



PLAN COMMISSION MEETING AGENDA

MONDAY, MAY 13, 2024 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
1 877 309 2073 Access Code: 229-648-221 or <https://meet.goto.com/229648221>

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 April 22, 2024

B. Review and take action: Plan Commission minutes dated April 22, 2024

3. BUSINESS

A. Review and take action: 1781 River Drive – airplane hangar

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
April 22, 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: Brian Zirbes of Building, Safety & Zoning; Doug Zwiig of Building, Safety & Zoning; Tanya Reyen and Chad Butler of the Fire Department; Jeff Meloy of the Police Department; Maureen McBroom of Stormwater Utility; Stacy Winkelman of the Street Department; Kristine Butteris of Park & Rec; Strategic Initiatives and Development Coordinator Mason Becker; and Jeff Meloy of the Police Department. Also in attendance were Nikki Zimmerman and Dan Maki.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated March 11, 2204

Maureen McBroom Motion suggested an edit to Item 3C, 916 Labaree Street under the Stormwater comments to read as follows: "There was an erosion control and stormwater permit that was submitted and covers all of the phases. Be sure to submit updated plans for each phase to Maureen McBroom. Post construction stormwater controls will not be a part of this project *and will be considered in future comprehensive park improvements instead.*" Motion was made by Doug Zwiig to accept the amendment, seconded by Maureen McBroom and unanimously approved.

3. Business

A. Preapplication Conference/Concept Review: 1508 Doctors Court Planned Unit Development (PUD)

Dan Maki was present to explain the project. This will be a Planned Unit Development (PUD) request for 1 apartment on the main level of the commercial building, which would be owner-occupied.

The following was presented by staff:

- | | |
|--------------------------|--|
| Building: | There are parts of the code that have to be met regarding windows that open and are made of glass. These would have to be shown on the plans. Doug Zwiig also has a suggestion on a hallway addition rather than the entrance coming into the bedroom. |
| Fire: | No comment. |
| Engineering: | No comment. |
| Stormwater: | With no exterior items being altered at this time, there is no comment. |
| Fire | No comment. |
| Streets and Solid Waste: | City does not provide garbage services for commercial properties. |
| Water/Wastewater: | No comments. |
| Police: | No comments. |
| Zoning: | No comments. |
| Parks: | No comments. |
- No action is required on this agenda item.

4. Adjournment

Motion was made by Doug Zwiig and seconded by Kristine Butteris 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
April 22, 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: Jon Lange of Watertown Area YMCA, Brad Hayes of Hayes Family Auto, Brad Seubert of Harwood, Nathan Peters CFO GWCHF, Dan Maki of Facility Engineering, Inc.

1. Call to order (4:30pm)

2. Approval of Minutes

A. Plan Commission minutes April 8, 2024

Motion to approve made by Krueger and seconded by Lampe, passed on unanimous voice vote.

3. Business

A. Review and take action: 672 Johnson Street Certified Survey Map (CSM)

Motion was made to approve the CSM with the conditions that the airport elevation and signature page be added by Krueger and seconded by Lampe, passed on a unanimous voice vote.

B. Review and take action: 672 Johnson Street Condominium Plat

This proposal is to split the current office into two separate condominium units, one for the collective and one for the YMCA.

Motion was made to approve with the conditions that the airport elevation and signature page be added and the YMCA will need to obtain a separate address upon completion by Lampe and seconded by Talaga, passed on a unanimous voice vote.

C. Review and take action: 717 W. Main Street Condominium Plat

This proposal will create four separate condominium plats at this address.

Motion was made by Lampe and seconded by Blanke to approve with the condition that upon completion the developer obtain the correct addresses for the units, passed on a unanimous voice vote.

D. Preapplication Conference/Concept Review: 1508 Doctors Court Planned Unit Development (PUD)

Dan Maki was present to answer questions about the proposal for the PUD zoning for 1508 Doctors Court. He made several changes to his proposal to address the concerns the commission had at the previous meeting.

E. Review and Discussion: Town of Emmet Update

Mayor McFarland has drafted a letter that will be sent out to the property owners that will be impacted by this annexation. The letter will inform them of what the city has done, what steps are next, what the impact on them will be, and what the timeframe for the process is.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/April%2022,%202024%20PC%20Packet.pdf>

4. Adjournment (4:47pm)

Motion to adjourn was made by Blanke and seconded by Konz and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke



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

TO: Site Review Committee / Plan Commission
DATE: May 13th, 2024
SUBJECT: 1781 River Drive Airplane Hanger Lease

A request by Tim Pooler for a review and a recommendation to Council for an airplane hangar lease at 1781 River Dr. Watertown, WI within the Watertown Municipal Airport property. Parcel PIN: 291-0815-0931-001.

SITE DETAILS:

Acres: 120.19
Current Zoning: PI Planned Industrial
Existing Land Use: Airport
Future Land Use Designation: Airport

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown Airport is seeking approval of a lease for an airplane hangar located on city-owned property.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council any leases pertaining to public facilities, including airports.

