



PLAN COMMISSION MEETING AGENDA

MONDAY, JULY 08, 2024 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=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=87411128782> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

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 24, 2024
- [B.](#) Review and take action: Plan Commission minutes dated June 10, 2024
- [C.](#) Review and take action: Plan Commission minutes dated June 24, 2024

3. BUSINESS

- [A.](#) Conduct public hearing: 211 Hiawatha Street – Conditional Use Permit (CUP) request for Outdoor Storage under Section § 550-53B(1)(i)
- [B.](#) Review and take action: 211 Hiawatha Street – Conditional Use Permit (CUP) request for Outdoor Storage under Section § 550-53B(1)(i) and Site Plan Review.
- [C.](#) Make recommendation to Common Council: 700 Hoffman Drive Zoning Map Amendments
- [D.](#) Review and discussion: 127 Dayton Street – Future Land Use Designation Change
- [E.](#) Review and discussion: Potential Housing Policy Ideas

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, 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 24, 2024

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: Andrew Beyer of Public Works and Engineering, Mike Zitelman of Water/Wastewater, Jeff Meloy of the Police Department, Stacy Winkelman of the Streets and Solid Waste Department, Tanya Reyen of the Fire Department, Mason Strategic Initiatives and Development Coordinator Becker, Kristine Butteris of Park & Rec., Mayor Emily McFarland. Also in attendance were Nikki Zimmerman, and John Donovan of Bielinski.

1. Call to Order

The meeting was called to order by Acting Chairperson Andrew Beyer.

A. Roll Call

Roll call was completed.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated June 10, 2204

Motion was made by Mayor McFarland and seconded by Mike Zitelman to approve the minutes as submitted. Unanimously approved.

3. Business

A. Initial Review and take action: Hunter Oaks Planned Unit Development (PUD) – General Development Plan (GDP) Amendment

John Donovan was present to explain the project. This is a proposal to amend the Hunter Oaks General Development Plan, which was put into place in June 2023. There is a significant amount of land to develop, and the desire is to remove some of the 64 condominiums and construct more affordable housing. The Cb area is what would be amended. There are 53 single-family lots. The desire is to begin construction as soon as possible.

The following was presented by staff:

Building:	No comments
Fire:	The amended plan is better than the original plan.
Stormwater:	An erosion control and stormwater runoff permit would be required.
Engineering:	No comments.
Streets and Solid Waste:	Asked about when potential occupancy would occur. There could potentially happen Spring of 2025, maybe slightly earlier.
Parks:	Asked about when the city may obtain ownership of Area I (the park). This will be discussed in future phases.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.
Strategic Initiatives and Development:	This is a great concept and should do well in the city.

This item does not require any action to be taken.

4. Adjournment

Motion was made by Kristine Butteris and seconded by Andrew Beyer 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.

PLAN COMMISSION

MINUTES

June 10, 2024

Section 2, Item B.

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Talaga, Zirbes

Also in attendance: Jerry Zastrow, Lynn Zastrow, Mike Hoppenrath, Mike Hanley, Dana Davis, Robert Feldman, Brandon Kons (virtual).

1. Call to order (4:05pm)

2. Approval of Minutes

A. Site Plan Review minutes May 13, 2024

B. Plan Commission minutes May 13, 2024

Motion to approve Site Plan Review and Plan Commission minutes was made by Lampe and seconded by Konz, passed on unanimous voice vote.

3. Business

A. Conduct public hearing: 1632 S. Church Street – Conditional Use Permit (CUP) request for a restaurant under Indoor Commercial Entertainment Section 550-33B(2)(g)

No Pubic Comment

B. Review and take action: 1632 S. Church Street – Conditional Use Permit (CUP) request for a restaurant under Indoor Commercial Entertainment Section 550-33B(2)(g)

Brian presented the request for a CUP for 1632 S. Church Street. This location was previously a restaurant and will be again with some minor renovations.

Motion to approve the CUP was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.

C. Conduct public hearing: 1034 N. Second Street – Conditional Use Permit (CUP) request for more than 2 accessory structures and for a combination of accessory structures exceeding a total of 1,000 square feet under Sections 550-56C(1)(b)[1] and 550-56C(1)(b)[2]

Jerry Zastrow the property owner of 1034 N. Second Street spoke on the history of the third shed and it's construction.

Mike Hanley asked if the buildings on the diagram were the current buildings on the property and it was confirmed that they were.

D. Review and take action: 1034 N. Second Street – Conditional Use Permit (CUP) request for more than 2 accessory structures and for a combination of accessory structures exceeding a total of 1,000 square feet under Sections 550-56C(1)(b)[1] and 550-56C(1)(b)[2]

Brian Zirbes presented the request for the CUP for 1034 N. Second St. and the conditions that would be required for approval.

Motion to approve the CUP was made by Krueger with the conditions that the structure be moved out of the floodplain and the stacked firewood also be moved out of the floodplain, seconded by Beyer and passed on a unanimous voice vote.

E. Conduct public hearing: 1800 S. Church Street – Conditional Use Permit (CUP) request to grand Legal Conforming Status to an existing lumberyard Section 550-61

Brandon Kons spoke on behalf of Zuern in favor of the CUP to maintain operation of the existing lumberyard.

F. Review and take action: 1800 S. Church Street – Conditional Use Permit (CUP) request to grand Legal Conforming Status to an existing lumberyard Section 550-61

Brian Zirbes presented the request for a CUP. The lumberyard has existed since 1990 and building code has changed making them nonconforming to code.

Motion to approve was made by Blanke to approve the CUP and site plan with the condition that they apply for any required sign permits, seconded by Talaga and passed on a unanimous voice vote.

- G. Conduct public hearing:** 1532 S. Church Street – Conditional Use Permit (CUP) request for a group development under Sections 550-68A(1) and 550-68A(3)

No public comment

- H. Review and take action:** 1532 S. Church Street – Conditional Use Permit (CUP) request for a group development under Sections 550-68A(1) and 550-68A(3)

Brian Zirbes presented the request for a CUP for 1532 S. Church St. to divide an existing commercial structure into two separate nonresidential uses in the same structure.

Motion to approve the CUP was made by Krueger with the condition that 69b5 69b5b 69b5h 69b5k (these are pertaining to landscaping and parking) be waived due to this being an existing building, seconded by Lampe and passed on a unanimous voice vote.

- I. Review and take action:** 1532 S. Church Street – Condo Plat

Brian Zirbes presented the condo plat for 1532 S. Church St. noting that there is a parking easement on city property that expires in 2027 and it should be noted on the condo plat so it will be addressed at that time.

Motion to approve the condo plat with the condition that the parking area easement be noted on the condo plat was made by Beyer, seconded by Krueger and passed on a unanimous voice vote.

- J. Review and take action:** N7936 County Road D (D Lane) Extraterritorial CSM

Brian Zirbes presented the request for the CSM for N7936 County Road D noting that it is not in the airport protection zone, nor is it in an expanded right of way area.

Motion was made to approve the CSM by Lampe, seconded by Talaga and passed on a unanimous voice vote.

- K. Review and take action:** 700 Hoffman Drive – Preliminary Plat Review

Brian Zirbes presented the preliminary plat noting that part of the legal description needs to be adjusted, 700 Hoffman Drive needs to be clearly noted on the plat, the lots within 500 feet of the sewage treatment plant need to be noted, and the stormwater drainage needs to be noted as well.

Motion to approve the Preliminary Plat with the conditions noted above, and also that the road names be added to the plat, the twin lots be split into twin lots so they have 45' of frontage instead of 90' with notation of which lots are paired up, notation of the elevation of the river with high and low elevations, adding the airport protection zone elevations, and the clarification of Hoffman Drive was made by Krueger, seconded by Konz and passed on a unanimous voice vote.

- L. Initial Review and Schedule Public Hearing:** 700 Hoffman Drive Rezoning

Brian Zirbes presented the zoning map and the request for a public hearing on July 2.

Motion to hold a public hearing on July 2nd was made by Lampe, seconded by Talaga and passed on a unanimous voice vote.

- M. Review and take action:** Allwardt Street Concept Plan

Brian Zirbes presented the materials to the Plan Commission of the updated concept plan for the Allwardt Street development. The updated plan was presented to the council with the changes including the addition of a private street with single family condo units abutting the existing single family homes, moving the locations of the apartment buildings, and increased communal space for the development.

Motion to approve the concept plan was made by Lampe, seconded by Talaga and passed on a unanimous voice vote.

- N. Initial Review and Schedule Public Hearing:** 1310 Allwardt Street Plan Amendment

Motion to hold a public hearing on July 16th for a Plan Amendment to change this property from institutional to multi family was made by Talaga, seconded by Konz and passed on a unanimous voice vote.

O. Initial Review and Schedule Public Hearing: 1310 Allwardt Street Rezoning

Motion to hold a public hearing on July 16th for the rezoning from single family to multi family 10 was made by Krueger, seconded by Talaga and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/June%2010,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Talaga and passed on a unanimous voice vote.
(5:13 pm)

Respectfully Submitted,

Alderman Brad Blanke

PLAN COMMISSION

MINUTES

June 24, 2024

Section 2, Item C.

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Lampe, Talaga

Also in attendance: David Hoefgen of American Rentals, John Donovan of Bielinski Homes, Cory O'Donnell of Greymar LLC, Ruth Mack of Loeb & Co., Jim Romlein of MIS Labs, Kurt Liebenow of Moravian Church, Jennifer Getz of St. Jude Academy, Mason Becker, Loretta McGregor, and Andrew Schmidt.

1. Call to order (4:34pm)

2. Approval of Minutes

A. Site Plan Review minutes May 13, 2024

Motion to approve Site Plan Review minutes was made by Blanke and seconded by Talaga, passed on unanimous voice vote.

3. Business

A. Conduct public hearing: 510 Cole Street – Conditional Use Permit (CUP) request for Indoor Institutional for a Catholic High School under Section 550-25B(2)(d)

Loretta McGregor concerned about increased presence of teenagers disrupting the neighborhood and is opposed to the CUP. Jim Romlein spoke in favor of the CUP stating that the organization is well managed.

B. Review and take action: 510 Cole Street – Conditional Use Permit (CUP) request for Indoor Institutional for a Catholic High School under Section 550-25B(2)(d)

Andrew Beyer presented the request by Jennifer Getz for a CUP for 510 Cole St. for Indoor Institutional for St. Judes Academy. It was noted that there will be no bus service for the school.

Jennifer Getz was present to answer questions. Enrollment at the school is currently 5 students and will increase in enrollment over the next five years.

Motion to approve the CUP with no conditions was made by Lampe, seconded by Talaga and passed on a on a unanimous voice vote with Mayor McFarland abstaining.

C. Review and take action: 1014 S. Second Street – Preliminary Certified Survey Map (CSM)

Andrew Beyer presented the request by Loeb and Company to create a two lot CSM for 1014 S. Second St.

Motion to approve the CSM with the condition that signature lines be added for the Mayor and City Clerk was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

D. Review and take action: 1819 River Drive 50'x60' Airplane Hangar

Andrew Beyer presented the plan for an airplane hangar at 1819 River Drive. It was noted at Site Plan that an erosion control and storm water permit would be required, and this will be covered in the building permit.

Motion was made by Talaga to approve recommendation to the Common Council for the construction of the hangar, seconded by Lampe and passed on a unanimous voice vote.

E. Review and take action: 1832 River Drive 66'x64' Airplane Hangar

Andrew Beyer presented the plan for an airplane hangar at 1832 River Drive. It was noted at Site Plan

that an erosion control and storm water permit would be required, and this will be covered by a building permit.

Motion was made by Blanke to approve recommendation to the Common Council for the construction of the hangar, seconded by Talaga and passed on a unanimous voice vote.

F. Initial Review and take action: Amend Hunter Oaks Planned Unit Development – General Development Plan (PUD-GDP)

John Donovan development manager for Belinsky Homes was present to request an amendment to the Hunter Oaks PUD. The amended proposal is requesting the changing of some of the area from condominium to single family with reduced lot sizes and public right of way widths. Belinsky believes they have as many condos as needed and are working to create affordable housing in Jefferson County. The goal is to have homes constructed and occupied by the spring of 2025.

Motion to make a positive recommendation to the council and set the public hearing for July 16th was made by Lampe, seconded by Talaga and passed on a unanimous voice vote.

G. Review and make recommendation: Jones Street Discontinuance of Public Way

Andrew Beyer presented the City of Watertown's desire to discontinue the Jones Street public way from 1st Street to the Rock River.

Motion was made to approve the vacation of a portion of Jones Street by Blanke, seconded by Lampe and passed on a unanimous voice vote.

H. Review and make recommendation: Gremer, LLC Annexation recommendation of Ordinance and scheduling public hearing

Andrew Beyer presented the request from Gremer LLC to annex land into the city directly south of the Hepp Heights subdivision. The proposed annexation would be approximately 20 acres in size.

Motion to make a positive recommendation to the council and set the public hearing for August 6th was made by Lampe, seconded by Talaga and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/June%202024,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Talaga and seconded by Lampe and passed on a unanimous voice vote. (5:00pm)

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 8th day of July, 2024 at 4:30 P.M., or shortly thereafter, either in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin.

This public hearing will be to consider the request of Go Riteway (applicant) and Bast Hiawatha, LLC (owner) for a Conditional Use Permit for the principal land use of Outdoor Storage under Section § 550-53B(1)(i). The proposal is for the outdoor storage of vehicles on the premises. 211 Hiawatha Street is zoned GI, General Industrial, located in the City of Watertown, Dodge County, Wisconsin, and is further described as follows:

LOT 1 CSM 7403 IN V51 P140 BEING PT LOTS 3 & 4 BLK 9 BONNERS ADD, ALL OF LOTS 17, 20, 21 & 22 QUAIL HOLLOW & PT OL'S 24 & 27 5TH WARD (NOW 14TH) & VAC LISBON ST BEING PT SE1/4 SW1/4 SEC 32.
(PARCEL NUMBER 291-0915-3234-002).

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: June 24, 2024
and
July 1, 2024
(BLOCK AD)

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: July 8th, 2024
SUBJECT: 211 Hiawatha St. - Conditional Use Permit (CUP) & Site Plan Review

A request by MSI General, agent for Go Riteway, for a Conditional Use Permit (CUP) for Outdoor Storage or Wholesaling and approval of a Site Plan for redevelopment of an existing school bus storage yard. Parcel PIN: 291-0915-3234-002.

SITE DETAILS:

Acres: 3.57
Current Zoning: General Industrial (GI)
Existing Land Use: Industrial
Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to redevelop an existing school bus storage yard. The proposal will remove one building and part of another while remodeling the remaining structure. A new parking lot will be added in the northwest corner of the property and the bus storage yard will be reconfigured. A rain garden will also be added. The CUP is required to bring the site into compliance with the requirements of the General Industrial (GI) Zoning District for 'Outdoor Storage or Wholesaling' land uses.

STAFF EVALUATION:

Site Plan Review Committee:
See Minutes of June 10th, 2024

Land Use and Zoning:

1. Within the GI General Industrial zoning district 'Outdoor Storage or Wholesaling' is a principal land use permitted as conditional *[per § 550-36B(2)(d)]*. 'Outdoor Storage or Wholesaling' land uses include uses in which any activity beyond loading and employee/customer parking is located outdoors including equipment storage yards. A bus storage yard is an example of such a use *[per § 550-53B]*.

Applicable regulations for 'Indoor Commercial Entertainment' land uses include the following *[per § 550-53B(1)]*:

- All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of eight feet in height and shall be designed to completely screen all stored materials from view from nonindustrialized areas at an elevation of five feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of 0.80.
- The storage of items shall not be permitted in permanently protected green space areas (see § 550-97).

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

Opportunity Runs Through It

- The storage of items shall not be permitted in required frontage landscaping or bufferyard.
- In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
- Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.
- Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
- Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property (see § 550-99).
- All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.
- Parking requirements. One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.

2. Vehicle Access and Circulation

The proposed site plan meets all requirements for vehicle access and traffic circulation with the exception of parking stall depth. Parking stalls are required to be 18.5 feet in depth. [per § 550-107]

3. Parking:

Parking requirements for 'Outdoor Storage or Wholesaling' uses in the GI General Industrial zoning district require one space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift. [per § 550-53B(2)] The applicant has confirmed that the number of parking stalls meets and exceeds these requirements.

