



## **SITE PLAN REVIEW COMMITTEE MEETING AGENDA**

**MONDAY, JULY 24, 2023 AT 1:30 PM**

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

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**By Phone or GoToMeeting:** Members of the media and the public may attend by calling:  
(Toll Free): 1 866 899 4679 **Access Code:** 679-925-485 or <https://meet.goto.com/679925485>  
All public participants' phones will be muted during the meeting except during the public comment period.

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

A. Review and take action: Site Plan Review minutes dated June 12, 2023

**3. BUSINESS**

A. Review and take action: 418 Water Tower Court – proposed office and kennel addition to existing building

**4. ADJOURNMENT**

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [mdunneisen@watertownwi.gov](mailto:mdunneisen@watertownwi.gov), phone 920-262-4006*

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

**SITE PLAN REVIEW COMMITTEE**  
**June 12, 2023**

*Section 2, Item A.*

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Doug Zwieg of Building, Safety & Zoning; Maureen McBroom of Stormwater Utility; Andrew Beyer of Engineering; Strategic Initiatives and Development Coordinator Mason Becker; Kristine Butteris of Park & Rec; Matt Willmann of Streets; Ben Olsen of the Police Department; Tim Hayden of the Water Department; and Anthony Rauterberg and John Duvernell of the Fire Department. Also in attendance were: Recording Secretary Nikki Zimmerman; Jennifer Getz of St. Jude Academy, Inc.; and Watertown Fire Chief Travis Teesch. Joining virtually were Trevor Frank and Mark Zvitkovits of Short Elliott Hendrickson (SEH).

**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 May 8, 2023**

Motion was made by Doug Zwieg and seconded by Tim Hayden to approve the May 8, 2023 Site Plan Review minutes as submitted. Unanimously approved.

**3. Business**

**A. Review and take action: 111 S. Montgomery Street – proposed St. Jude Academy, Inc.**

Jennifer Getz was present to describe the proposed project. St. Jude Academy, Inc. is looking to utilize up to 3 out of the 4 classrooms in the upper level of the older portion of the St. Bernard School for a private Catholic high school.

The following was presented by staff:

Building:	Verified that there will not be any remodeling done to the rooms and that the bathrooms will be suitable for teenagers and adults.
Fire:	Verified that the proper exit signs are already in place.
Stormwater:	As long as nothing is being done with the parking lot area or exterior, there is nothing.
Parks:	No comments.
Police:	No comments.
Streets:	No comments.
Water:	No comments.
Engineering:	No comments.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to recommend approval of this proposal to Plan Commission as submitted.

Unanimously approved.

**B. Review and take action: Proposed new fire station**

Watertown Fire Chief Travis Teesch was present to explain the proposed new fire station. This will be off of Bernard Street and Johnson Street. 2 parcels will be combined into one. The proposed tower has been moved so it will be 75 feet away from the main building.

The following was discussed by staff:

Building:	Plans will need to go to state for review.
Fire:	No comments.
Stormwater:	There is a storm easement for Johnson Street. The Engineering Department will work with proper individuals on this. Stormwater plans will need to be submitted as well as a stormwater permit.
Parks:	There are maintenance items which will need to be discussed.
Police:	No comments.
Streets:	There are maintenance items which will need to be discussed.
Water:	There is a 6" main on both Bernard Street and Johnson Street that could be tied into.

Engineering: The cold storage is pretty close to the storm easement along Johnson Street. The cold storage structure may need to be shifted. Driveway widths will have to meet codes. Section 2, Item A.

Motion was made by Anthony Rauterberg and seconded by Doug Zwieg to recommend approval of this proposal to Plan Commission contingent on the items discussed above.

Unanimously approved.

**C. Review and take action: 1901 Market Way – fireworks sales**

There was not a representative present at this meeting. Since TNT Fireworks has completed sales at this location (Walmart parking lot) in previous years, discussion proceeded.

The following was discussed by staff:

Building:	No comments.
Fire:	Exit signs will need to be present, fire extinguishers need to be in place and an inspection will have to be completed prior to opening.
Stormwater:	No comments.
Parks:	No comments.
Police:	Adherence must be made to City of Watertown Code Section 410-13F(1) and Wisconsin State Statutes 167.10
Streets:	No comments.
Water:	No comments.
Engineering:	No comments.

Motion was made by Doug Zwieg and seconded by Tim Hayden to approve this item contingent upon the requirements from the Fire Department and Police Department mentioned above.

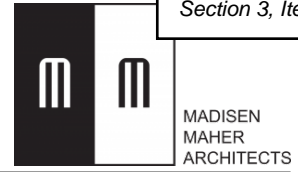
Unanimously approved.

**4. Adjournment**

Motion was made by Doug Zwieg and seconded by Tim Hayden to adjourn. Unanimously approved.

Respectfully submitted,  
Nikki Zimmerman, Recording Secretary

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



July 7, 2023

Brian Zirbes  
Building, Safety, & Zoning Dept.  
City of Watertown  
106 Jones Street  
Watertown, WI 53094

Re: Project Description/Plan of Operation for:  
**Watertown Humane Society remodeling and addition**  
418 Water tower Court  
Watertown, WI 53094

Dear Mr. Zirbes:

Below is the project description for the proposed Watertown Humane Society addition and remodeling located at 418 Water tower Court:

#### Description of building improvements

- Selective interior and exterior demolition
- New construction: a one-story slab-on-grade 7161 square foot addition to the existing 5776 square foot building. The additions are located on the east and west sides of the existing facility.
- Site improvements: enclosed dog run areas, dumpster enclosure, and landscaping per City of Watertown Ordinance.
- Design, massing, and colors of the additions will be compatible with the existing design.

