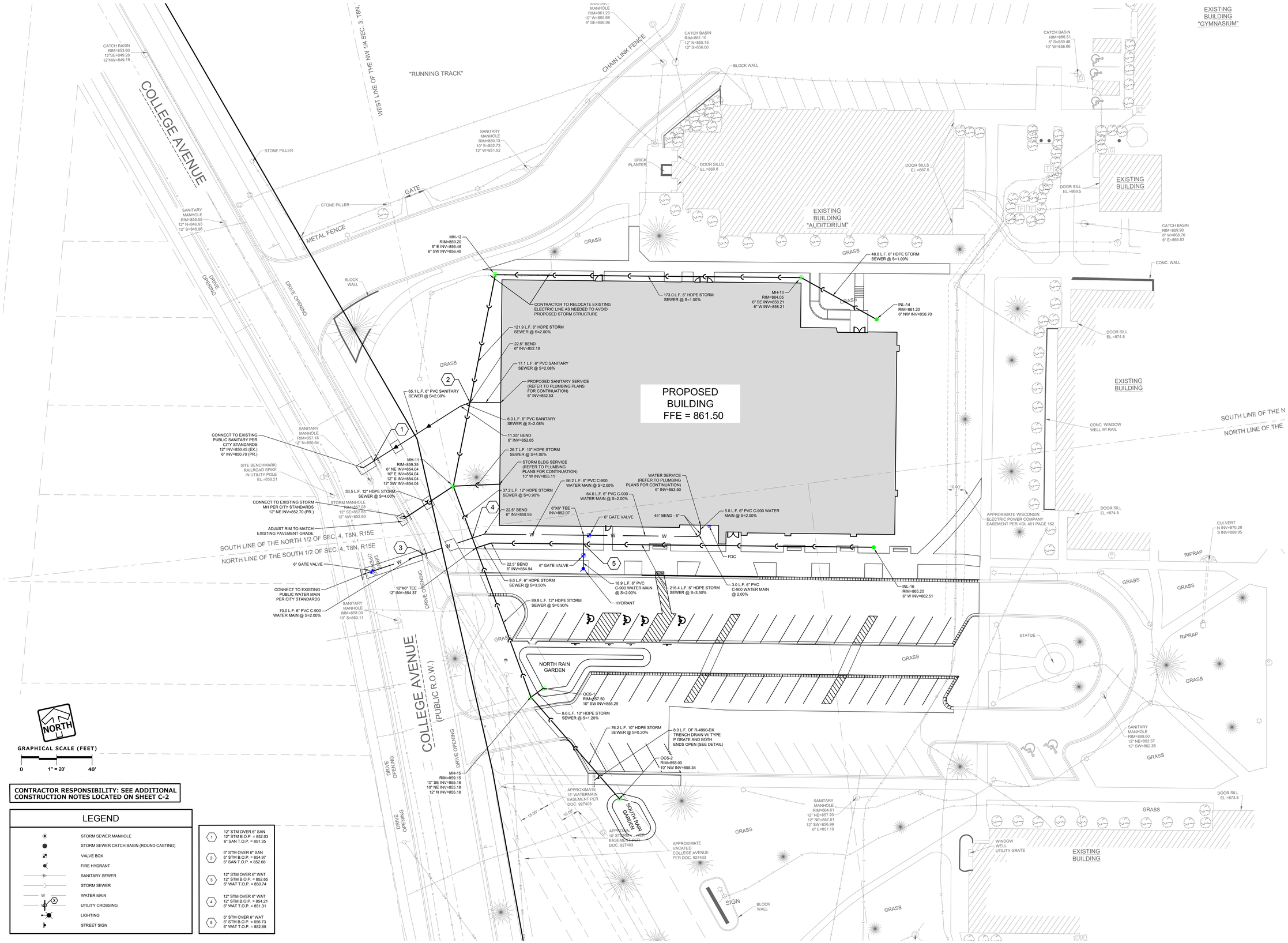
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EROSION CONTROL PLAN

SHEET NO.

C-6



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- UTILITY CROSSING
- LIGHTING
- STREET SIGN

1	12" STM OVER 6" SAN 12" STM B.O.P. = 852.03 6" SAN T.O.P. = 851.35
2	6" STM OVER 6" SAN 6" STM B.O.P. = 854.97 6" SAN T.O.P. = 852.68
3	12" STM OVER 6" WAT 12" STM B.O.P. = 852.65 6" WAT T.O.P. = 850.74
4	12" STM OVER 6" WAT 12" STM B.O.P. = 854.21 6" WAT T.O.P. = 851.31
5	6" STM OVER 6" WAT 6" STM B.O.P. = 856.73 6" WAT T.O.P. = 852.68

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PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

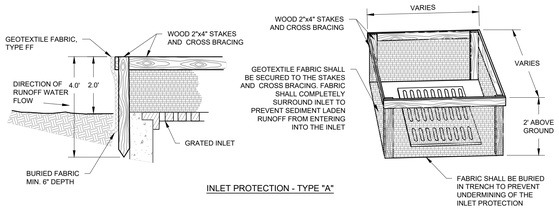
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

UTILITY PLAN

SHEET NO.

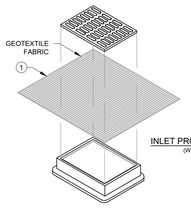
C-7



INLET PROTECTION - TYPE "A"

NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
1. FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

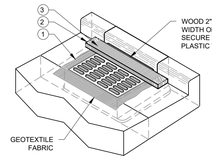


INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX)

TYPE "B" & "C" INSTALLATION NOTES

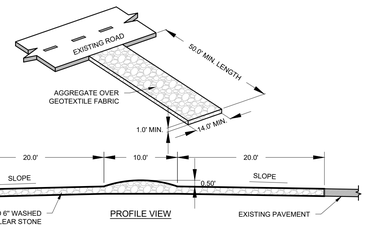
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INLET PROTECTION

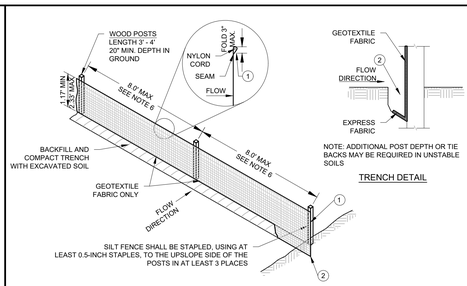


PROFILE VIEW

NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE



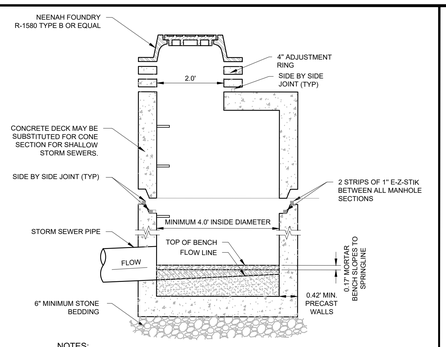
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

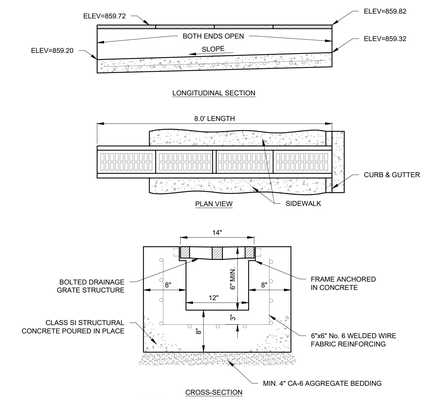
SILT FENCE



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.

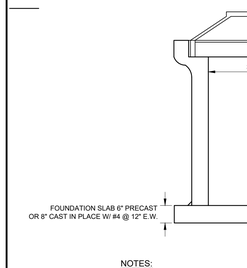
STORM SEWER MANHOLE



NOTE:

1. TRENCH DRAIN SHALL BE NEENAH R-4990-DX WITH TYPE "P" GRATES.

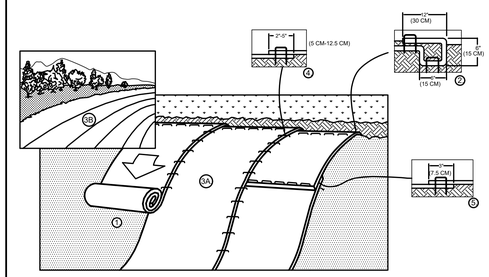
TRENCH DRAIN SECTION



NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC, WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

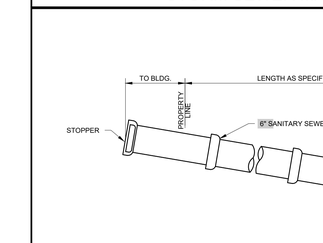
FIELD INLET



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

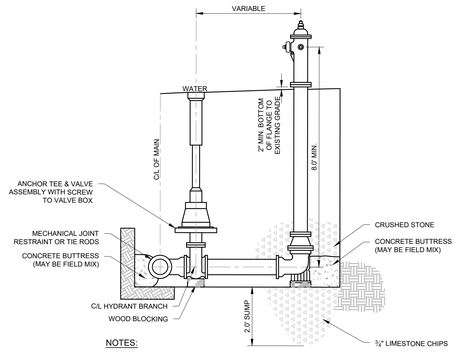
EROSION MATTING - SLOPE INSTALLATION



NOTES:

1. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR SERVICE SEWERS OF THE SIZE AND TYPE SPECIFIED
2. BENDS, ADAPTORS AND STOPPERS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION
3. TRENCHING FOR THIS SEWER SERVICE SHALL BE IN ACCORDANCE WITH DETAILS ON THE PLANS
4. PROVIDING AND INSTALLING BACKFILL MATERIAL ACCORDING TO DETAILS ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF THIS ITEM

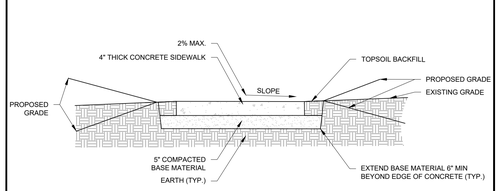
SANITARY SERVICE



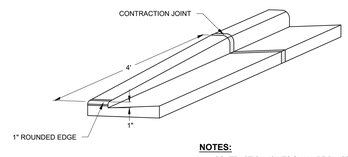
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. ALL FIRE HYDRANT LEAD JOINTS SHALL BE RESTRAINED
3. TRACER WIRE ACCESS BOCX SHALL BE PROVIDED FOR TERMINATION OF THE TRACER WIRE
4. HYDRANTS SHALL BE WATEROUS PACER WITH WATER SERIES 2500 VALVES

FIRE HYDRANT ASSEMBLY



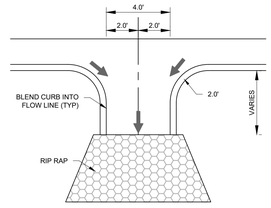
CONCRETE SIDEWALK



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD



NOTES:

1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

CONCRETE FLUME

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI
tredogroup
PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

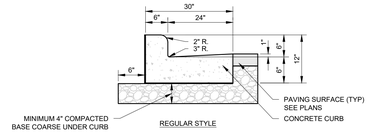
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

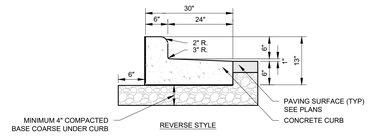
CONSTRUCTION DETAILS

SHEET NO.

C-8



REGULAR STYLE

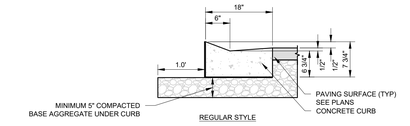


REVERSE STYLE

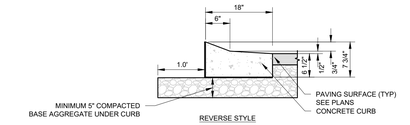
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

30" VERTICAL FACE CURB



REGULAR STYLE



REVERSE STYLE

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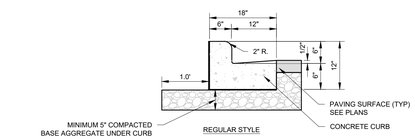
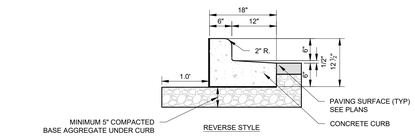
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB



REGULAR STYLE



REVERSE STYLE

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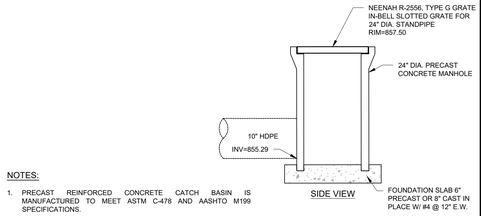
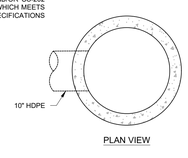
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB



SIDE VIEW

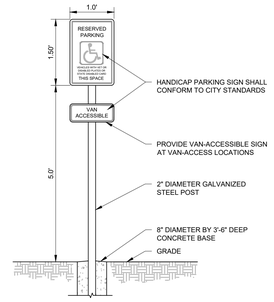


PLAN VIEW

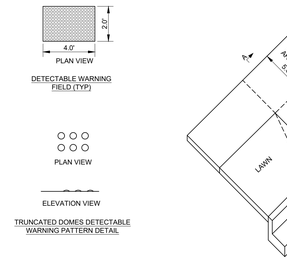
NOTES:

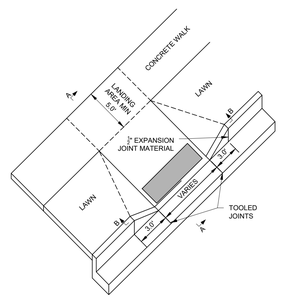
1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC, WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

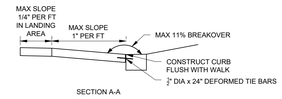
NORTH OUTLET CONTROL STRUCTURE



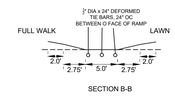
ADA SIGN







SECTION A-A

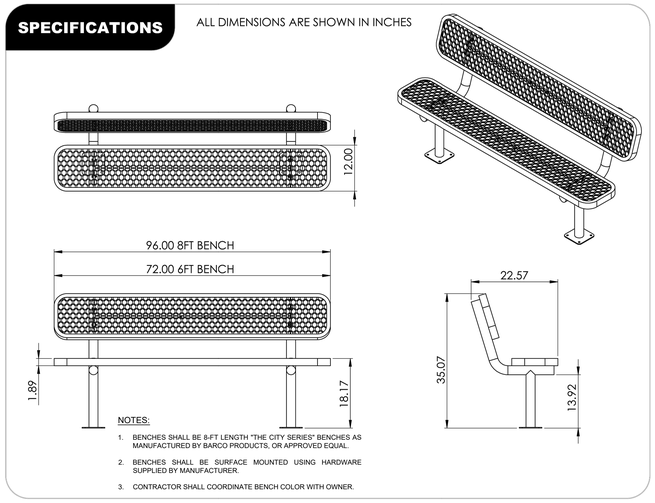


SECTION B-B

TYPICAL ACCESSIBLE RAMP- TYPE 3

SPECIFICATIONS

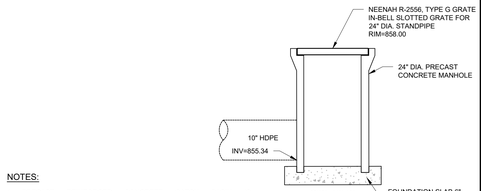
ALL DIMENSIONS ARE SHOWN IN INCHES



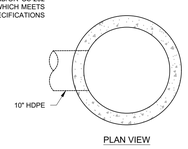
NOTES:

1. BENCHES SHALL BE 8-FT LENGTH "THE CITY SERIES" BENCHES AS MANUFACTURED BY BARCO PRODUCTS, OR APPROVED EQUAL.
2. BENCHES SHALL BE SURFACE MOUNTED USING HARDWARE SUPPLIED BY MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE BENCH COLOR WITH OWNER.

BENCH



SIDE VIEW



PLAN VIEW

NOTES:

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2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
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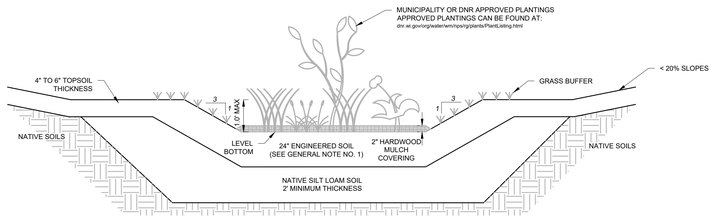
SOUTH OUTLET CONTROL STRUCTURE



NOTES:

1. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 50% CLEAN SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 20% REGIONAL NATIVE SOIL (SANDY LOAM, LOAMY SAND, OR SAND).
2. OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
3. RAIN GARDEN WATER MUST INFILTRATE WITHIN 48 HOURS. RAIN GARDENS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED AND REPLANTED BY OWNER TO RESTORE ORIGINAL INFILTRATION RATES.
4. ANNUAL RYE/GRASS SHALL BE SEEDED AT 5 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING RAIN GARDEN. ON SIDES SLOPES OF RAIN GARDEN AND OVER ANY LAND THAT DISCHARGES INTO THE RAIN GARDEN FOR EROSION CONTROL.
5. STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS THAT HAVE BEEN NEWLY SEEDED USING WISCONSIN DOT SPECIFICATION 627.3.2.1 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
6. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE LOCAL REVIEW AGENCY'S ENGINEER

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OVER EXCAVATE RAIN GARDENS TO A MINIMUM DEPTH OF 2.0' FEET BELOW FINISHED GRADE AND 4" OF COMPOST SHALL BE TILLED IN AT THAT DEPTH UNTIL WELL-MIXED.
2. IF CLAY IS ENCOUNTERED DURING RAIN GARDEN CONSTRUCTION (CLAY BEING DEFINED AS ANY SOIL THAT HAS >40% FINES PASSING A NO. 200 SIEVE ANALYSIS), THE CONTRACTOR SHALL EXCAVATE, REMOVE AND REPLACE WITH CLEAN ON-SITE SAND/TOPSOIL MIX TO A DEPTH OF 5.0' FEET BELOW THE LOWEST ELEVATION THE RAIN GARDEN IS HYDRAULICALLY CONNECTED TO ACCEPTABLE PERMEABLE LAYER.
3. RAIN GARDEN SUBBASE SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SANDY AND ENGINEERED SOIL BASES.
4. CONTRACTOR SHALL PROTECT RAIN GARDEN AREAS DURING CONSTRUCTION AS TO AVOID COMPACTION.
5. RAIN GARDEN WORKING DEPTH SHALL BE DEFINED ON GRADING DETAIL PLAN SHEET AS ESTABLISHED BY ENGINEER.

RAIN GARDEN

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

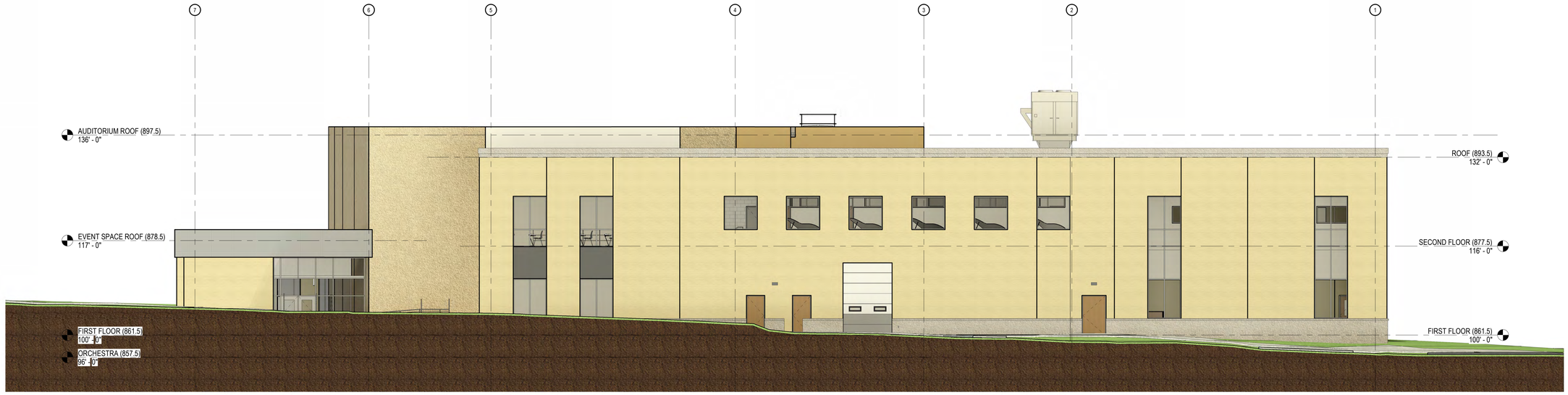
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

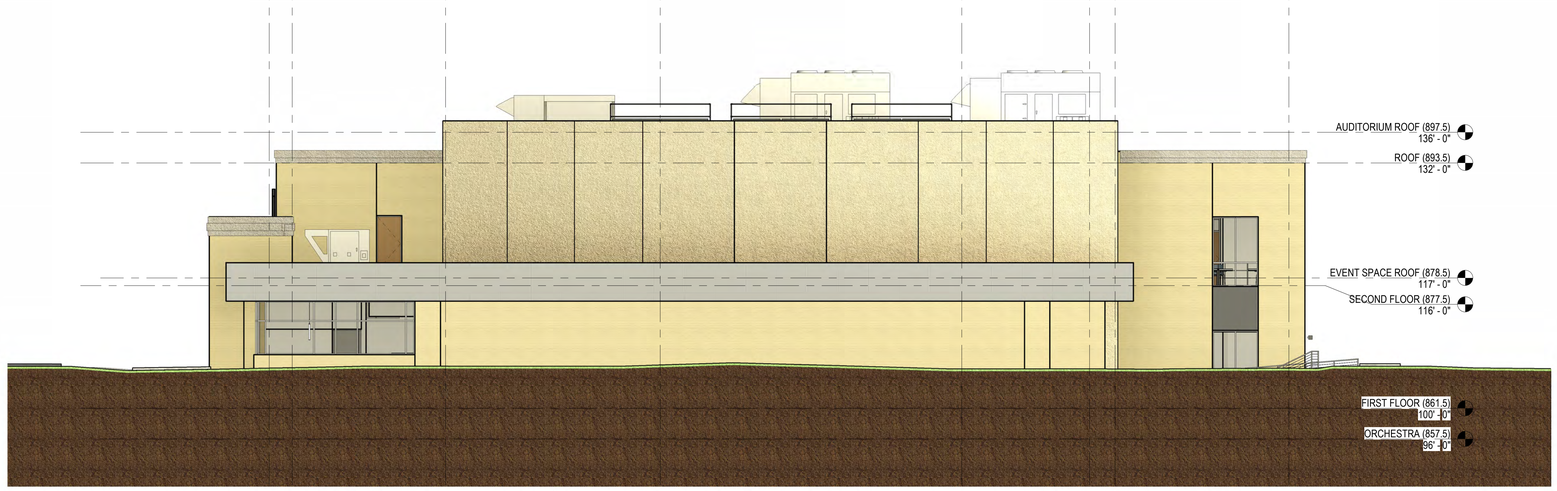
CONSTRUCTION DETAILS

SHEET NO.

C-9



1 / A401 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 / A401 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

SCHEMATIC DESIGN SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

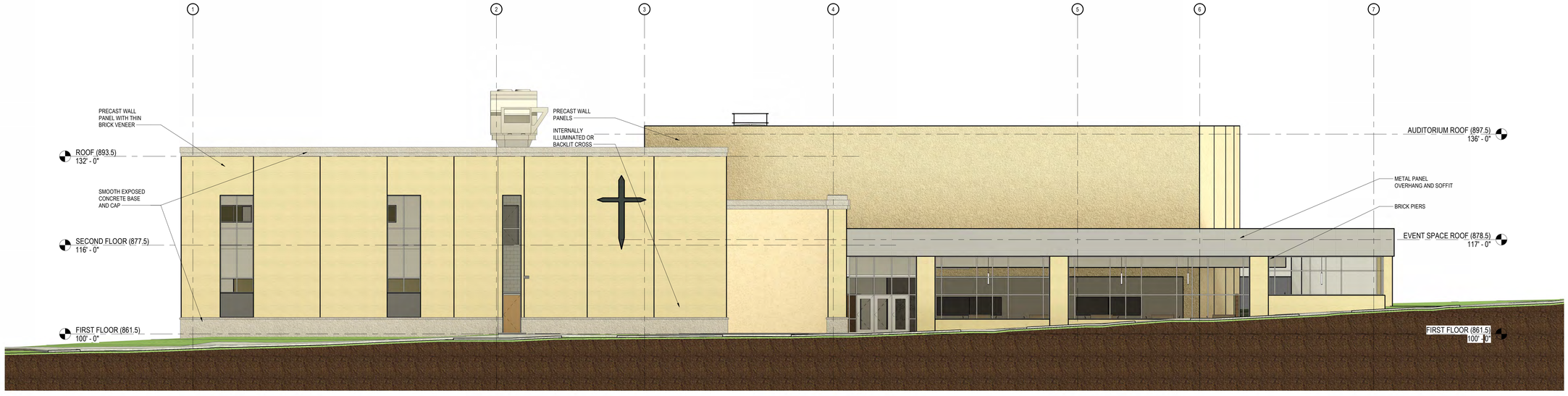
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXTERIOR ELEVATIONS COLOR

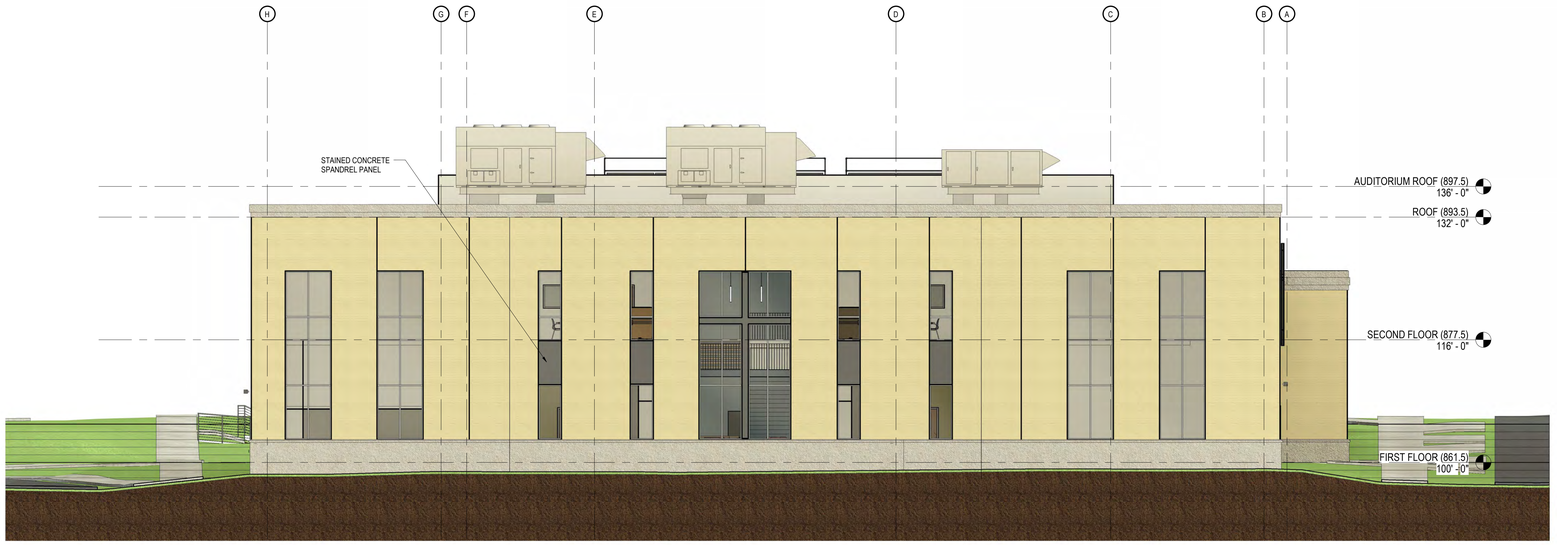
SHEET NO.

A401



1 / A402 **SOUTH ELEVATION**

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



2 / A402 **WEST ELEVATION**

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

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

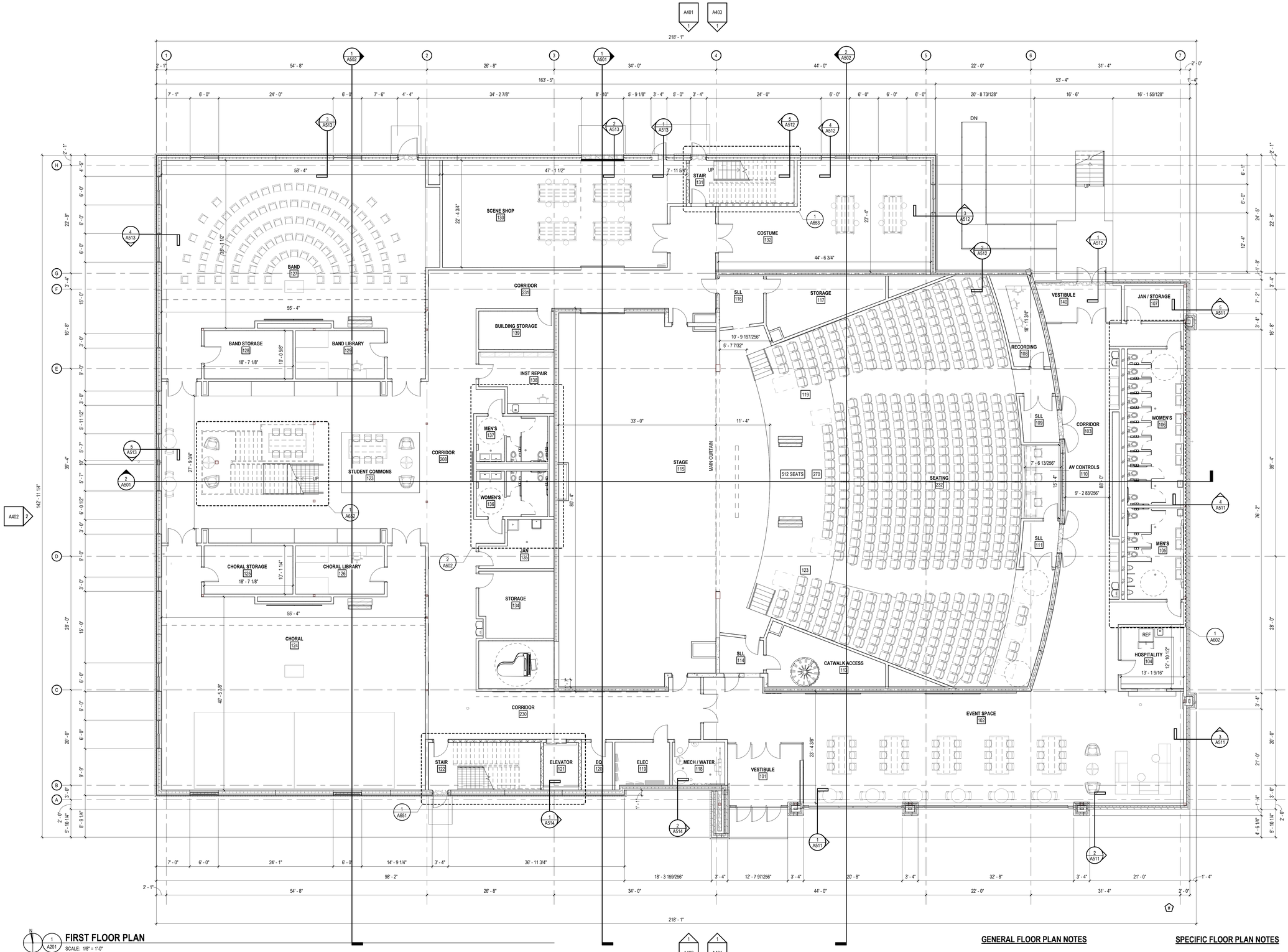
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXTERIOR ELEVATIONS COLOR

SHEET NO.

A402



FIRST FLOOR PLAN

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

GENERAL FLOOR PLAN NOTES

1. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF WORK. PROMPTLY REPORT INCONSISTENCIES IN THE DRAWINGS TO THE ARCHITECT FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY INCONSISTENCIES DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. DIMENSIONS ARE GIVEN FROM FACE TO FACE OF WALLS. SEE WALL SECTIONS AND PARTITION TYPES FOR DETAILS.
3. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED FROM DOCUMENTS; CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
4. PATCH, PREPARE, AND / OR RESTORE WORK SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF DEMOLITION WORK. RESTORATION AND PATCHING WORK SHALL BE DONE IN A MANNER THAT MATCHES ADJACENT MATERIALS AND FINISHES. FIRE RATED WALLS TO BE RESTORED TO MAINTAIN REQUIRED FIRE RATING.
5. PROTECT WORK IN PLACE DURING CONSTRUCTION.
6. COORDINATE THE AVAILABILITY OF AREAS REQUIRING WORK WITH THE OWNER.
7. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL WORK AND MODIFICATIONS REQUIRED FOR HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

SPECIFIC FLOOR PLAN NOTES

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SCHEMATIC DESIGN SET

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DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

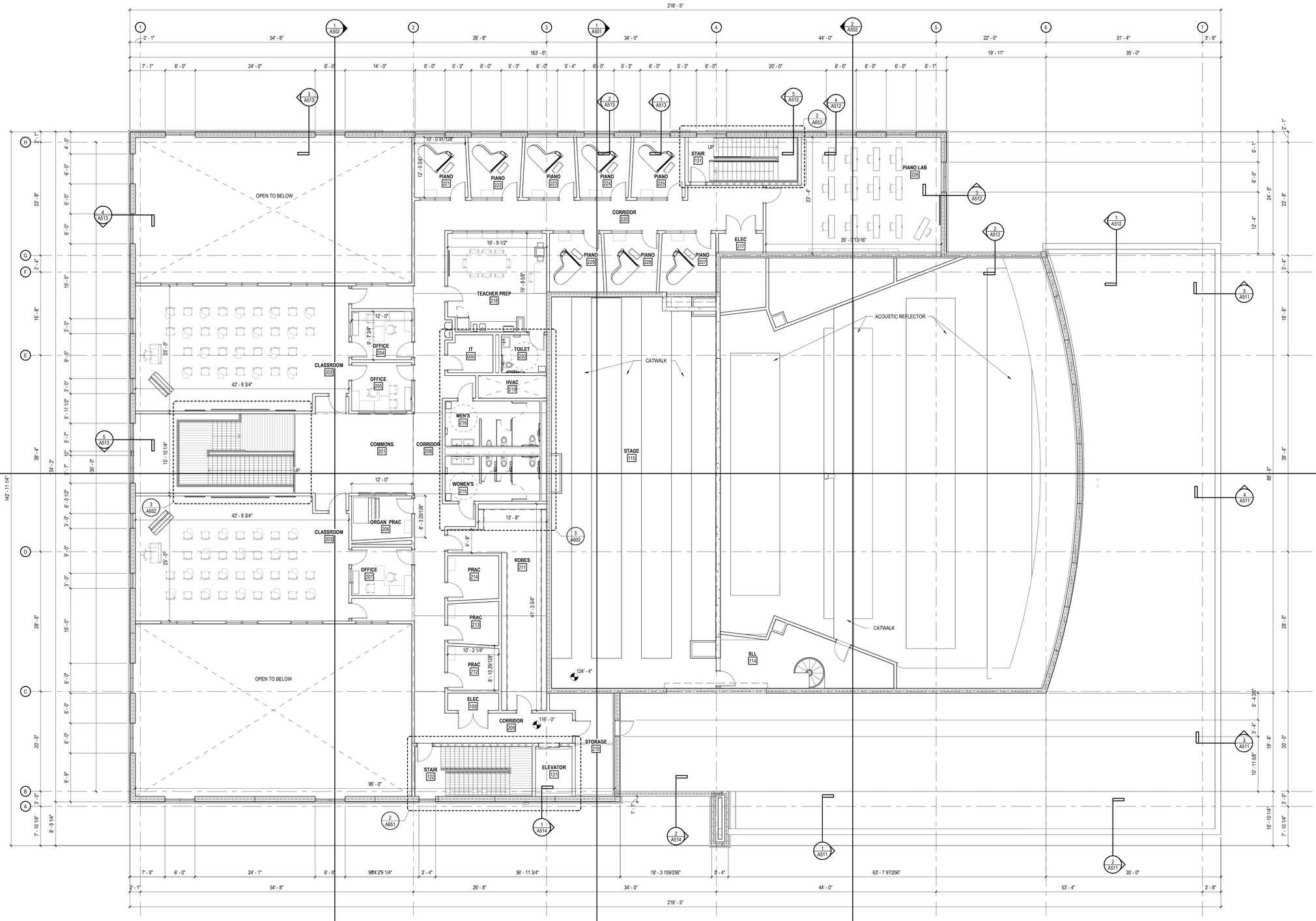
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

FIRST FLOOR PLAN

SHEET NO.

A201



SECOND FLOOR PLAN

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

GENERAL FLOOR PLAN NOTES

1. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF WORK. PROMPTLY REPORT INCONSISTENCIES IN THE DRAWINGS TO THE ARCHITECT FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY INCONSISTENCIES DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. DIMENSIONS ARE GIVEN FROM FACE TO FACE OF WALLS. SEE WALL SECTIONS AND PARTITION TYPES FOR DETAILS.
3. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED FROM DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
4. PATCH, PREPARE, AND / OR RESTORE WORK SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF DEMOLITION WORK. RESTORATION AND PATCHING WORK SHALL BE DONE IN A MANNER THAT MATCHES ADJACENT MATERIALS AND FINISHES. FIRE RATED WALLS TO BE RESTORED TO MAINTAIN REQUIRED FIRE RATING.
5. PROTECT WORK IN PLACE DURING CONSTRUCTION.
6. COORDINATE THE AVAILABILITY OF AREAS REQUIRING WORK WITH THE OWNER.
7. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL WORK AND MODIFICATIONS REQUIRED FOR HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

SPECIFIC FLOOR PLAN NOTES

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ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

SCHEMATIC DESIGN SET

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

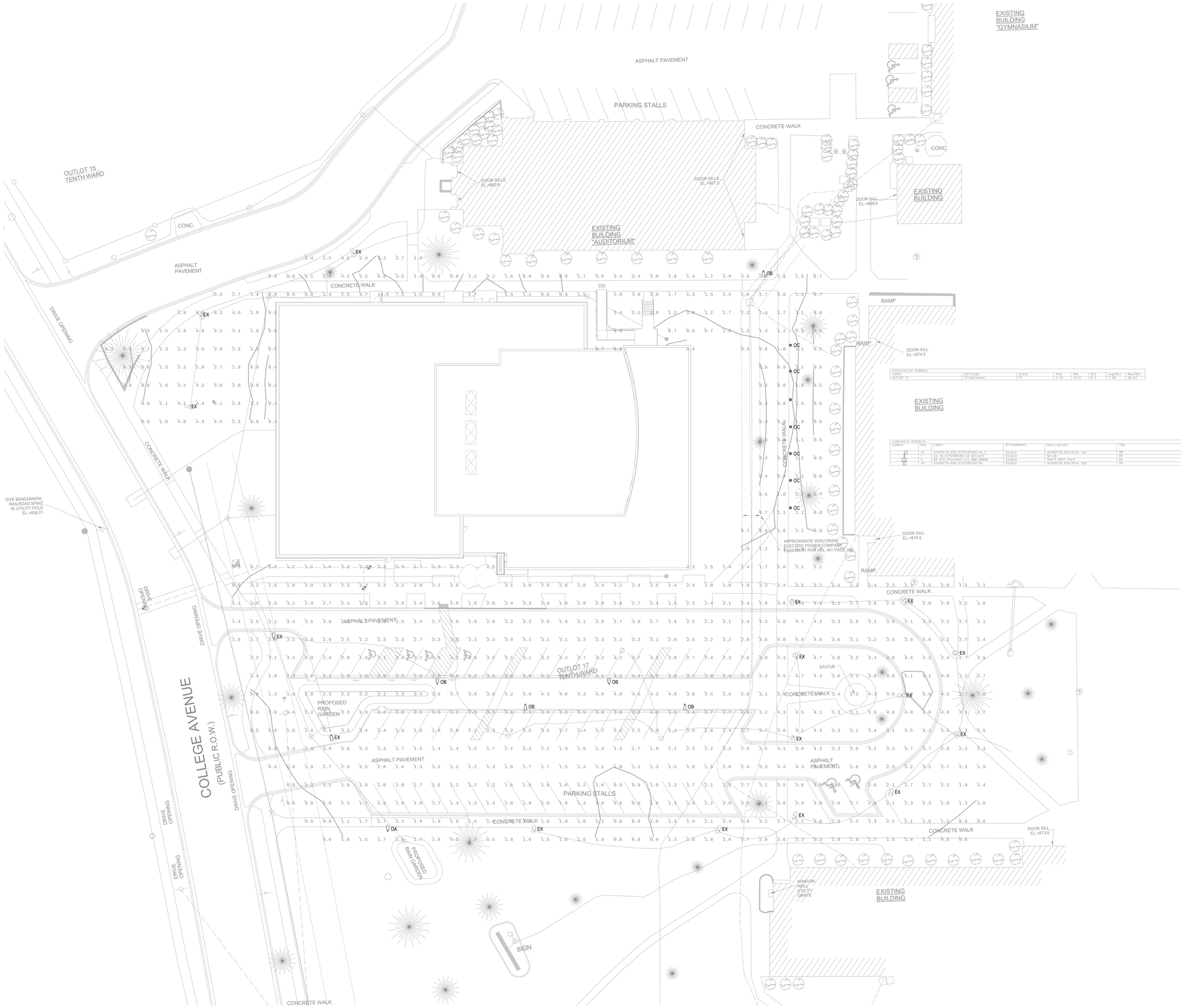
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

SECOND FLOOR PLAN

SHEET NO.

A202



Calculation Summary

Name	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Outdor sf	Illuminance	Fc	7.37	14.6	0.3	7.98	48.67

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	atb85t7e-850_ATF21035SS-Sq_1	Single	AL850T7E_D50 Pole Top	DB	0.950	5000	50	712.5
	7	sa-1k_ATF24K030-TA Tetlorf	Single	SA-1B	DC	0.950	631	8.16	57.26
	2	EC-873 Photometric_90W_4000K	Single	Small Wall Pack	WL	0.950	10300	72.3073	144.795
	19	atb85t7e-850_ATF21023SS-Sq	Single	AL850T7E_D50 Pole Top	SA	0.950	9630	99.42	1937.95

1 SITE LIGHTING PHOTOMETRIC PLAN
E011 SCALE: 1" = 20'-0"

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INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI
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CONDITIONAL USE SUBMITTAL

NOT FOR CONSTRUCTION

KEYPLAN (NOT TO SCALE)

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

STREET ADDRESS
CITY, ST ZIP

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NO.

E011

ALED5T78

RAB

High output LED pole top area light with IES type V circular distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 23.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.68A
208V	0.39A
240V	0.34A
277V	0.30A
Input Watts	80.4W

LED Info

Watts	78W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	9,530 lm
Efficacy	118.5 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P6NGD9QB

LED Characteristics

LEDs:
6x13W high-output, long-life LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products; ANSI C78.377-2017.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Effective Projected Area:
EPA = 1.2

Housing:
Precision die-cast aluminum. Type V distribution

Support Arms:
Extruded aluminum

Lens:
Clear tempered glass lens

Reflector:
Specular vacuum-metallized polycarbonate. Type V distribution

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Optical

BUG Rating:
B3 U0 G2

Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice.

1 E012 **TYPE OA & OB - SITE LIGHT**
SCALE: 12" = 1'-0"

SAGE: LINDEN Landscape Lighting

RAB

SA-LWP
Wall Sconce

SA-LB
Bollard

Architectural landscape lighting

100,000 HOURS | WET RATED | IP65 IP RATING

PROJECT:

DATE:

TYPE:

PREPARED BY:

PERFORMANCE

SA-L	3000K	
Type	Bollard	Wall Sconce
Input Watts	8.18W	8.11W
Lumens	441	453
Lm/W	53.9	55.9
CRI	84	85
Voltage Rating	120-277V	

Lifespan
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Cold Weather Starting
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature
Suitable for use in up to 45°C (113°F)

KEY FEATURES

- SAGE LINDEN is available in two models:
  SA-LWP: Wall Pack.
  SA-LB: Bollard
- CCT: 3000K
- Voltage Rating: 120-277V
- IP65 rated
- 5-year limited warranty

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Housing
Die-cast aluminum

Mounting
SA-LWP : Octangular J-Box or bracket for the wall-mount (J-Box not provided)
SA-LB : 4pcs anchor bolts for mounting

Lens
Polycarbonate

Gaskets
Silicone

Green Technology
Mercury and UV free. RoHs-compliant components.

Finish
Formulated for high durability and long lasting color. Available in matte bronze finish.

IP Rating
Ingress protection of IP65 for dust and water

COMPLIANCE

UL Listed
Suitable for wet locations

2 E012 **TYPE OC BOLLARD**
SCALE: 12" = 1'-0"

SATCO | NUVO

Product Name

Overview | Dimensions

NUVO 65-673
ROSE FULL CUTOFF WALL PACK

Notes

General	
Status	Active
Fixture Type	Wall Pack
Finish	Bronze
Wattage	80W
Lumen Output	9600L-10000L
CCT (Kelvin)	3000K/4000K/5000K
Temperature	Warm to Cool White
IP Rating	IP65
Indoor or Outdoor Fixture	Outdoor
Specifications	
Technology	LED
CRI	80+
Voltage	120V-277V
Beam Angle	90x100
Rated Hours	50000
Operating Temperature	-40C (-40F) to +40C (+104F)
Dimmable	Yes-Dimmable
Dimming Note	0-10V Dimming Only
Lens Material	Impact Resistant PC
Surge Protection	Built-in surge protection - 4KV
Weight (lb.)	5.73
Material	Die-Cast Aluminum
Dimensions	
Height (in.)	5.1
Width (in.)	12.61
Extension (in.)	6.86
Compliance	
Safety Listing	cULus - Certified
Location Rating	Wet
Energy Star	No
DLC Approved	Yes
DLC ID	PLNMFOOJSTZA
ADA Compliant	No
B.U.G. Rating	B2-U2-G1
California Status	Lawful for sale in California
Title 20 / 24 Status	Lawful for sale
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes
SDS Sheet	LED_Fixture
Additional Information	
Warranty	5 Year Limited - Fixtures

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For More Information Visit:
https://www.satco.com/

3 E012 **TYPE W1 - EXTERIOR WALL PACK**
SCALE: 12" = 1'-0"

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ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

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CONDITIONAL USE SUBMITTAL

NOT FOR CONSTRUCTION

KEYPLAN (NOT TO SCALE)

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

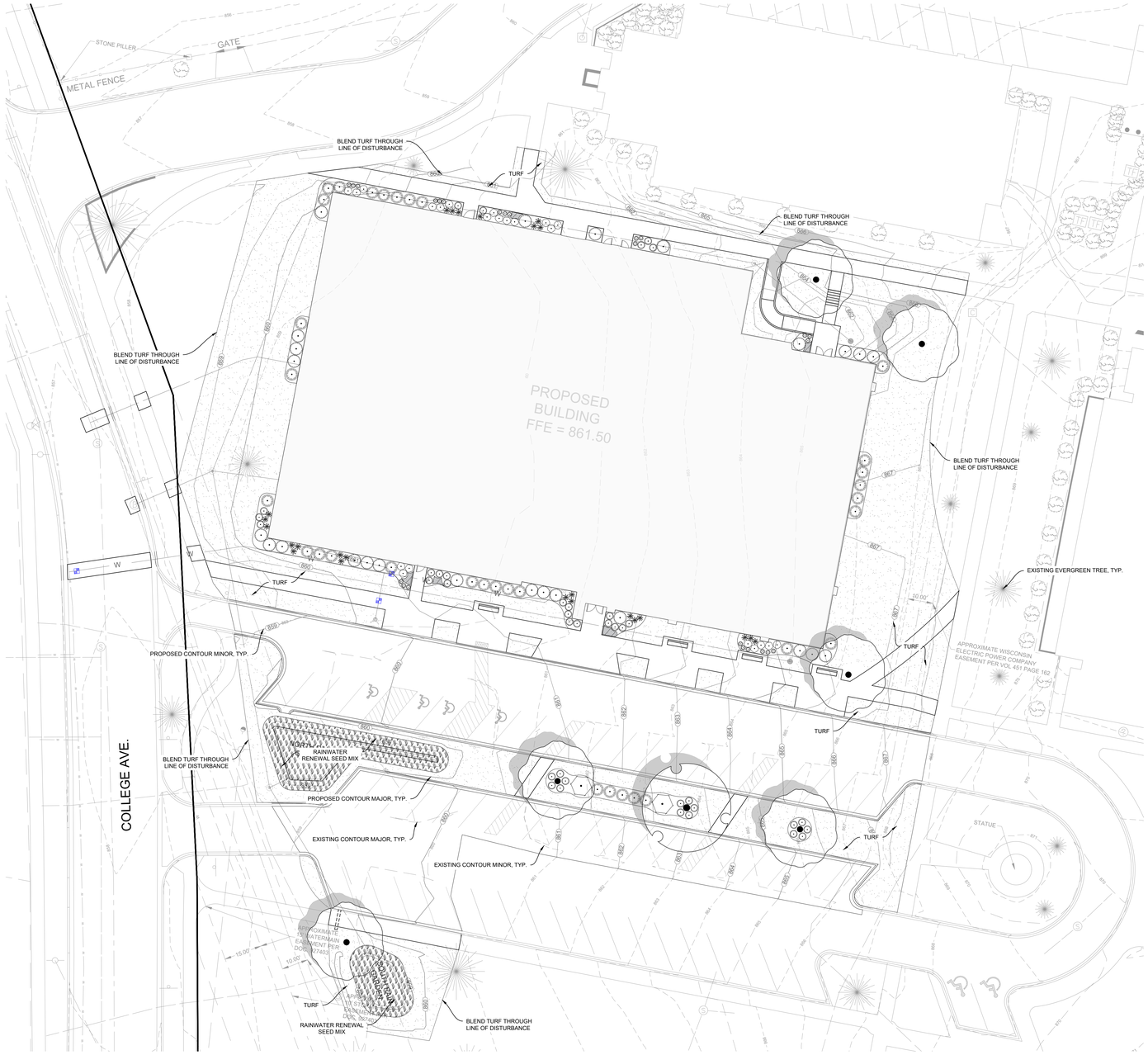
STREET ADDRESS
CITY, ST ZIP

SHEET NAME

SITE LIGHT FIXTURES

SHEET NO.

E012



CONCEPT PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	1	CLIMAX TREE 75 PTS			
		Acer saccharum 'Legacy'	Legacy Sugar Maple	2" Cal.	60' T x 50' W
		Quercus rubra	Red Oak	2" Cal.	65' T x 65' W
	6	TALL TREE 30 PTS			
		Acer rubrum 'Northwood'	Northwood Maple	2" Cal.	50' T x 35' W
		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	45' T x 35' W
SHRUBS					
	2	TALL DECIDUOUS SHRUB 5 PTS			
		Cotinus coggygria `Royal Purple`	Royal Purple Smokebush	36" Ht.	12` T x 12` W
		Syringa vulgaris 'Sensation'	Sensation Lilac	36" Ht.	11` T x 8` W
	33	MEDIUM EVERGREEN SHRUB 5 PTS			
		Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	18" Ht.	4' T x 3' W
		Picea abies `Nidiformis`	Nest Spruce	18" Ht.	3` T x 5` W
		Picea abies `Pumila`	Pumila Spruce	18" Ht.	4` T x 5` W
		Thuja occidentalis 'Filips Magic Moment'	Filips Magic Moment Arborvitae	18" Ht.	6' T x 3' W
	25	MEDIUM DECIDUOUS SHRUB 3 PTS			
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4' T x 4' W
		Hydrangea paniculata `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	24" Ht.	7` T x 5` W
		Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" Ht.	5' T x 5' W
		Syringa meyeri `Palibin`	Dwarf Korean Lilac	24" Ht.	5' T x 5' W
		Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5' T x 5' W
	38	LOW EVERGREEN SHRUB 3 PTS			
		Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	18" W	1' T x 4' W
		Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.	4' T x 3' W
		Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" Ht.	3' T x 3' W
		Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	18" Ht.	2' T x 2' W
		Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" Ht.	4` T x 4` W
	22	LOW DECIDUOUS SHRUB 1 PT			
		Hydrangea paniculata 'SMHPS'	Razzleberri™ Hydrangea	18" Ht.	3' T x 3' W
		Itea virginica 'SMNIVMM'	Fizzy Mizzy® Sweetspire	18" Ht.	3' T x 3' W
		Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	18" Ht.	4' T x 3' W
		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" Ht.	3' T x 3' W
	25	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Panicum virgatum `Heavy Metal`	Blue Switch Grass	1 gal.	4` T x 3` W
		Panicum virgatum `Prairie Sky`	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
		Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W
	24	SHORT ORNAMENTAL GRASS			
		Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
	49 sf	PERENNIALS				
		Allium x `Millenium`	Millenium Ornamental Onion	4.5" Cont.		15" T x 12" W
		Astilbe chinensis 'Visions'	Visions Astilbe	4.5" Cont.		19" T x 15" W
		Astilbe x 'Chocolate Cherry'	Mighty® Chocolate Cherry Astilbe	4.5" Cont.		40" T x 28" W
		Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	4.5" Cont.		18" T X 18" W
		Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.		18" T x 30" W
		Salvia nemorosa `May Night`	May Night Sage	4.5" Cont.		18" T x 18" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	1,713 sf	RAINWATER RENEWAL SEED MIX		
	19,957 sf	TURF		

	LANDSCAPE IMPROVEMENT TABLE	POINTS REQUIRED	POINTS PROPOSED
550-96 A	**BUILDING FOUNDATIONS** • **40 POINTS/100'**	305	306
550-96 B	**DEVELOPED LOTS** • **15 POINTS / 1,000 SQ FT BLDG**	450	450
550-96 C	**PAVED AREAS** • **80 POINTS / 10,000 SF**	215	245

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

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DRAWING SET DD
DATE 08/08/2025
PROJECT NO. 2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

LANDSCAPE PLAN

SHEET NO.

L-1

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

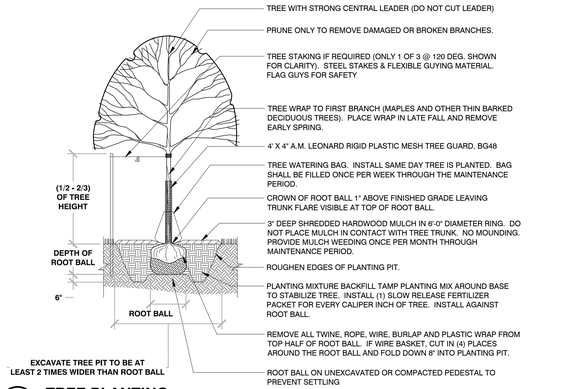
SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

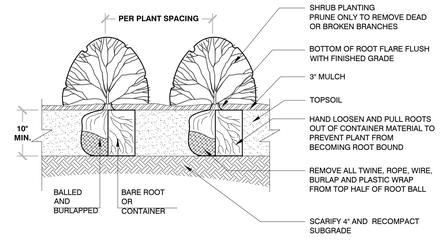
A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼ -INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

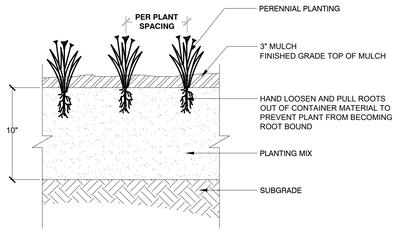


1 TREE PLANTING
1/4" = 1'-0" 329343-01

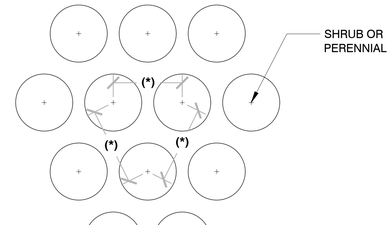


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING
1/2" = 1'-0" 329333-02

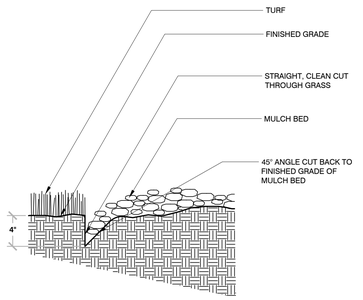


3 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING
3/4" = 1'-0" 3293-02



5 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.IO - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

LANDSCAPE NOTES & DETAILS

SHEET NO.

L-2

LUTHER PREPARATORY MUSIC CENTER

City of Watertown, Jefferson County, Wisconsin

PEG Project Number: 5384.10-WI

08/08/2025

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APPENDIX 5 – OPERATION AND MAINTENANCE PLAN

Questions and comments can be directed to:

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INTRODUCTION

The proposed project is located on the campus of Luther Preparatory School in the City of Watertown, Jefferson County, WI. The project site is along the east side of College Avenue, between Wisconsin Street and Western Avenue. The existing site is currently mowed lawn with trees and concrete sidewalks. The land generally slopes from east to west with stormwater runoff flowing into the College Avenue right-of-way. Soils on the site consist of Theresa silt loam (C) per USDA Soil Maps (See **Appendix 1**). A location map that illustrates the tract of land is also included in **Appendix 1**.

The proposed development is a 30,000 square-foot music center which will include music and choral classrooms as well as an auditorium. Additional parking will be added and two rain gardens will be implemented to provide stormwater management.

DESIGN CRITERIA

City of Watertown: .....Chapter 288 of the City Ordinances

Wisconsin Department of Natural Resources: .....NR 216 & NR 151

Water Quantity: Per City and WDNR ordinances, the proposed project is exempt from peak discharge performance standards due to the site being a redevelopment.

Water Quality: City ordinance requires a redevelopment site to remove at least 60% of the total suspended solids (TSS) load on an average annual basis from paved parking areas and roads. A 30% reduction in phosphorus loading from paved parking areas and roads is also required.

WDNR regulations require a reduction of at least 40% of TSS loading from paved parking and roads.

Infiltration: As a redevelopment, the site is exempt from City and WDNR infiltration requirements.

ANALYSIS METHODS

HydroCAD® (Version 10.00) software has been used to analyze stormwater characteristics for the proposed project. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Runoff curve numbers for building roof, pavement, sidewalk, and grass were based on the standard values for hydrologic soil group C. Modeling was conducted for the 10-year and 100-year storm events to determine storage depths and safe conveyance of runoff from the rain gardens. 10-year and 100-year rainfall depths used in the model, 3.93 inches and 6.19 inches respectively, were based on the values from NOAA Atlas 14 for Jefferson County. TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.5.0) Source Loading and Management Model.

POST-DEVELOPMENT CONDITIONS

Development of the site will disturb approximately 2.09 acres and will involve construction of a 30,000 square-foot music center which will consist of classrooms, practice rooms, and an auditorium. The site will also include reconstruction of drive aisles, construction of additional asphalt parking areas, new concrete sidewalks, private utilities, and two rain gardens. Development of the site will increase the amount of impervious surface area by 40,732 square feet (0.94 acres). The parking areas and drive aisles, specifically, will increase by 8,678 square

feet so an equivalent amount of pavement must be treated for total suspended solids and phosphorus removal to meet DNR and City of Watertown requirements. The two rain gardens will allow stormwater runoff from smaller, frequent events to infiltrate into the soil thereby removing pollutants. Discharge from the rain gardens will be controlled by a pair of outlet control structures which will direct runoff to the public storm sewer system in College Avenue consistent with existing drainage patterns. Each outlet control structure will be comprised of a 24" diameter precast concrete standpipe connected to a 10" HDPE storm sewer. As water levels rise during larger storm events, discharge will be controlled by the top of the standpipe. An emergency spillway has also been provided at each rain garden to safely discharge runoff from storm events exceeding the 100-year event. Details of the outlet control structures have been provided in **Appendix 2.**

To ensure the rain gardens treat an amount of pavement equal to or greater than the amount of new pavement, the drainage area to each rain garden has been delineated. A Proposed Drainage Areas Exhibit can be found in **Appendix 2**. A comparison of the new impervious area and amount of treated impervious area is shown below.

Impervious Area Comparison

Pavement Added	8,966 s.f.
Pavement Removed	288 s.f.
Net New Pavement	**8,678 s.f.**
Pavement Draining to North Rain Garden	8,883 s.f.
Pavement Draining to South Rain Garden	2,715
Total Pavement Draining to Rain Gardens	**11,598 s.f.**

SUMMARY OF RESULTS

Runoff Rate Attenuation

As a redevelopment, the site is exempt from WDNR and City of Watertown peak discharge rate requirements according to criteria outlined in **WDNR NR151.124(3)b3** and **Chapter 288-18D(3)(i)[5]**. Although runoff rate attenuation is not required, the proposed rain gardens have been analyzed to determine peak depths and verify safe conveyance of runoff discharged from the rain gardens. A summary of the results is illustrated below.

Rain Garden Data

	North Rain Garden		South Rain Garden	
	10-year	**100-year**	**10-year**	**100-year**
Peak Inflow (cfs)	1.62	2.73	0.60	1.03
Peak Outflow (cfs)	1.62	2.73	0.60	1.03
Storage Volume (c.f.)	495	531	289	303
Peak Elev.	857.68	857.76	858.09	858.14
Bottom Elev.	856.50		857.00	
Spillway Elev.	859.25		859.20	
Top of Berm Elev.	859.50		860.00	

Runoff Water Quality

Post-development water quality will be provided by the rain gardens (Refer to **Appendix 3** for details). Analysis demonstrates the rain gardens will remove more than the 60% minimum of total suspended solids (TSS) from paved parking and drive aisles as required by City code and the 40% TSS required by WDNR. The analysis also indicates total phosphorous removal will exceed the 30% required by City code.

Total Suspended Solids Removal Summary

	Solids Loading (lbs)	Treatment Efficiency	Solids Removed (lbs)
Area 1S	125.7	73.24%	92.1
Area 2S	38.2	89.80%	34.3
Total	163.9	**77.12%**	126.4

Phosphorus Removal Summary

Yield Without Controls (lbs)	Yield With Controls (lbs)	Percent Yield Reduction
0.4194	0.1030	**75.44%**

Stormwater Infiltration

The proposed site is considered a redevelopment. According to criteria outlined in **WDNR NR151.124(3)b3** and **Chapter 288-18D(3)(i)[5]** of City of Watertown code, infiltration is optional for redevelopment sites. Therefore, infiltration measures have not been incorporated into this stormwater management plan.

Stormwater Conveyance System

Storm sewer was sized to accommodate stormwater runoff for the 10-year design storm event intensity using rational method and manning's formulas. Where overland flow routes for the 100-year storm event were unable to be provided, the storm sewer was designed to convey the 100-year storm. Final storm sewer calculations are provided in **Appendix 4**.

CONCLUSION

The stormwater management features for the proposed development have been designed to comply with City of Watertown Ordinance and WDNR technical standards NR216/151. The amount of paved parking areas and drive aisles draining to the proposed rain gardens will exceed the amount of new parking and drive aisles constructed as part of this project. Runoff from the remaining impervious surfaces will drain offsite consistent with existing drainage patterns. Stormwater runoff discharging from the site will be treated to remove at least 60% of total suspended solids and at least 30% of phosphorous from paved parking and drive aisles annually via the proposed rain gardens.

APPENDIX 1
MAPS

Jefferson County Land Information

Areas

Override 1

Road Names

Jefferson County Geographic Information System

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. Jefferson County makes no warranty whatsoever concerning this information.

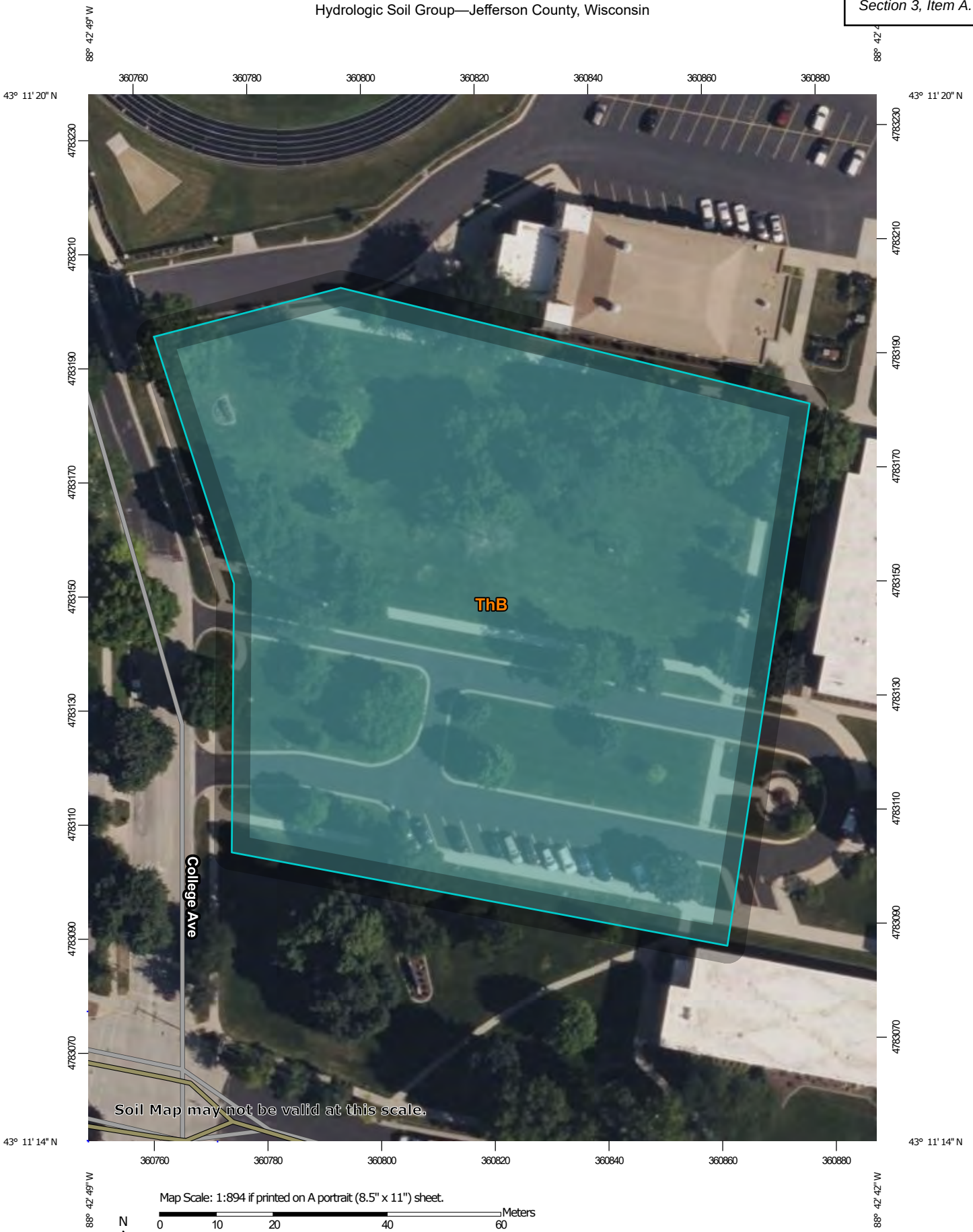
225 112.5 0 225 Feet

1 inch = 260 feet

Printed on: July 23, 2025

Author: Public User

Hydrologic Soil Group—Jefferson County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ThB	Theresa silt loam, 2 to 6 percent slopes	C	2.4	100.0%
Totals for Area of Interest			**2.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 2
POST-DEVELOPMENT CONDITIONS

PROPOSED BUILDING FFE = 861.50

NORTH RAIN GARDEN

SOUTH RAIN GARDEN

COLLEGE AVENUE (PUBLIC R.O.W.)

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

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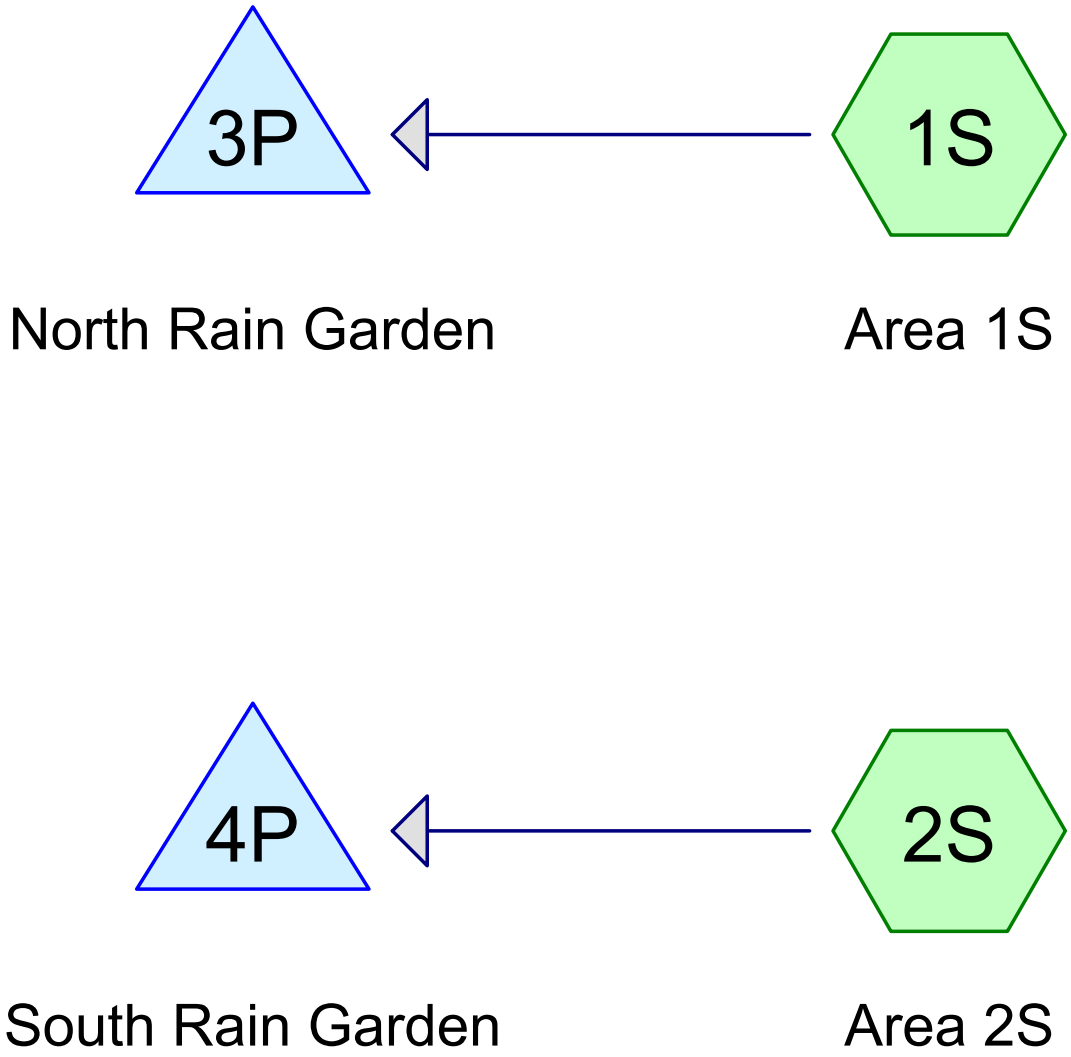
PROPOSED DRAINAGE AREAS EXHIBIT

07/24/2025

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEG JOB# 5384.10



Subcat Reach Pond Link

Routing Diagram for 5384.10 HydroCAD 2025-07-18
Prepared by Pinnacle Engineering Group, Printed 7/23/2025
HydroCAD® 10.00-22 s/n 07894 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1S Runoff Area=14,170 sf 69.35% Impervious Runoff Depth>2.95"
Tc=6.0 min CN=91 Runoff=1.62 cfs 0.080 af

Subcatchment2S: Area 2S Runoff Area=5,505 sf 61.36% Impervious Runoff Depth>2.76"
Tc=6.0 min CN=89 Runoff=0.60 cfs 0.029 af

Pond 3P: North Rain Garden Peak Elev=857.68' Storage=495 cf Inflow=1.62 cfs 0.080 af
Discarded=0.00 cfs 0.002 af Primary=1.62 cfs 0.069 af Secondary=0.00 cfs 0.000 af Outflow=1.62 cfs 0.071 af

Pond 4P: South Rain Garden Peak Elev=858.09' Storage=289 cf Inflow=0.60 cfs 0.029 af
Discarded=0.00 cfs 0.001 af Primary=0.60 cfs 0.022 af Secondary=0.00 cfs 0.000 af Outflow=0.60 cfs 0.023 af

Total Runoff Area = 0.452 ac Runoff Volume = 0.109 af Average Runoff Depth = 2.90"
32.88% Pervious = 0.149 ac 67.12% Impervious = 0.303 ac

Summary for Subcatchment 1S: Area 1S

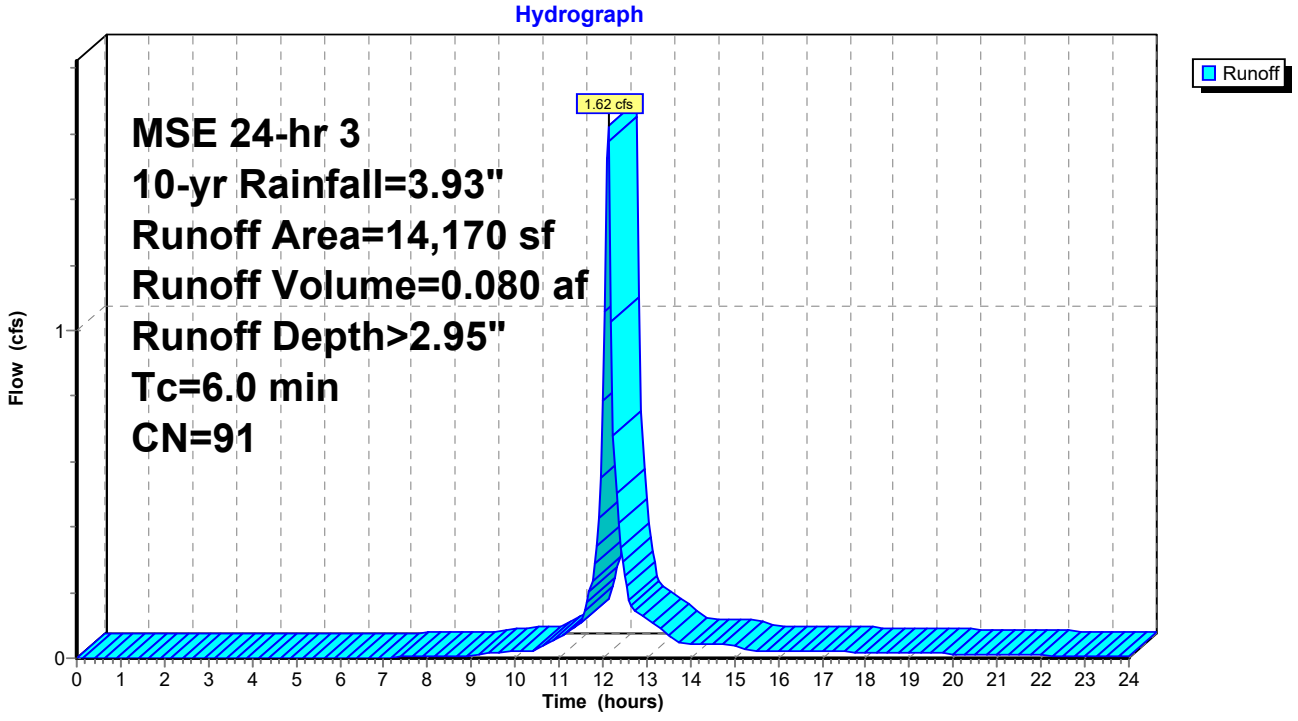
Runoff = 1.62 cfs @ 12.13 hrs, Volume= 0.080 af, Depth> 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.93"

	Area (sf)	CN	Description
*	8,883	98	Paved parking and roads
*	944	98	Sidewalks
	4,343	74	>75% Grass cover, Good, HSG C
	14,170	91	Weighted Average
	4,343		30.65% Pervious Area
	9,827		69.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 1S: Area 1S



Summary for Subcatchment 2S: Area 2S

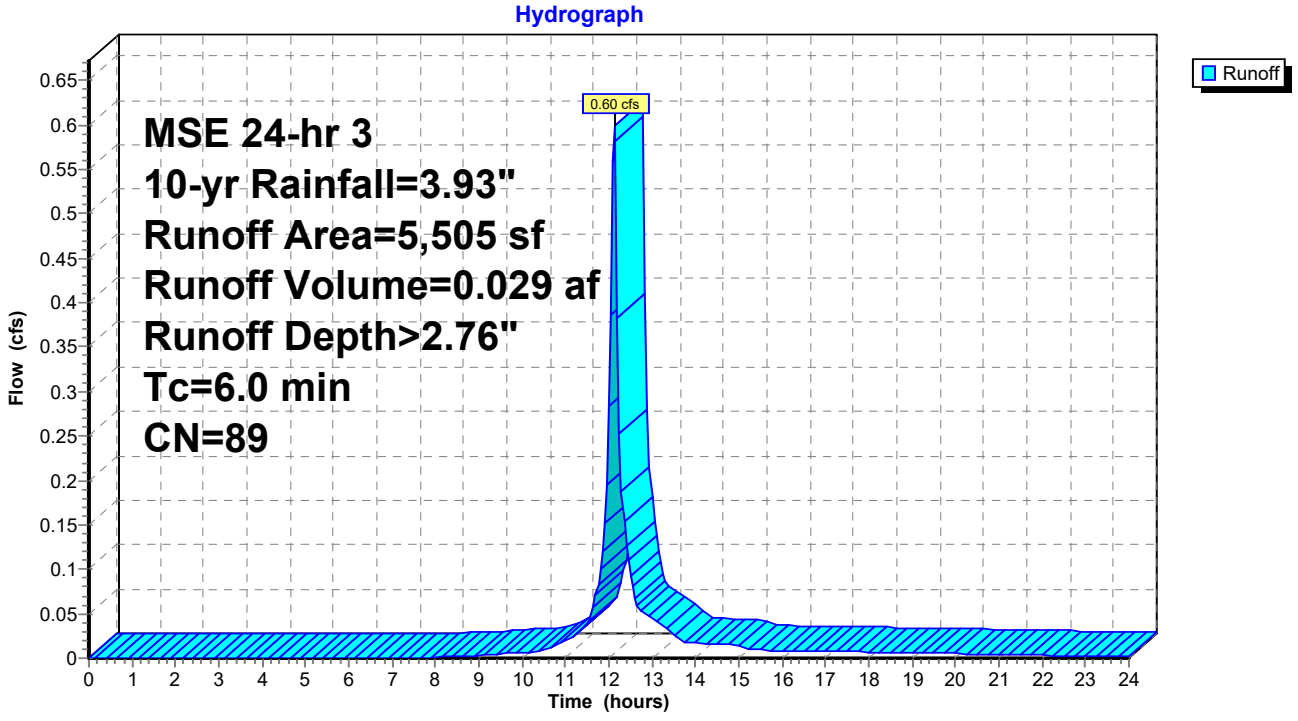
Runoff = 0.60 cfs @ 12.13 hrs, Volume= 0.029 af, Depth> 2.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.93"

	Area (sf)	CN	Description
*	2,715	98	Paved parking and roads
*	663	98	Sidewalks
	2,127	74	>75% Grass cover, Good, HSG C
	5,505	89	Weighted Average
	2,127		38.64% Pervious Area
	3,378		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 2S: Area 2S



Summary for Pond 3P: North Rain Garden

Inflow Area = 0.325 ac, 69.35% Impervious, Inflow Depth > 2.95" for 10-yr event
Inflow = 1.62 cfs @ 12.13 hrs, Volume= 0.080 af
Outflow = 1.62 cfs @ 12.14 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.7 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.002 af
Primary = 1.62 cfs @ 12.14 hrs, Volume= 0.069 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 857.68' @ 12.14 hrs Surf.Area= 462 sf Storage= 495 cf

Plug-Flow detention time= 66.5 min calculated for 0.071 af (88% of inflow)
Center-of-Mass det. time= 20.4 min (800.8 - 780.5)

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	1,736 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
856.50	376	147.0	0	0	376
858.50	527	154.0	899	899	721
859.50	1,193	179.0	838	1,736	1,404

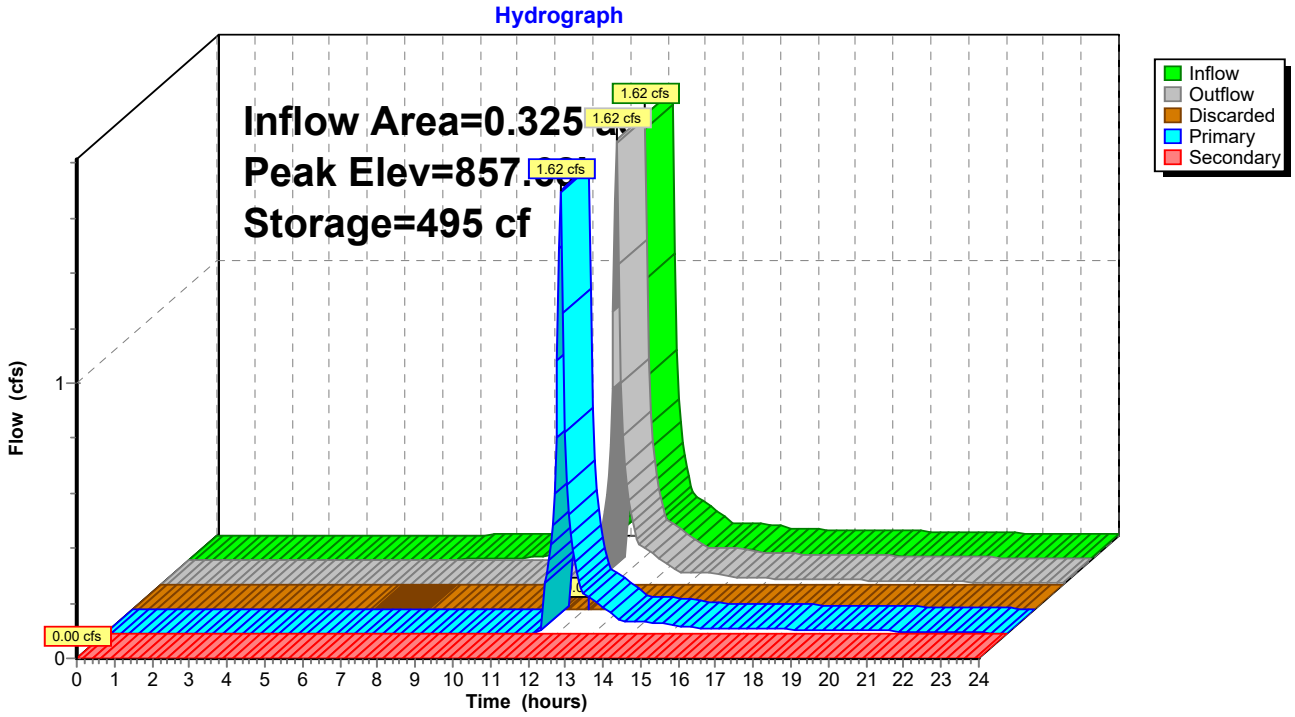
Device	Routing	Invert	Outlet Devices
#1	Discarded	856.50'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.29'	**10.0" Round Culvert** L= 8.6' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.29' / 855.19' S= 0.0116 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	857.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.25'	**6.0' long x 8.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=857.68' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=1.57 cfs @ 12.14 hrs HW=857.68' (Free Discharge)
└**2=Culvert** (Passes 1.57 cfs of 3.69 cfs potential flow)
└**3=Orifice/Grate** (Weir Controls 1.57 cfs @ 1.39 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=856.50' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: North Rain Garden