4. Landscaping:

Landscape point calculations have not been provided by the applicant in the site plan. The LSR (Landscape Surface Ratio) for General Industrial (GI) Zoning is a minimum of 15%.

5. Lighting:

An exterior lighting plan that includes shielded lighting fixtures and required lighting for parking, loading, and circulation areas has been submitted by the applicant and meets requirements of §550-110.

WISCONSIN STATUTES:

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

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

1. 62.23 (7) (de)(1) In this paragraph:

- a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)

- a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

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

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

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

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

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:

Outdoor Storage and Wholesaling Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
<i>All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of eight feet in height and shall be designed to completely screen all stored materials from view from nonindustrialized areas at an elevation of five feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of 0.80.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>The storage of items shall not be permitted in permanently protected green space areas (see § 550-97).</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property (see § 550-99).</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

Parking requirements. One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.

Yes

No

Yes

NoYes

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.
2. Approve the Conditional Use Permit and Site Plan without conditions.
3. Approve the Conditional Use Permit and Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall provide a landscaping plan that meets the requirements of Article X – Landscaping and Bufferyard Regulations (§550-93 thru §550-103 and Appendix F).
 - b) Applicant shall adjust parking stall depth to the required 18.5 ft in employee/customer parking lot and maintain a minimum pavement setback of 10 feet from ROW line.
 - c) Applicant shall obtain an Erosion Control & Storm Water Runoff Permit.
 - d) Applicant shall obtain sign permits for any proposed on-building or on-site signage.

ATTACHMENTS:

- Application materials





SITE PLAN REVIEW COMMITTEE
June 10, 2024

Section 3, Item B.

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; Mayor Emily McFarland; Tanya Reyen of the Fire Department; Andrew Beyer of the Engineering Department; Maureen McBroom of Stormwater; Stacy Winkelman of the Street Department; Tim Hayden of the Water Department; Jeff Meloy of the Police Department; Kristine Butteris of Park & Rec; and Strategic Initiatives and Development Coordinator Mason Becker. Also in attendance were Nikki Zimmerman, David Hoefgen of American Rentals; Andrew Schmidt; Tracy Schroeder of GWCHF; Bert Zenker of MSI General; Nate Peters of GWCHF; Abby Filali of Go Riteway; Kurt Liebenow of Watertown Moravian Church; and Jennifer Getz of St. Jude Academy. Virtually present were Casy Clickner, Matt Sokol, Bendan Kons, Jim Zuern, and Judy Buchs.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

A. Roll Call

Roll call was completed.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated May 13, 2204

Motion was made by Doug Zwieg and seconded by Stacy Winkelman to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 700 Hoffman Drive Preliminary Plat

The applicant was present to explain the project. This is

The following was presented by staff:

Building: No comments

Fire: The radius looks good. The hydrants will have to be moved to the road.

Stormwater: Deferred to Andrew Beyer of the Engineering Department.

Engineering: A sanitary sewer easement appears to exist. This should be verified. Language to be added to the plat regarding location of residential lots within 500' of city's wastewater treatment facilities (mechanical treatment facilities, effluent holdings and polishing ponds) and within 1000' of sludge holding facilities and spray irrigation systems. Draft language to be provided by city for inclusion in plat.

Drainage easements for lots and best management practices need to be shown on plat – see Section 545-34

If high groundwater was encountered during borings, need to be noted on the plat – see Section 545-34(D)

Will public access easements be included in plat for sidewalk/paths not in right-of-way? Outlot space would have access.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: No comments.

Police: No comments.

Zoning: The Department of Administration submitted their letter. They directed the alterations be made to the legal description and the Hoffman Drive right-of-way that adjoins the subdivision must be clearly shown and identified on the final plat. Jefferson County also noted some changes that needed to be made.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to move this item onto Plan Commission contingent upon:

-The review & approval of the stormwater/erosion control permit. Note that Hoffman Drive is one ingress/egress to Wastewater Treatment Facility.

-Inclusion of language to be added to the plat regarding location of residential lots within 500' of city's wastewater

treatment facilities (mechanical treatment facilities, effluent holdings and polishing ponds) and within holding facilities and spray irrigation systems.
-Hydrants to be moved within the right of way.

Unanimously approved.

B. Review and take action: 1800 S. Church Street – Site/Building Review

Brendan Kons was present virtually to explain the project. This is for improvements to the building, add exterior storage and a fuel depot.

The following was presented by staff:

Building: The plans will have to go to State for approval.

Fire: No comments.

Stormwater: The project will require an erosion control & stormwater permit. Check with DNR to verify if any permits will be required through them.

Engineering: No comments.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: The proposal looks very nice and the

Police: No comments.

Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to move this item to Plan Commission contingent upon:

-The erosion control permit review and approval.

Unanimously approved.

C. Review and take action: 1819 River Drive – 50' x 60' airplane hangar

The applicant David Hoefgen was present to explain the project. This is for a 50' x 60' airplane hangar post-frame construction. White roof, white sides for one airplane. Contractors will be putting in sewer/water & electric and will pull their own permits for this work.

The following was presented by staff:

Building: A residential building permit will be required along with a separate set of plans and a digital copy of the plan set.

Fire: No comments. Email conversations have occurred regarding the location of the hydrant location.

Stormwater: An erosion control permit will be required.

Engineering: No comments.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: No comments.

Police: No comments.

Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to forward this item to Plan Commission contingent upon review & approval of the erosion control permit and submittal and approval of the building permit.

Unanimously approved.

D. Review and take action: 1832 River Drive – 66' x 64' airplane hangar

Andrew Schmidt was present to explain the project. This is for a 66' x 64' private-use airplane hangar.

The following was presented by staff:

Building:	A residential building permit will be required along with a separate set of plans and a digital copy of the plan set.
Fire:	No comment.
Stormwater:	An erosion control permit will be required. There is a drainage swale next to the road. The plans should reflect this.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to forward this item to Plan Commission contingent upon review & approval of the erosion control permit and submittal and approval of the building permit.

Unanimously approved.

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

Matt Sokol was present virtually to explain the project. This is for fireworks sales at the Wal-Mart parking lot, as have been completed in previous years.

The following was presented by staff:

Building:	No comments.
Fire:	Verified there will be extinguishers and the tent must be fireproof.
Stormwater:	No comments.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Kristine Butteris to approve this item contingent upon fire extinguishers always being onsite and the fireproof tent.

Unanimously approved.

F. Review and take action: 510 Cole Street – School Use

Jennifer Getz was present to explain the project. This is for a proposed Catholic High School at Watertown Moravian Church on the third floor.

The following was presented by staff:

Building:	Make sure all exit lights are working properly.
Fire:	Ensure there are fire extinguishers on the third floor.
Stormwater:	No comments.
Engineering:	No comments.
Streets and Solid Waste:	Private service for garbage and recycling would have to be obtained.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Maureen McBroom to approve this item contingent upon:

- The exit lights
- Fire extinguishers
- Private garbage

Unanimously approved with Mayor McFarland abstaining.

G. Review and take action: 1532 S. Church Street & 1536 S. Church Street – Group Development

This is for a condo development. The existing building would be split into 2 condo units owned by 2 separate businesses.

The following was presented by staff:

Building:	Stamped, engineered plans will be needed for any alterations.
Fire:	No comments.
Stormwater:	There is an easement with the city for the parking area immediately north of the building. There is a retaining wall and land in this area. The easement expires in 2027 and additional discussions will have to occur prior to the end of this lease. How will this be dealt with 2 owners. Will there be a condo association? This will be addressed in the condo declaration which has not yet been recorded. The unit owners will each have a vote. The easement has not yet been discussed but it will likely go with the condo association.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Stacy Winkelman to approve this item contingent upon:

- Stamped, engineered plans for any renovations.
- Notation of the easement lease

Unanimously approved.

H. Review and take action: 211 Hiawatha Street – Site/Building Review

Section 3, Item B.

Bert Zenker of MSI was present to explain the project. A portion of the building will be torn down along with another building onsite and an addition will occur to the existing portion of the structure. Parking will be redone as well. There is also a retention area for surface drainage onsite.

The following was presented by staff:

Building:	A demolition permit will be required to be submitted to the Building, Safety, & Zoning. Approvals can be done in house, but stamped plans will be required.
Fire:	Asked about fire protection. This is not required and that will be noted on the plan set.
Stormwater:	An erosion control and stormwater permit will be required. There are a few items that still need to be submitted.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Andrew Beyer to approve this item contingent upon:

- Review and approval of the erosion control & stormwater permit.
- Stamped plans for any renovation/remodel work.
- Submittal and approval of the demolition permit.

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg and seconded by Stacy Winkelman 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.



RSX1 LED Area Luminaire



Catalog
Number

Section 3, Item B.

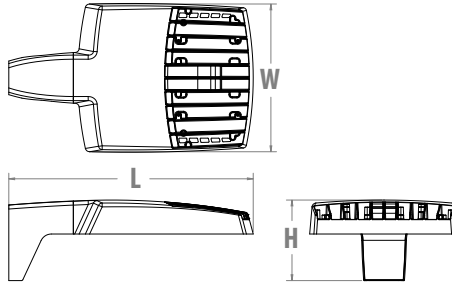
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶
			R4S Type 4 Short	120 ³ 277 ⁵	WBA Wall bracket ¹
			R5 Type 5 Wide ¹	208 ³ 347 ⁵	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short ¹	240 ³ 480 ⁵	AASP Adjustable tilt arm square pole mounting ⁶
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting ⁶
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket ⁶
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		Finish
Shipped Installed		DDBXD Dark Bronze
HS House-side shield ⁷	Shipped Installed	DBLXD Black
PE Photocontrol, button style ^{8,9}	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}	NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14}	DWHXD White
SF Single fuse (120, 277, 347) ⁵	BAA Buy America(n) Act and/or Build America Buy America Qualified	DBBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵	CCE Coastal Construction ¹⁵	DBLBXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)	*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹	Shipped Separately (requires some field assembly)	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹	EGS External glare shield ⁷	
	EGFV External glare full visor (360° around light aperture) ⁷	
	BS Bird spikes ¹⁶	



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Lithonia RSX1 LED
Rev. Pa
20

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming

- signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
 - Must be ordered with PIRHN.
 - Requires MVOLT or HVOLT.
 - Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
 - CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
 - Must be ordered with fixture for factory pre-drilling.
 - Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

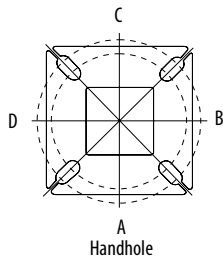


External 360 Full Visor

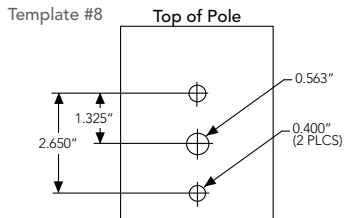
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

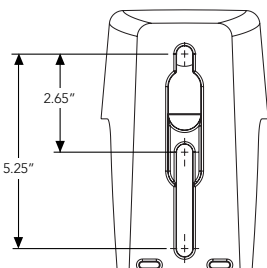
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

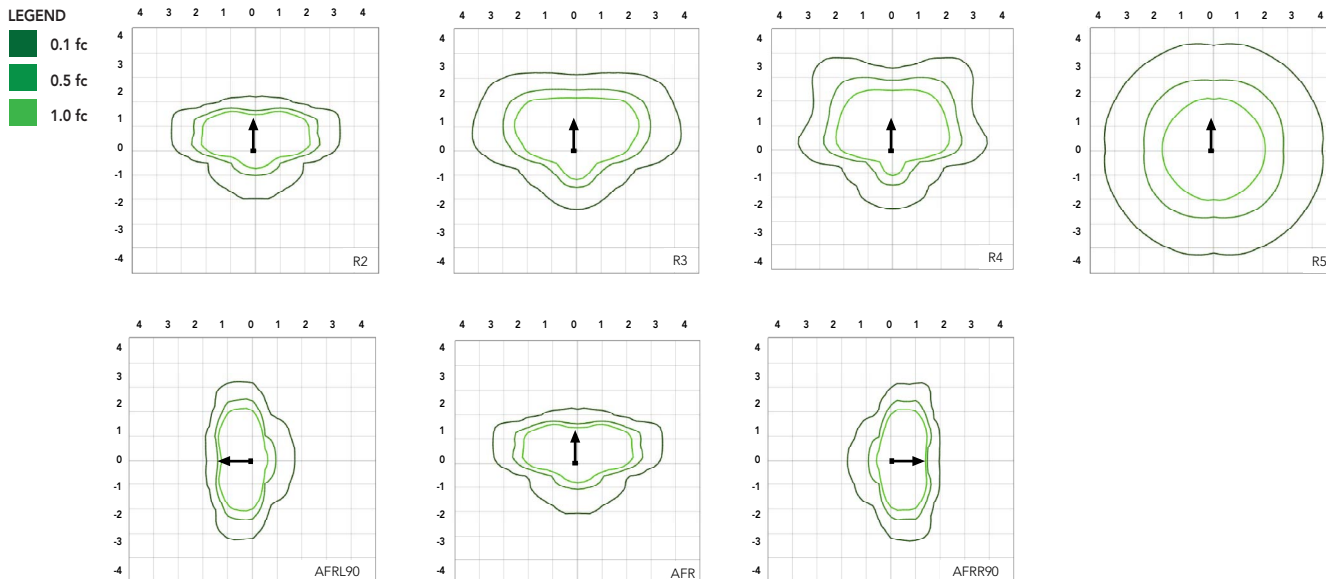
Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes Luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

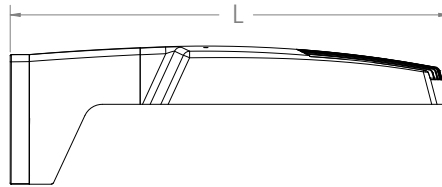
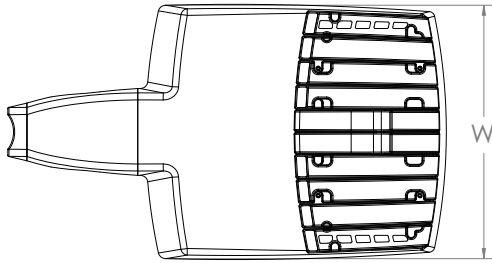
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
P2	72W	AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
		R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
P3	109W	AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
		R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
P4	133W	AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
		R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

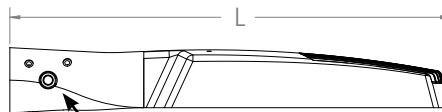
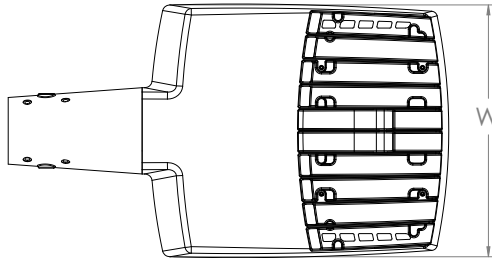


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

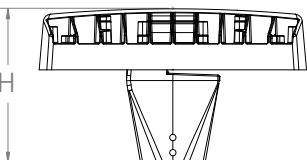
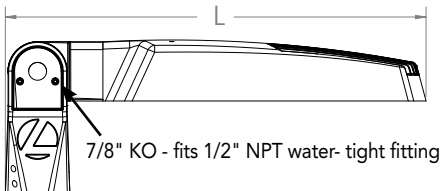
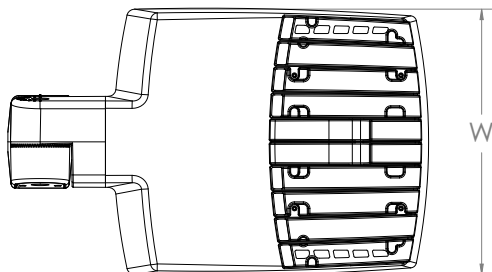
RSX1 with Mast Arm Adapter (MA)



7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

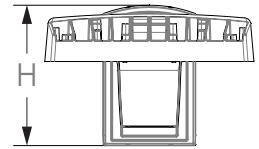
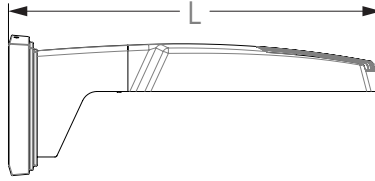
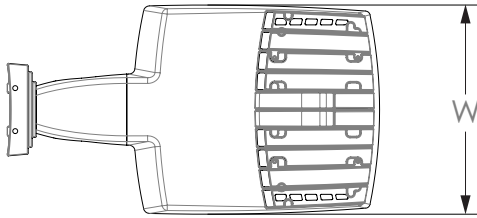
RSX1 with Adjustable Slipfitter (IS)