#### Sustainable Design

- The Owner intends to install solar panels on the roof to reduce the carbon footprint of the facility.

#### Project timeline

- Estimated construction start: First quarter of 2024
- Estimated completion date: Fourth quarter of 2024

#### Description of operations and services

- WHS conducts intake, treatment, housing, and adoption of dogs and cats.

#### Days and hours of operation

- Tuesday through Friday: 10:00am to 5:00pm
- Saturday: 10:00 am to 3:00 pm
- Sunday and Monday: closed.



Please let me know if you have any questions.

Respectfully Submitted,

A handwritten signature in blue ink that reads 'Erik L. Madisen'.

Erik L. Madisen, Principal  
Madisen | Maher Architects

# WATERTOWN HUMANE SOCIETY

418 WATER TOWER COURT  
WATERTOWN, WI 53094

## OWNER

WATERTOWN HUMANE SOCIETY  
418 WATER TOWER COURT  
WATERTOWN, WI 53094  
P: 920.261.1270  
WHSADOPT.ORG

## ARCHITECT

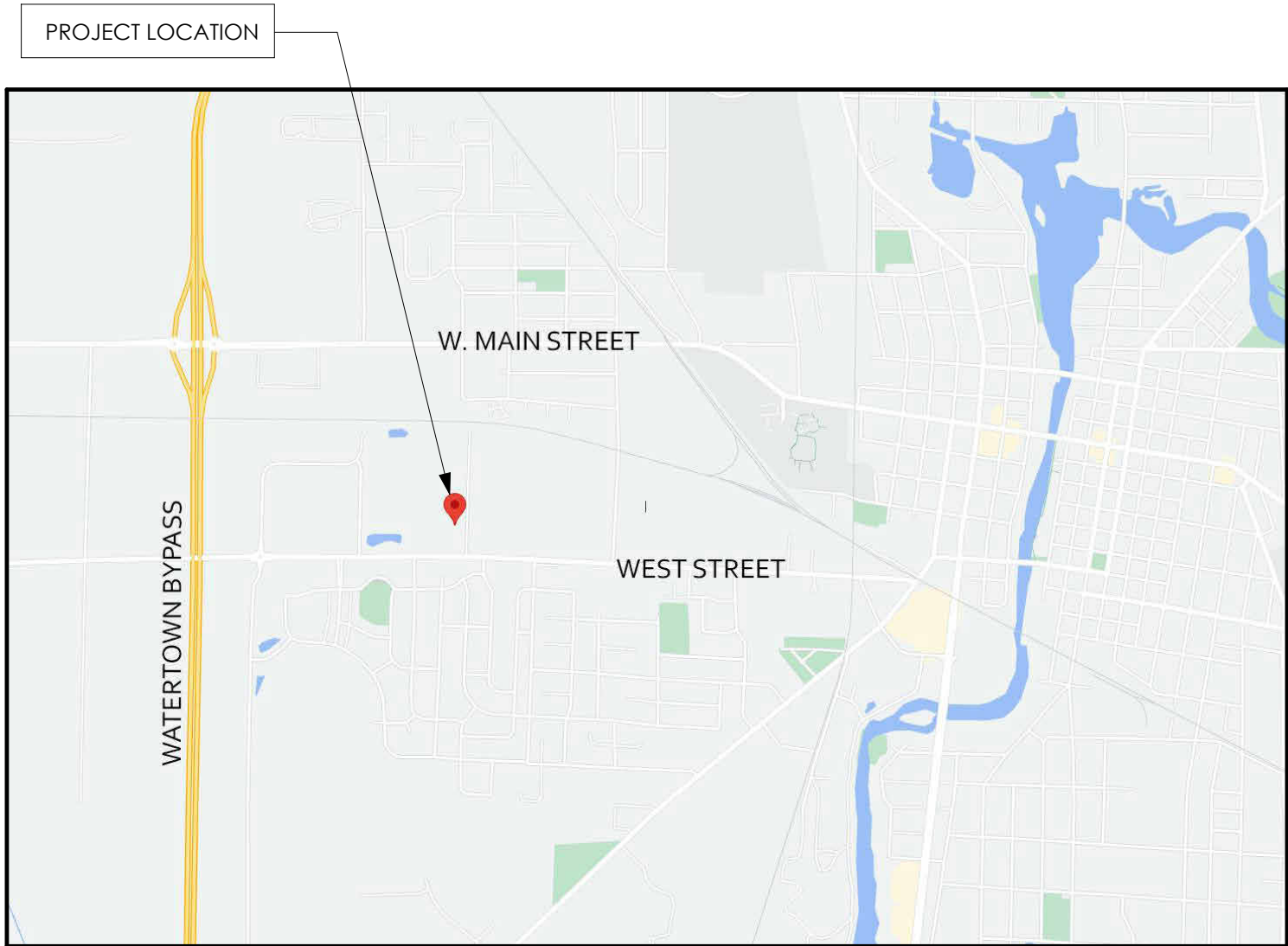
MADISEN MAHER ARCHITECTS  
133 W. PITTSBURGH AVE, SUITE 102  
MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

## SURVEYOR

POINT OF BEGINNING, INC  
4941 KIRSCHLING COURT  
STEVENS POINT, WI 54481  
P: 715.344.9999  
POBINC.COM

SHEET INDEX		
NO.	NAME	REV#
A0.00	TITLE SHEET	
A0.41	SITE PLAN	
A0.42	LANDSCAPING PLAN	
TS1.1	TOPOGRAPHIC SURVEY	
A1.11	FIRST FLOOR PLAN	
A4.00	EXTERIOR ELEVATIONS	
6		