Summary for Pond 4P: South Rain Garden

[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 0.126 ac, 61.36% Impervious, Inflow Depth > 2.76" for 10-yr event
Inflow = 0.60 cfs @ 12.13 hrs, Volume= 0.029 af
Outflow = 0.60 cfs @ 12.14 hrs, Volume= 0.023 af, Atten= 0%, Lag= 0.8 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.001 af
Primary = 0.60 cfs @ 12.14 hrs, Volume= 0.022 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 858.09' @ 12.14 hrs Surf.Area= 312 sf Storage= 289 cf

Plug-Flow detention time= 88.8 min calculated for 0.023 af (79% of inflow)
Center-of-Mass det. time= 28.5 min (814.8 - 786.2)

Volume	Invert	Avail.Storage	Storage Description
#1	857.00'	1,318 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
857.00	230	60.0	0	0	230
858.00	293	66.0	261	261	317
859.00	520	85.0	401	662	558
860.00	803	104.0	656	1,318	859

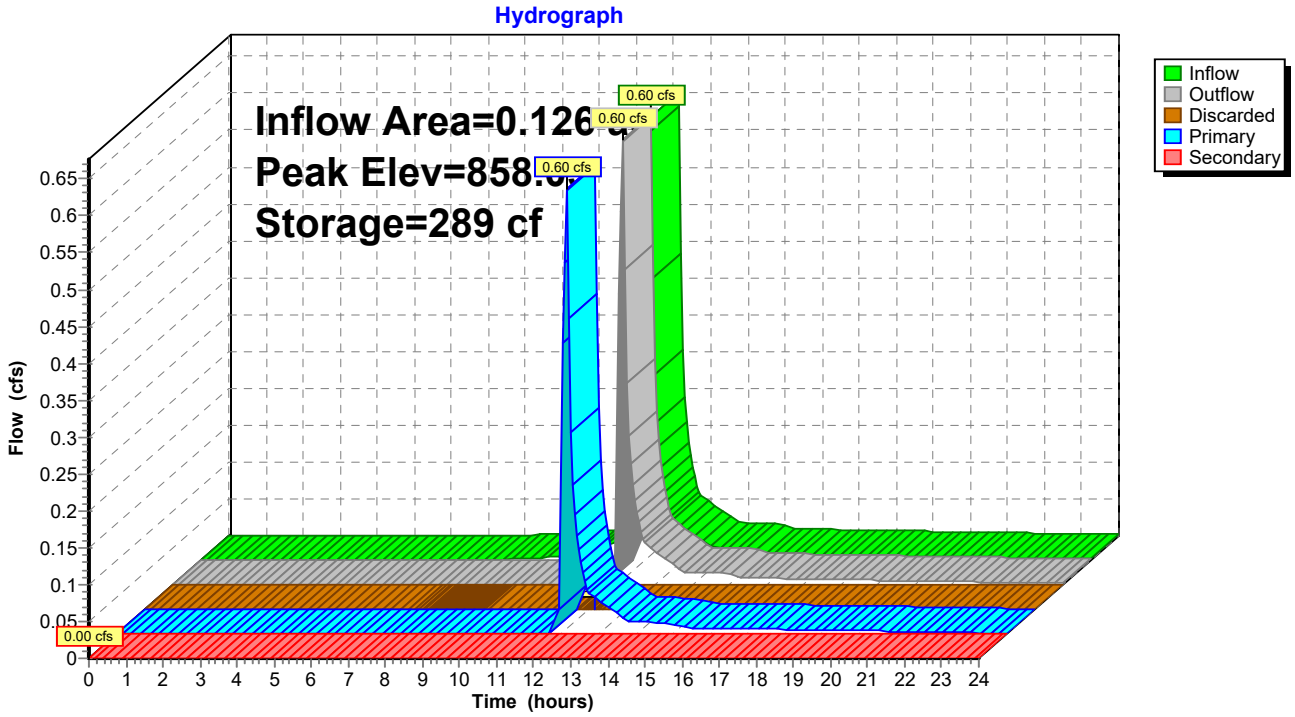
Device	Routing	Invert	Outlet Devices
#1	Discarded	857.00'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.34'	**10.0" Round Culvert** L= 76.2' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.34' / 855.19' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	858.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.20'	**4.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=858.09' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.58 cfs @ 12.14 hrs HW=858.09' (Free Discharge)
└**2=Culvert** (Passes 0.58 cfs of 2.95 cfs potential flow)
└**3=Orifice/Grate** (Weir Controls 0.58 cfs @ 1.00 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: South Rain Garden



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1S Runoff Area=14,170 sf 69.35% Impervious Runoff Depth>5.14"
Tc=6.0 min CN=91 Runoff=2.73 cfs 0.139 af

Subcatchment2S: Area 2S Runoff Area=5,505 sf 61.36% Impervious Runoff Depth>4.92"
Tc=6.0 min CN=89 Runoff=1.03 cfs 0.052 af

Pond 3P: North Rain Garden Peak Elev=857.76' Storage=531 cf Inflow=2.73 cfs 0.139 af
Discarded=0.00 cfs 0.002 af Primary=2.73 cfs 0.128 af Secondary=0.00 cfs 0.000 af Outflow=2.73 cfs 0.130 af

Pond 4P: South Rain Garden Peak Elev=858.14' Storage=303 cf Inflow=1.03 cfs 0.052 af
Discarded=0.00 cfs 0.001 af Primary=1.03 cfs 0.045 af Secondary=0.00 cfs 0.000 af Outflow=1.03 cfs 0.046 af

Total Runoff Area = 0.452 ac Runoff Volume = 0.191 af Average Runoff Depth = 5.08"
32.88% Pervious = 0.149 ac 67.12% Impervious = 0.303 ac

Summary for Subcatchment 1S: Area 1S

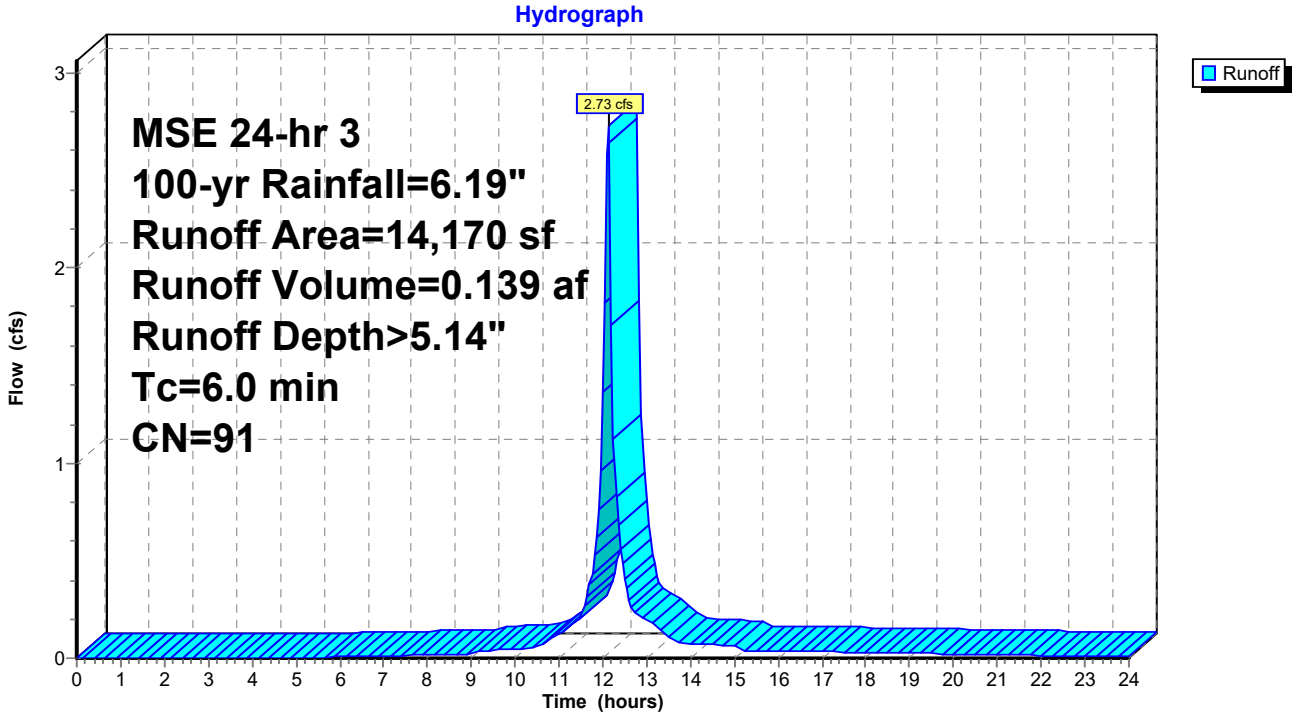
Runoff = 2.73 cfs @ 12.13 hrs, Volume= 0.139 af, Depth> 5.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.19"

	Area (sf)	CN	Description
*	8,883	98	Paved parking and roads
*	944	98	Sidewalks
	4,343	74	>75% Grass cover, Good, HSG C
	14,170	91	Weighted Average
	4,343		30.65% Pervious Area
	9,827		69.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 1S: Area 1S



Summary for Subcatchment 2S: Area 2S

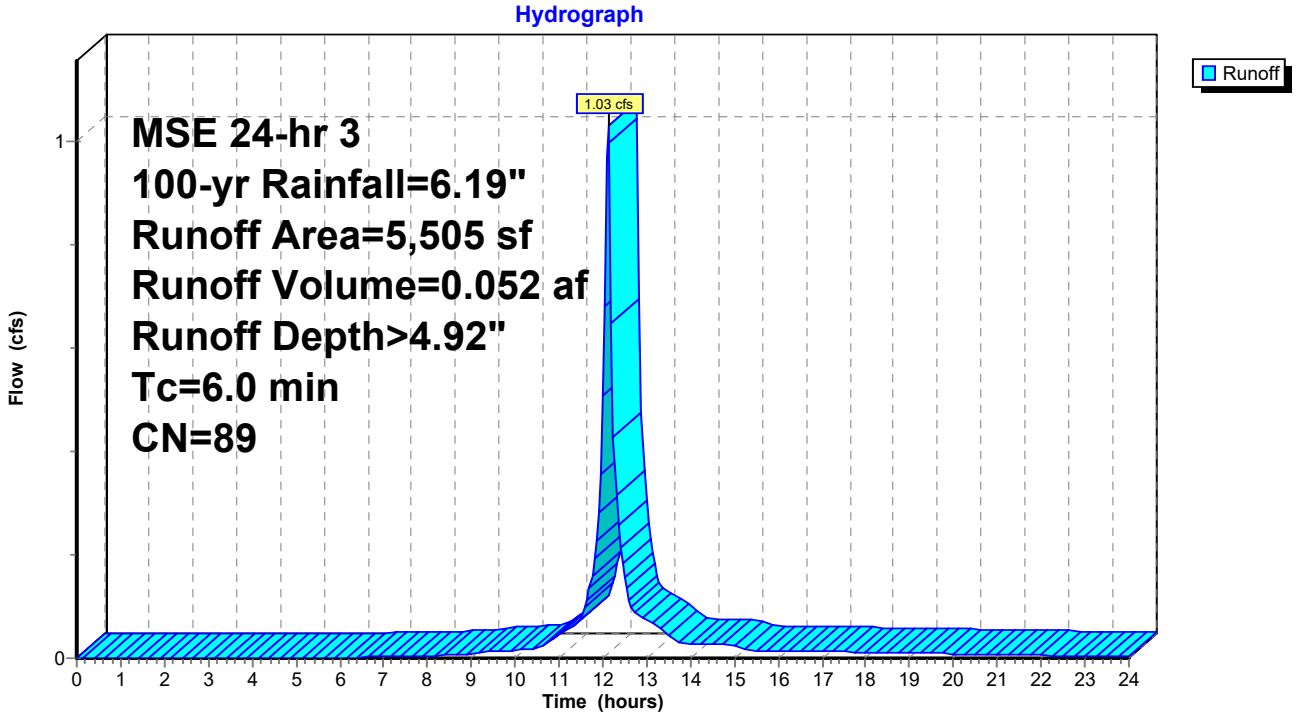
Runoff = 1.03 cfs @ 12.13 hrs, Volume= 0.052 af, Depth> 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.19"

	Area (sf)	CN	Description
*	2,715	98	Paved parking and roads
*	663	98	Sidewalks
	2,127	74	>75% Grass cover, Good, HSG C
	5,505	89	Weighted Average
	2,127		38.64% Pervious Area
	3,378		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 2S: Area 2S



Summary for Pond 3P: North Rain Garden

Inflow Area = 0.325 ac, 69.35% Impervious, Inflow Depth > 5.14" for 100-yr event
Inflow = 2.73 cfs @ 12.13 hrs, Volume= 0.139 af
Outflow = 2.73 cfs @ 12.14 hrs, Volume= 0.130 af, Atten= 0%, Lag= 0.6 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.002 af
Primary = 2.73 cfs @ 12.14 hrs, Volume= 0.128 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 857.76' @ 12.14 hrs Surf.Area= 468 sf Storage= 531 cf

Plug-Flow detention time= 48.2 min calculated for 0.130 af (93% of inflow)
Center-of-Mass det. time= 17.2 min (786.8 - 769.7)

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	1,736 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
856.50	376	147.0	0	0	376
858.50	527	154.0	899	899	721
859.50	1,193	179.0	838	1,736	1,404

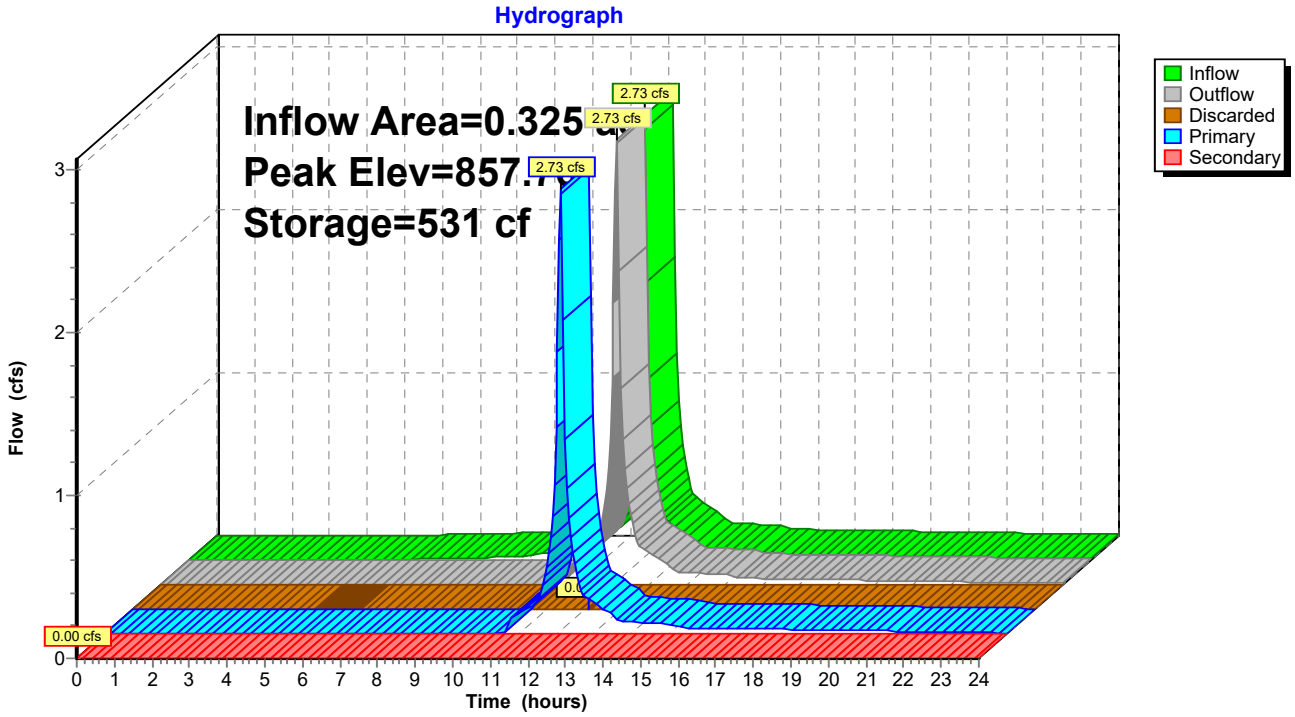
Device	Routing	Invert	Outlet Devices
#1	Discarded	856.50'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.29'	**10.0" Round Culvert** L= 8.6' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.29' / 855.19' S= 0.0116 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	857.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.25'	**6.0' long x 8.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=857.75' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=2.63 cfs @ 12.14 hrs HW=857.75' (Free Discharge)
└**2=Culvert** (Passes 2.63 cfs of 3.76 cfs potential flow)
└**3=Orifice/Grate** (Weir Controls 2.63 cfs @ 1.65 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=856.50' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: North Rain Garden



Summary for Pond 4P: South Rain Garden

Inflow Area = 0.126 ac, 61.36% Impervious, Inflow Depth > 4.92" for 100-yr event
Inflow = 1.03 cfs @ 12.13 hrs, Volume= 0.052 af
Outflow = 1.03 cfs @ 12.14 hrs, Volume= 0.046 af, Atten= 0%, Lag= 0.6 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.001 af
Primary = 1.03 cfs @ 12.14 hrs, Volume= 0.045 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 858.14' @ 12.14 hrs Surf.Area= 320 sf Storage= 303 cf

Plug-Flow detention time= 66.6 min calculated for 0.046 af (88% of inflow)
Center-of-Mass det. time= 21.4 min (796.2 - 774.8)

Volume	Invert	Avail.Storage	Storage Description
#1	857.00'	1,318 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
857.00	230	60.0	0	0	230
858.00	293	66.0	261	261	317
859.00	520	85.0	401	662	558
860.00	803	104.0	656	1,318	859

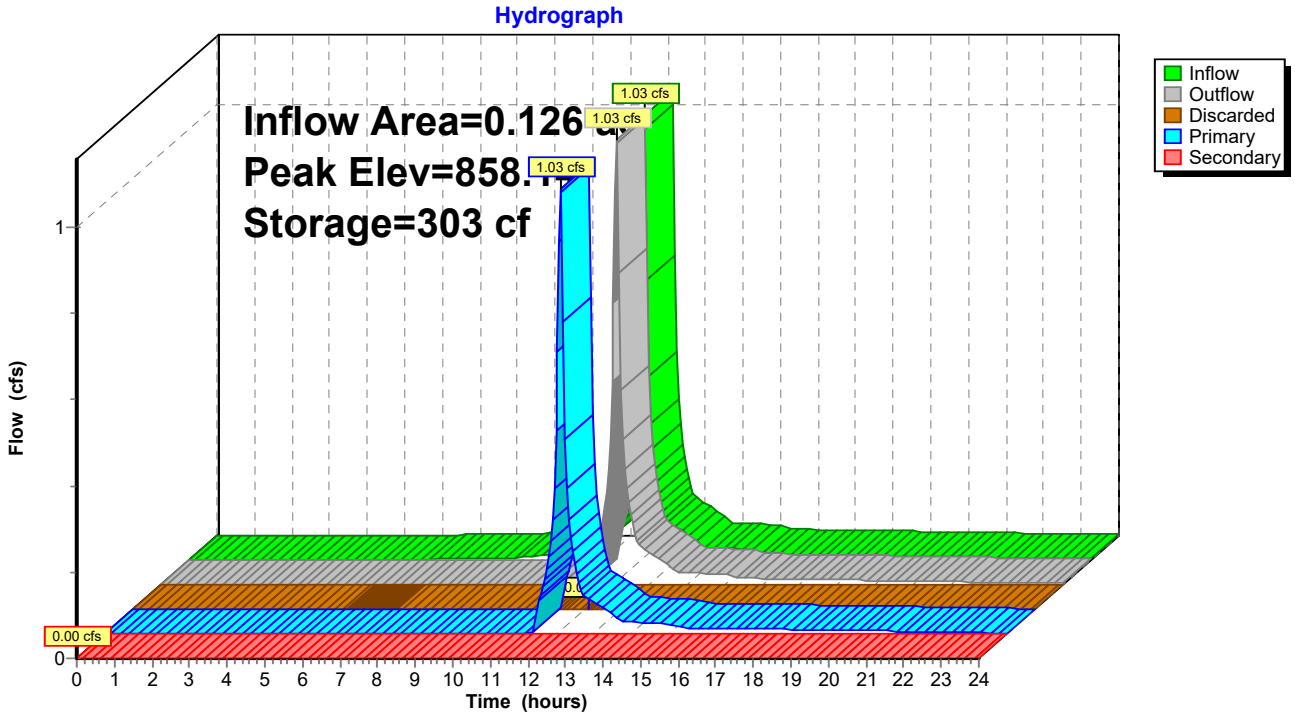
Device	Routing	Invert	Outlet Devices
#1	Discarded	857.00'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.34'	**10.0" Round Culvert** L= 76.2' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.34' / 855.19' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	858.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.20'	**4.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

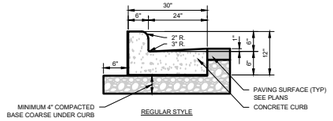
Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=858.13' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

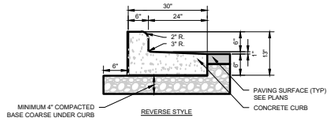
Primary OutFlow Max=0.99 cfs @ 12.14 hrs HW=858.13' (Free Discharge)
↑—**2=Culvert** (Passes 0.99 cfs of 2.98 cfs potential flow)
↑—**3=Orifice/Grate** (Weir Controls 0.99 cfs @ 1.19 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.00' (Free Discharge)
↑—**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: South Rain Garden



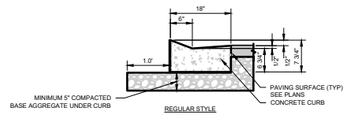


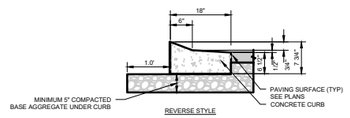


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

30" VERTICAL FACE CURB

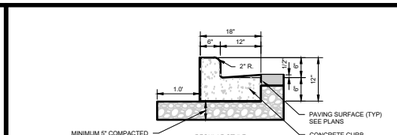


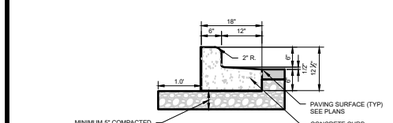


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB

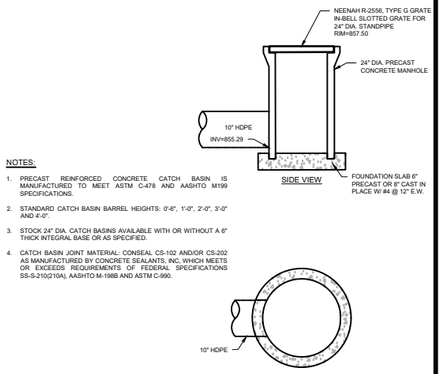




NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

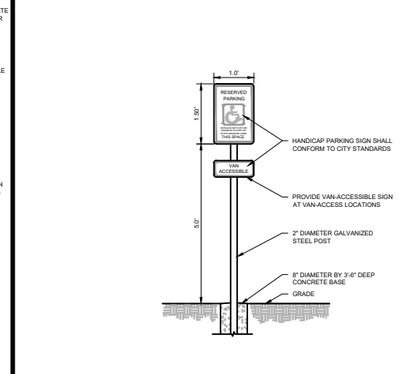
18" VERTICAL FACE CURB



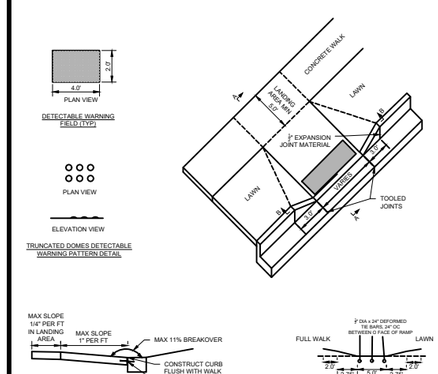
NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

NORTH OUTLET CONTROL STRUCTURE

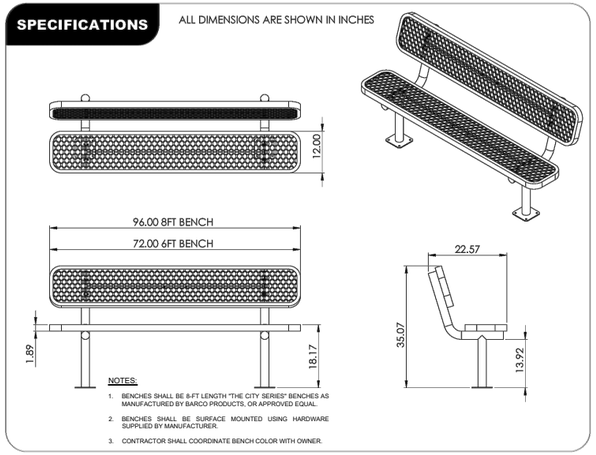


ADA SIGN



TYPICAL ACCESSIBLE RAMP- TYPE 3

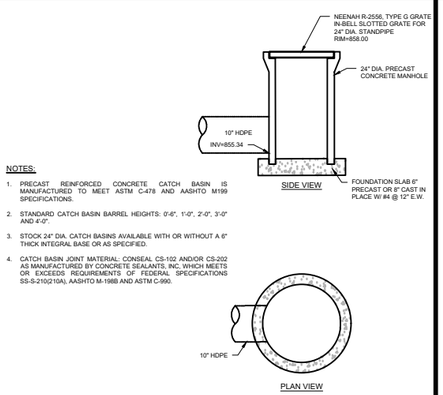
SPECIFICATIONS ALL DIMENSIONS ARE SHOWN IN INCHES



NOTES:

1. BENCHES SHALL BE 8-FT LENGTH "THE CITY SERIES" BENCHES AS MANUFACTURED BY BARCO PRODUCTS, OR APPROVED EQUAL.
2. BENCHES SHALL BE SURFACE MOUNTED USING HARDWARE SUPPLIED BY MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE BENCH COLOR WITH OWNER.

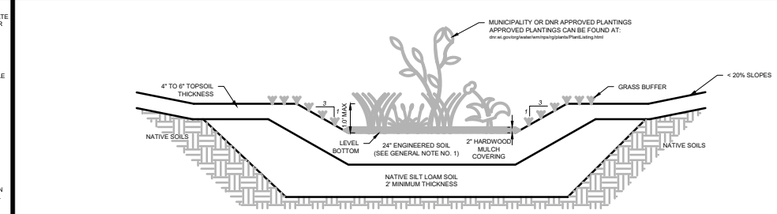
BENCH



NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

SOUTH OUTLET CONTROL STRUCTURE



NOTES:

1. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 50% CLEAN SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 20% REGIONAL NATIVE SOIL (SANDY LOAM, LOAMY SAND, OR SAND).
2. OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
3. RAIN GARDEN WATER MUST INFILTRATE WITHIN 48 HOURS. RAIN GARDENS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED AND REPLANTED BY OWNER TO RESTORE ORIGINAL INFILTRATION RATES.
4. ANNUAL RYE/GRASS SHALL BE SEEDED AT 5 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING RAIN GARDEN, ON SIDES SLOPES OF RAIN GARDEN AND OVER ANY LAND THAT DISCHARGES INTO THE RAIN GARDEN FOR EROSION CONTROL.
5. STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS THAT HAVE BEEN NEWLY SEEDED USING WISCONSIN DOT SPECIFICATION 627.3.2.1 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
6. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE LOCAL REVIEW AGENCY'S ENGINEER

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OVER EXCAVATE RAIN GARDENS TO A MINIMUM DEPTH OF 2.0' FEET BELOW FINISHED GRADE AND 4" OF COMPOST SHALL BE TILLED IN AT THAT DEPTH UNTIL WELL-MIXED.
2. IF CLAY IS ENCOUNTERED DURING RAIN GARDEN CONSTRUCTION (CLAY BEING DEFINED AS ANY SOIL THAT HAS >40% FINES PASSING A NO. 200 SIEVE ANALYSIS), THE CONTRACTOR SHALL EXCAVATE, REMOVE AND REPLACE WITH CLEAN ON-SITE SAND/TOPSOIL MIX TO A DEPTH OF 5.0' FEET BELOW THE LOWEST ELEVATION THE RAIN GARDEN IS HYDRAULICALLY CONNECTED TO ACCEPTABLE PERMEABLE LAYER.
3. RAIN GARDEN SUBBASE SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SANDY AND ENGINEERED SOIL BASES.
4. CONTRACTOR SHALL PROTECT RAIN GARDEN AREAS DURING CONSTRUCTION AS TO AVOID COMPACTION.
5. RAIN GARDEN WORKING DEPTH SHALL BE DEFINED ON GRADING DETAIL PLAN SHEET AS ESTABLISHED BY ENGINEER.

RAIN GARDEN

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI
tredogroup
PINNACLE ENGINEERING GROUP
PEG: 5834.IO - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

COPYRIGHT STRANG, INC. 2025

DRAWING SET DD
DATE 08/08/2025
PROJECT NO. 2025038

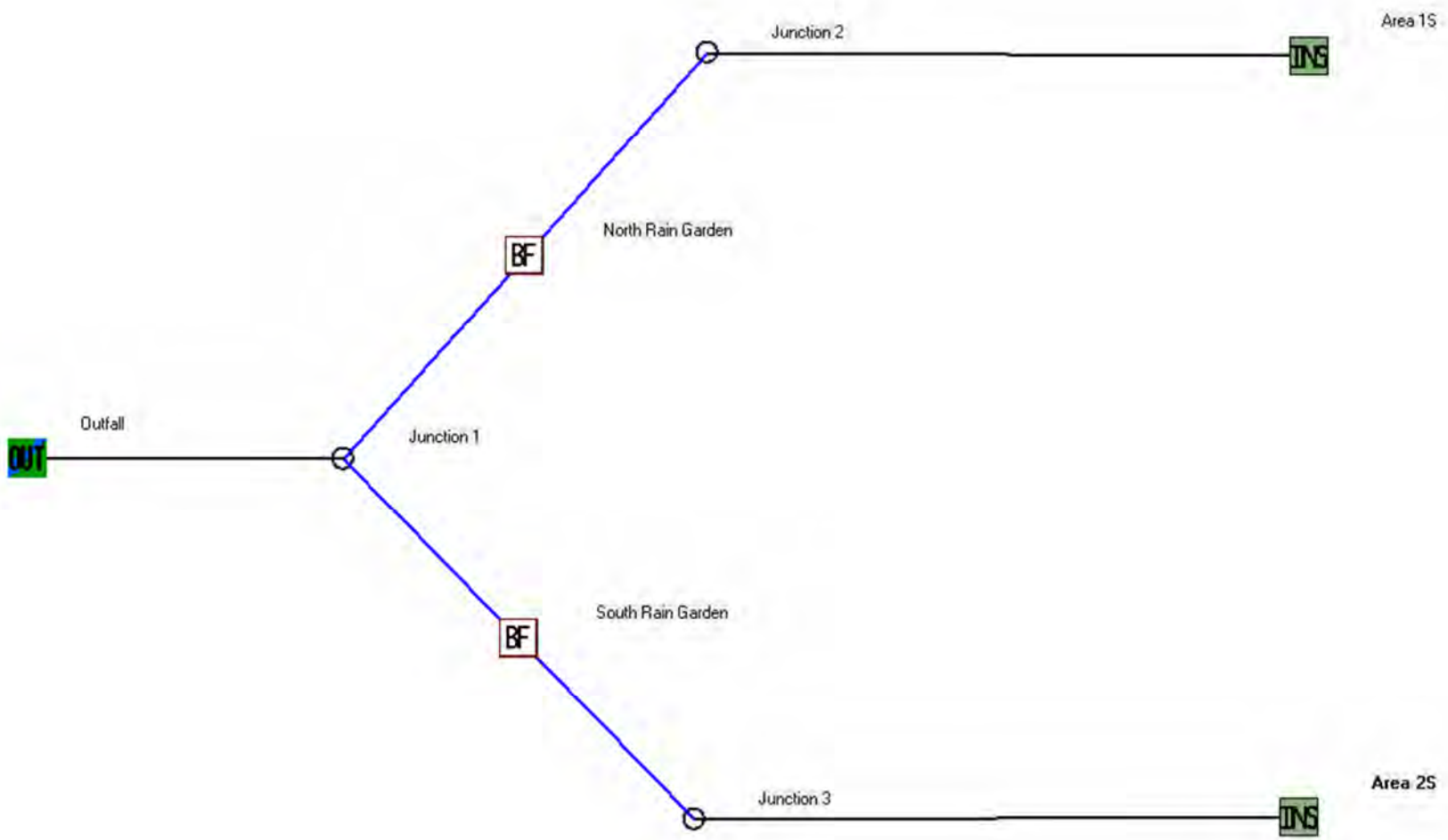
PROJECT TITLE
LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME
CONSTRUCTION DETAILS

SHEET NO.
C-9

APPENDIX 3
WATER QUALITY TREATMENT


Junction 2
Area 1S
North Rain Garden
BF
Outfall
OUT
Junction 1
South Rain Garden
BF
Junction 3
Area 2S

Data file name: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 07-23-2025 Time: 11:51:22
Site information:

LU# 1 - Institutional: Area 1S Total area (ac): 0.326
     13 - Paved Parking 1: 0.204 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.022 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1: 0.100 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Institutional: Area 2S Total area (ac): 0.126
     13 - Paved Parking 1: 0.062 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.015 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1: 0.049 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

      Control Practice 1: Biofilter CP# 1 (DS) - North Rain Garden
         1. Top area (square feet) = 1193

```
   2.  Bottom aea (square feet) =  376
   3.  Depth (ft):   5
   4.  Biofilter width (ft) - for Cost Purposes Only:   10
   5.  Infiltration rate (in/hr) =  0.13
   6.  Random infiltration rate generation?  No
   7.  Infiltration rate fraction (side):   1
   8.  Infiltration rate fraction (bottom):   1
   9.  Depth of biofilter that is rock filled (ft) 0
   10.  Porosity of rock filled volume =  0
   11.  Engineered soil infiltration rate:   3.6
   12.  Engineered soil depth (ft) =  2
   13.  Engineered soil porosity =  0.27
   14. Percent solids reduction due to flow through engineered soil =  80
   15. Biofilter peak to average flow ratio =  3.8
   16. Number of biofiltration control devices =  1
   17. Particle size distribution file:  Not needed - calculated by program
   18. Initial water surface elevation (ft):   0
        Soil Data                        Soil Type Fraction in Eng. Soil
       User-Defined Media Type                 1.000
       Silt Loam                               1.000
        Biofilter Outlet/Discharge Characteristics:
       Outlet type:  Broad Crested Weir
              1.  Weir crest length (ft):   6
              2.  Weir crest width (ft):   8
              3.  Height of datum to bottom of weir opening:   4.75
       Outlet type:  Vertical Stand Pipe
              1.  Stand pipe diameter (ft):   2
              2.  Stand pipe height above datum (ft):   3

Control Practice 2:  Biofilter CP# 2 (DS) - South Rain Garden
   1.  Top area (square feet) =  803
   2.  Bottom aea (square feet) =  203
   3.  Depth (ft):   5
   4.  Biofilter width (ft) - for Cost Purposes Only:   10
   5.  Infiltration rate (in/hr) =  0.13
   6.  Random infiltration rate generation?  No
```

7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 4
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 4.2

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 3

Data File: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
Rain File: WisReg - Madison WI 1981.RAN
Date: 07-23-25 Time: 11:30:39 AM

Institutional: Area 1S Areas - Particulate Solids Yield (lbs)

	Land Use Totals	**Paved Parking 1**	Sidewalks 1	Small Landscaped Areas 1
Total:	142.39	**125.7**	7.819	8.895

Institutional: Area 2S Areas - Particulate Solids Yield (lbs)

	Land Use Totals	**Paved Parking 1**	Sidewalks 1	Small Landscaped Areas 1
Total:	47.88	**38.19**	5.331	4.359

Data File: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
Rain File: WisReg - Madison WI 1981.RAN
Date: 07-23-25 Time: 11:30:41 AM

Control Practice Name or Location	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction
North Rain Garden	142.4	38.1	73.24
South Rain Garden	47.88	4.886	89.80

SLAMM for Windows Version 10.5.0
(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

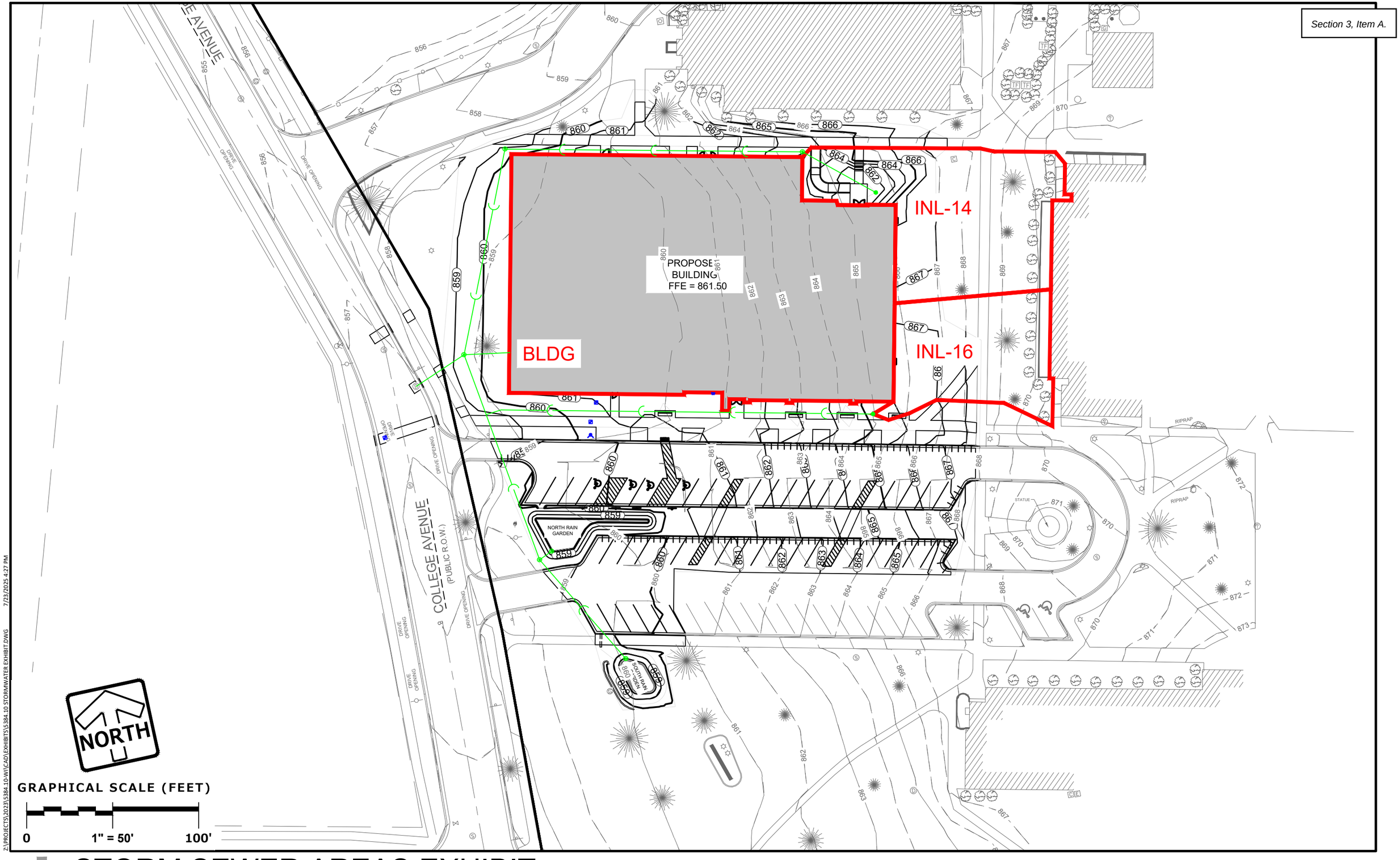
Data file name: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 07-23-2025 Time of run: 11:50:31
Total Area Modeled (acres): 0.452
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	23935	-	127.3	190.3	-
Outfall Total with Controls:	5276	77.96%	130.5	42.99	77.41%
Annualized Total After Outfall Controls:	5290			43.10	

Pollutant	Concentration - No Controls	Concentration - With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	127.3	130.5	mg/L	190.3	42.99	lbs	77.41 %
Total Phosphorus	0.2807	0.3126	mg/L	0.4194	0.1030	lbs	75.44 %

Biofilter # 1 is expected to clog in 14.79 years.. Percent Solids Reduction due to Engineered Media = 80
Biofilter # 2 is expected to clog in 9.69 years.. Percent Solids Reduction due to Engineered Media = 80

APPENDIX 4
STORM SEWER CALCULATIONS



Z:\PROJECTS\2023\5384.10-WI\CAD\EXHIBITS\5384.10 STORMWATER EXHIBIT.DWG 7/23/2025 4:27 PM

STORM SEWER AREAS EXHIBIT

07/24/2025

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 5384.10

STORM SEWER COMPUTATIONS (RATIONAL METHOD)

LUTHER PREPARATORY SCHOOL EXPANSION

WATERTOWN, WI

DESIGNED BY JJS DATE 7/18/2025

CHECKED BY JJS PROJECT # 5384.10

DESIGN DATA

COUNTY: JEFFERSON DESIGN STORM: 10 YR STORM DURATION: 10 MIN DESIGN INTENSITY (I): 5.28 IN/HR INTENSITY CALCULATED USING SEWRPC IDF EQUATIONS.

STRUCTURE DATA			DRAINAGE AREA AND FLOW DATA (FLOW IS DETERMINED BY RATIONAL METHOD Q = CIA)				PIPE DATA				PIPE CAPACITY INFORMATION (PIPE CAPACITY IS DETERMINED BY MANNING'S EQUATION Q = 1.486/N AR$^{2/3}$ S$^{1/2}$)					ELEVATIONS		
NOTES	UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	INDIVIDUAL ACRES A	INDIVIDUAL COEFFICIENT C	INDIVIDUAL FLOW Q (CFS)	CUMULATIVE FLOW (CFS)	LENGTH (FT)	DIAMETER (IN)	SLOPE (%)	MANNING COEFFICIENT	REQUIRED DROP (FT)	ACTUAL DROP (FT)	PERCENT FULL (%)	ACTUAL VELOCITY (FPS)	MAX. CAPACITY (CFS)	RIM/TOC UP	INVERT UP	INVERT DOWN
	INL-16	TEE	0.14	0.27	0.20	0.20	225.4	6	3.50	0.012	0.23	7.89	23%	4.33	1.22	865.20	862.51	854.62
											-	-						
SIZED FOR 100-YEAR FLOW	OCS-1	MH-15	0.00	-	2.71	2.71	8.6	10	1.20	0.012	0.11	0.10	92%	5.41	2.80	857.50	855.29	855.18
											-	-						
SIZED FOR 100-YEAR FLOW	OCS-2	MH-15	0.00	-	1.03	1.03	76.2	10	0.20	0.012	0.14	0.15	85%	2.22	1.14	858.00	855.34	855.18
SIZED FOR 100-YEAR FLOW	MH-15	TEE	0.00	-	0.00	3.74	89.9	12	0.90	0.012	0.84	0.81	90%	5.31	3.94	859.15	855.18	854.37
SIZED FOR 100-YEAR FLOW	TEE	MH-11	0.00	-	0.00	3.94	37.2	12	0.90	0.012	0.39	0.33	97%	5.18	3.94	858.75	854.37	854.04
											-	-						
	BLDG	MH-11	0.69	0.90	3.26	3.26	26.7	10	4.00	0.012	0.50	1.07	64%	9.38	5.11	861.00	855.11	854.04
											-	-						
SIZED FOR 100-YEAR FLOW	INL-14	MH-13	0.22	0.27	0.47	0.47	48.8	6	1.00	0.012	0.29	0.49	70%	3.41	0.65	861.20	858.70	858.21
SIZED FOR 100-YEAR FLOW	MH-13	MH-12	0.00	-	0.00	0.47	173.0	6	1.00	0.012	1.02	1.73	70%	3.41	0.65	864.05	858.21	856.48
SIZED FOR 100-YEAR FLOW	MH-12	MH-11	0.00	-	0.00	0.47	121.9	6	2.00	0.012	0.72	2.44	53%	4.47	0.92	859.20	856.48	854.04
SIZED FOR 100-YEAR FLOW	MH-11	EXIST-10	0.00	-	0.00	7.66	33.5	12	4.00	0.013	1.55	1.34	97%	10.06	7.66	859.35	854.04	852.70
											-	-						

APPENDIX 5
OPERATION AND MAINTENANCE PLAN

Stormwater Management Practice Maintenance Agreement

Document Number

[Owners Name], as "Owner" of the property described below, in accordance with the City of Watertown's Municipal Code Chapter 288 Erosion and Sediment Control Ordinance, agrees to install, inspect and maintain stormwater management practice(s) on the subject property in accordance with approved plans and Stormwater Permit conditions. The owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended functions in perpetuity. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies ("Property").
Exhibit B: Location Map(s) – shows an accurate location of each stormwater management practice affected by this Agreement.
Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.
Exhibit D: As-Built Survey – shows detailed "as-built" cross-section and plan view information of the stormwater practice(s).

Name and Return Address

City of Watertown Engineering Dept.
106 Jones Street
PO BOX 477
Watertown, WI 53094

Parcel Identification Number(s) – (PIN)

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner shall be responsible for the routine and extraordinary maintenance, inspection(s), and repair of the stormwater management practice(s) and drainage easements identified in Exhibit B until Stormwater Permit termination by City of Watertown in accordance with Chapter 288 of the City Code of Ordinances.
2. After Stormwater Permit termination under 1, the current Owner(s) shall be solely responsible for maintenance and repair of the stormwater management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C and the as-built survey in Exhibit D.
3. The Owner shall regularly inspect the stormwater management practice(s) as described in this agreement or as often as conditions require, and a minimum of once every three years. The inspection shall be conducted by a qualified professional, a report shall be filed with the City of Watertown and any maintenance or repair work recommended in the report must be completed. If the inspection schedule contained herein is not maintained and/or the City of Watertown (or their designee) determines that an inspection is necessary, the City or their designee may provide written notification to the Owner(s) that an inspection and/or repair is required as outlined in paragraphs 4 and 5 below. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs.
4. In addition, and independent of the requirements under paragraph 3 above, the City of Watertown, or its designee, is authorized to access the property as necessary to conduct inspections of the stormwater management practices, structures, or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibits C and D. The City of Watertown may require work to be done which differs from the report described in paragraph 3 above, if the City of Watertown reasonably concludes that such work is necessary and consistent with the intent of this agreement. Upon notification by

the City of Watertown of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Watertown.

5. If the Owner(s) do not complete an inspection under 3. above or required maintenance or repairs under 4. above within the specified time period, the City of Watertown is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the City of Watertown, no notice shall be required prior to the City of Watertown performing emergency maintenance or repairs. The City of Watertown may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.
6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. After the Owner records this document, the City of Watertown shall have the sole authority to modify this agreement upon a 30-day notice to the current Owner(s).

Dated this _____ day of _____, 20___.

Owner:

_____
(Owners Signature)

_____
(Owners Typed Name)

Acknowledgements

State of Wisconsin:
County of _____

Personally came before me this ___ day of _____, 20___, the above named ___[Owners name]_____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
[Name]
Notary Public, _____, WI
My commission expires:_____.

This document was drafted by:

[Name and address of drafter]

For Certification Stamp

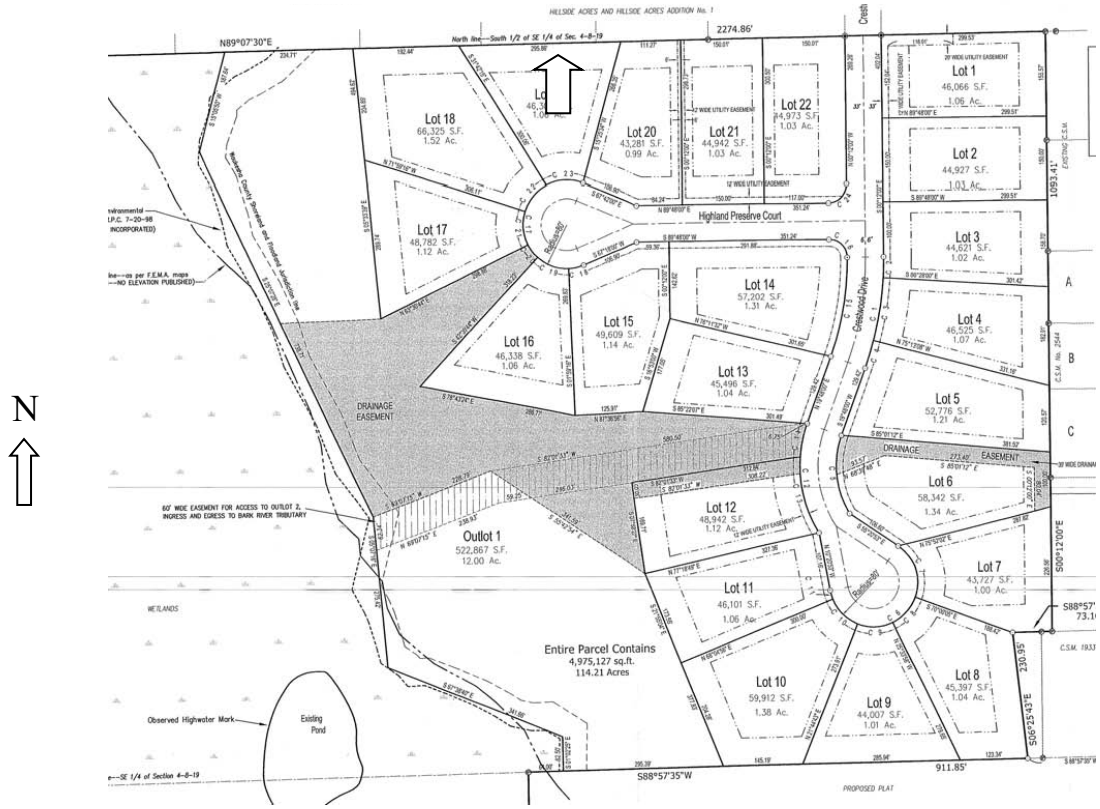
Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Jefferson or Dodge County Register of Deeds office.

[Note: An example exhibit is shown below. This exhibit must be customized for each site, including the minimum elements shown. It must include a reference to a Subdivision Plat, Certified Survey number, or Condominium Plat, and a map to illustrate the affected parcel(s).]

Project Identifier: [project name] Acres: [___acres]
Date of Recording: [date]
Map Produced By: [designer's name]
Legal Description: [enter legal description as described on the property title here]

Survey map of property showing legal boundaries



Drainage Easement Restrictions: Shaded area on map indicates a drainage easement for stormwater collection, conveyance and treatment. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt stormwater flows in any way. See Exhibit C for specific maintenance requirements for stormwater management practices within this area. See subdivision plat for details on location.

Exhibit B - Location Map

Stormwater Management Practices Covered by this Agreement

[An example location map and the minimum elements that must accompany the map are shown below. This exhibit must be customized for each site. Map scale must be sufficiently large enough to show necessary details.]

The stormwater management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The included stormwater practices are as listed below and include all associated pipes, ditches, swales, earthen berms, access routes, easements, drainage areas, and other components of these practices. All of the noted stormwater management practices are located within the drainage easement(s) described and shown below.

Development Name: [development name]
Stormwater Practices: [brief list]
Location of Practices: [enter a metes and bounds description of the easement area. The figure below must illustrate this description.]

Figure 1
Plan View of Stormwater Practices

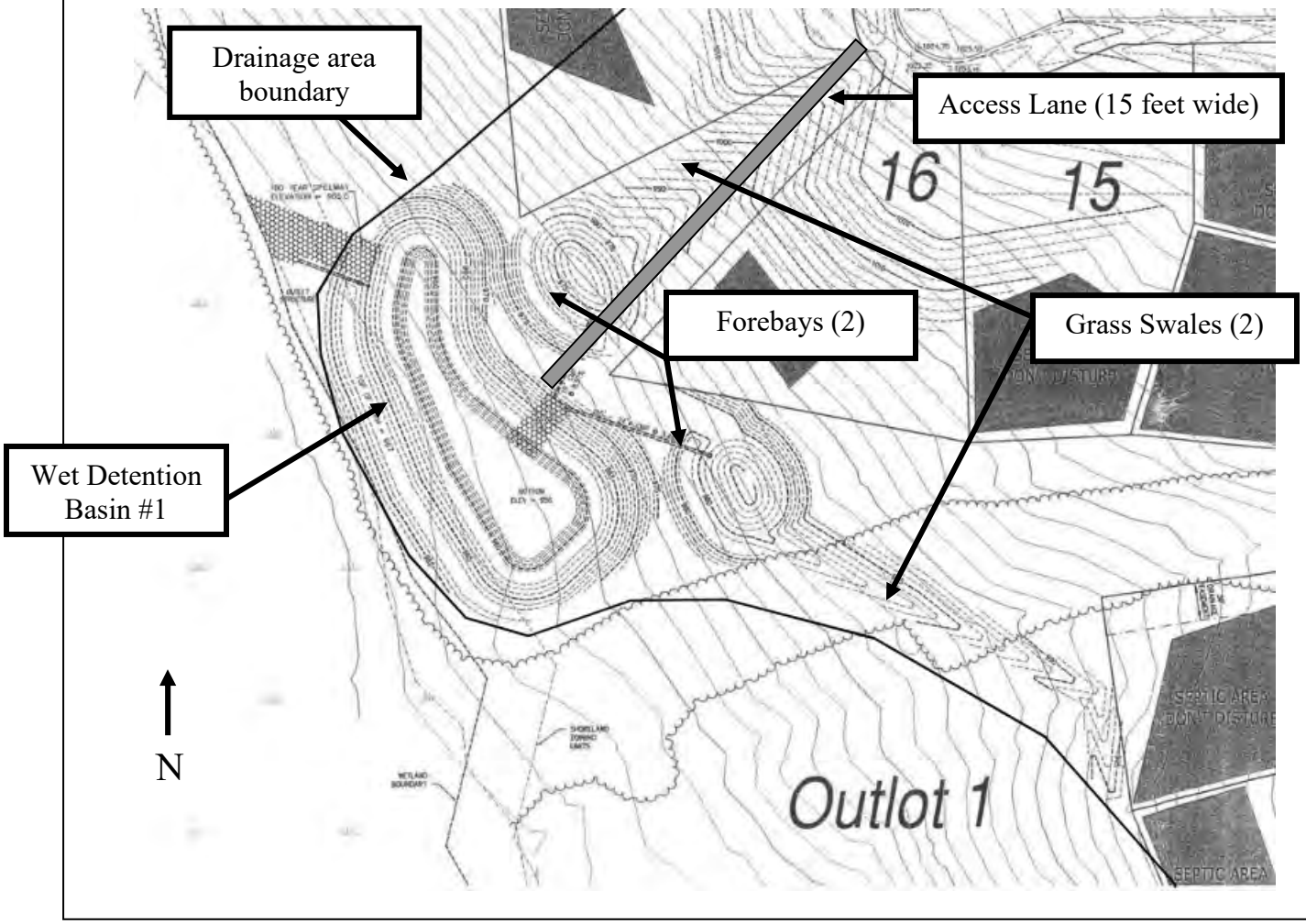


Exhibit C
Stormwater Practice Maintenance Plan

This exhibit explains the basic function of each of the stormwater practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in Exhibit B. Any failure of a stormwater practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City of Watertown.

[Sample maintenance language is listed below. This exhibit must be customized for each site. The minimum elements of this exhibit include: a description of the drainage area and the installed stormwater management system & best management practices, vegetation plan (if applicable), a list of BMP maintenance requirements and a reference to as-built drawings and design summaries recorded as part of this agreement.]

System Description:
[include a description of the drainage area and the installed stormwater management system & best management practices.]

Minimum Maintenance Requirements:
To ensure the proper long-term function of the stormwater management practices described above, the following activities must be completed:

General Maintenance Requirements and Restrictions:

1. Grass swales and storm sewers shall be preserved / maintained to allow free flow of runoff in accordance with approved plans.
2. No buildings or other structures are allowed in grass swale areas.
3. No grading or filling is allowed that may interrupt flows in any way.
4. Grass swales, inlets and outlets should be checked after heavy rains (minimum of annually) for signs of erosion and/or clogging. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream forebays or basin. Erosion matting is recommended for repairing grassed areas.
5. NO trees are to be planted or allowed to grow in the bottom of grass swales.
6. Periodic mowing of grass swales will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.
7. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
8. Any other repair or maintenance needed to ensure the continued function of the stormwater practices or as ordered by the City of Watertown under the provisions listed on page 1 of this Agreement.

Wet Pond/Forebay Maintenance

1. The basin and all components (grass swales, forebay, inlets, outlets, etc.) should be inspected after each heavy rain, and periodically throughout the year, but at a minimum of once per year to ensure there is no blockage from floating debris or ice, especially near the outlet structure. Any blockage must be removed immediately. Washed stone must be replaced when it becomes clogged.
2. NO trees are to be planted or allowed to grow on the earthen berms for the ponds. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.

3. If the permanent pool water level falls below the safety shelf, a review shall be performed to determine whether the cause is liner leakage or an insufficient water recharge. If the cause is leakage, the liner shall be repaired. Leakage due to muskrat burrows may require removal of the animals, repair of the liner, and embedding wire mesh in the liner to deter further burrowing. If the permanent pool cannot be sustained at the design elevation, benching of the safety shelf may be necessary.
4. Floating algae or weed growth should be removed from the basin or forebay and deposited where it cannot drain back into the basin. Removal of the vegetation from the water reduces regrowth the following season (by harvesting the nutrients).
5. If mosquitoes become a nuisance, the use of mosquito larvicide containing naturally-occurring Bti soil bacteria is recommended.
6. When sediment in the forebays or the basin has accumulated to an elevation of _____ feet below the outlet elevation, it must be removed (see Exhibit D). All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin. The forebays will likely need sediment removal first. Failure to remove sediment from the forebays will cause resuspension of previously trapped sediments and increase downstream deposition.
7. No grading or filling of the basin other than for sediment removal is allowed, unless otherwise approved by the City of Watertown.
8. Mowing around the basin or the forebays may attract nuisance populations of geese to the property and is not necessary or recommended.
9. Aerators/Fountains – If an aerator or fountain is desired for visual and other aesthetic effects (aerators designed to mix the contents of the pond are prohibited) they must meet all of the items below in addition to current Wisconsin Department of Natural Resources guidelines:
    i. Use an aerator/fountain that does not have a depth of influence that extends into the sediment storage depth.
    ii. If the water surface drops due to drought or leakage, the aerator / fountain may not be operated until the water rises enough for the depth of influence to be above the sediment storage layer.
    iii. Provide an automatic shut-off of the aerator/fountain as the pond starts to rise during a storm event. The aerator/fountain must remain off while the pond depth returns to the permanent pool elevation and, further, shall remain off for an additional 48 hours, as required for the design micron particle size to settle to below the draw depth of the pump.
    iv. Configure the pump intake to draw water primarily from a horizontal plane so as to minimize the creation of a circulatory pattern from bottom to top throughout the pond.

<u>Infiltration Basin Maintenance</u>

1. A minimum of 70% soil cover made up of native vegetation must be maintained on the basin bottom to ensure infiltration rates. Periodic burning or mowing is recommended to enhance establishment of the native vegetation (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
    i. For the first year, cut to a 6” height three times – once each in June, July and early August. To prevent damage to the native vegetation, do not mow below a 6” height. Remove excessive accumulation of clippings to avoid smothering next year’s seedlings.
    ii. After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12” to avoid damage to the warm season plants.
    iii. Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (mid-late May) provide maximum stimulus to warm season grasses and work well to control cool season grasses. Burn when the cool season grasses are growing and the warm season plants are just barely starting to grow to get maximum control of cool season species.
    iv. Any major bare areas or areas taken over by nonnative species must be reseeded. To clear area of weeds and cool season grasses, treat with an herbicide that contains glysophosphate in accordance

with manufacturer's instructions. Ensure a firm seedbed is prepared to a depth of 3 inches (a roller is recommended). Seeding should occur in early-mid June. Seed with Big Bluestem, Indian Grass, Little Blue Stem or Switchgrass (preferably an equal mix of all four types). A companion crop of oats is recommended. Seed must be placed at a depth of 1/4 – 1/2" and a minimum rate of 1/4 pound per 100 square feet. If broadcast seeding by hand, drag leaf rake over soil surface after seeding. Then roll it again and cover with a light layer of mulch and staked erosion control netting to hold it in place until germination. For other planting details, see NRCS standard 342 (Critical Area Planting).

2. The basin and all components (grass swales, forebay, inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in stormwater management and/or soils.
    i. If soil testing shows that the soil surface has become crusted, sealed or compacted, some deep tillage should be performed. Deep tillage will cut through the underlying soils at a 2-3 foot depth, loosening the soil and improving infiltration rates, with minimal disturbance of the surface vegetation. Types of tillage equipment that can be used include a subsoiler or straight, narrow-shanked chisel plow.
    ii. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed, and the area reseeded in accordance with the notes above.
    iii. If inspection of the monitoring well shows that groundwater is regularly near the surface, additional design features may need to be considered, such as subsurface drainage or conversion to a wetland treatment system. *Remove this requirement if a monitoring well is not installed.*
3. All outlet pipes, stone trenches and other flow control devices must be kept free of debris. Any blockage or debris buildup must be removed immediately.
4. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing vegetated areas.
5. Heavy equipment and vehicles must be kept off of the bottom and side slopes of infiltration basins to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
   No trees are to be planted or allowed to grow on the earthen berms or the bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. The basin must be inspected annually and any woody vegetation removed.

Maintenance Tasks and Schedule

Tasks	Street Clean	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Ditches & Swales	Outflow Control Structures	Rip Rap	Infiltration Basins	Storm Detention Areas	Wetland Issues	Emergency Overflow	Schedule
Inspects for Sediment Accumulation		X	X		X	X		X	X			Bi Annual
Removal of Sediment Accumulation		X	X		X	X		X	X			Every 2 years as needed
Inspect for Floatable and Debris				X	X	X		X	X			Bi Annual
Inspection for Erosion					X	X		X	X			Bi Annual
Re-establish Permanent Vegetation on Eroded Slopes					X			X	X			Bi Annual
Replacement of Stone						X						Every 3-5 years as needed
Clean Streets	X											Bi Annual
Mowing					X			X	X			0-2 times per year
Make Adjustments or Replacements as determined by Annual Wet Weather Inspections		X	X	X	X	X	X	X	X	X	X	As needed
Keep Records of all Inspections and Maintenance Activities												Bi Annual

Exhibit D
As-Built Survey for Stormwater Practices

Stormwater Practice: [As-built survey information required for each stormwater practice]
Location of Practice: [Enter a metes and bounds description of the easement area.]

Cross-Section A – A'

[Note: Show plan view of BMP with cross-section location clearly labeled and cross-referenced. On cross-section and plan view, clearly label all key components and elevations of the BMP. Also show outlet details. Map scale must be sufficiently large enough to show necessary details, but page size should not exceed 11" x 17".]

Figure 2

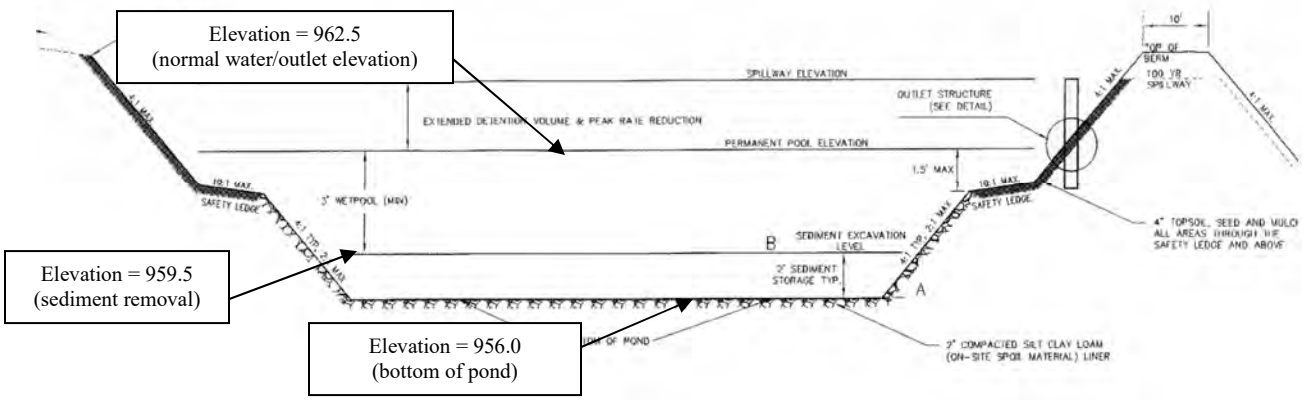
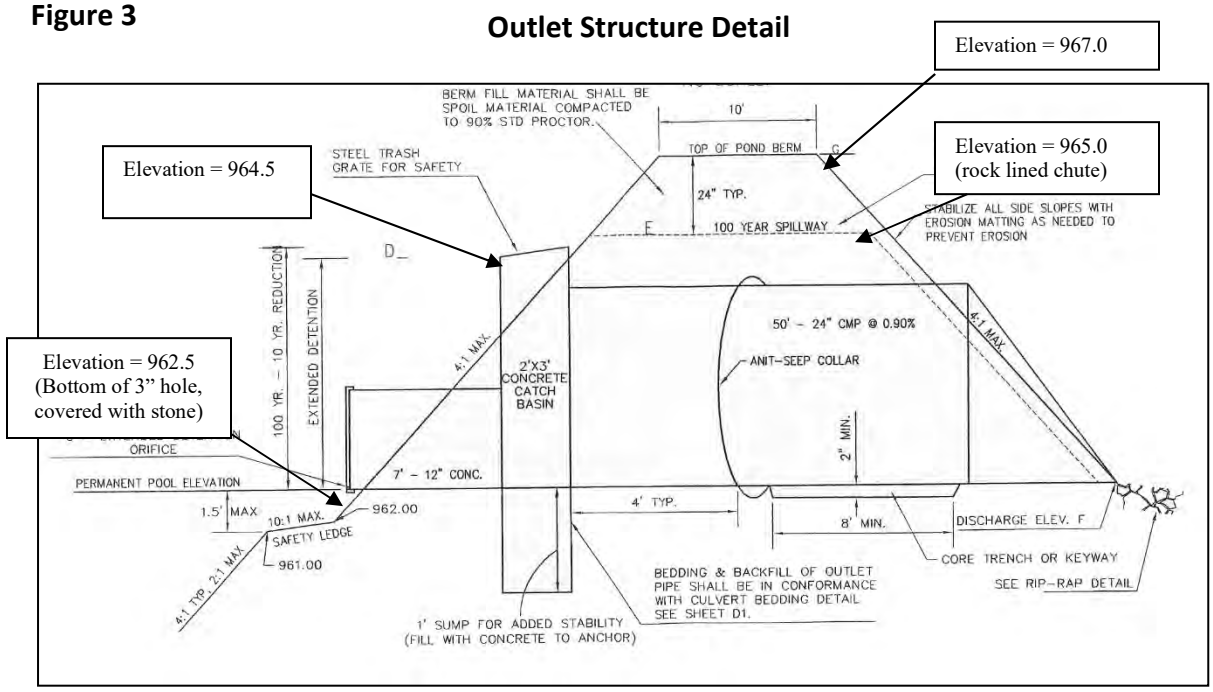
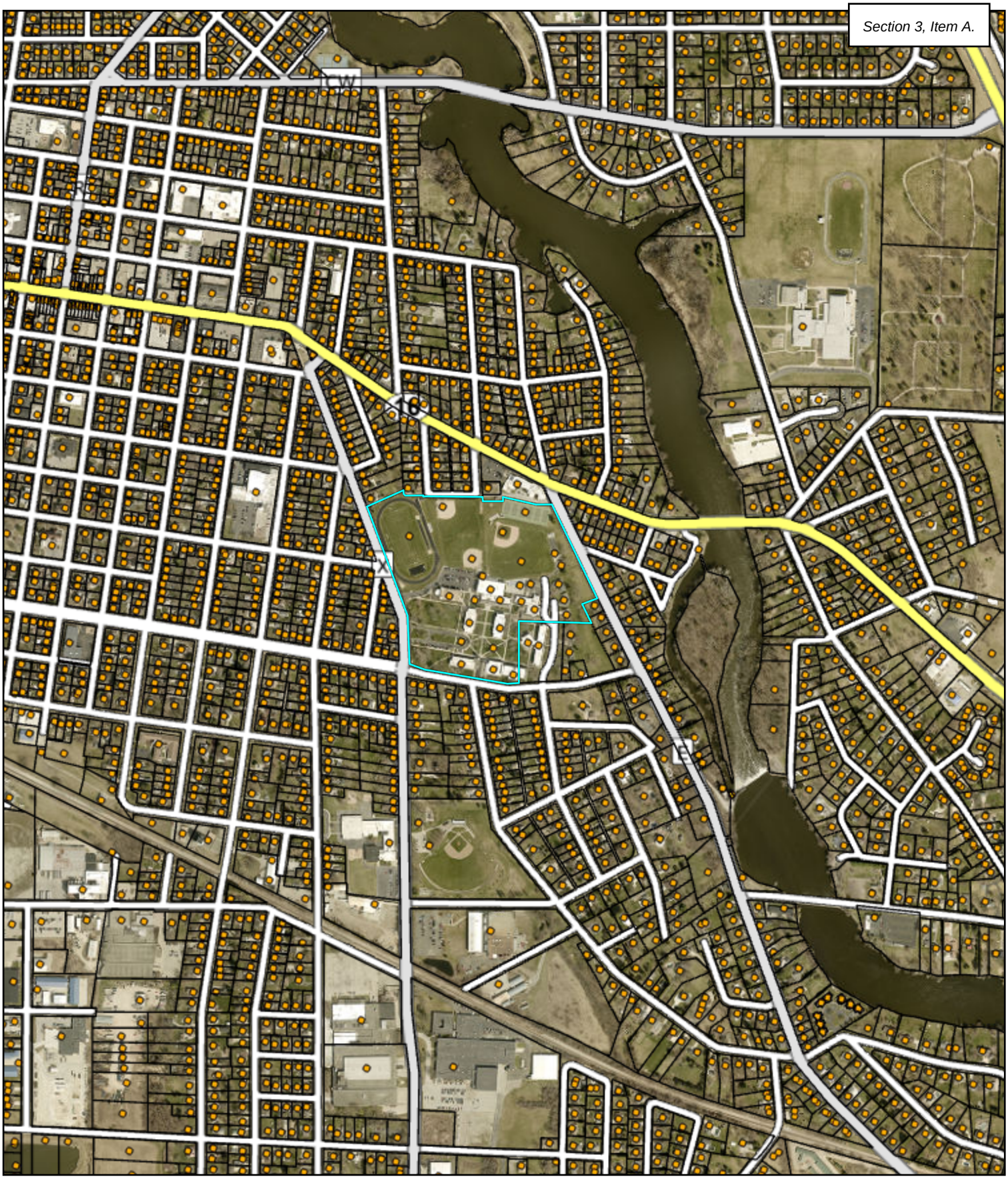


Figure 3

Outlet Structure Detail



1300 Western Avenue



City Boundary

Common Areas

Parcels Boundaries

Addresses

THE CITY OF WATERTOWN
Opportunity runs through it.

N

City of Watertown Geographic Information System

Scale: 1:9,504
SCALE BAR = 1"

Printed on: August 2
Author:

83

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

1300 Western Ave

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

Church St

W Main St

Hall St

S Water St

Western Ave

West St

Milford St

River Dr

S 3rd St

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

Air Park Dr

South Rd

River Rd

Beryl Dr

High Rd

Turf Dr

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

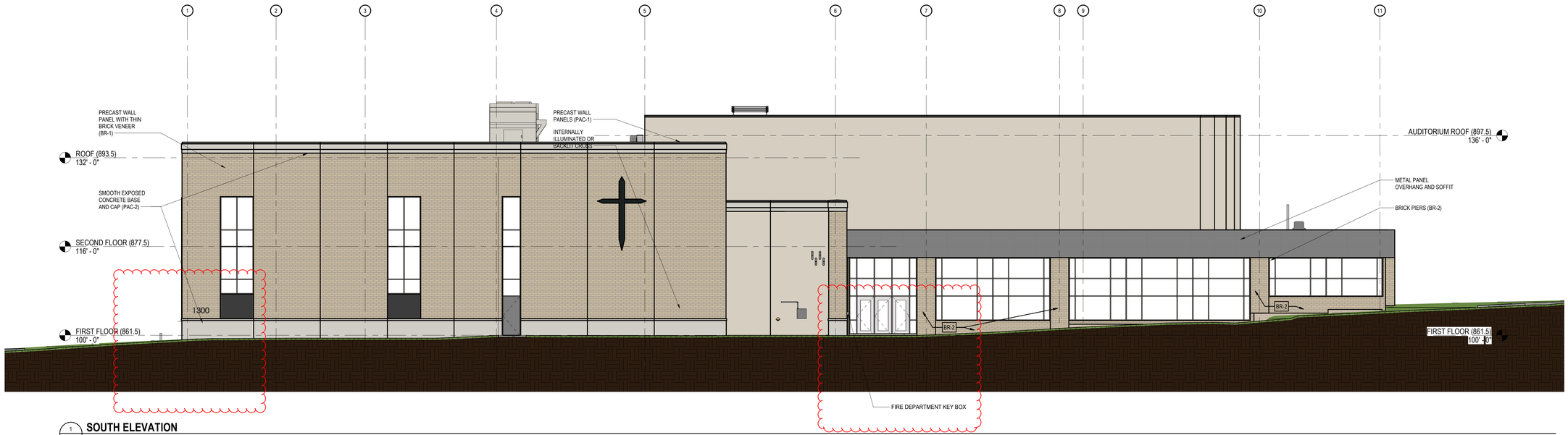
- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

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

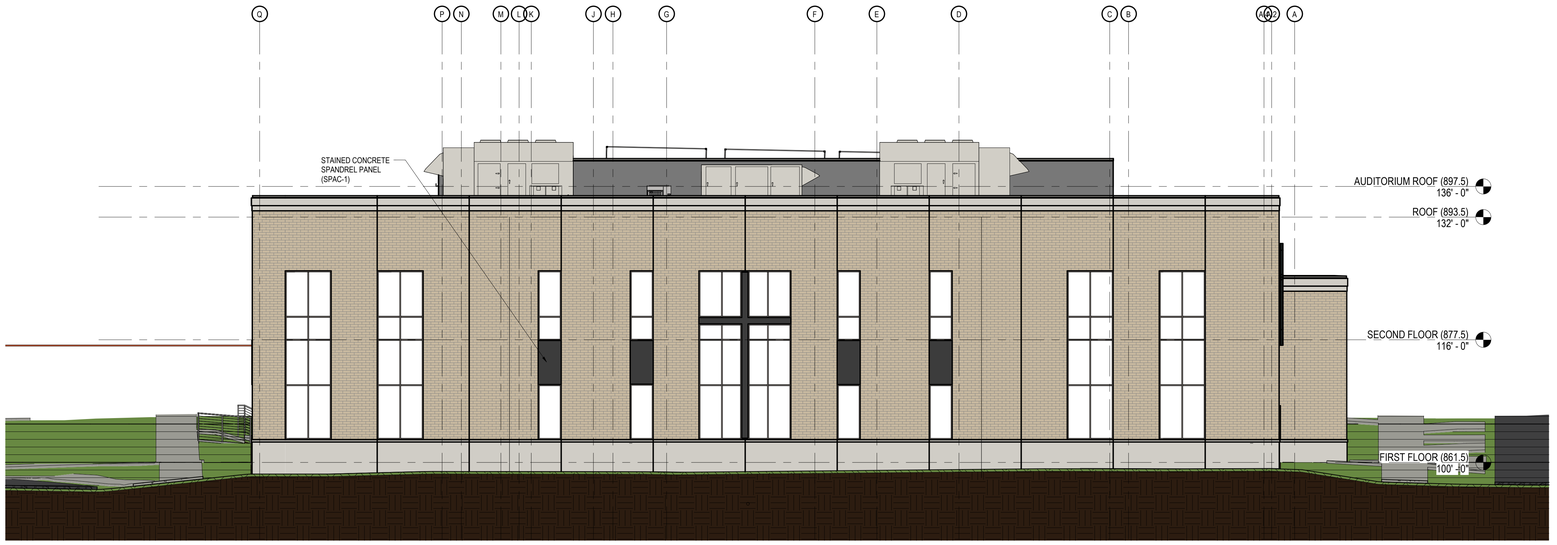
THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



1 / A402 **SOUTH ELEVATION**

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



2 / A402 **WEST ELEVATION**

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

EXTERIOR FINISHES SCHEDULE

ABBR	SYSTEM/COMPONENT	MFR/FINISH/COLOR	REMARKS
03 CONCRETE			
PAC-1	PRECAST ARCHITECTURAL CONCRETE	BASIS OF DESIGN: WELLS CONCRETE TORPEDO SAND, MASON SAND, EVENSON STONE, FEDERAL WHITE CEMENT, DARK BUFF, ACID ETCH TO MATCH ARCHITECT'S SAMPLE	
PAC-2	PRECAST ARCHITECTURAL CONCRETE	BASIS OF DESIGN: WELLS CONCRETE EVENSON SAND, EVENSON STONE, WHITE CEMENT, MEDIUM ACID TO MATCH ARCHITECT'S SAMPLE	
04 MASONRY			
BR-1	THIN BRICK	BASIS OF DESIGN: HEBRON BRICK COMPANY GOLDENROD MIX 2/3 VELOUR 1/3 SMOOTH, MODULAR THIN BRICK	
BR-2	BRICK	BASIS OF DESIGN: HEBRON BRICK COMPANY GOLDENROD MIX 2/3 VELOUR 1/3 SMOOTH, MODULAR BRICK	
	MORTAR	MORTAR TO MATCH PAC-2	
07 THERMAL AND MOISTURE PROTECTION			
AMP-1	METAL WALL PANELS	BASIS OF DESIGN: PAC-CLAD FLUSH METAL WALL PANELS SMOOTH W/ CONCEALED CLIP, GRAPHITE	
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	HIGH-IMPACT FOUNDATION COVER BOARD W/ TINTED FINISH - COLOR SELECTED BY ARCHITECT	
JS-1	JOINT SEALANTS	AT OPENINGS: MATCH COLOR OF OPENING FRAMING, AT SOLID JOINTS, MATCH ADJACENT CONCRETE/MASONRY AS SELECTED BY ARCHITECT	
MF-1	METAL FLASHING		
MS-1	METAL SOFFIT	BASIS OF DESIGN: PAC-CLAD FLUSH METAL SOFFITE PANELS SMOOTH W/ CONCEALED CLIP - GRAPHITE	
REC-1	ROOF EDGE COPING		
REF-1	ROOF EDGE FASCIA		
08 OPENINGS			
AFCW-1	ALUMINUM FRAMED CURTAIN WALL	MULLIONS TO BE CLEAR ANODIZED ALUMINUM	
AFP-1	ALUMINUM FRAMED INFILL PANELS	COLOR TO MATCH AMP-1 BASIS OF DESIGN	
AFS-1	ALUMINUM FRAMED STOREFRONT	MULLIONS TO BE CLEAR ANODIZED ALUMINUM	
IG-1	INSULATED GLASS UNITS	1" INSULATED GLASS UNIT, LOW-E, GREY TINT, TEMPERED SAFETY GLAZING WHERE REQUIRED BY CODE	

EXTERIOR FINISH LEGEND

- PRECAST ARCHITECTURAL CONCRETE (PAC-1)
- PRECAST ARCHITECTURAL CONCRETE (PAC-2)
- STAINED PRECAST ARCHITECTURAL CONCRETE (SPAC-1)
- BRICK (BR-1)
- FLUSH METAL PANEL - (ACM-1)

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

COPYRIGHT STRANG, INC. 2025

DRAWING SET	DD
DATE	08/21/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

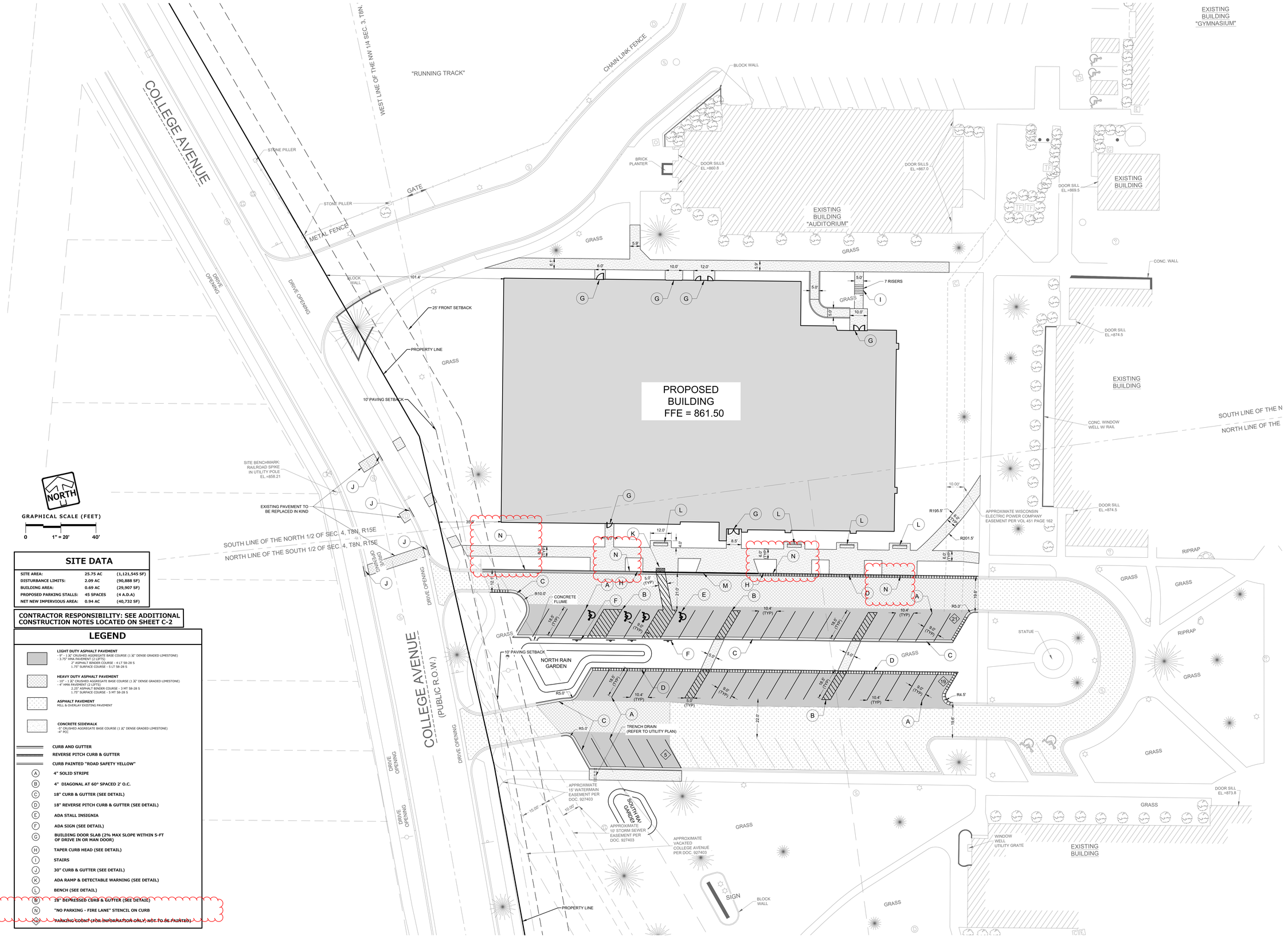
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXTERIOR ELEVATIONS COLOR

SHEET NO.