7/8" KO - fits 1/2" NPT water-tight fitting

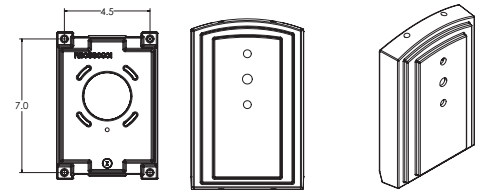
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

RSX1 with Wall Bracket (WBA)

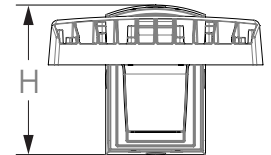
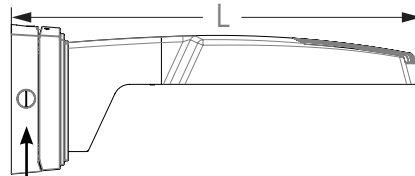
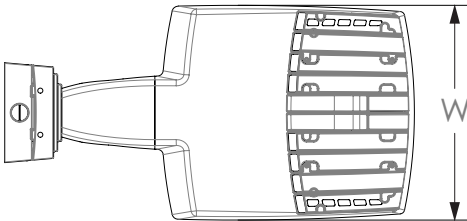


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



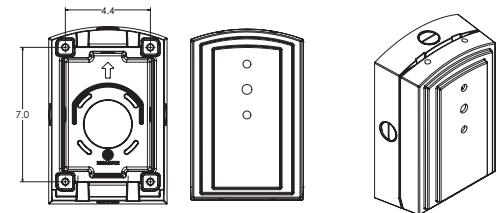
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



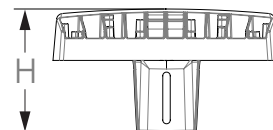
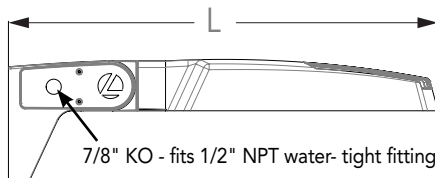
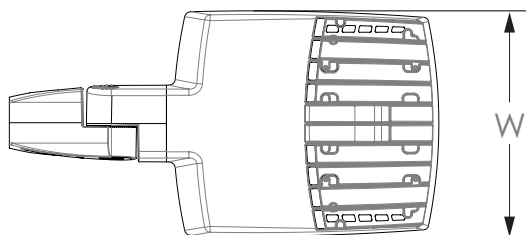
3/4" NPT taps with plugs - Qty (4) provided

Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

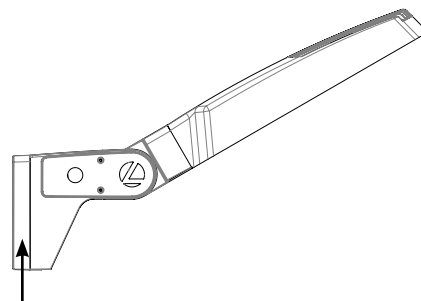
Surface Conduit Box (SCB) Mounting Detail



RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

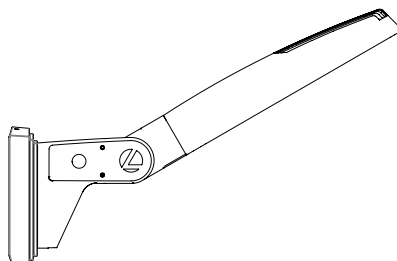
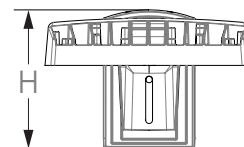
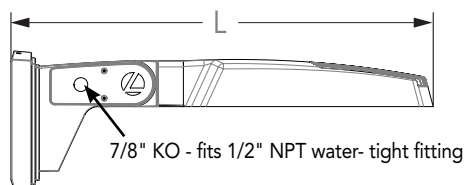
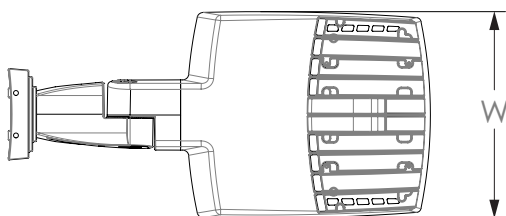


Notes

AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

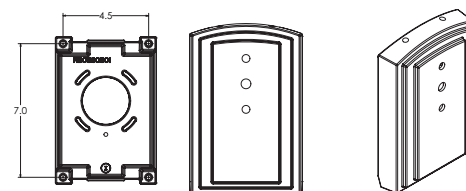
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)

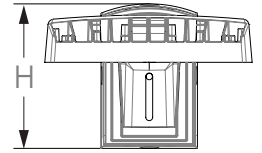
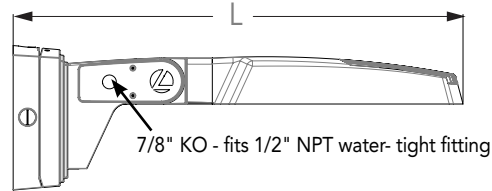
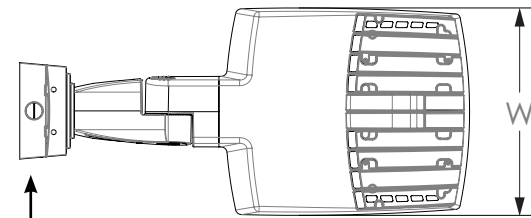


Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

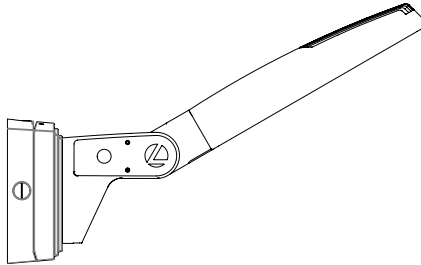


RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

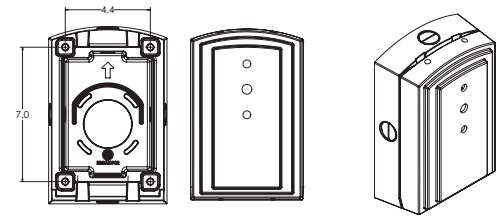


3/4" NPT taps
with plugs - Qty (4)
provided

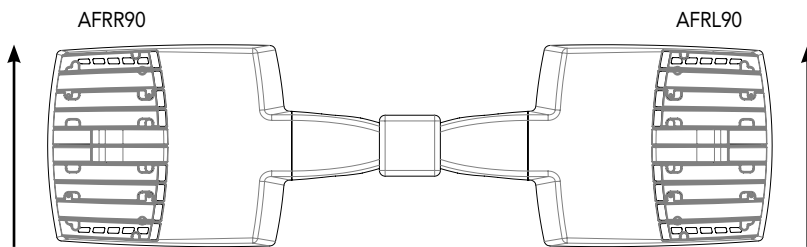
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



Surface Conduit Box (SCB) Mounting Detail

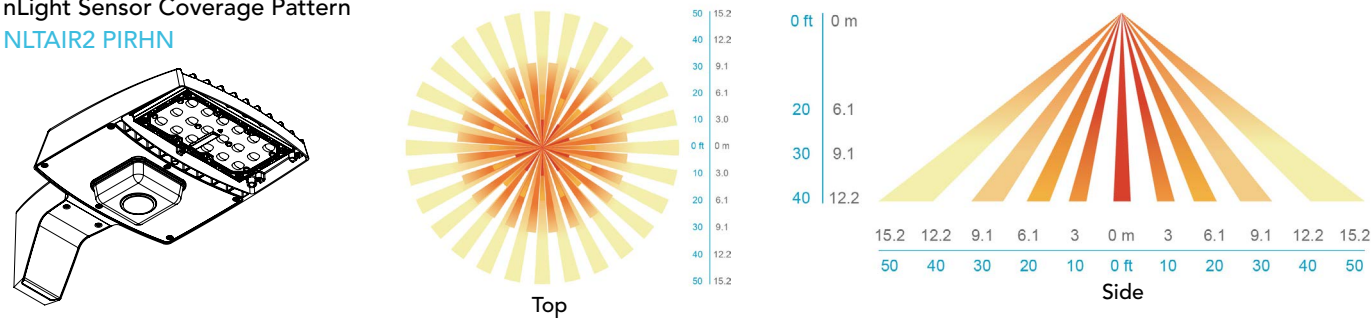


Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area luminaire is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral “no drill” mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)

ptional corrosion resistant construction is engineered with added corrosion rotection in materials and/or pre-treatment of base material under superYurable paint. Provides additional corrosion protection for applications nearUoastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral “no-drill” mounting arm allows for fast, easy mounting using existing pole drillings. Select the “SPA” option for square poles and the “RPA” option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the “MA” option to attach the luminaire to a 2 3/8” horizontal mast arm or the “IS” option for an adjustable slipfitter that mounts on a 2 3/8” OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

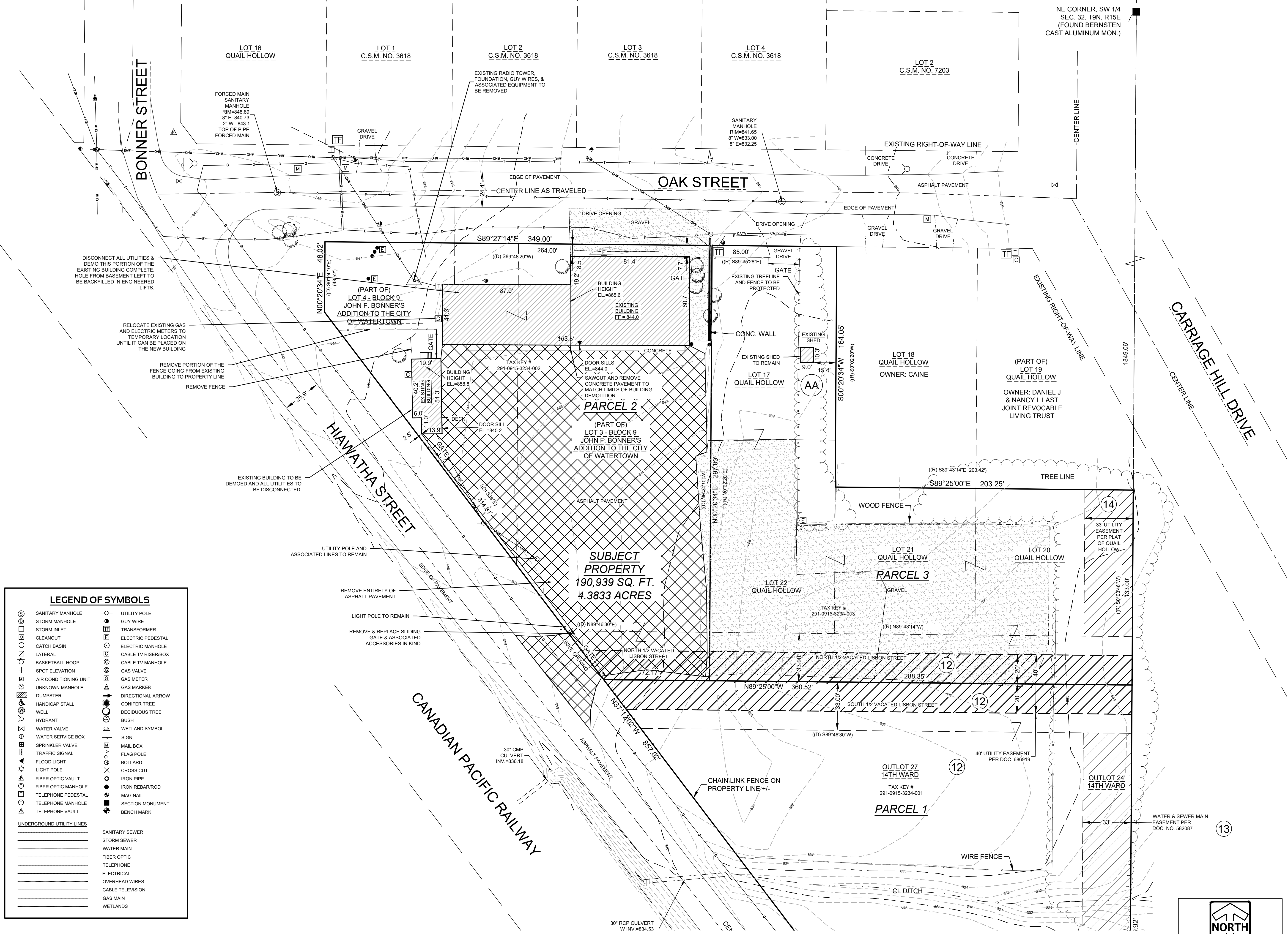
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LEGEND OF SYMBOLS

○	SANITARY MANHOLE	○	UTILITY POLE
⊙	STORM MANHOLE	⊙	GUY WIRE
□	STORM INLET	⊞	TRANSFORMER
□	CLEANOUT	⊞	ELECTRIC PEDESTAL
⊞	CATCH BASIN	⊞	ELECTRIC MANHOLE
⊞	LATERAL	⊞	CABLE TV RISER/BOX
⊞	BASKETBALL HOOP	⊞	CABLE TV MANHOLE
⊞	SPOT ELEVATION	⊞	GAS VALVE
⊞	AIR CONDITIONING UNIT	⊞	GAS METER
⊞	UNKNOWN MANHOLE	⊞	GAS MARKER
⊞	DUMPSTER	⊞	DIRECTIONAL ARROW
⊞	HANDICAP STALL	⊞	CONIFER TREE
⊞	WELL	⊞	DECIDUOUS TREE
⊞	HYDRANT	⊞	BUSH
⊞	WATER VALVE	⊞	WETLAND SYMBOL
⊞	WATER SERVICE BOX	⊞	SIGN
⊞	SPRINKLER VALVE	⊞	MAIL BOX
⊞	TRAFFIC SIGNAL	⊞	FLAG POLE
⊞	FLOOD LIGHT	⊞	BOLLARD
⊞	LIGHT POLE	⊞	CROSS CUT
⊞	FIBER OPTIC VAULT	⊞	IRON PIPE
⊞	FIBER OPTIC MANHOLE	⊞	IRON REBAR/ROD
⊞	TELEPHONE PEDESTAL	⊞	MAG NAIL
⊞	TELEPHONE MANHOLE	⊞	SECTION MONUMENT
⊞	TELEPHONE VAULT	⊞	BENCH MARK

UNDERGROUND UTILITY LINES

—	SANITARY SEWER
—	STORM SEWER
—	WATER MAIN
—	FIBER OPTIC
—	TELEPHONE
—	ELECTRICAL
—	OVERHEAD WIRES
—	CABLE TELEVISION
—	GAS MAIN
—	WETLANDS

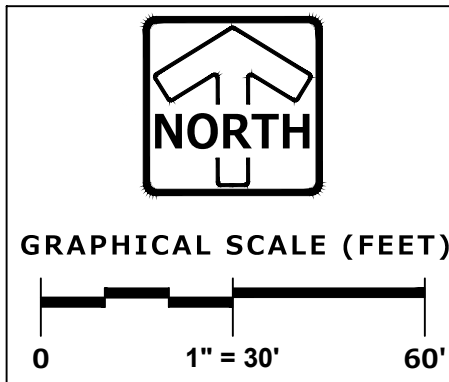


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PEG JOB # 1366.00

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EXISTING CONDITIONS & DEMOLITION PLAN 1" = 30'



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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

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Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1 --	



PROJECT ADDRESS:

PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJZ Engineer: AEK Reviewed By: AMH

Sheet Title:
EXISTING CONDITIONS & DEMOLITION PLAN
Sheet Number:

C100

Project Number: --

4597



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CITY/ STATE / ZIP
Watertown, WI 53098

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MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	AEK	AMH

Sheet Title:
SITE PLAN

Sheet Number:

C101

Project Number:

4597

LEGEND	
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2" O.C.
	R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAIL
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	MAN DOOR