CODE ANALYSIS IBC 2015 IEBC 2015		
PROPERTY ADDRESS:	418 WATER TOWER COURT	
ZONING DESIGNATION:	GI, GENERAL INDUSTRIAL	FIRE RESISTANCE RATINGS REQ'D: (IBC TABLE 601)
OCCUPANCY CLASSIFICATION: (IBC 304)	B	STRUCTURAL FRAME: 0 HOURS EXTERIOR BRG. WALLS: 0 HOURS INTERIOR BRG. WALLS: 0 HOURS INTERIOR NON-BRG. WALLS: 0 HOURS FLOOR CONSTRUCTION: 0 HOURS ROOF CONSTRUCTION: 0 HOURS
CLASS OF CONSTRUCTION: (IBC 602.5)	VB	
ALTERATION LEVEL: (IEBC 701)	3	EGRESS WIDTH: (IBC 1005)
FIRE PROTECTION: (NFPA 13)	NOT SPRINKLERED	OTHER EGRESS COMP. REQ'D (PROVIDED): 6.75" .15" / PERSON
PROJECT BUILDING INFO:		EXITS PROVIDED: 15 MINIMUM CLEAR WIDTH: 34"
NUMBER OF STORIES	1	COMMON PATH OF EGRESS TRAVEL : 75'-0" (IBC 1006.2.1)
EXISTING BUILDING, GROSS:	5,776 SF	EXIT TRAVEL DISTANCE: 200'-0" (IBC 1017.2)
PROPOSED ADDITION:	2,161 SF	
TOTAL BUILDING, GROSS:	12,937 SF	PLUMBING FIXTURES REQUIRED (PROVIDED): (IBC TABLE 2902.1)
ALLOWABLE AREA: (IBC TABLE 506.2)	9,000 SF	WATER CLOSETS:
OCCUPANT LOAD: (IBC TABLE 1004.1.2)	45 PERSONS	MEN: 1 (1 PROVIDED) WOMEN: 1 (1 PROVIDED) TOTAL: 2 (2)
OFFICE / BUSINESS, 2,815 SF:	29 PERSONS	LAVATORIES:
CLINIC, 774 SF:	4 PERSONS	MEN: 1 (1 PROVIDED) WOMEN: 1 (1 PROVIDED) TOTAL: 2 (2)
STORAGE, 1,453 SF:	5 PERSONS	
KENNELS/CATS, ACTUAL:	7 PERSONS	
EMPLOYEES:	2 PERSONS	
VOLUNTEERS:	5 PERSONS	
BY AREA, 3,556 SF		SERVICE SINK: 1 PROVIDED
		THIS PROJECT, AND THE ROUTE TO IT, IS ALREADY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES PER CURRENT CODE.



① PROJECT LOCATION  
N.T.S.

NATURAL RESOURCES SITE EVALUATION WATERTOWN ORDINANCE 550-73	
GROSS SITE AREA:	1.29 ACRES
1. TOTAL SITE AREA BY SURVEY:	1.29 ACRES
2. AREA LOCATED WITHIN PROPOSED RIGHTS-OF-WAY OF ROADS AND BOUNDARIES OF PUBLIC FACILITIES DESIGNATED IN THE CITY'S COMPREHENSIVE PLAN:	N/A
3. NON-CONTIGUOUS OR INACCESSIBLE LAND/PARCEL:	N/A
4. LAND PROPOSED FOR DIFFERENT DEVELOPMENT/ZONING DISTRICT:	N/A
5. AREA OF NAVIGABLE WATERS:	N/A
REQUIRED RESOURCE PROTECTION AREA (RPA) :	0 ACRES
1. AREA OF FLOODWAYS:	N/A
2. AREA OF FLOODPLAIN:	N/A
3. AREA OF FLOOD-FRINGES:	N/A
4. AREA OF WETLANDS:	N/A
5. AREA OF DRAINAGEWAYS:	N/A
6. AREA OF LAKESHORE:	N/A
7. AREA OF WOODLAND:	N/A
8. AREA OF STEEP SLOPES:	-
9. SUBTRACT NATURAL RESOURCE AREAS MADE DEVELOPABLE USING APPROVED ENVIRONMENTAL MITIGATION TECHNIQUES	N/A
NET DEVELOPABLE AREA (NDA): (GROSS SITE AREA - RPA = NDA)	1.29 ACRES

## GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.  
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.  
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.  
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.  
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.  
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.  
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.  
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.  
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.  
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.  
12. GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.  
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.  
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.  
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.  
17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.  
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.  
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.  
20. ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD (U.N.O.) OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.  
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.  
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.  
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.  
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.  
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.  
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.  
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.  
29. INSTALL INSULATION IN WALLS U.N.O.. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.  
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.  
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.  
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.  
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.  
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.  
35. ALL FUTURE FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.  
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



ARCHITECTS  
133 W. PITTSBURGH AVE, SUITE 102  
MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

PROPOSED ADDITION TO :



418 WATER TOWER COURT  
WATERTOWN, WI 53094

### CLIENT

WATERTOWN HUMANE SOCIETY  
418 WATER TOWER COURT  
WATERTOWN, WI 53094

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DATE	REV	ISSUE
04-18-23		SD: OWNER REVIEW