A402



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SITE DATA

SITE AREA:	25.75 AC	(1,121,545 SF)
DISTURBANCE LIMITS:	2.09 AC	(90,888 SF)
BUILDING AREA:	0.69 AC	(29,907 SF)
PROPOSED PARKING STALLS:	45 SPACES	(4 A.D.A)
NET NEW IMPERVIOUS AREA:	0.94 AC	(40,732 SF)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
  - 9" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 3.75" HMA PAVEMENT (2 LIFTS)
    - 2" ASPHALT BINDER COURSE - 4 LT 58-28 S
    - 1.75" SURFACE COURSE - 5 LT 58-28 S
- HEAVY DUTY ASPHALT PAVEMENT
  - 10" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2.25" ASPHALT BINDER COURSE - 3 MT 58-28 S
    - 1.75" SURFACE COURSE - 5 MT 58-28 S
- ASPHALT PAVEMENT
  - MILL & OVERLAY EXISTING PAVEMENT
- CONCRETE SIDEWALK
  - 5" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 4" PCC
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER
- CURB PAINTED "ROAD SAFETY YELLOW"
- (A) 4" SOLID STRIPE
- (B) 4" DIAGONAL AT 60° SPACED 2' O.C.
- (C) 18" CURB & GUTTER (SEE DETAIL)
- (D) 18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (E) ADA STALL INSIGNIA
- (F) ADA SIGN (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) TAPER CURB HEAD (SEE DETAIL)
- (I) STAIRS
- (J) 30" CURB & GUTTER (SEE DETAIL)
- (K) ADA RAMP & DETECTABLE WARNING (SEE DETAIL)
- (L) BENCH (SEE DETAIL)
- (M) 18" DEPRESSED CURB & GUTTER (SEE DETAIL)
- (N) "NO PARKING - FIRE LANE" STENCIL ON CURB
- (#) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET DD
DATE 08/21/2025
PROJECT NO. 2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

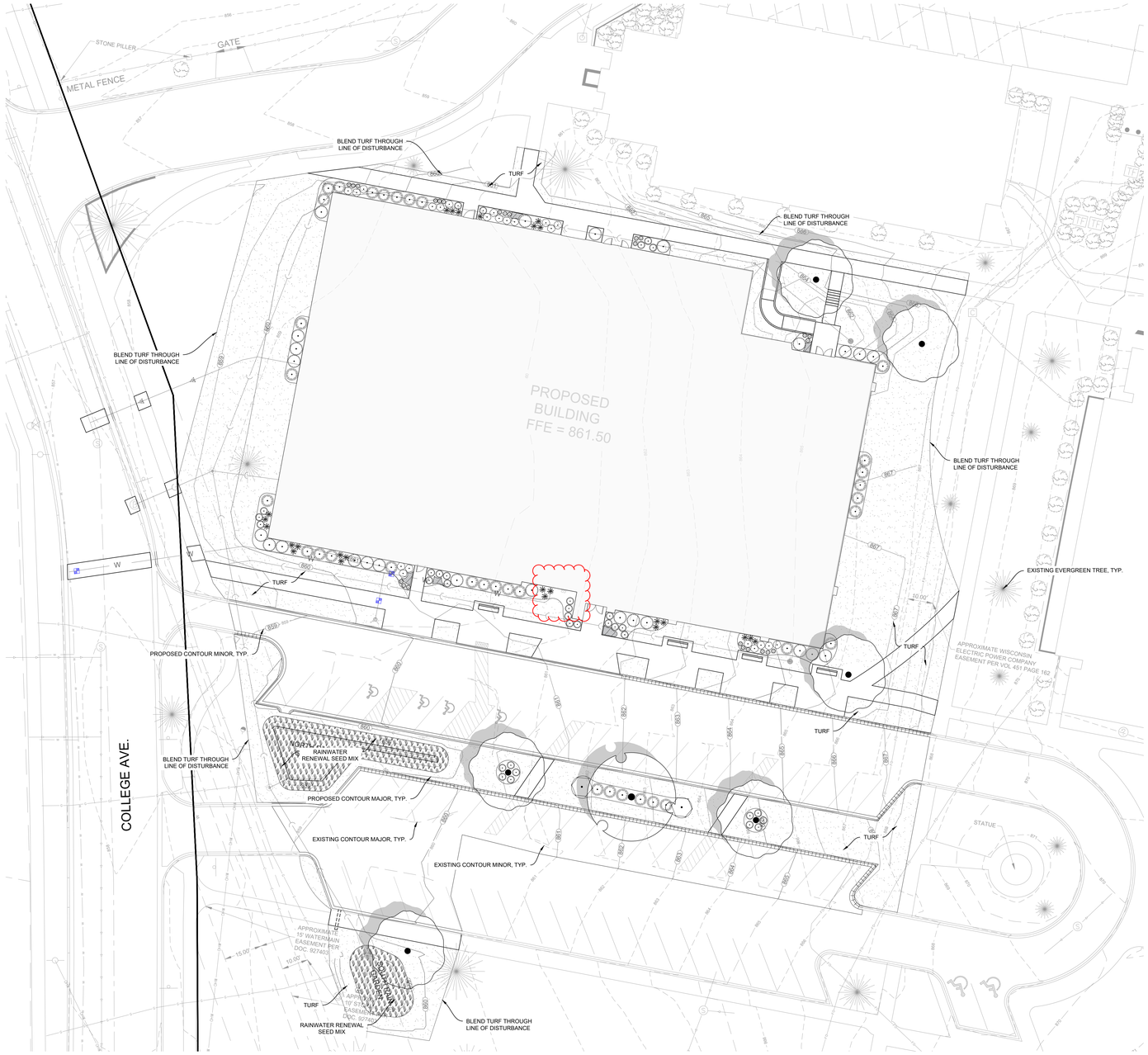
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

SITE DIMENSIONAL & PAVING PLAN

SHEET NO.

C-4



CONCEPT PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	1	CLIMAX TREE 75 PTS			
		Acer saccharum 'Legacy'	Legacy Sugar Maple	2" Cal.	60' T x 50' W
		Quercus rubra	Red Oak	2" Cal.	65' T x 65' W
	6	TALL TREE 30 PTS			
		Acer rubrum 'Northwood'	Northwood Maple	2" Cal.	50' T x 35' W
		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	45' T x 35' W
SHRUBS					
	2	TALL DECIDUOUS SHRUB 5 PTS			
		Cotinus coggygria `Royal Purple`	Royal Purple Smokebush	36" Ht.	12` T x 12` W
		Syringa vulgaris 'Sensation'	Sensation Lilac	36" Ht.	11` T x 8` W
	34	MEDIUM EVERGREEN SHRUB 5 PTS			
		Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	18" Ht.	4' T x 3' W
		Picea abies `Nidiformis`	Nest Spruce	18" Ht.	3` T x 5` W
		Picea abies `Pumila`	Pumila Spruce	18" Ht.	4` T x 5` W
		Thuja occidentalis 'Filips Magic Moment'	Filips Magic Moment Arborvitae	18" Ht.	6' T x 3' W
	25	MEDIUM DECIDUOUS SHRUB 3 PTS			
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4' T x 4' W
		Hydrangea paniculata `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	24" Ht.	7` T x 5` W
		Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" Ht.	5' T x 5' W
		Syringa meyeri `Palibin`	Dwarf Korean Lilac	24" Ht.	5' T x 5' W
		Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5' T x 5' W
	33	LOW EVERGREEN SHRUB 3 PTS			
		Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	18" W	1' T x 4' W
		Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.	4' T x 3' W
		Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" Ht.	3' T x 3' W
		Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	18" Ht.	2' T x 2' W
		Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" Ht.	4` T x 4` W
	22	LOW DECIDUOUS SHRUB 1 PT			
		Hydrangea paniculata 'SMHPS'	Razzleberri™ Hydrangea	18" Ht.	3' T x 3' W
		Itea virginica 'SMNIVMM'	Fizzy Mizzy® Sweetspire	18" Ht.	3' T x 3' W
		Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	18" Ht.	4' T x 3' W
		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" Ht.	3' T x 3' W
	25	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Panicum virgatum `Heavy Metal`	Blue Switch Grass	1 gal.	4` T x 3` W
		Panicum virgatum `Prairie Sky`	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
		Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W
	24	SHORT ORNAMENTAL GRASS			
		Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
	49 sf	PERENNIALS				
	7	Allium x `Millenium`	Millenium Ornamental Onion	4.5" Cont.	16% @ 12" o.c.	15" T x 12" W
	5	Astilbe chinensis 'Visions'	Visions Astilbe	4.5" Cont.	17% @ 18" o.c.	18" T x 15" W
	2	Astilbe x 'Chocolate Cherry'	Mighty® Chocolate Cherry Astilbe	4.5" Cont.	17% @ 24" o.c.	40" T x 28" W
	4	Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	4.5" Cont.	16% @ 18" o.c.	18" T X 18" W
	2	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.	17% @ 26" o.c.	18" T x 30" W
	6	Salvia nemorosa `May Night`	May Night Sage	4.5" Cont.	17% @ 16" o.c.	18" T x 18" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	1,713 sf	RAINWATER RENEWAL SEED MIX		
	20,089 sf	TURF		

	LANDSCAPE IMPROVEMENT TABLE	POINTS REQUIRED	POINTS PROPOSED
550-96 A	**BUILDING FOUNDATIONS** • 40 POINTS/100'	305	306
550-96 B	**DEVELOPED LOTS** • 15 POINTS / 1,000 SQ FT BLDG	450	450
550-96 C	**PAVED AREAS** • 80 POINTS / 10,000 SF	215	235

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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tredogroup

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PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

LANDSCAPE PLAN

SHEET NO.

L-1

THE CITY OF WATERTOWN
Opportunity runs through it.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 1300 Western Ave – CUP and Site Plan Review

A request by Jim Waack, agent for Luther Preparatory School, for a Conditional Use Permit (CUP) for 'Indoor Institutional' and a Site Plan Review. Parcel PIN(s): 291-0815-0323-071

SITE DETAILS:
Acres: 26.38 acres
Current Zoning: Planned Office and Institutional (PO) Zoning
Existing Land Use: Private School
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:
The applicant is proposing to construct a 36,00 SF Performing Art Center on the Luther Prep Campus. The 519 seat facility will be used to host numerous school events year-round and includes numerous practice and storage rooms as well as an event space. A landscaping and lighting plan are also part of the proposal. The project will add 45 new parking stalls to the existing 130 stalls to improve the overall parking availability on campus.

STAFF EVALUATION:

Site Plan Review Committee:
See Minutes of Aug 25th, 2025.

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)(d)]*. 'Indoor Institutional' includes schools and colleges 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 (as in the case of a school, church, library or similar land use). [*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)*]
   - Parking requirements: one space per three expected patrons at maximum capacity. [*per § 550-51C(2)*]

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

Site Layout and Design:
Within the Planned Office and Institutional (PO) Zoning District the minimum paved surface setback is 10 feet *[per § 550-30G(2)(e)].* The proposed parking lot expansion meets the pavement setbacks for the Planned Office and Institutional (PO) Zoning District.

Vehicle Access and Circulation
The proposed parking lot meets the aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards *[per § 550-107F].*

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

Landscaping:
The applicant has provided a landscaping plan that meets the required landscaping point totals.

Lighting:
The applicant has provided a lighting and photometric plan that meets ordinance requirements is required.

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

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.
1. 62.23 (7) (de)(1) In this paragraph:
a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)
Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)
Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. 62.23 (7) (de)(5)
If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Indoor Institutional Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
Shall be located with primary vehicular access on a collector or arterial street.	**Yes**	No	Yes	**No**	**Yes**	No
Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library or similar land use).	**Yes**	No	Yes	**No**	**Yes**	No
All structures shall be located a minimum of 50 feet from any residentially zoned property.	**Yes**	No	Yes	**No**	**Yes**	No
Parking requirements: one space per three expected patrons at maximum capacity.	**Yes**	No	Yes	**No**	**Yes**	No

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

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:

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

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

STAFF RECOMENDATION:

- Staff recommends approval of this Conditional Use Permit.

ATTACHMENTS:

- Application materials

Luther Prep Music Center – new 36,000 sf performing arts center and music education facility
Watertown Conditional Use Application – Project Description
August 8, 2025

Luther Preparatory School ("LPS") is proposing the construction of a modern new 36,000 SF performing arts center ("PAC") and music education facility on the SW quadrant of the campus, immediately south of the current auditorium off College Avenue. This new building will provide state-of-the-art instruction and performance space for the high-quality curriculum and programming offered by LPS to its nearly 400 enrolled students, most of whom live on campus. The design and scale of the PAC are carefully considered to be fully compatible with the existing institutional character of the LPS campus and surrounding residential areas. Once completed, the current auditorium will be available for use by students primarily for intramural and extra-curricular activities, ensuring the continued productive use of existing campus infrastructure. The goal is to begin construction of the new building in 2026 with occupancy in 2027. Exact construction dates have not yet been set.

The new PAC will be designed with modern sound attenuation measures and exterior lighting will be strategically designed to minimize light spill onto adjacent properties, ensuring no adverse noise or light impacts on surrounding properties. New landscaping will be incorporated into the site design to enhance aesthetics and provide appropriate screening where necessary. In addition to the annual tree planting which is a part of LPS's Arbor Day activities, appropriate plans will be put in place to address the replacement of several trees which will need to be removed as part of the site preparation for the new PAC building.

It is important to note that this is not a new use that will cause more parking or visitor counts. This project addresses the need for a modern, purpose-built facility for LPS' established and highly regarded performing arts programs, rather than introducing new uses that would alter existing campus operations or increase overall demand on city services. The seating capacity of the new fixed-chair PAC is approximately the same size as the current LPS auditorium, which utilizes a combination of bleachers, folding chairs, and standing room. Presently, visitors to LPS for auditorium and other events throughout the year are already using on-campus parking lots and drive lanes along with available street parking around the LPS campus.

Zoning requirements in Watertown call for off-street parking at a ratio of 1 stall for every 3 seats planned as PAC capacity, in this case equaling 173 as the proposed new PAC has a seating capacity of 519. As there are currently parking for 130 cars on the property, the site plan for the new facility includes the addition of at least 45 new parking stalls adjacent to the new building entrance, bringing the total on-site parking to 175 stalls, meeting the zoning requirement. This will provide a substantial improvement over the current parking arrangement. With these new parking stalls being added on the LPS property as part of this new facility, not only will the PAC events benefit, but all high-attendance events on campus will have access to the new parking lot, significantly relieving pressure from the surrounding street parking spaces. The site plan also includes well-defined access points from College Avenue designed to facilitate smooth traffic flow, and a modern stormwater management system in compliance with all City regulations.

Throughout the year LPS hosts sporting events, conferences, musicals, choral festivals, fundraising galas, etc. The investment in the new parking will support all those functions, not just the PAC. Examples of some of these events include:

August – Registration and Opening Service
September – Co-ed volleyball tournament
October – Homecoming
October – Fall Play (multiple performances)
November – Fall Band Concert
December – Lutheran Elementary School Basketball Tournament
December – Christmas Concert
February – Phoenix for a Day
March – Spring Musical
March – Co-Ed Basketball Tournament
March – Sacred Spring Concert
March – Annual Gala Fundraiser
April/May – Children's Theater
May – Spring Band Concert
May – Commencement Concert and Commencement
June – WELS Western Wisconsin District Convention (annual)
June – WELS Synod Convention (every 3-4 years)

In the process of planning these events, there are only two events which have any daily overlap. These are the Co-Ed Basketball Tournament in March which takes place on the first 2 days of the Spring Musical. For those first 2 days, the basketball activities are planned to be completed well before any cars are expected on campus for the musical that evening. Since we do not house most of those visitors on campus, they leave campus in the afternoon, opening the parking for the musical.

This project is a crucial investment for LPS, offering state-of-the-art space for current programs and allowing it to continue providing exceptional educational experiences, while also enhancing campus infrastructure to the benefit of the entire Watertown community. While the addition of the new PAC does not increase overall campus use or visitor traffic, the project proactively addresses parking needs by adding 45 new stalls, significantly improving parking availability for all campus events and alleviating pressure on surrounding streets, all while adhering to Watertown's zoning and conditional use standards.

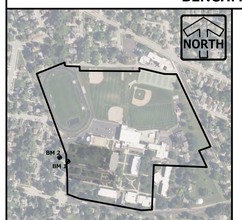
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR	749	749
SPOT ELEVATION	× (750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NSI	NATIVE SOIL INTERFACE
C	LONG CHORD OF CURVE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	ST	STORM SEWER
FL	FLOW LINE	T	TANGENCY OF CURVE
FP	FLOODPLAIN	TB	TOP OF BANK
FR	FRAME	TC	TOP OF CURB
FW	FLOODWAY	TF	TOP OF FOUNDATION
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

BENCHMARKS



NOTE

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (12), (NAVD88)

REFERENCE BENCHMARK

DURANAIL AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 3, TOWN 8 NORTH, RANGE 15 EAST, ELEV = 825.55

SITE BENCHMARKS

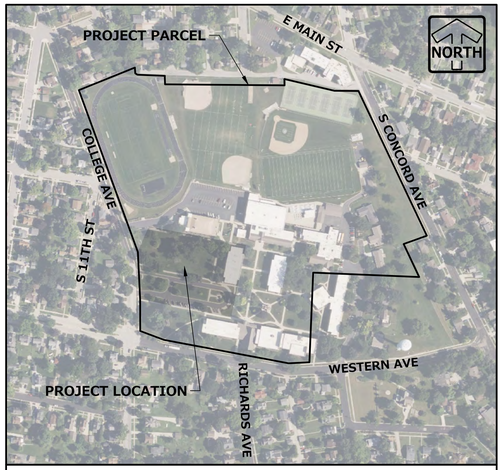
RAILROAD SPIKE IN UTILITY POLE
ELEV = 858.21

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR
LUTHER PREPARATORY SCHOOL EXPANSION

WATERTOWN, WI

PLANS PREPARED FOR

STRANG
811 EAST WASHINGTON AVE, SUITE 200
MADISON, WI, 53703



LOCATION MAP
SCALE 1" = 250'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE **HAS NOT BEEN PREPARED AT THIS TIME.** THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WIRTING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE CITY, CITY ENGINEER, CITY BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
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C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	UTILITY PLAN
C-8	CONSTRUCTION DETAILS
C-9	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES & DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. SUBGRADE STABILIZATION (IF APPLICABLE)

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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

COVER SHEET

SHEET NO.

C-1

SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC., HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE CITY OF WATERTOWN ORDINANCES AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. PAVEMENT DESIGN SHALL BE AS INDICATED ON TEMPLATE EXHIBIT DRAWINGS, TENANTS PAVEMENT DESIGN GUIDELINES, AND PROTOTYPICAL DETAILS PROVIDED. CONTRACTOR SHALL USE WHITE EPOXY STRIPING ON ASPHALT AND YELLOW EPOXY STRIPING ON CONCRETE.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING EPOXY FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING EPOXY AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
    - 16.1. CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER,THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
    - 16.2. WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
    - 16.3. GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
    - 16.4. CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
    - 16.5. BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
    - 16.6. SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
    - 16.7. ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
    - 16.8. SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.
19. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13C01. PLACE IN CURB AND GUTTER PER WISDOT 8D01.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGELINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
    - 4.1. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF WATERTOWN CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS.
17. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
18. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

GENERAL UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WATERTOWN STANDARDS AND SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, EXCEPT FOR THOSE UTILITIES IDENTIFIED AS PUBLIC.
8. THE CONTRACTOR SHALL CONTACT THE CITY OF WATERTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. TRACER WIRE: COPPERHEAD TRACER WIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL (GREEN) SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING. TRACER WIRE FOR WATER MAIN SHALL BE INSTALLED WITH #12-GAUGE TRACER WIRE AND SHALL TERMINATE IN TRACER WIRE ACCESS BOXES AT ALL FIRE HYDRANTS.
14. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6.5 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH IT'S LATEST ADDENDUM (TYP.).
15. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

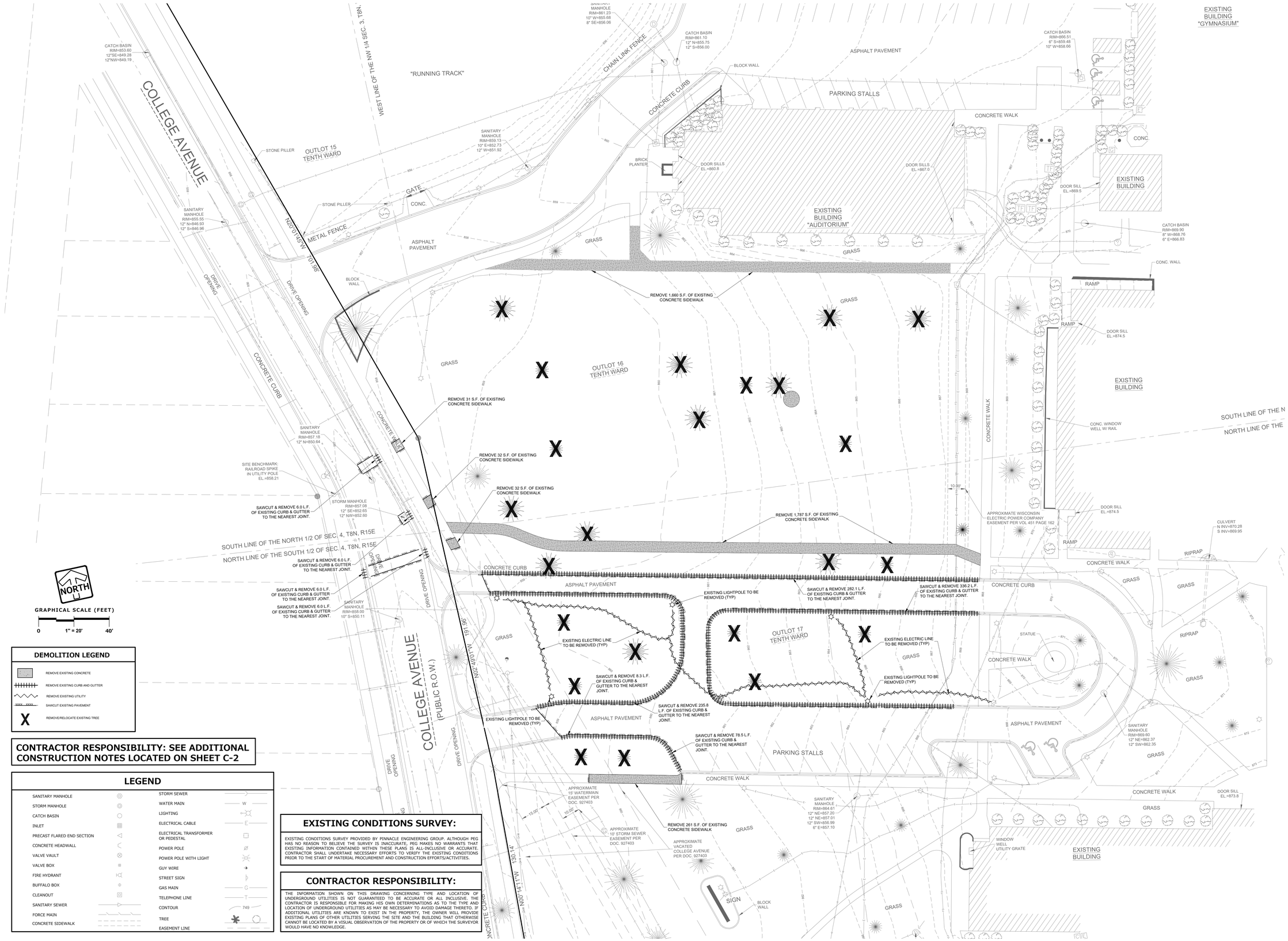
2. HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.
3. INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-6" X 2'-6" MAXIMUM OPENING. SEE CONSTRUCTION DETAILS FOR FRAME AND GRATE TYPES. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
4. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
5. SLURRY BACKFILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
6. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
7. MANHOLE FRAMES AND COVERS - SEE CONSTRUCTION DETAILS.
8. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER MAIN NOTES

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
2. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
3. HYDRANTS - HYDRANTS SHALL CONFORM TO THE CITY OF WATERTOWN STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURER: WATEROUS PACER WITH WATER SERIES 2500 VALVES.
4. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
5. ALL DUCTILE FITTINGS, VALVES, AND VALVE BOXES SHALL CONFORM WITH ALL CITY OF WATERTOWN STANDARD SPECIFICATIONS FOR DEVELOPMENT AND SHALL BE TRIPLE WRAPPED AND SECURELY TAPED AROUND WITH POLYETHYLENE AS SPECIFIED IN CHAPTER 4.4.4 AND 8.21.0 OF THE "STANDARD SPECIFICATIONS".
6. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS".
7. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
8. SLURRY BACKFILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
9. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
    - 8.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 8.2. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 8.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICHEVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES 4:1 OR GREATER, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING UTILITY
- SAWCUT EXISTING PAVEMENT
- X — REMOVE/RELOCATE EXISTING TREE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

SANITARY MANHOLE		STORM SEWER	
STORM MANHOLE		WATER MAIN	W
CATCH BASIN		LIGHTING	
INLET		ELECTRICAL CABLE	E
PRECAST FLARED END SECTION		ELECTRICAL TRANSFORMER OR PEDESTAL	
CONCRETE HEADWALL		POWER POLE	
VALVE VAULT		POWER POLE WITH LIGHT	
VALVE BOX		GUY WIRE	
FIRE HYDRANT		STREET SIGN	
BUFFALO BOX		GAS MAIN	G
CLEANOUT		TELEPHONE LINE	T
SANITARY SEWER		CONTOUR	749
FORCE MAIN		TREE	
CONCRETE SIDEWALK		EASEMENT LINE	

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

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

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PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

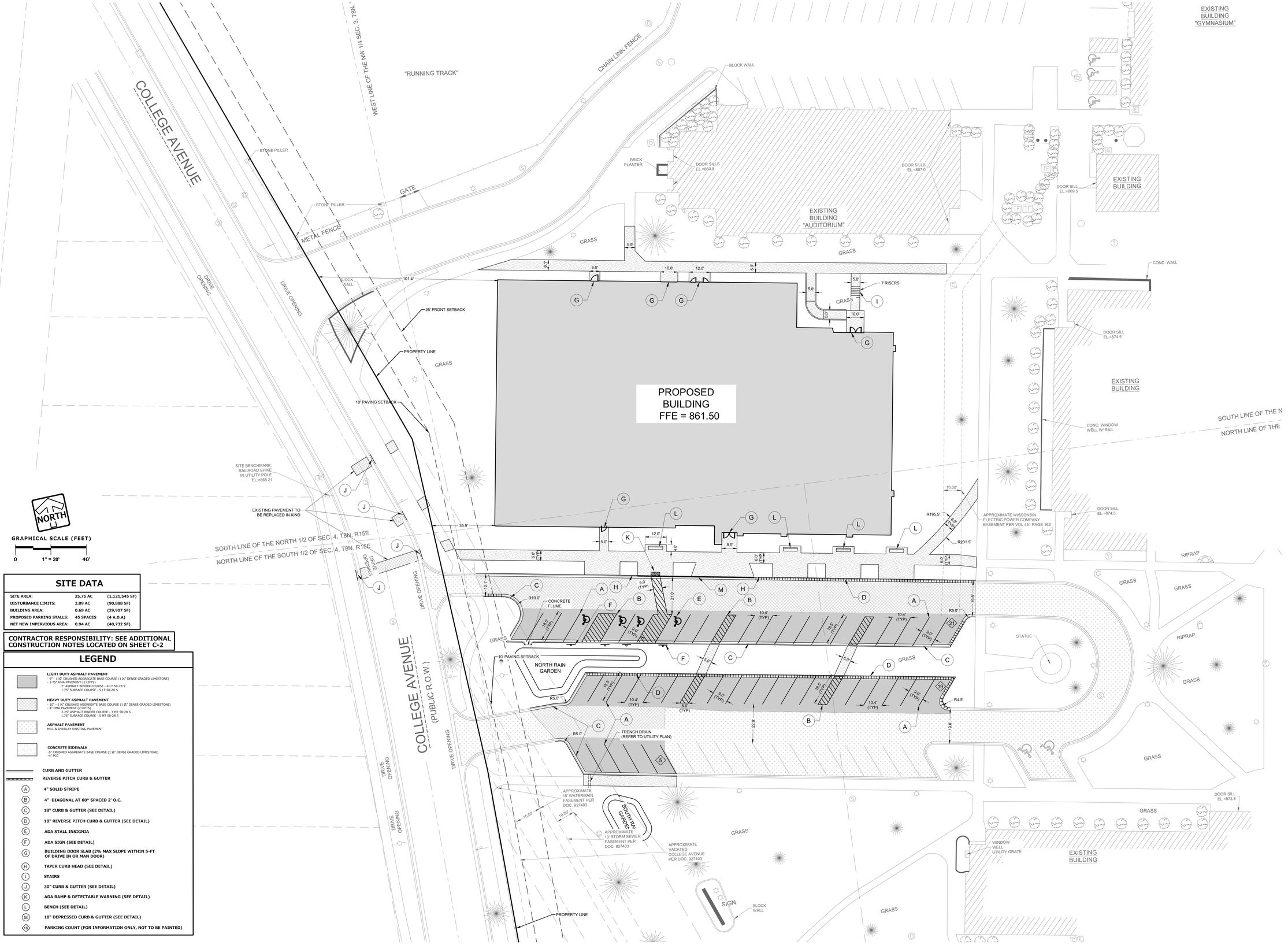
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.

C-3



SITE DATA

SITE AREA:	25.75 AC	(1,121,545 SF)
DISTURBANCE LIMITS:	2.09 AC	(90,888 SF)
BUILDING AREA:	0.69 AC	(29,907 SF)
PROPOSED PARKING STALLS:	45 SPACES	(4 A.D.A)
NET NEW IMPERVIOUS AREA:	0.94 AC	(40,732 SF)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

LIGHT DUTY ASPHALT PAVEMENT
- 9" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
- 3.75" HMA PAVEMENT (2 LIFTS)
  - 2" ASPHALT BINDER COURSE - 4 LT 58-28 S
  - 1.75" SURFACE COURSE - 5 LT 58-28 S

HEAVY DUTY ASPHALT PAVEMENT
- 10" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
- 4" HMA PAVEMENT (2 LIFTS)
  - 2.25" ASPHALT BINDER COURSE - 3 MT 58-28 S
  - 1.75" SURFACE COURSE - 5 MT 58-28 S

ASPHALT PAVEMENT
MILL & OVERLAY EXISTING PAVEMENT

CONCRETE SIDEWALK
- 5" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
- 4" PCC

CURB AND GUTTER

REVERSE PITCH CURB & GUTTER

(A) **4" SOLID STRIPE**

(B) **4" DIAGONAL AT 60° SPACED 2' O.C.**

(C) **18" CURB & GUTTER (SEE DETAIL)**

(D) **18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)**

(E) **ADA STALL INSIGNIA**

(F) **ADA SIGN (SEE DETAIL)**

(G) **BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)**

(H) **TAPER CURB HEAD (SEE DETAIL)**

(I) **STAIRS**

(J) **30" CURB & GUTTER (SEE DETAIL)**

(K) **ADA RAMP & DETECTABLE WARNING (SEE DETAIL)**

(L) **BENCH (SEE DETAIL)**

(M) **18" DEPRESSED CURB & GUTTER (SEE DETAIL)**

(10) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

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DRAWING SET DD

DATE 08/08/2025

PROJECT NO. 2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

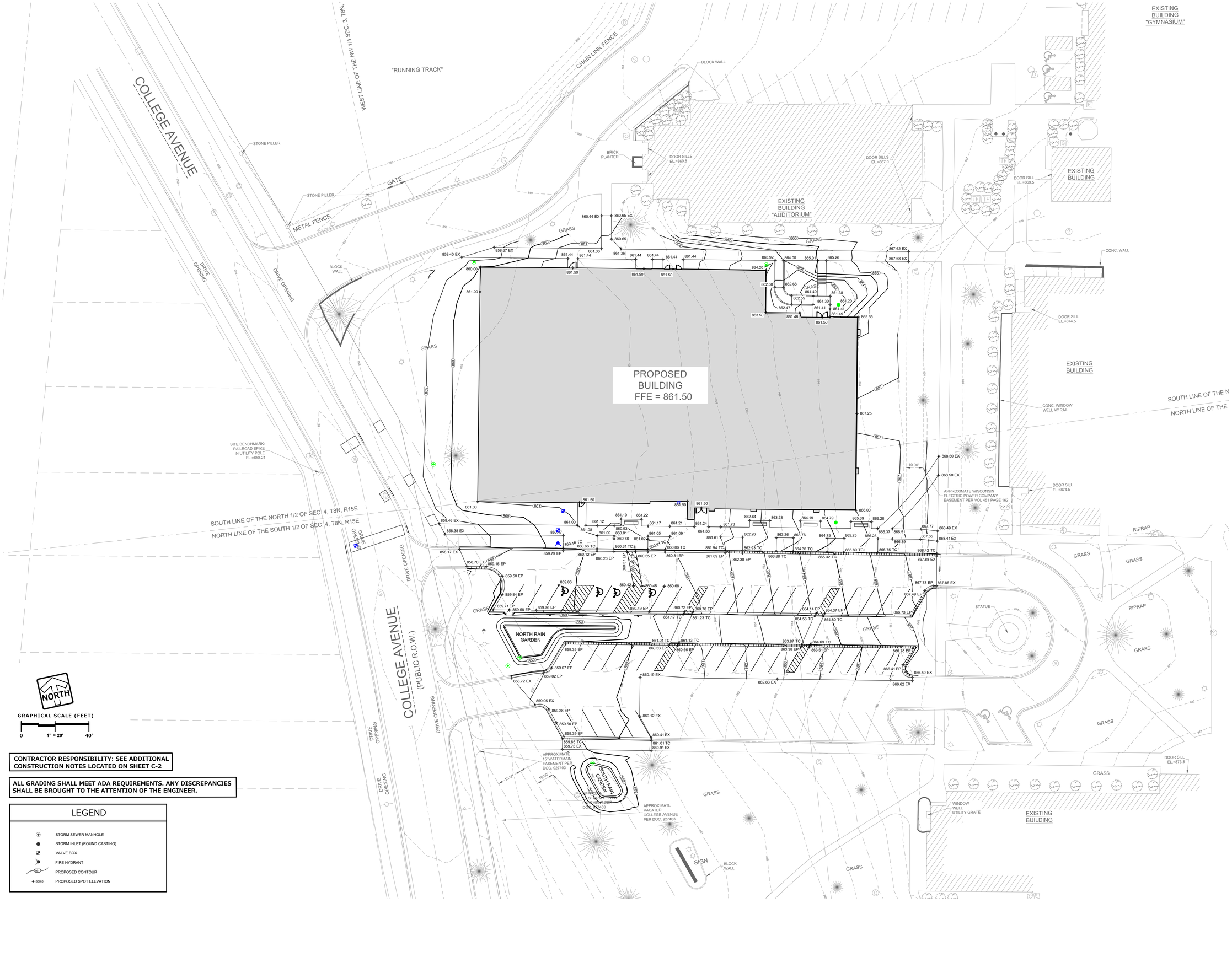
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

SITE DIMENSIONAL & PAVING PLAN

SHEET NO.

C-4



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

LEGEND

- STORM SEWER MANHOLE
- STORM INLET (ROUND CASTING)
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION

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DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

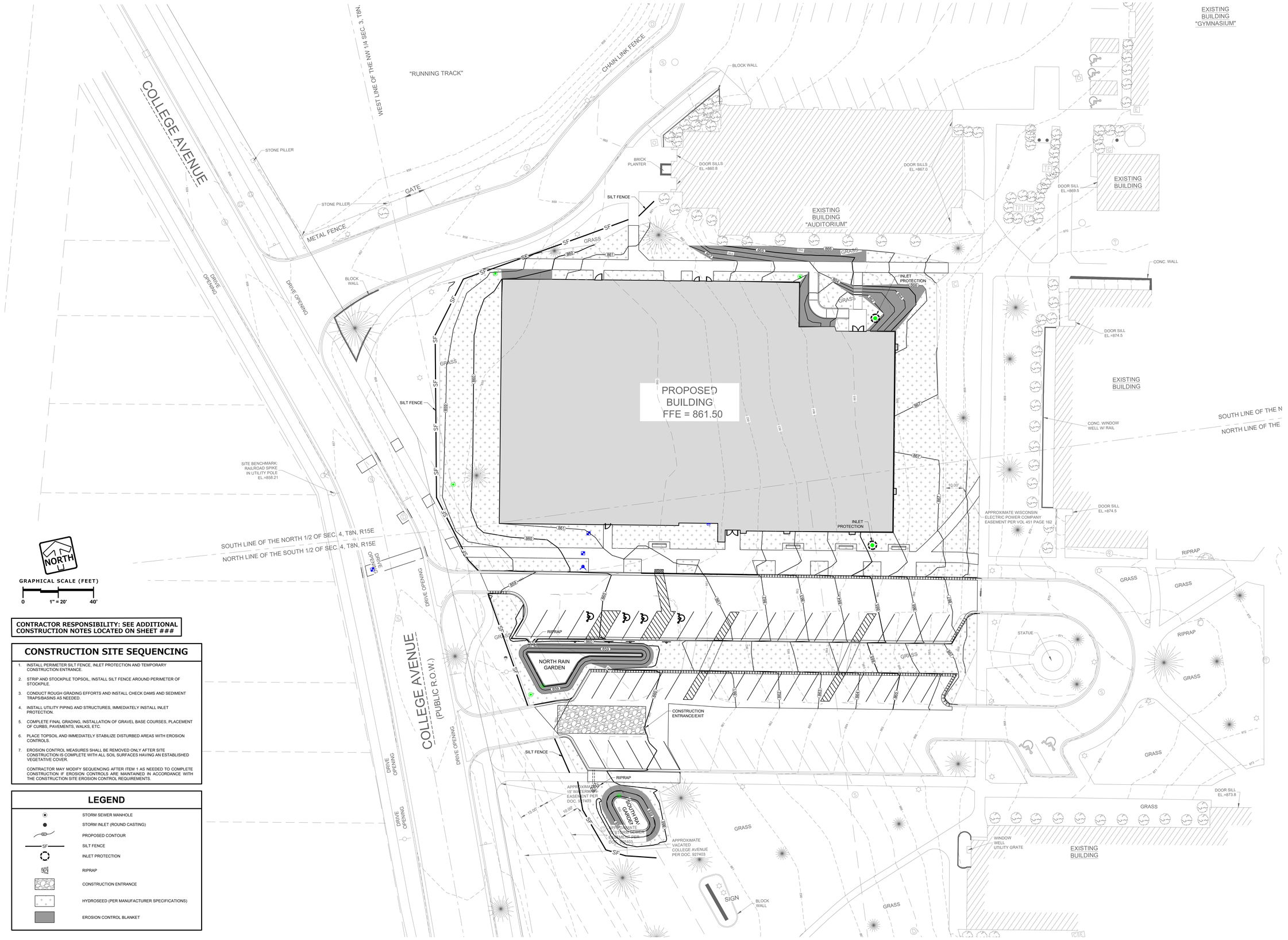
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

GRADING PLAN

SHEET NO.

C-5



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET ###

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- STORM INLET (ROUND CASTING)
- PROPOSED CONTOUR
- SF — SILT FENCE
- INLET PROTECTION
- RIPRAP
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

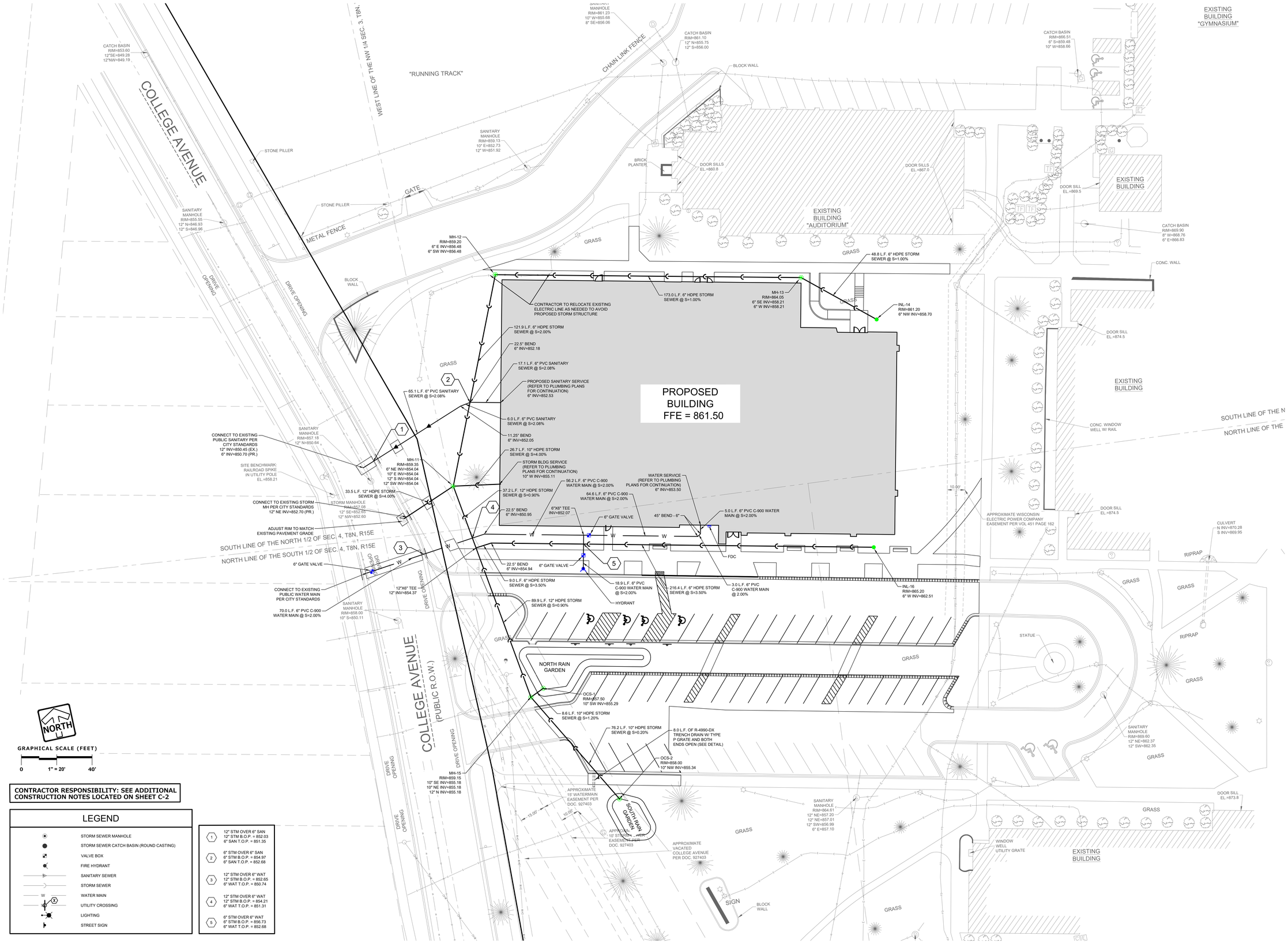
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EROSION CONTROL PLAN

SHEET NO.

C-6



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- UTILITY CROSSING
- LIGHTING
- STREET SIGN

1. 12" STM OVER 6" SAN 12" STM B.O.P. = 852.03 6" SAN T.O.P. = 851.35
2. 6" STM OVER 6" SAN 6" STM B.O.P. = 854.97 6" SAN T.O.P. = 852.68
3. 12" STM OVER 6" WAT 12" STM B.O.P. = 852.65 6" WAT T.O.P. = 850.74
4. 12" STM OVER 6" WAT 12" STM B.O.P. = 854.21 6" WAT T.O.P. = 851.31
5. 6" STM OVER 6" WAT 6" STM B.O.P. = 856.73 6" WAT T.O.P. = 852.68

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

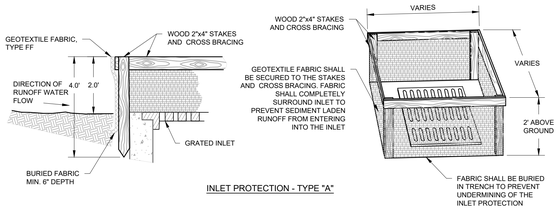
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

UTILITY PLAN

SHEET NO.

C-7



INLET PROTECTION - TYPE "A"

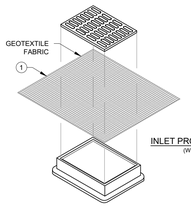
NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

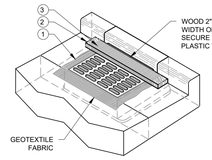


INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX)

TYPE "B" & "C" INSTALLATION NOTES

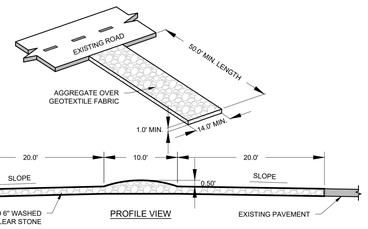
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INLET PROTECTION

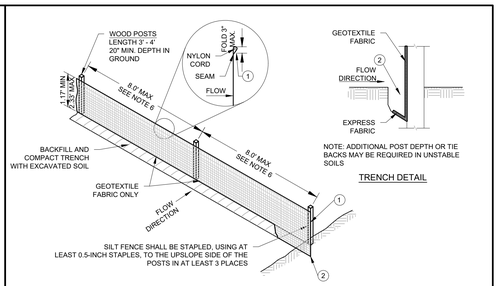


PROFILE VIEW

NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE



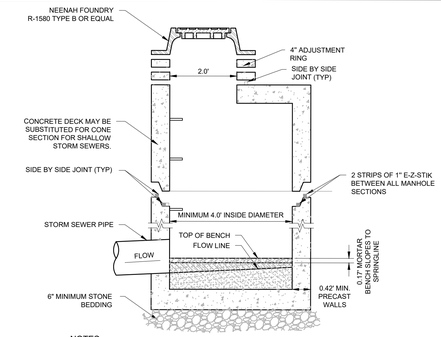
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

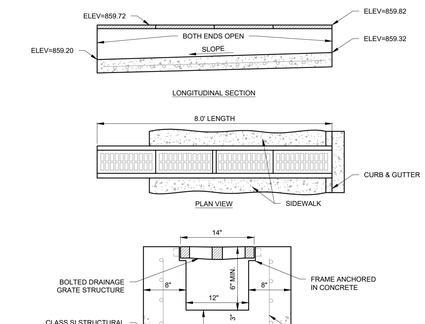
SILT FENCE



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.

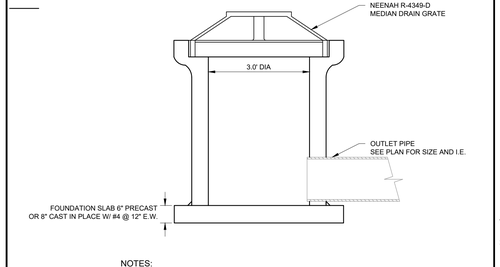
STORM SEWER MANHOLE



NOTE:

1. TRENCH DRAIN SHALL BE NEENAH R-4990-DX WITH TYPE "P" GRATES.

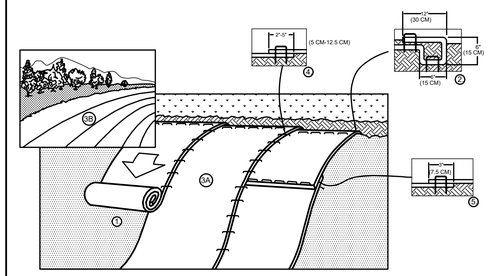
TRENCH DRAIN SECTION



NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC, WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

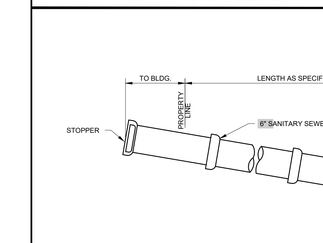
FIELD INLET



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

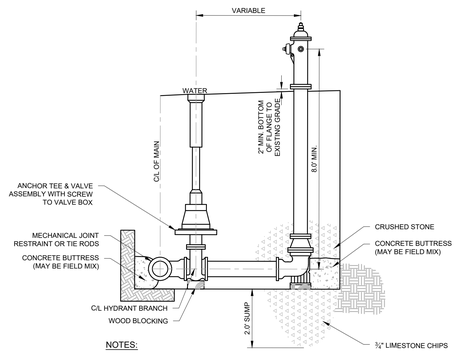
EROSION MATTING - SLOPE INSTALLATION



NOTES:

1. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR SERVICE SEWERS OF THE SIZE AND TYPE SPECIFIED
2. BENDS, ADAPTORS AND STOPPERS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION
3. TRENCHING FOR THIS SEWER SERVICE SHALL BE IN ACCORDANCE WITH DETAILS ON THE PLANS
4. PROVIDING AND INSTALLING BACKFILL MATERIAL ACCORDING TO DETAILS ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF THIS ITEM

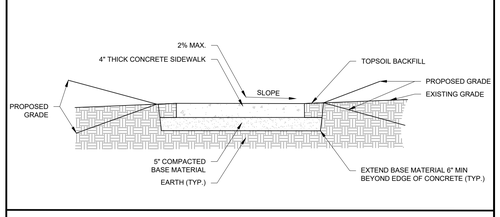
SANITARY SERVICE



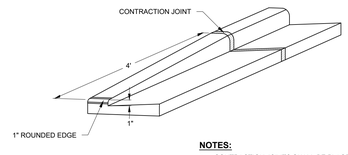
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. ALL FIRE HYDRANT LEAD JOINTS SHALL BE RESTRAINED
3. TRACER WIRE ACCESS BOCX SHALL BE PROVIDED FOR TERMINATION OF THE TRACER WIRE
4. HYDRANTS SHALL BE WATEROUS PACER WITH WATER SERIES 2500 VALVES

FIRE HYDRANT ASSEMBLY



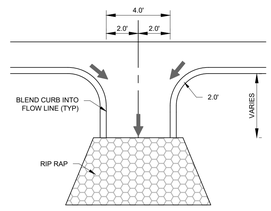
CONCRETE SIDEWALK



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD



NOTES:

1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

CONCRETE FLUME

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

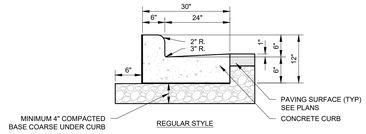
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

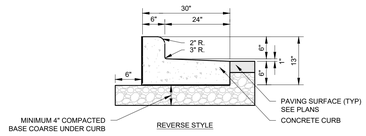
CONSTRUCTION DETAILS

SHEET NO.

C-8



REGULAR STYLE

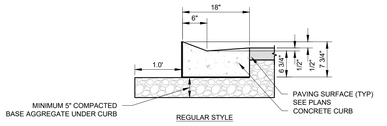


REVERSE STYLE

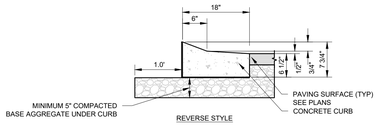
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

30" VERTICAL FACE CURB



REGULAR STYLE



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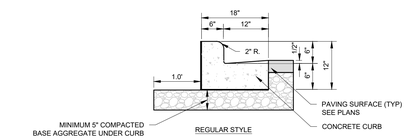
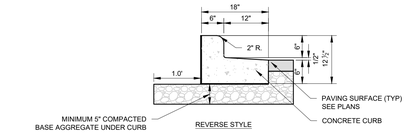
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB



REGULAR STYLE



REVERSE STYLE

NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
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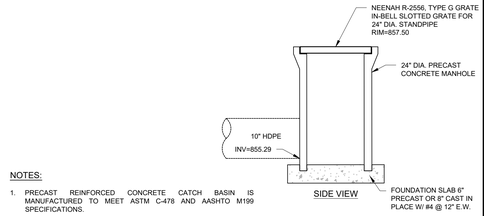
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

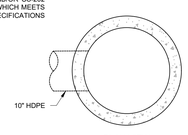
18" VERTICAL FACE CURB



SIDE VIEW

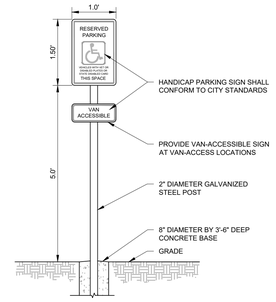
NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC, WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

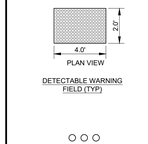


PLAN VIEW

NORTH OUTLET CONTROL STRUCTURE



ADA SIGN

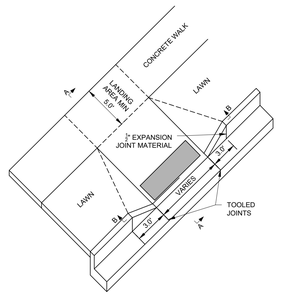


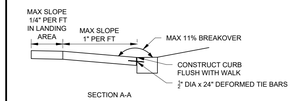
PLAN VIEW

DETECTABLE WARNING
FIELD (TYP)

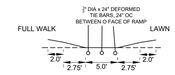
ELEVATION VIEW

TRUNCATED DOMES DETECTABLE
WARNING PATTERN DETAIL





SECTION A-A

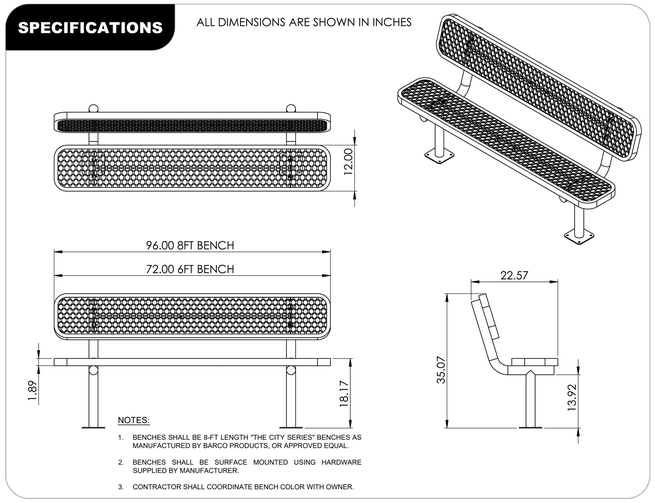


SECTION B-B

TYPICAL ACCESSIBLE RAMP- TYPE 3

SPECIFICATIONS

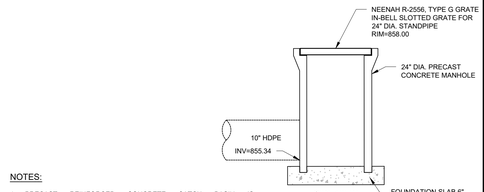
ALL DIMENSIONS ARE SHOWN IN INCHES



NOTES:

1. BENCHES SHALL BE 8-FT LENGTH "THE CITY SERIES" BENCHES AS MANUFACTURED BY BARCO PRODUCTS, OR APPROVED EQUAL.
2. BENCHES SHALL BE SURFACE MOUNTED USING HARDWARE SUPPLIED BY MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE BENCH COLOR WITH OWNER.

BENCH



SIDE VIEW

NOTES:

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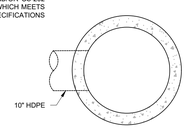
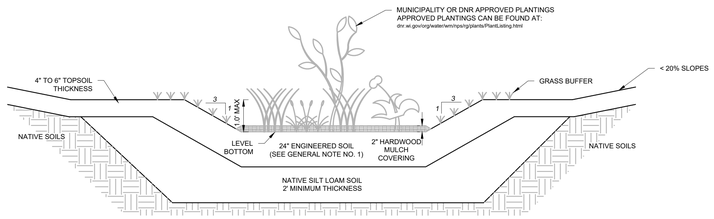
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC, WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.



PLAN VIEW

SOUTH OUTLET CONTROL STRUCTURE



NOTES:

1. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 50% CLEAN SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 20% REGIONAL NATIVE SOIL (SANDY LOAM, LOAMY SAND, OR SAND).
2. OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
3. RAIN GARDEN WATER MUST INFILTRATE WITHIN 48 HOURS. RAIN GARDENS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED AND REPLANTED BY OWNER TO RESTORE ORIGINAL INFILTRATION RATES.
4. ANNUAL RYE/GRASS SHALL BE SEEDED AT 5 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING RAIN GARDEN. ON SIDES SLOPES OF RAIN GARDEN AND OVER ANY LAND THAT DISCHARGES INTO THE RAIN GARDEN FOR EROSION CONTROL.
5. STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS THAT HAVE BEEN NEWLY SEEDED USING WISCONSIN DOT SPECIFICATION 627.3.2.1 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
6. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE LOCAL REVIEW AGENCY'S ENGINEER

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OVER EXCAVATE RAIN GARDENS TO A MINIMUM DEPTH OF 2.0' FEET BELOW FINISHED GRADE AND 4" OF COMPOST SHALL BE TILLED IN AT THAT DEPTH UNTIL WELL-MIXED.
2. IF CLAY IS ENCOUNTERED DURING RAIN GARDEN CONSTRUCTION (CLAY BEING DEFINED AS ANY SOIL THAT HAS >40% FINES PASSING A NO. 200 SIEVE ANALYSIS), THE CONTRACTOR SHALL EXCAVATE, REMOVE AND REPLACE WITH CLEAN ON-SITE SAND/TOPSOIL MIX TO A DEPTH OF 5.0' FEET BELOW THE LOWEST ELEVATION THE RAIN GARDEN IS HYDRAULICALLY CONNECTED TO ACCEPTABLE PERMEABLE LAYER.
3. RAIN GARDEN SUBBASE SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SANDY AND ENGINEERED SOIL BASES.
4. CONTRACTOR SHALL PROTECT RAIN GARDEN AREAS DURING CONSTRUCTION AS TO AVOID COMPACTION.
5. RAIN GARDEN WORKING DEPTH SHALL BE DEFINED ON GRADING DETAIL PLAN SHEET AS ESTABLISHED BY ENGINEER.

RAIN GARDEN

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

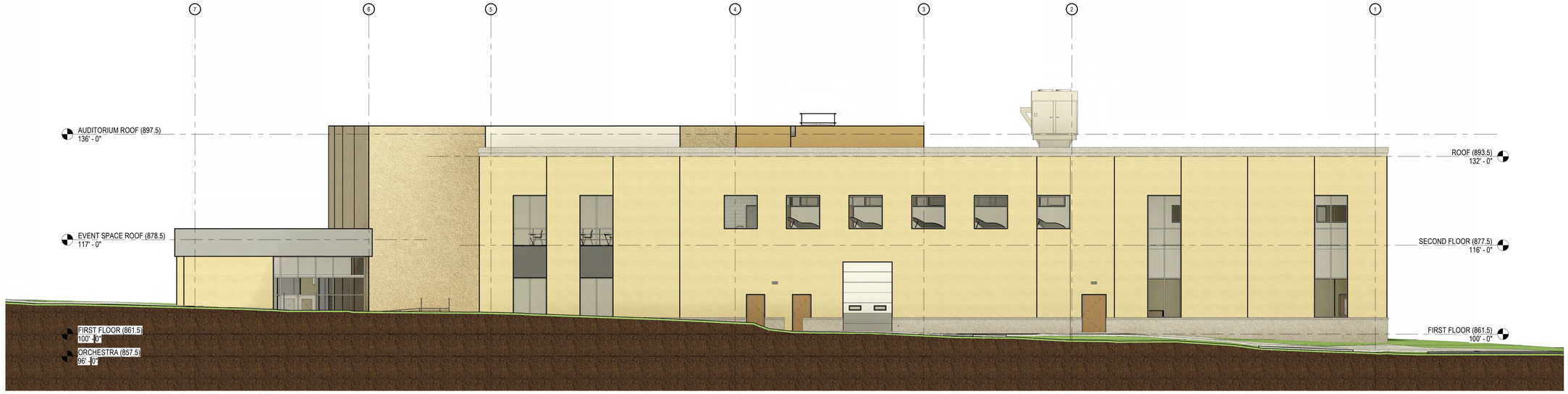
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

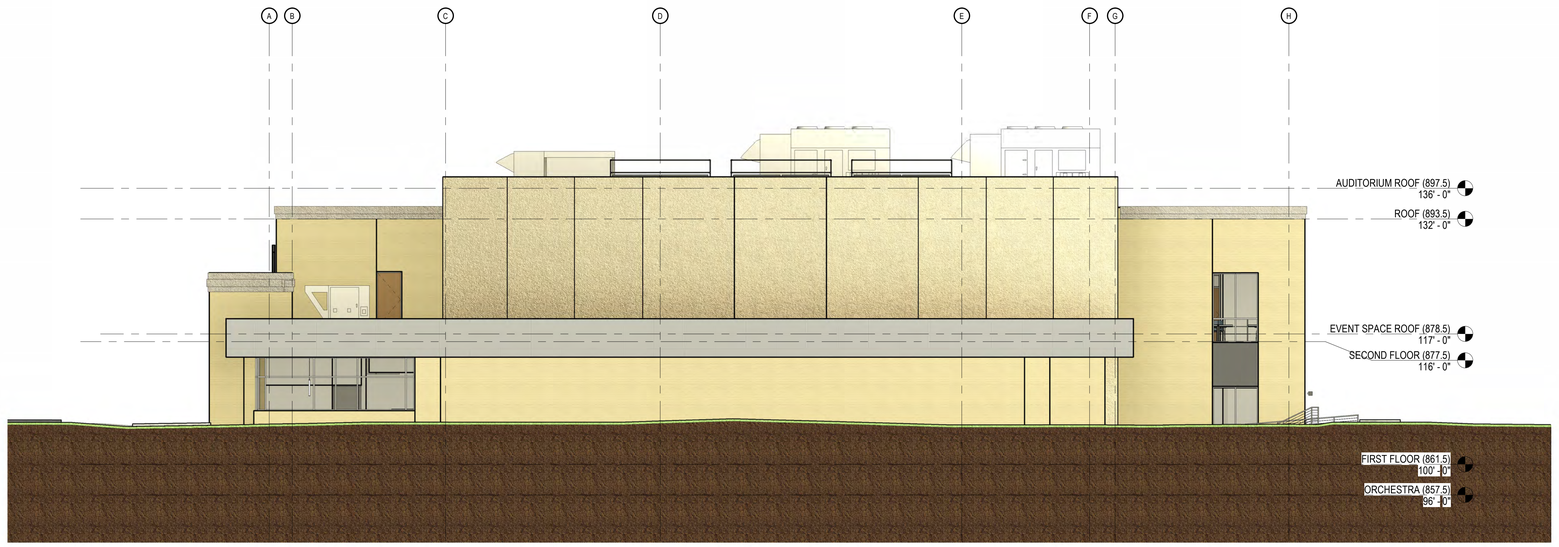
CONSTRUCTION DETAILS

SHEET NO.

C-9



1 / A401 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 / A401 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

SCHEMATIC DESIGN SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

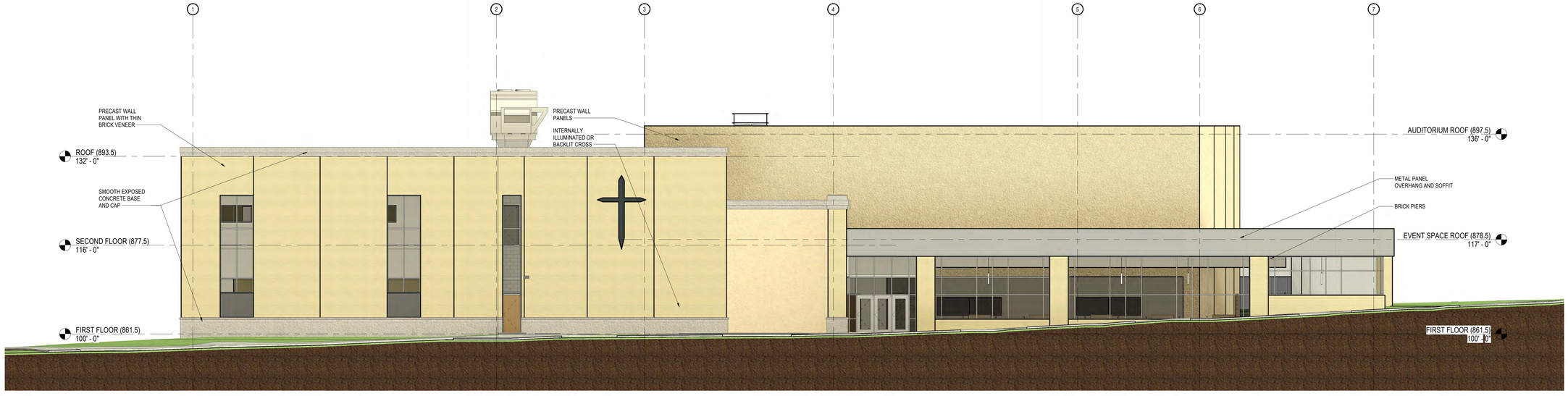
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXTERIOR ELEVATIONS COLOR

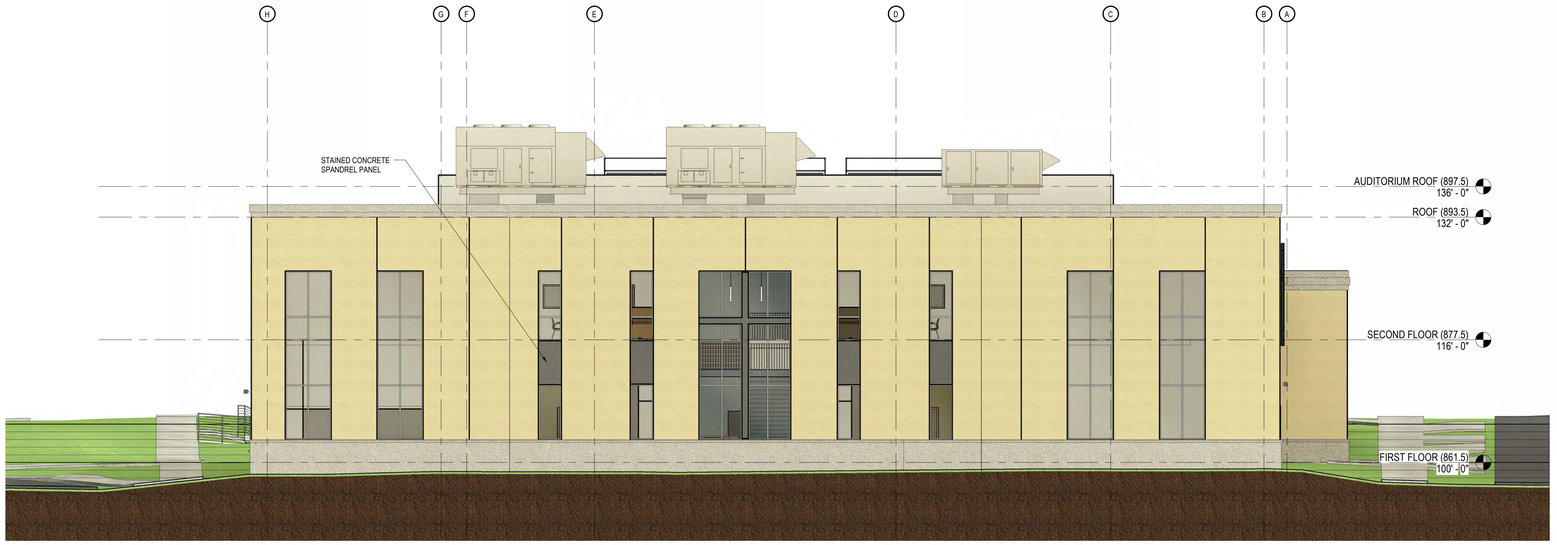
SHEET NO.

A401



1 / A402 **SOUTH ELEVATION**

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



2 / A402 **WEST ELEVATION**

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

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

SCHEMATIC DESIGN SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

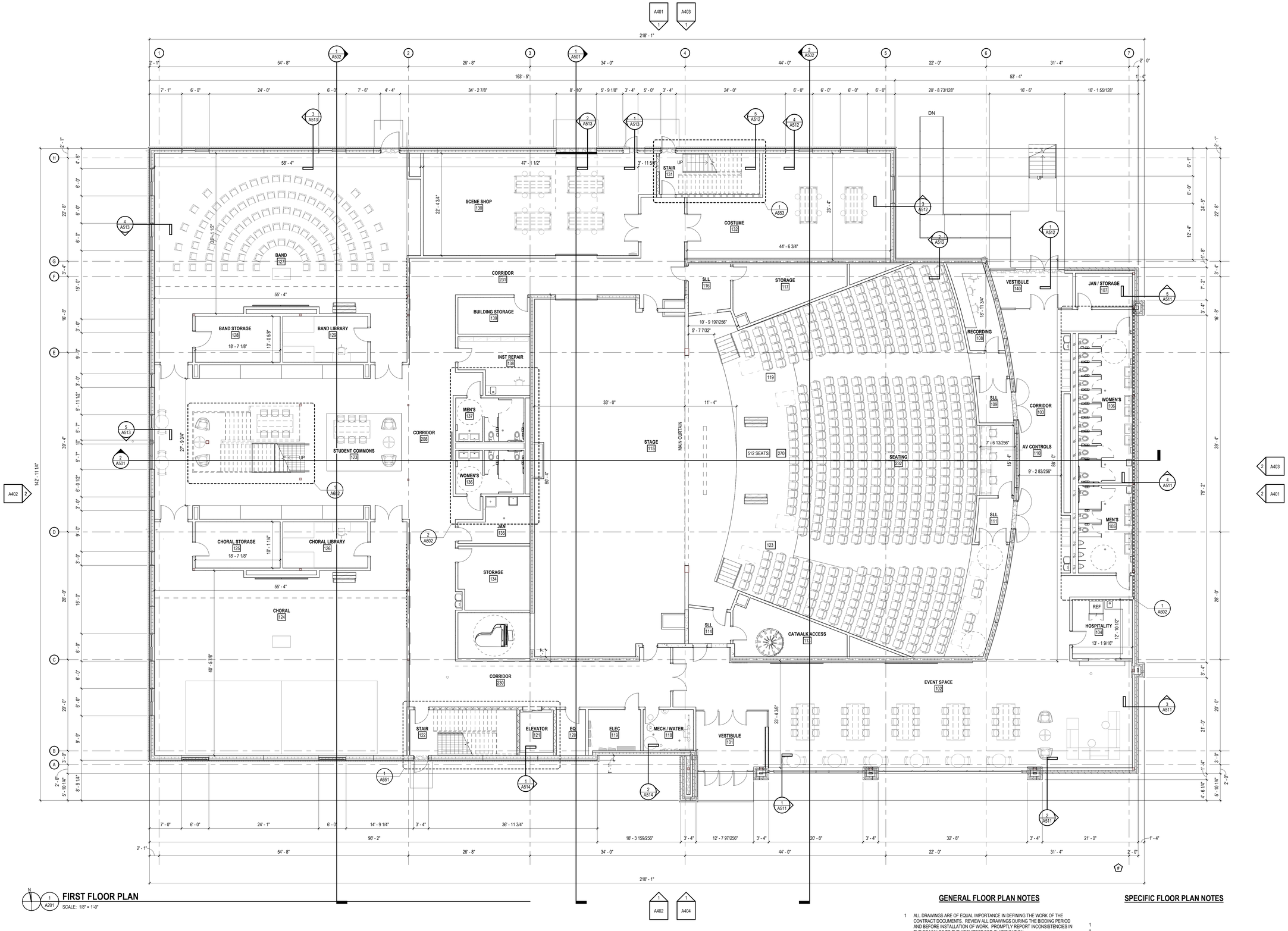
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXTERIOR ELEVATIONS COLOR

SHEET NO.

A402



FIRST FLOOR PLAN

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

GENERAL FLOOR PLAN NOTES

1. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF WORK. PROMPTLY REPORT INCONSISTENCIES IN THE DRAWINGS TO THE ARCHITECT FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY INCONSISTENCIES DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. DIMENSIONS ARE GIVEN FROM FACE TO FACE OF WALLS. SEE WALL SECTIONS AND PARTITION TYPES FOR DETAILS.
3. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED FROM DOCUMENTS; CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
4. PATCH, PREPARE, AND / OR RESTORE WORK SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF DEMOLITION WORK. RESTORATION AND PATCHING WORK SHALL BE DONE IN A MANNER THAT MATCHES ADJACENT MATERIALS AND FINISHES. FIRE RATED WALLS TO BE RESTORED TO MAINTAIN REQUIRED FIRE RATING.
5. PROTECT WORK IN PLACE DURING CONSTRUCTION.
6. COORDINATE THE AVAILABILITY OF AREAS REQUIRING WORK WITH THE OWNER.
7. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL WORK AND MODIFICATIONS REQUIRED FOR HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

SPECIFIC FLOOR PLAN NOTES

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SCHEMATIC DESIGN SET

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

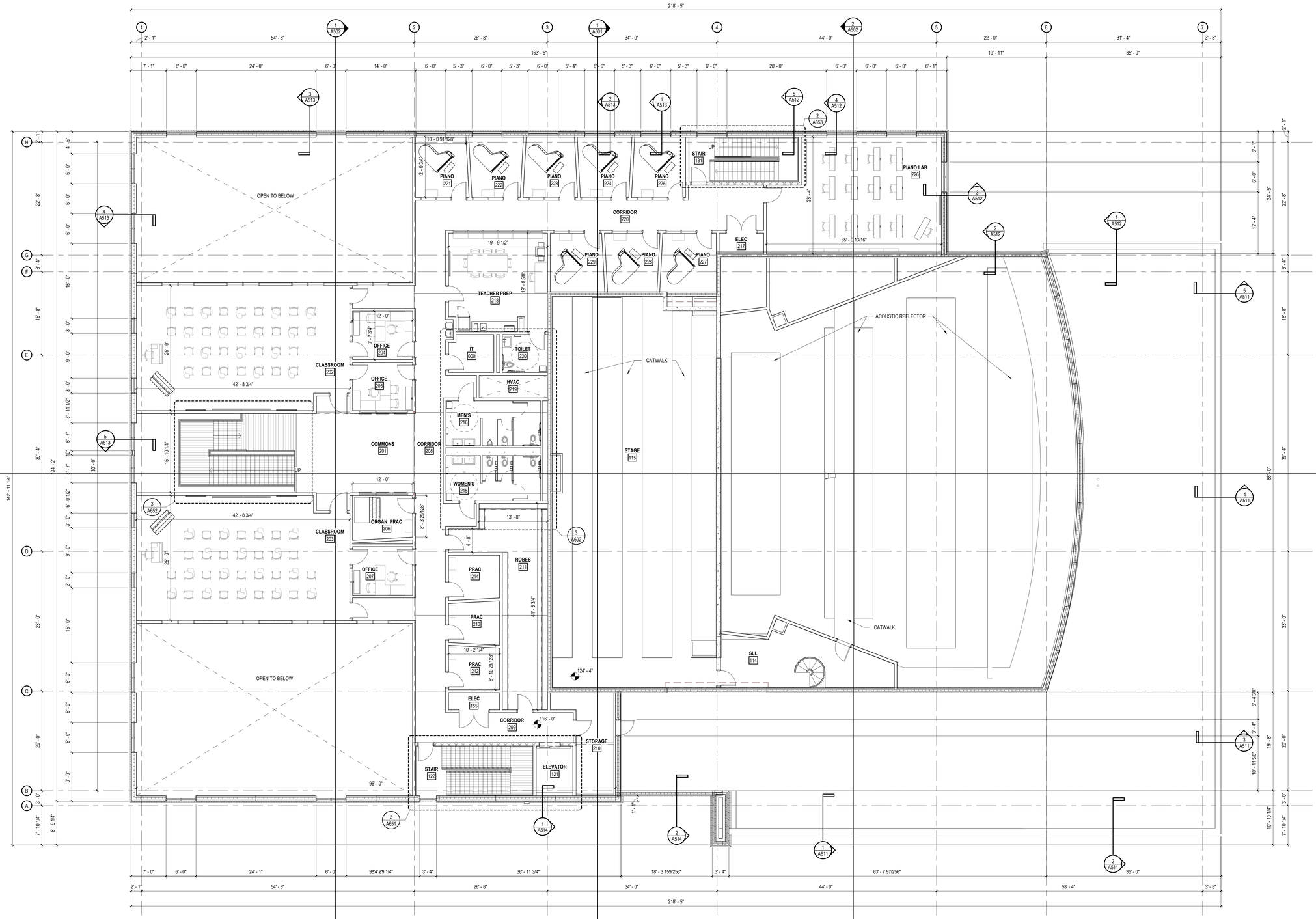
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

FIRST FLOOR PLAN

SHEET NO.

A201



SECOND FLOOR PLAN

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

GENERAL FLOOR PLAN NOTES

1. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF WORK. PROMPTLY REPORT INCONSISTENCIES IN THE DRAWINGS TO THE ARCHITECT FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY INCONSISTENCIES DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. DIMENSIONS ARE GIVEN FROM FACE TO FACE OF WALLS. SEE WALL SECTIONS AND PARTITION TYPES FOR DETAILS.
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5. PROTECT WORK IN PLACE DURING CONSTRUCTION.
6. COORDINATE THE AVAILABILITY OF AREAS REQUIRING WORK WITH THE OWNER.
7. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL WORK AND MODIFICATIONS REQUIRED FOR HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

SPECIFIC FLOOR PLAN NOTES

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INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

SCHEMATIC DESIGN SET

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

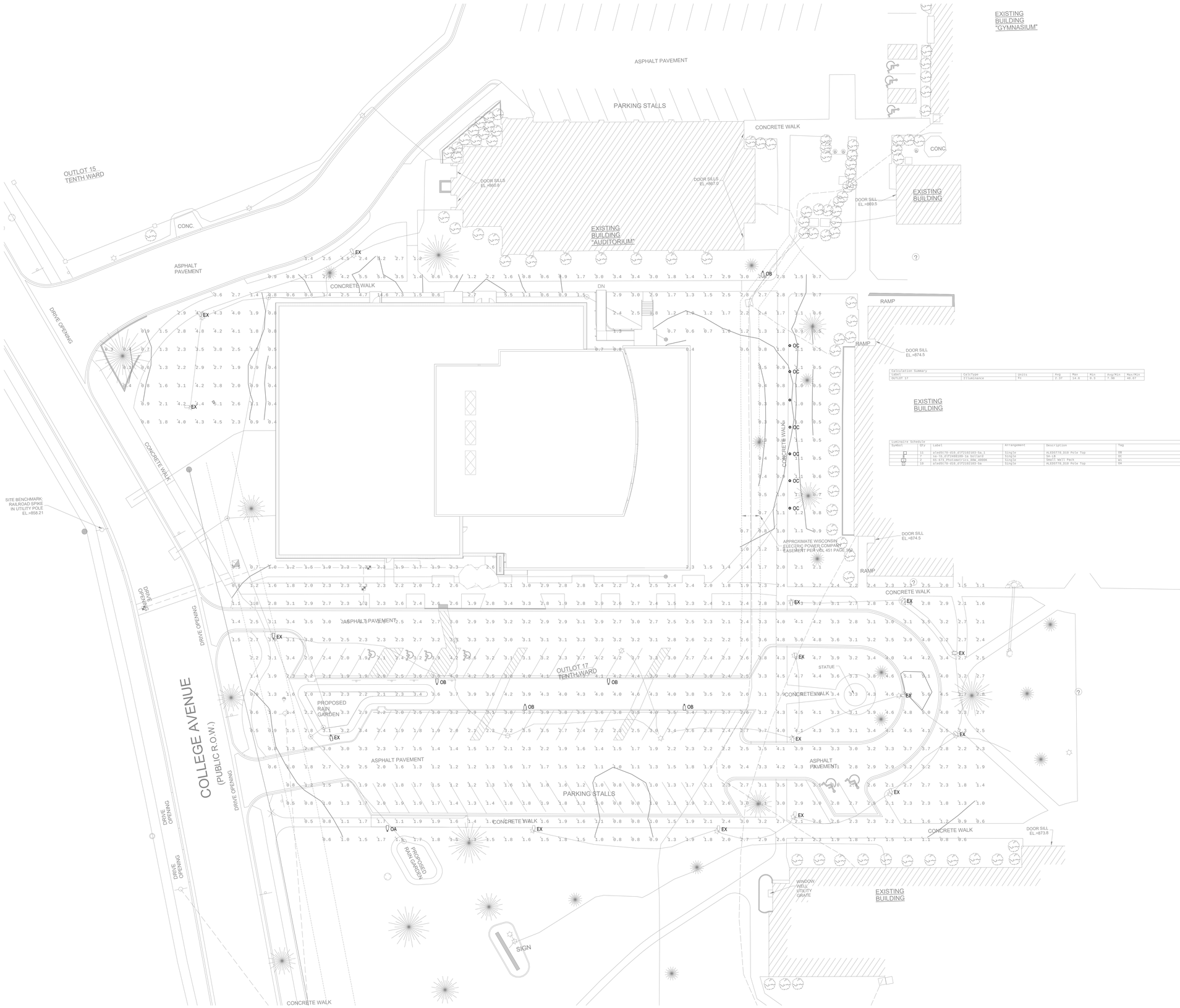
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

SECOND FLOOR PLAN

SHEET NO.

A202



Calculation Summary

Name	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Outdoor SF	Illuminance	Fc	7.37	14.6	0.3	7.98	48.67

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	atom570-050_ETF2102103-SA_1	Single	ALD05770_D10_Pole_Top	D5	0.950	5000	50.1	751.5
	5	sa-1k_ETF2405100-1A_bottard	Single	SA-1B	D1	0.950	631	8.16	37.26
	2	EC-873_Photometric_80W_4000K	Single	Small Wall Pack	W1	0.950	10300	72.3073	144.795
	19	atom570-050_ETF2102103-SA	Single	ALD05770_D10_Pole_Top	SA	0.950	9630	99.42	1937.95

CONDITIONAL USE SUBMITTAL

NOT FOR CONSTRUCTION

KEYPLAN (NOT TO SCALE)

STRANG

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INTERIOR DESIGN

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

STREET ADDRESS
CITY, ST ZIP

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NO.