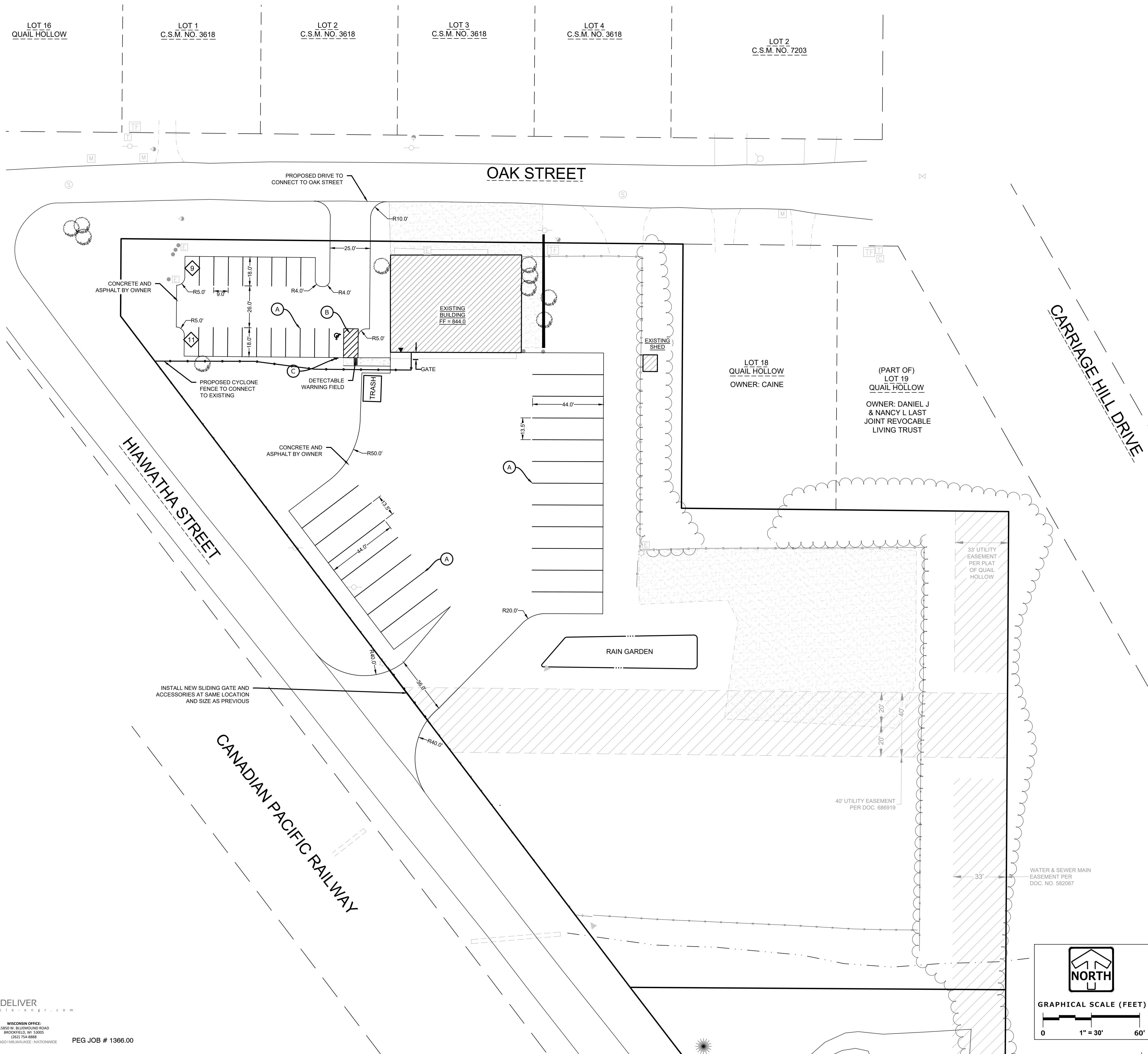
REFER TO ARCHITECTURAL SITE PLAN
FOR PAVEMENT PLAN/BIDDING
INFORMATION.

SITE DATA

PROPOSED PERVIOUS:	114,000 SF (2.6 AC)
PROPOSED IMPERVIOUS:	36,800 SF (0.9 AC)
EXISTING BUILDING:	4,800 SF (0.1 AC)

TOTAL	155,600 SF (3.6 AC)
-------	---------------------

PROPOSED PARKING:	20 TOTAL STALLS 1 ADA SPOT
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PINNACLE ENGINEERING GROUP

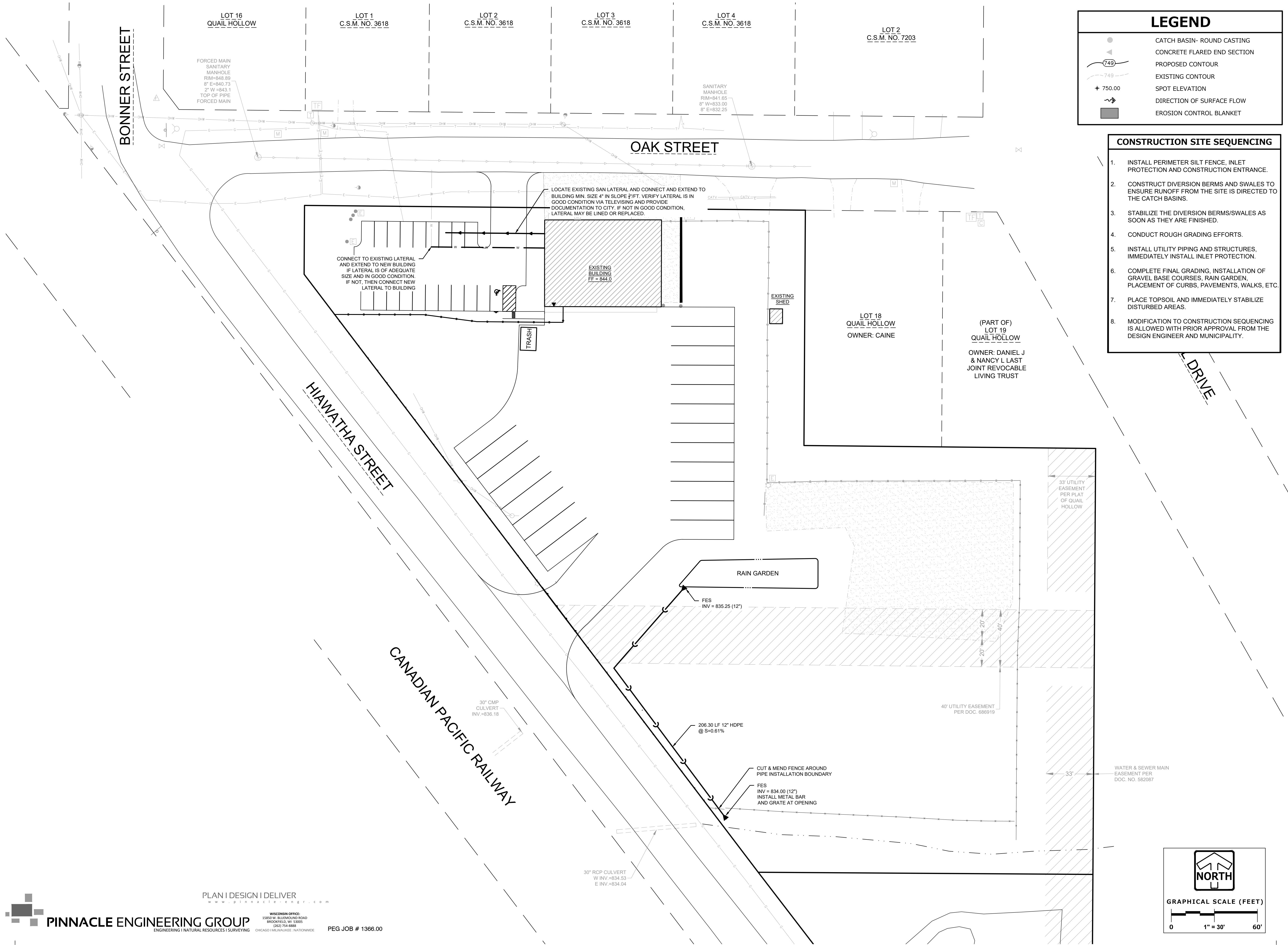
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LEGEND

- CATCH BASIN- ROUND CASTING
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- EROSION CONTROL BLANKET

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND CONSTRUCTION ENTRANCE.
2. CONSTRUCT DIVERSION BERMS AND SWALES TO ENSURE RUNOFF FROM THE SITE IS DIRECTED TO THE CATCH BASINS.
3. STABILIZE THE DIVERSION BERMS/SWALS AS SOON AS THEY ARE FINISHED.
4. CONDUCT ROUGH GRADING EFFORTS.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, RAIN GARDEN, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS.
8. MODIFICATION TO CONSTRUCTION SEQUENCING IS ALLOWED WITH PRIOR APPROVAL FROM THE DESIGN ENGINEER AND MUNICIPALITY.



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REVISIONS:

1	--
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PROJECT NAME
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Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJJ Engineer: AEK Reviewed By: AMH

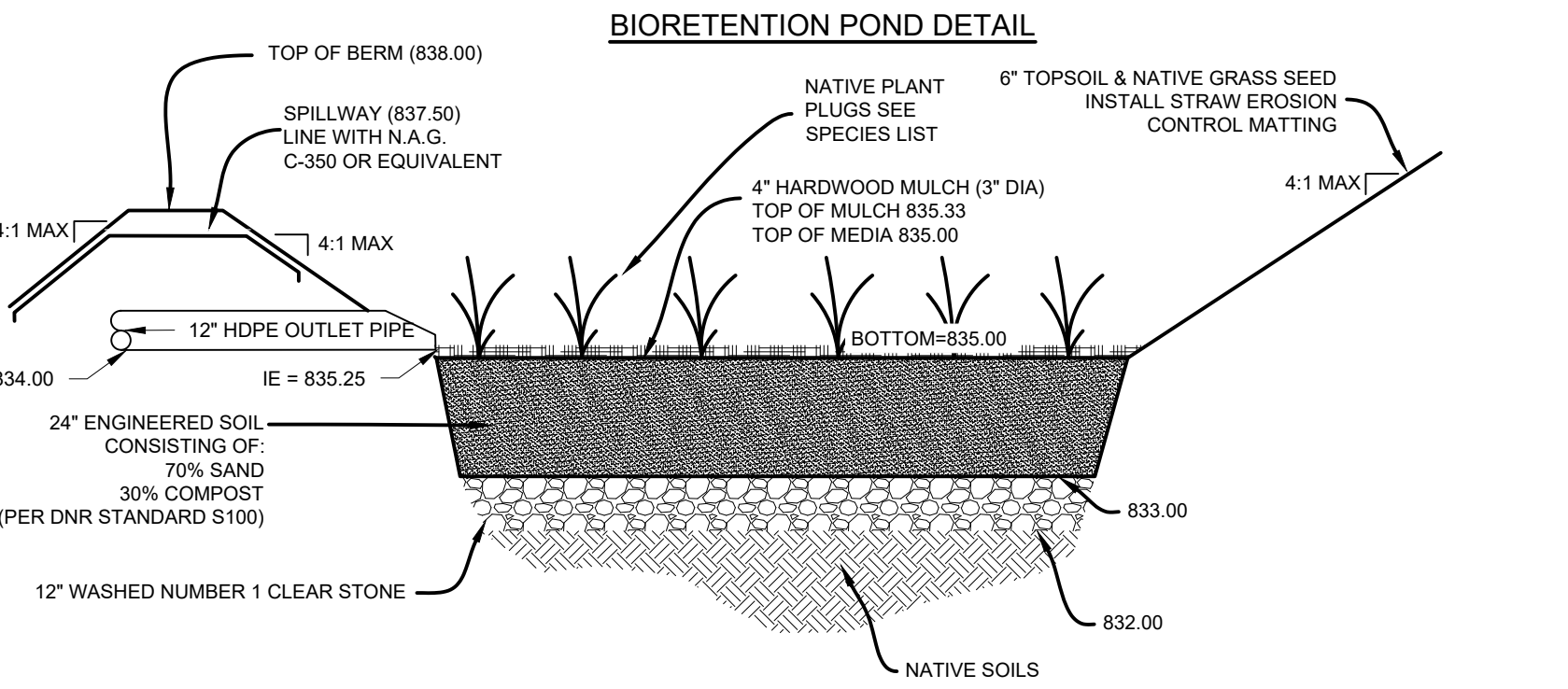
Sheet Title:
UTILITY PLAN

Sheet Number:
C103
Project Number:
4597

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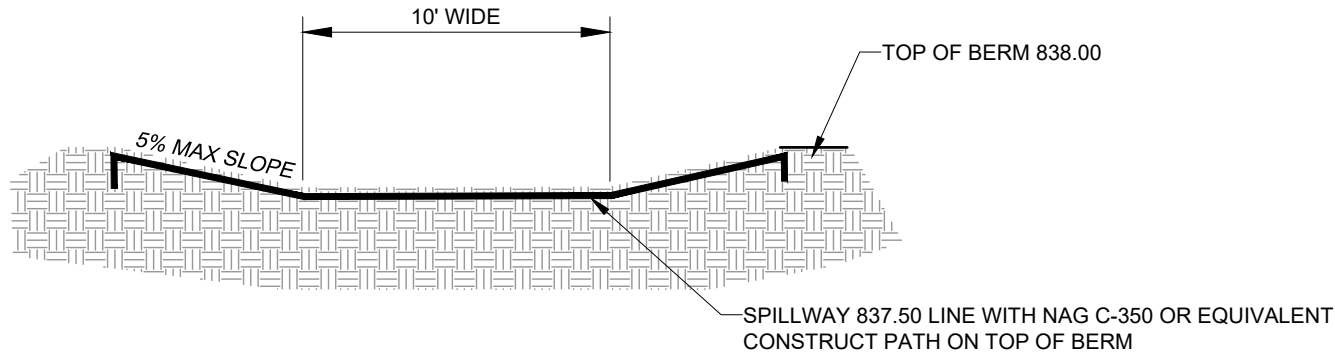
NORTH
GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

BOTANICAL NAME	COMMON NAME
RAIN WATER RENEWAL PLUGS	
Asclepias incarnata	Swamp Milkweed
Aster novae-angliae	New England Aster
Baptisia leucantha	White False Indigo
Bromus ciliatus	Fringed Brome Grass
Calamagrostis canadensis	Bluejoint Reed Grass
Carex amnectens	Yellow-fruited Sedge
Carex bebbii	Bebbs Sedge
Carex crinita	Caterpillar Sedge
Carex stipata	Sawbeak Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus riparius	Riverbank Wild Rye
Elymus virginicus	Virginia Wild Rye
Eupatorium maculatum	Joe Pye Weed
Glyceria grandis	Reed Manna Grass
Liatis pycnostachya	Gayfeather
Liatis spicata	Spike Gayfeather
Monarda fistulosa	Bergamot
Panicum virgatum	Switch Grass
Physostegia virginiana	Obedient Plant
Retibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia subtomentosa	Sweet Black-eyed Susan
Sorghastrum nutans	Indian Grass
Spartina pectinata	Prairie Cordgrass
Tradescantia ohiensis	Blue Jacket
Verbena hastata	Blue Vervain
Vernonia fasciculata	Ironweed



BIORETENTION POND SPECIFICATIONS:

- DO NOT USE HEAVY EQUIPMENT IN THE BASIN.
- BASIN SHALL BE EXCAVATED TO 1 FOOT ABOVE THE FINISH GRADE, AND LEAVE THE FINAL 1 FOOT TO BE CUT LATER.
- DO NOT PLACE TOPSOIL, MEDIA, MULCH, OR PLANTS UNTIL AFTER THE PAVING OPERATION IS COMPLETE AND THE SITE IS STABILIZED.
- PRIOR TO COMPLETING THE BASIN, REMOVE ANY SEDIMENT THAT HAS ACCUMULATED AND REMOVE FINAL FOOT AND COMPACT BOTTOM SOIL PRIOR TO PLACEMENT OF ANY FINISH MATERIALS.
- ONCE THE ENGINEERED SOIL OR TOPSOIL IS PLACED, THE SURFACE SHALL BE COVERED WITH VARIOUS AREAS OF PLANTINGS AND/OR SEEDING ACCORDING TO THE FOLLOWING SPECIES LIST. HARDWOOD MULCH MAY NOT BE USED WITHIN 30' OF THE OUTLET TO AVOID WASHOUTS. DECORATIVE 6" STONE SHALL BE USED INSTEAD.
- CONTRACTOR TO PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS AND DATA PERTAINING TO THE PONDS TO THE ENGINEER FOR APPROVAL. ENGINEER SHALL SUBMIT COPIES TO THE CITY FOR APPROVAL ALONG WITH THE RECORD DRAWINGS.