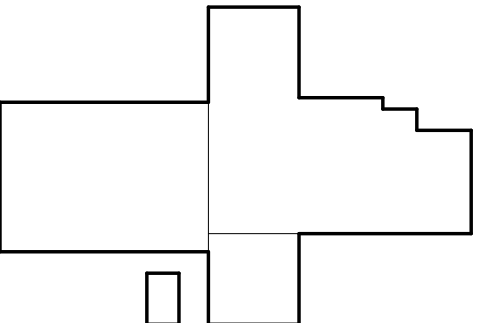
PROJECT NUMBER 23-004  
START DATE 01-19-2023  
DRAWN BY JLS  
CHECKED BY ELM

KEY PLAN

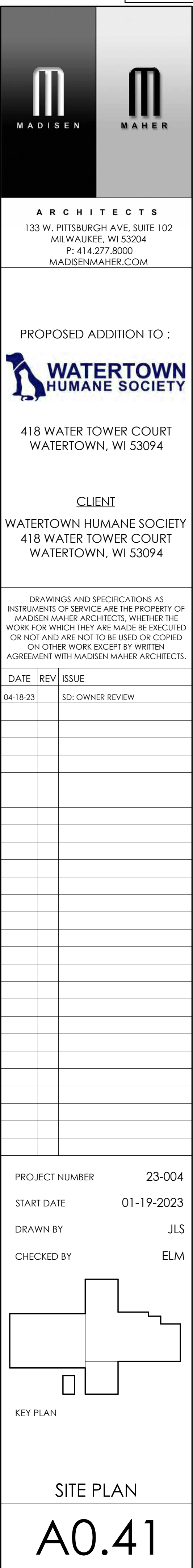
TITLE SHEET

A0.00

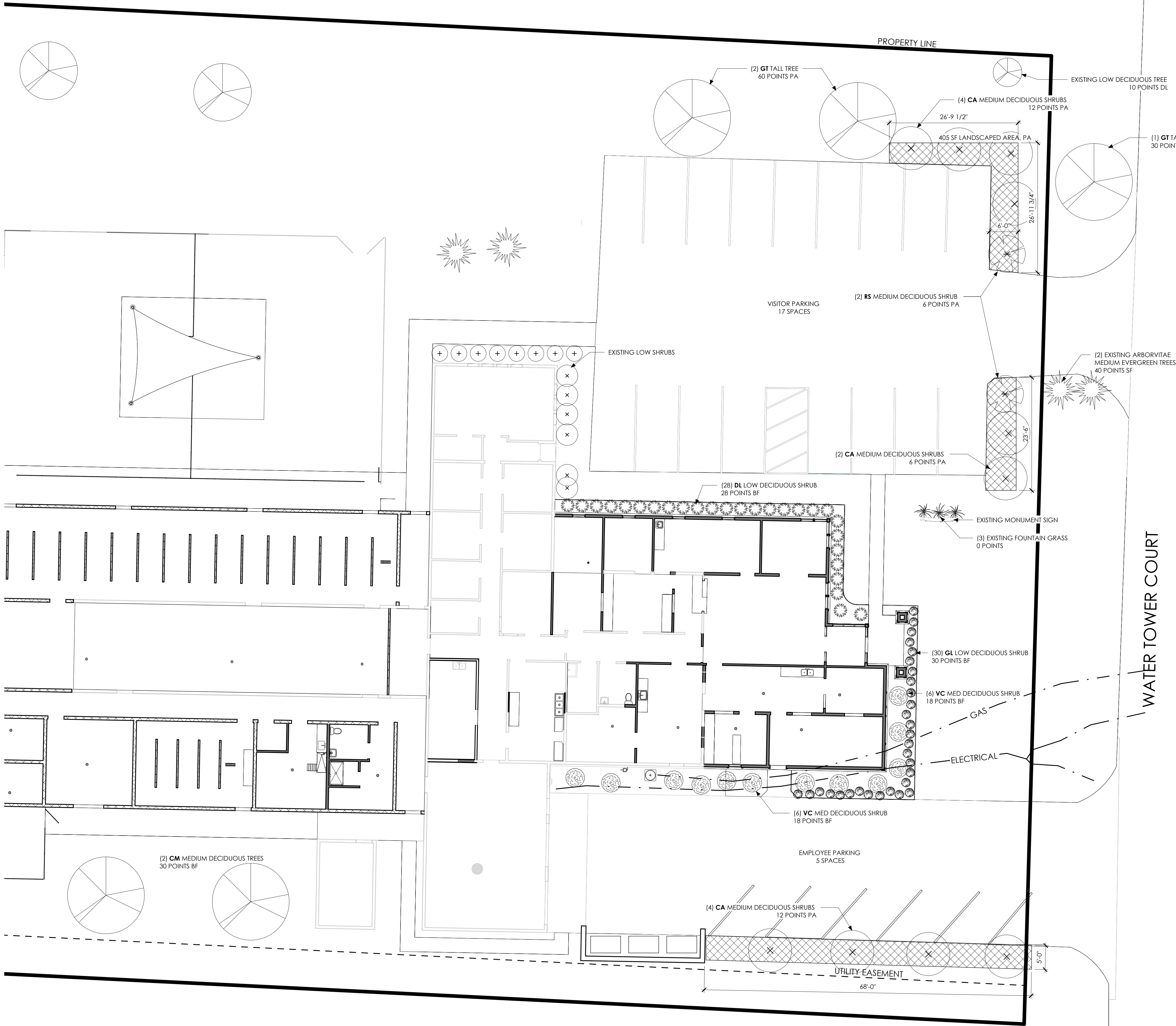
NOT FOR CONSTRUCTION











LANDSCAPING REQUIREMENTS			
REQUIRED POINT VALUES PER CITY OF WATERTOWN ORDINANCES 550 ARTICLE X, LANDSCAPING AND BUFFERYARD REGULATIONS. PLANT QUANTITY/CLASSIFICATION NOTED ON PLAN.			
BUILDING FOUNDATIONS (BF):	REQUIRED 120 POINTS	PROVIDED 124 POINTS	
STREET FRONTAGE (SF):	40 POINTS	70 POINTS	
PAVED AREAS (PA):	80 POINTS	96 POINTS	
DEVELOPED LOTS (DL):	65 POINTS	256 POINTS	
EXISTING DL TREES SHOWN ON FULL SITE PLAN A0.41			