E011

1 / E011 **SITE LIGHTING PHOTOMETRIC PLAN**
SCALE: 1" = 20'-0"

ALED5T78

RAB

High output LED pole top area light with IES type V circular distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 23.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.68A
208V	0.39A
240V	0.34A
277V	0.30A
Input Watts	80.4W

LED Info

Watts	78W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	9,530 lm
Efficacy	118.5 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P6NGD9QB

LED Characteristics

LEDs:
6x13W high-output, long-life LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products; ANSI C78.377-2017.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Effective Projected Area:
EPA = 1.2

Housing:
Precision die-cast aluminum. Type V distribution

Support Arms:
Extruded aluminum

Lens:
Clear tempered glass lens

Reflector:
Specular vacuum-metallized polycarbonate. Type V distribution

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Optical

BUG Rating:
B3 U0 G2

Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice.

1 E012 **TYPE OA & OB - SITE LIGHT**
SCALE: 12" = 1'-0"

SAGE: LINDEN Landscape Lighting

RAB

SA-LWP
Wall Sconce

SA-LB
Bollard

Architectural landscape lighting

100,000 HOURS | WET RATED | IP65 IP RATING

PROJECT:

DATE:

TYPE:

PREPARED BY:

PERFORMANCE

SA-L	3000K	
Type	Bollard	Wall Sconce
Input Watts	8.18W	8.11W
Lumens	441	453
Lm/W	53.9	55.9
CRI	84	85
Voltage Rating	120-277V	

Lifespan
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Cold Weather Starting
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature
Suitable for use in up to 45°C (113°F)

KEY FEATURES

- SAGE LINDEN is available in two models:
  SA-LWP: Wall Pack.
  SA-LB: Bollard
- CCT: 3000K
- Voltage Rating: 120-277V
- IP65 rated
- 5-year limited warranty

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Housing
Die-cast aluminum

Mounting
SA-LWP : Octangular J-Box or bracket for the wall-mount (J-Box not provided)
SA-LB : 4pcs anchor bolts for mounting

Lens
Polycarbonate

Gaskets
Silicone

Green Technology
Mercury and UV free. RoHs-compliant components.

Finish
Formulated for high durability and long lasting color. Available in matte bronze finish.

IP Rating
Ingress protection of IP65 for dust and water

COMPLIANCE

UL Listed
Suitable for wet locations

2 E012 **TYPE OC BOLLARD**
SCALE: 12" = 1'-0"

SATCO | NUVO

Product Name

Overview | Dimensions

NUVO 65-673
ROSE FULL CUTOFF WALL PACK

Notes

General	
Status	Active
Fixture Type	Wall Pack
Finish	Bronze
Wattage	80W
Lumen Output	9600L-10000L
CCT (Kelvin)	3000K/4000K/5000K
Temperature	Warm to Cool White
IP Rating	IP65
Indoor or Outdoor Fixture	Outdoor

Specifications	
Technology	LED
CRI	80+
Voltage	120V-277V
Beam Angle	90x100
Rated Hours	50000
Operating Temperature	-40C (-40F) to +40C (+104F)
Dimmable	Yes-Dimmable
Dimming Note	0-10V Dimming Only
Lens Material	Impact Resistant PC
Surge Protection	Built-in surge protection - 4KV
Weight (lb.)	5.73
Material	Die-Cast Aluminum

Dimensions	
Height (in.)	5.1
Width (in.)	12.61
Extension (in.)	6.86

Compliance	
Safety Listing	cULus - Certified
Location Rating	Wet
Energy Star	No
DLC Approved	Yes
DLC ID	PLNMFO0JSTZA
ADA Compliant	No
B.U.G. Rating	B2-U2-G1
California Status	Lawful for sale in California
Title 20 / 24 Status	Lawful for sale
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes
SDS Sheet	LED_Fixture

Additional Information	
Warranty	5 Year Limited - Fixtures

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For More Information Visit:
https://www.satco.com/

3 E012 **TYPE W1 - EXTERIOR WALL PACK**
SCALE: 12" = 1'-0"

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

CONDITIONAL USE SUBMITTAL

NOT FOR CONSTRUCTION

KEYPLAN (NOT TO SCALE)

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

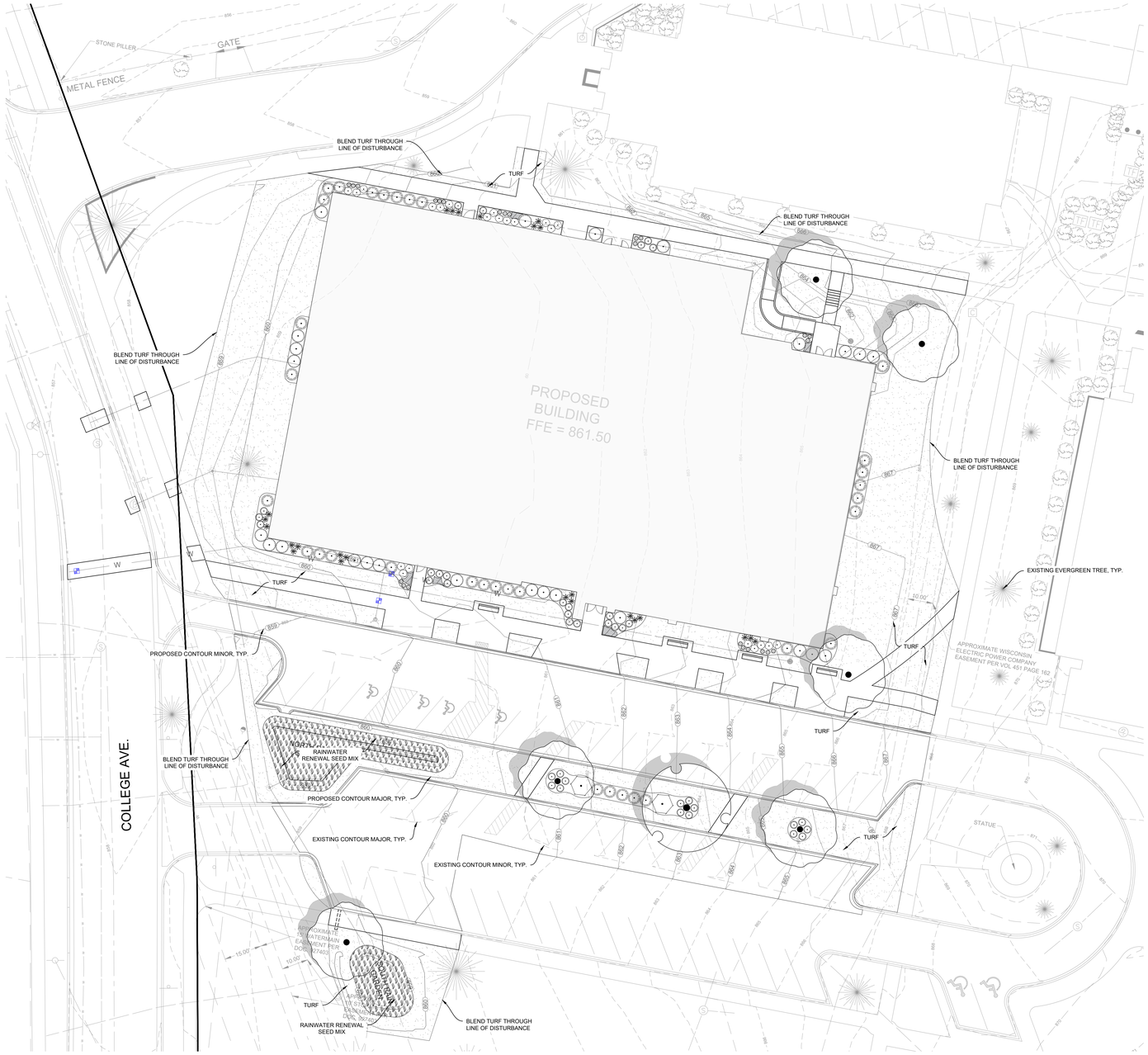
STREET ADDRESS
CITY, ST ZIP

SHEET NAME

SITE LIGHT FIXTURES

SHEET NO.

E012



CONCEPT PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	1	CLIMAX TREE 75 PTS			
		Acer saccharum 'Legacy'	Legacy Sugar Maple	2" Cal.	60' T x 50' W
		Quercus rubra	Red Oak	2" Cal.	65' T x 65' W
	6	TALL TREE 30 PTS			
		Acer rubrum 'Northwood'	Northwood Maple	2" Cal.	50' T x 35' W
		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	45' T x 35' W
SHRUBS					
	2	TALL DECIDUOUS SHRUB 5 PTS			
		Cotinus coggygria `Royal Purple`	Royal Purple Smokebush	36" Ht.	12` T x 12` W
		Syringa vulgaris 'Sensation'	Sensation Lilac	36" Ht.	11` T x 8` W
	33	MEDIUM EVERGREEN SHRUB 5 PTS			
		Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	18" Ht.	4` T x 3' W
		Picea abies `Nidiformis`	Nest Spruce	18" Ht.	3` T x 5` W
		Picea abies `Pumila`	Pumila Spruce	18" Ht.	4` T x 5` W
		Thuja occidentalis 'Filips Magic Moment'	Filips Magic Moment Arborvitae	18" Ht.	6' T x 3' W
	25	MEDIUM DECIDUOUS SHRUB 3 PTS			
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4` T x 4` W
		Hydrangea paniculata `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	24" Ht.	7` T x 5` W
		Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" Ht.	5' T x 5' W
		Syringa meyeri `Palibin`	Dwarf Korean Lilac	24" Ht.	5' T x 5' W
		Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5' T x 5' W
	38	LOW EVERGREEN SHRUB 3 PTS			
		Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	18" W	1' T x 4' W
		Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.	4' T x 3' W
		Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" Ht.	3' T x 3' W
		Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	18" Ht.	2' T x 2' W
		Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" Ht.	4` T x 4` W
	22	LOW DECIDUOUS SHRUB 1 PT			
		Hydrangea paniculata 'SMHPS'	Razzleberri™ Hydrangea	18" Ht.	3' T x 3' W
		Itea virginica 'SMNIVMM'	Fizzy Mizzy® Sweetspire	18" Ht.	3' T x 3' W
		Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	18" Ht.	4' T x 3' W
		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" Ht.	3' T x 3' W
	25	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Panicum virgatum `Heavy Metal`	Blue Switch Grass	1 gal.	4` T x 3` W
		Panicum virgatum `Prairie Sky`	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
		Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W
	24	SHORT ORNAMENTAL GRASS			
		Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
	49 sf	PERENNIALS				
		Allium x `Millenium`	Millenium Ornamental Onion	4.5" Cont.		15" T x 12" W
		Astilbe chinensis 'Visions'	Visions Astilbe	4.5" Cont.		19" T x 15" W
		Astilbe x 'Chocolate Cherry'	Mighty® Chocolate Cherry Astilbe	4.5" Cont.		40" T x 28" W
		Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	4.5" Cont.		18" T X 18" W
		Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.		18" T x 30" W
		Salvia nemorosa `May Night`	May Night Sage	4.5" Cont.		18" T x 18" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	1,713 sf	RAINWATER RENEWAL SEED MIX		
	19,957 sf	TURF		

	LANDSCAPE IMPROVEMENT TABLE	POINTS REQUIRED	POINTS PROPOSED
550-96 A	**BUILDING FOUNDATIONS** • **40 POINTS/100'**	305	306
550-96 B	**DEVELOPED LOTS** • **15 POINTS / 1,000 SQ FT BLDG**	450	450
550-96 C	**PAVED AREAS** • **80 POINTS / 10,000 SF**	215	245

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

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DRAWING SET DD

DATE 08/08/2025

PROJECT NO. 2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

LANDSCAPE PLAN

SHEET NO.

L-1

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
    1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
    2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
    3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
    4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

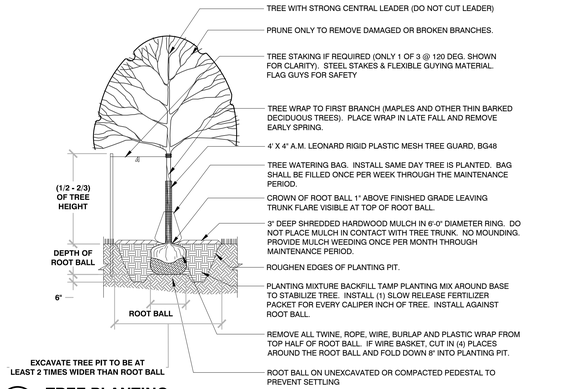
SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

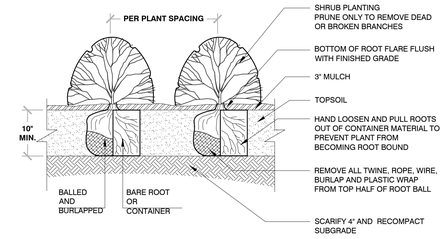
A. COVER CROP
    1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
    2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
    1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
    2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
    3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
    4. COVER SEED WITH ¼ -INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
    5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
    6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

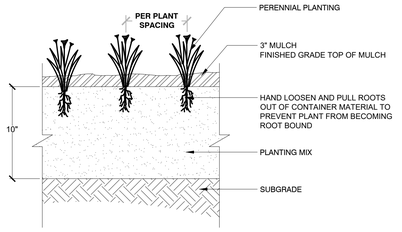


1 TREE PLANTING
1/4" = 1'-0" 329343-01

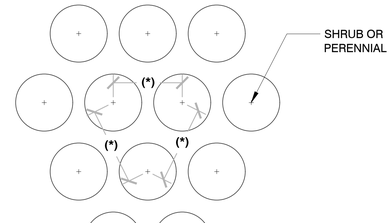


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING
1/2" = 1'-0" 329333-02

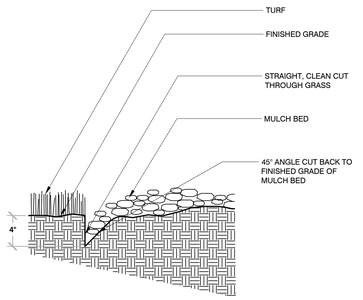


3 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING
3/4" = 1'-0" 3293-02



5 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.IO - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/08/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

LANDSCAPE NOTES & DETAILS

SHEET NO.

L-2

LUTHER PREPARATORY MUSIC CENTER

City of Watertown, Jefferson County, Wisconsin

PEG Project Number: 5384.10-WI

08/08/2025

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- HydroCAD Rain Garden Model
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APPENDIX 4 – STORM SEWER CALCULATIONS
- Storm Sewer Drainage Areas Exhibit
- Storm Sewer Calculations

APPENDIX 5 – OPERATION AND MAINTENANCE PLAN

Questions and comments can be directed to:

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INTRODUCTION

The proposed project is located on the campus of Luther Preparatory School in the City of Watertown, Jefferson County, WI. The project site is along the east side of College Avenue, between Wisconsin Street and Western Avenue. The existing site is currently mowed lawn with trees and concrete sidewalks. The land generally slopes from east to west with stormwater runoff flowing into the College Avenue right-of-way. Soils on the site consist of Theresa silt loam (C) per USDA Soil Maps (See **Appendix 1**). A location map that illustrates the tract of land is also included in **Appendix 1**.

The proposed development is a 30,000 square-foot music center which will include music and choral classrooms as well as an auditorium. Additional parking will be added and two rain gardens will be implemented to provide stormwater management.

DESIGN CRITERIA

City of Watertown: .....Chapter 288 of the City Ordinances

Wisconsin Department of Natural Resources: .....NR 216 & NR 151

Water Quantity: Per City and WDNR ordinances, the proposed project is exempt from peak discharge performance standards due to the site being a redevelopment.

Water Quality: City ordinance requires a redevelopment site to remove at least 60% of the total suspended solids (TSS) load on an average annual basis from paved parking areas and roads. A 30% reduction in phosphorus loading from paved parking areas and roads is also required.

WDNR regulations require a reduction of at least 40% of TSS loading from paved parking and roads.

Infiltration: As a redevelopment, the site is exempt from City and WDNR infiltration requirements.

ANALYSIS METHODS

HydroCAD® (Version 10.00) software has been used to analyze stormwater characteristics for the proposed project. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Runoff curve numbers for building roof, pavement, sidewalk, and grass were based on the standard values for hydrologic soil group C. Modeling was conducted for the 10-year and 100-year storm events to determine storage depths and safe conveyance of runoff from the rain gardens. 10-year and 100-year rainfall depths used in the model, 3.93 inches and 6.19 inches respectively, were based on the values from NOAA Atlas 14 for Jefferson County. TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.5.0) Source Loading and Management Model.

POST-DEVELOPMENT CONDITIONS

Development of the site will disturb approximately 2.09 acres and will involve construction of a 30,000 square-foot music center which will consist of classrooms, practice rooms, and an auditorium. The site will also include reconstruction of drive aisles, construction of additional asphalt parking areas, new concrete sidewalks, private utilities, and two rain gardens. Development of the site will increase the amount of impervious surface area by 40,732 square feet (0.94 acres). The parking areas and drive aisles, specifically, will increase by 8,678 square

feet so an equivalent amount of pavement must be treated for total suspended solids and phosphorus removal to meet DNR and City of Watertown requirements. The two rain gardens will allow stormwater runoff from smaller, frequent events to infiltrate into the soil thereby removing pollutants. Discharge from the rain gardens will be controlled by a pair of outlet control structures which will direct runoff to the public storm sewer system in College Avenue consistent with existing drainage patterns. Each outlet control structure will be comprised of a 24" diameter precast concrete standpipe connected to a 10" HDPE storm sewer. As water levels rise during larger storm events, discharge will be controlled by the top of the standpipe. An emergency spillway has also been provided at each rain garden to safely discharge runoff from storm events exceeding the 100-year event. Details of the outlet control structures have been provided in **Appendix 2.**

To ensure the rain gardens treat an amount of pavement equal to or greater than the amount of new pavement, the drainage area to each rain garden has been delineated. A Proposed Drainage Areas Exhibit can be found in **Appendix 2**. A comparison of the new impervious area and amount of treated impervious area is shown below.

Impervious Area Comparison

Pavement Added	8,966 s.f.
Pavement Removed	288 s.f.
Net New Pavement	**8,678 s.f.**
Pavement Draining to North Rain Garden	8,883 s.f.
Pavement Draining to South Rain Garden	2,715
Total Pavement Draining to Rain Gardens	**11,598 s.f.**

SUMMARY OF RESULTS

Runoff Rate Attenuation

As a redevelopment, the site is exempt from WDNR and City of Watertown peak discharge rate requirements according to criteria outlined in **WDNR NR151.124(3)b3** and **Chapter 288-18D(3)(i)[5]**. Although runoff rate attenuation is not required, the proposed rain gardens have been analyzed to determine peak depths and verify safe conveyance of runoff discharged from the rain gardens. A summary of the results is illustrated below.

Rain Garden Data

	North Rain Garden		South Rain Garden	
	10-year	**100-year**	**10-year**	**100-year**
Peak Inflow (cfs)	1.62	2.73	0.60	1.03
Peak Outflow (cfs)	1.62	2.73	0.60	1.03
Storage Volume (c.f.)	495	531	289	303
Peak Elev.	857.68	857.76	858.09	858.14
Bottom Elev.	856.50		857.00	
Spillway Elev.	859.25		859.20	
Top of Berm Elev.	859.50		860.00	

Runoff Water Quality

Post-development water quality will be provided by the rain gardens (Refer to **Appendix 3** for details). Analysis demonstrates the rain gardens will remove more than the 60% minimum of total suspended solids (TSS) from paved parking and drive aisles as required by City code and the 40% TSS required by WDNR. The analysis also indicates total phosphorous removal will exceed the 30% required by City code.

Total Suspended Solids Removal Summary

	Solids Loading (lbs)	Treatment Efficiency	Solids Removed (lbs)
Area 1S	125.7	73.24%	92.1
Area 2S	38.2	89.80%	34.3
Total	163.9	**77.12%**	126.4

Phosphorus Removal Summary

Yield Without Controls (lbs)	Yield With Controls (lbs)	Percent Yield Reduction
0.4194	0.1030	**75.44%**

Stormwater Infiltration

The proposed site is considered a redevelopment. According to criteria outlined in **WDNR NR151.124(3)b3** and **Chapter 288-18D(3)(i)[5]** of City of Watertown code, infiltration is optional for redevelopment sites. Therefore, infiltration measures have not been incorporated into this stormwater management plan.

Stormwater Conveyance System

Storm sewer was sized to accommodate stormwater runoff for the 10-year design storm event intensity using rational method and manning's formulas. Where overland flow routes for the 100-year storm event were unable to be provided, the storm sewer was designed to convey the 100-year storm. Final storm sewer calculations are provided in **Appendix 4**.

CONCLUSION

The stormwater management features for the proposed development have been designed to comply with City of Watertown Ordinance and WDNR technical standards NR216/151. The amount of paved parking areas and drive aisles draining to the proposed rain gardens will exceed the amount of new parking and drive aisles constructed as part of this project. Runoff from the remaining impervious surfaces will drain offsite consistent with existing drainage patterns. Stormwater runoff discharging from the site will be treated to remove at least 60% of total suspended solids and at least 30% of phosphorous from paved parking and drive aisles annually via the proposed rain gardens.

APPENDIX 1
MAPS

Jefferson County Land Information

Areas

Override 1

Road Names

Jefferson County Geographic Information System

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. Jefferson County makes no warranty whatsoever concerning this information.

225 112.5 0 225 Feet

1 inch = 260 feet

Printed on: July 23, 2025

Author: Public User

Hydrologic Soil Group—Jefferson County, Wisconsin

Map Scale: 1:894 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ThB	Theresa silt loam, 2 to 6 percent slopes	C	2.4	100.0%
Totals for Area of Interest			**2.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 2
POST-DEVELOPMENT CONDITIONS

PROPOSED BUILDING FFE = 861.50

NORTH RAIN GARDEN

SOUTH RAIN GARDEN

COLLEGE AVENUE (PUBLIC R.O.W.)

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

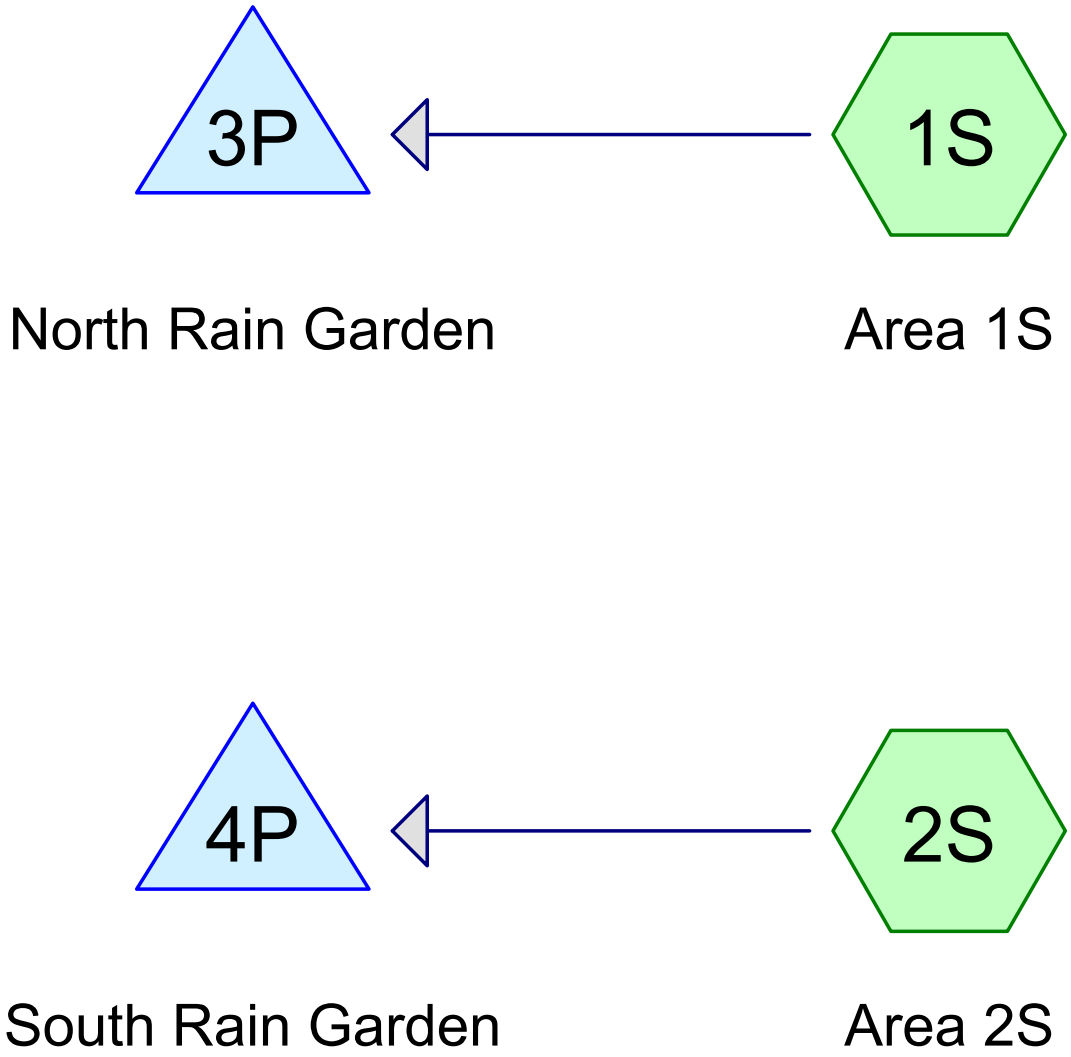
Z:\PROJECTS\2023\5384.10-WI\CAD\EXHIBITS\5384.10 STORMWATER EXHIBIT.DWG 7/23/2025 4:17 PM

PROPOSED DRAINAGE AREAS EXHIBIT

07/24/2025

PINNACLE ENGINEERING GROUP | 20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEG JOB# 5384.10



Subcat Reach Pond Link

Routing Diagram for 5384.10 HydroCAD 2025-07-18
Prepared by Pinnacle Engineering Group, Printed 7/23/2025
HydroCAD® 10.00-22 s/n 07894 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1S Runoff Area=14,170 sf 69.35% Impervious Runoff Depth>2.95"
Tc=6.0 min CN=91 Runoff=1.62 cfs 0.080 af

Subcatchment2S: Area 2S Runoff Area=5,505 sf 61.36% Impervious Runoff Depth>2.76"
Tc=6.0 min CN=89 Runoff=0.60 cfs 0.029 af

Pond 3P: North Rain Garden Peak Elev=857.68' Storage=495 cf Inflow=1.62 cfs 0.080 af
Discarded=0.00 cfs 0.002 af Primary=1.62 cfs 0.069 af Secondary=0.00 cfs 0.000 af Outflow=1.62 cfs 0.071 af

Pond 4P: South Rain Garden Peak Elev=858.09' Storage=289 cf Inflow=0.60 cfs 0.029 af
Discarded=0.00 cfs 0.001 af Primary=0.60 cfs 0.022 af Secondary=0.00 cfs 0.000 af Outflow=0.60 cfs 0.023 af

Total Runoff Area = 0.452 ac Runoff Volume = 0.109 af Average Runoff Depth = 2.90"
32.88% Pervious = 0.149 ac 67.12% Impervious = 0.303 ac

Summary for Subcatchment 1S: Area 1S

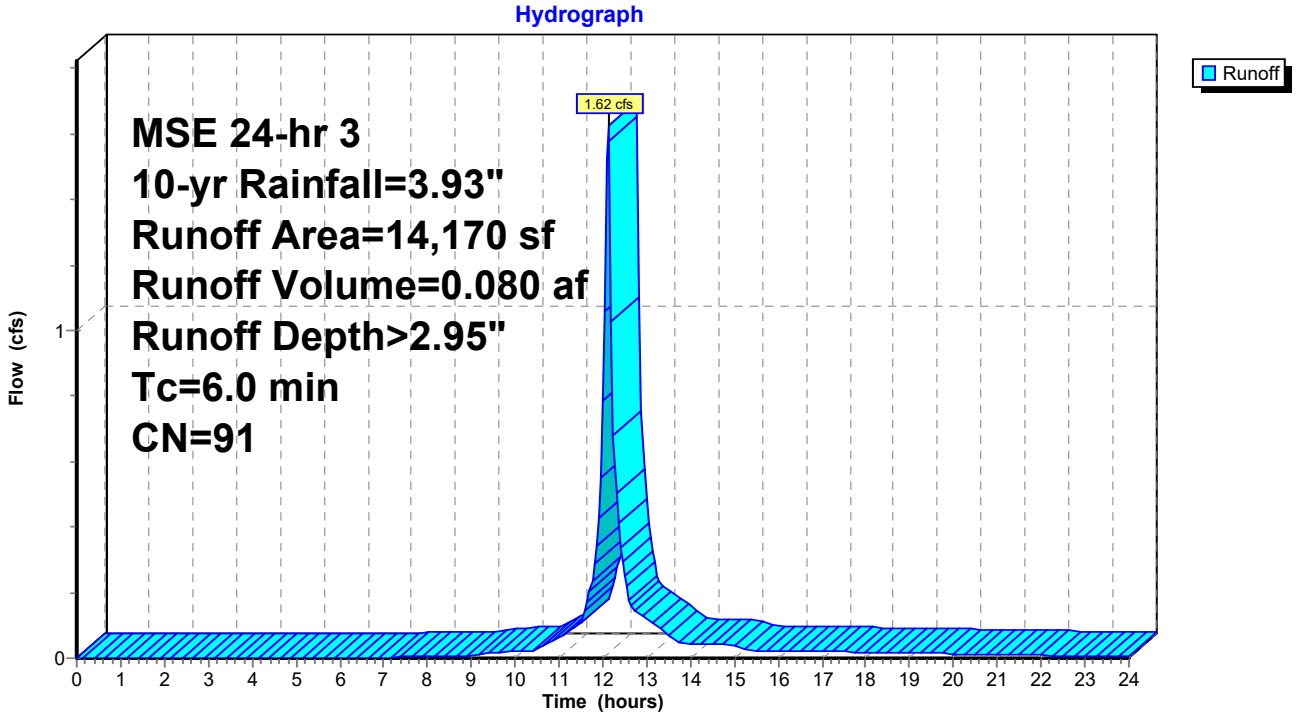
Runoff = 1.62 cfs @ 12.13 hrs, Volume= 0.080 af, Depth> 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.93"

	Area (sf)	CN	Description
*	8,883	98	Paved parking and roads
*	944	98	Sidewalks
	4,343	74	>75% Grass cover, Good, HSG C
	14,170	91	Weighted Average
	4,343		30.65% Pervious Area
	9,827		69.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 1S: Area 1S



Summary for Subcatchment 2S: Area 2S

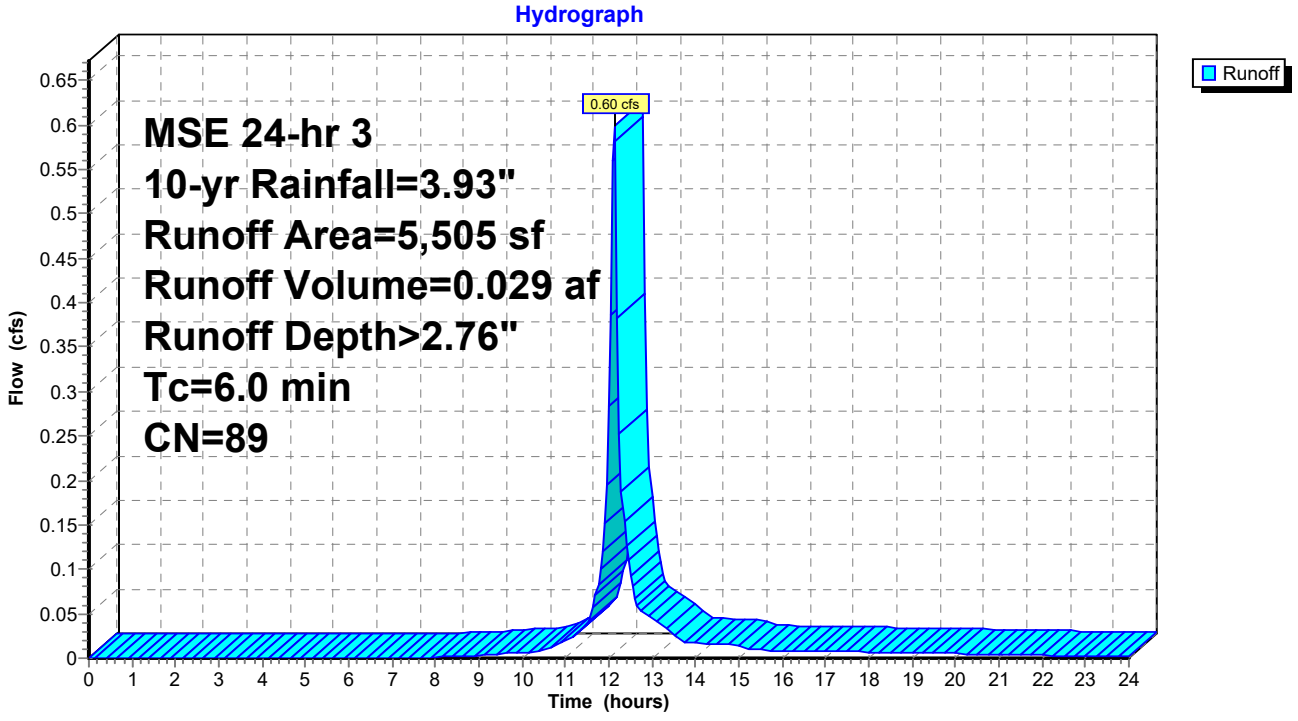
Runoff = 0.60 cfs @ 12.13 hrs, Volume= 0.029 af, Depth> 2.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=3.93"

	Area (sf)	CN	Description
*	2,715	98	Paved parking and roads
*	663	98	Sidewalks
	2,127	74	>75% Grass cover, Good, HSG C
	5,505	89	Weighted Average
	2,127		38.64% Pervious Area
	3,378		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 2S: Area 2S



Summary for Pond 3P: North Rain Garden

Inflow Area = 0.325 ac, 69.35% Impervious, Inflow Depth > 2.95" for 10-yr event
Inflow = 1.62 cfs @ 12.13 hrs, Volume= 0.080 af
Outflow = 1.62 cfs @ 12.14 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.7 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.002 af
Primary = 1.62 cfs @ 12.14 hrs, Volume= 0.069 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 857.68' @ 12.14 hrs Surf.Area= 462 sf Storage= 495 cf

Plug-Flow detention time= 66.5 min calculated for 0.071 af (88% of inflow)
Center-of-Mass det. time= 20.4 min (800.8 - 780.5)

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	1,736 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
856.50	376	147.0	0	0	376
858.50	527	154.0	899	899	721
859.50	1,193	179.0	838	1,736	1,404

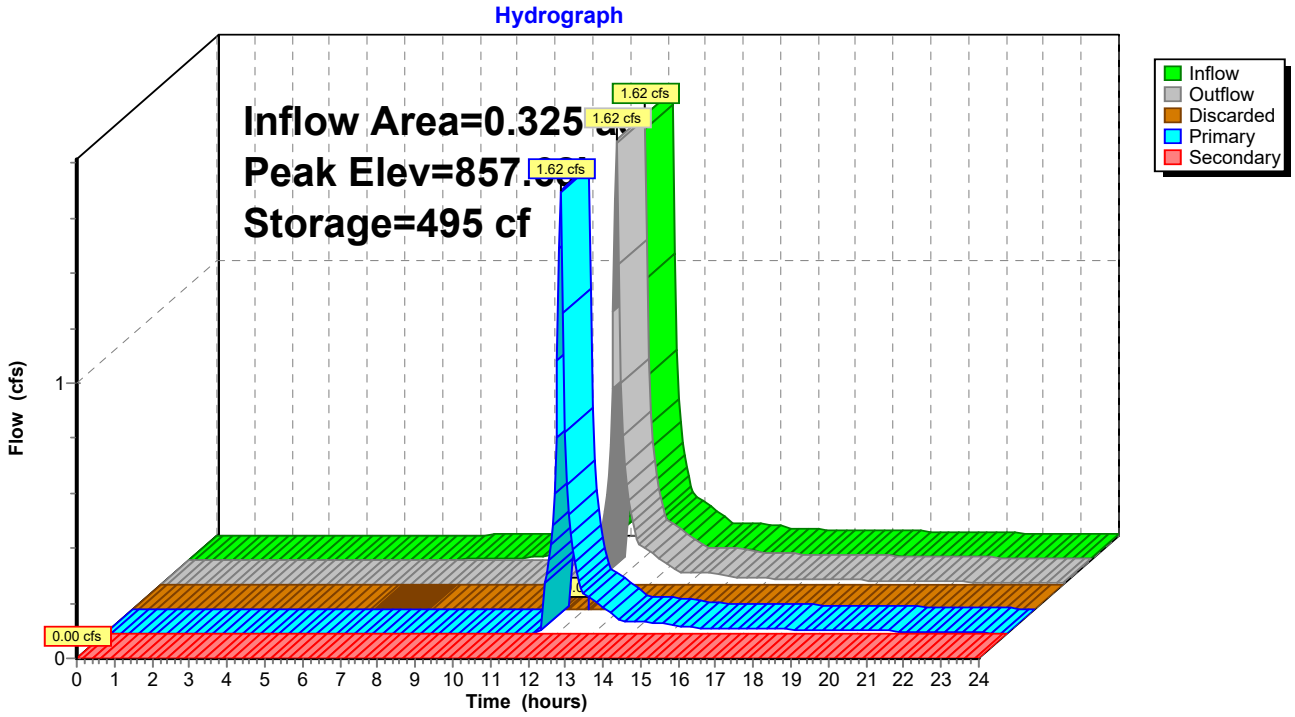
Device	Routing	Invert	Outlet Devices
#1	Discarded	856.50'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.29'	**10.0" Round Culvert** L= 8.6' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.29' / 855.19' S= 0.0116 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	857.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.25'	**6.0' long x 8.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=857.68' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=1.57 cfs @ 12.14 hrs HW=857.68' (Free Discharge)
└**2=Culvert** (Passes 1.57 cfs of 3.69 cfs potential flow)
└**3=Orifice/Grate** (Weir Controls 1.57 cfs @ 1.39 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=856.50' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: North Rain Garden



Summary for Pond 4P: South Rain Garden

[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 0.126 ac, 61.36% Impervious, Inflow Depth > 2.76" for 10-yr event
Inflow = 0.60 cfs @ 12.13 hrs, Volume= 0.029 af
Outflow = 0.60 cfs @ 12.14 hrs, Volume= 0.023 af, Atten= 0%, Lag= 0.8 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.001 af
Primary = 0.60 cfs @ 12.14 hrs, Volume= 0.022 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 858.09' @ 12.14 hrs Surf.Area= 312 sf Storage= 289 cf

Plug-Flow detention time= 88.8 min calculated for 0.023 af (79% of inflow)
Center-of-Mass det. time= 28.5 min (814.8 - 786.2)

Volume	Invert	Avail.Storage	Storage Description
#1	857.00'	1,318 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
857.00	230	60.0	0	0	230
858.00	293	66.0	261	261	317
859.00	520	85.0	401	662	558
860.00	803	104.0	656	1,318	859

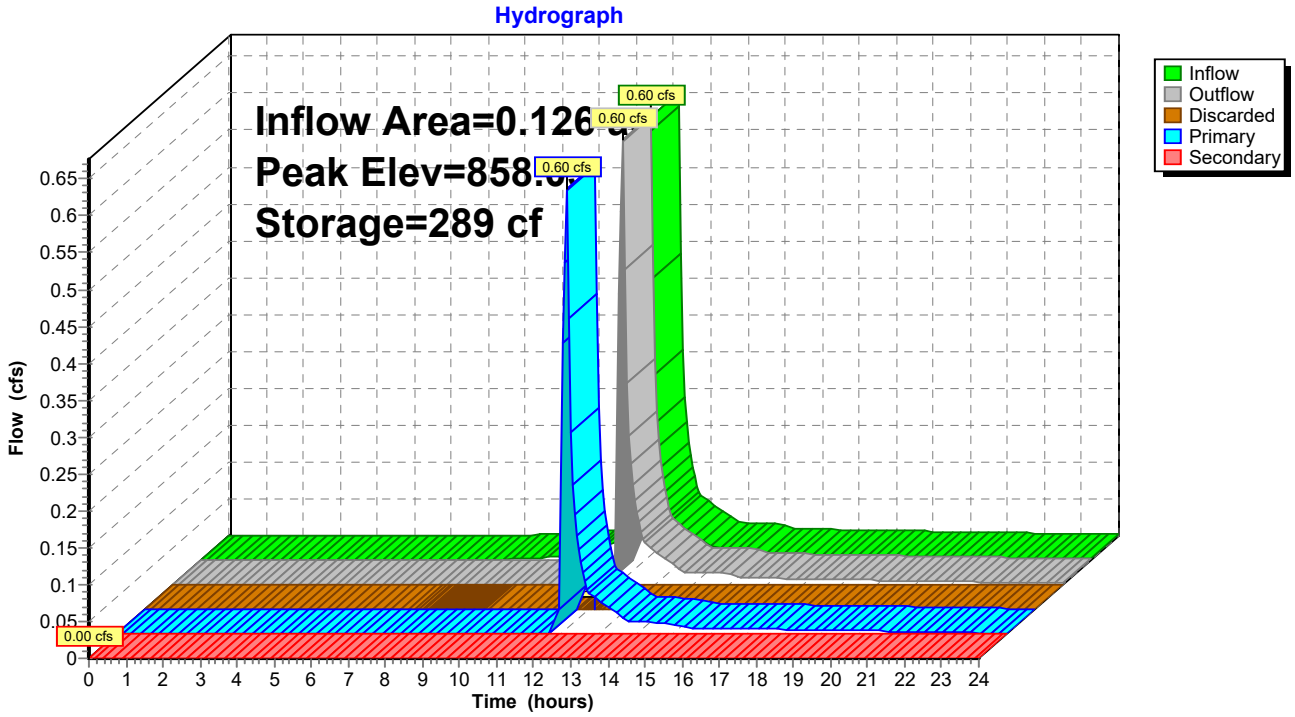
Device	Routing	Invert	Outlet Devices
#1	Discarded	857.00'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.34'	**10.0" Round Culvert** L= 76.2' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.34' / 855.19' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	858.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.20'	**4.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=858.09' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.58 cfs @ 12.14 hrs HW=858.09' (Free Discharge)
└**2=Culvert** (Passes 0.58 cfs of 2.95 cfs potential flow)
└**3=Orifice/Grate** (Weir Controls 0.58 cfs @ 1.00 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: South Rain Garden



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Area 1S Runoff Area=14,170 sf 69.35% Impervious Runoff Depth>5.14"
Tc=6.0 min CN=91 Runoff=2.73 cfs 0.139 af

Subcatchment2S: Area 2S Runoff Area=5,505 sf 61.36% Impervious Runoff Depth>4.92"
Tc=6.0 min CN=89 Runoff=1.03 cfs 0.052 af

Pond 3P: North Rain Garden Peak Elev=857.76' Storage=531 cf Inflow=2.73 cfs 0.139 af
Discarded=0.00 cfs 0.002 af Primary=2.73 cfs 0.128 af Secondary=0.00 cfs 0.000 af Outflow=2.73 cfs 0.130 af

Pond 4P: South Rain Garden Peak Elev=858.14' Storage=303 cf Inflow=1.03 cfs 0.052 af
Discarded=0.00 cfs 0.001 af Primary=1.03 cfs 0.045 af Secondary=0.00 cfs 0.000 af Outflow=1.03 cfs 0.046 af

Total Runoff Area = 0.452 ac Runoff Volume = 0.191 af Average Runoff Depth = 5.08"
32.88% Pervious = 0.149 ac 67.12% Impervious = 0.303 ac

Summary for Subcatchment 1S: Area 1S

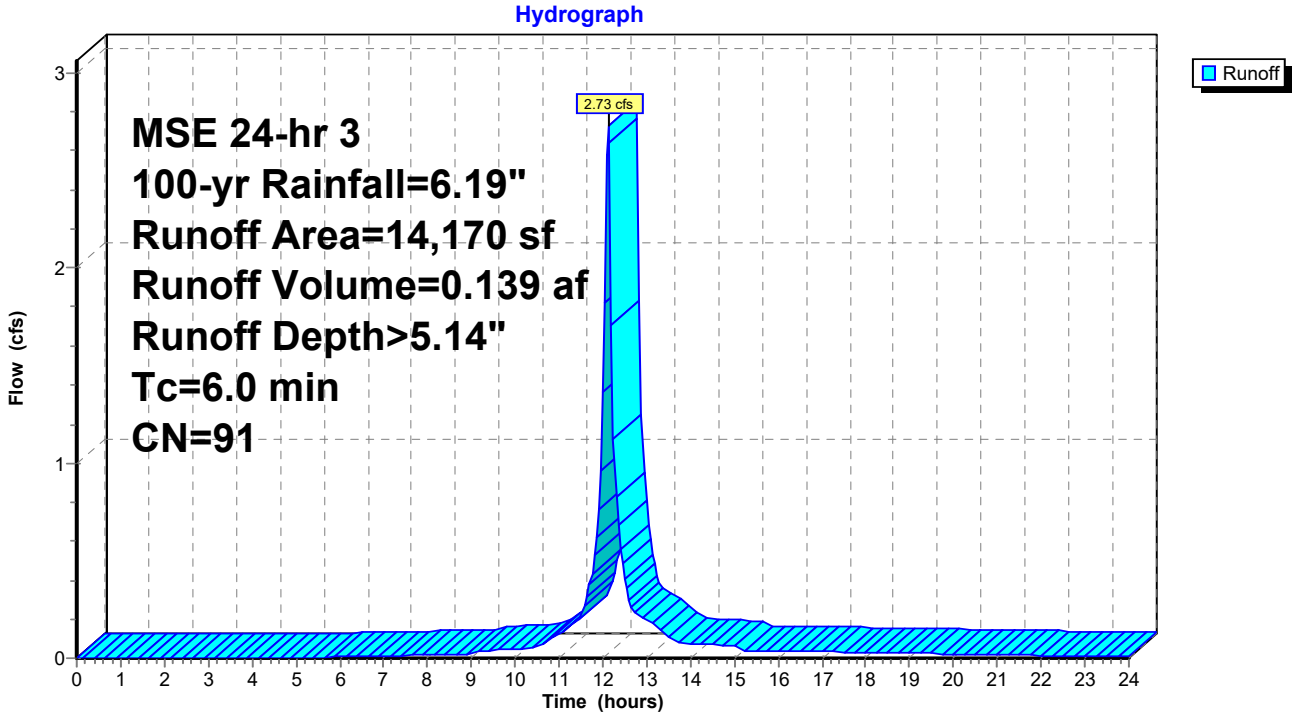
Runoff = 2.73 cfs @ 12.13 hrs, Volume= 0.139 af, Depth> 5.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.19"

	Area (sf)	CN	Description
*	8,883	98	Paved parking and roads
*	944	98	Sidewalks
	4,343	74	>75% Grass cover, Good, HSG C
	14,170	91	Weighted Average
	4,343		30.65% Pervious Area
	9,827		69.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 1S: Area 1S



Summary for Subcatchment 2S: Area 2S

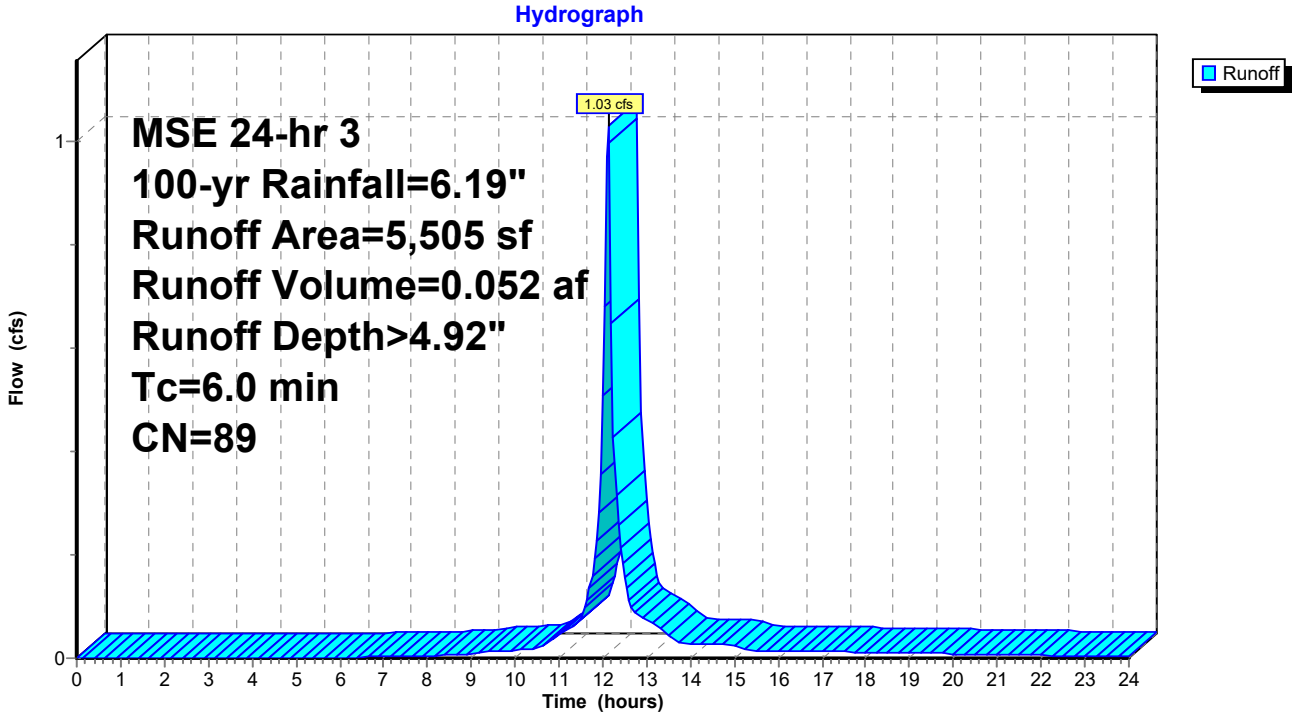
Runoff = 1.03 cfs @ 12.13 hrs, Volume= 0.052 af, Depth> 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.19"

	Area (sf)	CN	Description
*	2,715	98	Paved parking and roads
*	663	98	Sidewalks
	2,127	74	>75% Grass cover, Good, HSG C
	5,505	89	Weighted Average
	2,127		38.64% Pervious Area
	3,378		61.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55 Minimum**

Subcatchment 2S: Area 2S



Summary for Pond 3P: North Rain Garden

Inflow Area = 0.325 ac, 69.35% Impervious, Inflow Depth > 5.14" for 100-yr event
Inflow = 2.73 cfs @ 12.13 hrs, Volume= 0.139 af
Outflow = 2.73 cfs @ 12.14 hrs, Volume= 0.130 af, Atten= 0%, Lag= 0.6 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.002 af
Primary = 2.73 cfs @ 12.14 hrs, Volume= 0.128 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 857.76' @ 12.14 hrs Surf.Area= 468 sf Storage= 531 cf

Plug-Flow detention time= 48.2 min calculated for 0.130 af (93% of inflow)
Center-of-Mass det. time= 17.2 min (786.8 - 769.7)

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	1,736 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
856.50	376	147.0	0	0	376
858.50	527	154.0	899	899	721
859.50	1,193	179.0	838	1,736	1,404

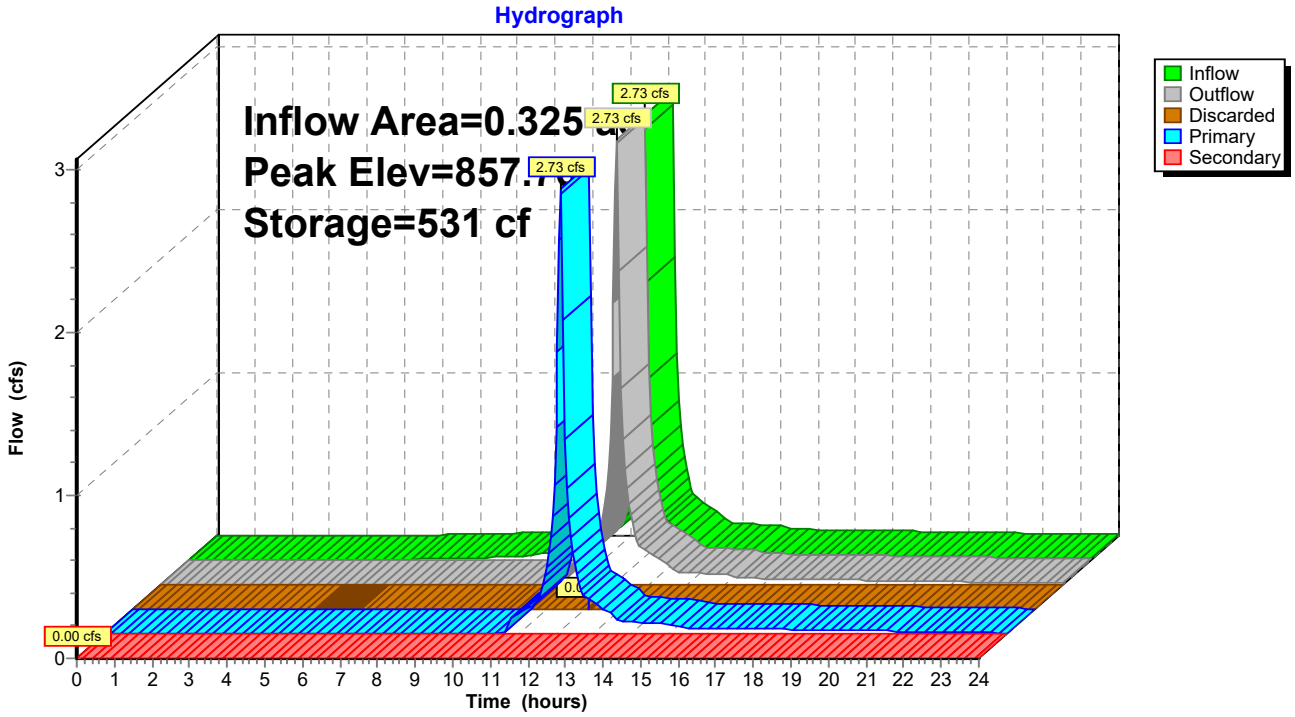
Device	Routing	Invert	Outlet Devices
#1	Discarded	856.50'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.29'	**10.0" Round Culvert** L= 8.6' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.29' / 855.19' S= 0.0116 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	857.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.25'	**6.0' long x 8.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=857.75' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=2.63 cfs @ 12.14 hrs HW=857.75' (Free Discharge)
└**2=Culvert** (Passes 2.63 cfs of 3.76 cfs potential flow)
└**3=Orifice/Grate** (Weir Controls 2.63 cfs @ 1.65 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=856.50' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: North Rain Garden



Summary for Pond 4P: South Rain Garden

Inflow Area = 0.126 ac, 61.36% Impervious, Inflow Depth > 4.92" for 100-yr event
Inflow = 1.03 cfs @ 12.13 hrs, Volume= 0.052 af
Outflow = 1.03 cfs @ 12.14 hrs, Volume= 0.046 af, Atten= 0%, Lag= 0.6 min
Discarded = 0.00 cfs @ 12.14 hrs, Volume= 0.001 af
Primary = 1.03 cfs @ 12.14 hrs, Volume= 0.045 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 858.14' @ 12.14 hrs Surf.Area= 320 sf Storage= 303 cf

Plug-Flow detention time= 66.6 min calculated for 0.046 af (88% of inflow)
Center-of-Mass det. time= 21.4 min (796.2 - 774.8)

Volume	Invert	Avail.Storage	Storage Description
#1	857.00'	1,318 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
857.00	230	60.0	0	0	230
858.00	293	66.0	261	261	317
859.00	520	85.0	401	662	558
860.00	803	104.0	656	1,318	859

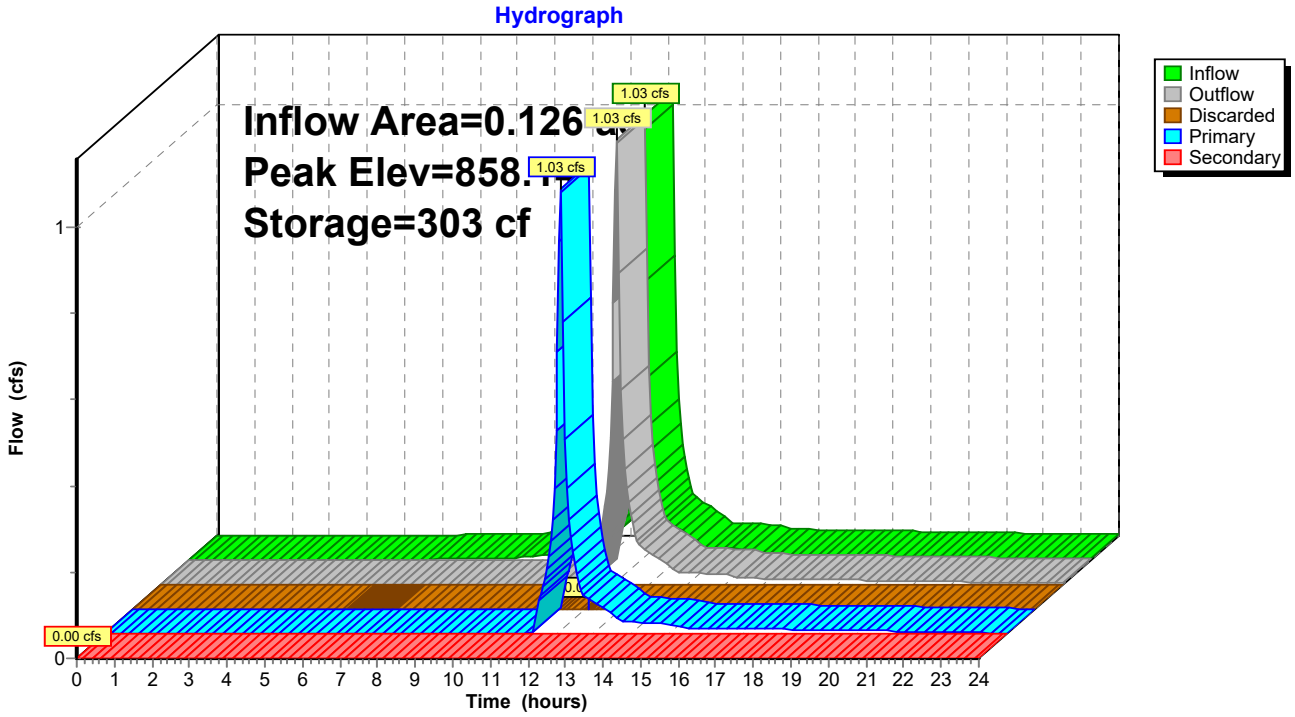
Device	Routing	Invert	Outlet Devices
#1	Discarded	857.00'	**0.130 in/hr Exfiltration over Surface area**
#2	Primary	855.34'	**10.0" Round Culvert** L= 76.2' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.34' / 855.19' S= 0.0020 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	858.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	859.20'	**4.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

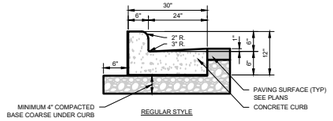
Discarded OutFlow Max=0.00 cfs @ 12.14 hrs HW=858.13' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.99 cfs @ 12.14 hrs HW=858.13' (Free Discharge)
↑—**2=Culvert** (Passes 0.99 cfs of 2.98 cfs potential flow)
↑—**3=Orifice/Grate** (Weir Controls 0.99 cfs @ 1.19 fps)

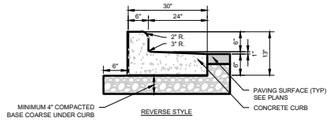
Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.00' (Free Discharge)
↑—**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: South Rain Garden





REGULAR STYLE

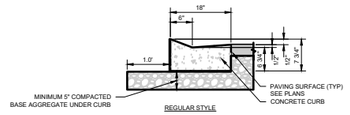


REVERSE STYLE

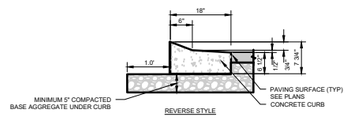
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

30" VERTICAL FACE CURB



REGULAR STYLE

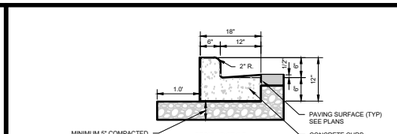


REVERSE STYLE

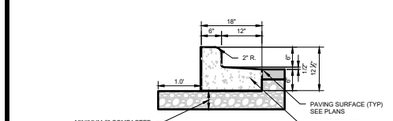
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB



REGULAR STYLE

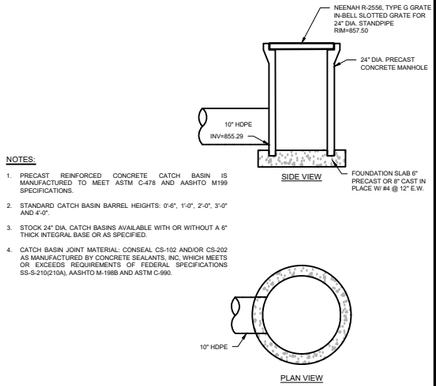


REVERSE STYLE

NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

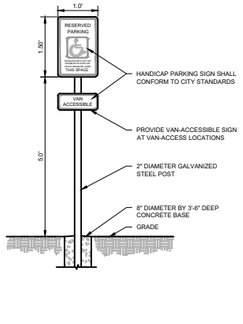
18" VERTICAL FACE CURB



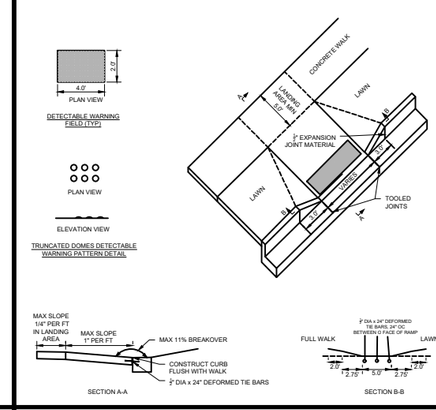
NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

NORTH OUTLET CONTROL STRUCTURE

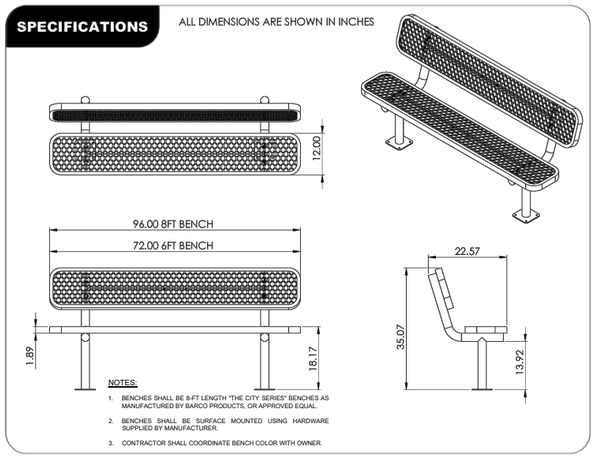


ADA SIGN



TYPICAL ACCESSIBLE RAMP- TYPE 3

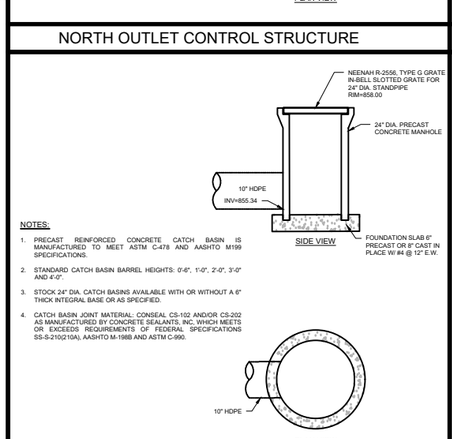
SPECIFICATIONS ALL DIMENSIONS ARE SHOWN IN INCHES



NOTES:

1. BENCHES SHALL BE 8-FT LENGTH "THE CITY SERIES" BENCHES AS MANUFACTURED BY BARCO PRODUCTS, OR APPROVED EQUAL.
2. BENCHES SHALL BE SURFACE MOUNTED USING HARDWARE SUPPLIED BY MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE BENCH COLOR WITH OWNER.

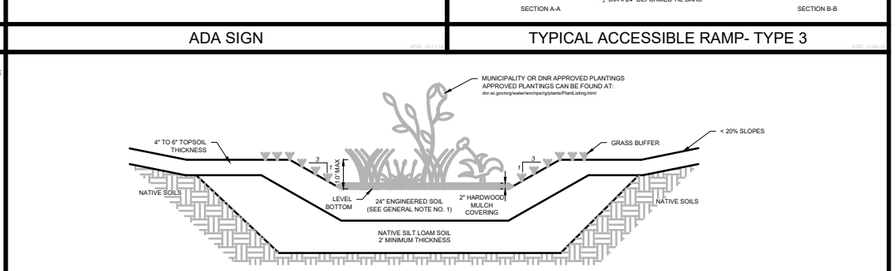
BENCH



NOTES:

1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 24" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

SOUTH OUTLET CONTROL STRUCTURE



NOTES:

1. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 50% CLEAN SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 20% REGIONAL NATIVE SOIL (SANDY LOAM, LOAMY SAND, OR SAND).
2. OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
3. RAIN GARDEN WATER MUST INFILTRATE WITHIN 48 HOURS. RAIN GARDENS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED AND REPLANTED BY OWNER TO RESTORE ORIGINAL INFILTRATION RATES.
4. ANNUAL RYE/GRASS SHALL BE SEEDED AT 5 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING RAIN GARDEN, ON SIDES SLOPES OF RAIN GARDEN AND OVER ANY LAND THAT DISCHARGES INTO THE RAIN GARDEN FOR EROSION CONTROL.
5. STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS THAT HAVE BEEN NEWLY SEEDED USING WISCONSIN DOT SPECIFICATION 627.3.2.1 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
6. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE LOCAL REVIEW AGENCY'S ENGINEER

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OVER EXCAVATE RAIN GARDENS TO A MINIMUM DEPTH OF 2.0' FEET BELOW FINISHED GRADE AND 4" OF COMPOST SHALL BE TILLED IN AT THAT DEPTH UNTIL WELL-MIXED.
2. IF CLAY IS ENCOUNTERED DURING RAIN GARDEN CONSTRUCTION (CLAY BEING DEFINED AS ANY SOIL THAT HAS >40% FINES PASSING A NO. 200 SIEVE ANALYSIS), THE CONTRACTOR SHALL EXCAVATE, REMOVE AND REPLACE WITH CLEAN ON-SITE SAND/TOPSOIL MIX TO A DEPTH OF 5.0' FEET BELOW THE LOWEST ELEVATION THE RAIN GARDEN IS HYDRAULICALLY CONNECTED TO ACCEPTABLE PERMEABLE LAYER.
3. RAIN GARDEN SUBBASE SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SANDY AND ENGINEERED SOIL BASES.
4. CONTRACTOR SHALL PROTECT RAIN GARDEN AREAS DURING CONSTRUCTION AS TO AVOID COMPACTION.
5. RAIN GARDEN WORKING DEPTH SHALL BE DEFINED ON GRADING DETAIL PLAN SHEET AS ESTABLISHED BY ENGINEER.

RAIN GARDEN

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.IO - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

COPYRIGHT STRANG, INC. 2025

DRAWING SET DD
DATE 08/08/2025
PROJECT NO. 2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

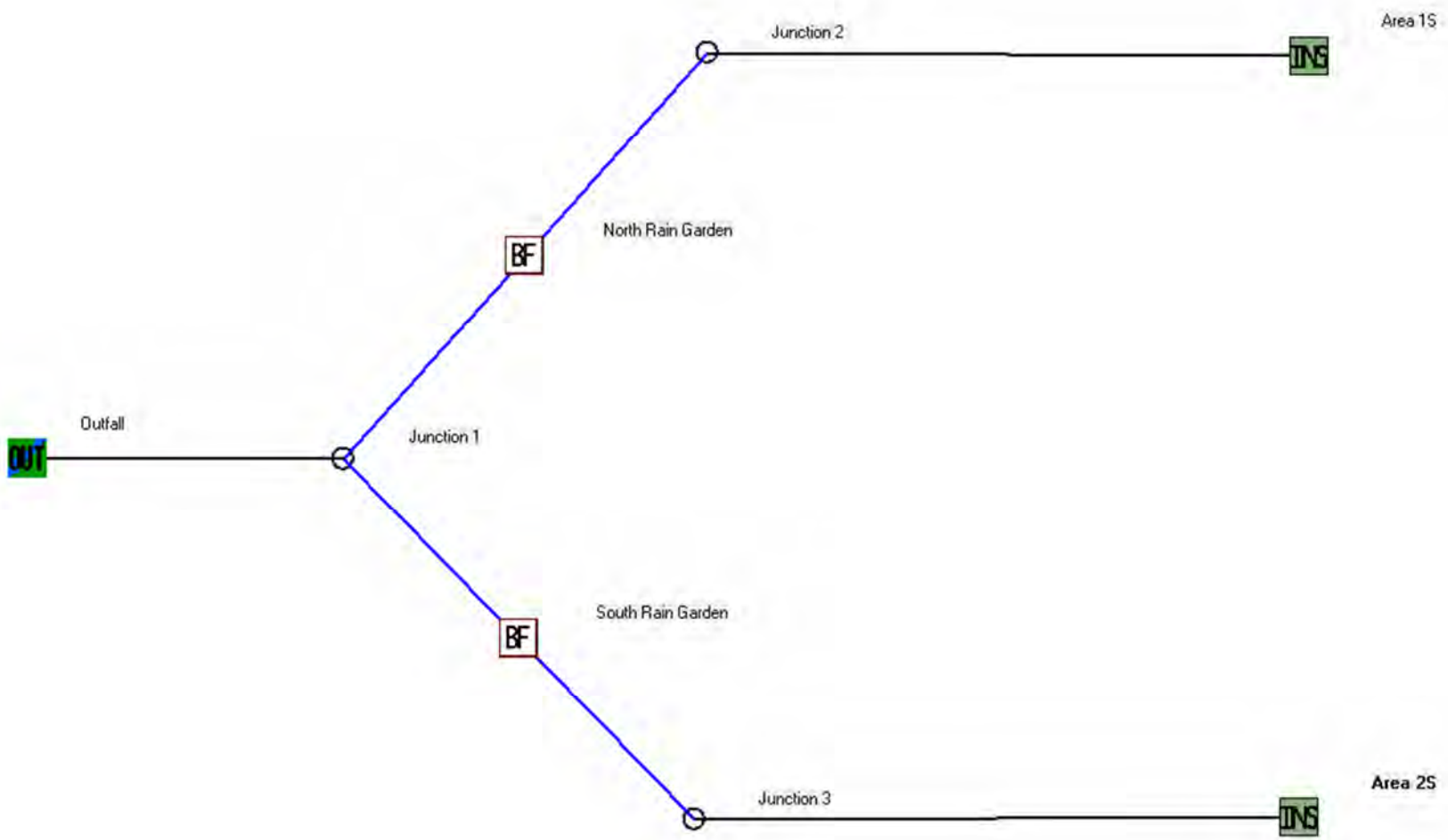
SHEET NAME

CONSTRUCTION DETAILS

SHEET NO.

C-9

APPENDIX 3
WATER QUALITY TREATMENT


Junction 2
Area 1S
North Rain Garden
Outfall
Junction 1
South Rain Garden
Junction 3
Area 2S

Data file name: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 07-23-2025 Time: 11:51:22
Site information:

LU# 1 - Institutional: Area 1S Total area (ac): 0.326
     13 - Paved Parking 1: 0.204 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.022 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1: 0.100 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Institutional: Area 2S Total area (ac): 0.126
     13 - Paved Parking 1: 0.062 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.015 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1: 0.049 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

      Control Practice 1: Biofilter CP# 1 (DS) - North Rain Garden
         1. Top area (square feet) = 1193

```
   2.  Bottom aea (square feet) =  376
   3.  Depth (ft):   5
   4.  Biofilter width (ft) - for Cost Purposes Only:   10
   5.  Infiltration rate (in/hr) =  0.13
   6.  Random infiltration rate generation?  No
   7.  Infiltration rate fraction (side):   1
   8.  Infiltration rate fraction (bottom):   1
   9.  Depth of biofilter that is rock filled (ft) 0
   10.  Porosity of rock filled volume =  0
   11.  Engineered soil infiltration rate:   3.6
   12.  Engineered soil depth (ft) =  2
   13.  Engineered soil porosity =  0.27
   14. Percent solids reduction due to flow through engineered soil =  80
   15. Biofilter peak to average flow ratio =  3.8
   16. Number of biofiltration control devices =  1
   17. Particle size distribution file:  Not needed - calculated by program
   18. Initial water surface elevation (ft):   0
        Soil Data                        Soil Type Fraction in Eng. Soil
       User-Defined Media Type                 1.000
       Silt Loam                               1.000
        Biofilter Outlet/Discharge Characteristics:
       Outlet type:  Broad Crested Weir
              1.  Weir crest length (ft):   6
              2.  Weir crest width (ft):   8
              3.  Height of datum to bottom of weir opening:   4.75
       Outlet type:  Vertical Stand Pipe
              1.  Stand pipe diameter (ft):   2
              2.  Stand pipe height above datum (ft):   3

Control Practice 2:  Biofilter CP# 2 (DS) - South Rain Garden
   1.  Top area (square feet) =  803
   2.  Bottom aea (square feet) =  203
   3.  Depth (ft):   5
   4.  Biofilter width (ft) - for Cost Purposes Only:   10
   5.  Infiltration rate (in/hr) =  0.13
   6.  Random infiltration rate generation?  No
```

7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 4
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 4.2

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 3

Data File: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
Rain File: WisReg - Madison WI 1981.RAN
Date: 07-23-25 Time: 11:30:39 AM

Institutional: Area 1S Areas - Particulate Solids Yield (lbs)

	Land Use Totals	**Paved Parking 1**	Sidewalks 1	Small Landscaped Areas 1
Total:	142.39	**125.7**	7.819	8.895

Institutional: Area 2S Areas - Particulate Solids Yield (lbs)

	Land Use Totals	**Paved Parking 1**	Sidewalks 1	Small Landscaped Areas 1
Total:	47.88	**38.19**	5.331	4.359

Data File: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
Rain File: WisReg - Madison WI 1981.RAN
Date: 07-23-25 Time: 11:30:41 AM

Control Practice Name or Location	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction
North Rain Garden	142.4	38.1	73.24
South Rain Garden	47.88	4.886	89.80

SLAMM for Windows Version 10.5.0
(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

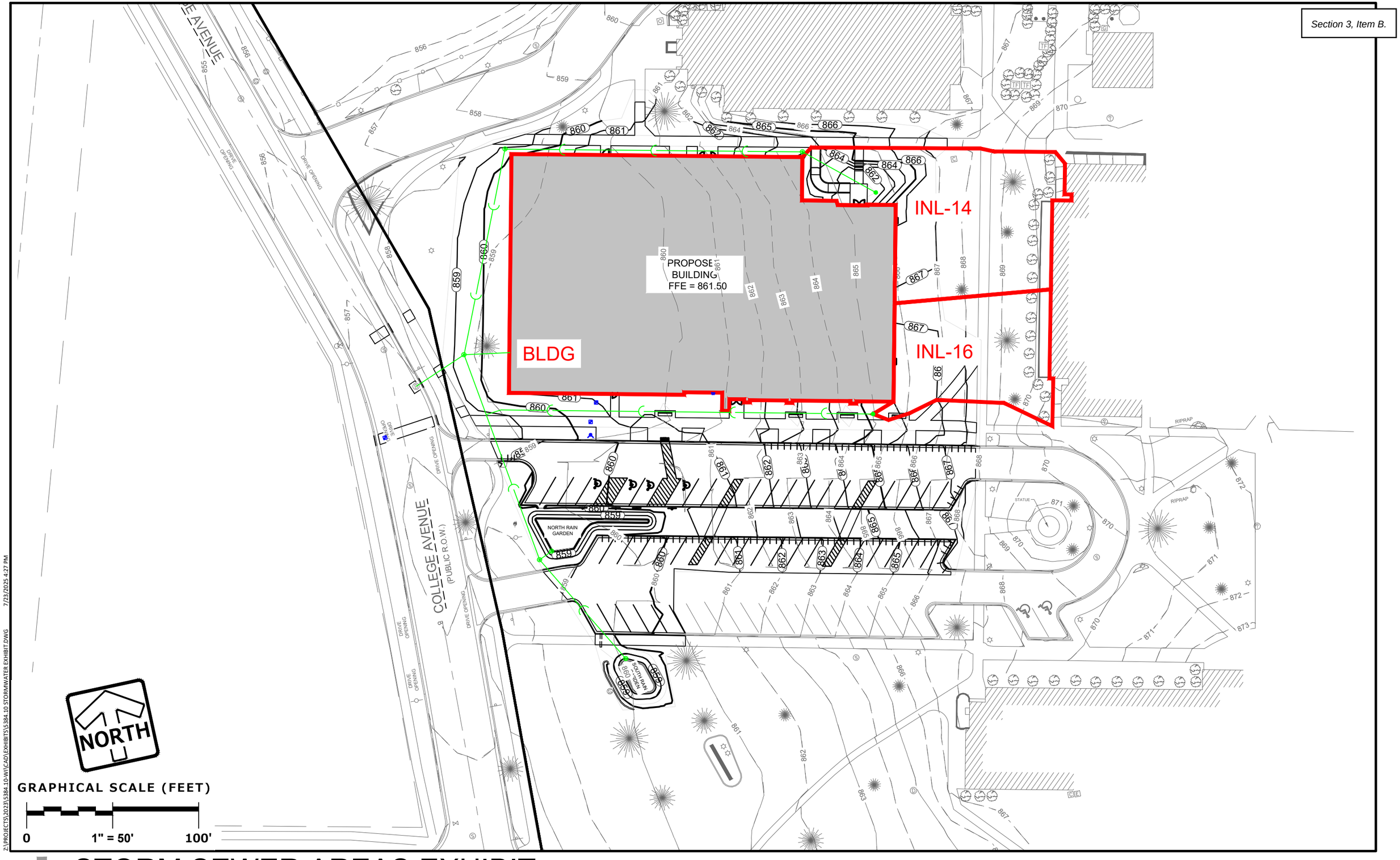
Data file name: Z:\Projects\2023\5384.10-WI\DESIGN\SWMP\SLAMM\5384.10 SLAMM 2025-07-24.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 07-23-2025 Time of run: 11:50:31
Total Area Modeled (acres): 0.452
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	23935	-	127.3	190.3	-
Outfall Total with Controls:	5276	77.96%	130.5	42.99	77.41%
Annualized Total After Outfall Controls:	5290			43.10	

Pollutant	Concentration - No Controls	Concentration - With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	127.3	130.5	mg/L	190.3	42.99	lbs	77.41 %
Total Phosphorus	0.2807	0.3126	mg/L	0.4194	0.1030	lbs	75.44 %

Biofilter # 1 is expected to clog in 14.79 years.. Percent Solids Reduction due to Engineered Media = 80
Biofilter # 2 is expected to clog in 9.69 years.. Percent Solids Reduction due to Engineered Media = 80

APPENDIX 4
STORM SEWER CALCULATIONS



Z:\PROJECTS\2023\5384.10-WI\CAD\EXHIBITS\5384.10 STORMWATER EXHIBIT.DWG 7/23/2025 4:27 PM

STORM SEWER AREAS EXHIBIT

07/24/2025

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 5384.10

STORM SEWER COMPUTATIONS (RATIONAL METHOD)

LUTHER PREPARATORY SCHOOL EXPANSION

WATERTOWN, WI

DESIGNED BY JJS DATE 7/18/2025

CHECKED BY JJS PROJECT # 5384.10

DESIGN DATA

COUNTY: JEFFERSON DESIGN STORM: 10 YR STORM DURATION: 10 MIN DESIGN INTENSITY (I): 5.28 IN/HR INTENSITY CALCULATED USING SEWRPC IDF EQUATIONS.

STRUCTURE DATA			DRAINAGE AREA AND FLOW DATA (FLOW IS DETERMINED BY RATIONAL METHOD Q = CIA)				PIPE DATA				PIPE CAPACITY INFORMATION (PIPE CAPACITY IS DETERMINED BY MANNING'S EQUATION Q = 1.486/N AR$^{2/3}$ S$^{1/2}$)					ELEVATIONS		
NOTES	UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	INDIVIDUAL ACRES A	INDIVIDUAL COEFFICIENT C	INDIVIDUAL FLOW Q (CFS)	CUMULATIVE FLOW (CFS)	LENGTH (FT)	DIAMETER (IN)	SLOPE (%)	MANNING COEFFICIENT	REQUIRED DROP (FT)	ACTUAL DROP (FT)	PERCENT FULL (%)	ACTUAL VELOCITY (FPS)	MAX. CAPACITY (CFS)	RIM/TOC UP	INVERT UP	INVERT DOWN
	INL-16	TEE	0.14	0.27	0.20	0.20	225.4	6	3.50	0.012	0.23	7.89	23%	4.33	1.22	865.20	862.51	854.62
											-	-						
SIZED FOR 100-YEAR FLOW	OCS-1	MH-15	0.00	-	2.71	2.71	8.6	10	1.20	0.012	0.11	0.10	92%	5.41	2.80	857.50	855.29	855.18
											-	-						
SIZED FOR 100-YEAR FLOW	OCS-2	MH-15	0.00	-	1.03	1.03	76.2	10	0.20	0.012	0.14	0.15	85%	2.22	1.14	858.00	855.34	855.18
SIZED FOR 100-YEAR FLOW	MH-15	TEE	0.00	-	0.00	3.74	89.9	12	0.90	0.012	0.84	0.81	90%	5.31	3.94	859.15	855.18	854.37
SIZED FOR 100-YEAR FLOW	TEE	MH-11	0.00	-	0.00	3.94	37.2	12	0.90	0.012	0.39	0.33	97%	5.18	3.94	858.75	854.37	854.04
											-	-						
	BLDG	MH-11	0.69	0.90	3.26	3.26	26.7	10	4.00	0.012	0.50	1.07	64%	9.38	5.11	861.00	855.11	854.04
											-	-						
SIZED FOR 100-YEAR FLOW	INL-14	MH-13	0.22	0.27	0.47	0.47	48.8	6	1.00	0.012	0.29	0.49	70%	3.41	0.65	861.20	858.70	858.21
SIZED FOR 100-YEAR FLOW	MH-13	MH-12	0.00	-	0.00	0.47	173.0	6	1.00	0.012	1.02	1.73	70%	3.41	0.65	864.05	858.21	856.48
SIZED FOR 100-YEAR FLOW	MH-12	MH-11	0.00	-	0.00	0.47	121.9	6	2.00	0.012	0.72	2.44	53%	4.47	0.92	859.20	856.48	854.04
SIZED FOR 100-YEAR FLOW	MH-11	EXIST-10	0.00	-	0.00	7.66	33.5	12	4.00	0.013	1.55	1.34	97%	10.06	7.66	859.35	854.04	852.70
											-	-						

APPENDIX 5
OPERATION AND MAINTENANCE PLAN

Document Number

Stormwater Management Practice Maintenance Agreement

[Owners Name], as "Owner" of the property described below, in accordance with the City of Watertown's Municipal Code Chapter 288 Erosion and Sediment Control Ordinance, agrees to install, inspect and maintain stormwater management practice(s) on the subject property in accordance with approved plans and Stormwater Permit conditions. The owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended functions in perpetuity. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies ("Property").
Exhibit B: Location Map(s) – shows an accurate location of each stormwater management practice affected by this Agreement.
Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.
Exhibit D: As-Built Survey – shows detailed "as-built" cross-section and plan view information of the stormwater practice(s).