EMERGENCY SPILLWAY DETAIL

EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

- 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-S007831-4). FOR CONSTRUCTION SITE LAND DISTURBING 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 (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- QUALIFIED PERSONNEL: (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERNAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATERING ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- 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 APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASIN/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REEVALUATE THE WDNR TECHNICAL STANDARD BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL 1' OR FINAL STONE/ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCOMPLISHED, REMOVE THE FINAL 1' PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF BIOINFILTRATION AREA.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL SALE LIFE IS 3 MONTHS) LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKLIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS OR COMPACTED EARTHEN BERM).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOTS WISDOT PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOTS WISDOT PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLE, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
- OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS AND SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
- MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS.

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- ALL WORK WITHIN THE RIGHT OF WAY MUST CONFORM TO THE CITY OF WATERTOWN STANDARDS FOR ROADWAY AND UTILITY CONSTRUCTION.
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPR 000, 302-303, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-6511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.2" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. ANY TRACKING ONTO PUBLIC ROADWAYS SHALL BE CLEANED UP AS IT OCCURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEANED UP AT END OF EACH WORK DAY. SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERSEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREEZED OR ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DANGEROUS, ORGANIC OR FROZEN MATERIAL AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, SP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN 1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCS, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-998) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/-1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER POONDS. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.
- EROSION CONTROL MEASURES SHALL COMPLY WITH ALL WI DNR TECHNICAL STANDARDS.

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
- PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL SEWER WITHOUT PRIOR APPROVAL.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH ROBS.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C-151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONBURSTING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C-500 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER A WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
- MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301 AND 305 OF THE STATE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS AND SHALL NOT BE LESS THAN PLAN THICKNESS. BASE SHALL BE 1 1/2 INCH DIAMETER Limestone TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAR STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTIONS 415 & 401. GRADE 10 CONCRETE PAVEMENT SHALL CONFORM TO SECTION 501 OF STATE STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO SECTIONS 415, 401 & 601 OF THE STATE STANDARD SPECIFICATIONS AND SIDEWALKS SHALL CONFORM TO SECTIONS 415, 501 & 602 OF THE STATE STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE SPACED NOT FURTHER THAN 10' FOR PAVEMENT, 10' FOR SIDEWALKS (OR THE WIDTH OF THE WALK), AND 15' FOR CURB. EXPANSION JOINTS SHALL BE SPACED NO FURTHER THAN 50' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO SECTIONS 462 & 463 OF THE STATE STANDARD SPECIFICATIONS. ALL PAVEMENTS SHALL BE FOUR (4) INCH WIDE WHITE STRIPES UNLESS OTHERWISE NOTED ON PLANS OR DIRECTED BY OWNER. LAYOUT MARKINGS USING GUIDELINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HEAD" PAINTING OF ARROWS, SYMBOLS OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN. PROTECT ADJACENT CURBS, WALKS, FENCES AND OTHER ITEMS FROM RECEIVING PAINT.



MSI GENERAL CORPORATION
P.O. BOX. 7
ONANOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1 --	



PROJECT ADDRESS:

PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

Sheet Title:
CONSTRUCTION
DETAILS
Sheet Number:
C502
Project Number: --

4597

CONSTRUCTION DETAILS N.T.S

(1) Regulations:

- (a) All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, Section 3, Item B. and fencing. Such walls and fencing shall be a minimum of eight feet in height and shall be designed to completely screen all stored materials from view from nonindustrialized areas at an elevation of five feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of 0.80.
- Property is fenced properly and screened as required
- (b) The storage of items shall not be permitted in permanently protected green space areas (see § 550-97).
- N/A
- (c) The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
- In compliance
- (d) In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
- In compliance with non-reduction of parking stalls provided
- (e) Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.
- Storage is separated per plan
- (f) Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- Materials stored will not interfere with traffic
- (g) Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
- GO Riteway complies
- (h) Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property (see § 550-99).
- In compliance
- (i) All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.
- Setbacks are met
- (2) Parking requirements. One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift. - Complete and in compliance

Catalog Number	Section 3, Item B.
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNMENT PROCUREMENT

BAA — Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDBXD

SSS					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness¹	Mounting²	Options	Finish
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF</u> <u>Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/RSX/AERIS™/OMERO™/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>ESX Drill mounting³</u> DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	<u>Shipped installed</u> VD Vibration damper⁴ HAXy Horizontal arm bracket (1 fixture)⁵,⁶ FDLxy Festoon outlet less electrical⁵,⁷ CPL12/xy 1/2" coupling⁵ CPL34/xy 3/4" coupling⁵ CPL1/xy 1" coupling⁵ NPL12/xy 1/2" threaded nipple⁵ NPL34/xy 3/4" threaded nipple⁵ NPL1/xy 1" threaded nipple⁵ EHHxy Extra handhole⁵,⁸ STLHHC Steel handhole cover (standard is plastic, finish is smooth)⁹ FBCSTL2PC 2 Piece steel base cover (standard is plastic)⁹ IC Interior coating¹⁰ L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant¹¹ VM/original order# Match pole to prior order or project¹²	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Other finishes</u> GALV Galvanized finish <u>Architectural colors and special finishes¹³</u> [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

- NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy.
Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
Example: VM/010-36784
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

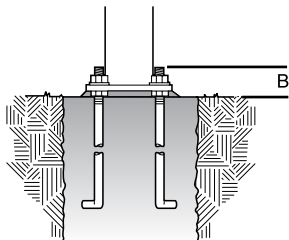
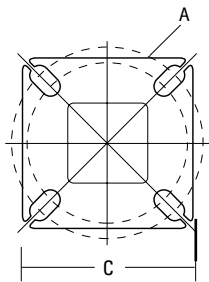
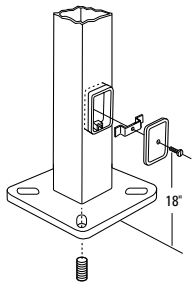
TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust											
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft²) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

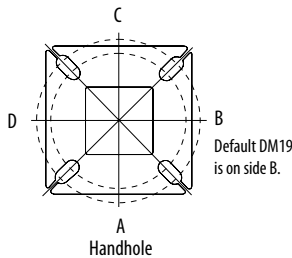
NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL



ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

Luminaire Schedule							
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts
4	OA4	SINGLE	0.950	LITHONIA	RSX1 LED P3 40K R4- 20 ft pole 3ft base	109.44	437.76
2	OA4H	SINGLE	0.950	LITHONIA	RSX1 LED P3 xxK R4 HS- 20 ft pole 3ft base	109.44	218.88

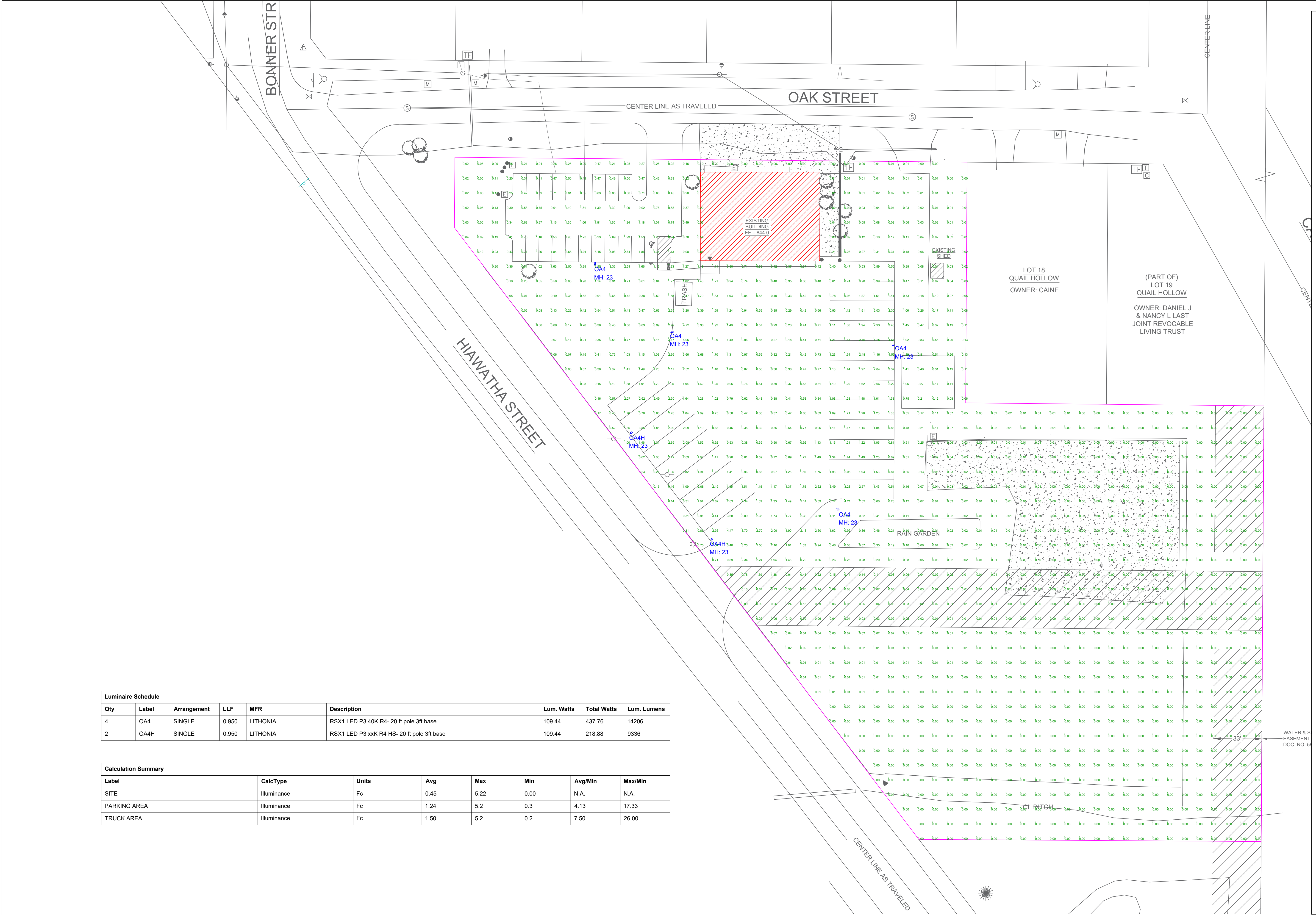
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.45	5.22	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.24	5.2	0.3	4.13	17.33
TRUCK AREA	Illuminance	Fc	1.50	5.2	0.2	7.50	26.00



COMMENTS	
#	DATE
REVISIONS	

DRAWN BY : AD
DATE : MAY 23, 2024
SCALE : 1' = 30' - 0"

GO RITEWAY
WATERTOWN, WISCONSIN
LIGHTING LAYOUT



Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: July 8th, 2024
SUBJECT: Recommendation to Council – 700 Hoffman Dr Rezoning

A rezoning requested by Nate Peters, agent for the Greater Watertown Community Health Foundation, to change the zoning on a parcel located at 700 Hoffman Dr from Planned Office and Institutional Zoning to Single-Family Residential, Two-Family Residential, and Multi-Family Residential Zoning. Parcel PIN: 291-0815-0814-001

SITE DETAILS:

Acres: 48.53

Current Zoning: Planned Office and Institutional

Existing Land Use: Vacant Land

Future Land Use Designation: Riverside Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation of a parcel of land west of Hoffman Drive from Planned Office and Institutional Zoning to Single-Family Residential, Two-Family Residential, and Multi-Family Residential Zoning. Lots 1 thru 9 (Lots 1 thru 18 on draft Final Plat) and Outlot 1 are proposed for Two-Family Residential Zoning (TR-6), lots 10 thru 87 (Lots 19 thru 96 on draft Final Plat) and Outlots 2 & 3 are proposed for Single-Family Residential Zoning (SR-4), and Lot 88 (Lot 97 on draft Final Plat) and the Park Dedication are proposed for Multi-Family 10 Residential Zoning (MR-10). The purpose of the change in zoning is to adjust the zoning in accordance with a proposed subdivision plat of the same property.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Institutional to the north and the south as well as Planned Neighborhood to the west. The Rock River is to the east. The parcel itself is designated in the Riverside Mixed Use Future Land Use Category.

Nearby Zoning includes Planned Office and Institutional Zoning to the north and southwest, Single-Family Residential Zoning to the west, and General Industrial Zoning to the south.

Zoning Code

The zoning code requires the Plan Commission to review rezoning requests and make a recommendation to the Common Council.

Per Section § 550-141G:

G. Review and recommendation by the Plan Commission. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

(1) Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall make a written report to the Common Council stating its findings

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

Opportunity Runs Through It

regarding Subsection **D** above and its recommendations regarding the application as a whole. Said report shall formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection **D(3)(a)** through **(c)**.

Section 3, Item C.

- (2) If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension per Subsection **G(1)** above], then the Common Council may act on the application within 30 days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection **G(1)** above shall not invalidate the proceedings or actions of the Common Council.
- (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection **D(3)(a)** through **(c)** above, after taking into consideration the proposal by the applicant

PUBLIC HEARING COMMENT:

Public comments from the July 2, 2024 Public Hearing before the Common Council, if any, are attached.

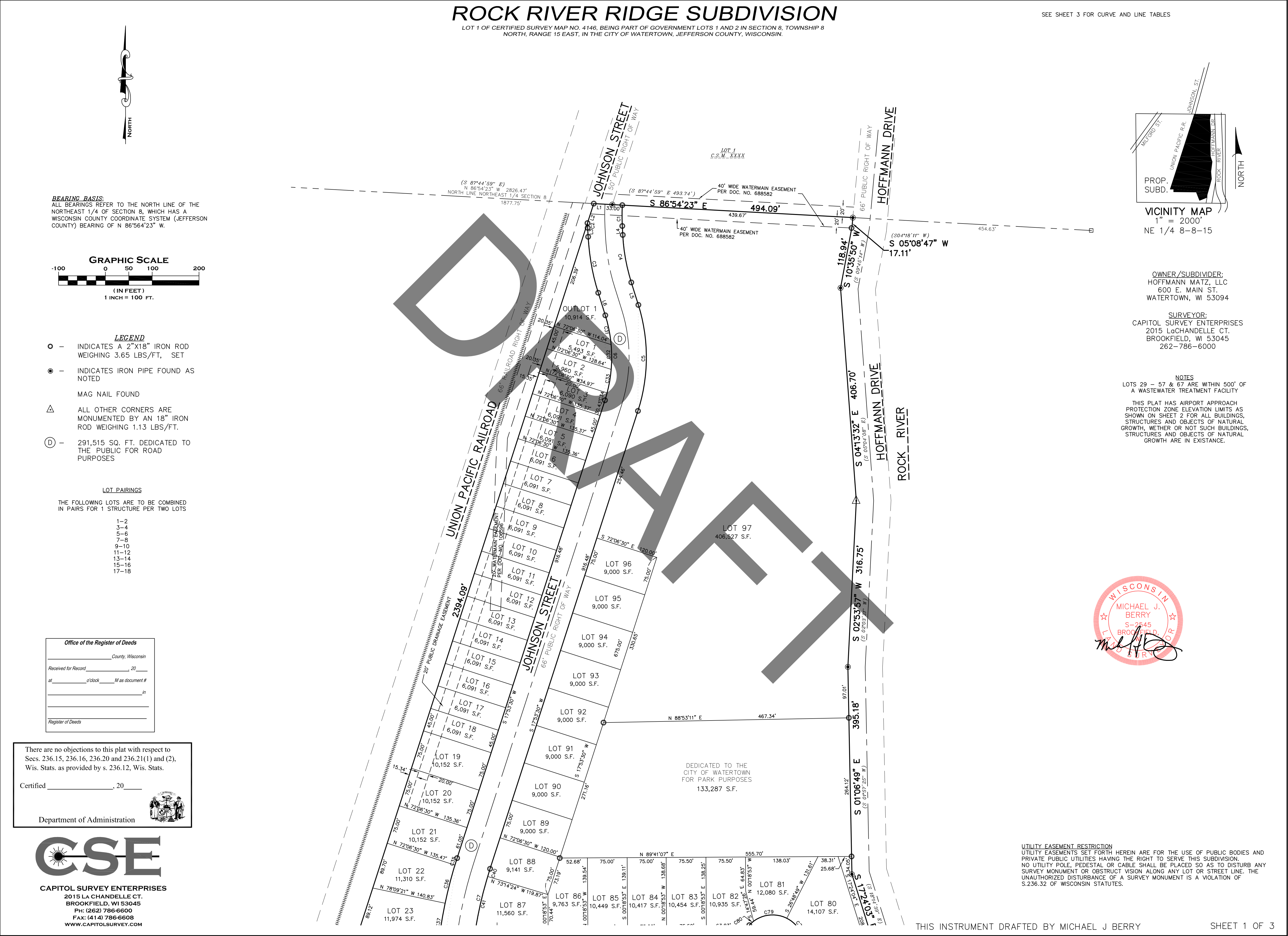
OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission:
 - The request for final approval of this recommendation of Rezoning and the request for approval of the associated Final Plat shall occur at the same Common Council Meeting.