PLANTING SCHEDULE			
MARK	BOTANICAL NAME	COMMON NAME	SPACING MIN.
CA	Corylus americana	AMERICAN HAZELNUT	10 FT
CM	Crataegus mollis	DOWNY HAWTHORN	
DL	Diervilla lonicera	DWARF BUSHHONEYSUCKLE	2 FT
GL	Rhus aromatica "gro-low"	GRO-LOW FRAGRANT SUMAC	2 FT
GT	Gleditsia triacanthos	THORNLESS HONEYLOCUST	
RS	Rosa setigera	PRAIRIE ROSE	2FT
VC	Viburnum cassinoides	WITHEROD VIBURNUM	5FT



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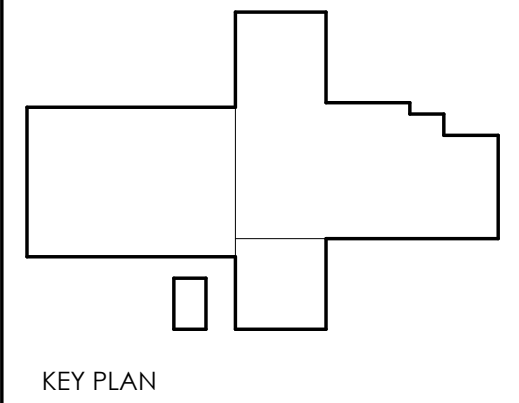
PROPOSED ADDITION TO :  
418 WATER TOWER COURT  
WATERTOWN, WI 53094

CLIENT  
WATERTOWN HUMANE SOCIETY  
418 WATER TOWER COURT  
WATERTOWN, WI 53094

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DATE	REV	ISSUE
04-18-23		SD: OWNER REVIEW

PROJECT NUMBER 23-004  
START DATE 01-19-2023  
DRAWN BY JLS  
CHECKED BY ELM



KEY PLAN

LANDSCAPING PLAN

A0.42



SURVEY LEGEND

These standard symbols will be found in the drawing.

SANITARY SEWER LINE

BURIED ELECTRIC LINE

BURIED GAS LINE

BURIED TELEPHONE LINE

BURIED WATER LINE

BURIED FIBER OPTICS LINE

CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)

EDGE OF BITUMINOUS

CONTOUR LINE

RIGHT-OF-WAY LINE

RIGHT-OF-WAY CENTER LINE

SECTION LINE

INTERIOR LOT LINE

EASEMENT LINE

WATER SERVICE

HYDRANT

ELECTRIC METER

GAS METER

TELEPHONE PEDESTAL

CIRCULAR PILLAR

VENT PIPE

AIR CONDITIONING UNIT

SIGN

MAILBOX

ROOF DRAIN

PLAY EQUIPMENT

BUSH/SHRUB

TREE

PINE TREE

LANDSCAPE AREA

1" O.D. IRON PIPE FOUND

3/4" O.D. IRON BAR FOUND

NAIL WITH WASHER FOUND

BRASS DISK MONUMENT FOUND

RECORDED AS

CLIENT/OWNER

WATERTOWN HUMANE SOCIETY  
418 WATER TOWER COURT  
WATERTOWN, WI 53094

**LEGAL DESCRIPTION**

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, COMMENCING AT THE EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 15 EAST, THENCE N 01°36'50" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, 342.23 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3360, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED; THENCE N 87°10'52" W ALONG THE SOUTH LINE OF SAID LOT 1, 184.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 01°36'50" E ALONG THE WEST LINE OF SAID LOT 1, 201.35 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 87°10'52" E ALONG THE NORTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 3360, 280.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF WATER TOWER COURT; THENCE S 01°36'50" W ALONG THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, 201.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 87°10'52" W ALONG SAID SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3360, 95.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 56,366 SQUARE FEET = 1.294 ACRES

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

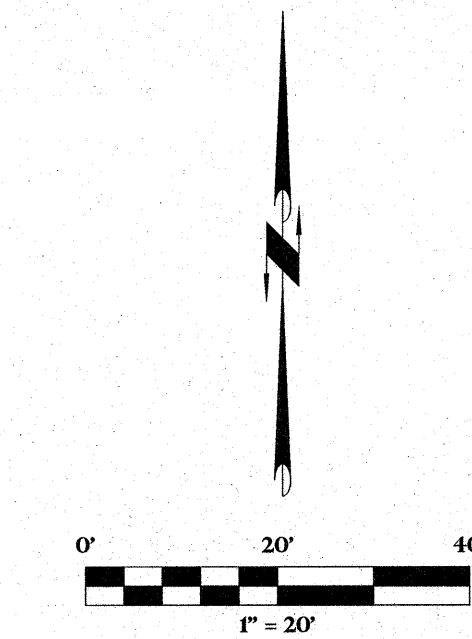
LOT 1  
CSM #2710  
BY OTHERS

**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
BURY BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF WATER TOWER COURT NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 903.92

**BENCHMARK #2**  
BURY BOLT ON HYDRANT, LOCATED NEAR THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY. ELEVATION = 893.40



**BASIS OF BEARINGS**

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 15 EAST, BEARS S 01°36'50" W AS REFERENCED TO THE JEFFERSON CO. CRD. SYSTEM, NAD83 (2011).