Name and Return Address

City of Watertown Engineering Dept.
106 Jones Street
PO BOX 477
Watertown, WI 53094

Parcel Identification Number(s) – (PIN)

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner shall be responsible for the routine and extraordinary maintenance, inspection(s), and repair of the stormwater management practice(s) and drainage easements identified in Exhibit B until Stormwater Permit termination by City of Watertown in accordance with Chapter 288 of the City Code of Ordinances.
2. After Stormwater Permit termination under 1, the current Owner(s) shall be solely responsible for maintenance and repair of the stormwater management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C and the as-built survey in Exhibit D.
3. The Owner shall regularly inspect the stormwater management practice(s) as described in this agreement or as often as conditions require, and a minimum of once every three years. The inspection shall be conducted by a qualified professional, a report shall be filed with the City of Watertown and any maintenance or repair work recommended in the report must be completed. If the inspection schedule contained herein is not maintained and/or the City of Watertown (or their designee) determines that an inspection is necessary, the City or their designee may provide written notification to the Owner(s) that an inspection and/or repair is required as outlined in paragraphs 4 and 5 below. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs.
4. In addition, and independent of the requirements under paragraph 3 above, the City of Watertown, or its designee, is authorized to access the property as necessary to conduct inspections of the stormwater management practices, structures, or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibits C and D. The City of Watertown may require work to be done which differs from the report described in paragraph 3 above, if the City of Watertown reasonably concludes that such work is necessary and consistent with the intent of this agreement. Upon notification by

the City of Watertown of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Watertown.

5. If the Owner(s) do not complete an inspection under 3. above or required maintenance or repairs under 4. above within the specified time period, the City of Watertown is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the City of Watertown, no notice shall be required prior to the City of Watertown performing emergency maintenance or repairs. The City of Watertown may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.
6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. After the Owner records this document, the City of Watertown shall have the sole authority to modify this agreement upon a 30-day notice to the current Owner(s).

Dated this _____ day of _____, 20___.

Owner:

_____
(Owners Signature)

_____
(Owners Typed Name)

Acknowledgements

State of Wisconsin:
County of _____

Personally came before me this ___ day of _____, 20___, the above named ___[Owners name]_____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
[Name]
Notary Public, _____, WI
My commission expires:_____.

This document was drafted by:

[Name and address of drafter]

For Certification Stamp

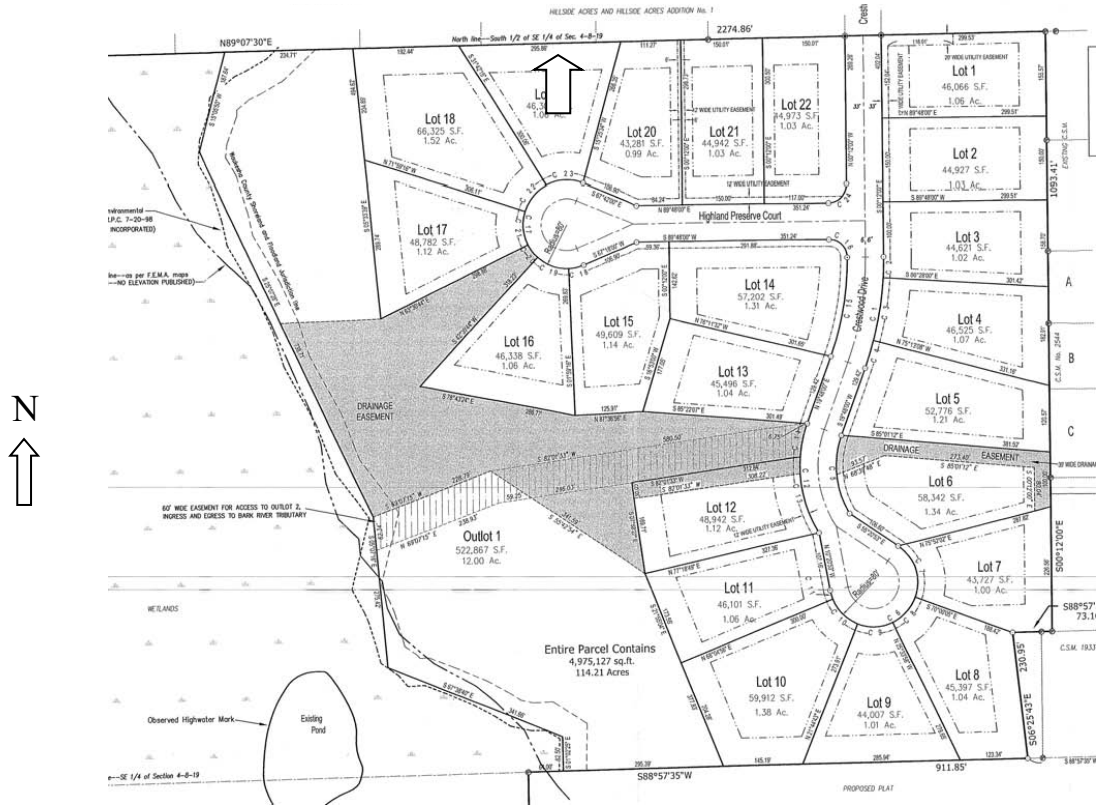
Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Jefferson or Dodge County Register of Deeds office.

[Note: An example exhibit is shown below. This exhibit must be customized for each site, including the minimum elements shown. It must include a reference to a Subdivision Plat, Certified Survey number, or Condominium Plat, and a map to illustrate the affected parcel(s).]

Project Identifier: [project name] Acres: [___acres]
Date of Recording: [date]
Map Produced By: [designer's name]
Legal Description: [enter legal description as described on the property title here]

Survey map of property showing legal boundaries



Drainage Easement Restrictions: Shaded area on map indicates a drainage easement for stormwater collection, conveyance and treatment. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt stormwater flows in any way. See Exhibit C for specific maintenance requirements for stormwater management practices within this area. See subdivision plat for details on location.

Exhibit B - Location Map

Stormwater Management Practices Covered by this Agreement

[An example location map and the minimum elements that must accompany the map are shown below. This exhibit must be customized for each site. Map scale must be sufficiently large enough to show necessary details.]

The stormwater management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The included stormwater practices are as listed below and include all associated pipes, ditches, swales, earthen berms, access routes, easements, drainage areas, and other components of these practices. All of the noted stormwater management practices are located within the drainage easement(s) described and shown below.

Development Name: [development name]
Stormwater Practices: [brief list]
Location of Practices: [enter a metes and bounds description of the easement area. The figure below must illustrate this description.]

Figure 1
Plan View of Stormwater Practices

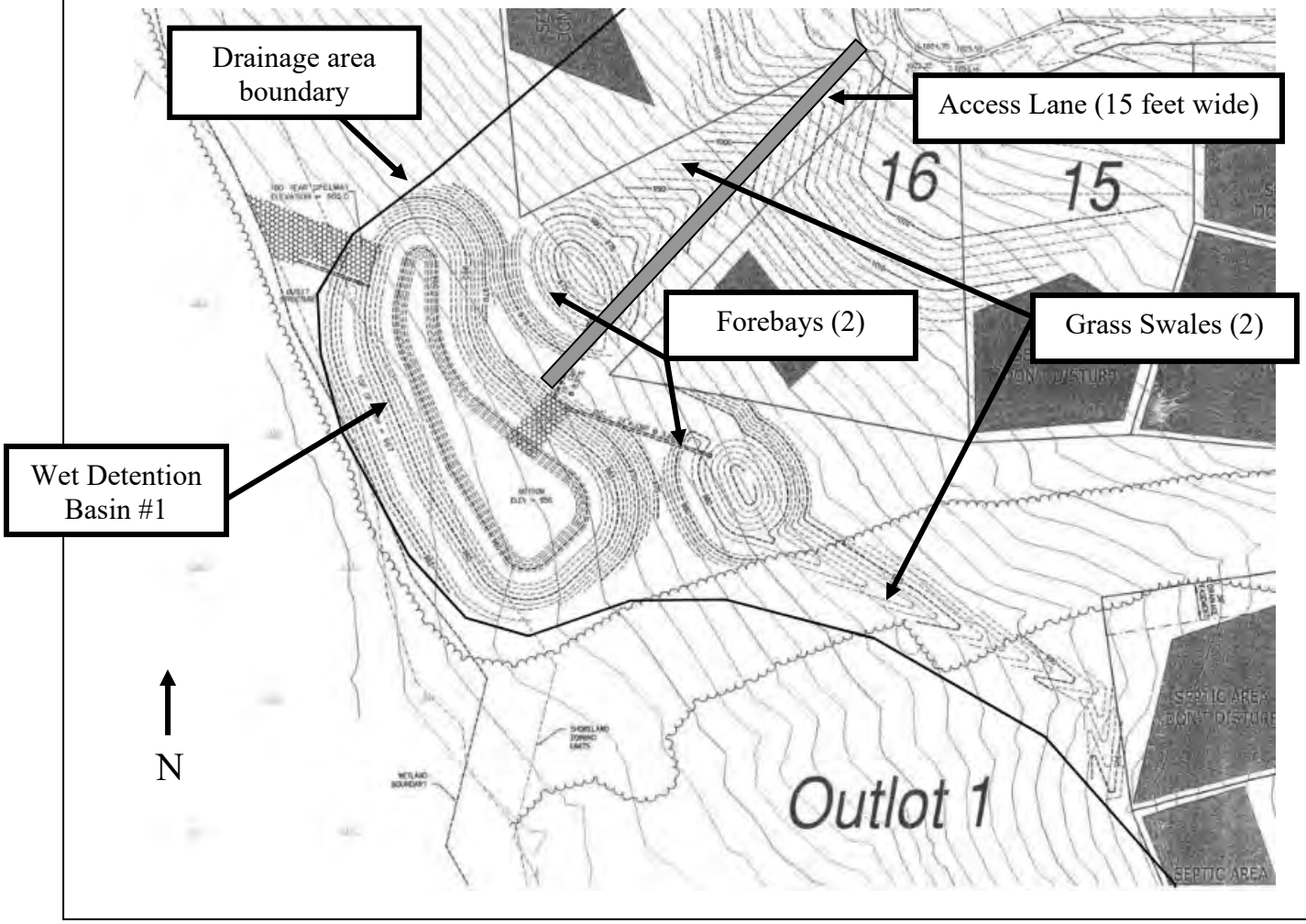


Exhibit C
Stormwater Practice Maintenance Plan

This exhibit explains the basic function of each of the stormwater practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in Exhibit B. Any failure of a stormwater practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City of Watertown.

[Sample maintenance language is listed below. This exhibit must be customized for each site. The minimum elements of this exhibit include: a description of the drainage area and the installed stormwater management system & best management practices, vegetation plan (if applicable), a list of BMP maintenance requirements and a reference to as-built drawings and design summaries recorded as part of this agreement.]

System Description:
[include a description of the drainage area and the installed stormwater management system & best management practices.]

Minimum Maintenance Requirements:
To ensure the proper long-term function of the stormwater management practices described above, the following activities must be completed:

General Maintenance Requirements and Restrictions:

1. Grass swales and storm sewers shall be preserved / maintained to allow free flow of runoff in accordance with approved plans.
2. No buildings or other structures are allowed in grass swale areas.
3. No grading or filling is allowed that may interrupt flows in any way.
4. Grass swales, inlets and outlets should be checked after heavy rains (minimum of annually) for signs of erosion and/or clogging. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream forebays or basin. Erosion matting is recommended for repairing grassed areas.
5. NO trees are to be planted or allowed to grow in the bottom of grass swales.
6. Periodic mowing of grass swales will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.
7. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
8. Any other repair or maintenance needed to ensure the continued function of the stormwater practices or as ordered by the City of Watertown under the provisions listed on page 1 of this Agreement.

Wet Pond/Forebay Maintenance

1. The basin and all components (grass swales, forebay, inlets, outlets, etc.) should be inspected after each heavy rain, and periodically throughout the year, but at a minimum of once per year to ensure there is no blockage from floating debris or ice, especially near the outlet structure. Any blockage must be removed immediately. Washed stone must be replaced when it becomes clogged.
2. NO trees are to be planted or allowed to grow on the earthen berms for the ponds. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.

3. If the permanent pool water level falls below the safety shelf, a review shall be performed to determine whether the cause is liner leakage or an insufficient water recharge. If the cause is leakage, the liner shall be repaired. Leakage due to muskrat burrows may require removal of the animals, repair of the liner, and embedding wire mesh in the liner to deter further burrowing. If the permanent pool cannot be sustained at the design elevation, benching of the safety shelf may be necessary.
4. Floating algae or weed growth should be removed from the basin or forebay and deposited where it cannot drain back into the basin. Removal of the vegetation from the water reduces regrowth the following season (by harvesting the nutrients).
5. If mosquitoes become a nuisance, the use of mosquito larvicide containing naturally-occurring Bti soil bacteria is recommended.
6. When sediment in the forebays or the basin has accumulated to an elevation of _____ feet below the outlet elevation, it must be removed (see Exhibit D). All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin. The forebays will likely need sediment removal first. Failure to remove sediment from the forebays will cause resuspension of previously trapped sediments and increase downstream deposition.
7. No grading or filling of the basin other than for sediment removal is allowed, unless otherwise approved by the City of Watertown.
8. Mowing around the basin or the forebays may attract nuisance populations of geese to the property and is not necessary or recommended.
9. Aerators/Fountains – If an aerator or fountain is desired for visual and other aesthetic effects (aerators designed to mix the contents of the pond are prohibited) they must meet all of the items below in addition to current Wisconsin Department of Natural Resources guidelines:
    i. Use an aerator/fountain that does not have a depth of influence that extends into the sediment storage depth.
    ii. If the water surface drops due to drought or leakage, the aerator / fountain may not be operated until the water rises enough for the depth of influence to be above the sediment storage layer.
    iii. Provide an automatic shut-off of the aerator/fountain as the pond starts to rise during a storm event. The aerator/fountain must remain off while the pond depth returns to the permanent pool elevation and, further, shall remain off for an additional 48 hours, as required for the design micron particle size to settle to below the draw depth of the pump.
    iv. Configure the pump intake to draw water primarily from a horizontal plane so as to minimize the creation of a circulatory pattern from bottom to top throughout the pond.

<u>Infiltration Basin Maintenance</u>

1. A minimum of 70% soil cover made up of native vegetation must be maintained on the basin bottom to ensure infiltration rates. Periodic burning or mowing is recommended to enhance establishment of the native vegetation (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
    i. For the first year, cut to a 6” height three times – once each in June, July and early August. To prevent damage to the native vegetation, do not mow below a 6” height. Remove excessive accumulation of clippings to avoid smothering next year’s seedlings.
    ii. After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12” to avoid damage to the warm season plants.
    iii. Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (mid-late May) provide maximum stimulus to warm season grasses and work well to control cool season grasses. Burn when the cool season grasses are growing and the warm season plants are just barely starting to grow to get maximum control of cool season species.
    iv. Any major bare areas or areas taken over by nonnative species must be reseeded. To clear area of weeds and cool season grasses, treat with an herbicide that contains glysophosphate in accordance

with manufacturer's instructions. Ensure a firm seedbed is prepared to a depth of 3 inches (a roller is recommended). Seeding should occur in early-mid June. Seed with Big Bluestem, Indian Grass, Little Blue Stem or Switchgrass (preferably an equal mix of all four types). A companion crop of oats is recommended. Seed must be placed at a depth of 1/4 – 1/2" and a minimum rate of 1/4 pound per 100 square feet. If broadcast seeding by hand, drag leaf rake over soil surface after seeding. Then roll it again and cover with a light layer of mulch and staked erosion control netting to hold it in place until germination. For other planting details, see NRCS standard 342 (Critical Area Planting).

2. The basin and all components (grass swales, forebay, inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in stormwater management and/or soils.
    i. If soil testing shows that the soil surface has become crusted, sealed or compacted, some deep tillage should be performed. Deep tillage will cut through the underlying soils at a 2-3 foot depth, loosening the soil and improving infiltration rates, with minimal disturbance of the surface vegetation. Types of tillage equipment that can be used include a subsoiler or straight, narrow-shanked chisel plow.
    ii. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed, and the area reseeded in accordance with the notes above.
    iii. If inspection of the monitoring well shows that groundwater is regularly near the surface, additional design features may need to be considered, such as subsurface drainage or conversion to a wetland treatment system. *Remove this requirement if a monitoring well is not installed.*
3. All outlet pipes, stone trenches and other flow control devices must be kept free of debris. Any blockage or debris buildup must be removed immediately.
4. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing vegetated areas.
5. Heavy equipment and vehicles must be kept off of the bottom and side slopes of infiltration basins to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
   No trees are to be planted or allowed to grow on the earthen berms or the bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. The basin must be inspected annually and any woody vegetation removed.

Maintenance Tasks and Schedule

Tasks	Street Clean	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Ditches & Swales	Outflow Control Structures	Rip Rap	Infiltration Basins	Storm Detention Areas	Wetland Issues	Emergency Overflow	Schedule
Inspects for Sediment Accumulation		X	X		X	X		X	X			Bi Annual
Removal of Sediment Accumulation		X	X		X	X		X	X			Every 2 years as needed
Inspect for Floatable and Debris				X	X	X		X	X			Bi Annual
Inspection for Erosion					X	X		X	X			Bi Annual
Re-establish Permanent Vegetation on Eroded Slopes					X			X	X			Bi Annual
Replacement of Stone						X						Every 3-5 years as needed
Clean Streets	X											Bi Annual
Mowing					X			X	X			0-2 times per year
Make Adjustments or Replacements as determined by Annual Wet Weather Inspections		X	X	X	X	X	X	X	X	X	X	As needed
Keep Records of all Inspections and Maintenance Activities												Bi Annual

Exhibit D
As-Built Survey for Stormwater Practices

Stormwater Practice: [As-built survey information required for each stormwater practice]
Location of Practice: [Enter a metes and bounds description of the easement area.]

Cross-Section A – A'

[Note: Show plan view of BMP with cross-section location clearly labeled and cross-referenced. On cross-section and plan view, clearly label all key components and elevations of the BMP. Also show outlet details. Map scale must be sufficiently large enough to show necessary details, but page size should not exceed 11" x 17".]

Figure 2

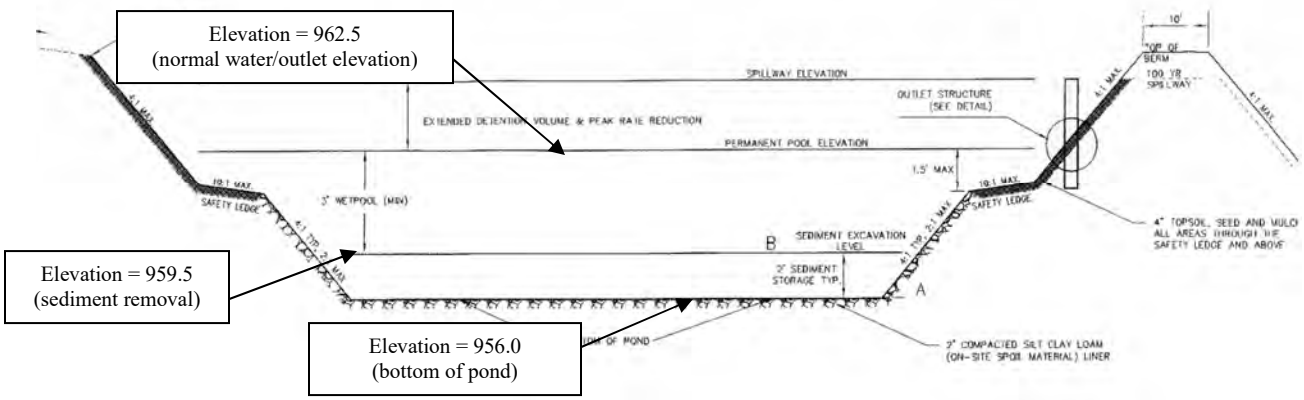
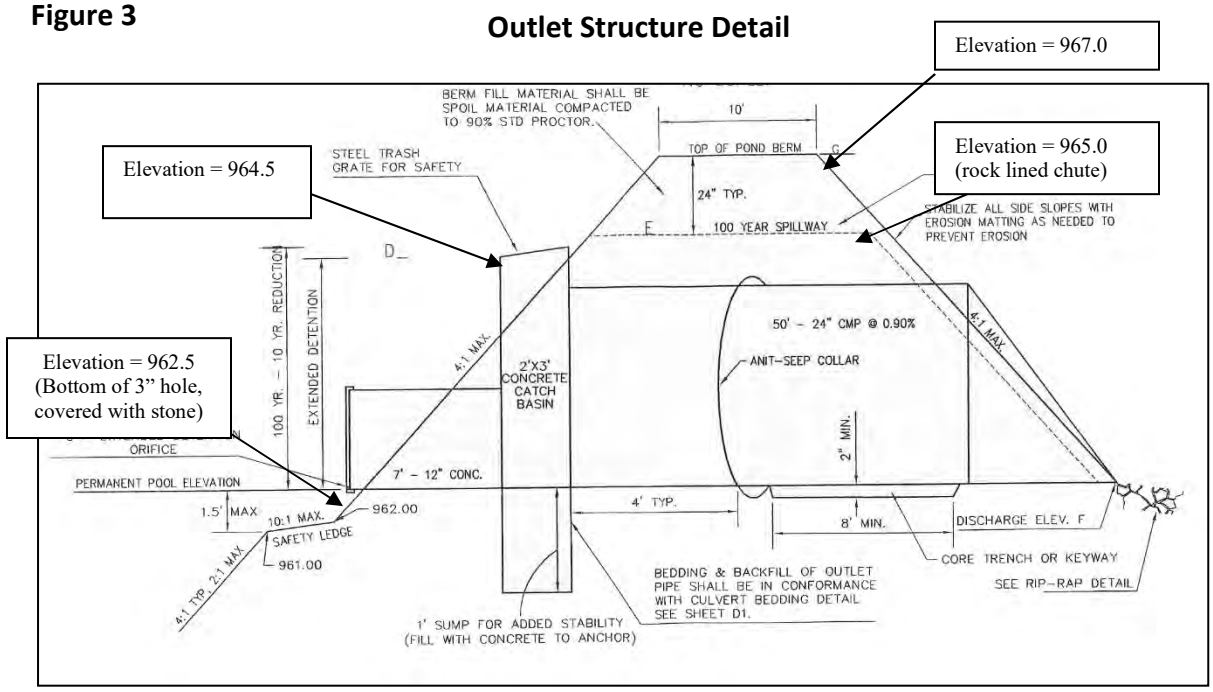
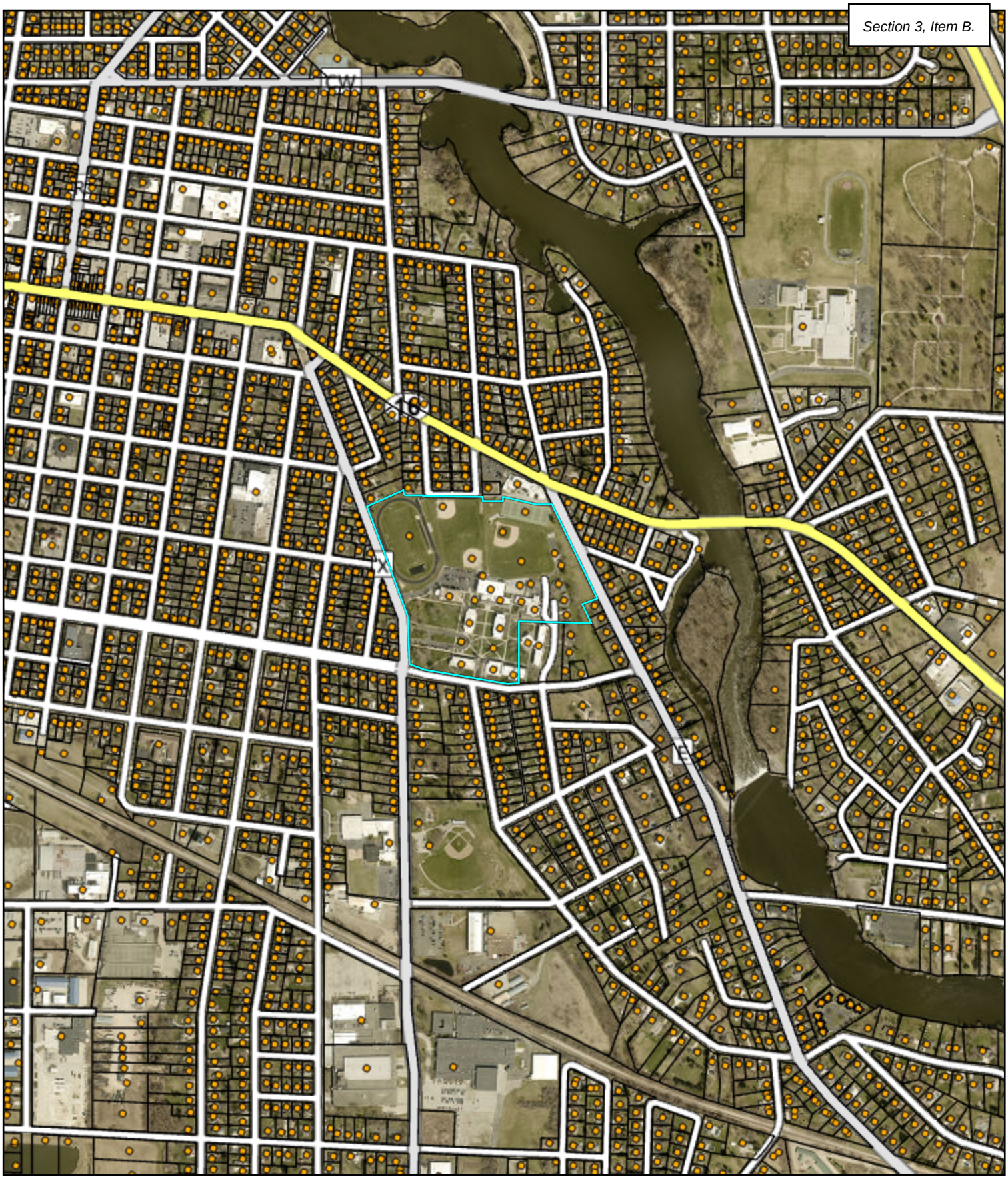


Figure 3

Outlet Structure Detail



1300 Western Avenue



City Boundary

Common Areas

Parcels Boundaries

Addresses

THE CITY OF WATERTOWN
Opportunity runs through it.

N

City of Watertown Geographic Information System

Scale: 1:9,504
SCALE BAR = 1"

Printed on: Augu
Author:

166

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

1300 Western Ave

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

Church St

W Main St

Hall St

S Water St

Western Ave

West St

Milford St

River Dr

S 3rd St

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

Air Park Dr

South Rd

River Rd

Beryl Dr

High Rd

Turf Dr

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

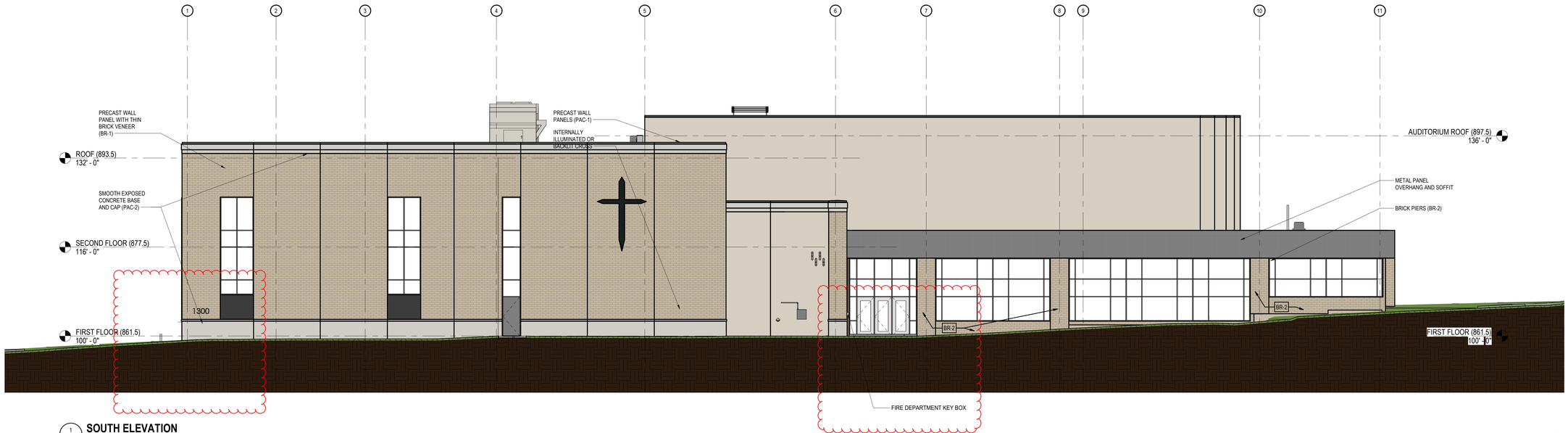
- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

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

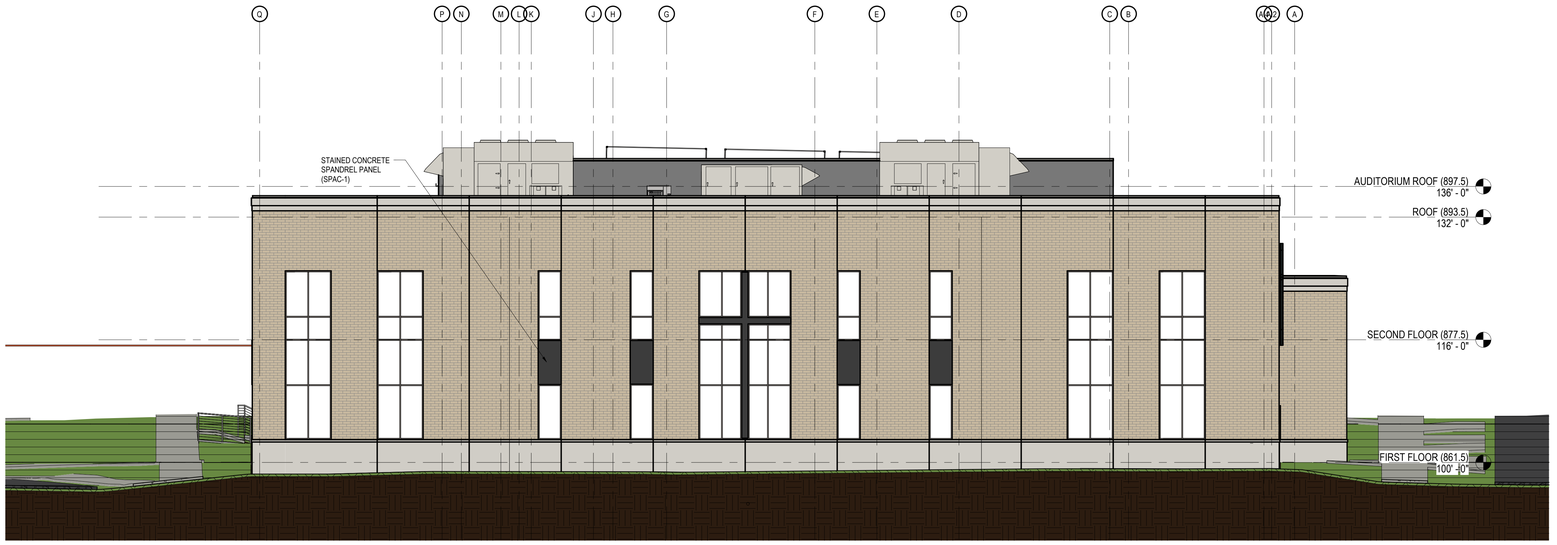
THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



1 / A402 **SOUTH ELEVATION**

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



2 / A402 **WEST ELEVATION**

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

EXTERIOR FINISHES SCHEDULE

ABBR	SYSTEM/COMPONENT	MFR/FINISH/COLOR	REMARKS
03 CONCRETE			
PAC-1	PRECAST ARCHITECTURAL CONCRETE	BASIS OF DESIGN: WELLS CONCRETE TORPEDO SAND, MASON SAND, EVENSON STONE, FEDERAL WHITE CEMENT, DARK BUFF, ACID ETCH TO MATCH ARCHITECT'S SAMPLE	
PAC-2	PRECAST ARCHITECTURAL CONCRETE	BASIS OF DESIGN: WELLS CONCRETE EVENSON SAND, EVENSON STONE, WHITE CEMENT, MEDIUM ACID TO MATCH ARCHITECT'S SAMPLE	
04 MASONRY			
BR-1	THIN BRICK	BASIS OF DESIGN: HEBRON BRICK COMPANY GOLDENROD MIX 2/3 VELOUR 1/3 SMOOTH, MODULAR THIN BRICK	
BR-2	BRICK	BASIS OF DESIGN: HEBRON BRICK COMPANY GOLDENROD MIX 2/3 VELOUR 1/3 SMOOTH, MODULAR BRICK	
	MORTAR	MORTAR TO MATCH PAC-2	
07 THERMAL AND MOISTURE PROTECTION			
AMP-1	METAL WALL PANELS	BASIS OF DESIGN: PAC-CLAD FLUSH METAL WALL PANELS SMOOTH W/ CONCEALED CLIP, GRAPHITE	
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	HIGH-IMPACT FOUNDATION COVER BOARD W/ TINTED FINISH - COLOR SELECTED BY ARCHITECT	
JS-1	JOINT SEALANTS	AT OPENINGS: MATCH COLOR OF OPENING FRAMING, AT SOLID JOINTS, MATCH ADJACENT CONCRETE/MASONRY AS SELECTED BY ARCHITECT	
MF-1	METAL FLASHING		
MS-1	METAL SOFFIT	BASIS OF DESIGN: PAC-CLAD FLUSH METAL SOFFITE PANELS SMOOTH W/ CONCEALED CLIP - GRAPHITE	
REC-1	ROOF EDGE COPING		
REF-1	ROOF EDGE FASCIA		
08 OPENINGS			
AFCW-1	ALUMINUM FRAMED CURTAIN WALL	MULLIONS TO BE CLEAR ANODIZED ALUMINUM	
AFP-1	ALUMINUM FRAMED INFILL PANELS	COLOR TO MATCH AMP-1 BASIS OF DESIGN	
AFS-1	ALUMINUM FRAMED STOREFRONT	MULLIONS TO BE CLEAR ANODIZED ALUMINUM	
IG-1	INSULATED GLASS UNITS	1" INSULATED GLASS UNIT, LOW-E, GREY TINT, TEMPERED SAFETY GLAZING WHERE REQUIRED BY CODE	

EXTERIOR FINISH LEGEND

- PRECAST ARCHITECTURAL CONCRETE (PAC-1)
- PRECAST ARCHITECTURAL CONCRETE (PAC-2)
- STAINED PRECAST ARCHITECTURAL CONCRETE (SPAC-1)
- BRICK (BR-1)
- FLUSH METAL PANEL - (ACM-1)

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/21/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

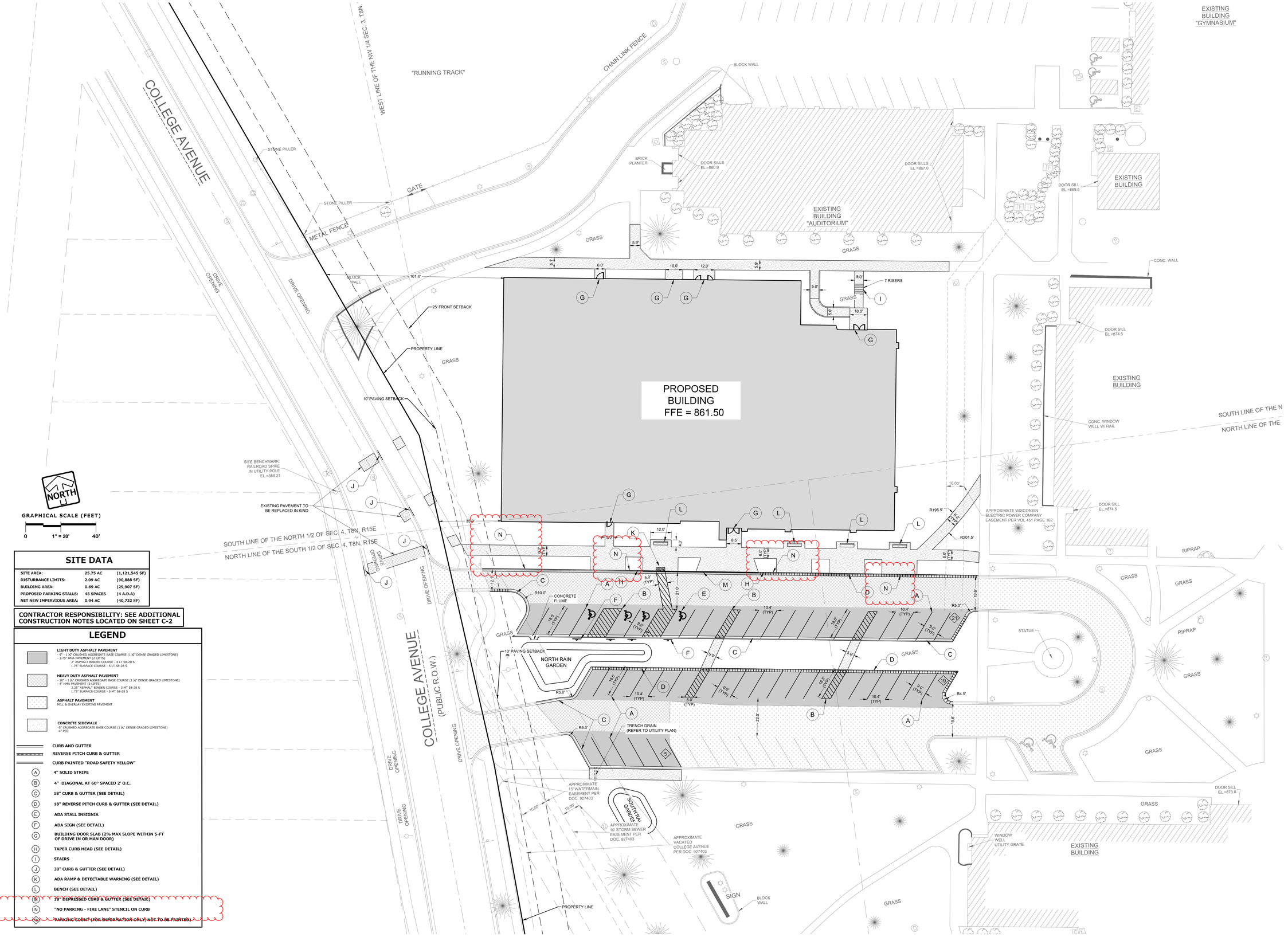
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

EXTERIOR ELEVATIONS COLOR

SHEET NO.

A402



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SITE DATA

SITE AREA:	25.75 AC	(1,121,545 SF)
DISTURBANCE LIMITS:	2.09 AC	(90,888 SF)
BUILDING AREA:	0.69 AC	(29,907 SF)
PROPOSED PARKING STALLS:	45 SPACES	(4 A.D.A)
NET NEW IMPERVIOUS AREA:	0.94 AC	(40,732 SF)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
  - 9" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 3.75" HMA PAVEMENT (2 LIFTS)
    - 2" ASPHALT BINDER COURSE - 4 LT 58-28 S
    - 1.75" SURFACE COURSE - 5 LT 58-28 S
- HEAVY DUTY ASPHALT PAVEMENT
  - 10" - 1 ¼" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2.25" ASPHALT BINDER COURSE - 3 MT 58-28 S
    - 1.75" SURFACE COURSE - 5 MT 58-28 S
- ASPHALT PAVEMENT
  - MILL & OVERLAY EXISTING PAVEMENT
- CONCRETE SIDEWALK
  - 5" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMESTONE)
  - 4" PCC
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER
- CURB PAINTED "ROAD SAFETY YELLOW"
- (A) 4" SOLID STRIPE
- (B) 4" DIAGONAL AT 60° SPACED 2' O.C.
- (C) 18" CURB & GUTTER (SEE DETAIL)
- (D) 18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (E) ADA STALL INSIGNIA
- (F) ADA SIGN (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) TAPER CURB HEAD (SEE DETAIL)
- (I) STAIRS
- (J) 30" CURB & GUTTER (SEE DETAIL)
- (K) ADA RAMP & DETECTABLE WARNING (SEE DETAIL)
- (L) BENCH (SEE DETAIL)
- (M) 18" DEPRESSED CURB & GUTTER (SEE DETAIL)
- (N) "NO PARKING - FIRE LANE" STENCIL ON CURB
- (21) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

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DRAWING SET	DD
DATE	08/21/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

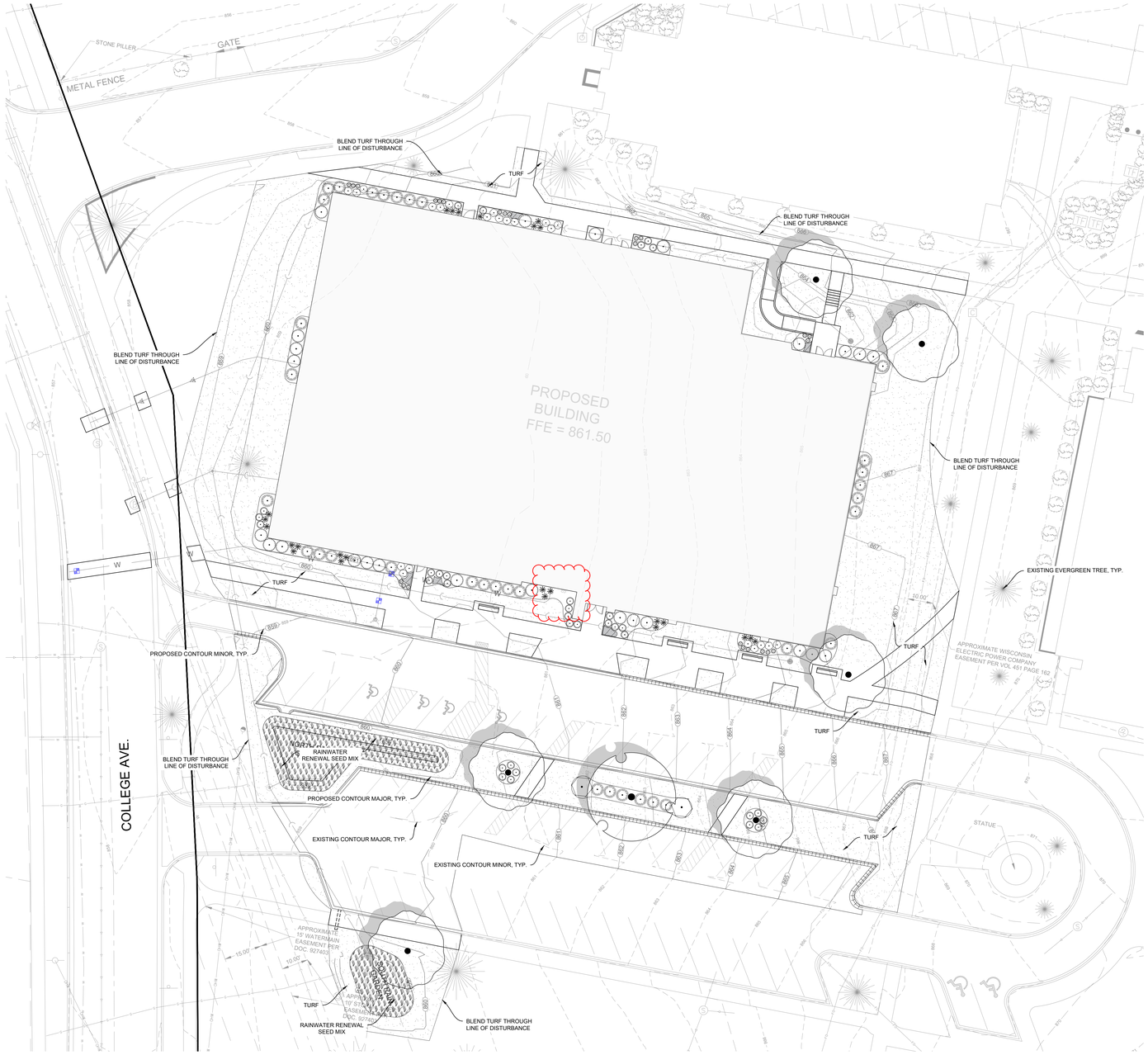
1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

SITE DIMENSIONAL & PAVING PLAN

SHEET NO.

C-4



CONCEPT PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	1	CLIMAX TREE 75 PTS			
		Acer saccharum 'Legacy'	Legacy Sugar Maple	2" Cal.	60' T x 50' W
		Quercus rubra	Red Oak	2" Cal.	65' T x 65' W
	6	TALL TREE 30 PTS			
		Acer rubrum 'Northwood'	Northwood Maple	2" Cal.	50' T x 35' W
		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	45' T x 35' W
SHRUBS					
	2	TALL DECIDUOUS SHRUB 5 PTS			
		Cotinus coggygria `Royal Purple`	Royal Purple Smokebush	36" Ht.	12` T x 12` W
		Syringa vulgaris 'Sensation'	Sensation Lilac	36" Ht.	11` T x 8` W
	34	MEDIUM EVERGREEN SHRUB 5 PTS			
		Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	18" Ht.	4' T x 3' W
		Picea abies `Nidiformis`	Nest Spruce	18" Ht.	3` T x 5` W
		Picea abies `Pumila`	Pumila Spruce	18" Ht.	4` T x 5` W
		Thuja occidentalis 'Filips Magic Moment'	Filips Magic Moment Arborvitae	18" Ht.	6' T x 3' W
	25	MEDIUM DECIDUOUS SHRUB 3 PTS			
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4' T x 4' W
		Hydrangea paniculata `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	24" Ht.	7` T x 5` W
		Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" Ht.	5' T x 5' W
		Syringa meyeri `Palibin`	Dwarf Korean Lilac	24" Ht.	5' T x 5' W
		Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5' T x 5' W
	33	LOW EVERGREEN SHRUB 3 PTS			
		Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	18" W	1' T x 4' W
		Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.	4' T x 3' W
		Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" Ht.	3' T x 3' W
		Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	18" Ht.	2' T x 2' W
		Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" Ht.	4` T x 4` W
	22	LOW DECIDUOUS SHRUB 1 PT			
		Hydrangea paniculata 'SMHPS'	Razzleberri™ Hydrangea	18" Ht.	3' T x 3' W
		Itea virginica 'SMNIVMM'	Fizzy Mizzy® Sweetspire	18" Ht.	3' T x 3' W
		Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	18" Ht.	4' T x 3' W
		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" Ht.	3' T x 3' W
	25	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Panicum virgatum `Heavy Metal`	Blue Switch Grass	1 gal.	4` T x 3` W
		Panicum virgatum `Prairie Sky`	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
		Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W
	24	SHORT ORNAMENTAL GRASS			
		Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
	49 sf	PERENNIALS				
	7	Allium x `Millenium`	Millenium Ornamental Onion	4.5" Cont.	16% @ 12" o.c.	15" T x 12" W
	5	Astilbe chinensis 'Visions'	Visions Astilbe	4.5" Cont.	17% @ 18" o.c.	18" T x 15" W
	2	Astilbe x 'Chocolate Cherry'	Mighty® Chocolate Cherry Astilbe	4.5" Cont.	17% @ 24" o.c.	40" T x 28" W
	4	Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	4.5" Cont.	16% @ 18" o.c.	18" T X 18" W
	2	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.	17% @ 26" o.c.	18" T x 30" W
	6	Salvia nemorosa `May Night`	May Night Sage	4.5" Cont.	17% @ 16" o.c.	18" T x 18" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	1,713 sf	RAINWATER RENEWAL SEED MIX		
	20,089 sf	TURF		

	LANDSCAPE IMPROVEMENT TABLE	POINTS REQUIRED	POINTS PROPOSED
550-96 A	**BUILDING FOUNDATIONS** • 40 POINTS/100'	305	306
550-96 B	**DEVELOPED LOTS** • 15 POINTS / 1,000 SQ FT BLDG	450	450
550-96 C	**PAVED AREAS** • 80 POINTS / 10,000 SF	215	235

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

tredogroup

PINNACLE ENGINEERING GROUP
PEG: 5834.10 - PROJECT PM: MTS

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

COPYRIGHT STRANG, INC. 2025

DRAWING SET	DD
DATE	08/21/2025
PROJECT NO.	2025038

PROJECT TITLE

LUTHER PREP MUSIC CENTER

1300 WESTERN AVE
WATERTOWN, WI 53094

SHEET NAME

LANDSCAPE PLAN

SHEET NO.

L-1

THE CITY OF WATERTOWN
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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 1400 N Second St, Conditional Use Permit - CUP

A request by Greg Cops, agent for Sandra Werner, for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit within the Single-Family Residential (SR-4) Zoning District. Parcel PIN: 291-0915-3312-016

SITE DETAILS:
Acres: 0.79
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Single-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a conditional use permit for a detached 'Accessory Dwelling Unit' (ADU) within the Single-Family Residential (SR-4) Zoning District. The ADU will be located behind the existing home and will be sided to complement the existing color scheme of the home. The ADU will be studio style unit with a bathroom and small kitchen area and be approximately 366 sq. ft. in area.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the Single-Family (SR-4) Zoning District an 'Accessory Dwelling Unit' is an accessory land use permitted as a Conditional Use *[per § 550-24C(2)(b)]*. An 'Accessory Dwelling Unit' includes a dwelling unit that is located on the same lot as a principal residential structure to which it is accessory, and that is subordinate in area to the principal dwelling, *[per § 550-56AA].*

2. Applicable requirements for all accessory dwelling units include the following: *[per § 550-56AA]*

   a) No more than one accessory dwelling unit shall be allowed on a parcel.
   b) Rooftop decks shall not be allowed.
   c) The minimum gross floor area of accessory dwelling units shall be 300 square feet.
   d) Under no circumstance shall an accessory dwelling unit's square footage exceed the first habitable floor of the principal structure.
   e) An owner of the property must occupy at least one dwelling unit on the parcel as their primary place of residence.
   f) Accessory dwelling units shall not be used for short-term rentals under § 550-56Y.

3. Applicable requirements for **detached** accessory dwelling units include the following: *[per § 550-56AA(9)]*

   a) A detached accessory dwelling unit shall not exceed the height of the principal residential structure. In no case shall the highest point of the roof of the detached accessory dwelling unit exceed the highest point of the roof of the principal residential structure.
   b) The floor area of a detached accessory dwelling unit shall not exceed 1,000 square feet, including any areas designed or intended to be used for the parking of vehicles and any half-story floor area.
      [1] Upper story detached accessory dwelling units may be built above an accessory structure, including, but not limited to, a detached garage, so long as the accessory structure's footprint does not exceed 1,000 square feet.

THE CITY OF WATERTOWN
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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

c) A detached accessory dwelling shall comply with the required setbacks and maximum building coverage for an accessory structure within that zoning district.
d) The distance between the detached accessory dwelling unit and the principal structure shall be a minimum of 12 feet.
e) Not less than 10% of the total area of the facade of a detached accessory dwelling unit facing an alley or public street shall be windows.
f) Exterior stairways shall be allowed, provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway.
g) A detached accessory dwelling unit shall be located entirely to the rear of the principal residential structure.

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:

Accessory Dwelling Unit (All) Land Use Criteria	**Applicant Provided Substantial Evidence**		**Opponent Provided Substantial Evidence**		**PC Finds Standards Met**	
1. No more than one accessory dwelling unit shall be allowed on a parcel.	**Yes**	No	Yes	**No**	Yes	No
2. Rooftop decks shall not be allowed.	**Yes**	No	Yes	**No**	Yes	No
3. The minimum gross floor area of accessory dwelling units shall be 300 square feet.	**Yes**	No	Yes	**No**	Yes	No
4. Under no circumstance shall an accessory dwelling unit's square footage exceed the first habitable floor of the principal structure.	**Yes**	No	Yes	**No**	Yes	No
5. An owner of the property must occupy at least one dwelling unit on the parcel as their primary place of residence.	**Yes**	No	Yes	**No**	Yes	No
6. Accessory dwelling units shall not be used for short-term	**Yes**	No	Yes	**No**	Yes	No

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

rentals under § **550-56Y**.						

Accessory Dwelling Unit (Detached) Land Use Criteria	**Applicant Provided Substantial Evidence**		**Opponent Provided Substantial Evidence**		**PC Finds Standards Met**	
1. A detached accessory dwelling unit shall not exceed the height of the principal residential structure. In no case shall the highest point of the roof of the detached accessory dwelling unit exceed the highest point of the roof of the principal residential structure.	**Yes**	No	Yes	**No**	Yes	No
2. The floor area of a detached accessory dwelling unit shall not exceed 1,000 square feet, including any areas designed or intended to be used for the parking of vehicles and any half-story floor area. - Upper story detached accessory dwelling units may be built above an accessory structure, including, but not limited to, a detached garage, so long as the accessory structure's footprint does not exceed 1,000 square feet.	**Yes**	No	Yes	**No**	Yes	No
3. A detached accessory dwelling shall comply with the required setbacks and maximum building coverage for an accessory structure within that zoning district.	**Yes**	No	Yes	**No**	Yes	No
4. The distance between the detached accessory dwelling unit and the principal structure shall be a minimum of 12 feet.	**Yes**	No	Yes	**No**	Yes	No
5. Not less than 10% of the total area of the facade of a detached accessory dwelling unit facing an alley or public street shall be windows.	**Yes**	No	Yes	**No**	Yes	No
6. Exterior stairways shall be allowed, provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway.	**Yes**	No	Yes	**No**	Yes	No
7. A detached accessory dwelling unit shall be located entirely to the rear of the principal residential structure.	**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.

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PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

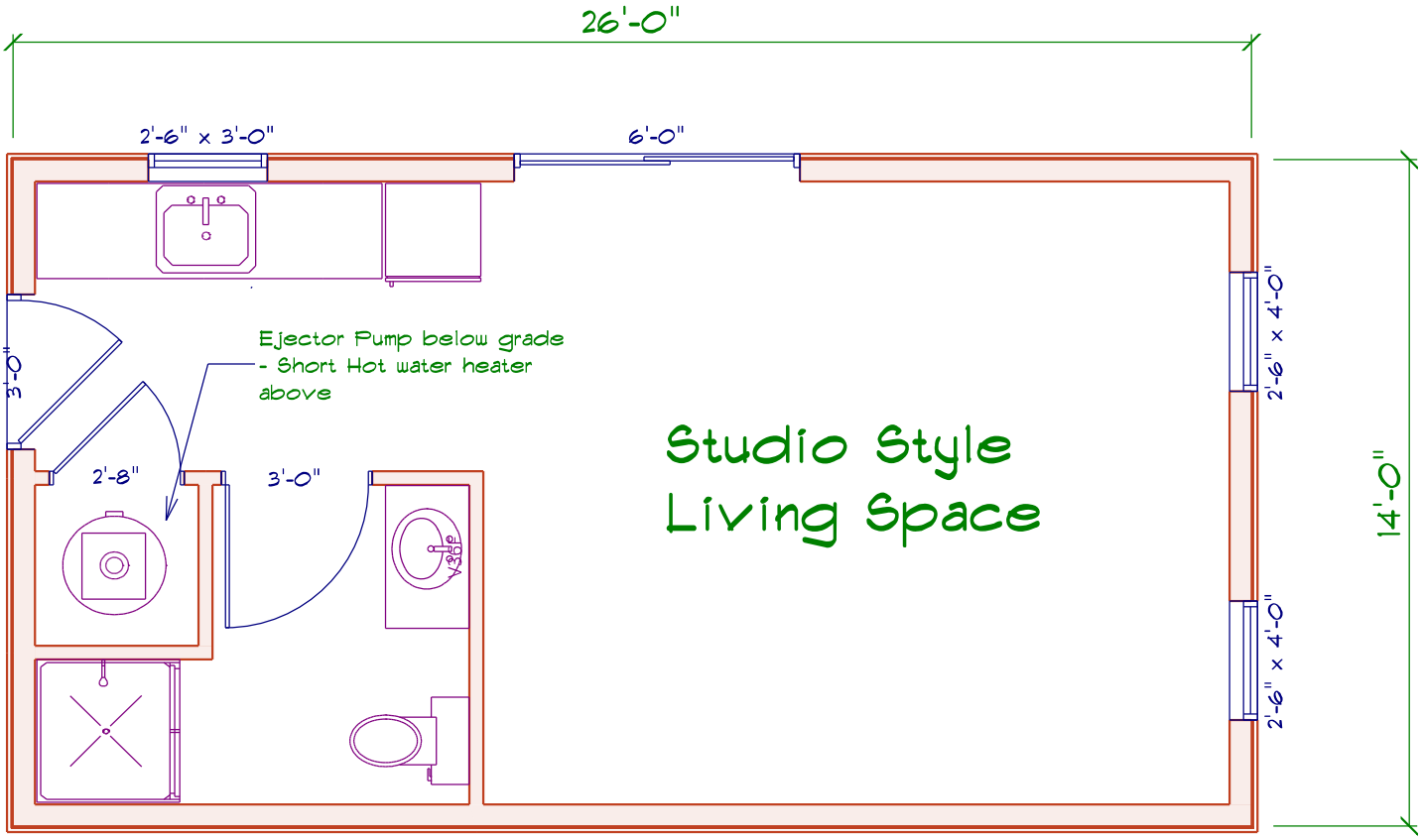
STAFF RECOMENDATION:

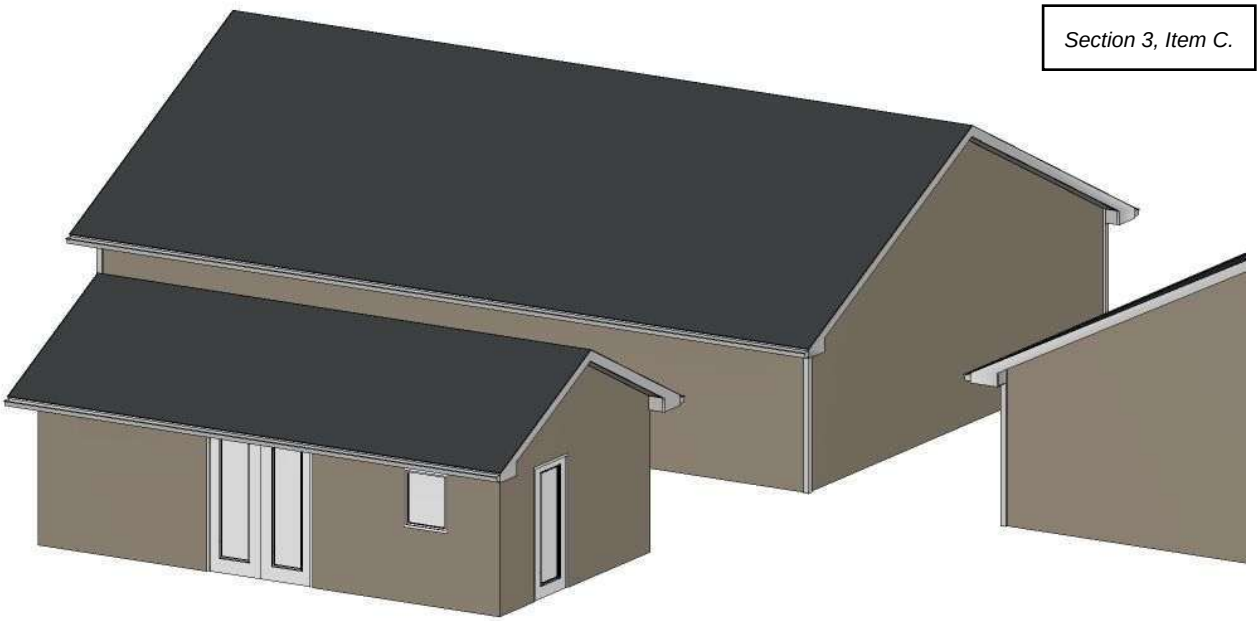
- Staff recommends approval of this Conditional Use Permit.

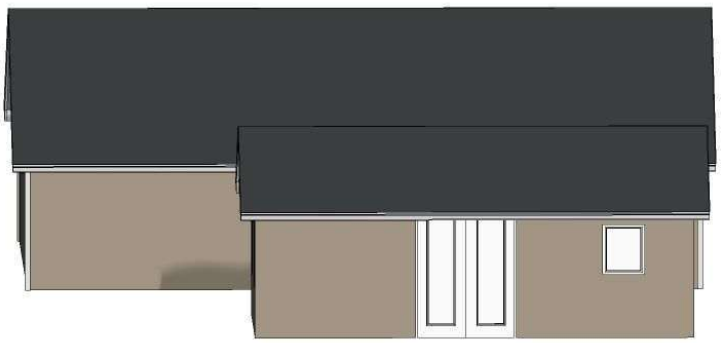
ATTACHMENTS:

- Application materials

Liesch
Revised Contract Floorplan
Linked Living
GJC 8-7-25







1400 N Second Street

City Boundary

Common Areas

Parcels Boundaries

Addresses

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N

City of Watertown Geographic Information System

Scale: 1:2,053
SCALE BAR = 1"

Printed on: Augu
Author:

177

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**

1400 N Second Street

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

W Main St

West St

Milford St

Western Ave

Summit Ave

Gophe

Clark St

Jefferson Rd

South Rd

River Rd

Air Park Dr

Beryl Dr

High Rd

Turf Dr

Hall St

S Water St

River Dr

S 8th St

S 12th St

Horseshoe Rd

Gypsy Rd

Hilltop Rd

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

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VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
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SITE DETAILS:
Acres: 0.79
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Single-Family Residential

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PLAN COMMISSION STAFF REPORT

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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:

Accessory Dwelling Unit (All) Land Use Criteria	**Applicant Provided Substantial Evidence**		**Opponent Provided Substantial Evidence**		**PC Finds Standards Met**	
1. No more than one accessory dwelling unit shall be allowed on a parcel.	**Yes**	No	Yes	**No**	Yes	No
2. Rooftop decks shall not be allowed.	**Yes**	No	Yes	**No**	Yes	No
3. The minimum gross floor area of accessory dwelling units shall be 300 square feet.	**Yes**	No	Yes	**No**	Yes	No
4. Under no circumstance shall an accessory dwelling unit's square footage exceed the first habitable floor of the principal structure.	**Yes**	No	Yes	**No**	Yes	No
5. An owner of the property must occupy at least one dwelling unit on the parcel as their primary place of residence.	**Yes**	No	Yes	**No**	Yes	No
6. Accessory dwelling units shall not be used for short-term	**Yes**	No	Yes	**No**	Yes	No

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

rentals under § **550-56Y**.						

Accessory Dwelling Unit (Detached) Land Use Criteria	**Applicant Provided Substantial Evidence**		**Opponent Provided Substantial Evidence**		**PC Finds Standards Met**	
1. A detached accessory dwelling unit shall not exceed the height of the principal residential structure. In no case shall the highest point of the roof of the detached accessory dwelling unit exceed the highest point of the roof of the principal residential structure.	**Yes**	No	Yes	**No**	Yes	No
2. The floor area of a detached accessory dwelling unit shall not exceed 1,000 square feet, including any areas designed or intended to be used for the parking of vehicles and any half-story floor area. - Upper story detached accessory dwelling units may be built above an accessory structure, including, but not limited to, a detached garage, so long as the accessory structure's footprint does not exceed 1,000 square feet.	**Yes**	No	Yes	**No**	Yes	No
3. A detached accessory dwelling shall comply with the required setbacks and maximum building coverage for an accessory structure within that zoning district.	**Yes**	No	Yes	**No**	Yes	No
4. The distance between the detached accessory dwelling unit and the principal structure shall be a minimum of 12 feet.	**Yes**	No	Yes	**No**	Yes	No
5. Not less than 10% of the total area of the facade of a detached accessory dwelling unit facing an alley or public street shall be windows.	**Yes**	No	Yes	**No**	Yes	No
6. Exterior stairways shall be allowed, provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway.	**Yes**	No	Yes	**No**	Yes	No
7. A detached accessory dwelling unit shall be located entirely to the rear of the principal residential structure.	**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.

THE CITY OF WATERTOWN
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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

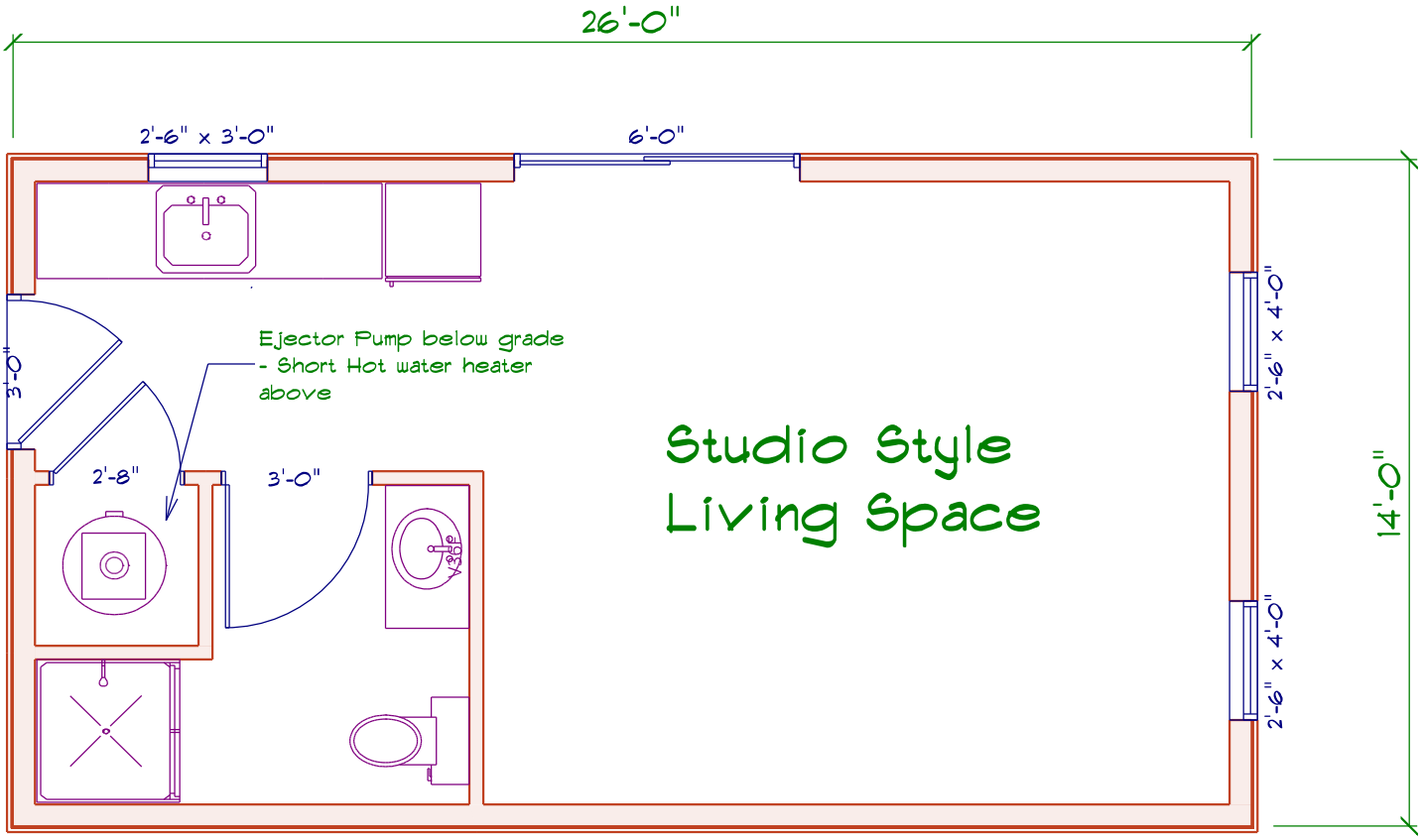
STAFF RECOMENDATION:

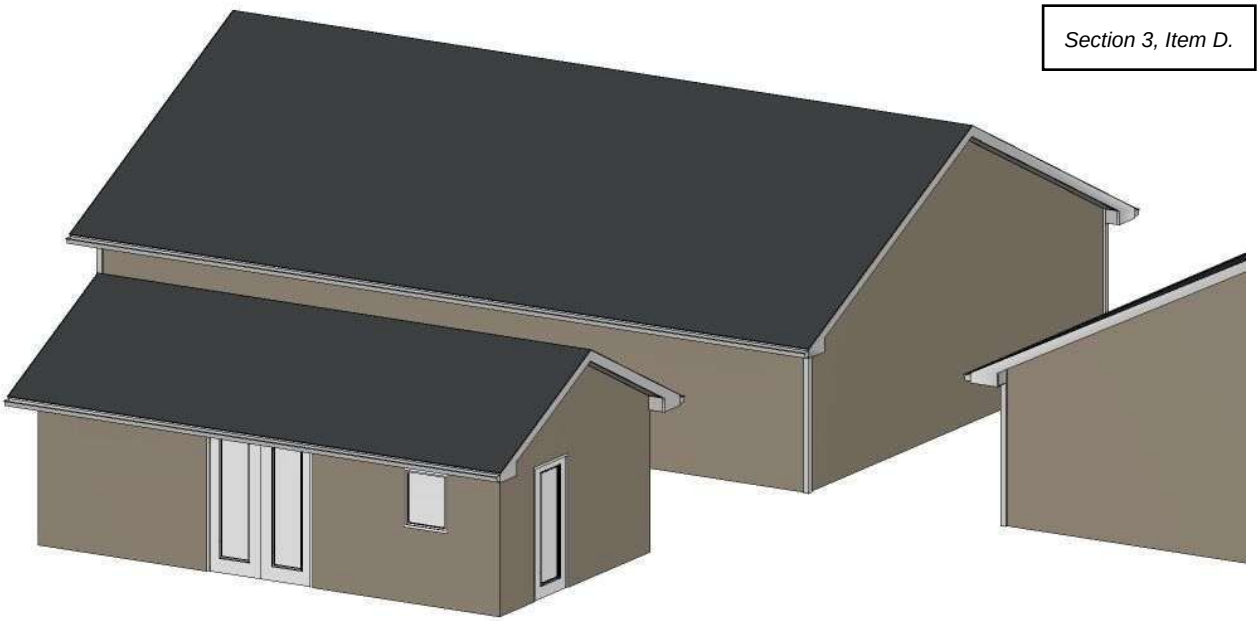
- Staff recommends approval of this Conditional Use Permit.

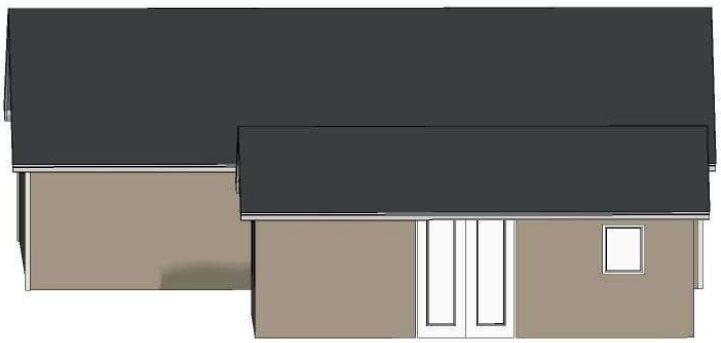
ATTACHMENTS:

- Application materials

Liesch
Revised Contract Floorplan
Linked Living
GJC 8-7-25







1400 N Second Street

City Boundary

Common Areas

Parcels Boundaries

Addresses

THE CITY OF WATERTOWN
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N

City of Watertown Geographic Information System

Scale: 1:2,053
SCALE BAR = 1"

Printed on: Augu
Author:

185

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**

1400 N Second Street

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

W Main St

West St

Milford St

Western Ave

Summit Ave

Gophe

Clark St

Jefferson Rd

South Rd

River Rd

Air Park Dr

Beryl Dr

High Rd

Turf Dr

Hall St

S Water St

River Dr

S 8th St

S 12th St

Horseshoe Rd

Gypsy Rd

Hilltop Rd

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

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VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 301 S Church Street, Conditional Use Permit - CUP

A request by Richard Fitzgerald for a Conditional Use Permit for an exception to exterior construction material standards. Parcel PIN(s): 291-0815-0423-005

SITE DETAILS:
Acres: 0.19 acres
Current Zoning: Two-Family Residential (TR-6)
Existing Land Use: Single-Family Home
Future Land Use Designation: Two-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a Conditional Use Permit (CUP) to allow for an exception to exterior construction material standards. The proposed garage is to use corrugated steel siding. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed garage is located in a highly visible location.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the Two-Family Residential (TR-6) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right *[per § 550-25C(1)(b)]*.

2. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [*per § 550-121C*] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [*per § 550-121C(1)*]

   (a) Any portion of the building or structure visible from adjacent residentially zoned property;

   (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or

   (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).

3. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, **corrugated walls or panels**, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [*per § 550-121C(2)*]

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

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

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

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

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.
1. 62.23 (7) (de)(1) In this paragraph:
a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)
Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)
Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. 62.23 (7) (de)(5)
If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Exception to Prohibitied Building Material CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
A conditional use permit may be granted for the use of exterior building material otherwise prohibited.	**Yes**	No	Yes	**No**	**Yes**	No

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

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:

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

STAFF RECOMENDATION:
- Staff recommends approval of the Conditional Use Permit.

ATTACHMENTS:
- Application materials.

City Boundary

Addresses

Parcels Boundaries

Address Labels

Common Areas

Parcel Acreage

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City of Watertown Geographic Information System

Scale: 1:319

Printed on: August 8, 2025

Author:

SCALE BAR = 1"

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

Richard Fitzgerald

Building Type

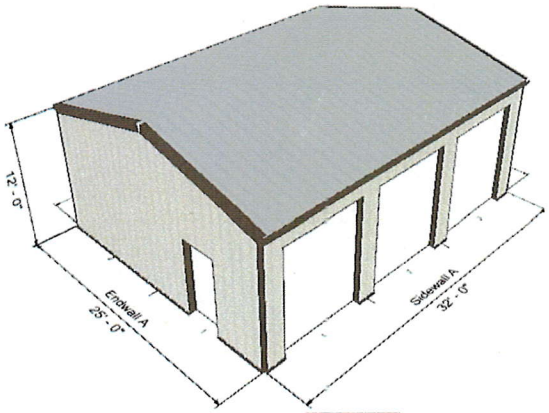
25' - 0" wide x 32' - 0" long x 12' - 0" high building
with roof pitch of 3:12

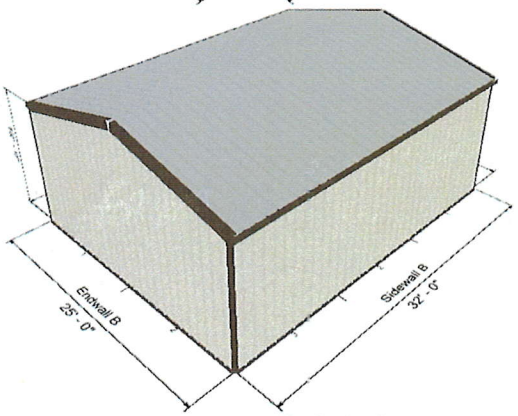
Building Options

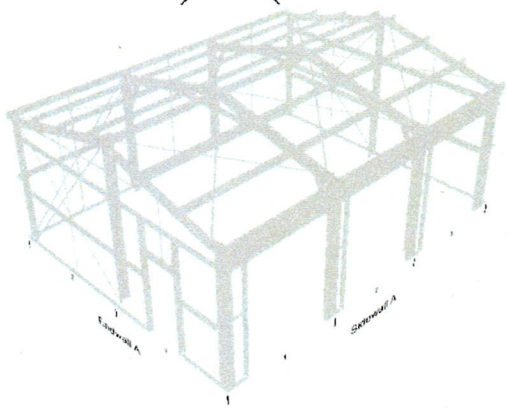
(3) 8'x10' framed openings for Sectional Door
(1) 3' - 4"x7' - 2" framed opening for Personnel Door
Roof finish: 26G galvalume
Wall finish: 26G painted
Trim finish: 26G painted
Gutter & Down finish: 26G painted

Stamped Engineering Plans

30 psf ground snow load
115 mph wind speed, exposure 'C'
2015 IBC







CONSTRUCTION PACKAGE FOR COLD FORMED STEEL BUILDING
CREATED FOR RICHARD FITZGERALD
JOB NUMBER 1013704234

STEEL COMMANDER CORP

TABLE OF CONTENTS

Building Layout Plan 2
Anchor Bolt Details 3
Portal Frame Sections 5
Roof Framing Plan 9
Girt Layout 11
Sheeting Layout 15

CONSTRUCTION PACKAGE NOTES

This construction package is to be used in conjunction with the created order for the job. All lengths and piece marks of materials in this package will correspond to an item in the order. For example, on the Sidewall A girt layout, there will likely be an item with a piece mark of SGA1. This will correspond to a line item in the order with the piece mark of SGA1. Products that do not include a piece mark will be marked with the product code.

All girt layout and sheeting layouts drawings in this construction package are exterior views, and in these illustrations, components are drawn as if viewed from the outside of the building.

All drawings in this construction package are for reference only, and are to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

CONSTRUCTION NOTIFICATIONS

The following items will require non-typical installation that will take extra time and care during the construction process. Please take precautions.

Some items in order will need to be cut to length on site. Please see 'Notes' column in order for full list of items to be cut and their lengths.