ATTACHMENTS:

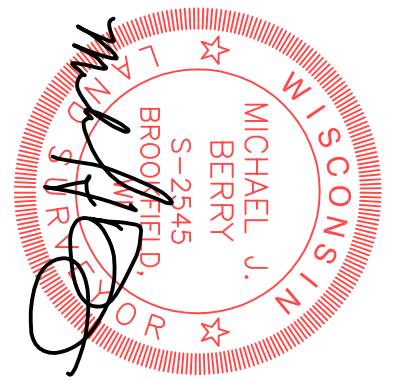
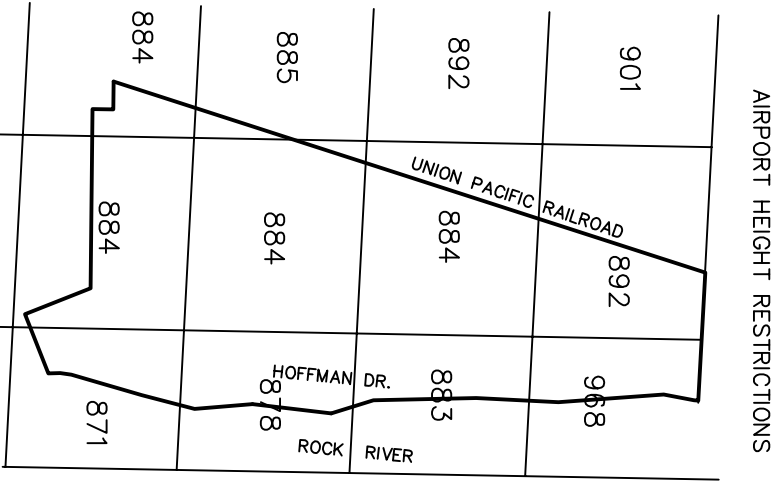
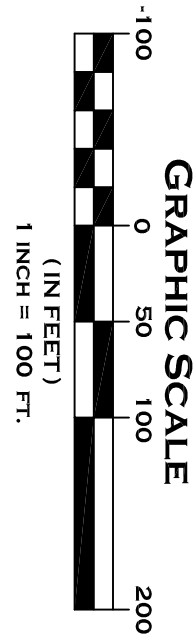
- Application materials




ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 3 FOR CURVE AND LINE TABLES





CAPITOL SURVEY ENTERPRISES
2019 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (262) 786-6603
WWW.CAPITOLSURVEY.COM

THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 21A, SECTION 8, TOWNSHIP 8 NORTH, RANGE 16 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 21A, SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 21A, SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 1064667, BEING PART OF GOVERNMENT LOTS 1 AND 21A, SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONTAINING: 2.115997 SQUARE FEET OR 48.5757 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 8TH DAY OF APRIL, 2024.

PROFESSIONAL LAND SURVEYOR
STATE OF WISCONSIN



LINE	LENGTH	BEARING
L1	21.42'	S 86°34'23" E
L2	39.06'	S 17°33'27" W
L3	17.01'	S 03°01'42" E
L4	17.01'	S 89°28'45" E
L5	44.93'	S 172°45'00" E

CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ LLC, A WISCONSIN LIMITED LIABILITY COMPANY EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNED, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

HOFFMAN MATZ LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TINA GRAVE, ITS CEO AT _____, WISCONSIN, THIS _____ DAY OF _____, 2024.

TINA GRAVE,
REPRESENTATIVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024 TINA GRAVE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT HEREIN ROCK RIVER RIDGE, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS DAY _____ DAY OF _____, 2024.

DATE: _____
EMILY MCGRAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNESEN, CITY CLERK

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, AND ACTING TREASURER OF THE COUNTY, BEING THE DUTY ELECTED, QUALIFIED AND HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNRECORDED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) AFFECTING THE LANDS INCLUDED IN THE PLAN OF ROCK RIVER RIDGE.

(DATE) _____ TREASURER

CURVE	LENGTH	RADIUS	CHORD	CH BEARING	DELTA	TANGENT IN	TANGENT OUT
C1	38.76'	367.00'	38.76'	S 00°04'56" W	612.25'	S 00°05'57" W	S 03°01'42" E
C2	9.02'	433.00'	9.02'	S 02°25'54" E	111.37'	S 88°09'55" W	S 03°01'42" E
C3	108.72'	433.00'	108.43'	S 101°31'6" E	142.208'	S 03°01'42" E	S 17°24'50" E
C4	92.14'	367.00'	91.90'	S 101°31'6" E	142.208'	S 03°01'42" E	S 17°24'50" E
C5	205.19'	333.00'	201.96'	N 00°14'20" E	3918.20'	S 17°24'50" E	S 17°24'50" W
C6	168.12'	233.00'	161.12'	S 68°20'32" W	4201.58'	N 47°19'35" E	N 89°21'30" E
C7	118.36'	277.00'	115.25'	S 13°36'05" W	834.48'	S 17°24'50" W	S 00°18'42" W
C8	274.31'	843.00'	273.10'	S 08°34'11" W	1639.36'	S 17°24'50" W	S 00°18'42" W
C9	12.21'	7.00'	10.72'	S 40°39'54" E	99.5712"	S 09°18'42" W	N 89°21'30" E
C10	10.51'	7.00'	9.55'	S 46°20'08" W	86.02147"	S 03°18'43" W	S 03°18'43" W
C11	55.12'	777.00'	55.10'	S 01°16'47" W	4303.51"	S 03°18'43" W	S 03°18'43" W
C12	268.12'	443.00'	271.82'	S 19°09'47" E	36.4918'	S 07°05'08" E	S 37°35'26" E
C13	268.12'	443.00'	271.82'	S 19°09'47" E	36.4918'	S 07°05'08" E	S 37°35'26" E
C14	20.50'	25.00'	19.93'	N 04°52'34" E	8454.01"	S 37°34'26" E	S 47°19'35" W
C15	11.75'	7.00'	10.42'	S 84°34'14" E	9612.23"	S 36°28'03" E	S 47°19'35" E
C16	11.75'	7.00'	10.42'	S 00°46'36" E	9612.23"	S 47°19'35" W	S 48°52'48" E
C17	10.37'	7.00'	9.45'	S 89°46'35" W	8454.01"	N 47°19'35" E	S 48°52'48" E
C18	316.25'	443.00'	309.58'	S 68°13'29" E	4054.09"	S 48°52'48" E	S 88°39'46" E
C19	261.72'	377.00'	258.54'	S 68°46'17" E	3948.59'	S 88°39'46" E	N 47°19'35" E
C20	20.50'	25.00'	19.93'	N 65°10'36" W	4658.20"	S 88°39'46" E	S 41°41'26" E
C21	20.50'	25.00'	19.93'	N 65°10'36" W	4658.20"	S 41°41'26" E	S 44°21'54" W
C22	288.87'	60.00'	81.88'	N 01°20'14" E	27356.40"	S 47°19'35" E	N 47°19'35" E
C23	20.50'	25.00'	19.93'	N 65°52'20" E	4658.20"	N 89°21'30" E	N 42°23'10" E
C24	20.50'	25.00'	19.93'	N 67°09'20" W	4658.20"	N 89°21'30" E	S 42°34'10" E
C25	288.87'	60.00'	81.88'	N 00°38'30" W	27356.40"	S 43°40'10" E	S 42°34'10" W
C26	170.55'	233.00'	161.12'	S 68°20'32" W	4201.58'	N 47°19'35" E	N 89°21'30" E
C27	118.36'	277.00'	115.25'	S 13°36'05" W	834.48'	S 47°19'35" E	N 89°21'30" E
C28	20.50'	25.00'	19.93'	N 20°48'45" E	4658.20"	S 47°19'35" W	N 89°21'30" W
C29	20.50'	25.00'	19.93'	S 23°50'25" W	4658.20"	N 00°21'15" E	N 47°19'35" E
C30	288.87'	60.00'	81.88'	S 42°40'25" E	27356.40"	N 85°42'05" W	N 00°21'15" E
C31	57.08'	267.00'	56.97'	N 11°17'22" W	1214.57"		
C32	42.37'	267.00'	42.31'	N 00°04'55" W	1030.55"		
C33	44.50'	267.00'	44.51'	N 09°32'50" E	9363.39"		
C34	13.95'	843.00'	13.95'	S 17°25'03" W	0364.54"		
C35	75.02'	843.00'	75.00'	S 14°23'38" W	5305.57"		
C36	75.02'	843.00'	75.00'	S 09°17'41" W	5305.57"		
C37	75.02'	843.00'	75.00'	S 04°11'44" W	5305.57"		
C38	75.02'	843.00'	75.00'	S 00°26'48" W	5305.57"		
C39	35.26'	843.00'	35.26'	S 00°26'48" W	2253.55"		
C40	101.04'	777.00'	103.54'	S 13°02'03" W	7396.34"		
C41	101.04'	777.00'	103.54'	S 13°02'03" W	7396.34"		
C42	45.29'	443.00'	45.22'	S 03°40'52" E	5591.28"		
C43	75.09'	443.00'	75.00'	S 11°27'57" E	9342.43"		
C44	75.09'	443.00'	75.00'	S 21°15'10" E	9351.43"		
C45	88.07'	443.00'	87.92'	S 31°52'44" E	1123.25"		
C46	20.89'	377.00'	20.87'	S 02°20'19" E	3101.21"		
C47	118.70'	377.00'	118.21'	S 27°26'51" E	1803.22"		
C48	118.70'	377.00'	118.21'	S 27°26'51" E	1803.22"		
C49	100.19'	443.00'	99.97'	S 54°15'08" E	1253.728"		
C50	72.02'	443.00'	71.94'	S 65°23'19" E	918.53"		
C51	72.02'	443.00'	71.94'	S 74°42'12" E	918.53"		
C52	72.02'	443.00'	71.95'	S 84°01'06" E	918.53"		
C53	88.44'	377.00'	89.25'	S 55°40'36" E	1315.96"		
C54	88.44'	377.00'	89.25'	S 55°40'36" E	1315.96"		
C55	81.03'	377.00'	80.87'	S 81°02'40" E	12718.51"		
C56	9.62'	377.00'	9.62'	S 87°55'56" E	1271.41"		
C57	36.30'	60.00'	35.75'	S 59°01'16" E	347.39'39"		
C58	58.27'	60.00'	56.01'	N 75°49'29" E	553.58'51"		
C59	54.83'	60.00'	52.94'	N 21°49'19" E	5221.728"		
C60	54.83'	60.00'	52.94'	N 30°52'09" W	5621.728"		
C61	18.25'	60.00'	18.17'	S 88°39'46" E	1822.104"		
C62	18.25'	60.00'	18.17'	S 88°39'46" E	1822.104"		
C63	45.61'	234.00'	45.54'	S 52°55'19" W	1110.04"		
C64	68.53'	233.46'	68.29'	S 65°58'33" W	1649.08"		
C65	56.79'	233.00'	56.65'	S 82°22'35" W	1357.56"		
C66	94.47'	167.00'	93.22'	S 63°31'58" W	3524.146"		
C67	28.04'	167.00'	28.00'	S 63°31'58" W	9321.46"		
C68	56.09'	60.00'	54.07'	S 18°39'56" W	5221.728"		
C69	56.09'	60.00'	54.07'	S 18°39'56" W	5221.728"		
C70	54.83'	60.00'	52.94'	S 34°17'35" E	5221.728"		
C71	54.83'	60.00'	52.94'	S 86°39'03" E	5221.728"		
C72	69.97'	60.00'	66.07'	N 33°45'44" E	6648.58"		
C73	3.32'	25.00'	3.31'	S 04°09'12" W	3735.55"		
C74	43.46'	60.00'	43.46'	S 22°55'22" E	5224.23"		
C75	43.46'	60.00'	43.46'	S 22°55'22" E	5224.23"		
C76	55.22'	60.00'	53.29'	N 69°31'25" E	5244.02"		
C77	55.22'	60.00'	53.29'	N 15°54'51" E	5244.02"		
C78	55.22'	60.00'	53.29'	N 36°49'11" W	5244.02"		
C79	65.77'	60.00'	63.38'	S 84°56'04" W	6345.729"		
C80	11.17'	60.00'	11.16'	S 47°43'15" W	10340.10"		

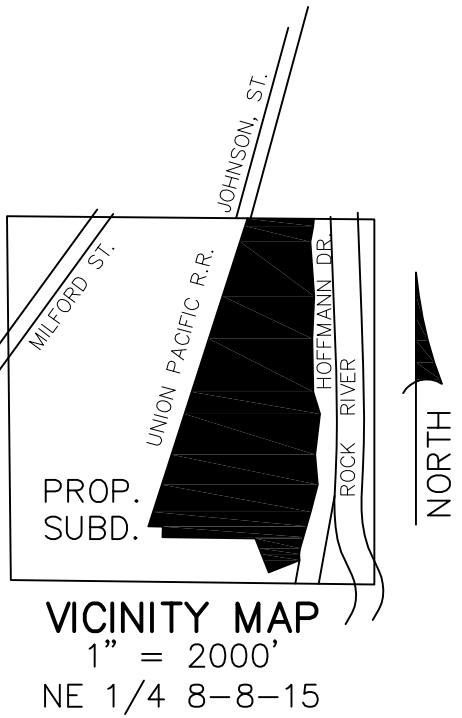


CAPITOL SURVEY ENTERPRISES
2015 L.A. CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6800
FAX: (262) 786-6800
WWW.CAPITOLSURVEY.COM

PRELIMINARY PLAT OF ROCK RIVER RIDGE

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WISCONSIN
Ph: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM



BEARING BASIS:
ALL BEARINGS REFER TO SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, BEARING OF N 86°54'26" W

OWNER/SUBDIVIDER:
HOFFMANN MATZ, LLC
600 E. MAIN ST.
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

● INDICATES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED
△ INDICATES P.K. NAIL, FOUND
○ INDICATES 2 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT, SET.
ALL OTHER LOT CORNERS ARE 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON AUGUST 24, 2001, IN VOLUME 20, PAGE 181 AS DOCUMENT NO. 1064087, A DIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, 12TH WARD, OUTLOT 41, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, EXCEPTING THEREFROM LOT 7 OF CERTIFIED SURVEY MAP NO. 6088 RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 276 AS DOCUMENT NO. 1428518.
CONTAINING: 2,115,957 SQ. FT. OR 48.5757 ACRES

NOTES

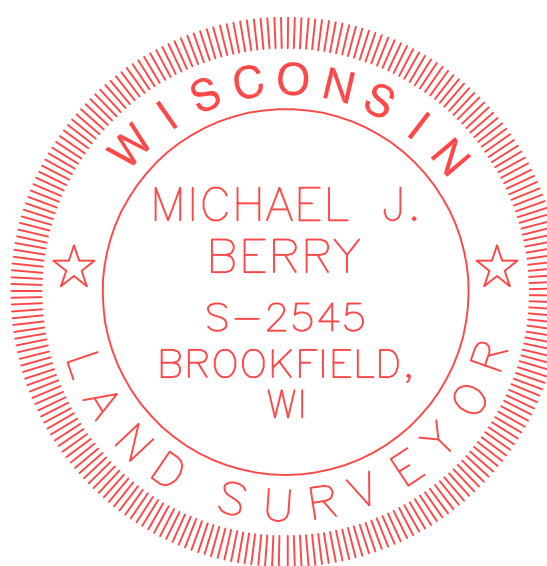
- SUBJECT PROPERTY ZONED: PO, PLANNED OFFICE AND INSTITUTIONAL.
- SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
[1] BUILDING TO FRONT OR STREET SIDE LOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
[2] BUILDING TO RESIDENTIAL SIDE LOT LINE: EIGHT FEET. [3] BUILDING TO RESIDENTIAL REAR LOT LINE: 25 FEET.
[4] BUILDING TO NONRESIDENTIAL SIDE LOT LINE: EIGHT FEET OR ZERO FEET ON ZERO LOT LINE SIDE.
[5] BUILDING TO NONRESIDENTIAL REAR LOT LINE: 25 FEET.
[6] SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM ALLEY RIGHT-OF-WAY.
[7] REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM ALLEY RIGHT-OF-WAY.
- LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 4146 & CERTIFIED SURVEY MAP NO. 6088
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE, AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0086F, WITH A DATE OF IDENTIFICATION OF 02/04/2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), JEFFERSON COUNTY NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOD 12A).