**UTILITY DISCLAIMER**

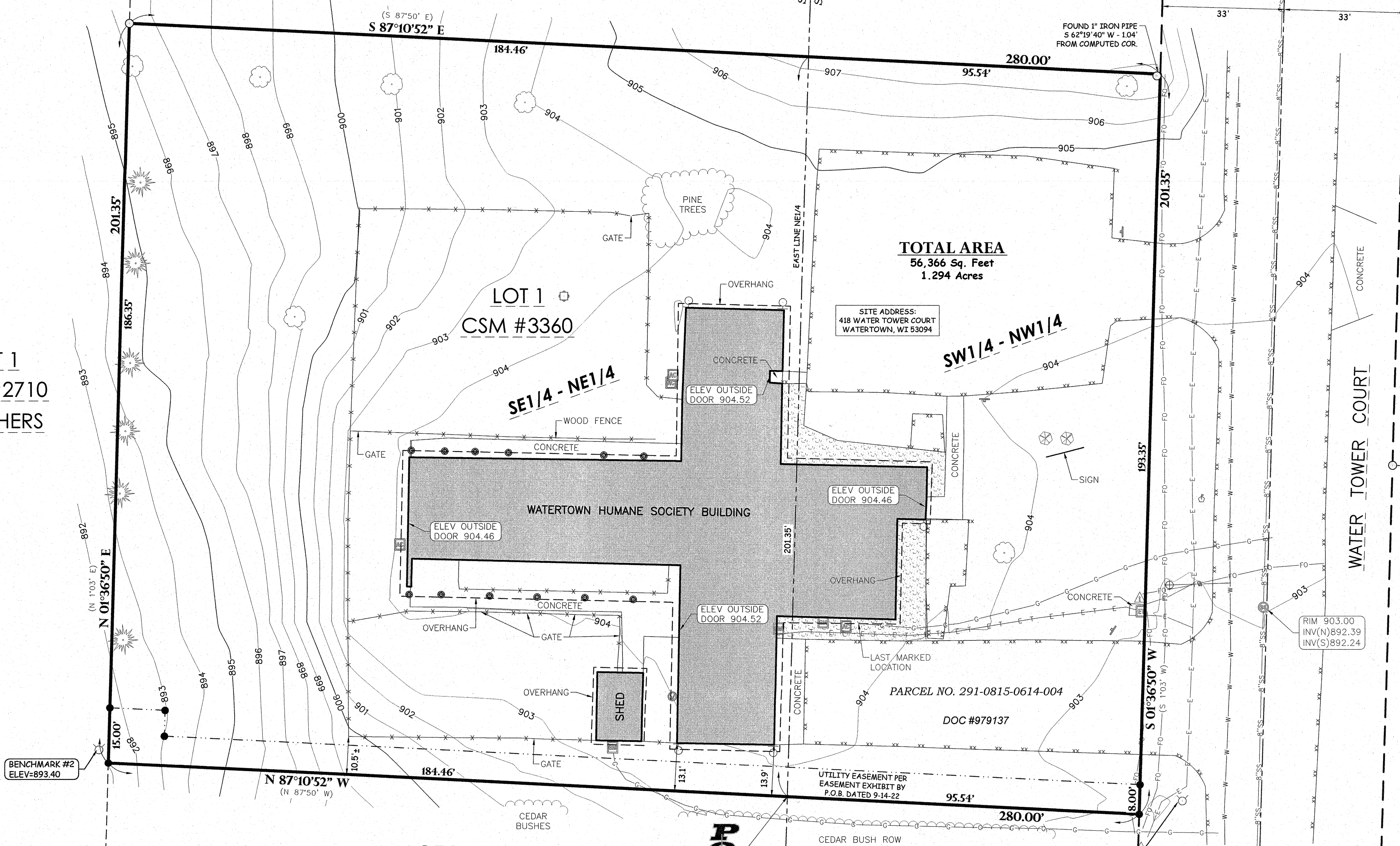
The locations of all above ground utilities and appurtenances (i.e. manhole risers, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided to the Owner/Client, and markings by utility companies and municipalities (Diggers Hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.

\*Diggers Hotline Ticket # 20230702339 for public utilities was ordered for this survey. A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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**SURVEYOR'S CERTIFICATE**

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF WATERTOWN HUMANE SOCIETY AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON FEBRUARY 17, 2023.

DATED THIS 9 DAY OF MARCH, 2023.

*Jordan G. Brost*  
JORDAN G. BROST  
PROFESSIONAL LAND SURVEYOR NO. 3009

WISCONSIN  
JORDAN G. BROST  
S-3009  
STEVENS POINT  
WI  
LAND SURVEYOR

REVISION

Section 3, Item A.