IMPORTANT

IN ADDITION TO THIS DOCUMENT, YOU SHOULD ALSO HAVE THE FOLLOWING BUILDING SPECIFIC DOCUMENTS FROM YOUR BUILDING REPRESENTATIVE:

- ENGINEERING PLAN
- COPY OF THE ORDER

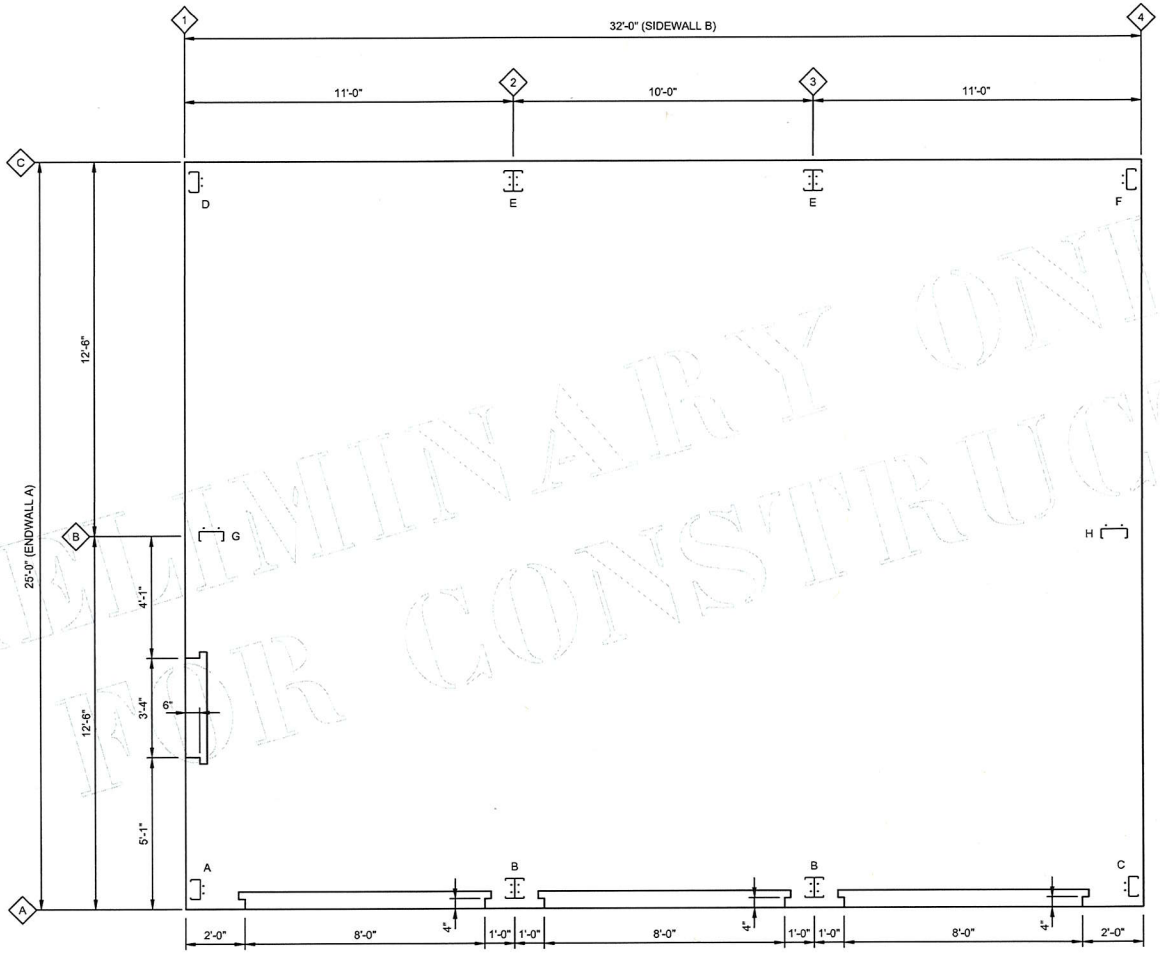
FOR MORE INFORMATION TO HELP MAKE COLD FORMED CONSTRUCTION EASIER, PLEASE SEE THE BELOW LINKS:

INSTALLATION MANUALS
http://bit.ly/ACTInstallManuals

CONSTRUCTION VIDEOS
http://bit.ly/ACTConstructionVids

HINTS AND TIPS
http://bit.ly/ACTConstructionTips

PRELIMINARY NOT FOR CONSTRUCTION ONLY



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

ANCHOR BOLTS		
QTY	LOCATION	DIA
24	SIDEWALL COLUMNS	1/2"
4	ENDWALL COLUMNS	1/2"
8	DOOR JAMB	1/2"
7	GIRT FLANGE BRACING	1/2"

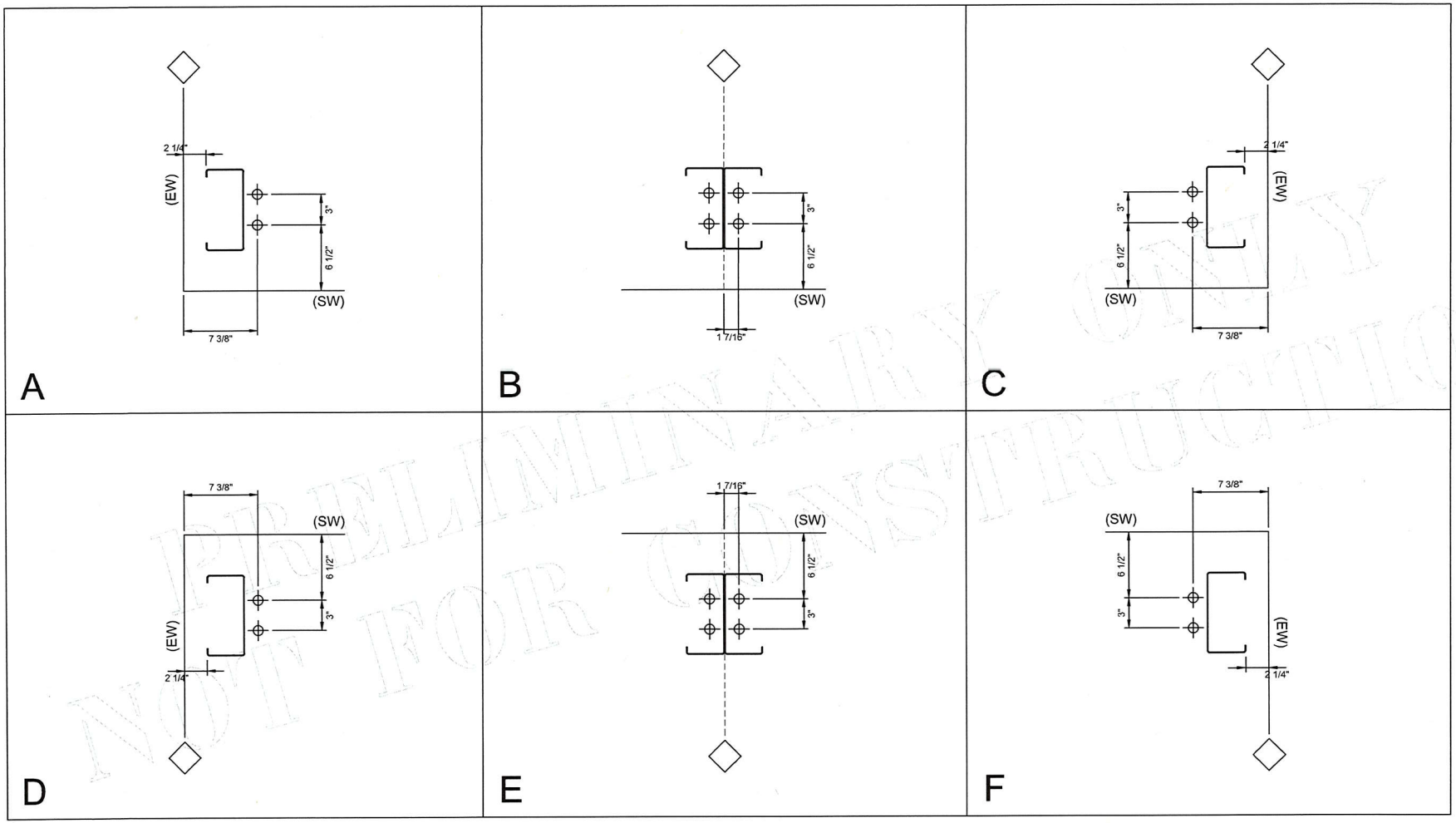
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Building Layout Plan

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 2 of 19

DATE 8/7/2025
SCALE 1/4" = 1'-0"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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Anchor Bolt Details

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 3 of 19
DATE 8/7/2025
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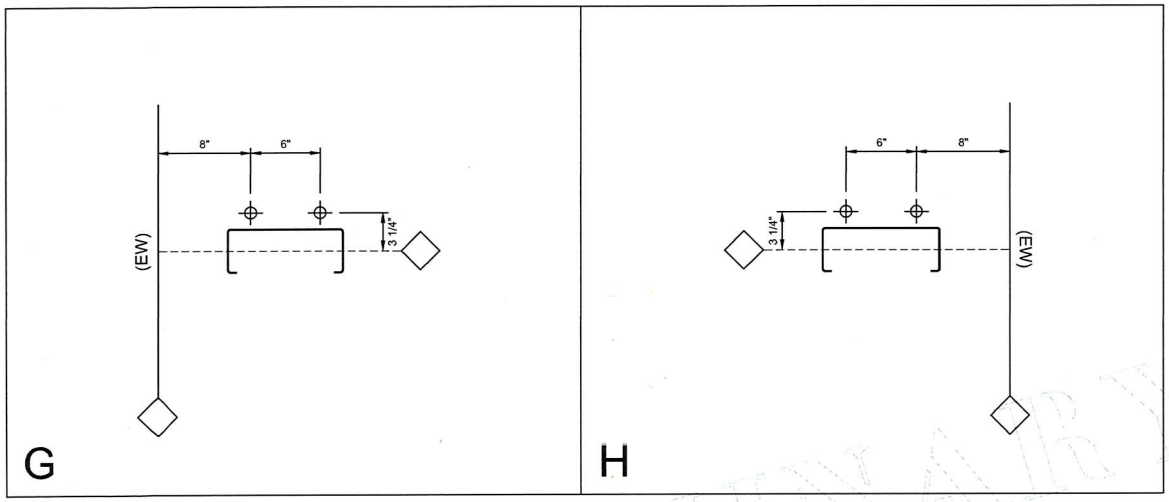

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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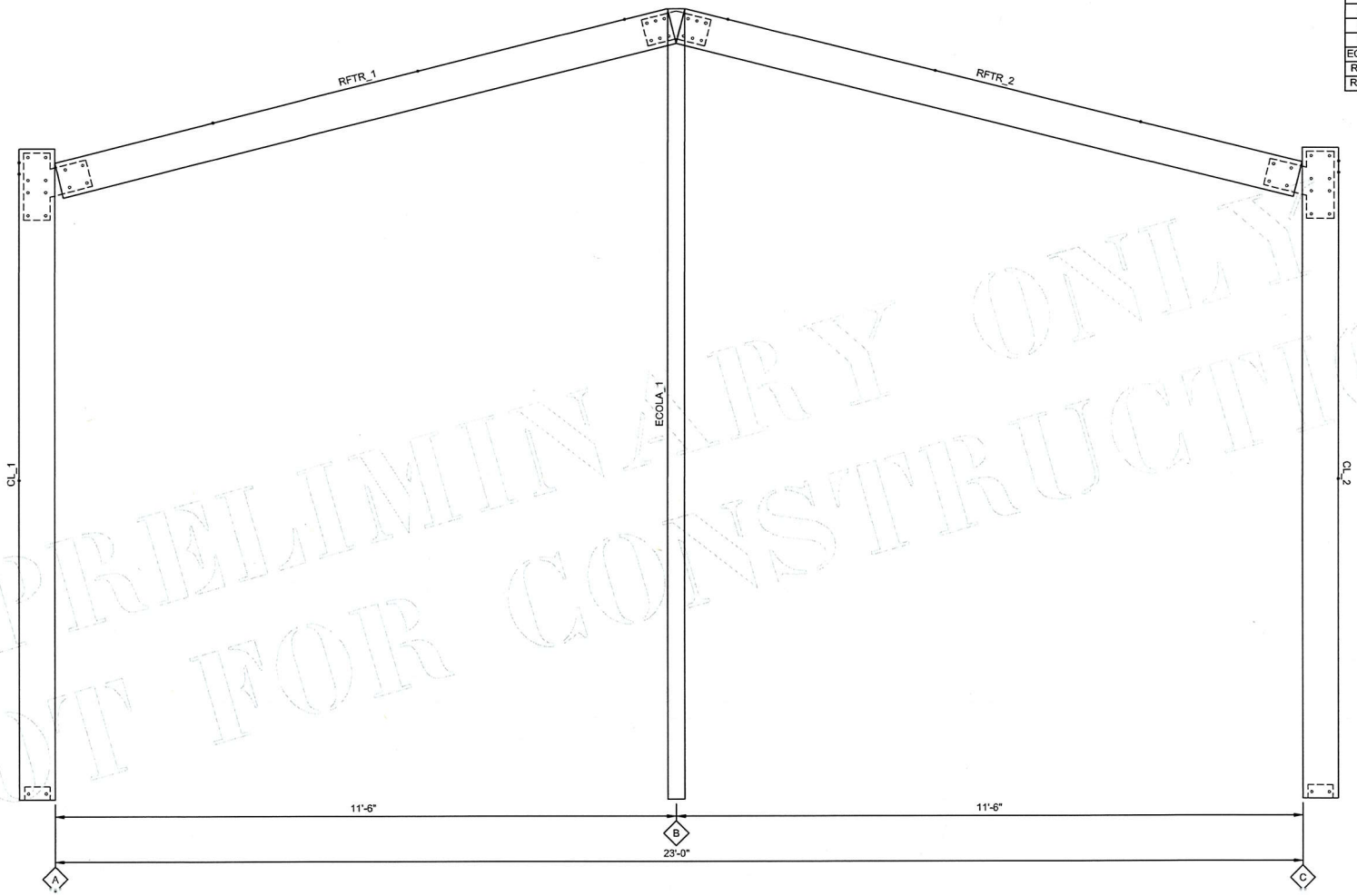
Anchor Bolt Details

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 4 of 19

DATE 8/7/2025
SCALE N/A

MEMBER TABLE		
Mark	Product	Length
CL_1	8" x 14ga. CEE	11' - 11 15/16"
CL_2	8" x 14ga. CEE	11' - 11 15/16"
ECOLA_1	10" x 14ga. CEE	14' - 6 7/8"
RFTR_1	8" x 14ga. CEE	11' - 8 1/4"
RFTR_2	8" x 14ga. CEE	11' - 8 1/4"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1/5 Portal Section

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

Frame Line 1

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

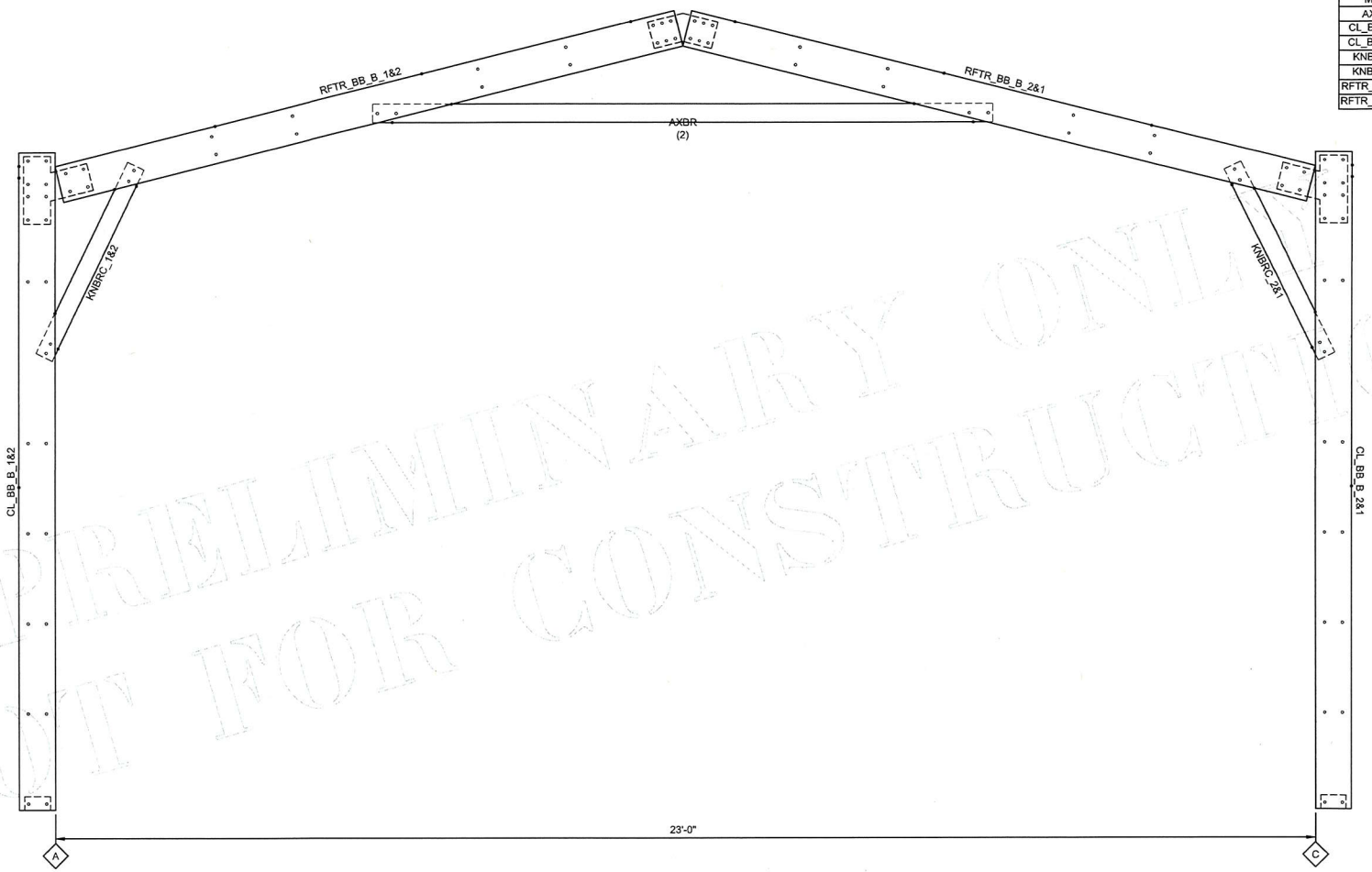
Portal Frame Sections

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 5 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

MEMBER TABLE		
Mark	Product	Length
AXBR	4" x 16ga. CEE	11' - 3 1/2"
CL_BB_B_1	8" x 14ga. CEE	11' - 11 15/16"
CL_BB_B_2	8" x 14ga. CEE	11' - 11 15/16"
KNBRC_1	4" x 16ga. CEE	3' - 10 3/8"
KNBRC_2	4" x 16ga. CEE	3' - 10 3/8"
RFTR_BB_B_1	8" x 14ga. CEE	11' - 8 1/4"
RFTR_BB_B_2	8" x 14ga. CEE	11' - 8 1/4"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1/6 Portal Section

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

Frame Lines 2, 3

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

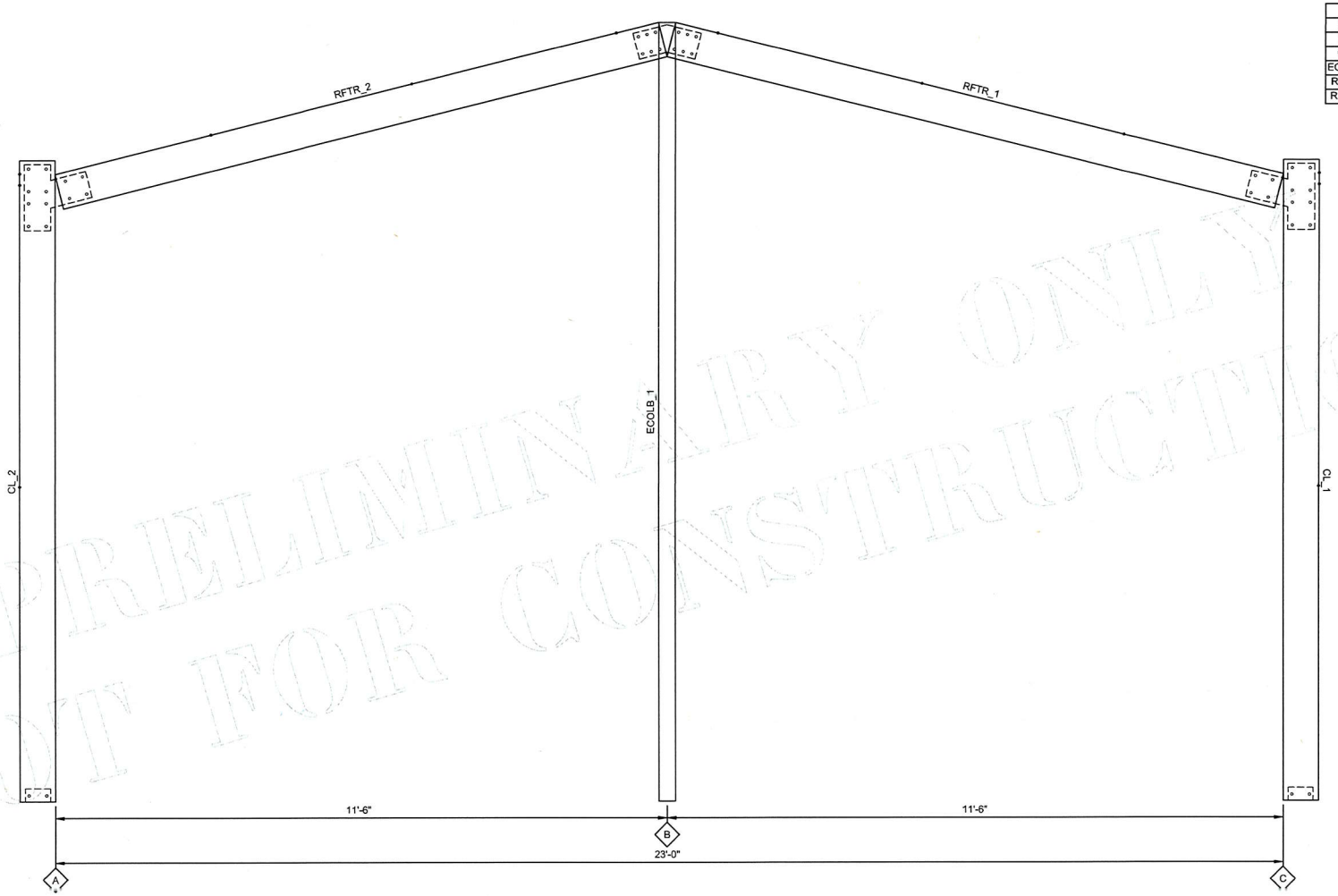
Portal Frame Sections

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 6 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

MEMBER TABLE		
Mark	Product	Length
CL_1	8" x 14ga. CEE	11' - 11 15/16"
CL_2	8" x 14ga. CEE	11' - 11 15/16"
ECOLB_1	10" x 14ga. CEE	14' - 6 7/8"
RFTR_1	8" x 14ga. CEE	11' - 8 1/4"
RFTR_2	8" x 14ga. CEE	11' - 8 1/4"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1/7 Portal Section

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

Frame Line 4

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Portal Frame Sections

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 7 of 19

DATE 8/7/2025
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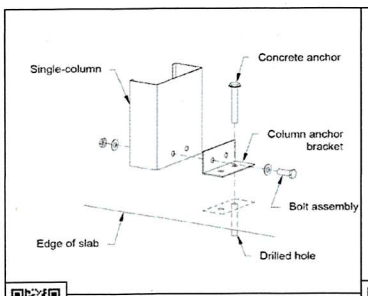

Single Base Bracket

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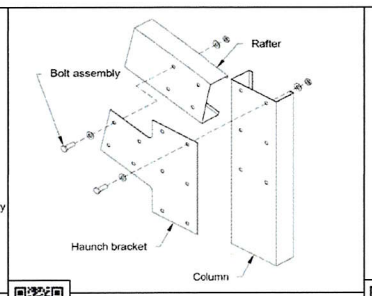

Single Haunch Bracket

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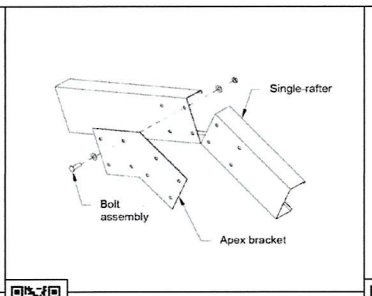

Single Apex Bracket

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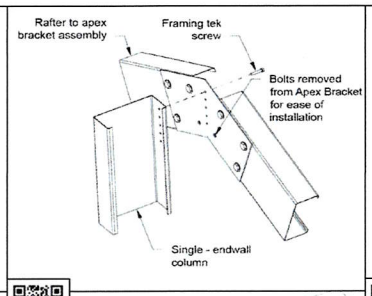
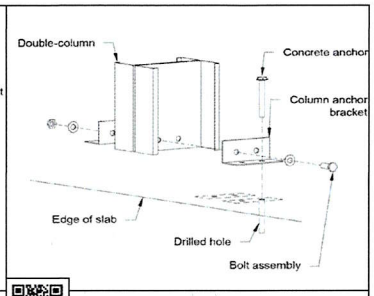


Endwall Column to Rafter Peak

https://r.actbs.com/g/abs181



Double Base Bracket

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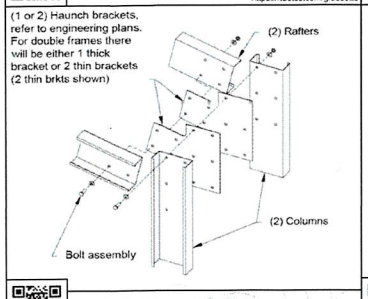
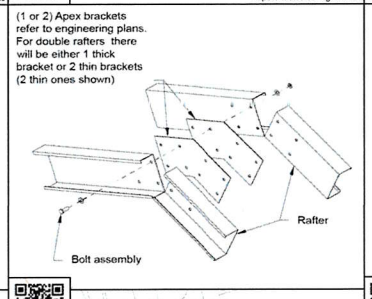


Double Haunch Bracket

https://r.actbs.com/g/abs269



Double Apex Bracket

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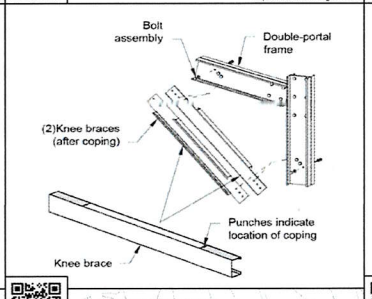

Double Knee Brace

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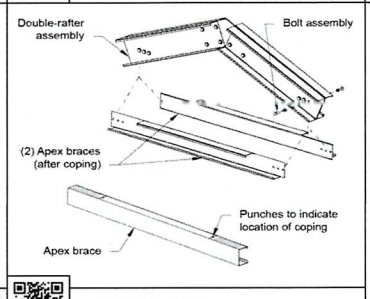


Double Apex Brace

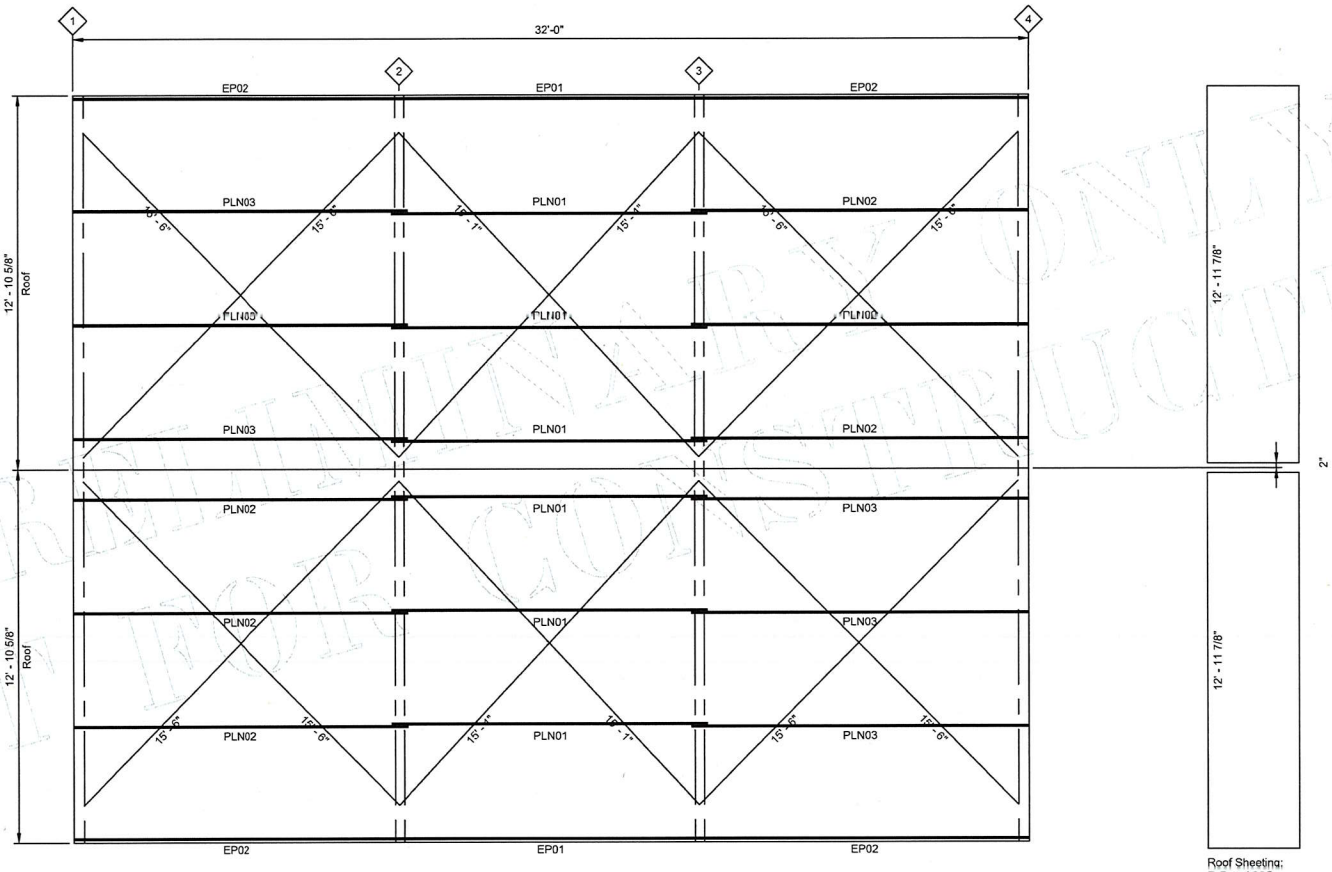
https://r.actbs.com/g/abs001

NOT FOR CONSTRUCTION

These are generic construction details - your exact building details may vary from these details. For example, washers are shown on many of the bolted connections, however the actual requirement for washer use is specified in the Engineering Plans. These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Portal Frame Details	STEEL COMMANDER CORP	JOBNO YSUI1013704234	DATE 8/7/2025
		SHEET 8 of 19	SCALE N/A

MEMBER TABLE		
Mark	Product	Length
EP01	8 in x 2.75 Eave Strut 16 Gauge	10' - 0"
EP02	8 in x 2.75 Eave Strut 16 Gauge	11' - 0"
PLN01	6" x 16ga. ZEE	10' - 6 1/2"
PLN02	6" x 16ga. ZEE	11' - 3 1/4"
PLN03	6" x 16ga. ZEE	11' - 3 1/4"

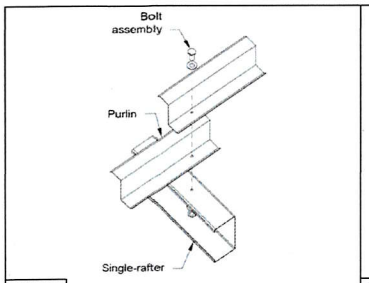


These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Roof Framing Plan

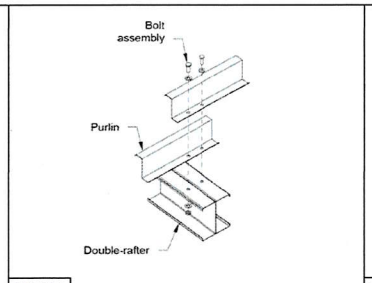
STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 9 of 19
DATE 8/7/2025
SCALE 1/4" = 1'-0"



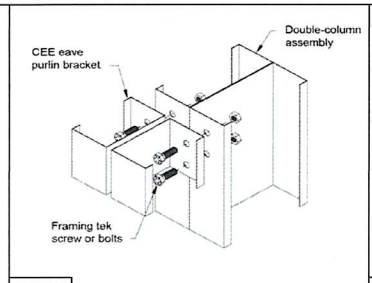
Purlin Rafter Single

https://r.actbs.com/g/abs453



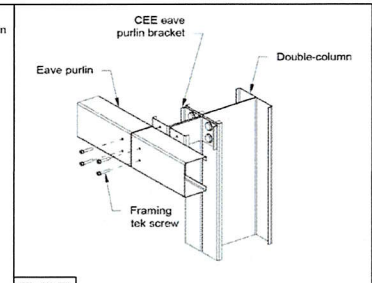
Purlin Rafter Double

https://r.actbs.com/g/abs445



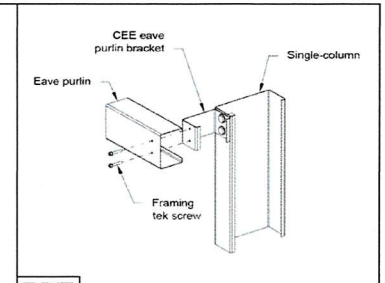
Eave Purlin Bracket Double CEE

https://r.actbs.com/g/abs077



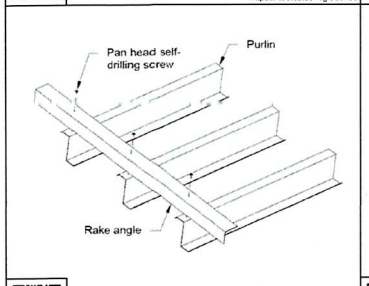
Eave Purlin Double CEE

https://r.actbs.com/g/abs074



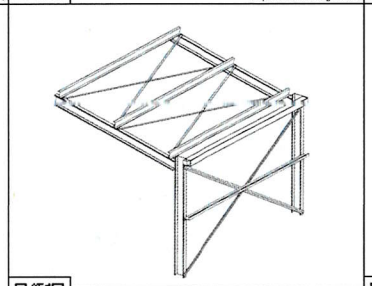
Eave Purlin End CEE

https://r.actbs.com/g/abs075



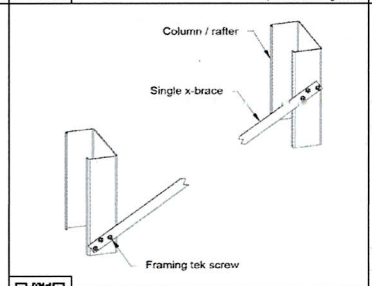
Rake Angle

https://r.actbs.com/g/abs465



X-Bracing

https://r.actbs.com/g/abs549



X-Bracing

https://r.actbs.com/g/abs545

PRELIMINARY NOT FOR CONSTRUCTION

These are generic construction details - your exact building details may vary from these details. For example, washers are shown on many of the bolted connections, however the actual requirement for washer use is specified in the Engineering Plans. These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

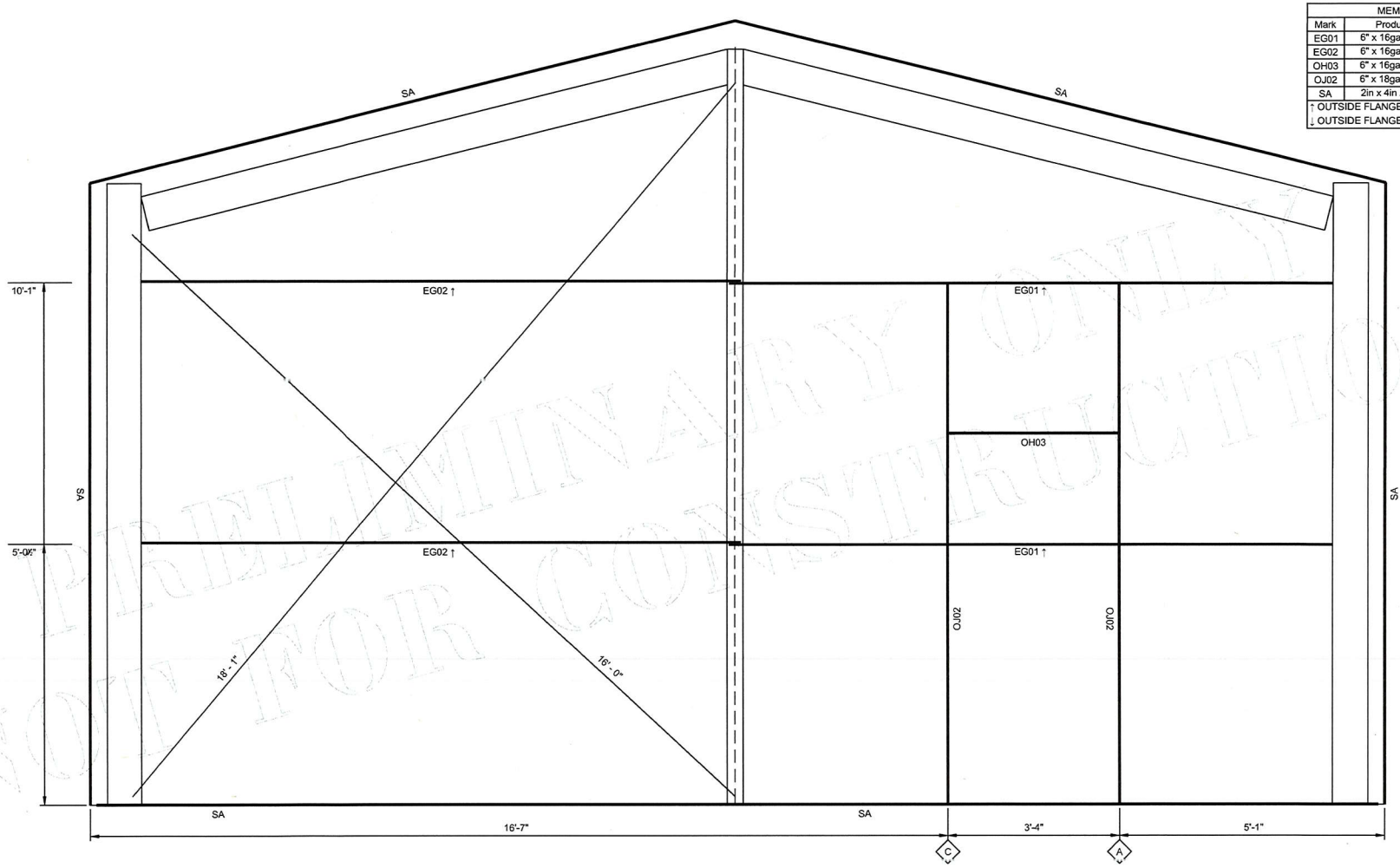
Roof Framing Details

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 10 of 19

DATE 8/7/2025
SCALE N/A

MEMBER TABLE		
Mark	Product	Length
EG01	6" x 16ga. ZEE	11' - 7 3/8"
EG02	6" x 16ga. ZEE	11' - 7 3/8"
OH03	6" x 16ga. CEE	3' - 4"
OJ02	6" x 18ga. CEE	10' - 1"
SA	2in x 4in Angle	Stock Length
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

3/11 Endwall A Girt Layout

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

Frame Line 1

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

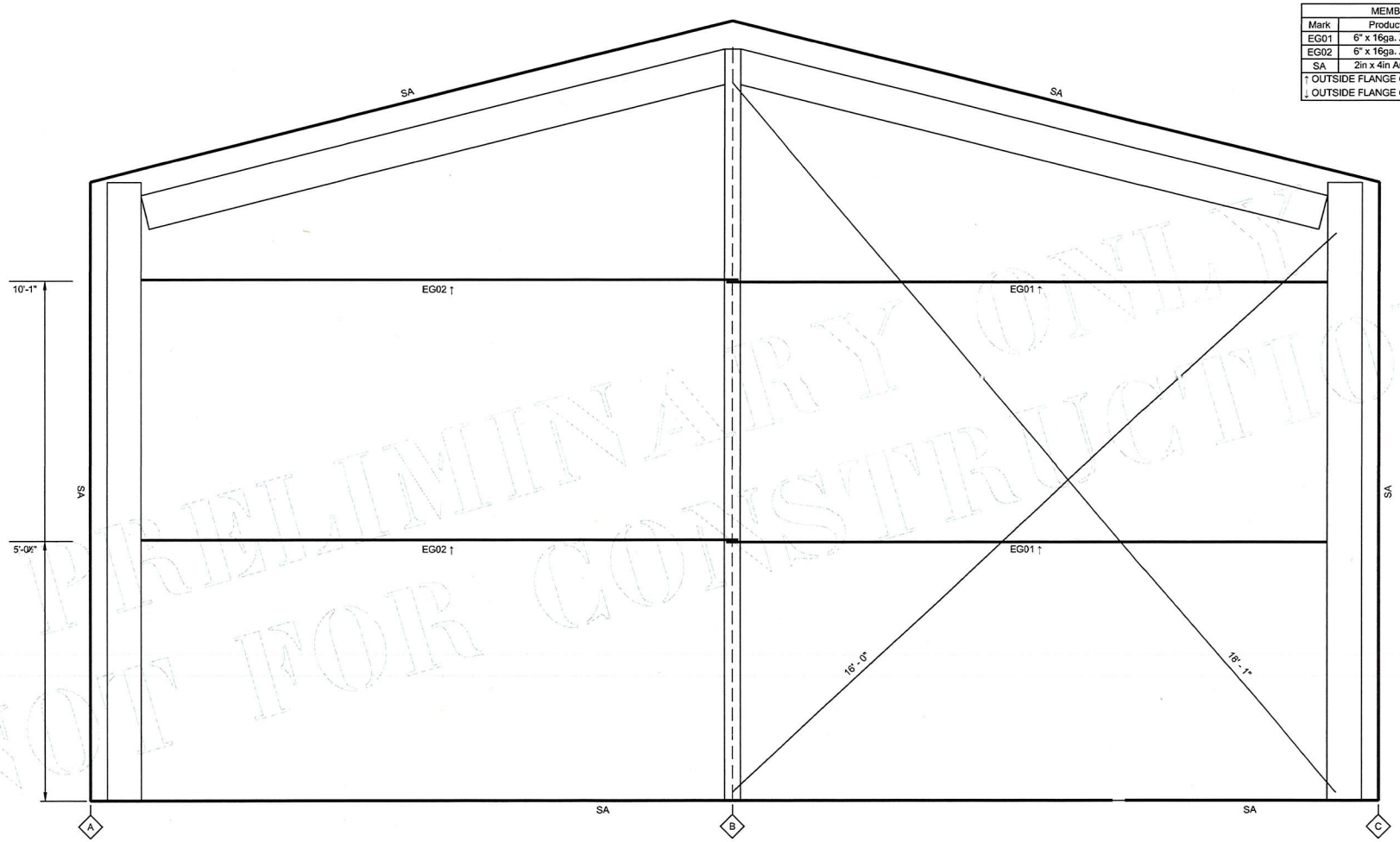
Girt Layout

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 11 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

MEMBER TABLE		
Mark	Product	Length
EG01	6" x 16ga. ZEE	11' - 7 3/8"
EG02	6" x 16ga. ZEE	11' - 7 3/8"
SA	2in x 4in Angle	Stock Length
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

3/12 Endwall B Girt Layout

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

Frame Line 4

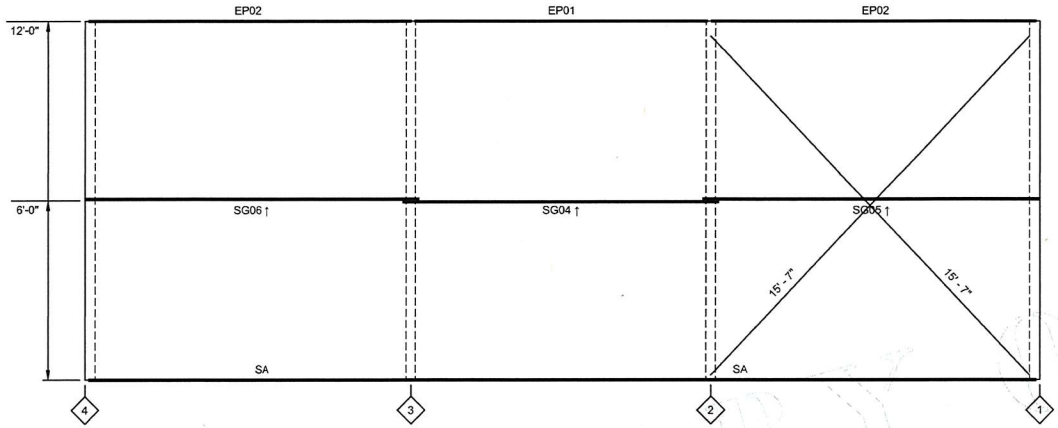
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 12 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

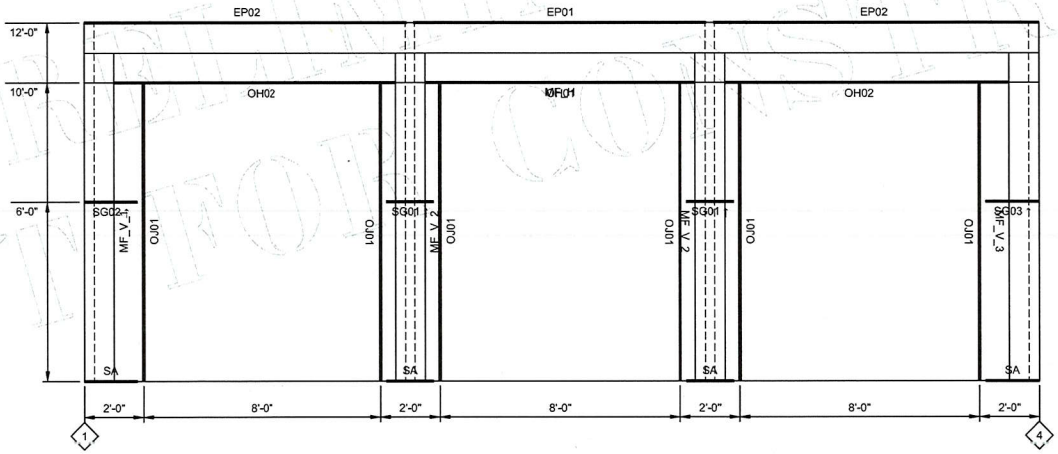


2/13 Sidewall B Girt Layout

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

Frame Line C

MEMBER TABLE		
Mark	Product	Length
EP01	8 in x 2.75 Eave Strut 16 Gauge	10' - 0"
EP02	8 in x 2.75 Eave Strut 16 Gauge	11' - 0"
MF_H	12" x 14ga. CEE	32' - 0"
MF_V_1	12" x 14ga. CEE	11' - 0"
MF_V_2	12" x 14ga. CEE	11' - 0"
MF_V_3	12" x 14ga. CEE	11' - 0"
OH01	4in x 3in 16G Channel	9' - 0"
OH02	4in x 3in 16G Channel	9' - 6"
OJ01	4" x 16ga. CEE	10' - 0"
SA	2in x 4in Angle	Stock Length
SG01	4" x 14ga. ZEE	1' - 7"
SG02	4" x 14ga. ZEE	1' - 9 1/2"
SG03	4" x 14ga. ZEE	1' - 9 1/2"
SG04	4" x 14ga. ZEE	10' - 6 1/2"
SG05	4" x 14ga. ZEE	11' - 3 1/4"
SG06	4" x 14ga. ZEE	11' - 3 1/4"
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



1/13 Sidewall A Girt Layout

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

Frame Line A

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

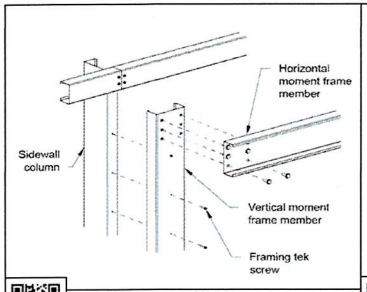
Girt Layout

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 13 of 19

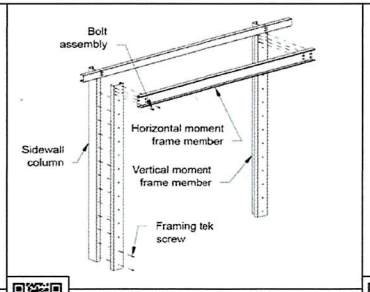
DATE 8/7/2025
SCALE 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



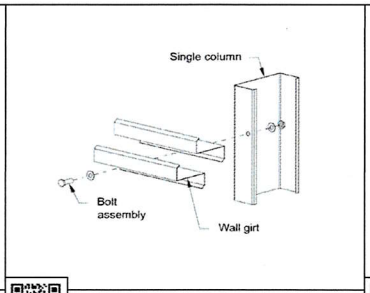
Moment Frame Vertical

https://r.actbs.com/g/abs385



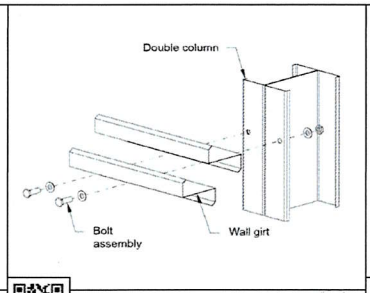
Moment Frame Horizontal

https://r.actbs.com/g/abs397



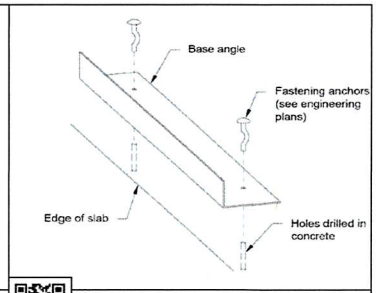
Girt Column Single

https://r.actbs.com/g/abs221



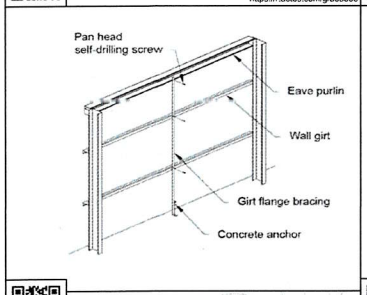
Girt Column Double

https://r.actbs.com/g/abs213



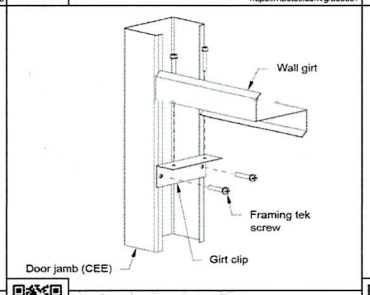
Base Angle

https://r.actbs.com/g/abs025



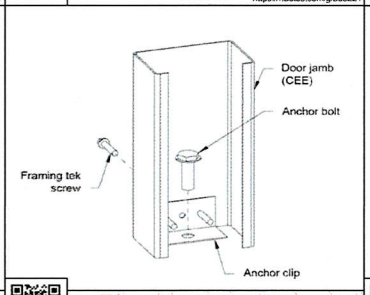
Girt Flange Bracing

https://r.actbs.com/g/abs249



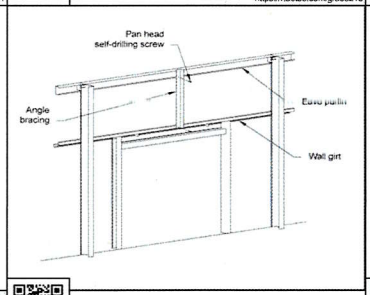
CEE Jamb Detail

https://r.actbs.com/g/abs485



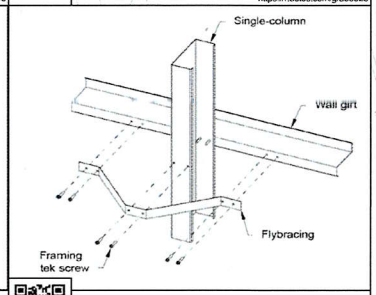
CEE Jamb Base Detail

https://r.actbs.com/g/abs493



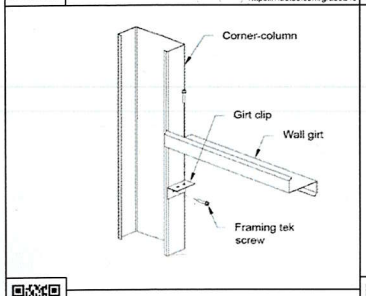
Door Opening with Bracing

https://r.actbs.com/g/abs435



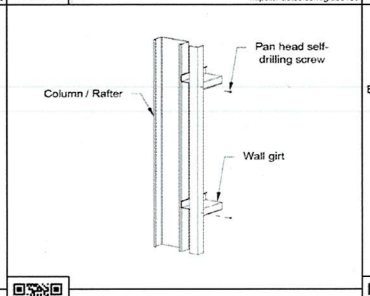
Flybrace Single

https://r.actbs.com/g/abs205



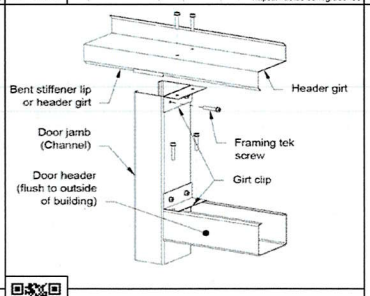
Endwall Girt To Column

https://r.actbs.com/g/abs241



Corner Angle

https://r.actbs.com/g/abs061



Jamb to Header Girt

https://r.actbs.com/g/abs517

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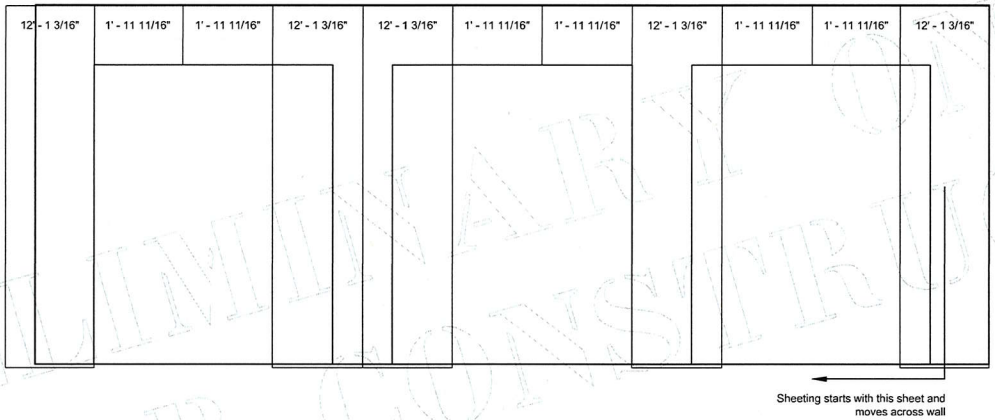
Girt Layout Details

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 14 of 19
DATE 8/7/2025
SCALE N/A



1/15 Sidewall A Sheeting Layout

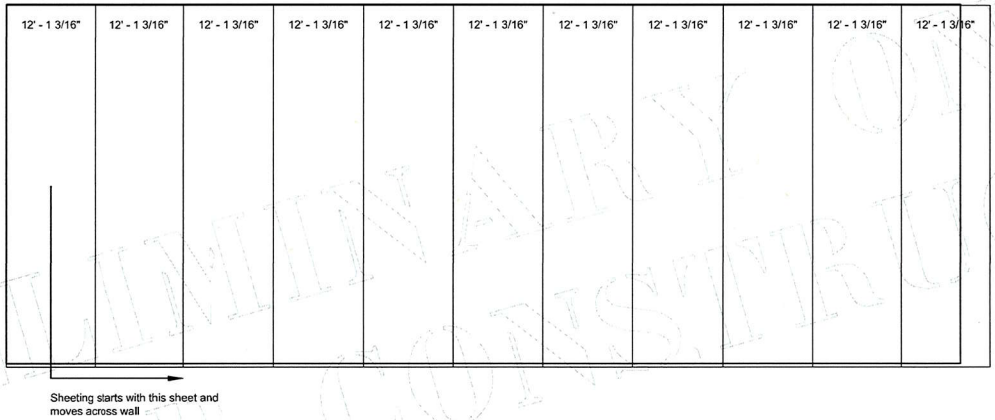
SCALE: 1/4" = 1'-0"

Frame Line A

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout	STEEL COMMANDER CORP	JOBNO YSUI1013704234	DATE 8/7/2025
		SHEET 15 of 19	SCALE 1/4" = 1'-0"



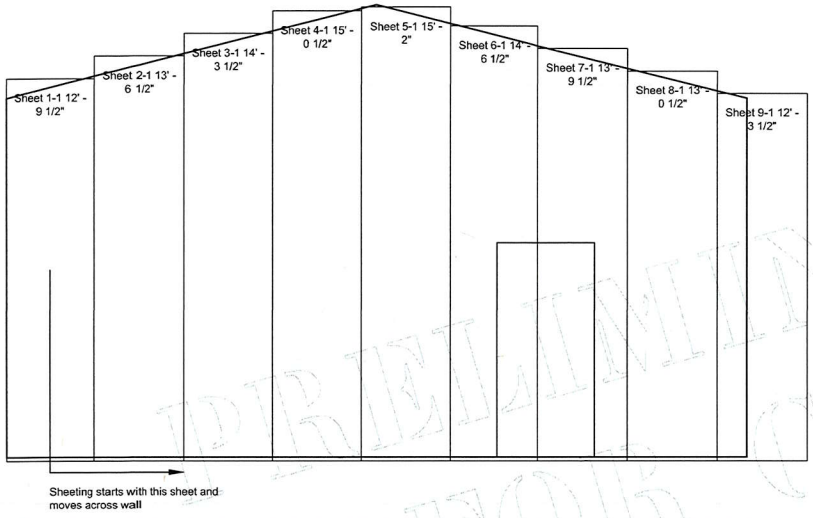
1/16 Sidewall B Sheeting Layout

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

Frame Line C

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

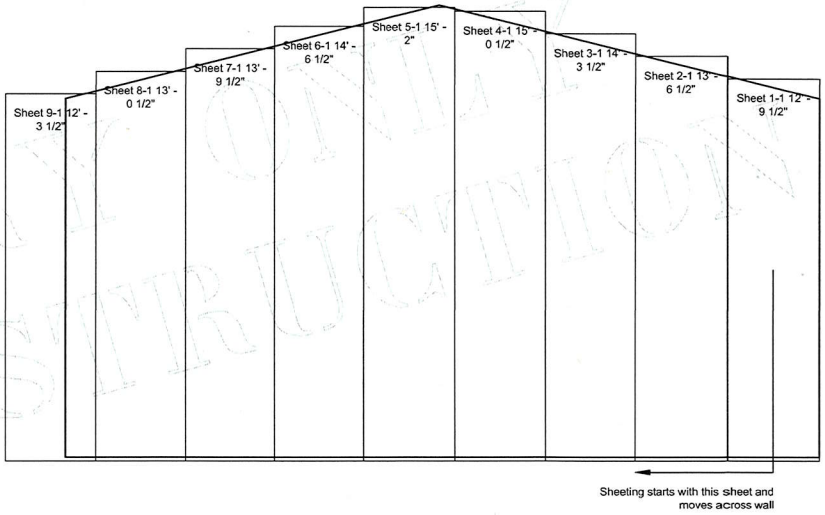
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



1/17 Endwall A Sheeting Layout

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

Frame Line 1



2/17 Endwall B Sheeting Layout

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

Frame Line 4

PRELIMINARY NOT FOR CONSTRUCTION

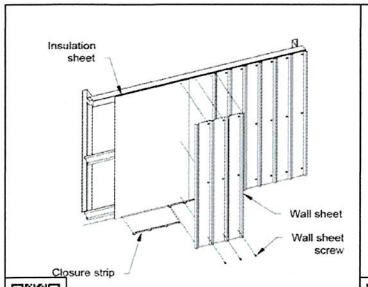
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout

STEEL COMMANDER CORP

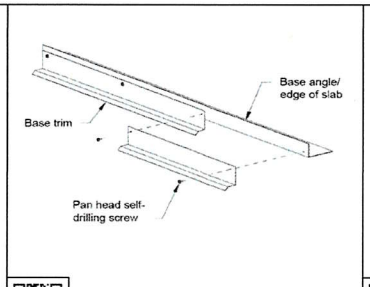
JOBNO YSUI1013704234
SHEET 17 of 19

DATE 8/7/2025
SCALE 1/4" = 1'-0"



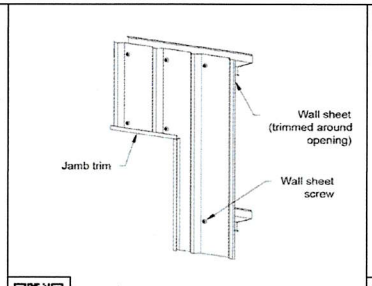
Wall Sheeting Overview

https://r.actbs.com/g/abs537



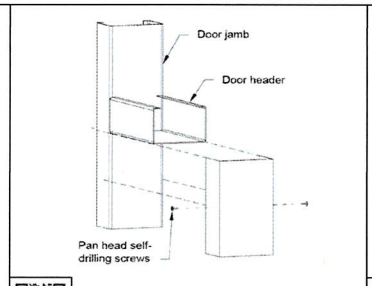
Base Trim

https://r.actbs.com/g/abs029



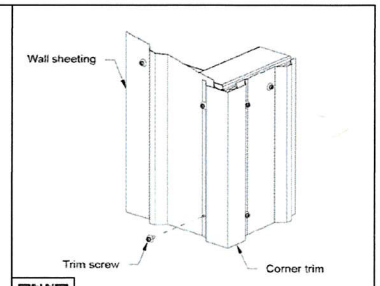
Wall Sheeting Openings

https://r.actbs.com/g/abs533



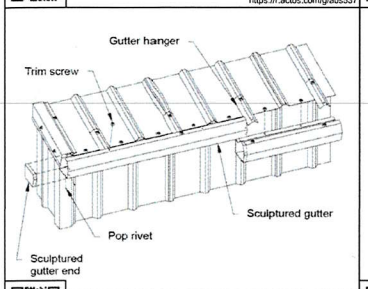
Door Jamb Cover

https://r.actbs.com/g/abs069



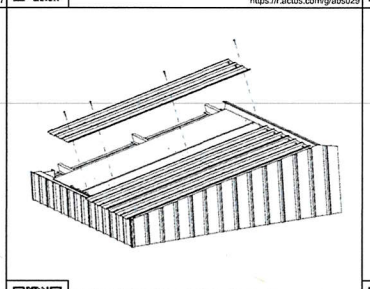
Corner Trim

https://r.actbs.com/g/abs065



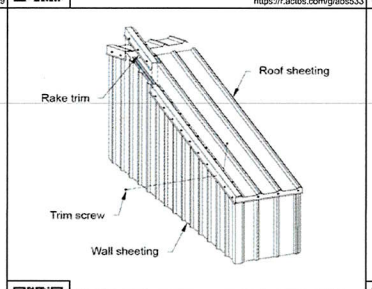
Gutters

https://r.actbs.com/g/abs261



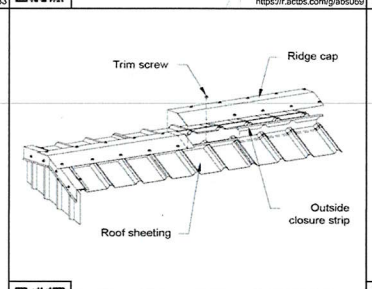
Roof Sheeting

https://r.actbs.com/g/abs477



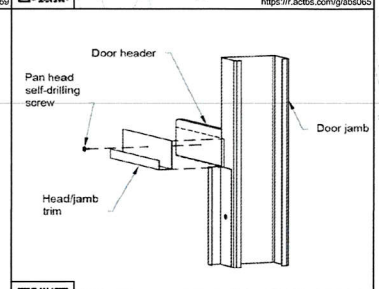
Rake Trim

https://r.actbs.com/g/abs209



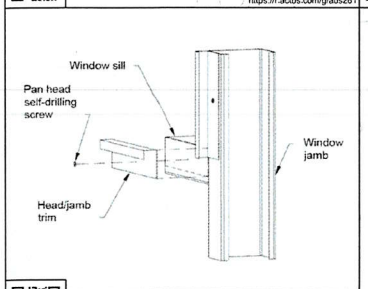
Ridge Cap

https://r.actbs.com/g/abs469



Jamb Trim Top

https://r.actbs.com/g/abs277



Jamb Trim Bottom

https://r.actbs.com/g/abs273

These are generic construction details - your exact building details may vary from these details. For example, washers are shown on many of the bolted connections, however the actual requirement for washer use is specified in the Engineering Plans. These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout Details

STEEL COMMANDER CORP

JOBNO	YSUI1013704234	DATE	8/7/2025
SHEET	18 of 19	SCALE	N/A

Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

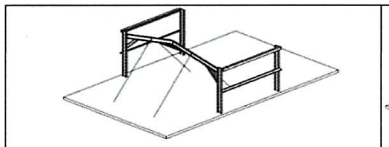


Fig 1. Frame First Temporary Bracing on First Rafter Installed

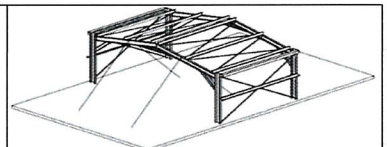


Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

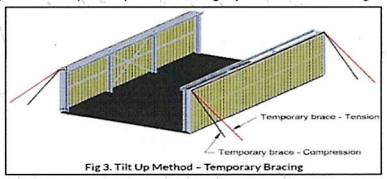


Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

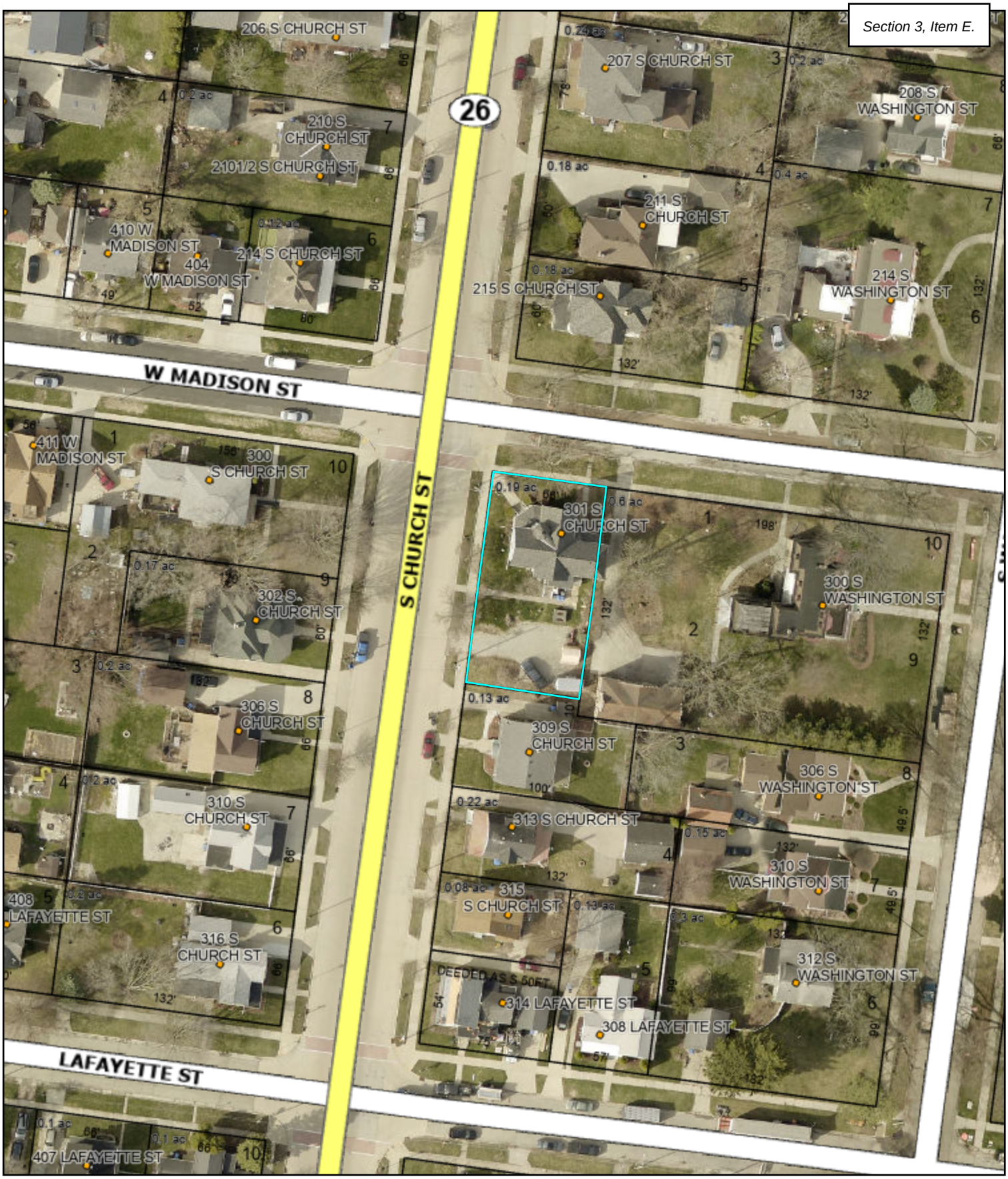
Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.aisc.org/ https://www.metal-buildings-institute.org/
Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

PRELIMINARY NOT FOR CONSTRUCTION

301 S Church Street



City Boundary

Parcels Boundaries

Common Areas

Addresses

Address Labels

Parcel Acreage

THE CITY OF WATERTOWN
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N

City of Watertown Geographic Information System

Scale: 1:879
SCALE BAR = 1"

Printed on: Augu
Author:

210

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

301 S Church St

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Junceau St

N 4th St

Church St

S Water St

Hall St

West St

Western Ave

Milford St

River Dr

S 3rd St

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

South Rd

Air Park Dr

River Rd

Beryl Dr

High Rd

Turf Dr

Gophe

Q T K A Y X M R CW E D

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

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VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 301 S Church Street, Conditional Use Permit - CUP

A request by Richard Fitzgerald for a Conditional Use Permit for an exception to exterior construction material standards. Parcel PIN(s): 291-0815-0423-005

SITE DETAILS:
Acres: 0.19 acres
Current Zoning: Two-Family Residential (TR-6)
Existing Land Use: Single-Family Home
Future Land Use Designation: Two-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a Conditional Use Permit (CUP) to allow for an exception to exterior construction material standards. The proposed garage is to use corrugated steel siding. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed garage is located in a highly visible location.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the Two-Family Residential (TR-6) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right *[per § 550-25C(1)(b)]*.

2. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [*per § 550-121C*] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [*per § 550-121C(1)*]

   (a) Any portion of the building or structure visible from adjacent residentially zoned property;

   (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or

   (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).

3. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, **corrugated walls or panels**, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [*per § 550-121C(2)*]

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

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

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

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

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.
1. 62.23 (7) (de)(1) In this paragraph:
a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)
Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)
Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. 62.23 (7) (de)(5)
If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Exception to Prohibitied Building Material CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
A conditional use permit may be granted for the use of exterior building material otherwise prohibited.	**Yes**	No	Yes	**No**	**Yes**	No

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

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:

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

STAFF RECOMENDATION:
- Staff recommends approval of the Conditional Use Permit.

ATTACHMENTS:
- Application materials.

City Boundary

Parcels Boundaries

Common Areas

Addresses

Address Labels

Parcel Acreage

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City of Watertown Geographic Information System

Scale: 1:319 Printed on: August 8, 2025

SCALE BAR = 1" Author:

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

Richard Fitzgerald

Building Type

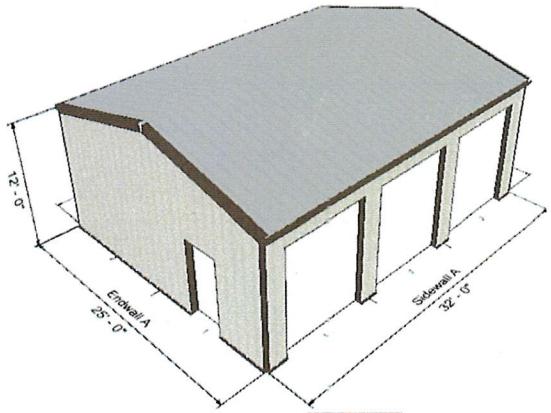
25' - 0" wide x 32' - 0" long x 12' - 0" high building
with roof pitch of 3:12

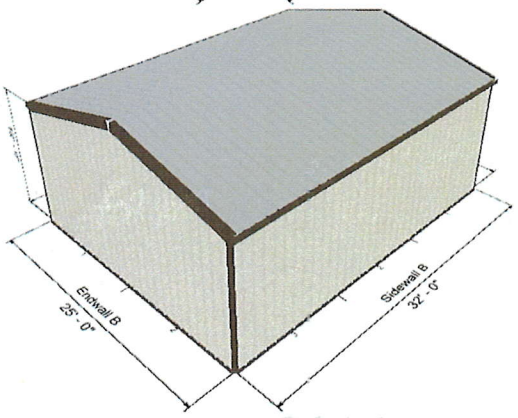
Building Options

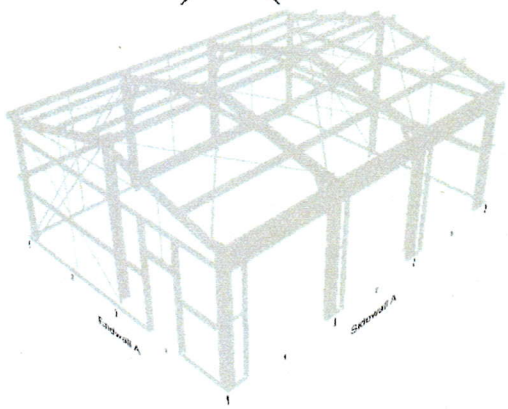
(3) 8'x10' framed openings for Sectional Door
(1) 3' - 4"x7' - 2" framed opening for Personnel Door
Roof finish: 26G galvalume
Wall finish: 26G painted
Trim finish: 26G painted
Gutter & Down finish: 26G painted

Stamped Engineering Plans

30 psf ground snow load
115 mph wind speed, exposure 'C'
2015 IBC







CONSTRUCTION PACKAGE FOR COLD FORMED STEEL BUILDING
CREATED FOR RICHARD FITZGERALD
JOB NUMBER 1013704234

STEEL COMMANDER CORP

TABLE OF CONTENTS

Building Layout Plan 2
Anchor Bolt Details 3
Portal Frame Sections 5
Roof Framing Plan 9
Girt Layout 11
Sheeting Layout 15

CONSTRUCTION PACKAGE NOTES

This construction package is to be used in conjunction with the created order for the job. All lengths and piece marks of materials in this package will correspond to an item in the order. For example, on the Sidewall A girt layout, there will likely be an item with a piece mark of SGA1. This will correspond to a line item in the order with the piece mark of SGA1. Products that do not include a piece mark will be marked with the product code.

All girt layout and sheeting layouts drawings in this construction package are exterior views, and in these illustrations, components are drawn as if viewed from the outside of the building.

All drawings in this construction package are for reference only, and are to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

CONSTRUCTION NOTIFICATIONS

The following items will require non-typical installation that will take extra time and care during the construction process. Please take precautions.

Some items in order will need to be cut to length on site. Please see 'Notes' column in order for full list of items to be cut and their lengths.

IMPORTANT

IN ADDITION TO THIS DOCUMENT, YOU SHOULD ALSO HAVE THE FOLLOWING BUILDING SPECIFIC DOCUMENTS FROM YOUR BUILDING REPRESENTATIVE:

- ENGINEERING PLAN
- COPY OF THE ORDER

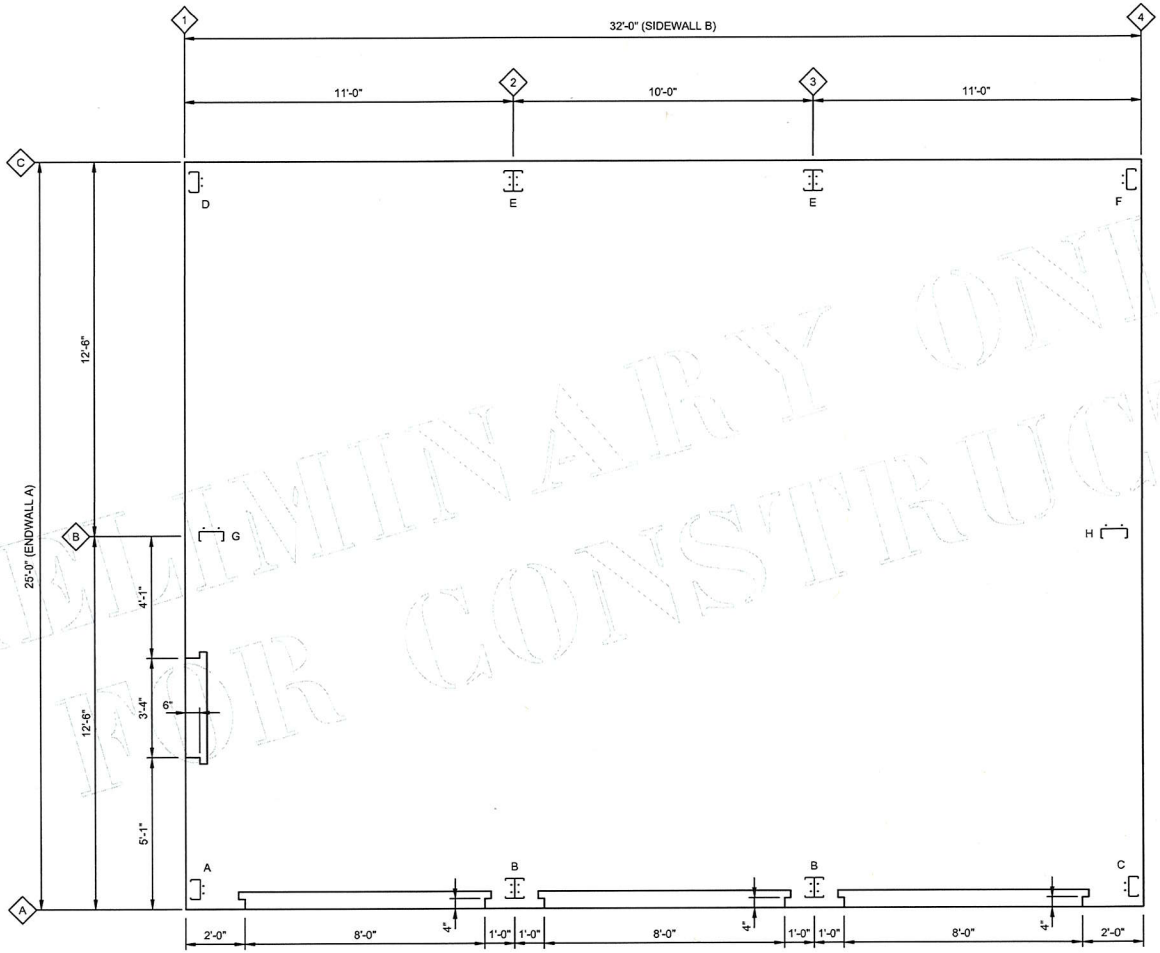
FOR MORE INFORMATION TO HELP MAKE COLD FORMED CONSTRUCTION EASIER, PLEASE SEE THE BELOW LINKS:

INSTALLATION MANUALS
http://bit.ly/ACTInstallManuals

CONSTRUCTION VIDEOS
http://bit.ly/ACTConstructionVids

HINTS AND TIPS
http://bit.ly/ACTConstructionTips

PRELIMINARY NOT FOR CONSTRUCTION ONLY



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

ANCHOR BOLTS		
QTY	LOCATION	DIA
24	SIDEWALL COLUMNS	1/2"
4	ENDWALL COLUMNS	1/2"
8	DOOR JAMB	1/2"
7	GIRT FLANGE BRACING	1/2"

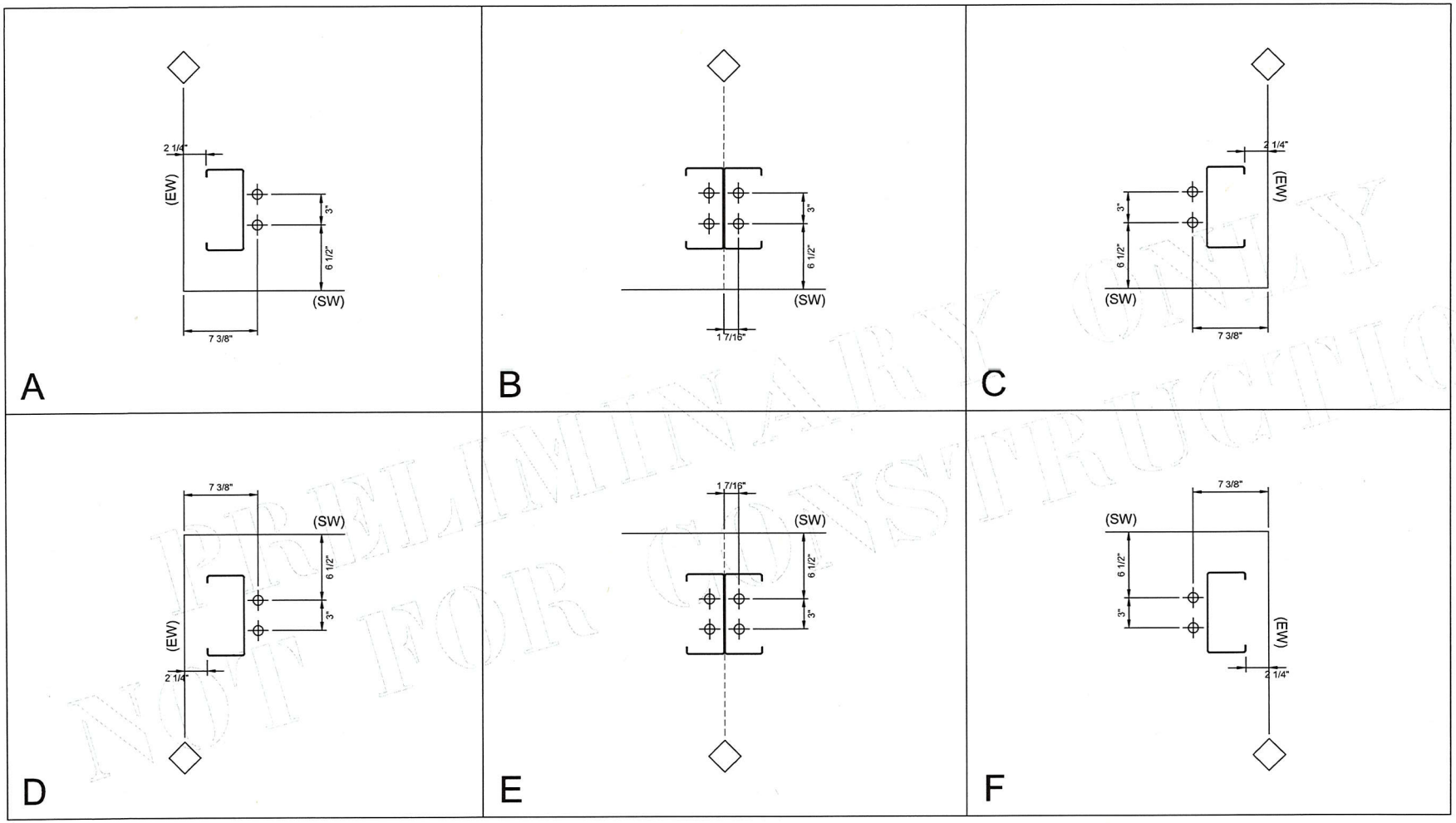
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Building Layout Plan

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 2 of 19

DATE 8/7/2025
SCALE 1/4" = 1'-0"



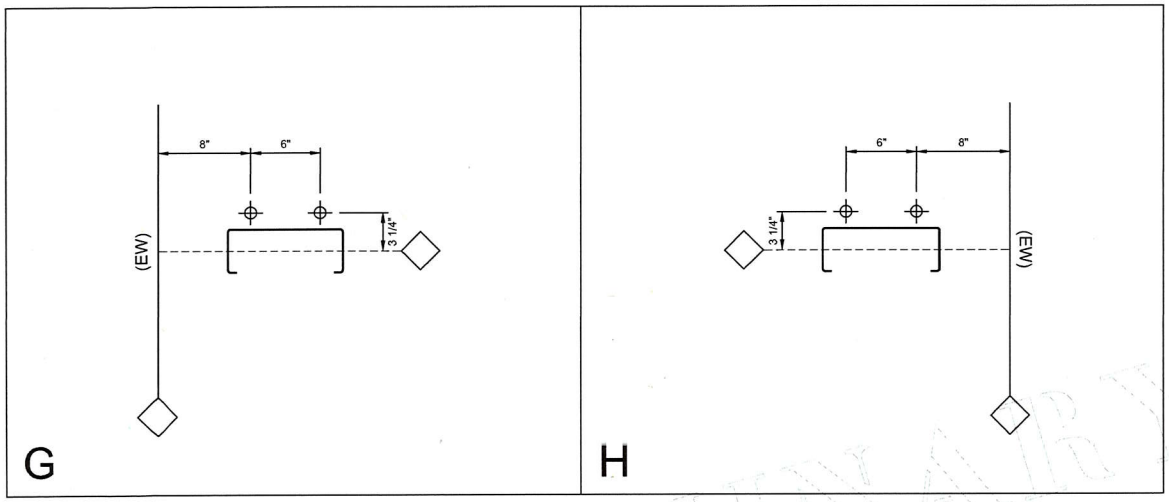
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Anchor Bolt Details

STEEL COMMANDER CORP

JOBNO	YSUI1013704234	DATE	8/7/2025
SHEET	3 of 19	SCALE	N/A



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

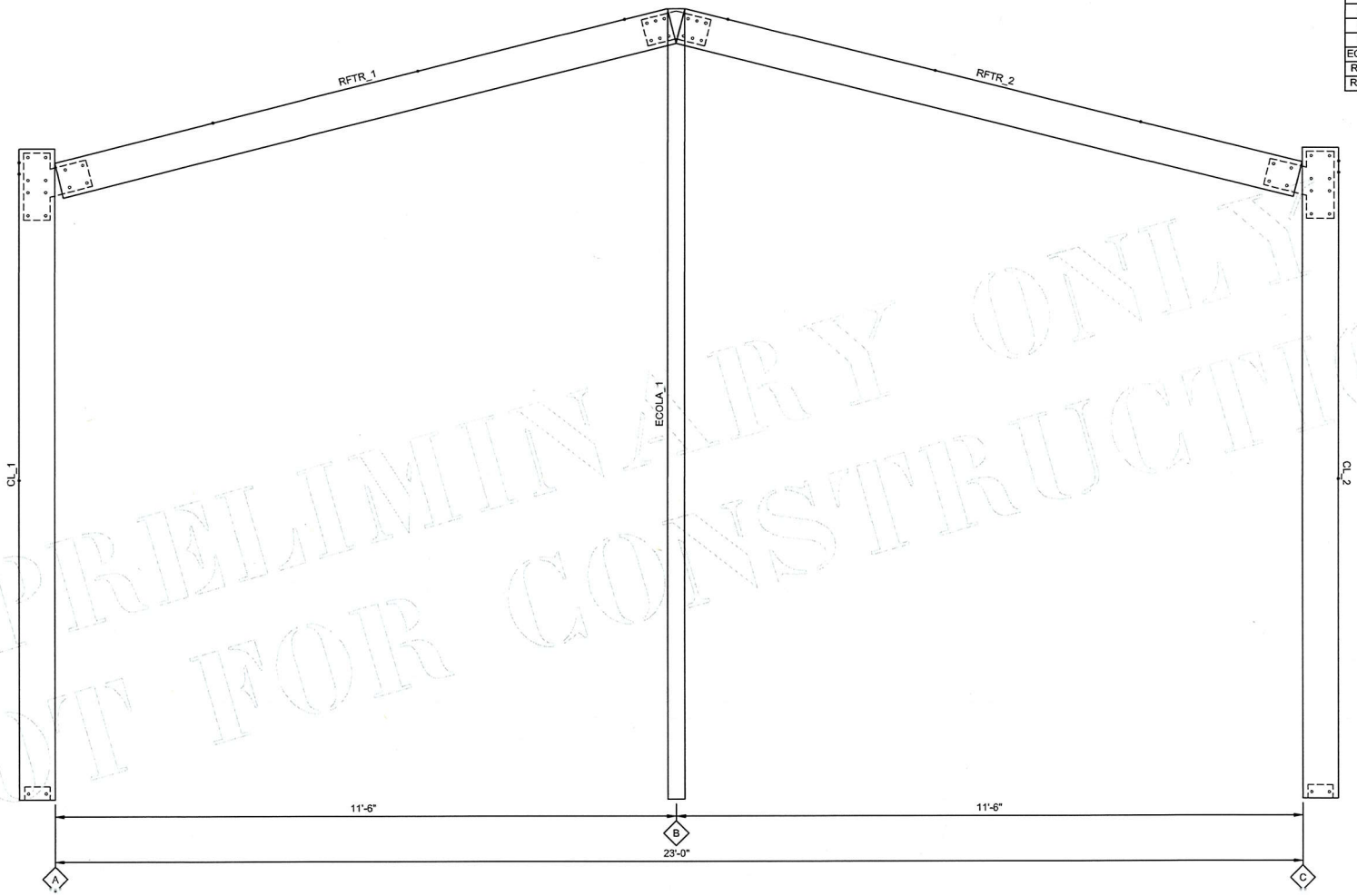
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Anchor Bolt Details