SUBDIVISION NOTES

PROPOSED ZONING: SR-4 SINGLE FAMILY RESIDENTIAL-4
TR-6 TWO FAMILY RESIDENTIAL-6
PLD MULTI-FAMILY
OVERALL AREA = 2,115,957 SQUARE FEET OR 48.5757 ACRES
AREA DEDICATED FOR PUBLIC RIGHT OF WAY = 291,515 SQUARE FEET OR 6.6923 ACRES
AREA DEDICATED TO THE CITY OF WATERTOWN FOR PARK PURPOSES = 133,287 SQUARE FEET OR 3.0598 ACRES
NUMBER OF MULTI-FAMILY LOTS = 1 FOR 406,527 SQUARE FEET OR 9.3326 ACRES
NUMBER OF TWO-FAMILY LOTS = 9 FOR 108,912 SQUARE FEET OR 2.5003 ACRES
NUMBER OF SINGLE FAMILY LOTS = 78 FOR 824,753 SQUARE FEET OR 18.9337 ACRES
NUMBER OF OUTLOTS = 3 FOR 371,174 SQUARE FEET OR 8.5210 ACRES

I, MICHAEL J. BERRY, P.L.S., 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
MAY 2, 2024
DATE

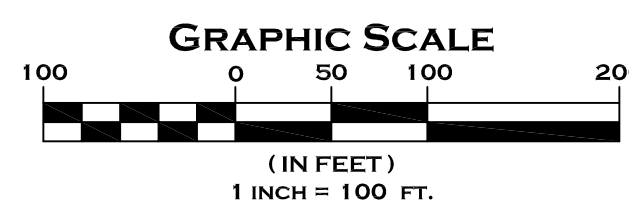
MICHAEL J. BERRY, P.L.S.
REGISTERED LAND SURVEYOR S-2545



Proposed Zoning
SR-4 Single Family Residential
Lots 10-57, Outlots 2 & 3

Proposed Zoning
TR-6 Two Family Residential
Lots 1-9, Outlot 1

Proposed Zoning MR-10 Multi-Family Residential 10
Lot 88 and Park dedication



LEGEND																			
— SAN —	SANITARY SEWER																		
— ST —	STORM SEWER																		
— W —	WATER MAIN																		
— G —	BURIED GAS LINE																		
— TEL —	BURIED TELEPHONE LINE																		
— E —	BURIED ELECTRIC LINE																		
— FIBER —	BURIED FIBER OPTIC LINE																		
— U —	OVERHEAD UTILITY LINES																		
— CATV —	BURIED CABLE TELEVISION LINES																		
— COMB —	COMBINATION SEWER																		
— WOOD FENCE —	WOOD FENCE																		
— METAL FENCE —	METAL FENCE																		
— BRUSH —	EDGE OF TREES AND BRUSH																		
— DOOR SILL ELEVATION —	DOOR SILL ELEVATION																		
— FIRE DEPARTMENT CONNECTION —	FIRE DEPARTMENT CONNECTION																		
— ELEC. TRANSFORMER —	ELECTRIC TRANSFORMER																		
— ELEC. METER —	ELECTRIC METER																		
— ELEC. BOX AT GRADE —	ELECTRIC BOX AT GRADE																		
— TEL. BOX AT GRADE —	TELEPHONE BOX AT GRADE																		
— TV RECEPT. —	TV RECEPT.																		
— GAS METER —	GAS METER																		
— AIR COIL/POINTER —	AIR COIL/POINTER																		
— UTILITY POLE —	UTILITY POLE																		
— WOOD SIGN —	WOOD SIGN																		
— METAL SIGN —	METAL SIGN																		
— FLAG POLE —	FLAG POLE																		
— BOLLARD —	BOLLARD																		
— MAIL BOX —	MAIL BOX																		
— FIBER OPTIC MARKER —	FIBER OPTIC MARKER																		
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— MAIL BOX —	MAIL BOX																		
— FIBER OPTIC MARKER —	FIBER OPTIC MARKER																		
— GUY WIRE —	GUY WIRE																		

PRELIMINARY PLAT
FOR
GWCHF
700 HOFFMANN DR.
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	MAY 2, 2024
CHECKED BY:	MJB	DRAWING NO.	PP-O
CSE Job No.:	23-102	SHEET	1 OF 1



Parcels



Override 1

Parcels



City Limits



Street Centerlines w/Labels



City of Watertown Geographic Information System

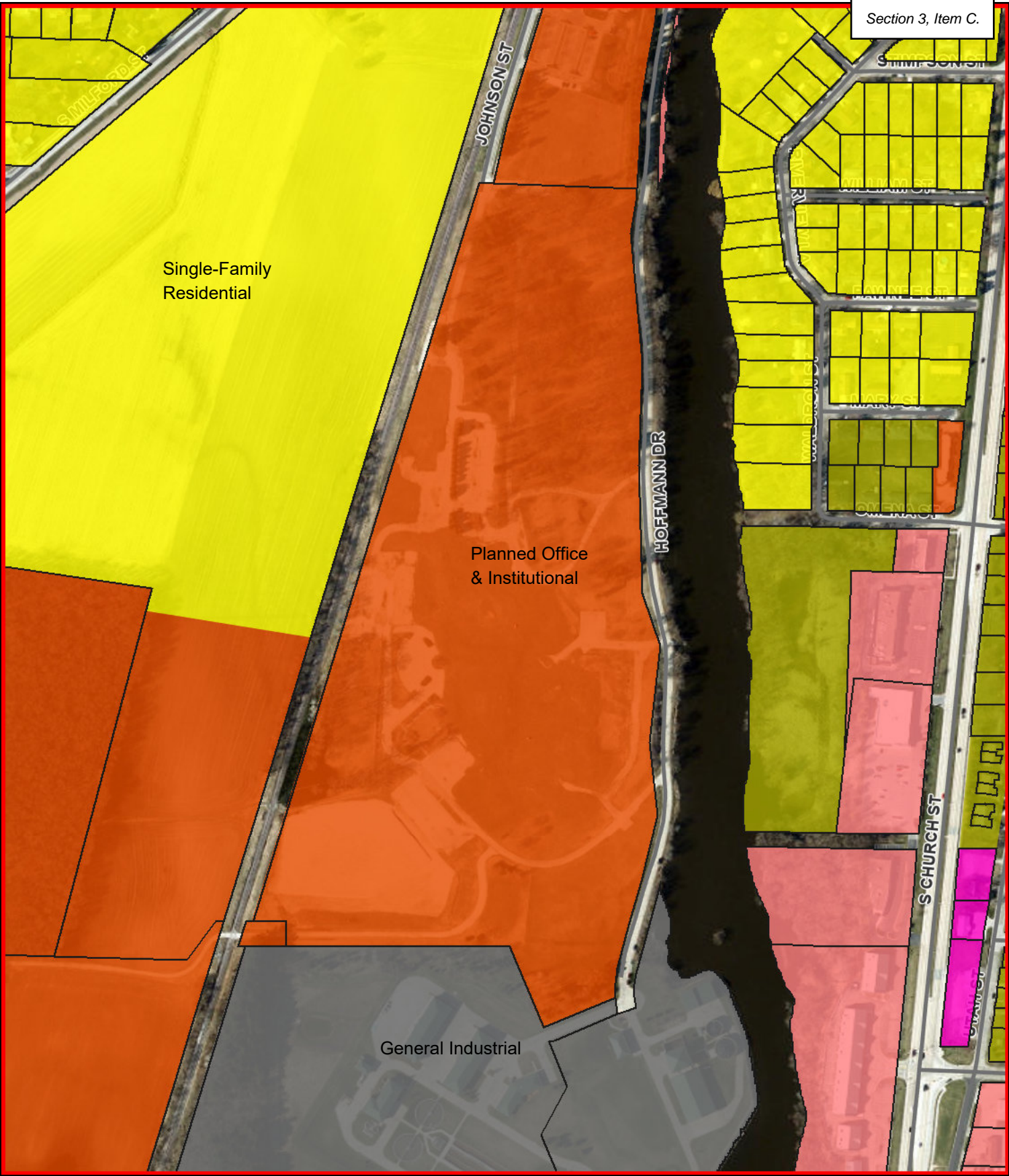
Scale: 1 inch = 400 feet

SCALE BAR = 1"

Printed on: May 20, 2024

Author: Private Use
DISCLAIMER: This map is not a substitute for an actual field survey or on-site 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.





Cty Limits



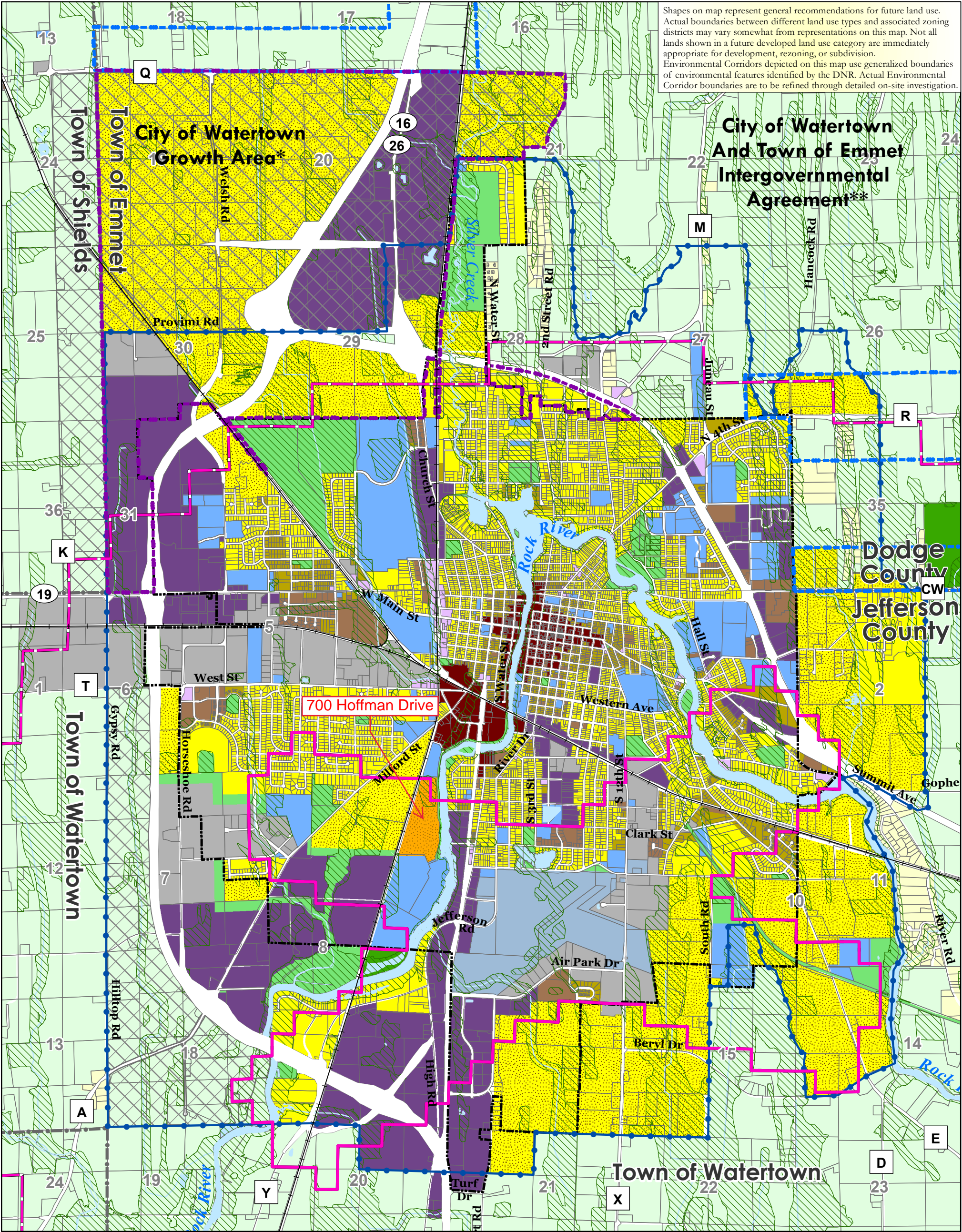
City of Watertown Geographic Information System

Scale: 1 inch = 400 feet
SCALE BAR = 1"

Printed on: May 20, 2024
Author:

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Future Land Use Urban Area

City of Watertown Comprehensive Plan

Land Use Categories

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

Map 6b

City/Town IGA**

- City Growth Area
- City Periphery Areas

Rights-of-Way

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

City of Watertown

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

Airport Height Limitations

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

City of Watertown

THE CITY OF
WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Legend:

- 1. Office
- 2. Multi-Family Residential
- 3. Mixed Industrial
- 4. Commercial Services/Retail
- 5. Institutional
- 6. Parks & Recreation

****Planned Neighborhoods**** should include a mix of the following:

- 1. Single-Family - Sewered (predominant land use)
- 2. Two-family Residential
- 3. Multi-Family Residential
- 4. Institutional
- 5. Neighborhood Mixed Use
- 6. Parks & Recreation

*****Each "Riverside Mixed Use Area"** may include mix of:

- 1. Office
- 2. Single-Family - Sewered
- 3. Two-Family Residential
- 4. Multi-Family Residential
- 5. Commercial Services/Retail
- 6. Institutional
- 7. Parks & Recreation

Scale: 0 0.25 0.5 1 Miles

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: July 8th, 2024
SUBJECT: 127 Dayton St – Discussion on Future Land Use Designation Change

A request by Jake Russell for a discussion regarding a possible Future Land Use Designation Change.
Parcel PIN(s): 291-0815-0521-007

SITE DETAILS:

Acres: 12.97
Current Zoning: Multi-Family Residential 8 (MR-8)
Existing Land Use: Vacant
Future Land Use Designation: Multi-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant would like to discuss the possibility of making a change to the Future Land Use Designation in the Comprehensive Plan from Multi-Family Residential to Mixed-Industrial.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Two Family Residential to the west, Multi-Family Future Land Use to the north and northwest as well as to the east, and Mixed Industrial Future Land Use to the south.