CHECKED: JORDAN G. BROST

DRAWN: CHAD A. GORETSKI

DATE: 3-8-23

PROJECT NO.: 23-408

TOPOGRAPHIC SURVEY

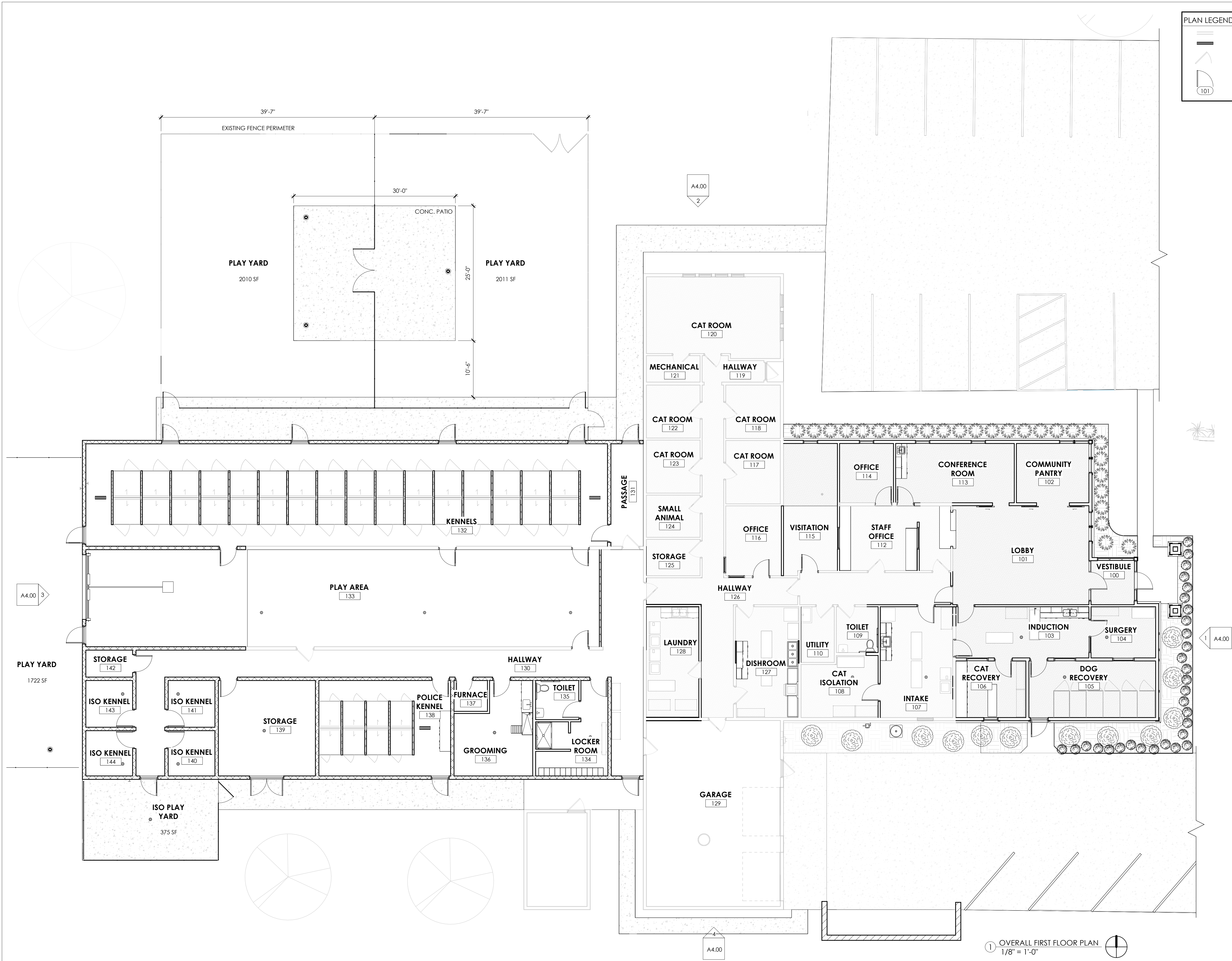
WATERTOWN HUMANE SOCIETY  
CITY OF WATERTOWN  
JEFFERSON COUNTY, WI

Civil Engineering  
Land Surveying  
Landscape Architecture  
4941 Kirschling Court  
Stevens Point, WI 54481  
715.344.9959 (PH) 715.344.9922 (FX)

POB  
Point of Beginning

TS 1.1





PLAN LEGEND	
	EXISTING WALL
	NEW METAL STUD WALL
	EXISTING DOOR
	NEW DOOR (WITH DOOR TAG)



ARCHITECTS  
133 W. PITTSBURGH AVE, SUITE 102  
MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

PROPOSED ADDITION TO :



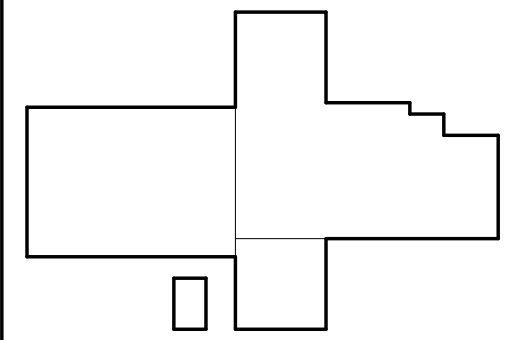
418 WATER TOWER COURT  
WATERTOWN, WI 53094

CLIENT  
WATERTOWN HUMANE SOCIETY  
418 WATER TOWER COURT  
WATERTOWN, WI 53094

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DATE	REV	ISSUE
04-18-23		SD: OWNER REVIEW