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 4 of 19
DATE 8/7/2025
SCALE N/A

MEMBER TABLE		
Mark	Product	Length
CL_1	8" x 14ga. CEE	11' - 11 15/16"
CL_2	8" x 14ga. CEE	11' - 11 15/16"
ECOLA_1	10" x 14ga. CEE	14' - 6 7/8"
RFTR_1	8" x 14ga. CEE	11' - 8 1/4"
RFTR_2	8" x 14ga. CEE	11' - 8 1/4"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1/5 Portal Section

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

Frame Line 1

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

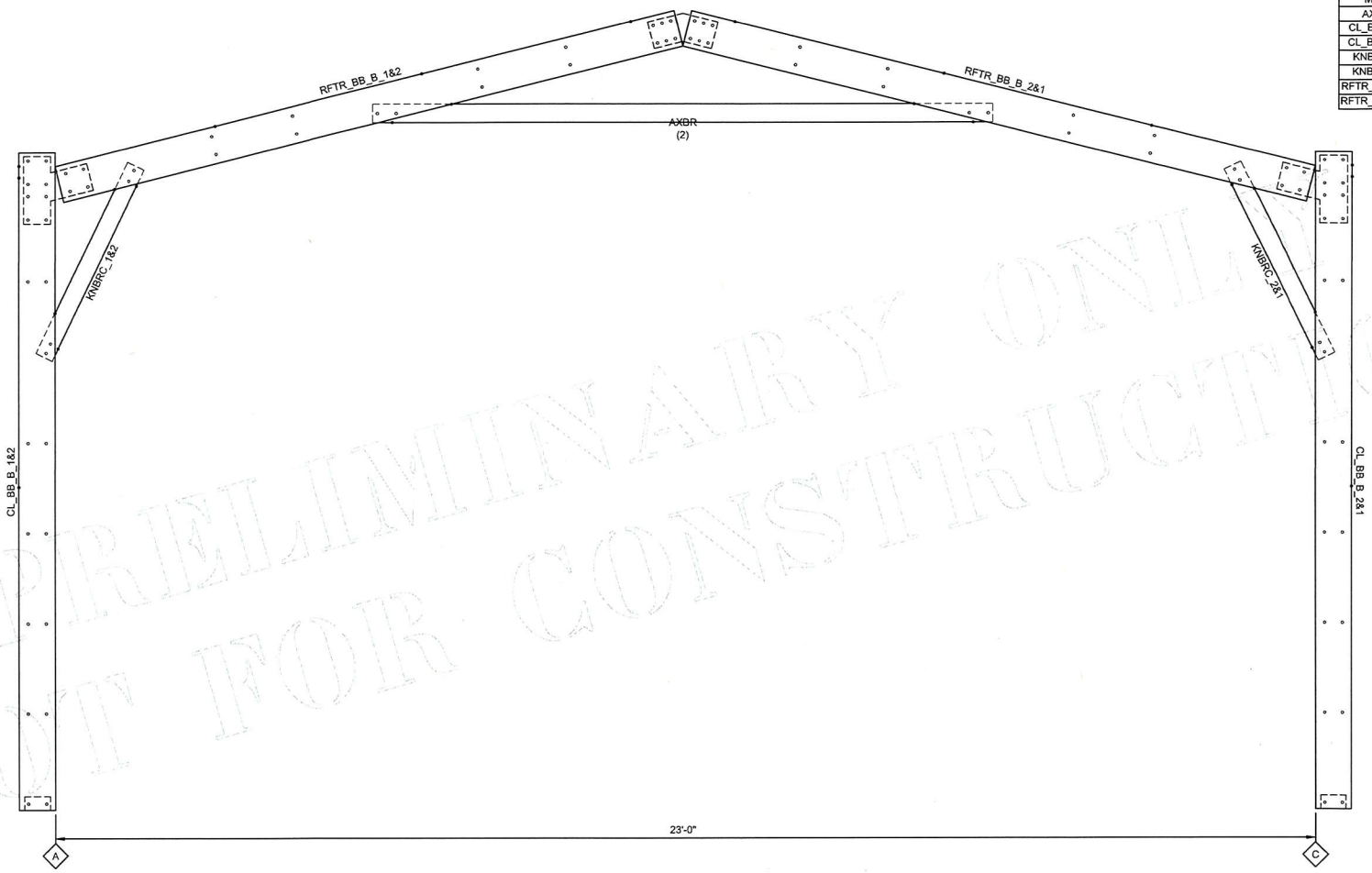
Portal Frame Sections

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 5 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

MEMBER TABLE		
Mark	Product	Length
AXBR	4" x 16ga. CEE	11' - 3 1/2"
CL_BB_B_1	8" x 14ga. CEE	11' - 11 15/16"
CL_BB_B_2	8" x 14ga. CEE	11' - 11 15/16"
KNBRC_1	4" x 16ga. CEE	3' - 10 3/8"
KNBRC_2	4" x 16ga. CEE	3' - 10 3/8"
RFTR_BB_B_1	8" x 14ga. CEE	11' - 8 1/4"
RFTR_BB_B_2	8" x 14ga. CEE	11' - 8 1/4"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1/6 Portal Section

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

Frame Lines 2, 3

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

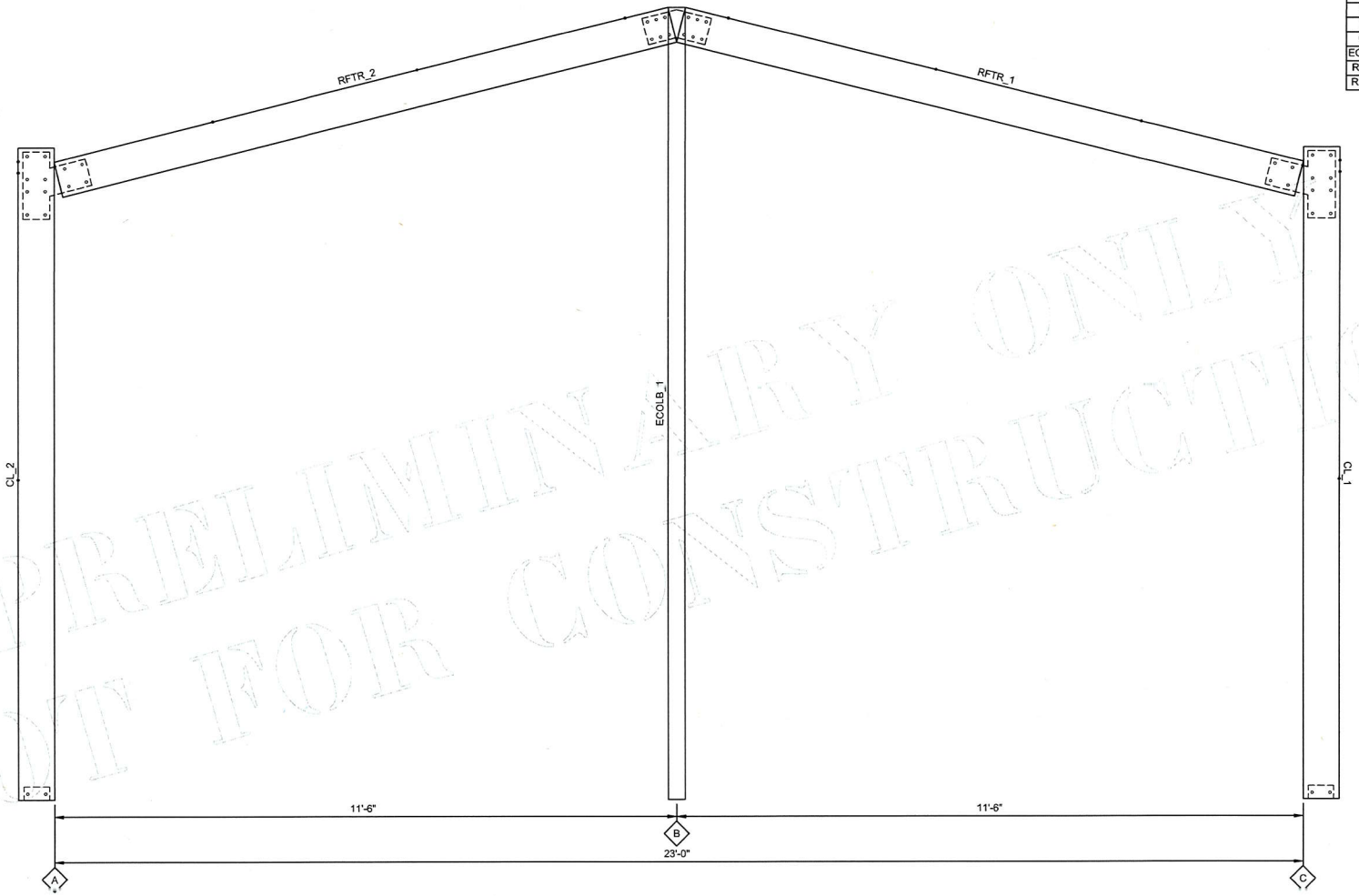
Portal Frame Sections

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 6 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

MEMBER TABLE		
Mark	Product	Length
CL_1	8" x 14ga. CEE	11' - 11 15/16"
CL_2	8" x 14ga. CEE	11' - 11 15/16"
ECOLB_1	10" x 14ga. CEE	14' - 6 7/8"
RFTR_1	8" x 14ga. CEE	11' - 8 1/4"
RFTR_2	8" x 14ga. CEE	11' - 8 1/4"



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1/7 Portal Section

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

Frame Line 4

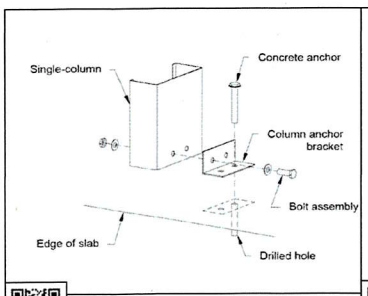
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Portal Frame Sections

STEEL COMMANDER CORP

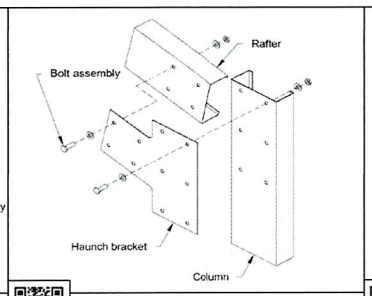
JOBNO YSUI1013704234
SHEET 7 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"



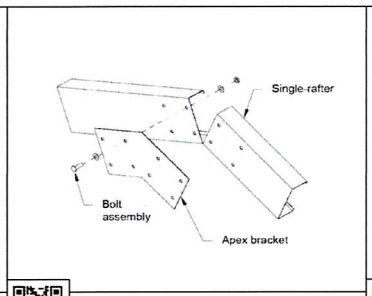
Single Base Bracket

https://r.actbs.com/g/abs526



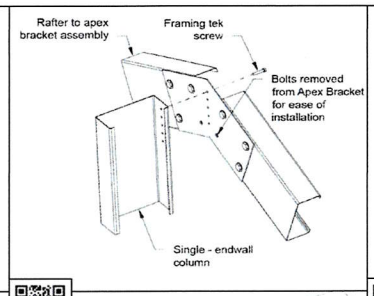
Single Haunch Bracket

https://r.actbs.com/g/abs265



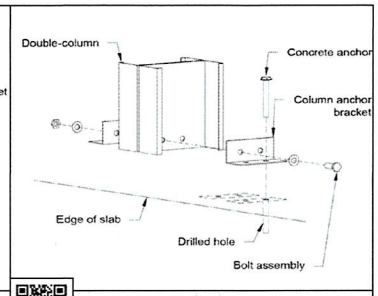
Single Apex Bracket

https://r.actbs.com/g/abs021



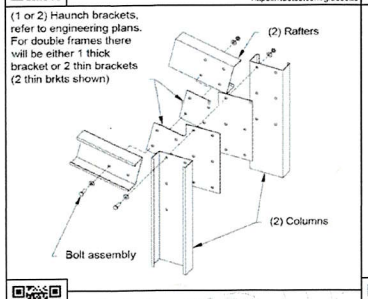
Endwall Column to Rafter Peak

https://r.actbs.com/g/abs181



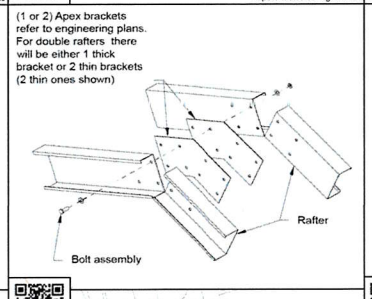
Double Base Bracket

https://r.actbs.com/g/abs521



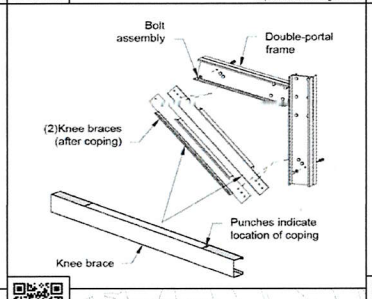
Double Haunch Bracket

https://r.actbs.com/g/abs269



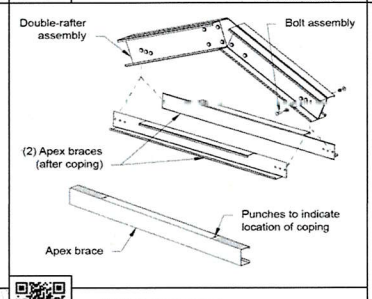
Double Apex Bracket

https://r.actbs.com/g/abs017



Double Knee Brace

https://r.actbs.com/g/abs285



Double Apex Brace

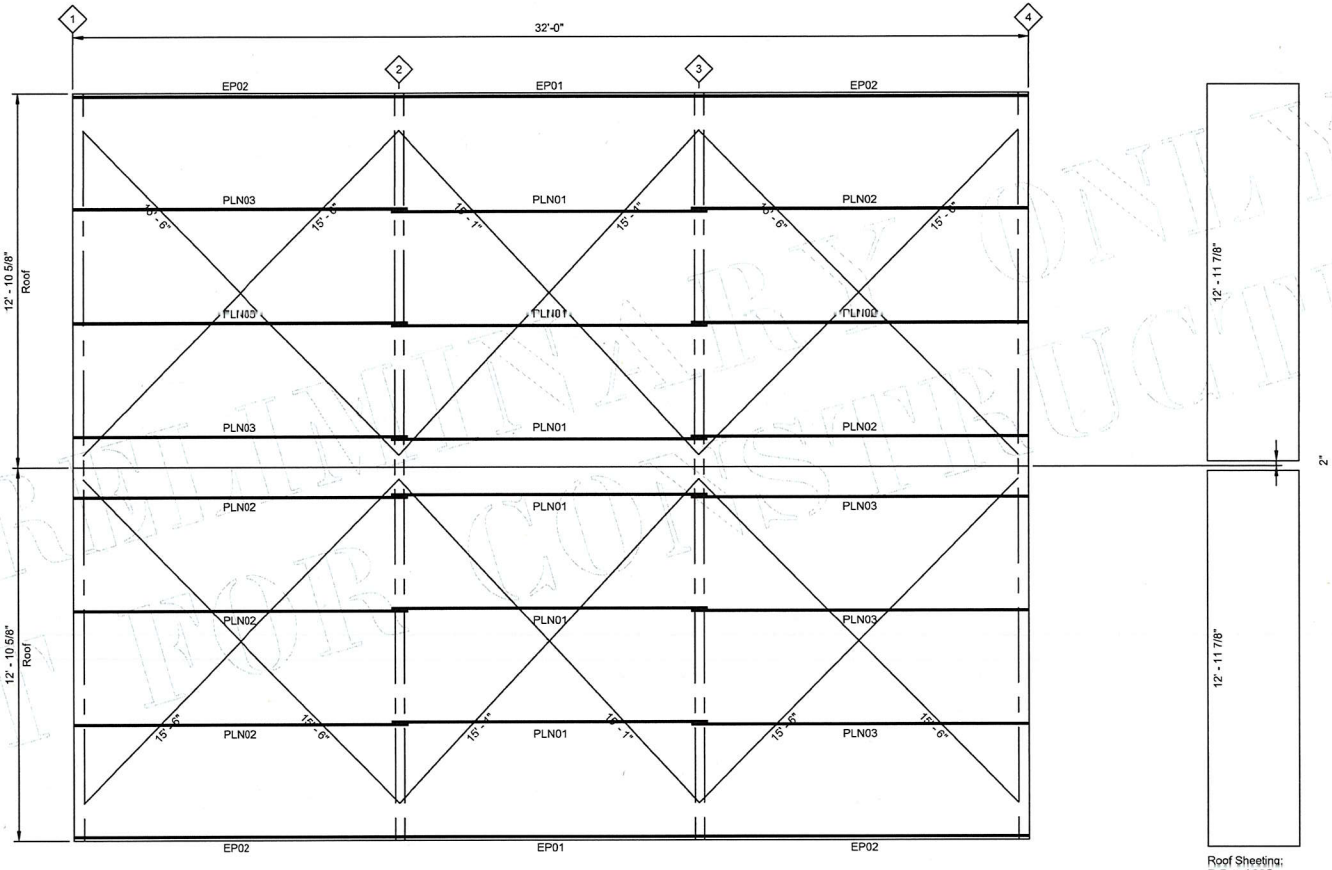
https://r.actbs.com/g/abs001

NOT FOR CONSTRUCTION

These are generic construction details - your exact building details may vary from these details. For example, washers are shown on many of the bolted connections, however the actual requirement for washer use is specified in the Engineering Plans. These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Portal Frame Details	STEEL COMMANDER CORP	JOBNO YSUI1013704234	DATE 8/7/2025
		SHEET 8 of 19	SCALE N/A

MEMBER TABLE		
Mark	Product	Length
EP01	8 in x 2.75 Eave Strut 16 Gauge	10' - 0"
EP02	8 in x 2.75 Eave Strut 16 Gauge	11' - 0"
PLN01	6" x 16ga. ZEE	10' - 6 1/2"
PLN02	6" x 16ga. ZEE	11' - 3 1/4"
PLN03	6" x 16ga. ZEE	11' - 3 1/4"



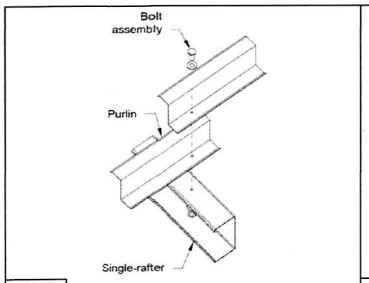
Roof Sheeting:
R-Panel 26G
Pearl Gray

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Roof Framing Plan

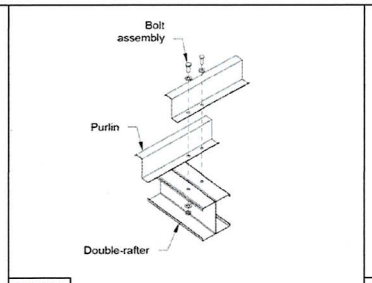
STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 9 of 19
DATE 8/7/2025
SCALE 1/4" = 1'-0"



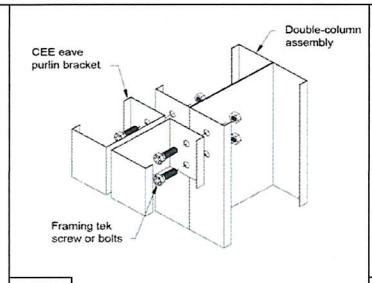
Purlin Rafter Single

https://r.actbs.com/g/abs453



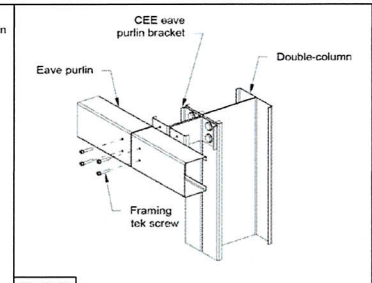
Purlin Rafter Double

https://r.actbs.com/g/abs445



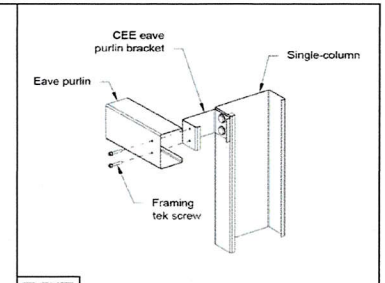
Eave Purlin Bracket Double CEE

https://r.actbs.com/g/abs077



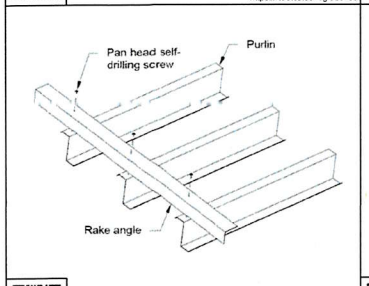
Eave Purlin Double CEE

https://r.actbs.com/g/abs074



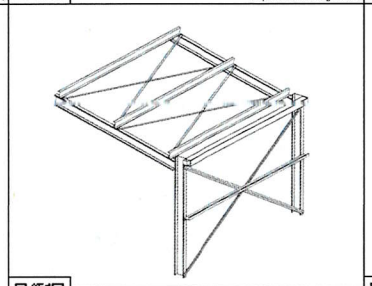
Eave Purlin End CEE

https://r.actbs.com/g/abs075



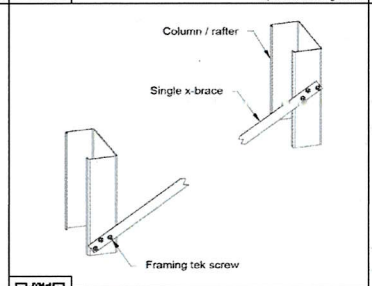
Rake Angle

https://r.actbs.com/g/abs465



X-Bracing

https://r.actbs.com/g/abs549



X-Bracing

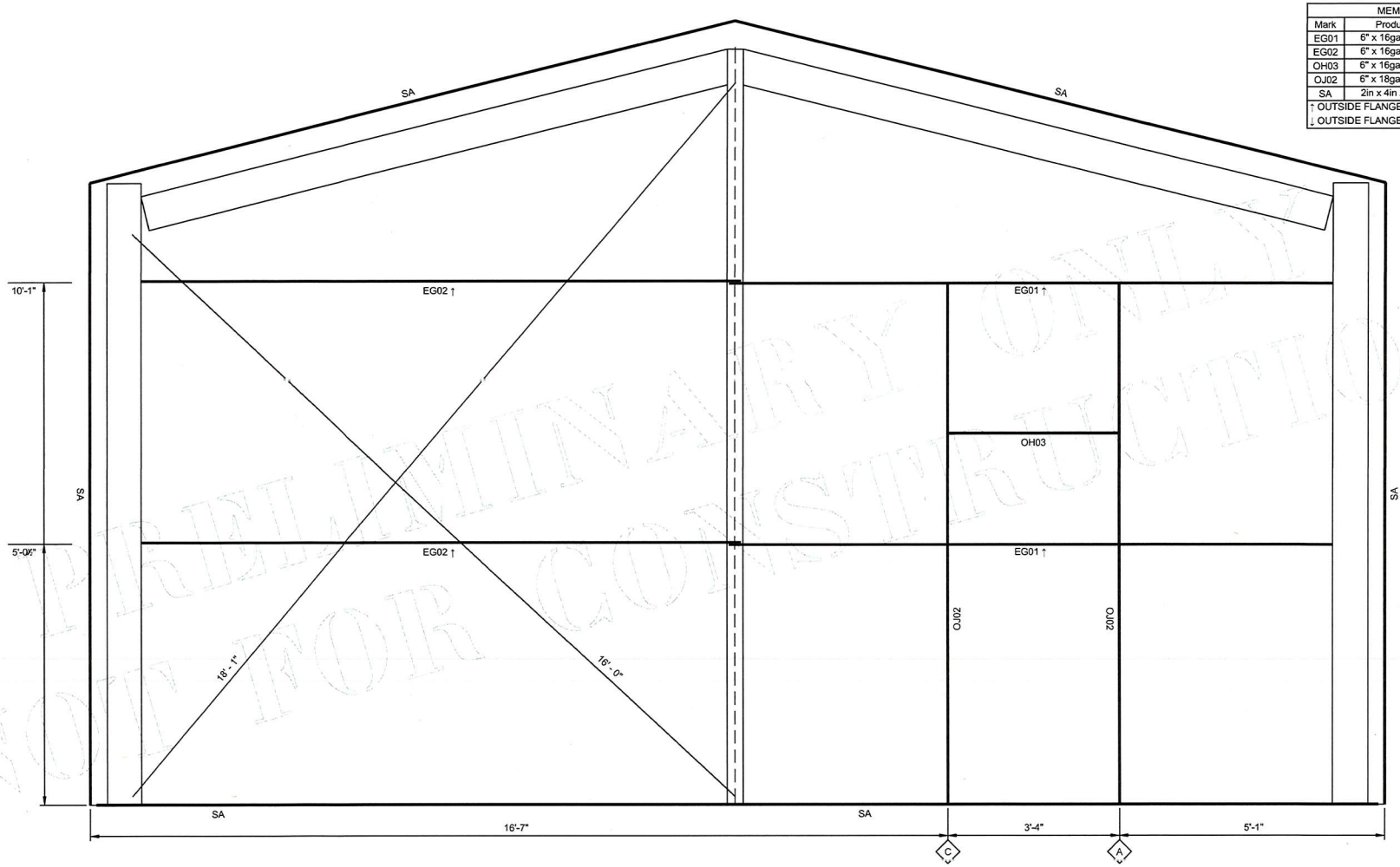
https://r.actbs.com/g/abs545

PLEASE NOT FOR CONSTRUCTION

These are generic construction details - your exact building details may vary from these details. For example, washers are shown on many of the bolted connections, however the actual requirement for washer use is specified in the Engineering Plans. These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Roof Framing Details	STEEL COMMANDER CORP	JOBNO YSUI1013704234	DATE 8/7/2025
		SHEET 10 of 19	SCALE N/A

MEMBER TABLE		
Mark	Product	Length
EG01	6" x 16ga. ZEE	11' - 7 3/8"
EG02	6" x 16ga. ZEE	11' - 7 3/8"
OH03	6" x 16ga. CEE	3' - 4"
OJ02	6" x 18ga. CEE	10' - 1"
SA	2in x 4in Angle	Stock Length
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

3/11 Endwall A Girt Layout

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

Frame Line 1

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

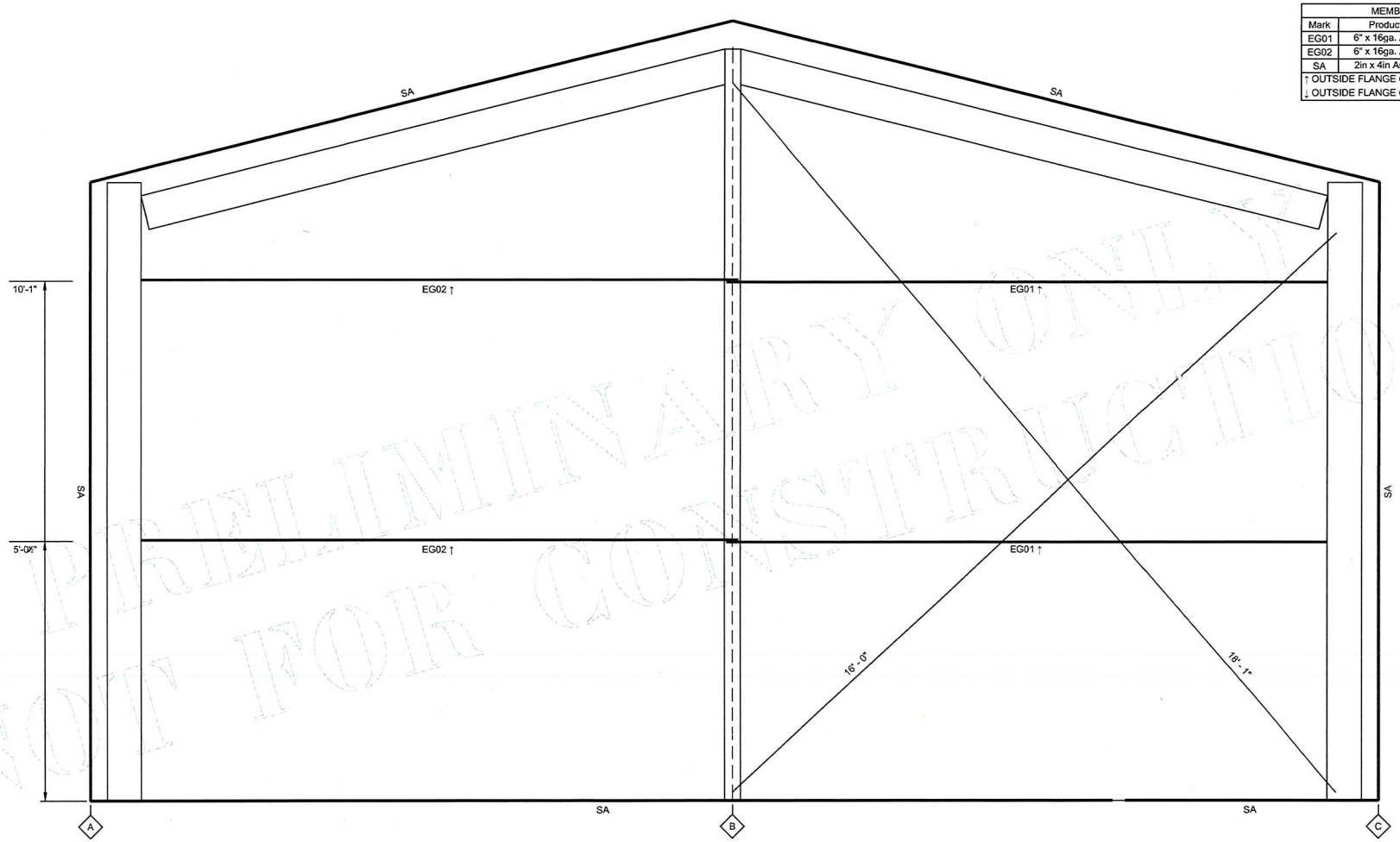
Girt Layout

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 11 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

MEMBER TABLE		
Mark	Product	Length
EG01	6" x 16ga. ZEE	11' - 7 3/8"
EG02	6" x 16ga. ZEE	11' - 7 3/8"
SA	2in x 4in Angle	Stock Length
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

3/12 Endwall B Girt Layout

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

Frame Line 4

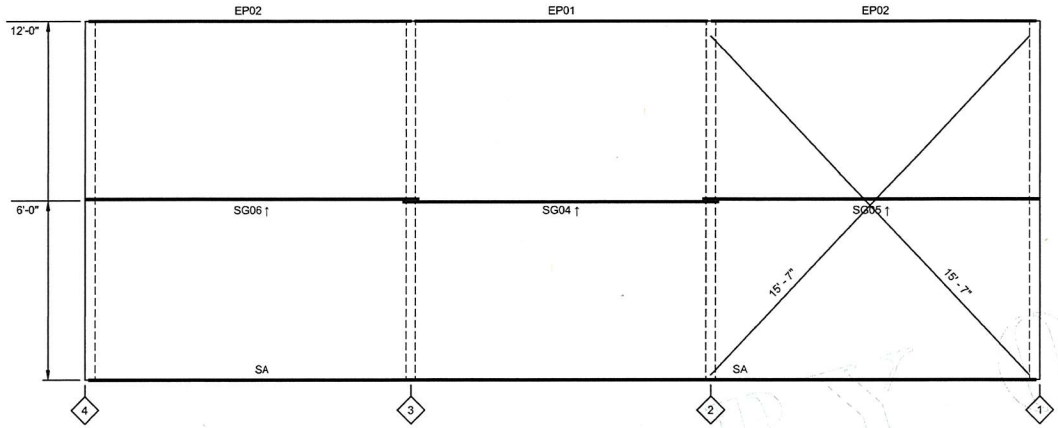
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 12 of 19

DATE 8/7/2025
SCALE 1/2" = 1'-0"

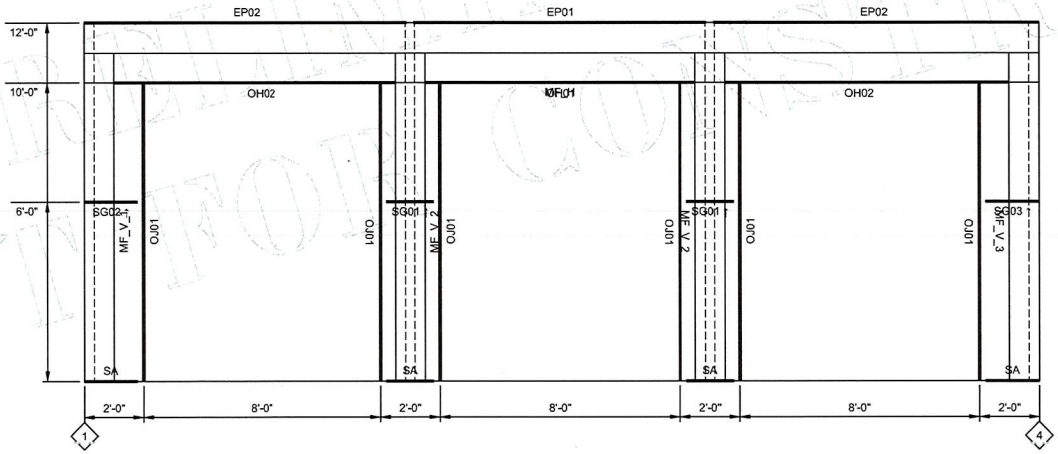


2/13 Sidewall B Girt Layout

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

Frame Line C

MEMBER TABLE		
Mark	Product	Length
EP01	8 in x 2.75 Eave Strut 16 Gauge	10' - 0"
EP02	8 in x 2.75 Eave Strut 16 Gauge	11' - 0"
MF_H	12" x 14ga. CEE	32' - 0"
MF_V_1	12" x 14ga. CEE	11' - 0"
MF_V_2	12" x 14ga. CEE	11' - 0"
MF_V_3	12" x 14ga. CEE	11' - 0"
OH01	4in x 3in 16G Channel	9' - 0"
OH02	4in x 3in 16G Channel	9' - 6"
OJ01	4" x 16ga. CEE	10' - 0"
SA	2in x 4in Angle	Stock Length
SG01	4" x 14ga. ZEE	1' - 7"
SG02	4" x 14ga. ZEE	1' - 9 1/2"
SG03	4" x 14ga. ZEE	1' - 9 1/2"
SG04	4" x 14ga. ZEE	10' - 6 1/2"
SG05	4" x 14ga. ZEE	11' - 3 1/4"
SG06	4" x 14ga. ZEE	11' - 3 1/4"
↑ OUTSIDE FLANGE OF GIRT POINTS UP		
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN		



1/13 Sidewall A Girt Layout

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

Frame Line A

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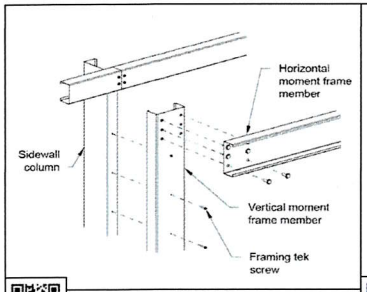
PRELIMINARY NOT FOR CONSTRUCTION

Girt Layout

STEEL COMMANDER CORP

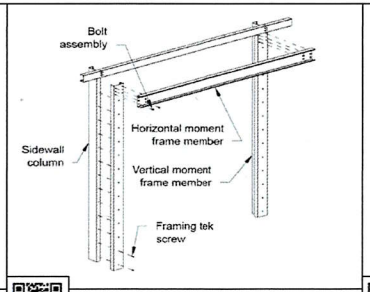
JOBNO YSUI1013704234
SHEET 13 of 19

DATE 8/7/2025
SCALE 1/4" = 1'-0"



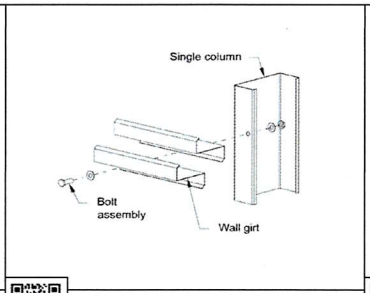
Moment Frame Vertical

https://r.actbs.com/g/abs385



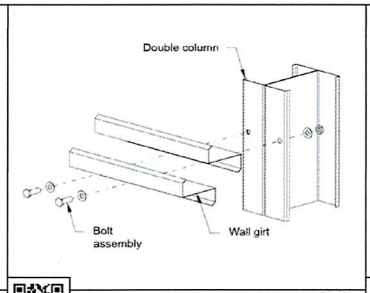
Moment Frame Horizontal

https://r.actbs.com/g/abs397



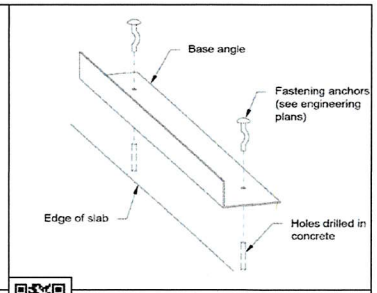
Girt Column Single

https://r.actbs.com/g/abs221



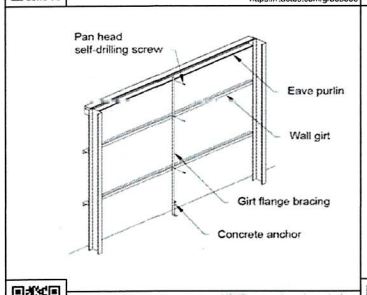
Girt Column Double

https://r.actbs.com/g/abs213



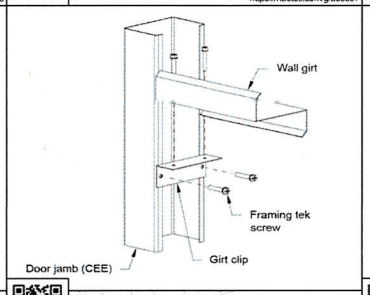
Base Angle

https://r.actbs.com/g/abs025



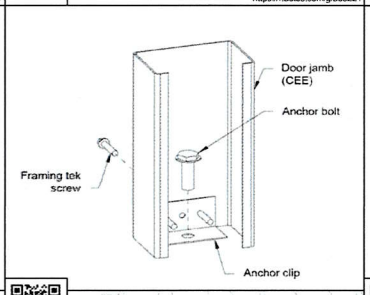
Girt Flange Bracing

https://r.actbs.com/g/abs249



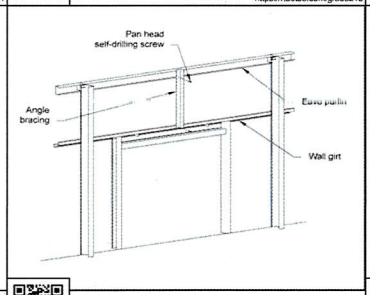
CEE Jamb Detail

https://r.actbs.com/g/abs485



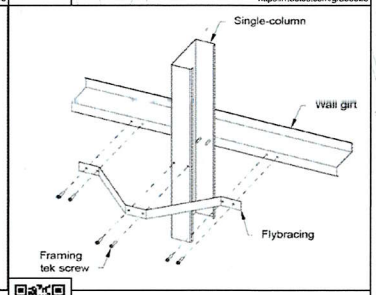
CEE Jamb Base Detail

https://r.actbs.com/g/abs493



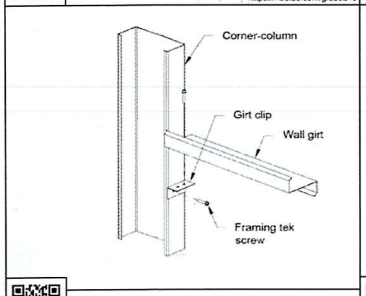
Door Opening with Bracing

https://r.actbs.com/g/abs435



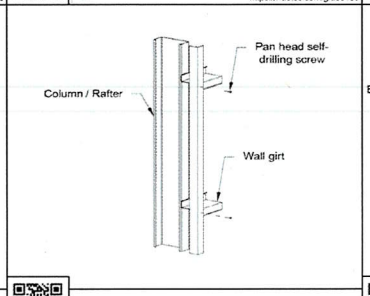
Flybrace Single

https://r.actbs.com/g/abs205



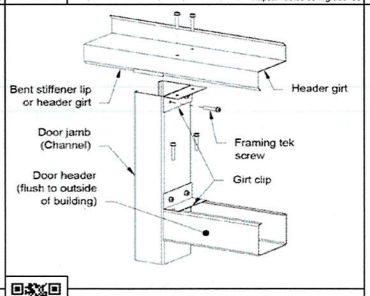
Endwall Girt To Column

https://r.actbs.com/g/abs241



Corner Angle

https://r.actbs.com/g/abs061



Jamb to Header Girt

https://r.actbs.com/g/abs517

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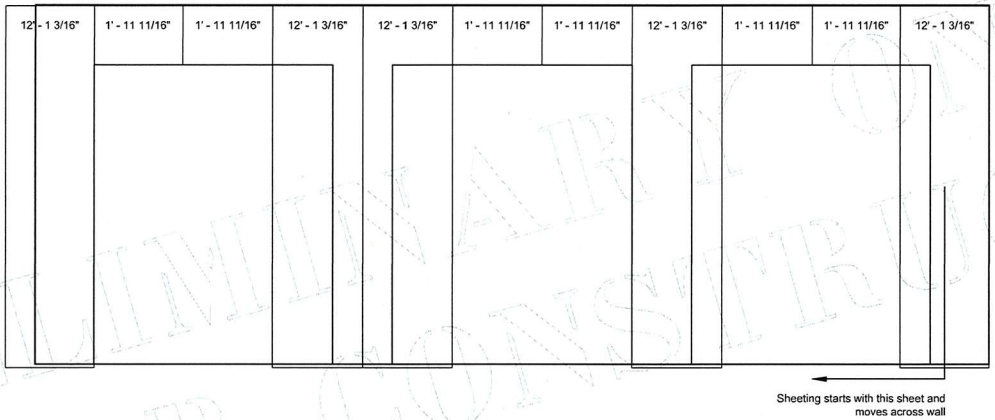
Girt Layout Details

STEEL COMMANDER CORP

JOBNO YSUI1013704234
SHEET 14 of 19
DATE 8/7/2025
SCALE N/A



1/15 Sidewall A Sheeting Layout

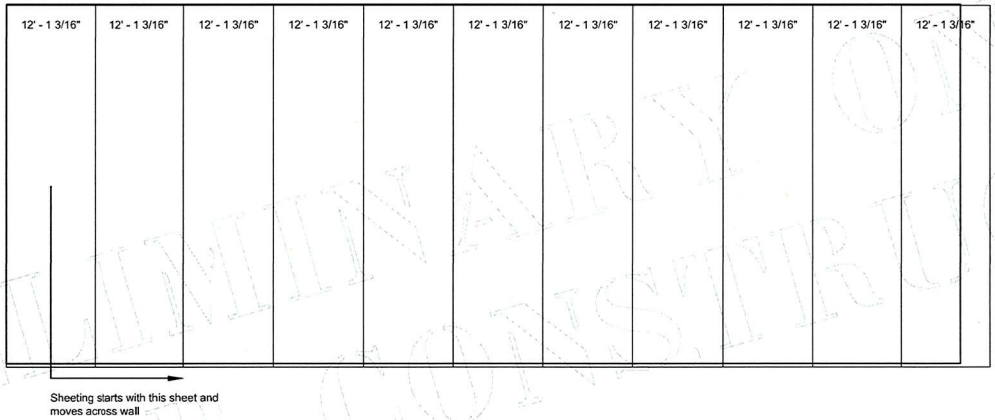
SCALE: 1/4" = 1'-0"

Frame Line A

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout	STEEL COMMANDER CORP	JOBNO YSUI1013704234	DATE 8/7/2025
		SHEET 15 of 19	SCALE 1/4" = 1'-0"



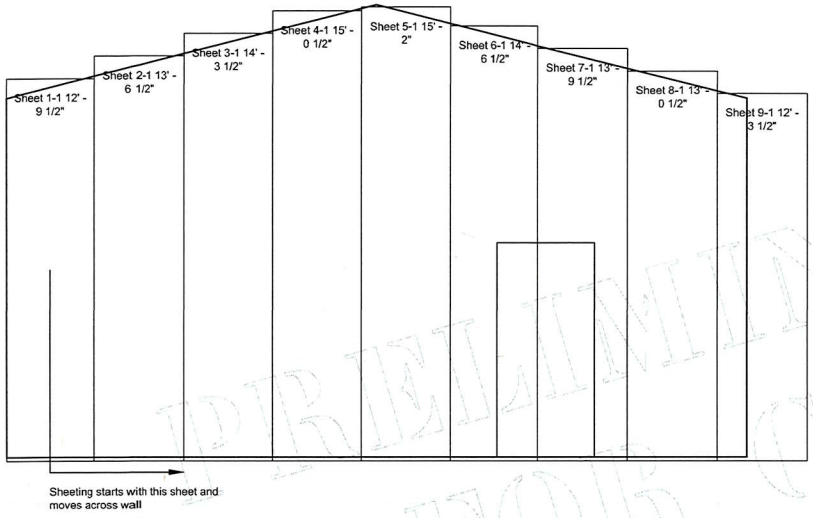
1/16 Sidewall B Sheeting Layout

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

Frame Line C

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

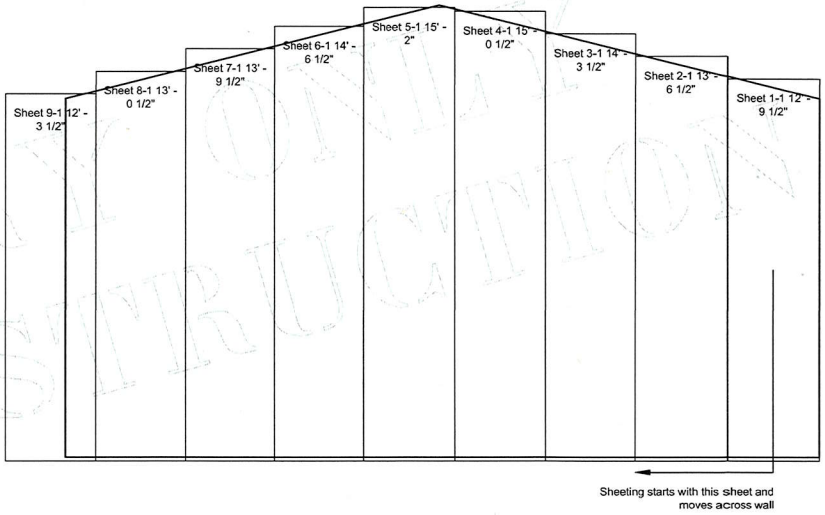
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



1/17 Endwall A Sheeting Layout

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

Frame Line 1



2/17 Endwall B Sheeting Layout

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

Frame Line 4

PRELIMINARY NOT FOR CONSTRUCTION

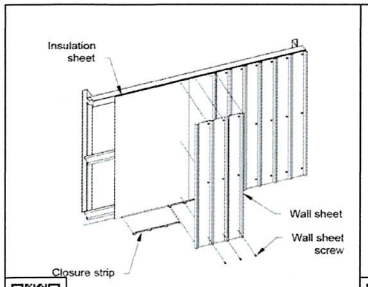
These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout

STEEL COMMANDER CORP

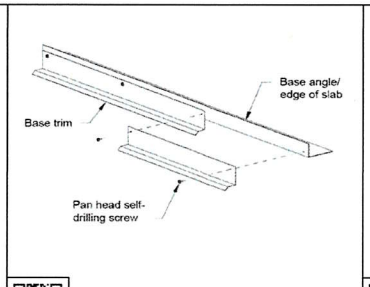
JOBNO YSUI1013704234
SHEET 17 of 19

DATE 8/7/2025
SCALE 1/4" = 1'-0"



Wall Sheeting Overview

https://r.actbs.com/g/abs537



Base Trim

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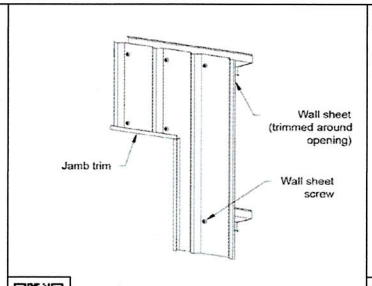

Wall Sheeting Openings

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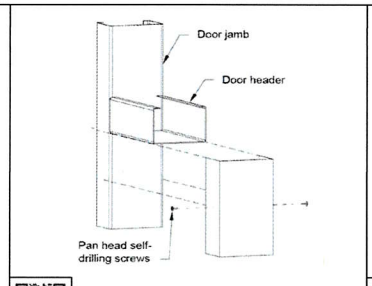

Door Jamb Cover

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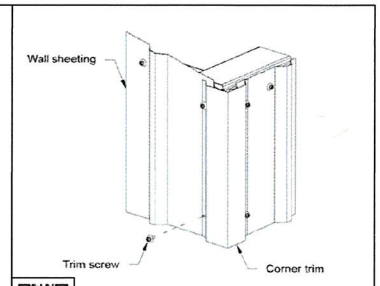

Corner Trim

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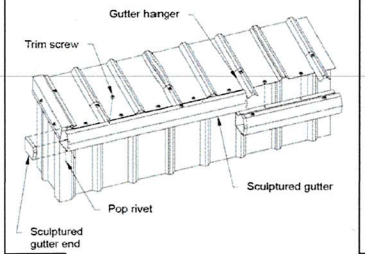

Gutters

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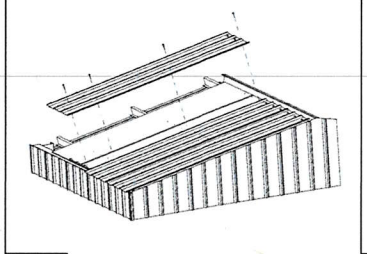

Roof Sheeting

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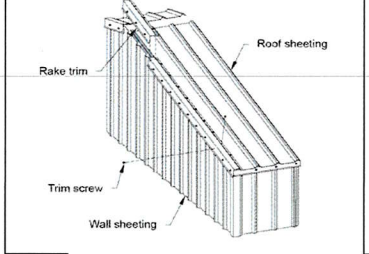

Rake Trim

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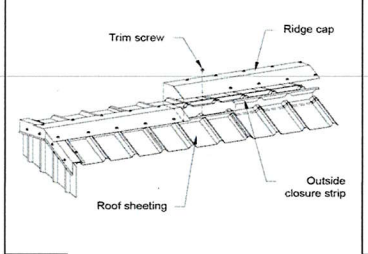

Ridge Cap

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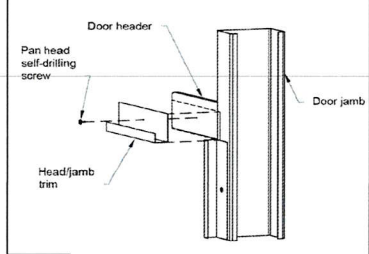

Jamb Trim Top

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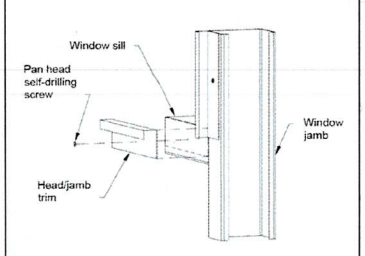


Jamb Trim Bottom

https://r.actbs.com/g/abs273

These are generic construction details - your exact building details may vary from these details. For example, washers are shown on many of the bolted connections, however the actual requirement for washer use is specified in the Engineering Plans. These illustrations are for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout Details

STEEL COMMANDER CORP

JOBNO	YSUI1013704234	DATE	8/7/2025
SHEET	18 of 19	SCALE	N/A

Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

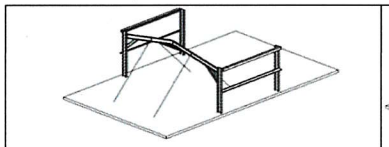


Fig 1. Frame First Temporary Bracing on First Rafter Installed

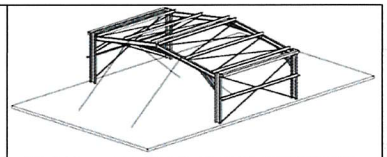


Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

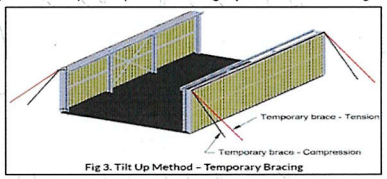


Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

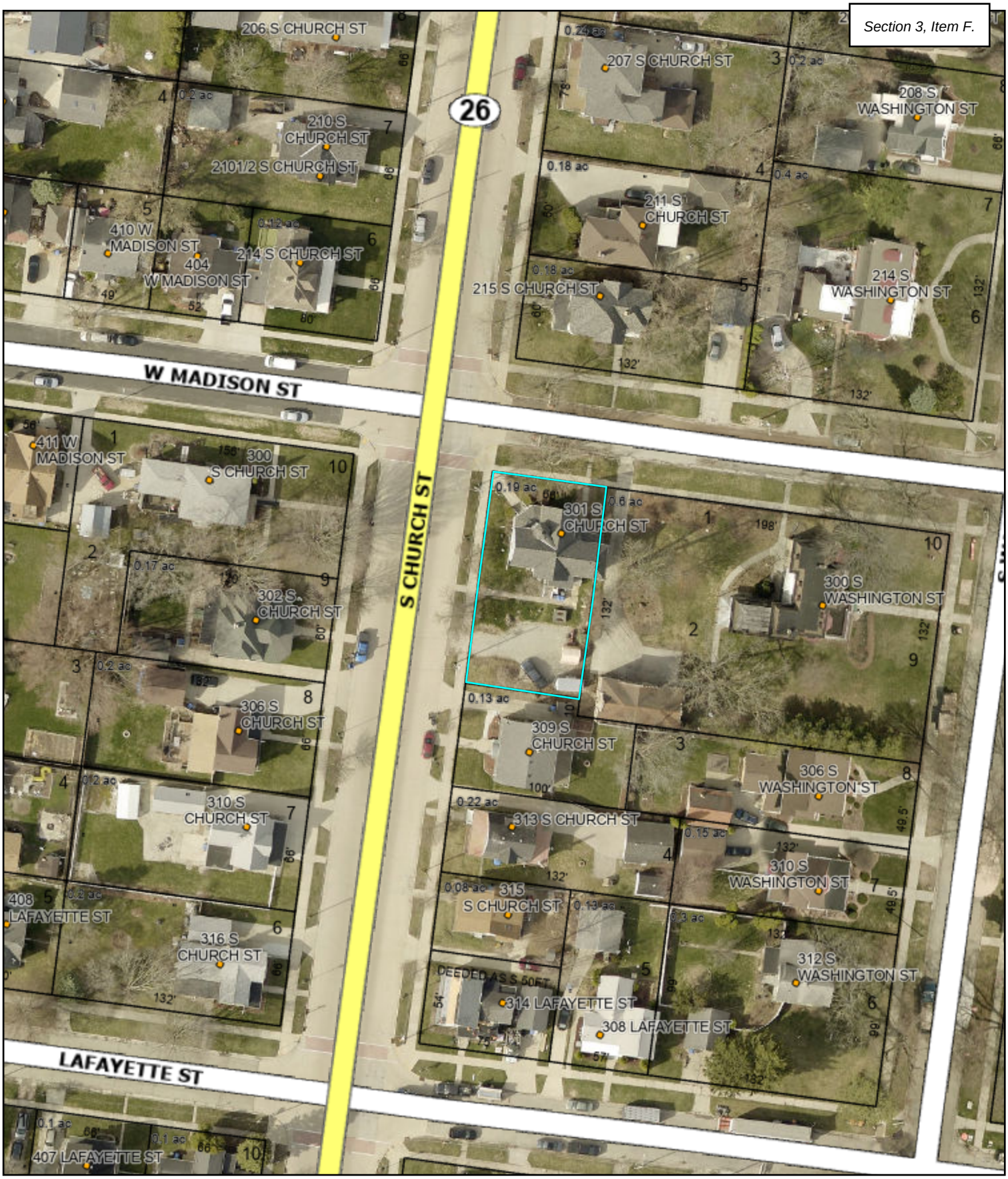
Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.aisc.org/ https://www.metal-buildings-institute.org/
Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

PRELIMINARY NOT FOR CONSTRUCTION

301 S Church Street



City Boundary

Parcels Boundaries

Common Areas

Addresses

Address Labels

Parcel Acreage

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N

City of Watertown Geographic Information System

Scale: 1:879
SCALE BAR = 1"

Printed on: Augu
Author:

235

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.
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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

301 S Church St

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Junceau St

N 4th St

Church St

S Water St

Hall St

West St

Western Ave

Milford St

River Dr

S 3rd St

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

South Rd

Air Park Dr

River Rd

Beryl Dr

High Rd

Turf Dr

Gophe

Q T K A Y X M R CW E D

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

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VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 415 Humboldt Street, Conditional Use Permits - CUPs

A request by John Seeber for three Conditional Use Permits: a combination of accessory structures exceeding a total of 1,000 square feet of gross floor area; exceeding the maximum height of an accessory structure, and an exception to exterior construction material standards. Parcel PIN(s): 291-0815-1021-060

SITE DETAILS:
Acres: 2.46 acres
Current Zoning: Two-Family Residential (TR-6)
Existing Land Use: Two-Family Home
Future Land Use Designation: Two-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of three Conditional Use Permits (CUPs) to allow for construction of an addition to an existing storage shed. The Plan Commission approved a CSM at its August 25th meeting that adjusted property boundaries and shifted the existing shed onto this parcel.

The first CUP request is to exceed the 1,000 sq ft maximum for accessory structures on the property. Accessory structures can cover up to 10% of the lot area. For this parcel, 10% of the lot area is 10,716 SF. Accessory structures currently located on the parcel include two 240 SF attached garages and a 1,728 SF shed for a total of 2,208 SF of existing accessory structures. The applicant plans to construct an addition to the existing shed of 1,080 SF (36' x 30'). The total square footage of accessory structures after the construction is complete will be approximately 3,288 SF.

The second CUP request is to exceed the maximum height requirements for accessory structures. Within the Two-Family Residential (TR-6) Zoning District, the maximum allowed height of an accessory structure is 15 feet. The maximum height of the proposed shed would be 17 ft high at the peak, matching the existing shed. A CUP granted for a height exception is required to specifically state the maximum permitted height of the proposed building or structure.

The third CUP request is for an exception to exterior construction material standards. The proposed shed is to use corrugated steel siding. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed shed is located in a highly visible location.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the Two-Family Residential (TR-6) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right *[per § 550-25C(1)(b)]*.

2. Within the Two-Family Residential (TR-6) Zoning District, the maximum accessory building coverage is 10% of the lot area *[per § 550-25F(1)(a)[5[]*. The proposed garage does not exceed the maximum accessory building coverage area.

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

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

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

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

4. Within the Two-Family Residential (TR-6) Zoning District, the maximum allowed height of an accessory structure 15 feet. *[per § 550-24F(2)(i)].*

5. Exceptions to Maximum Height Regulations are allowed under Section § 550-83C:

   C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a **conditional use permit** which specifically states the maximum permitted height of the proposed building or structure.

6. Building height for structures are defined under Section § 550-15:

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

7. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [*per § 550-121C*] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [*per § 550-121C(1)*]

   (a) Any portion of the building or structure visible from adjacent residentially zoned property;

   (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or

   (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).

8. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [*per § 550-121C(2)*]

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PLAN COMMISSION STAFF REPORT

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

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

WISCONSIN STATUES:

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

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

1. 62.23 (7) (de)(1) In this paragraph:
   a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
   b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)
   a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
   b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. 62.23 (7) (de)(3)
   Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

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

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

PLAN COMMISSION DECISION:

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

Exception to Prohibitied Building Material CUP Criteria	**Applicant Provided Substantial Evidence**		**Opponent Provided Substantial Evidence**		**PC Finds Standards Met**	
A conditional use permit may be granted for the use of exterior building material otherwise prohibited.	**Yes**	No	Yes	**No**	**Yes**	No

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

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:

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

STAFF RECOMENDATION:

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

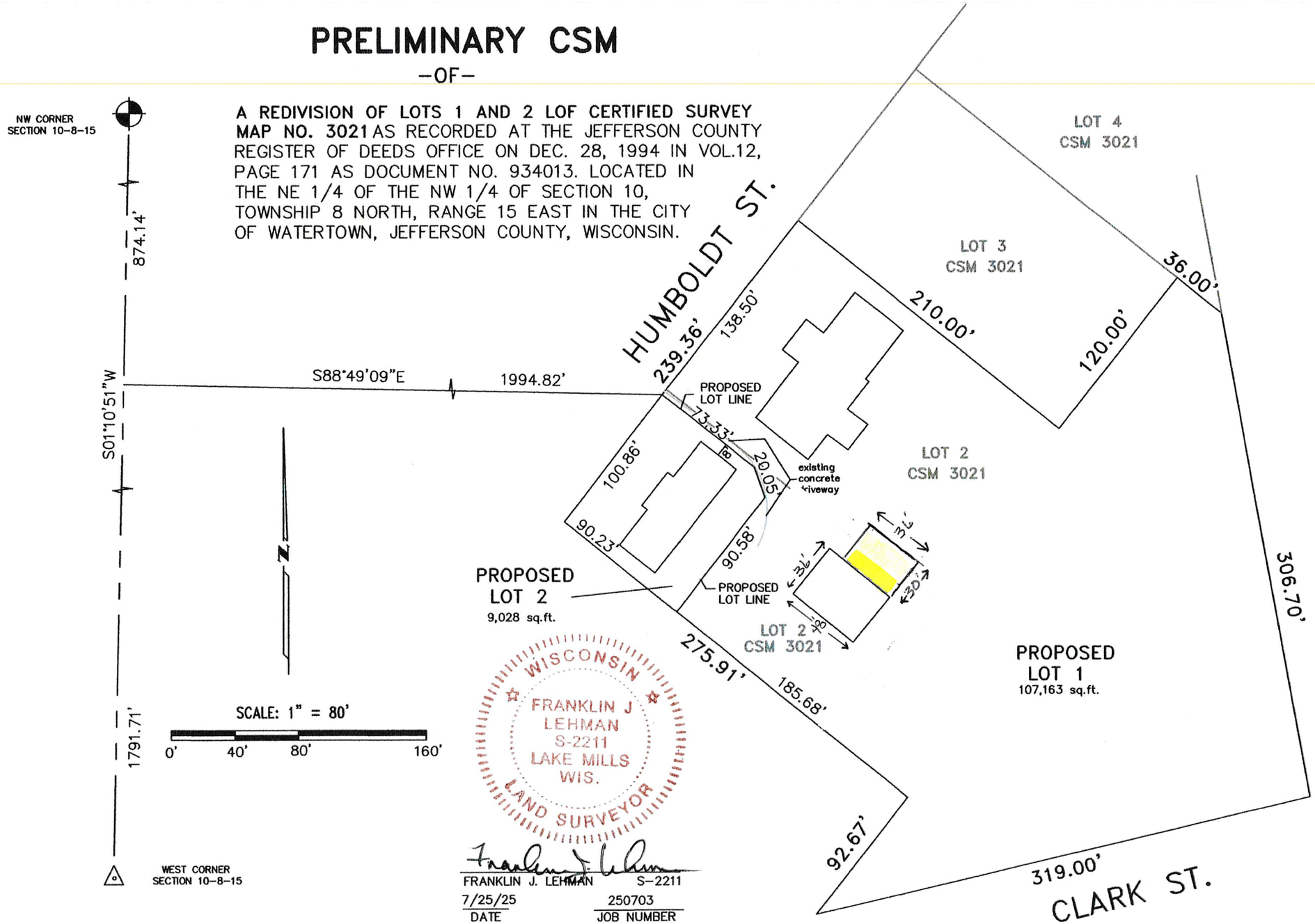
ATTACHMENTS:

- Application materials.

PRELIMINARY CSM

-OF-

A REDIVISION OF LOTS 1 AND 2 LOF CERTIFIED SURVEY MAP NO. 3021 AS RECORDED AT THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE ON DEC. 28, 1994 IN VOL.12, PAGE 171 AS DOCUMENT NO. 934013. LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 15 EAST IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



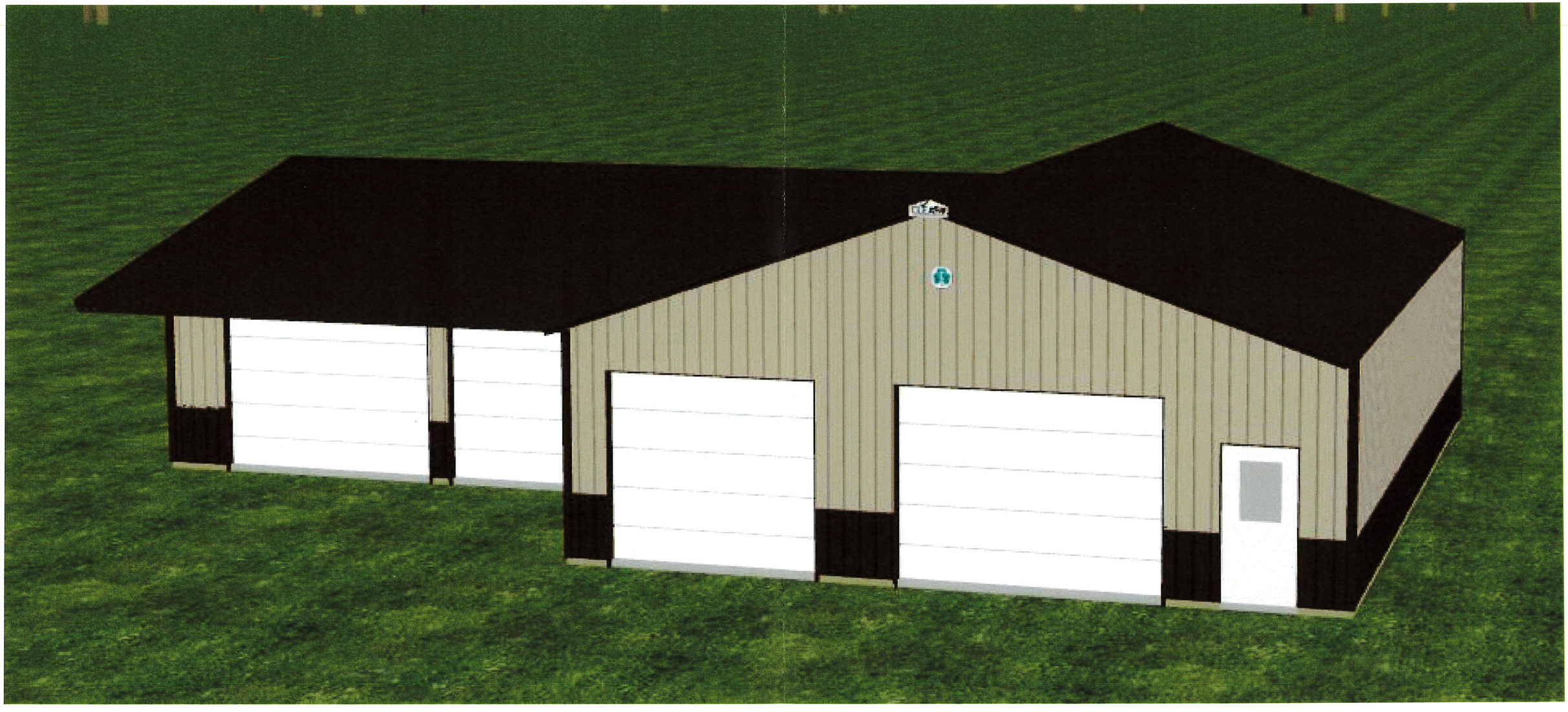
WISCONSIN
FRANKLIN J LEHMAN
S-2211
LAKE MILLS WIS.
LAND SURVEYOR

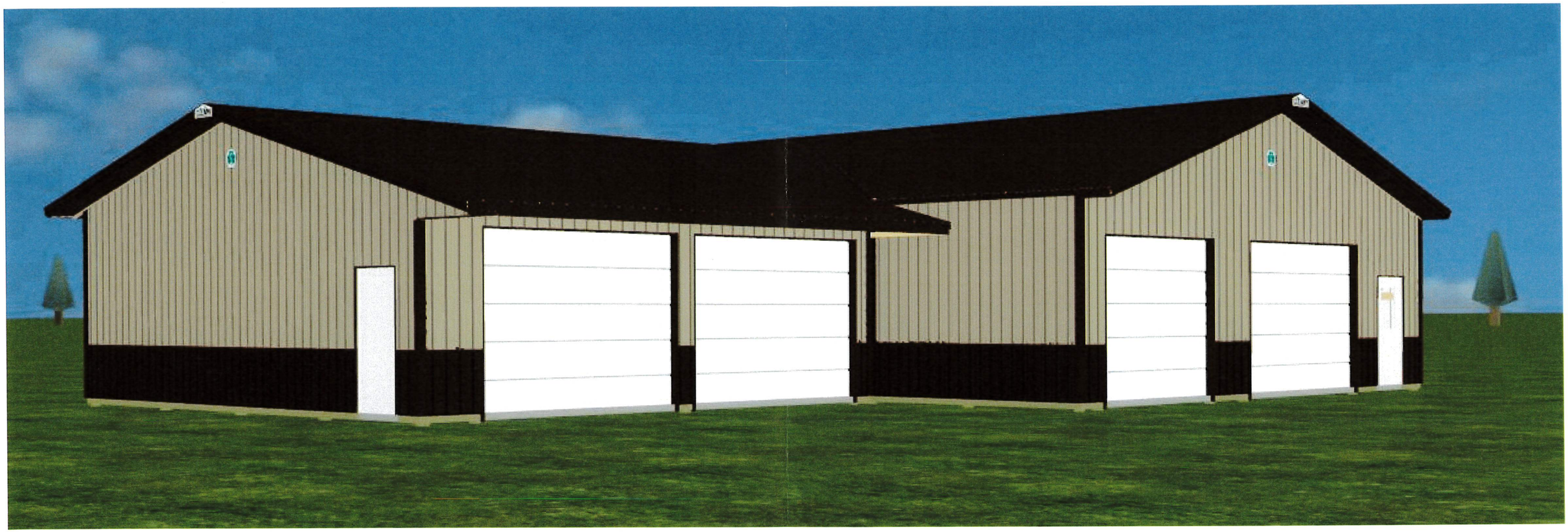
FRANKLIN J. LEHMAN S-2211

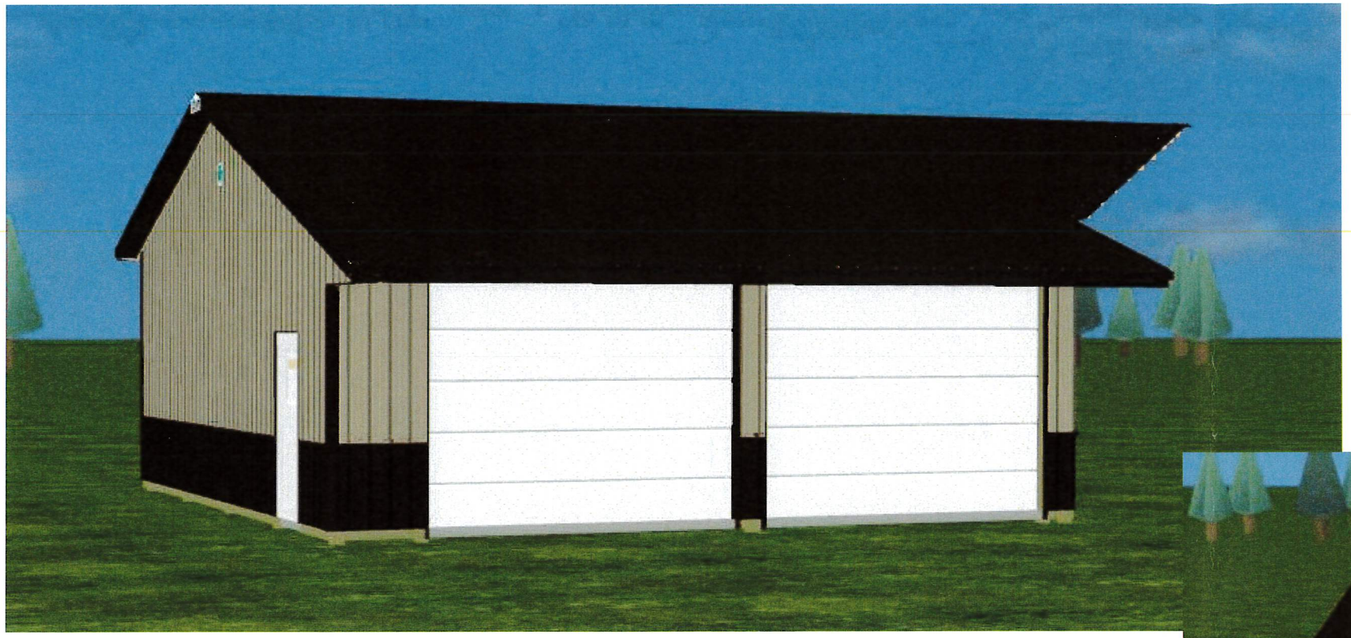
7/25/25
DATE

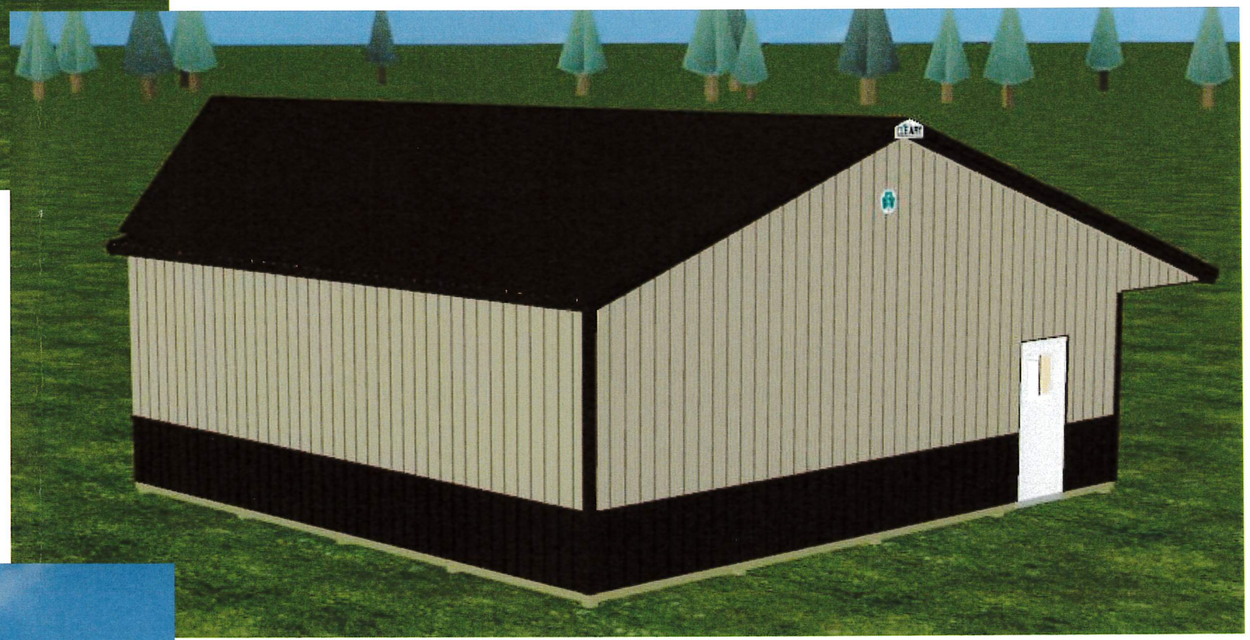
250703
JOB NUMBER

Structure is proposed to be 1,080 sf and about 17' high with a corrugated metal siding.









CLEARY

City Boundary

Common Areas

Parcels Boundaries

Addresses

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City of Watertown Geographic Information System

Scale: 1:2,442
SCALE BAR = 1"

Printed on: Augu
Author:

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City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

415 Humboldt Street

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Church St

W Main St

S Water St

Hall St

West St

Western Ave

Gypsy Rd

Horseshoe Rd

S 8th St

S 12th St

Clark St

Summit Ave

Gophe

Jefferson Rd

South Rd

River Rd

Air Park Dr

Beryl Dr

High Rd

Turf Dr

Hilltop Rd

Juneau St

N 4th St

Q

M

R

K

T

A

Y

X

E

D

CW

Future Land Use Urban Area

Map 6b

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

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. 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

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

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

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

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VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 415 Humboldt Street, Conditional Use Permits - CUPs

A request by John Seeber for three Conditional Use Permits: a combination of accessory structures exceeding a total of 1,000 square feet of gross floor area; exceeding the maximum height of an accessory structure, and an exception to exterior construction material standards. Parcel PIN(s): 291-0815-1021-060

SITE DETAILS:
Acres: 2.46 acres
Current Zoning: Two-Family Residential (TR-6)
Existing Land Use: Two-Family Home
Future Land Use Designation: Two-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of three Conditional Use Permits (CUPs) to allow for construction of an addition to an existing storage shed. The Plan Commission approved a CSM at its August 25th meeting that adjusted property boundaries and shifted the existing shed onto this parcel.

The first CUP request is to exceed the 1,000 sq ft maximum for accessory structures on the property. Accessory structures can cover up to 10% of the lot area. For this parcel, 10% of the lot area is 10,716 SF. Accessory structures currently located on the parcel include two 240 SF attached garages and a 1,728 SF shed for a total of 2,208 SF of existing accessory structures. The applicant plans to construct an addition to the existing shed of 1,080 SF (36' x 30'). The total square footage of accessory structures after the construction is complete will be approximately 3,288 SF.

The second CUP request is to exceed the maximum height requirements for accessory structures. Within the Two-Family Residential (TR-6) Zoning District, the maximum allowed height of an accessory structure is 15 feet. The maximum height of the proposed shed would be 17 ft high at the peak, matching the existing shed. A CUP granted for a height exception is required to specifically state the maximum permitted height of the proposed building or structure.

The third CUP request is for an exception to exterior construction material standards. The proposed shed is to use corrugated steel siding. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed shed is located in a highly visible location.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the Two-Family Residential (TR-6) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right *[per § 550-25C(1)(b)]*.

2. Within the Two-Family Residential (TR-6) Zoning District, the maximum accessory building coverage is 10% of the lot area *[per § 550-25F(1)(a)[5[]*. The proposed garage does not exceed the maximum accessory building coverage area.

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

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

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

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

4. Within the Two-Family Residential (TR-6) Zoning District, the maximum allowed height of an accessory structure 15 feet. *[per § 550-24F(2)(i)].*

5. Exceptions to Maximum Height Regulations are allowed under Section § 550-83C:

   C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a **conditional use permit** which specifically states the maximum permitted height of the proposed building or structure.

6. Building height for structures are defined under Section § 550-15:

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

7. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [*per § 550-121C*] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [*per § 550-121C(1)*]

   (a) Any portion of the building or structure visible from adjacent residentially zoned property;

   (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or

   (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).

8. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [*per § 550-121C(2)*]

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PLAN COMMISSION STAFF REPORT

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

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

WISCONSIN STATUES:

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

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

1. 62.23 (7) (de)(1) In this paragraph:
   a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
   b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)
   a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
   b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. 62.23 (7) (de)(3)
   Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

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

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

PLAN COMMISSION DECISION:

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

Exception to Prohibitied Building Material CUP Criteria	**Applicant Provided Substantial Evidence**		**Opponent Provided Substantial Evidence**		**PC Finds Standards Met**	
A conditional use permit may be granted for the use of exterior building material otherwise prohibited.	**Yes**	No	Yes	**No**	**Yes**	No

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

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:

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

STAFF RECOMENDATION:

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

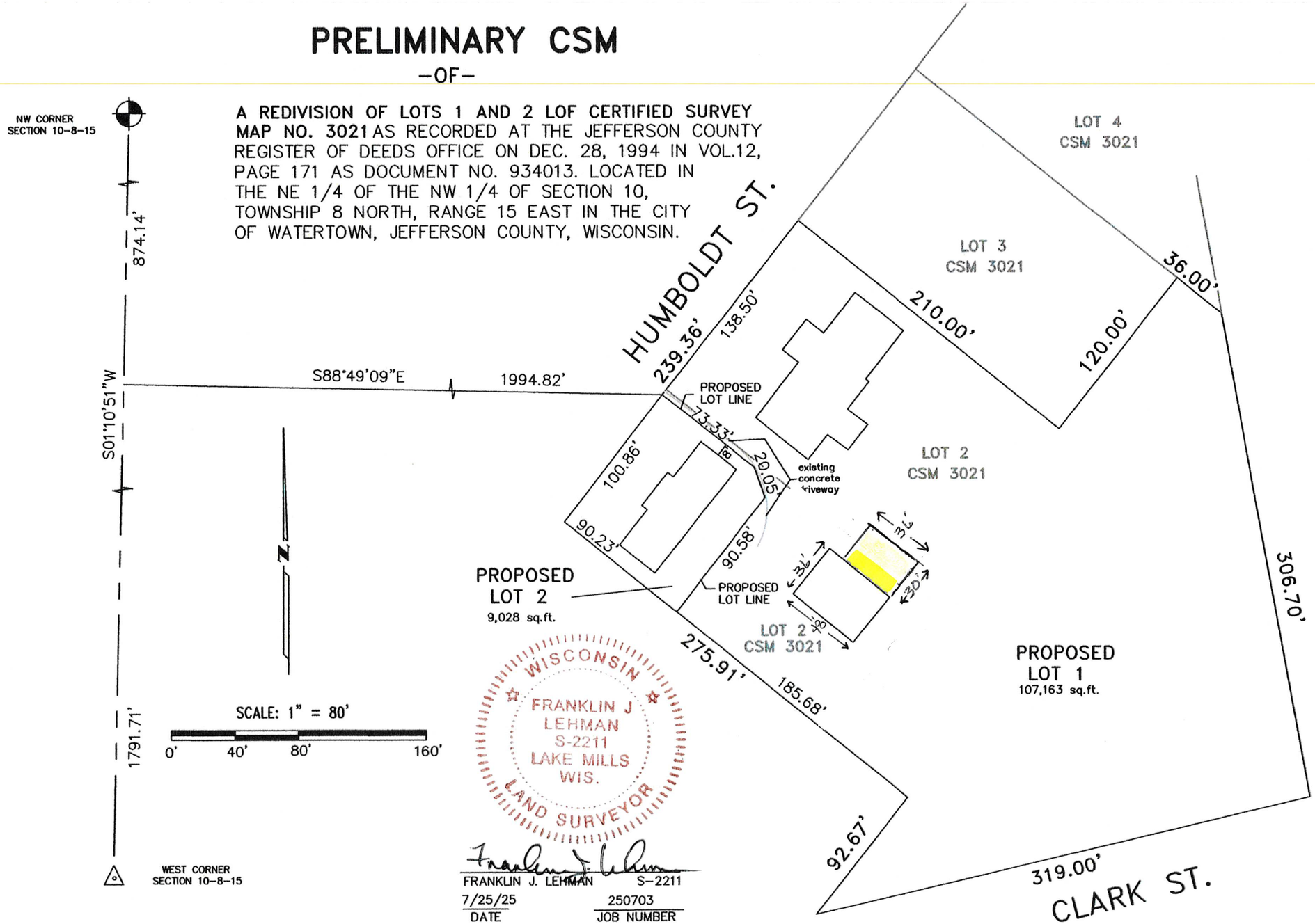
ATTACHMENTS:

- Application materials.