Nearby Zoning includes Single-Family Residential Zoning to the west, Multi-Family Residential Zoning to the north and northwest, Planned Office and Institutional Zoning exists to the east, and Industrial Zoning to the south.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

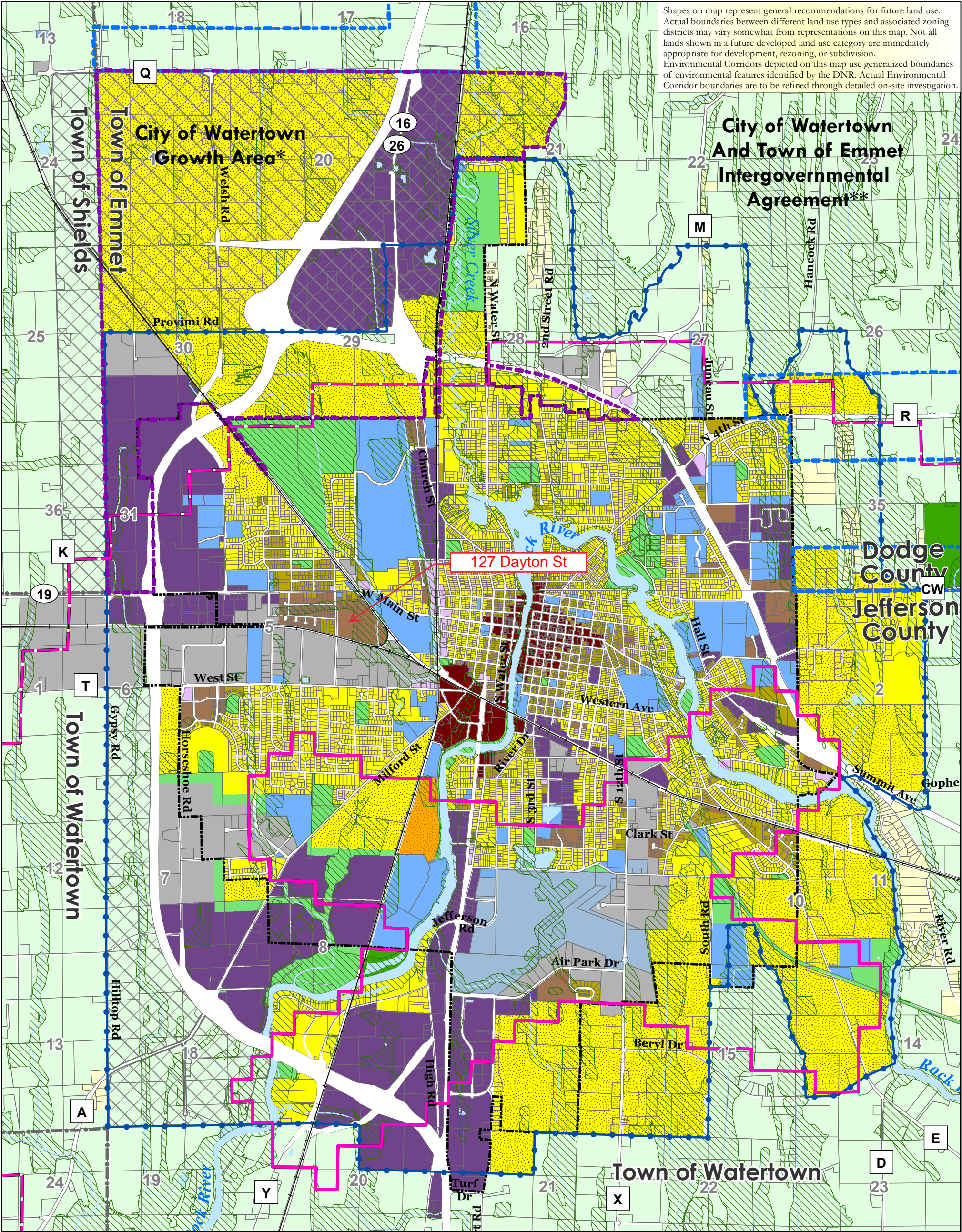
1. No action required, discussion only.

ATTACHMENTS:

- Application materials

127 Dayton St – Existing Zoning





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
And Town of Emmet
Intergovernmental
Agreement****

**Dodge
County
Jefferson
County**

Future Land Use Urban Area

**Map
6b**

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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



***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-Family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



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



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

Airport Height Limitations

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

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

**THE CITY OF
WATERTOWN**
Opportunity runs through it.



0 0.25 0.5 1 Miles



THE CITY OF WATERTOWN

To: Plan Commission

CC: Mayor McFarland

From: Mason Becker, Strategic Initiatives and Development Coordinator

Date: June 21, 2024

Re: Potential Housing Policy Ideas

Dear Plan Commission members,

The purpose of this memo is to summarize key items we are not currently engaged with (i.e. those we responded “No” to), listed in the More Housing Wisconsin *Municipal Housing Solutions* briefing document which was distributed by the League of Wisconsin Municipalities in Spring 2024. The purpose of this list is to offer suggested future opportunities to enable further housing development within the City of Watertown. I reviewed the mentioned list with the assistance of Brian Zirbes. The below list contains those recommendations we are **not** currently engaged in. We would like to gain feedback on whether City staff should pursue any of these items.

Has your community conducted a survey of the community’s existing housing stock?

While the City has not conducted a formal study of its own, other entities and groups have (for instance the Greater Watertown Community Health Foundation). Mayor McFarland and I do not currently feel that paying for a formal study would be needed at this time. We feel we have a firm grasp on the need for more housing in the community, and the demand is evidenced by the high level of interest we currently are seeing from developers.

Allow multi-unit housing (e.g. triplex and fourplex) as permitted uses in single-family residential districts that have historically included two-family and multi-family structures.

This item does not seem feasible in the City of Watertown currently. This may be something to revisit if substantial new home construction does not begin in the next 1-3 years.

Small or no minimum dwelling or floor area size for all housing types.

This would be a significant change in our zoning code. However, it is something that could be considered. Individual builders or developers could decide if they think their customers are interested in this type of product.

Do your community’s zoning and subdivision ordinances offer incentives for workforce housing including:

Density bonus when retaining open space.

Density bonus when a percentage of units are set aside for workforce housing.

Reduced number of parking spaces required.

Reduced impact fees and utility connection fees.

Reduced minimum dwelling and lot width and size for:

- *Below market-rate housing;*
- *Districts targeted for workforce housing;*
- *In-fill development*

Height bonuses if workforce residential is incorporated in a mixed-use building

The above items could all be considered, especially if the City is interested in further promoting the development of workforce housing. Guidance from the Plan Commission would help give staff some direction on whether or not any of these items should be explored. It should be noted that PUDs already exist as a tool to address some of these items in specific development projects.

Created a centralized One-Stop Permit Desk or taken other steps to streamline the subdivision process, such as imposing a time limit on the municipal review process?

While our Building, Safety, and Zoning Office already largely functions in this manner, it could be suggested that the development approval timeline could be streamlined in some instances. In general, we do not get feedback that the City of Watertown's timeline and process is more difficult than other communities in the region (some developers say that it is quicker). The consensus seems to be that this has improved significantly from a few years ago in Watertown.

Adopted a Traditional Neighborhood Development ordinance, which follows the historic compact development pattern of Wisconsin's older cities and villages? (Wis. Stat. § 66.0127 requires communities over 12,500 in population to adopt such an ordinance, but smaller communities could benefit from such an ordinance.)

We do not feel this is currently needed in Watertown or something the community is generally asking for.

Facilitating adaptive reuse of surplus and/or outmoded buildings, such as strip malls, factories, warehouses, or schools, to housing by developing more flexible ordinances, arranging for possible property transfers of publicly owned buildings, and providing assistance in obtaining sources of funding to help cover cost of conversion?

Watertown largely does not have these types of buildings currently vacant, which would seem to be viable for transition to housing. Typical examples of these cases would be older neighborhood school buildings, downtown factory buildings where the business has relocated, etc. The City is not considering vacating any of its own operational buildings at this time. There is some remote possibility that could change after the Space Needs Analysis is completed later this year.

Establishing a housing trust fund.

This would be an expensive undertaking, and housing trust funds require steady replenishment. A community land trust model is something that might be more logical to explore. However, these take quite a bit of work and stakeholder support to develop. They also must be managed. They operate in perpetuity, as opposed to being a short-term program.

Meeting the pre-conditions necessary to enable workforce and senior housing developers to qualify for infrastructure and other loans from WHEDA under programs created by 2023 Wisconsin Act 14. These include: making changes to zoning ordinances and subdivision regulations to increase development density, expedite approvals, reduce impact fees, or reduce parking, building, or other development costs with respect to an eligible project on or after January 1, 2023.

Watertown already meets these requirements and should be eligible for developers to pursue such WHEDA loans for qualifying projects.

While the City has already done a good deal to prepare itself to address its current shortage of both owner-occupied and rental housing, there are always additional areas of focus we can examine. The above list of potential initiatives hopefully serves as a helpful benchmark. We are looking for any direction on items commission members feel that City staff should look to pursue.

Sincerely,

Section 3, Item E.

A handwritten signature in cursive script, appearing to read "Mason T. Becker".

Mason T. Becker
Strategic Initiatives and Development Coordinator



MORE HOUSING
WISCONSIN

HELPING COMMUNITIES DEVELOP
HOUSING SOLUTIONS.

WHITEPAPER SERIES
Briefing Paper **1**

MARCH 2024

Municipal Housing *Solutions*

More Housing Wisconsin

Wisconsin is experiencing a significant housing shortage. A recent study estimates Wisconsin will **need to build over 200,000 housing units by 2030** to accommodate all the people who want to live and work here.^[1] More Housing Wisconsin, a collaboration between the Wisconsin Realtors Association, the Wisconsin Builders Association, and the League of Wisconsin Municipalities, seeks to educate and inform Wisconsin city and village leaders and staff about zoning changes and other strategies communities can use to help **address this state's housing shortage**. Our goal is to bring tools, resources, and best practices to municipalities to **help** communities initiate housing solutions that meet their unique needs and **strengthen our economy**.

THIS MONTH'S TOPIC MARCH 2024

Housing Ready Checklist for Municipalities^[ii]

This briefing paper is the first in a series designed to educate and inform municipal officials and interested citizens about actions local governments can take to help increase the number and types of housing available in their communities. This project is sponsored by the **Wisconsin REALTORS® Association**, the **Wisconsin Builders Association**, and the **League of Wisconsin Municipalities**.

This housing ready checklist is a tool to help municipal officials and staff review and evaluate their zoning and subdivision regulations, land use plans, permitting process and fees, communications with developers, use of tax incremental financing, and other policies and procedures related to housing to ensure they are aligned with the goal of creating more workforce housing for the community.

— HOUSING READY Checklist for Municipalities^[ii]

HOW TO USE THIS CHECKLIST

Few communities will be able to answer “yes” to every question on this checklist—and not every community will want to. Each community’s plans, policies, zoning codes, and procedures are unique to local circumstances. The checklist can serve as a conversation starter among policymakers, staff, and interested citizens about what code changes, tools, and strategies your community may want to consider implementing to help create more housing options.ⁱⁱⁱ

ASSESSING AND ANALYZING COMMUNITY HOUSING NEEDS

Has your community taken steps to understand local housing needs and affordability?

☐ Yes ☐ No

Has your community updated the housing element of its comprehensive plan under Wis. Stat. § 66.1001(2) (b) within the last 5 years?

☐ Yes ☐ No

Has your community conducted a housing needs assessment?

☐ Yes ☐ No

Has your community conducted a survey of the community’s existing housing stock?

☐ Yes ☐ No

Has your community prepared a “Housing Affordability Analysis” as described in Wis. Stat. § 66.10013.? (Municipalities over 10,000 in population are required to prepare such a report annually and post it on the community’s website. Smaller communities may also benefit from such an exercise.)

☐ Yes

☐ No

Has your community adopted a local housing strategy?

☐ Yes

☐ No

Has your community reached out to the following stakeholders and sought their opinion about the need for more workforce housing through surveys, public meetings, focus groups, or other methods?

☐ Business Leaders & Major Employers

☐ Home Builders and Landlords

☐ School Districts

☐ Mortgage Lenders

☐ Local Residents

☐ Economic Development Associations

☐ Public Housing Authorities

☐ Senior Citizen Groups

☐ Nonprofit Housing Developers & Housing Advocates

☐ Groups Representing REALTORS®

ZONING STRATEGIES

While most zoning regulations are implemented to serve specific health, safety, and welfare needs, they may unintentionally adversely impact housing availability and affordability. Zoning can be a barrier, preventing the construction of many types of in-demand housing, increasing development costs, or requiring complex and lengthy approval processes. An updated zoning code can create a clear, predictable path for developers to follow, resulting in more of the type of housing that a community wants and needs.^{iv}

Does your community’s zoning and subdivision ordinance include/allow the following:

☐ Yes

☐ No

Allow multi-unit housing as permitted uses in single-family zoning districts where two-family and multi-family already exist as non-conforming uses.

☐ Yes

☐ No

Permit residential uses, including multi-family, within downtown and Main Street zoning districts.

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Permit residential uses, including multi-family, in commercial districts.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Allow accessory dwellings (granny flats) by right for all single-family housing zoning districts.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Minimal or no parking requirements.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Single family homes may be converted to multi-family units.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Multi-family housing (townhomes, condos, apartments, duplexes, multiplexes, etc.) with the same/similar lot dimension requirements as single-family homes when practical.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Small or no minimum dwelling or floor area size for all housing types.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Zero lot line homes.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Increase density by allowing smaller lot sizes.

Do your community's zoning and subdivision ordinances offer incentives for workforce housing including:

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Density bonus when retaining open space.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Density bonus when a percentage of units are set aside for workforce housing.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Reduced number of parking spaces required.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Reduced impact fees and utility connection fees.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Reduced minimum dwelling and lot width and size for: <ul style="list-style-type: none"> <input type="checkbox"/> Below market-rate housing; <input type="checkbox"/> Districts targeted for workforce housing; <input type="checkbox"/> In-fill development
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Height bonuses if workforce residential is incorporated in a mixed-use building

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Has your community reviewed its zoning and subdivision permit approval process and taken the following actions:
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Conducted a self-assessment of the permitting process, examining, for example, how long a typical development review takes from start to finish and whether there are any improvements that can be made to the process?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Created a centralized One-Stop Permit Desk or taken other steps to streamline the subdivision process, such as imposing a time limit on the municipal review process?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Adopted a Traditional Neighborhood Development ordinance, which follows the historic compact development pattern of Wisconsin's older cities and villages? (Wis. Stat. § 66.1027 requires communities over 12,500 in population to adopt such an ordinance, but smaller communities could benefit from such an ordinance.)
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Developed a transparent, easy to follow "developer's checklist" of zoning and other requirements that must be met before a project is launched?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Developed forms and permits that are simple, easy to access, and make the development process as transparent and efficient as possible?

PROMOTING AVAILABILITY OF LAND FOR HOUSING

Has your community considered or implemented:

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Creating an inventory of local-government owned properties, redevelopment-ready properties, or other sites available and appropriate for housing development?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Taking actions to encourage infill development, including:
<input type="checkbox"/>	Preparing an inventory of potential infill sites and distributing it to developers.			<input type="checkbox"/> Allowing mixed uses for infill developments.
<input type="checkbox"/>	Adopting flexible regulations allowing development of irregular or substandard infill lots.			<input type="checkbox"/> Assisting in the consolidation of infill lots into larger, more easily developed sites.

☐ Yes ☐ No

Facilitating adaptive reuse of surplus and/or outmoded buildings, such as strip malls, factories, warehouses, or schools, to housing by developing more flexible ordinances, arranging for possible property transfers of publicly owned buildings, and providing assistance in obtaining sources of funding to help cover cost of conversion?

☐ Yes ☐ No

Entering into partnerships with major employers, nonprofits, or private developers to acquire land and advance workforce housing development?

FUNDING & FINANCING

When building workforce housing, there is almost always a “gap” between the costs of construction and a price that’s affordable to the end buyer or renter. Builders and partners must find a way to fill that gap, often with grants, low-interest loans, donations of land, tax credits, reduced impact fees or infrastructure costs. Local governments can help through the use of tax incremental financing and other tools.^v

Has your community considered or implemented:

☐ Yes ☐ No

Taking advantage of the affordable housing extension provided in the tax incremental financing law (Wis. Stat. § 66.1105(6)(g)), which allows a community to extend a TIF district for an additional year before it terminates and use the extra tax increments to “benefit affordable housing” within the community.

☐ Yes ☐ No

Using tax increment financing to assist in the building or rehabilitating of affordable housing for middle- and lower-income households.

☐ Yes ☐ No

Entering into a public- private partnership to develop workforce housing for the community.

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Establishing a housing trust fund.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Approaching major employers or community benefactors to solicit private support for workforce housing.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Meeting the pre-conditions necessary to enable workforce and senior housing developers to qualify for infrastructure and other loans from WHEDA under programs created by 2023 Wisconsin Act 14. These include: making changes to zoning ordinances and subdivision regulations to increase development density, expedite approvals, reduce impact fees, or reduce parking, building, or other development costs with respect to an eligible project on or after January 1, 2023.

- i. Forward Analytics, A Housing Hurdle: Demographics Drive Need for More Homes; January 2023.
- ii. This checklist is adapted from two sources: 1) “Northwest Michigan Housing Ready Checklist” developed by Housing North, a Michigan nonprofit focused on housing solutions in northwest Michigan, www.housingnorth.org; and 2) Housing Wisconsin: A Guide to Preparing the Housing Element of a Local Comprehensive Plan, Brian Ohm, Third Edition, August 2020.
- iii. This wording is taken from “Northwest Michigan Housing Ready Checklist” developed by Housing North.
- iv. Ibid.
- v. Ibid.