PROJECT NUMBER	23-004
START DATE	01-19-2023
DRAWN BY	JLS
CHECKED BY	ELM

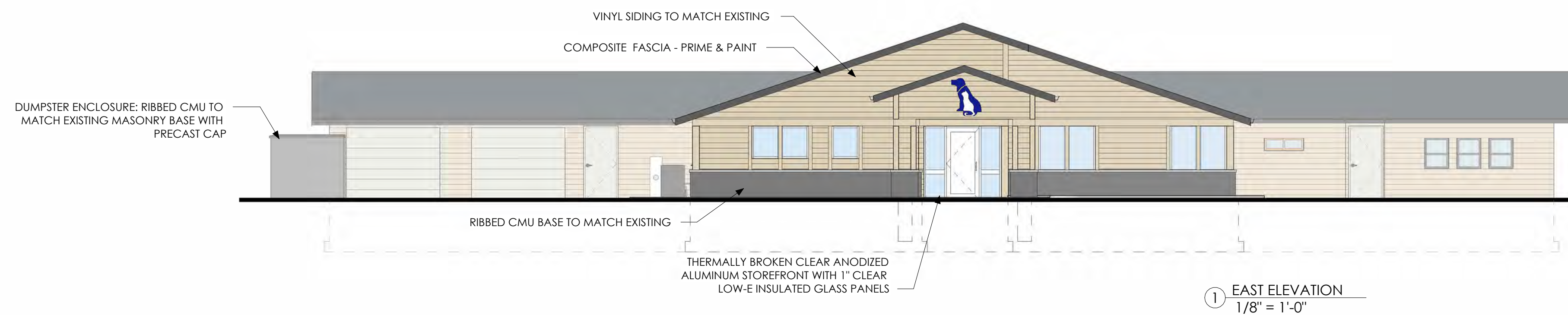
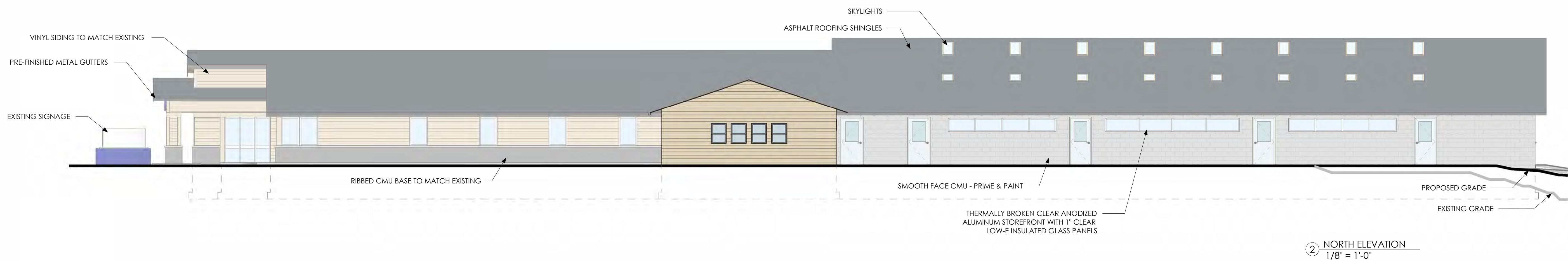
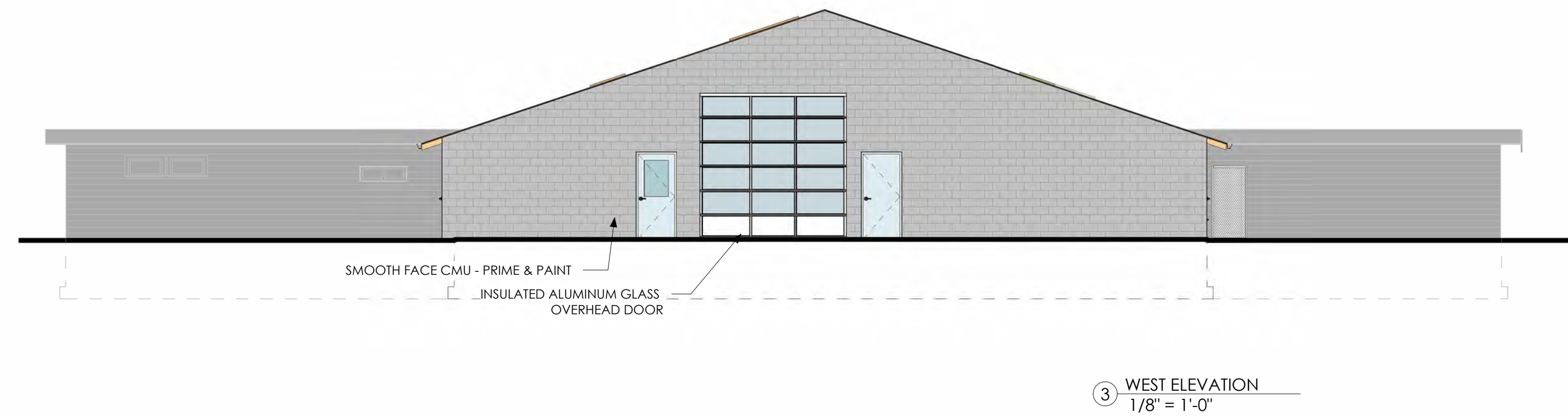


KEY PLAN

FIRST FLOOR PLAN

A1.11





ARCHITECTS  
133 W. PITTSBURGH AVE, SUITE 102  
MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

PROPOSED ADDITION TO :



418 WATER TOWER COURT  
WATERTOWN, WI 53094

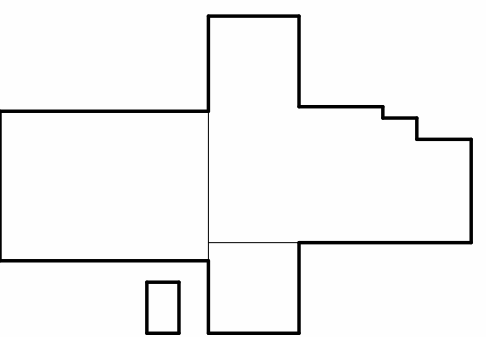
CLIENT

WATERTOWN HUMANE SOCIETY  
418 WATER TOWER COURT  
WATERTOWN, WI 53094

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DATE	REV	ISSUE
04-18-23		SD: OWNER REVIEW

PROJECT NUMBER	23-004
START DATE	01-19-2023
DRAWN BY	JLS
CHECKED BY	ELM



KEY PLAN

EXTERIOR  
ELEVATIONS

A4.00

NOT FOR CONSTRUCTION