PRELIMINARY CSM

-OF-

A REDIVISION OF LOTS 1 AND 2 LOF CERTIFIED SURVEY MAP NO. 3021 AS RECORDED AT THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE ON DEC. 28, 1994 IN VOL.12, PAGE 171 AS DOCUMENT NO. 934013. LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 15 EAST IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



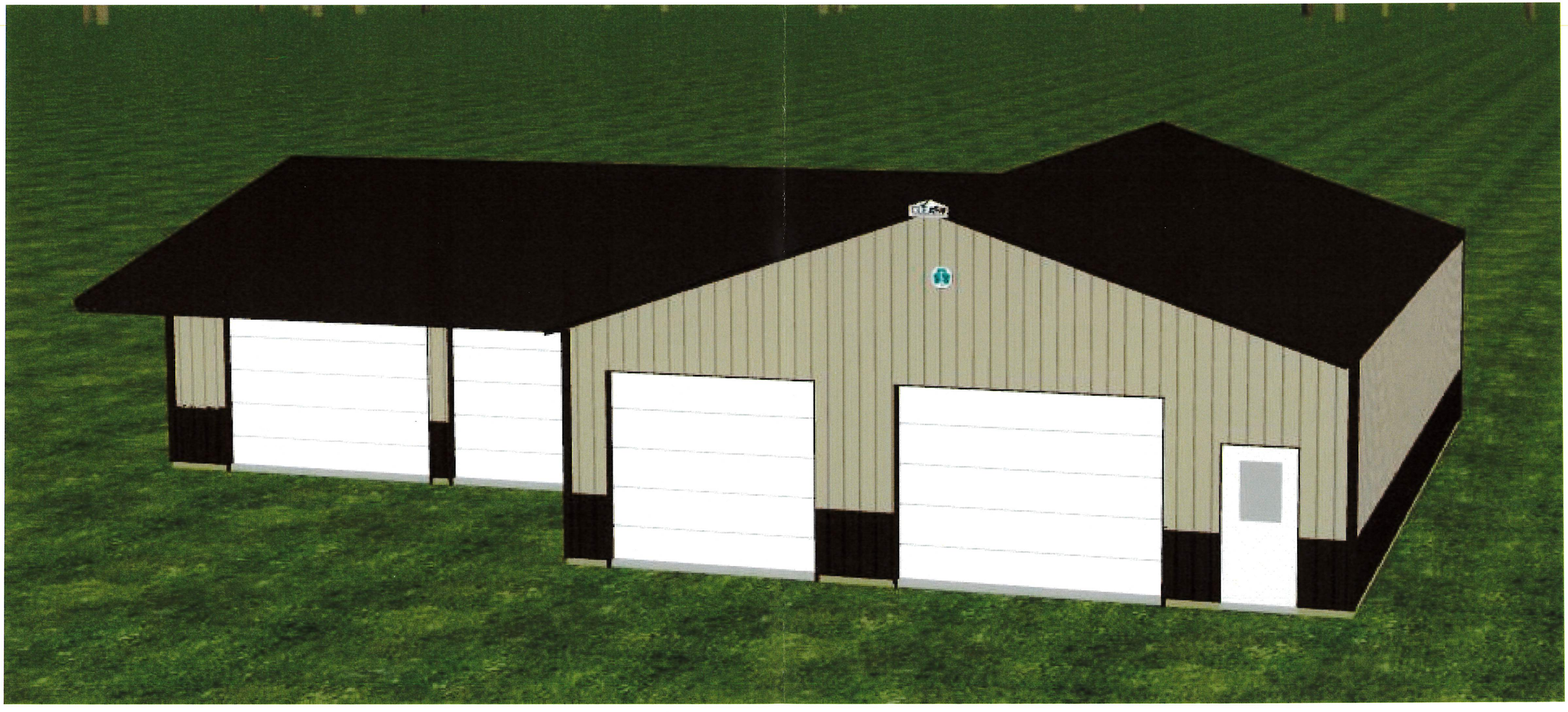
WISCONSIN
FRANKLIN J LEHMAN
S-2211
LAKE MILLS WIS.
LAND SURVEYOR

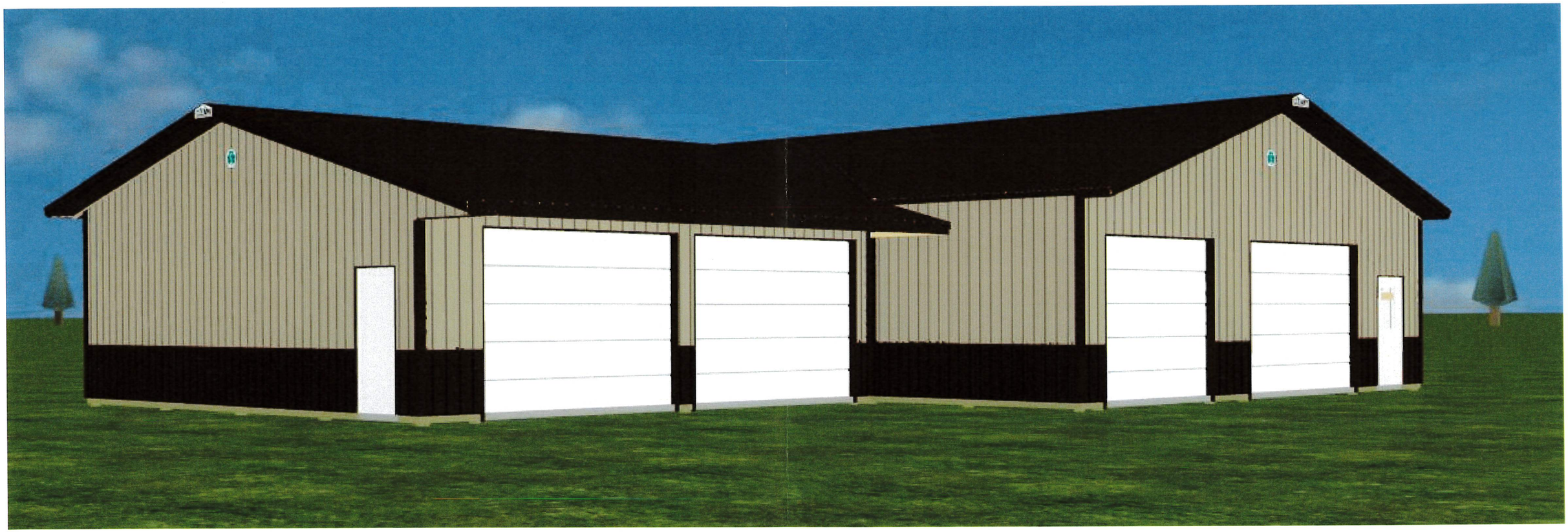
FRANKLIN J. LEHMAN S-2211

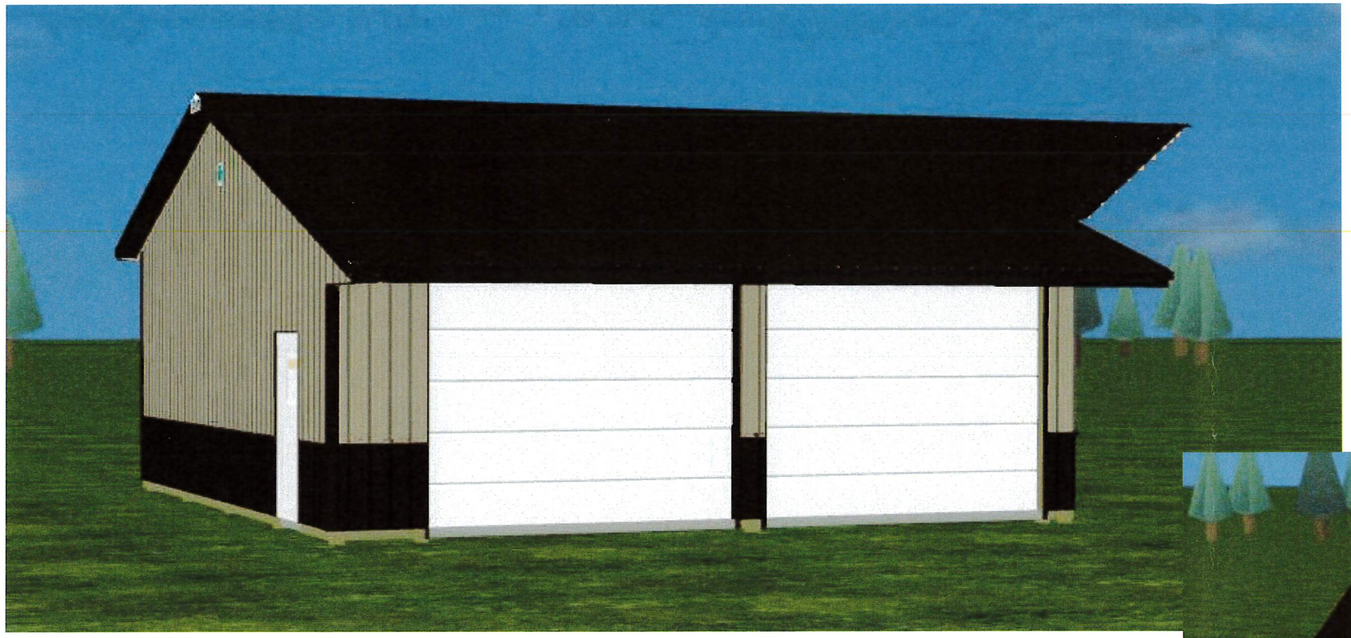
7/25/25
DATE

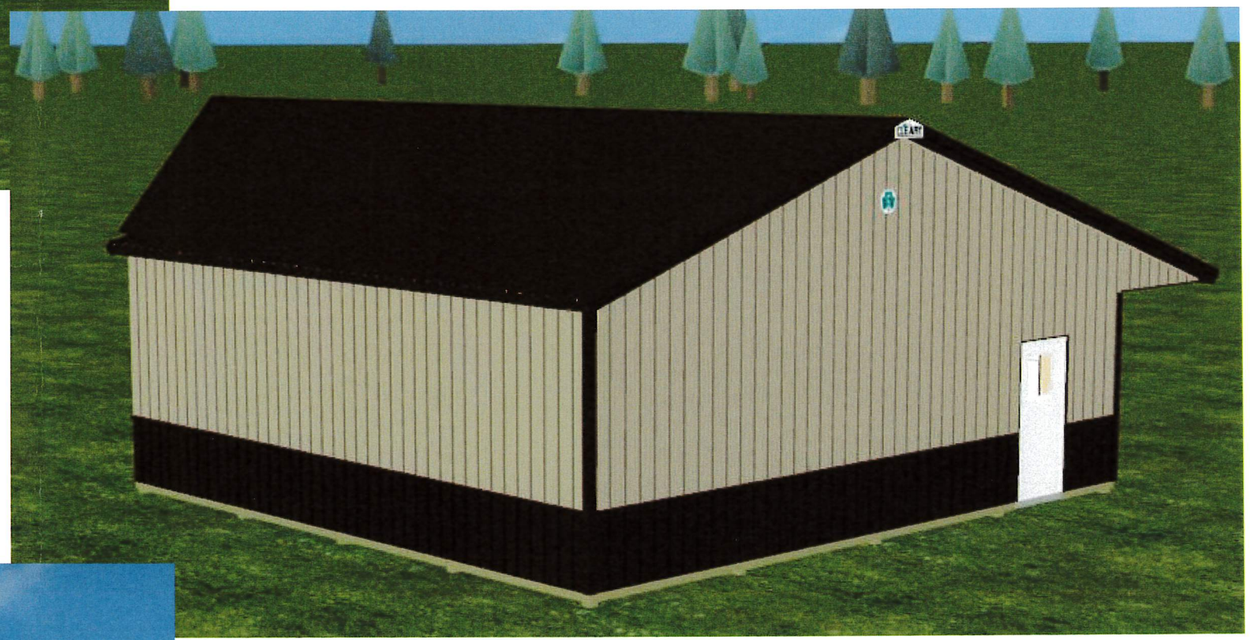
250703
JOB NUMBER

Structure is proposed to be 1,080 sf and about 17' high with a corrugated metal siding.









CLEARY

City Boundary

Common Areas

Parcels Boundaries

Addresses

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N

City of Watertown Geographic Information System

Scale: 1:2,442
SCALE BAR = 1"

Printed on: Augu
Author:

255

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

415 Humboldt Street

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Church St

W Main St

S Water St

Hall St

West St

Western Ave

Gypsy Rd

Horseshoe Rd

S 8th St

S 12th St

Clark St

Summit Ave

Gophe

Jefferson Rd

South Rd

River Rd

Air Park Dr

Beryl Dr

High Rd

Turf Dr

Hilltop Rd

Juneau St

N 4th St

Q

M

R

K

T

A

Y

X

E

D

CW

Future Land Use Urban Area

Map 6b

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

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. 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

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

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

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

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Shaping places, shaping change

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 401 Bernard St - Site Plan Review

Site Plan Review requested by Ross Grunwald, agent for Niemann Foods Inc., for an exterior facade remodel. Parcel PIN(s): 291-0815-0432-021.

SITE DETAILS:
Acres: 2.59 acres
Current Zoning: General Business (GB) Zoning
Existing Land Use: Retail
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:
The applicant is proposing an exterior façade remodel of an existing commercial building. The project includes replacing existing wall panels with similar newer panels, painting existing walls, adding a glass overhead door, and resurfacing the existing parking lot. The plan will create a small additional third retail space in the building.

STAFF EVALUATION:

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

Within the General Business (GB) zoning district 'Indoor Sales or Service' is a principal land use permitted by right. 'Indoor Sales or Service' land uses include uses which conduct or display sales or rental merchandise or equipment within an enclosed building. *[per § 550-52C]*

Site Layout and Design:
The proposed project is for an exterior façade remodel only. No changes to the footprint of the building are being proposed.

Vehicle Access and Circulation
The existing parking lot configuration will remain after resurfacing. No changes proposed.

Landscaping:
No changes to the landscaping are proposed.

Lighting:
The project will utilize existing lighting. No changes are proposed.

PLAN COMMISSION OPTIONS:
The following are possible options for the Plan Commission:
1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:

STAFF RECOMENDATION:
- Staff recommends approval of the Site Plan.

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

ATTACHMENTS:

- Application materials.

Dear Mr. Zirbes & Zoning Board

The following is the scope of work Niemann Foods has plans for with the property located at 401 Bernard St. This should help explain exactly what we are proposing to do as shown in the submittal packet supplied.

The 33” metal panel siding in the upper façade the runs the length of the building on the east side will be replaced with new Multi core horizontal metal panel siding. The metal panel siding on the 2 sign façades will be replaced with horizontal Mega Rib metal panel siding. Profiles of the siding were submitted with the packet supplied. Both are charcoal color.

Existing gutters and down spouts will be replaced on the east side and on the north side of the building where the large 4 overhead garage doors are.

Joanne Fabrics moved out of the building so the plan is to make that space into 2 retail spaces that will require an additional store front entrance door to be installed as shown on the plans submitted with the packet. There will also be 8’x 7’ full window view aluminum garage door installed for Ace rental shown on the plan. This door will be the same anodized aluminum look as the other entrances to the building.

Install new soffit panels in the 10’ overhead across the front east side of the building. This will keep birds from nesting and keeping the front of the building, sidewalk and retail product clean for all the bird droppings.

Repair existing brick wainscoting on the front of the build and paint existing metal panels on the wall above the brick wainscoting. The existing structural columns will be painted.

The top 1-1/2” of the existing parking lot will be milled. Repaved and striped.

The owner understands that any new signage will need to be approved when replaced. The existing lighting is to remain. There is no structural work being completed with this scope of work. Any work for future tenants will have plans submitted by a licensed architect at that time. The goal s to get the exterior work completed as soon as possible before winter.

Thank you

ACE Hardware
PET SUPPLIES PLUS
STIHL
Sales & Service
PAINT STUDIO
Niemann ACE
YETI

401 Bernard Street

Level 2 Remodeling
401 Bernard Street **Watertown, WI**
Construction Documents **August 11, 2025**

SITE PLAN GENERAL NOTES (SHEET A1.0)

1. PROPOSED BUILDING ELEVATION SHOWN AS: MAIN FLOOR FINISHED FLOOR EL= 100'-0"
2. ALL GROUND SHALL PITCH AWAY FROM BUILDING AT A MINIMUM OF 4% +/- UNLESS NOTED OTHERWISE. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
3. CONCRETE SURFACES SHALL SLOPE @ 1/8" = 1'-0" MINIMUM AWAY FROM BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE.
4. PARKING LOT ASPHALT SURFACES SHALL SLOPE @ 1:50 MAXIMUM AT HANDICAPPED ACCESSIBLE PARKING STALLS AWAY FROM BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE.
5. PARKING LOT ASPHALT SURFACES SHALL SLOPE @ 1:40 MINIMUM AT ALL OTHER PARKING LOT AREAS AWAY FROM BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE.

KEYED NOTES (CONT'D) (SHEET A1.0)

1. YELLOW COLORED PARKING LOT PAINT STRIPING
2. VAN ACCESSIBLE HANDICAPPED PARKING STALL PER ADA & CITY REQUIREMENTS W/ REQUIRED POSTED SIGN.
3. STANDARD ACCESSIBLE HANDICAPPED PARKING STALL PER ADA & CITY REQUIREMENTS W/ REQUIRED POSTED SIGN.
4. ACCESSIBLE ROUTE PAINT STRIPE HATCHING TO BUILDING

NORTH

1 / A0.0 **Site Layout Plan**
1" = 40'-0"

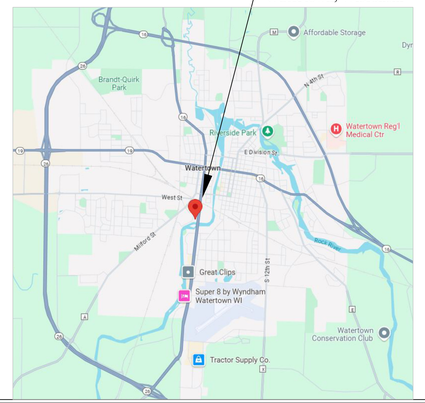
Sheet Index:

Architectural

A0.0	Title Sheet Code Analysis
A1.0	Key Plan / Schedules / Details
A2.0	Remodeling Floor Plan
A3.0	Exterior Elevations / Details

Location Map:

Project Location:
401 Bernard Street
Watertown, Wisconsin



Architect:
CASHMAN ASSOCIATES, Inc.
Gregory M. Cashman, AIA
4798 County HWY I
PH: (608) 237-7443
Sparta, WI 54656
FAX: (608) 237- 7444
gcashman@charter.net

Architect Stamp:

Project General Notes:

1. CODE COMPLIANCE: ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
2. PERMITS: CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR PERMITS, FEES, AND/ OR LICENCES REQUIRED FOR COMPLETION OF THEIR PORTION OF THE PROJECT.
3. COORDINATION: ALL SUBCONTRACTORS, SHALL COORDINATE WORK WITH THE GENERAL CONTRACTOR, FOR FURTHER COORDINATION WITH THE OWNER'S PROJECT REPRESENTATIVE. ALL PROPOSED CHANGES TO THE WORK MUST BE APPROVED BY WRITTEN AUTHORIZATION PRIOR TO COMMENCEMENT OF WORK.
4. FIELD VERIFICATION: ALL TRADES SHALL FIELD VERIFY AND COORDINATE DIMENSIONS AND EXISTING CONDITIONS ON THE JOB SITE. NEITHER THE OWNER NOR THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONDITIONS SHOWN AS EXISTING.
5. DEMOLITION: CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND/ OR REMOVAL OF ALL MATERIAL RELATED TO HIS TRADE.
6. PENETRATIONS: ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE.
   ALL TRADES SHALL TAKE SPECIAL CARE TO MAKE HOLES AS SMALL AS POSSIBLE AND IN ACCORDANCE WITH FLOOR JOIST MANUFACTURER'S SPECIFICATIONS.
   ALL HOLES SHALL BE NEATLY CUT. DO NOT PUNCH OR POUND HOLES IN WALLS, JOISTS, AND/ OR ROOF DECK.
   ASSOCIATED TRADE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY HOLES LEFT UNREPAIRED.
7. FIRESTOPPING: ALL HOLES OR PENETRATIONS, EXISTING OR NEW, THROUGH FIRE-RATED CONSTRUCTION SHALL BE CLOSED, FIRESTOPPED, DAMPERED, AS REQUIRED BY CURRENT 2015 IBC Code
8. HAZARDOUS MATERIALS: ANY HAZARDOUS MATERIALS ENCOUNTERED AT ANY TIME DURING DEMOLITION OR CONSTRUCTION OF THIS PROJECT MUST BE REPORTED TO THE OWNER IMMEDIATELY. ALL HAZARDOUS SUBSTANCES SHALL BE REMOVED IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE, AND LOCAL REGULATIONS.
9. DO NOT SCALE DRAWINGS: IN ALL CASES, NOTED DIMENSIONS AND/ NOTES INDICATING DIMENSIONS OR SIZING SHALL GOVERN. COORDINATE WITH ARCHITECT FOR NECESSARY DIMENSION CLARIFICATION.
10. DIMENSIONING: ALL DIMENSIONS ARE SHOWN FROM FACE OF ROUGH-FRAMED STUD WALL TO FACE OF ROUGH-FRAMED STUD WALL, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR CONCRETE OR MASONRY CONSTRUCTION ARE SHOWN FROM FACE OF WALL TO FACE OF WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.

Code Information

DESCRIPTION:
- Level 2 remodeling to existing (M) mercantile building
- Existing Insulated, Conditioned Building
- IEBC Ch. 9- Level 2 Alteration
- Exterior front of building update remodeling

APPLICABLE CODES:
- State of Wisconsin Department of Safety and Professional Services Administrative Code- Chapters 361, 362, 363, 364, 365
- 2015 International Building Code and SPS 362
- 2015 International Existing Buildings Code and SPS 366
- 2015 International Energy Conservation Code and SPS 363
- 2015 International Mechanical Code and SPS 364
- 2015 International Fuel Gas Code and SPS 365
- SPS Chapter 316 which adopts the 2017 National Electrical Code (NEC)
- SPS Plumbing Chapters 381-387 as based on SPS 362.2901
- 2015 International Fire Code
- Accessibility: ICC/ANSI A117.1-2009 as based on IBC Chapter 35

OCCUPANCY CLASSIFICATION:
Business (B) (Accessory Use- less than 10% area) *IBC Section 304.1*
Mercantile (M) *IBC Section 309.1*
Storage (S-1) *IBC Section 311.2*

Building Gross SF Areas:
***Single-Occupancy, One-Story Building* *IBC Section 506.2.1*

Building Level	Remodeled Main Floor GSF S-1	Existing To Remain Main Floor GSF (Other Occupancies)	Building Total Floor GSF
First Floor	15,464 gsf	26,248 gsf	41,712 gsf
(Project Total)	15,464 gsf		

Building Height: *IBC Section 504.3*
Peak: 17'-4" height (40'-0" Allowable) *IBC Section 504.3*
No. of Levels: One
No. of Stories: One (1 allowed) *IBC Section 504.4*
Construction Type: *IBC Section 601*
- Type VB- Combustible & Not Protected Construction

Struct. Frame	Bearing Walls Ext.	Bearing Walls Int.	Non-Bearing Ext.	Non-Bearing Int.	Floor Const.	Roof Const.	
0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	*IBC 907*

BUILDING HEIGHT & AREA:
IBC Table 506.2- Sprinklered, 1-story; A_t = 36,000 SF

FIRE PROTECTION:
NFPA - 13 Sprinklered Construction
Fire Alarm System not required

OCCUPANT LOAD: *(Remodeled Area)* *(See Plan Set)* *IBC TABLE 1004.1.2*
169 Occupants

EXIT ACCESS TRAVEL DISTANCE: *IBC TABLE 1017.2*
S-1 Occupancy Sprinklered Construction: 250'-0"
M Occupancy Sprinklered Construction: 250'-0"

PLUMBING FIXTURES: *IBC TABLE 2902.1*
(M) Occupancy:
100 person Occupant Load: (1) unisex toilet required
(B) Occupancy:
< 25 person Occupant Load: (1) unisex toilet required

GENERAL NOTES AND SPECIFICATIONS

1. The mechanical systems design are not a part of these plans.
2. All work performed to meet all state and local building codes. Contact the architect with any field-discovered discrepancies.
3. The general contractor is to field verify all existing conditions and dimensions.
4. Accessible parking stalls are available on-site immediately outside the front entrance.
5. The building is Type VB construction.

CASHMAN ASSOCIATES, Inc. 4798 County Road I Sparta, WI 54656 PH: (608) 237-7443 FAX: (608) 237- 7444 Gcashman1011@Live.com Gregory M. Cashman, AIA

REVISIONS

NO.	TITLE	DATE

PROJECT OWNER: Niemann Foods, Inc. 1501 N 12th St Quincy, IL 62301

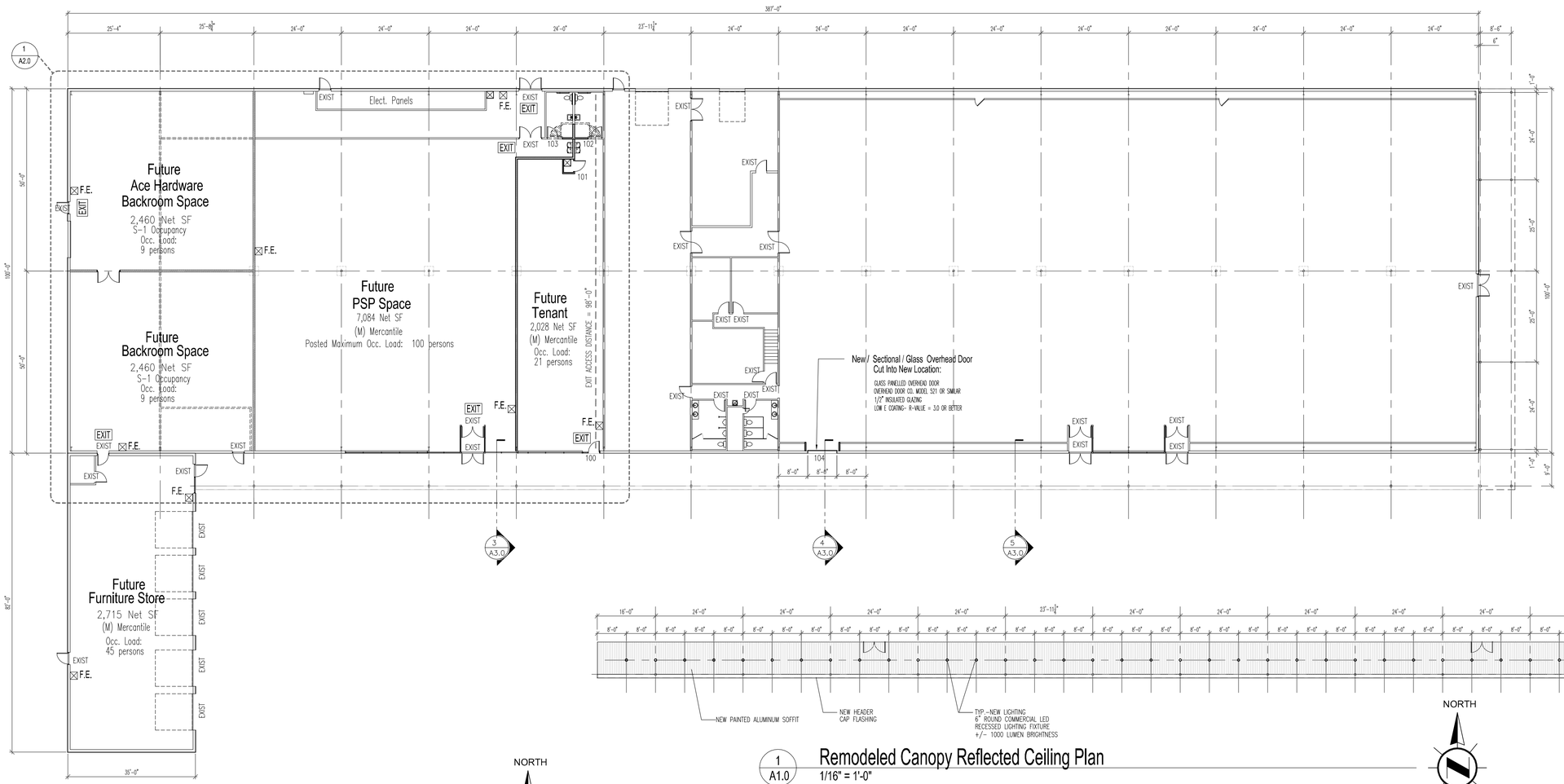
LOCATION: 401 Bernard St. Watertown, WI 53094 Jefferson County

DATE: August 11,2025

PROJECT: **401 Bernard St. Watertown**
Tenant Remodeling
401 Bernard St. Watertown, WI 53094

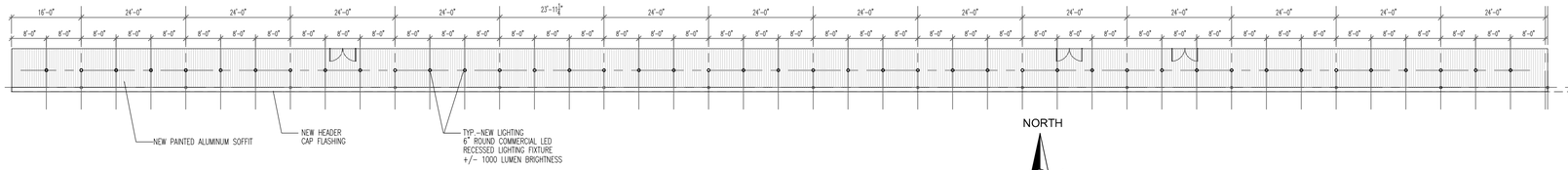
SHEET TITLE: Title Sheet / Code Analysis

SHEET NUMBER: A0.0



1 A1.0 Key Plan / Existing Conditions / Partial Remodeling Plan

1/16" = 1'-0"



1 A1.0 Remodeled Canopy Reflected Ceiling Plan

1/16" = 1'-0"

DOOR/ FRAME SCHEDULE

DOOR NO.	DOOR SIZE	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	DOOR TYPE: SEE DETAIL 2 A1.0	DOOR U-CUT OR LOUVER	FRAME MATERIAL	FRAME FINISH	FRAME TYPE: SEE DETAIL 2 A1.0	HARDWARE GROUP SEE NOTES-BELOW	REMARKS
100	3'-0" x 7'-0"	1-3/4"	ALUMINUM	ANODIZED	B	–	ALUMINUM	ANODIZED	B	E-1	INSULATED EXTERIOR ALUMINUM DOOR
101	3'-0" x 7'-0"	1-3/4"	SC-WOOD	STAIN	A	–	HM	PAINT	A	C-1	
102	3'-0" x 7'-0"	1-3/4"	SC-WOOD	STAIN	A	–	HM	PAINT	A	T-1	
103	3'-0" x 7'-0"	1-3/4"	SC-WOOD	STAIN	A	–	HM	PAINT	A	T-1	
104	8'-0" x 8'-0"	2"	ALUMINUM	PAINT	C	–	–	–	–	–	EXTERIOR OVERHEAD DOOR

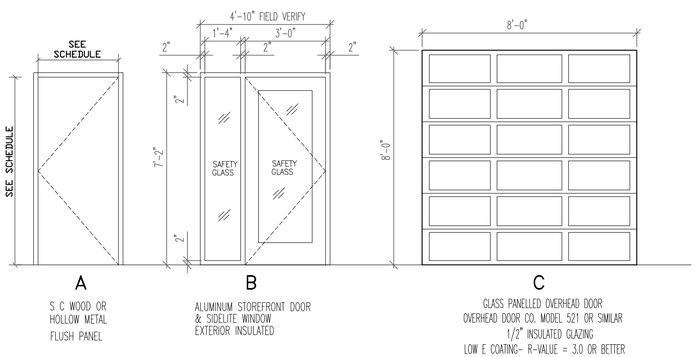
NOTE:
MDF- SIMPSON INTERIOR MOULDED DOORS- INFINITY SERIES OR SIMILAR DOOR- FIRE RATED WHERE NOTED

REDFRAME-REDFLEX
REDFRAME CORP PREFINISHED STEEL FRAMES
FIRE RATED WHERE NOTED

HARDWARE GROUPS

(AS NOTED ON DOOR/ HARDWARE SCHEDULE)

EXIT		TOILET	
E-1 ALUM EXTERIOR DOOR PAIR EXIT DOOR	C-1 CLASSROOM (STG)	T-1 TOILET	
PUSH BAR (INTERIOR SIDE BOTH DOORS) PULL HANDLE (EXTERIOR SIDE BOTH DOORS) DEADLATCH PADDLE (DOOR #1) DEAD BOLT KEYED CYLINDER (DOOR #2) CONTINUOUS HINGE CLOSER DOOR BOTTOM NOTE: DOOR #1 ALWAYS OPEN DURING BUSINESS HOURS	ADA LEVER CLASSROOM LOCKSET (3) BUTTS	PRIVACY LEVER LOCKSET BUTTS (3) DOOR STOP DOOR BOTTOM/SWEEP	



2 A1.0 DOOR/ FRAME TYPES

3/8" = 1'-0"

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Gcashman1011@Live.com Gregory M. Cashman, AIA

REVISIONS

NO.	TITLE	DATE

PROJECT OWNER:
Niemann Foods, Inc.
1501 N 12th St
Quincy, IL 62301

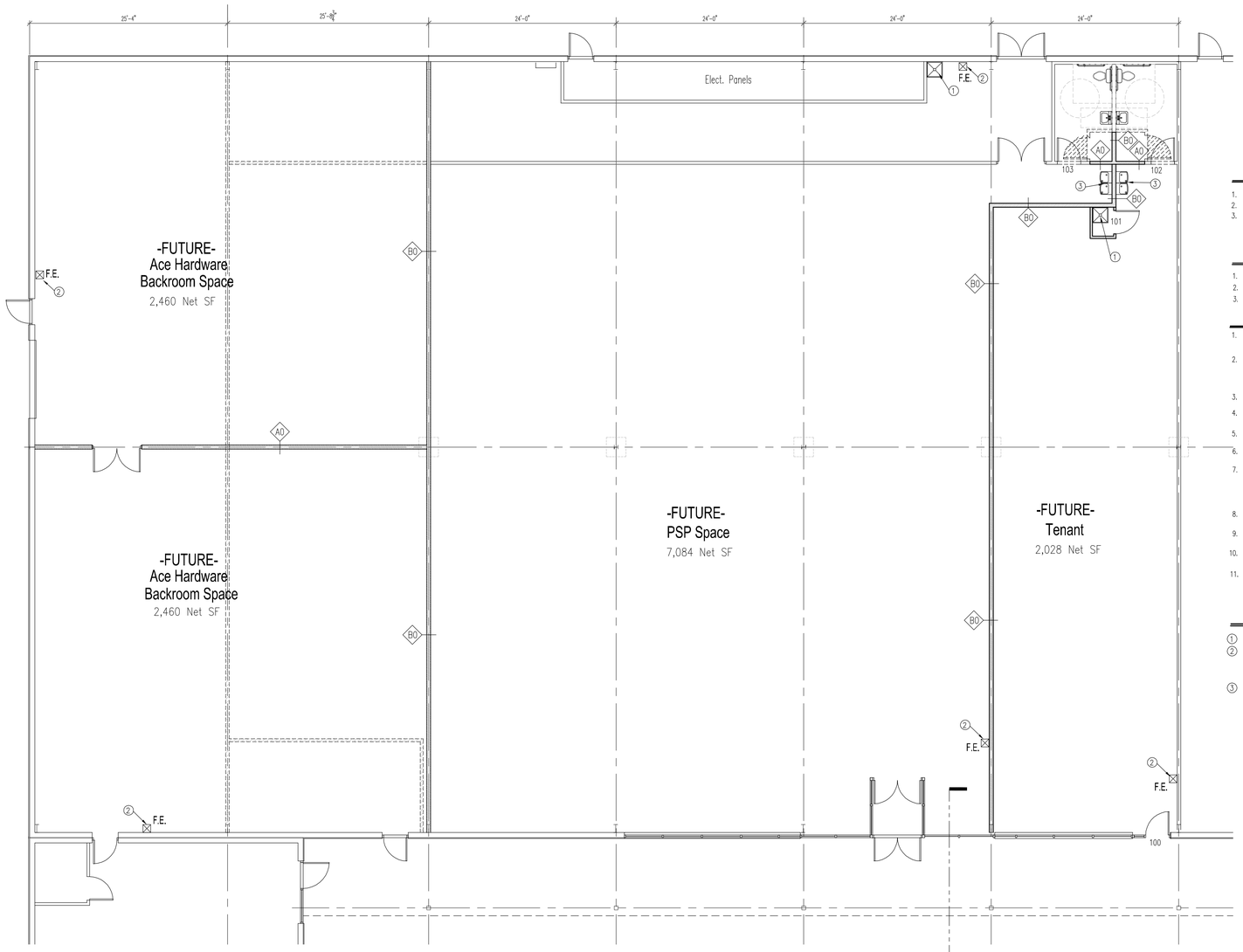
LOCATION:
401 Bernard St.
Watertown, WI 53094
Jefferson County

DATE: August 11, 2025

PROJECT:
401 Bernard St. Watertown
Tenant Remodeling
401 Bernard St. Watertown, WI 53094

SHEET TITLE:
Key Plan / Schedules / Details

SHEET NUMBER:
A1.0



1 A2.0 **Key Plan**
1/8" = 1'-0"

REFERENCE NOTES
SHEET A1.0-A2.0

1. SEE DETAIL 2 / A2.0 FOR PARTITION TYPES
2. SEE DETAIL 3 / A2.0 FOR ADA MOUNTING DETAILS
3. SEE SHEET A1.0 FOR DOOR SCHEDULE

DIMENSION NOTES
SHEET A1.0-A2.0

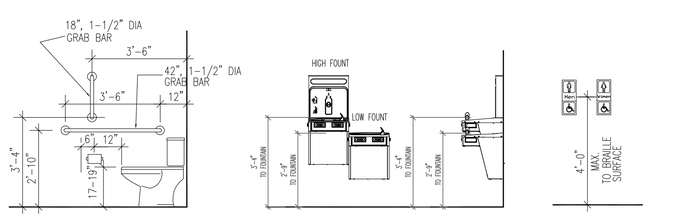
1. INTERIOR WALLS DIMENSIONED TO FACE OF STUD
2. EXTERIOR WALLS DIMENSIONED TO EXTERIOR FACE OF STUD
3. EXISTING WALLS DIMENSIONED TO FINISH FACE

GENERAL NOTES
SHEET A1.0-A2.0

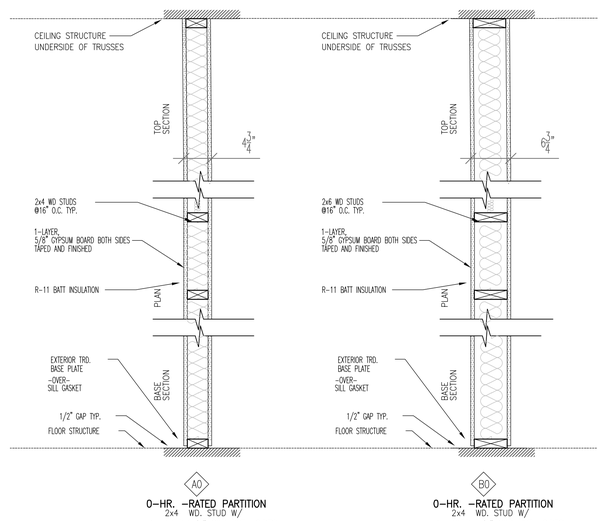
1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION/CONSTRUCTION.
2. PUBLIC RESTROOMS SHALL BE COVERED WITH SMOOTH, HARD, NONABSORBENT MATERIALS EXTENDING A MINIMUM OF 6" ABOVE FLOOR LEVEL. WALLS WITHIN 2 FT. OF URINALS OR WATER CLOSETS SHALL BE COVERED A MINIMUM OF 4 FT. ABOVE FLOOR LEVEL.
3. THE FRONT (MAIN ENTRANCE) DOOR IS REQUIRED TO BE UNLOCKED DURING ALL BUSINESS HOURS OPEN TO THE PUBLIC.
4. ALL EXTERIOR DOOR THRESHOLDS SHALL BE NO MORE THAN 1/2" IN HEIGHT.
5. PROVIDE BATH FANS IN ALL BATHROOMS–SIZE PER CODE PER BATHROOM VENT TO EXTERIOR
6. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
7. HOLD 1/2" CLEARANCE MINIMUM BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
8. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
10. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
11. ALL PENETRATIONS OF EXTERIOR WALL ARE TO BE MADE AIR TIGHT.

KEYED NOTES
SHEET A2.0

1. 24" x 24" FLOOR-MOUNTED SERVICE SINK
2. FIRE EXTINGUISHER CABINET, SEMI-RECESSED
   FIRE EXTINGUISHER: ORDINARY HAZARD- 2-A-B-C RATED
   WALL MOUNTING: TOP-OF-EXTINGUISHER @ 42" ABOVE FINISHED FLOOR
3. HIGH / LOW ADA WATER COOLER DRINKING FOUNTAIN WITH BOTTLE REFILL



3 A2.0 **Toilet Room Accessibility Standards**
3/8" = 1'-0"



2 A2.0 **Remodeling Partition**
1" = 1'-0"

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REVISIONS

NO.	TITLE	DATE

PROJECT OWNER:
Niemann Foods, Inc.
150 N 12th St
Quincy, IL 62301

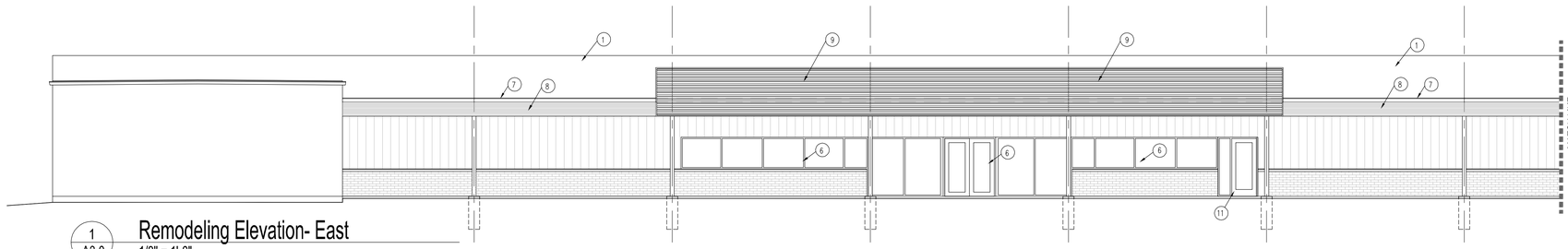
LOCATION:
401 Bernard St.
Watertown, WI 53094
Jefferson County

DATE: August 11, 2025

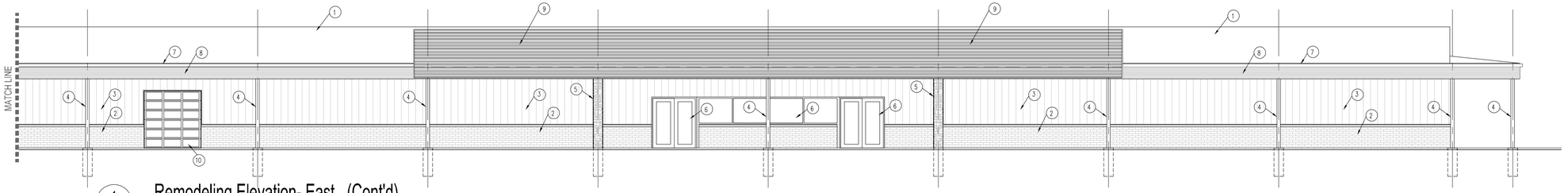
PROJECT:
401 Bernard St. Watertown
Tenant Remodeling
401 Bernard St. Watertown, WI 53094

SHEET TITLE:
Remodeling Floor Plan

SHEET NUMBER:
A2.0



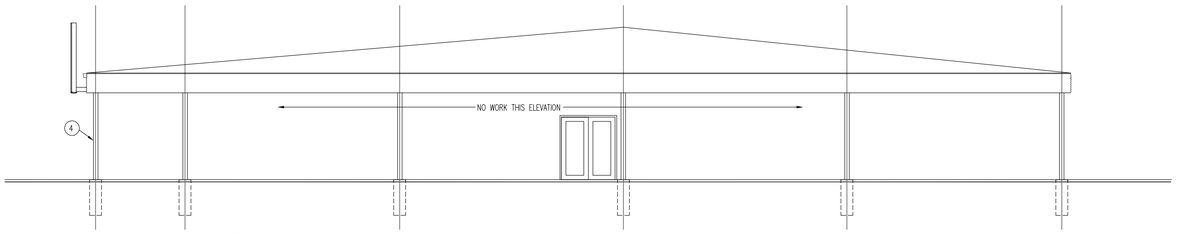
1 A3.0 **Remodeling Elevation- East**
1/8" = 1'-0"



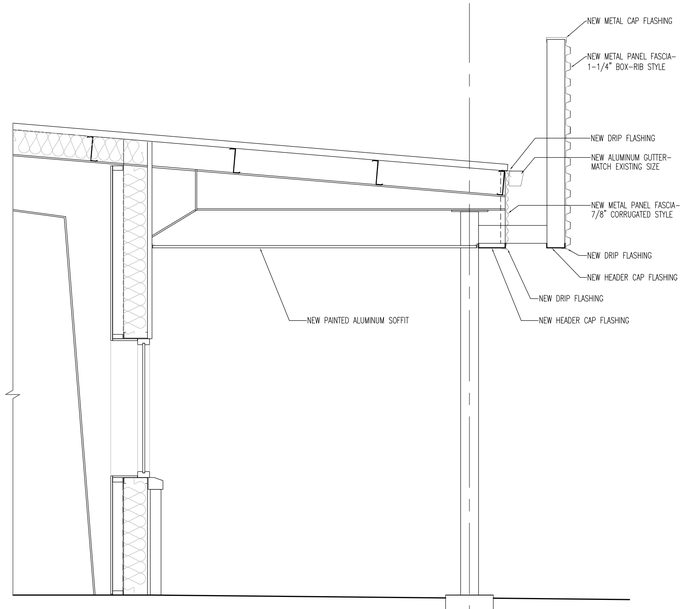
1 A3.0 **Remodeling Elevation- East (Cont'd)**
1/8" = 1'-0"

Keyed Notes- Exterior Elevations

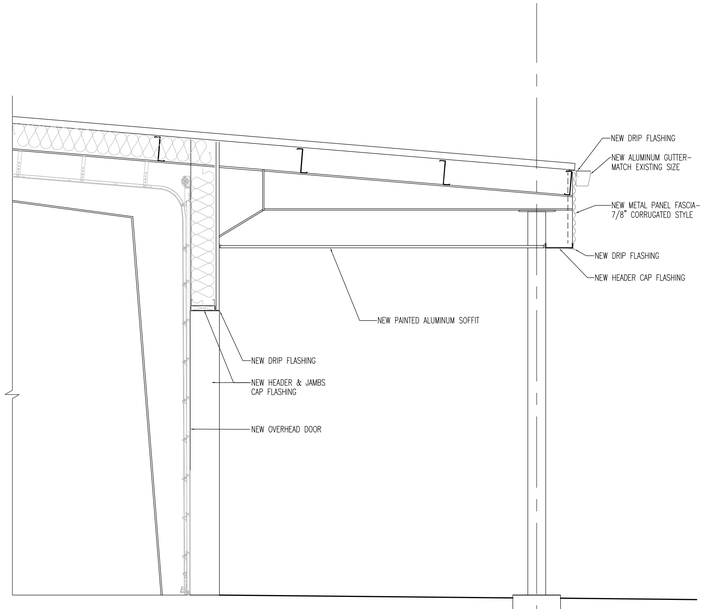
1. EXISTING ROOF
2. EXISTING BRICK WAINSCOT- PATCH & REPAIR AS NEEDED
3. EXISTING METAL PANEL SIDING- PAINT IN-PLACE
4. EXISTING STEEL COLUMN- NEW PAINT FINISH
5. EXISTING STEEL COLUMN- WRAP W/ WOOD STUDS/ FINISH W/ CULTURED STONE VENEER
6. EXISTING STOREFRONT DOORS / GLASS TO REMAIN
7. NEW ALUMINUM GUTTER- MATCH EXISTING SIZE
8. NEW METAL PANEL FASCIA- 7/8" CORRUGATED STYLE
9. NEW METAL PANEL FASCIA- 1-1/4" BOX-RIB STYLE
10. NEW FULL-GLASS OVERHEAD DOOR. SEE DETAILS
11. NEW FULL-GLASS ALUMINUM STOREFRONT DOOR. SEE DETAILS



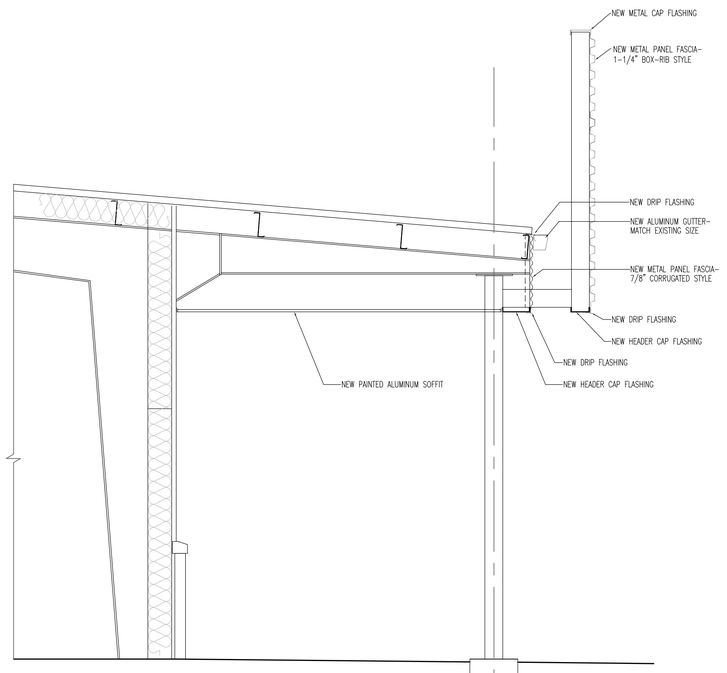
2 A3.0 **Remodeling Elevation- North**
1/8" = 1'-0"



3 A3.0 **Remodeling Section**
1/2" = 1'-0"



4 A3.0 **Remodeling Section**
1/2" = 1'-0"



5 A3.0 **Remodeling Section**
1/2" = 1'-0"

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4798 County Road I
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REVISIONS

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Tenant Remodeling
401 Bernard St. Watertown, WI 53094

SHEET TITLE:
Exterior Elevations / Details

SHEET NUMBER:
A3.0

MEGA-RIB

Commercial and Industrial Applications

MEGA-RIB

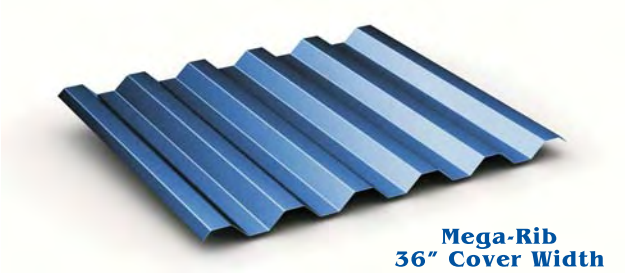
MCELROY METAL

Metal Roof & Wall Panels

MEGA-RIB

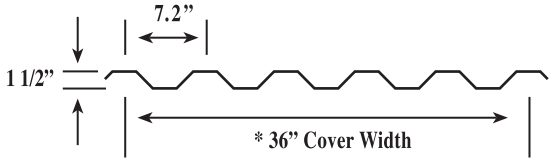
Mega-Rib is one of the most versatile metal wall and roof panels in the industry. While Mega-Rib was designed and engineered to meet the demands of the industrial environment, it also provides the aesthetics and design flexibility to be used in architectural applications.

Well suited for vertical and horizontal applications, Mega-Rib 's bold ribs provide an architectural statement that is difficult to match.

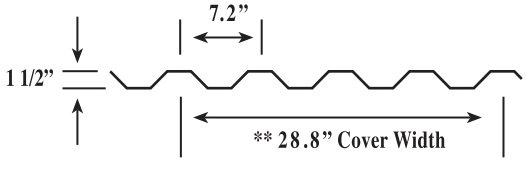


Mega-Rib
36" Cover Width

MEGA-RIB PANEL DIMEMSIONS



* Standard for 24, 22, 20, and 18 gauge material. Also available in 26 ga. However, customer must specify if 26 ga is required.



** Adelanto standard coverage for 26 gauge panels: 36". All other locations, standard 26 gauge coverage: 28.8". (Specify if 36" coverage is required.)

Installed horizontally, Mega-Rib adds distinctive elegance.

Mega-Rib features a Galvalume® substrate and Kynar 500® (PVDF) coatings, which are proven to provide unsurpassed protection against panel chalk and fade.

With 7.2" rib spacing, Mega-Rib provides optimum strength and spanning capabilities.

TEST DATA - SECTION PROPERTIES - LOAD TABLES

For any available Test Data, Section Properties or Load Tables, please visit the download section of our website at: www.mcelroymetal.com

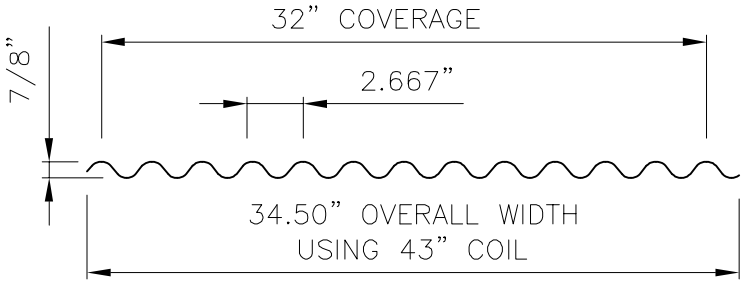
MCELROY METAL
800-562-3576
info@mcelroymetal.com • www.mcelroymetal.com

Oil canning is a natural occurrence in metal panels and is not a cause for panel rejection.

McELROY METAL, INC

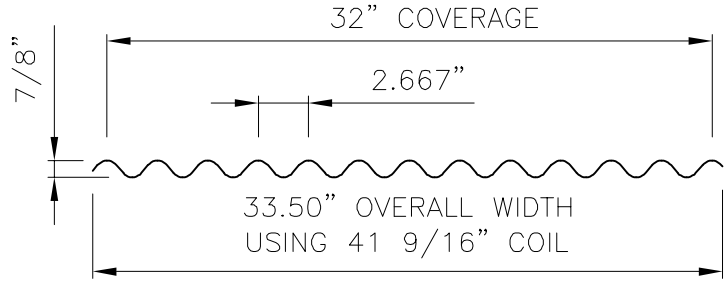
www.mcelroymetal.com

Multi-Cor Panel | Product Data



MULTI-COR PROFILE

Panel Lap for 43" Coil



MULTI-COR PROFILE

Panel Lap for 41 9/16" Coil

NOTE:
All data represented on this sheet may not be applicable to all widths and gauges. Please contact McElroy Metal for more information.

Applications
Exposed fastener wall/roof panel used on slopes down to 1:12. Tape sealant is required on seam (side-laps). Standard panel lengths up to 50'. Please inquire for longer lengths.

Substrates
Plywood or Purlins.

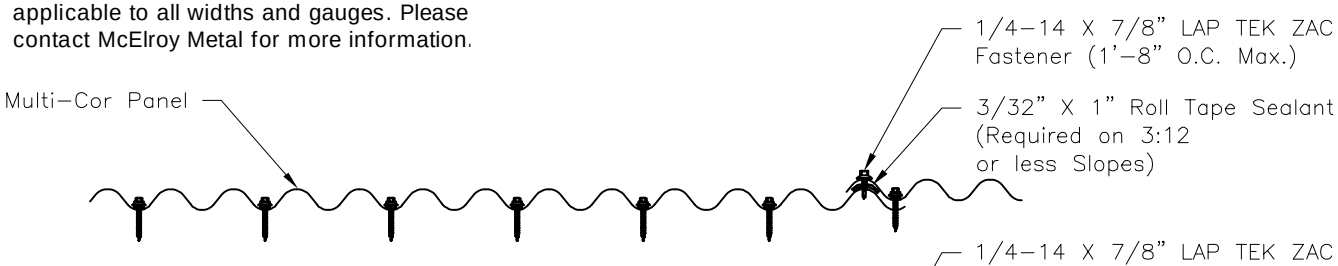
Material
Standard - 26 GA. ASTM A792 (50 ksi or 80 ksi steel) AZ55 - Bare, AZ50 - Painted
- 24 GA. ASTM A792 (50 ksi steel) AZ55 - Bare AZ50 - Painted
Optional - 22 GA. ASTM A792 (50 ksi steel) AZ55 - Bare AZ50 - Painted

Manufacturing
Roll formed in factory. (Bossier plant only)

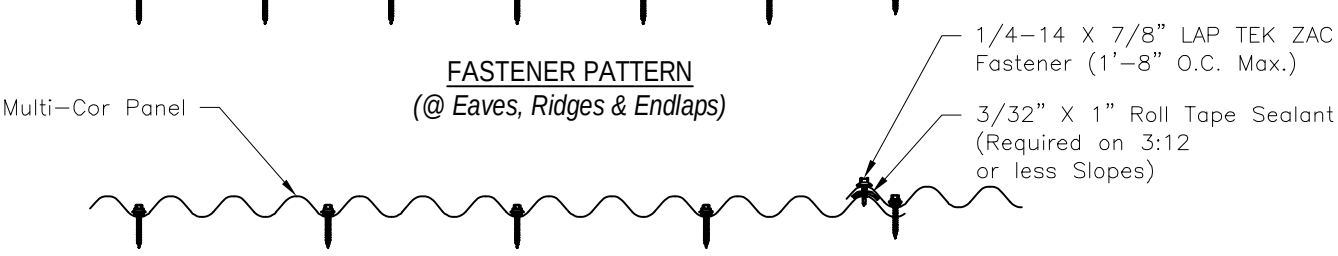
Finishes
Acrylic Coated Galvalume®
Fluoropolymer (Kynar 500® PVDF resin-based)
Siliconized Polyester and Polyester

Pan Conditions
Oil canning is inherent in all metal panels and is not cause for panel rejection.

Testing *
Uplift Testing: UL 580 Class 90
Fire Resistance: UL 790 Class A
Impact Testing: UL 2218 Class 4
Florida Product Approval: FL 10680.1 (non-structural)
Texas Windstorm: RC-158
Testing and Approvals are product specific. Please inquire for details.



FASTENER PATTERN
(@ Eaves, Ridges & Endlaps)



FASTENER PATTERN
(@ Intermediate Purlins)

FOAM INSIDE/OUTSIDE CLOSURE

Project Showcase

Project: *Judson University*
Location: *Elgin, IL*
Architect: *Short & Associates, London and Burnidge Cassell Associates*
Products: *Flat Sheets with Kynar 500® in Copper Penny for the wall and trim, Medallion-Lok roof panels in Ash Gray*

Project: *Bossier Parish Community College*
Location: *Bossier City, LA*
Architect: *Slack-Alost-McSwain and Associates*
Products: *Maxima for the roof and Maxima ADV 1.5 for the walkways in Slate Gray*

Project: *800 Bancroft*
Location: *Berkeley, CA*
Architect: *Marcy Wong and Donn Logan Architects*
Products: *Multi-Cor in Bare Galvalume*

Project: *Great Wolf Lodge*
Location: *Wisconsin Dells, WI*
Architect: *Architectural Design Consultants, Inc.*
Products: *Medallion-Lok and Flat Sheets in Colonial Red*

PROJECT SHOWCASE

MCELROY METAL
50 Years and Growing
Family Owned - Quality Foc
www.mcelroymetal.

PROJECT SHOWCASE

Project Showcase

Project: *Perryville Place*
Location: *Rockford, IL*
Architect: *David Hagney AIA and Barrett Studio*
Products: *Mega-Rib in Bare Galvalume*

Project: *Anderson Municipal Building*
Location: *Anderson, SC*
Architect: *Neal Prince Architects*
Products: *Medallion-Lok in Colonial Red*

Project: *Prairie Park Condominiums*
Location: *Wheeling, IL*
Architect: *Hirsch Associates, LLC*
Products: *Medallion-Lok in Terra Cotta*

Project: *Joe Shephard Residence*
Location: *Kirkwood, MO (suburb of STL)*
Architect: *Clayton Design, Inc.*
Products: *Medallion-Lok in Tudor Brown*

City Boundary

Common Areas

Parcels Boundaries

Addresses

THE CITY OF WATERTOWN
Opportunity runs through it.

N

City of Watertown Geographic Information System

Scale: 1:3,429
SCALE BAR = 1"

Printed on: Augu
Author:

270

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.

THE CITY OF WATERTOWN
Opportunity runs through it.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 120 Kuckkan Lane – Preliminary Certified Survey Map (CSM)

A request by Bill Edington, agent for First Congregational United Church of Christ, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0314-002 & 291-0815-0314-003.

SITE DETAILS:
Existing Parcel(s) Acres: 9.71 acres and 1.83 acres.
Proposed Lot Size(s): Lot 1 – 11.92 acres (519,391 S.F)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:
The applicant is proposing to create a one-lot CSM by combining two properties owned by the First Congregational United Church of Christ. The purpose of the CSM is to eliminate the currently property line between the existing parcels to facilitate the construction of a solar array on the proposed Lot 1 of the CSM. The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. The acreage of proposed Lot 1 is not shown on the CSM Map and should be added. The ROW for Humboldt Street is adequate in this location. No ROW dedication is required.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:
1. Deny the CSM.
2. Approve the CSM without conditions.
3. Approve the CSM with other conditions as identified by the City of Watertown Plan Commission:
    - Add a note to the CSM that states the maximum Airport Approach Protection Zone elevation is 968 feet above mean sea level for all buildings and vegetation.
    - Add the acreage of Lot 1 to the CSM Map.

STAFF RECOMMENDATION:
- Staff recommends approval of the CSM with conditions.

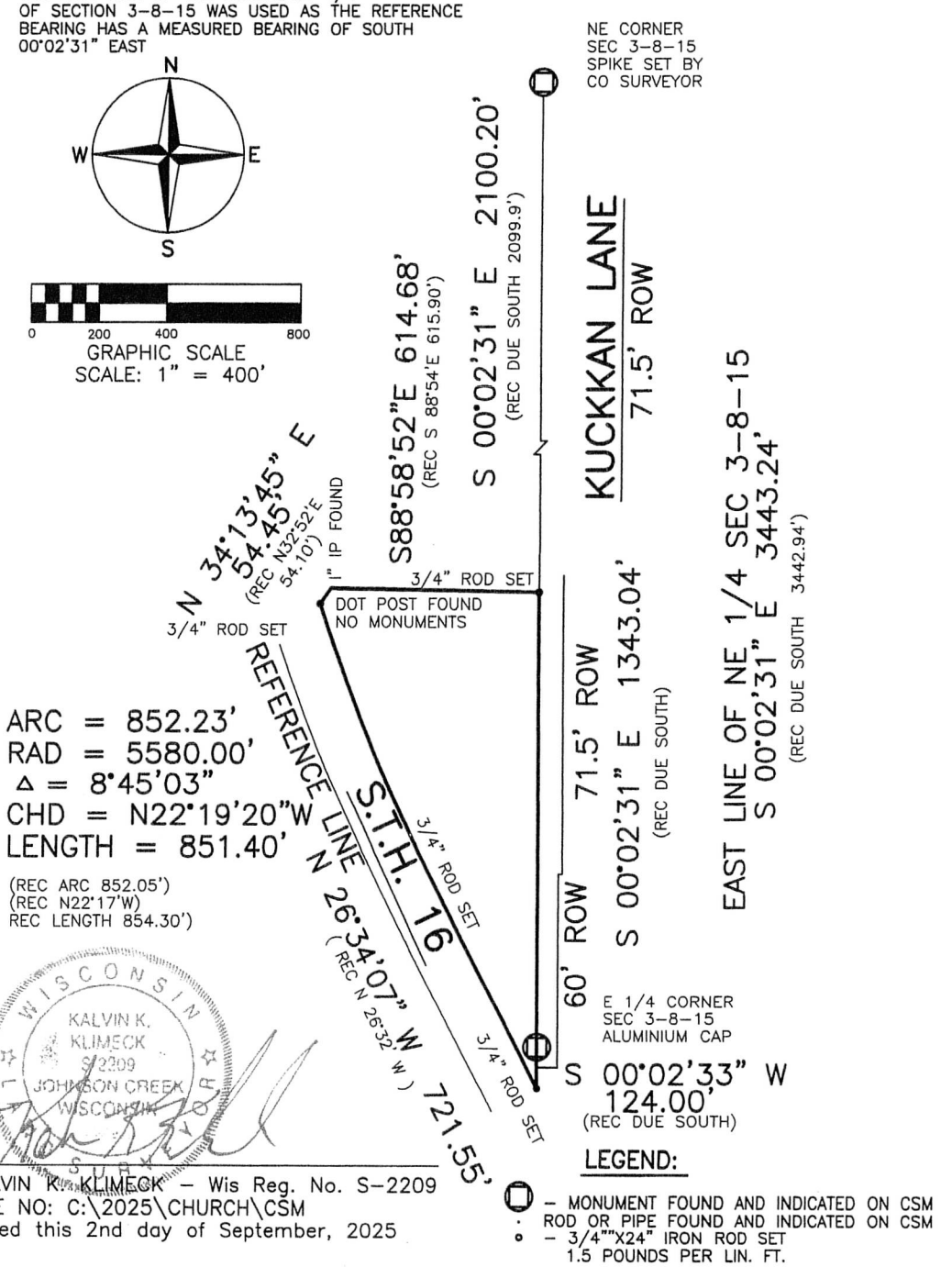
ATTACHMENTS:

- Application materials.

PART OF THE NORTHEAST QUARTER (NE 1/4) AND SOUTHEAST QUARTER (SE 1/4) OF THE NE 1/4 AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 15 EAST IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

REFERENCE BEARING:
THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3-8-15 WAS USED AS THE REFERENCE BEARING HAS A MEASURED BEARING OF SOUTH 00°02'31" EAST

GRAPHIC SCALE
SCALE: 1" = 400'



ARC = 852.23'
RAD = 5580.00'
Δ = 8°45'03"
CHD = N22°19'20"W
LENGTH = 851.40'
(REC ARC 852.05')
(REC N22°17'W)
REC LENGTH 854.30')

LEGEND:

- ⊙ – MONUMENT FOUND AND INDICATED ON CSM
- · – ROD OR PIPE FOUND AND INDICATED ON CSM
- ∘ – 3/4""X24" IRON ROD SET 1.5 POUNDS PER LIN. FT.

WISCONSIN
KALVIN K. KLIMECK
S-2209
JOHNSON CREEK
WISCONSIN
SURVEYOR

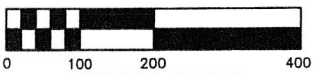
KALVIN K. KLIMECK – Wis Reg. No. S-2209
FILE NO: C:\2025\CHURCH\CSM
Dated this 2nd day of September, 2025

OWNER: FIRST CONGREGATIONAL UNITED CHURCH 120 KUCKKAN LANE, WATERTOWN, WI. 53094

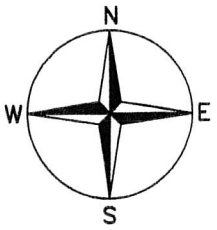
This instrument prepared by KALVIN K. KLIMECK, P.E., R.L.S., of PIONEER ENGINEERING & SURVEYING, LLC.
3902 C.T.H. "B", Johnson Creek, Wisconsin, 53038 phone no. (414) 651-0490 e-mail: kalpioneereng@gmail.com

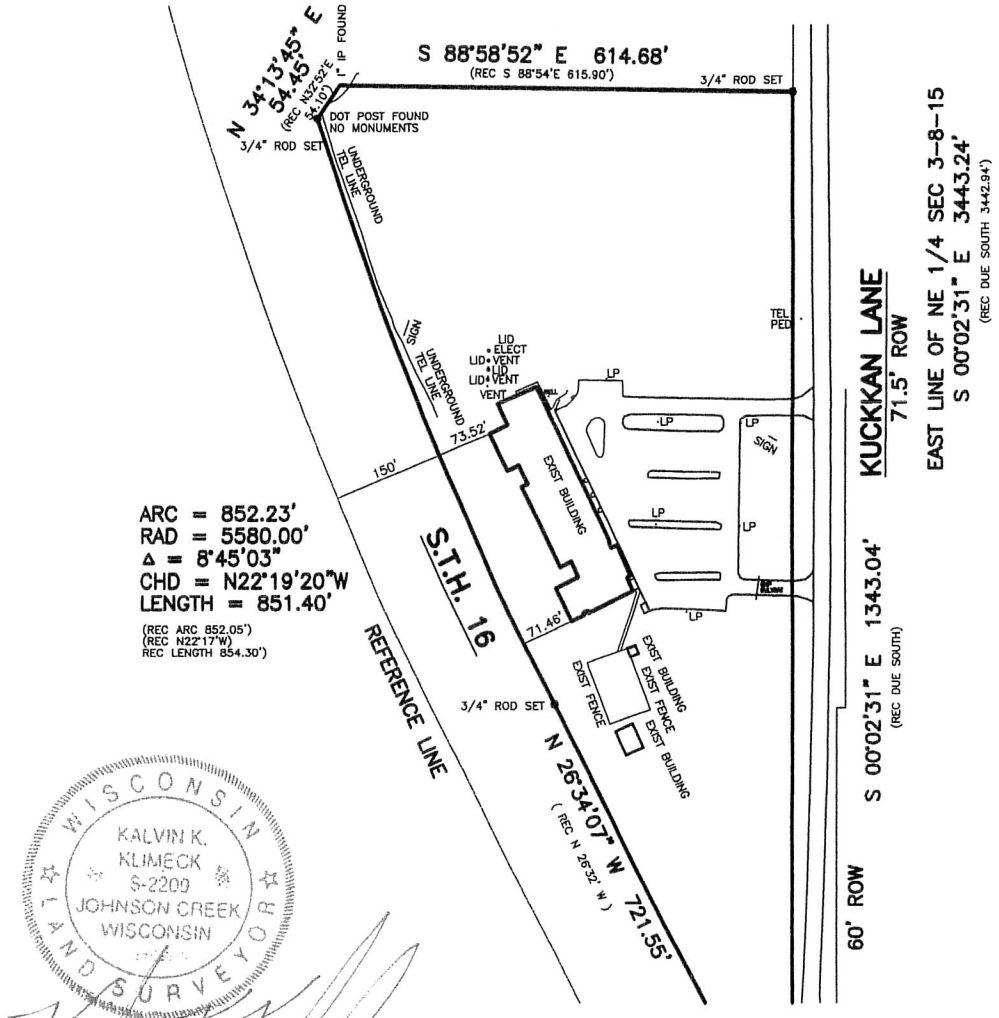
PART OF THE NORTHEAST QUARTER (NE 1/4) AND SOUTHEAST QUARTER (SE 1/4) OF THE NE 1/4 AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 15 EAST IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

REFERENCE BEARING:
THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3-8-15 WAS USED AS THE REFERENCE BEARING HAS A MEASURED BEARING OF SOUTH 00°02'31" EAST



GRAPHIC SCALE
SCALE: 1" = 200'





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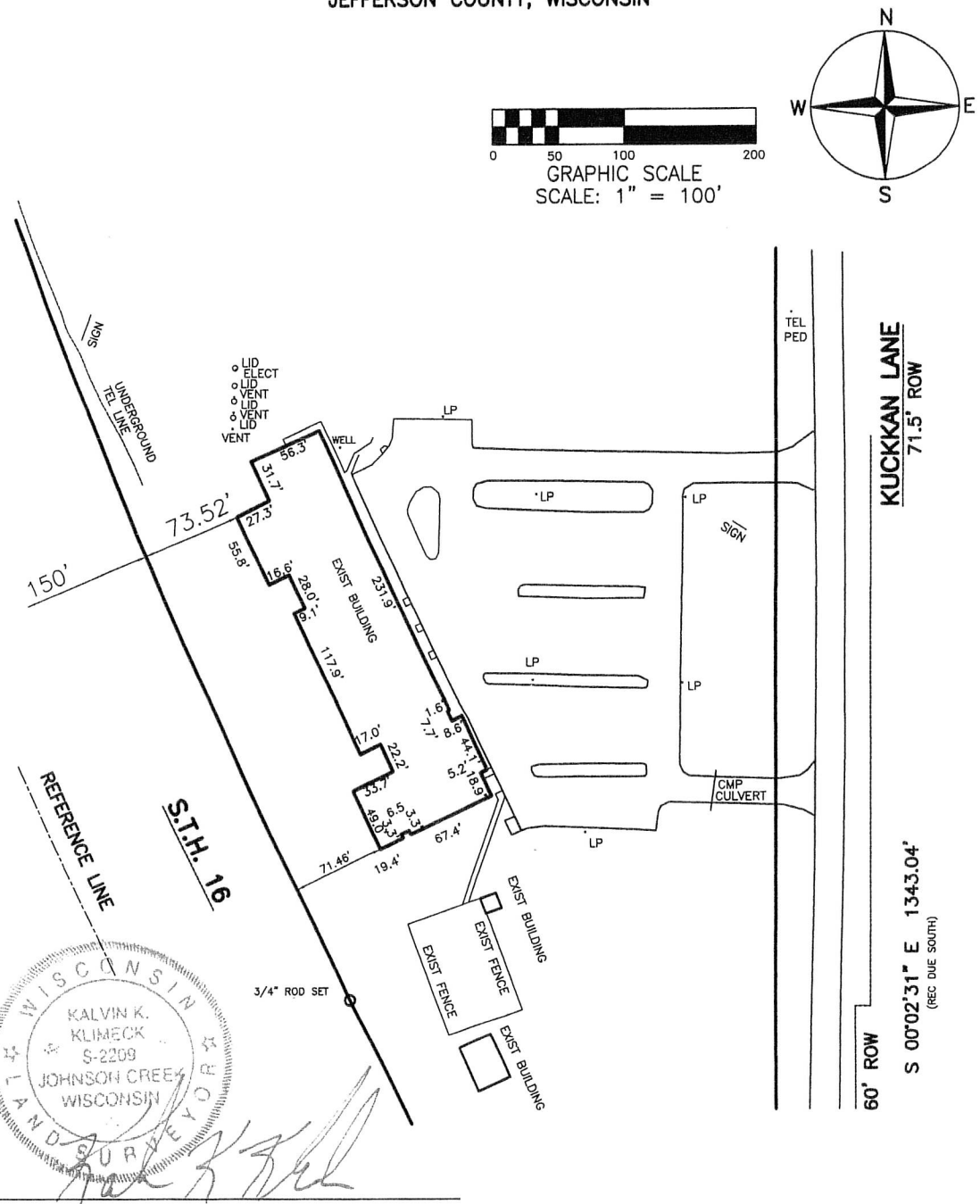

WISCONSIN
KALVIN K. KLIMECK
S-2209
JOHNSON CREEK
WISCONSIN
LAND SURVEYOR

KALVIN K. KLIMECK – Wis Reg. No. S–2209
FILE NO: C:\2025\CHURCH\CSM
Dated this 2nd day of September, 2025

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SURVEYOR'S CERTIFICATE:

I, KALVIN K. KLIMECK, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, combined, and mapped the following land bounded and described as follows:

Being a part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Northeast Quater (NE 1/4) and a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4 of Section 3, Township 8 North, Range 15 East in the City of Watertown, Jerrerson County, Wisconsin being more particularily described as follows:

Beginning at the E 1/4 Corner of said Section 3: thence South 00°02'33" West along the east line of the SE 1/4 124.00 feet to the east right-of-way line of STH 16: thence North 26°34'07" West along said right-of-way 721.55 feet to the beginning of a curve or radius 5580.00 feet, the center of which lies to the northeast; thence northwesterly along the arc of said curve and along the said right-of-way line 852.23 feet, the chord of which bears North 22°19'20" West 851.40 feet; thence North 34°13'45" East along the said right-of-way 54.45 feet; thence South 88°58'52" East 614.68 feet to the east line of said NE 1/4 and to the west right-of way line of Kuckkan Lane; thence South 00°02'31" East along the east line of said NE 1/4 and along the west line of said right-of way 1343.04 feet to the place of beginning.

Containing 519,391 square feet or 11.9236 Acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (S 236.34), and the City of Watertown Subdivision and Platting Ordinance in surveying, combining and mapping the same.
and AE-7 in surveying, dividing and mapping the same.

KALVIN K. KLIMECK – Wis Reg. No. S-2209
FILE NO: C:\2025\CHURCH\CSM
Dated this 2nd day of September, 2025

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CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

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

Approved as of this _____ day of _____, 2025.

Date: _____

_____
Robert Stocks, Mayor

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

Date: _____

_____
Megan Dunneisen, City Clerk

KALVIN K. KLIMECK – Wis Reg. No. S–2209
FILE NO: C:\2025\CHURCH\CSM
Dated this 2nd day of September, 2025

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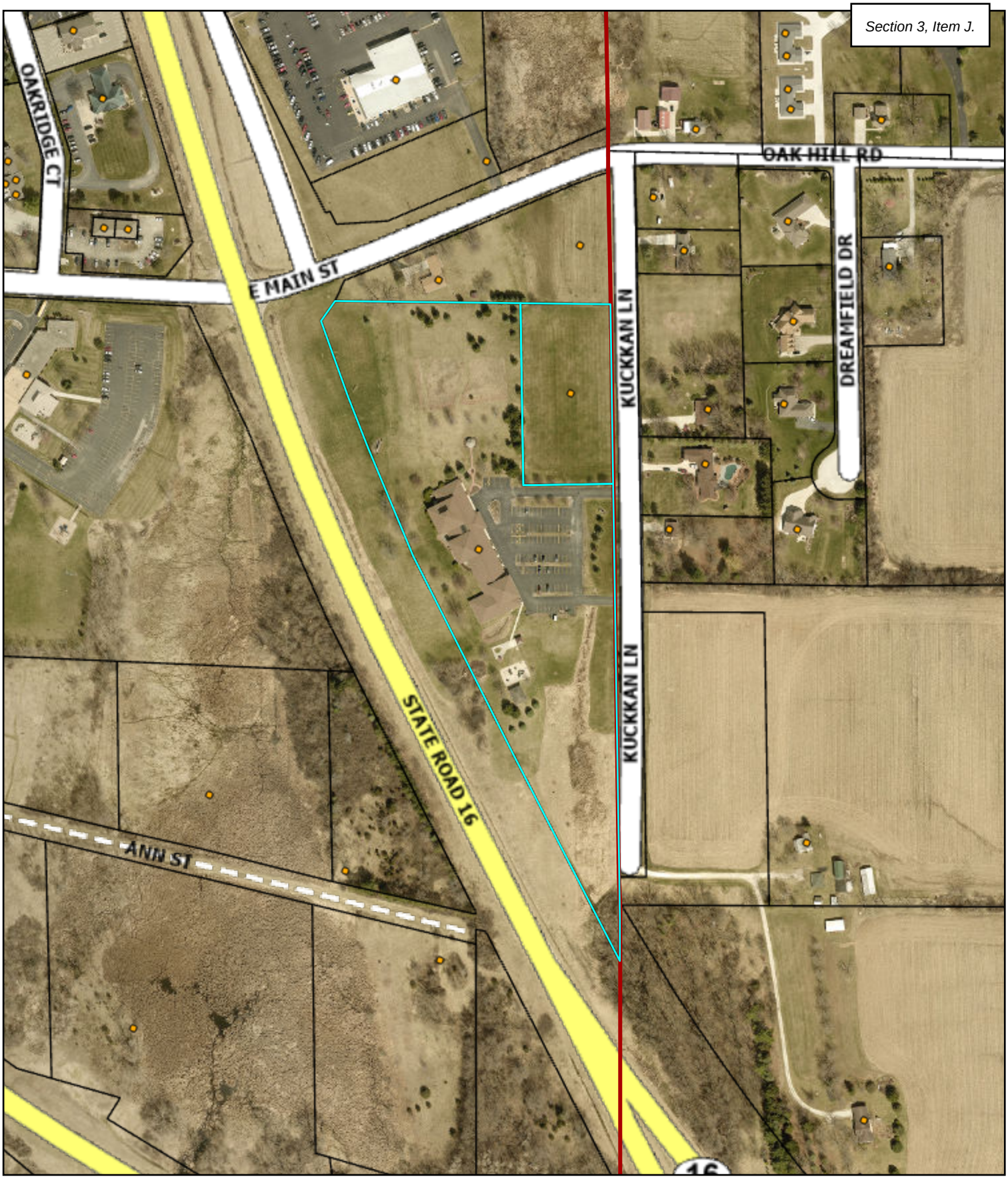

City Boundary

Common Areas

Parcels Boundaries

Addresses

THE CITY OF WATERTOWN
Opportunity runs through it.

N

City of Watertown Geographic Information System

Scale: 1:3,421
SCALE BAR = 1"

Printed on: Septe
Author:

277

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

120 Kuckkan Lane

Rock River

Silver Creek

Provimi Rd

Welsh Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

Church St

W Main St

S Water St

Hall St

West St

Western Ave

Milford St

River Dr

S 3rd St

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

South Rd

Air Park Dr

River Rd

Beryl Dr

High Rd

Turf Dr

Gophe

Rock R

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories
- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. 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