Per Wisconsin State Statute § 62.23(5):

(5) Matters referred to city plan commission. The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; **the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds;** the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the recommendation of the lease.
2. Approve the recommendation of the lease.
3. Postpone review and recommendation to a later date.

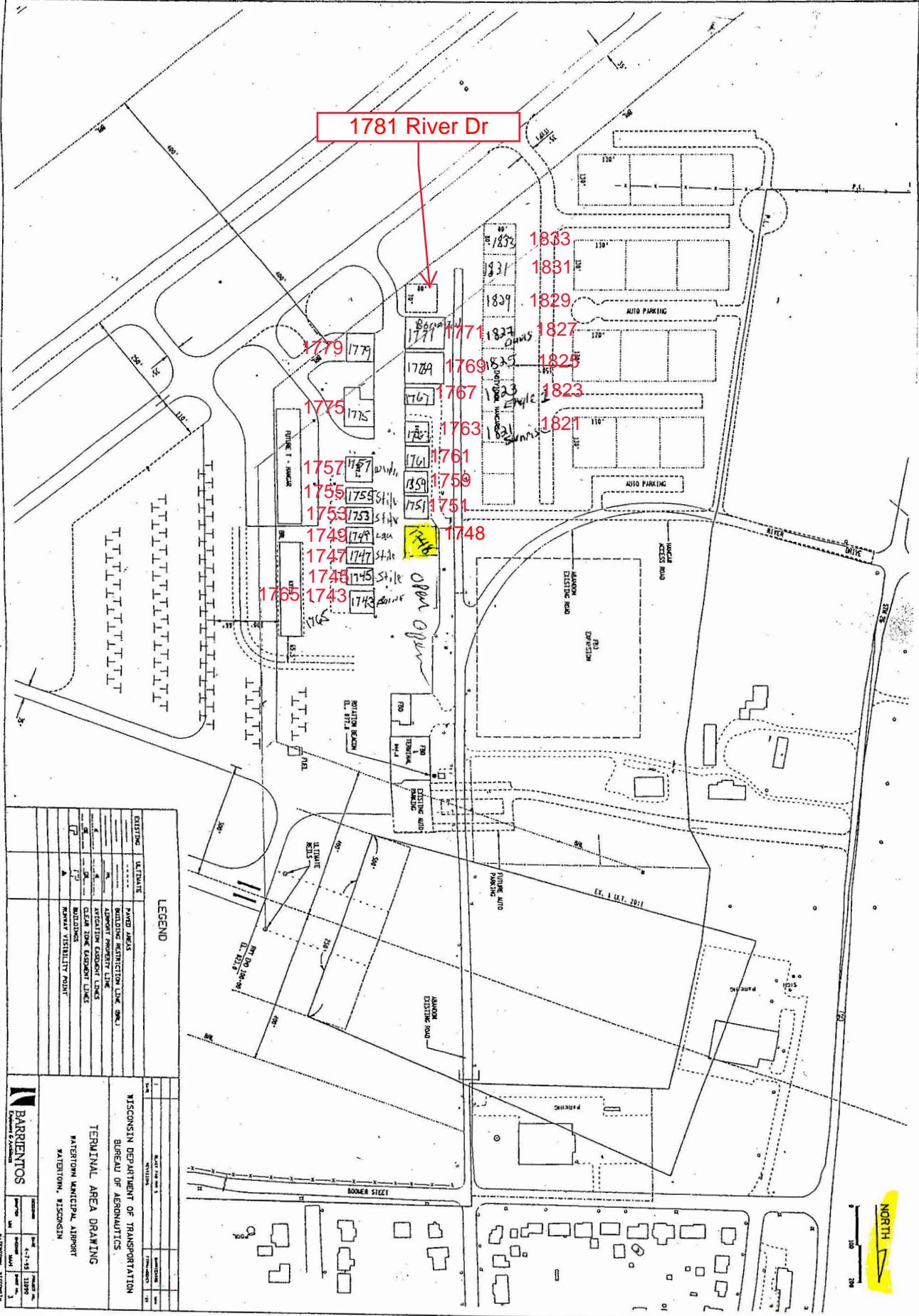
ATTACHMENTS:

- Application materials

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

Opportunity Runs Through It

Project No. 1
File No. 1
Reference files Logical Name
1 : 1781RIVER.DWG
2 : 1781RIVER.DWG



LEGEND	
EXISTING	ULTIMATE
PAVED AREAS	BUILDING RESTRICTION LINE (O.M.)
AIRCRAFT MOVEMENT LINE	AIRCRAFT RESTRICTION LINE
CLEAR ZONE EXISTENT LINES	CLEAR ZONE EXISTENT LINES
BUILDINGS	NOVAYA VISIBILITY POINT

WISCONSIN DEPARTMENT OF TRANSPORTATION BUREAU OF AERONAUTICS	
TERMINAL AREA DRAWING WATERTOWN MUNICIPAL AIRPORT WATERTOWN, WISCONSIN	
DATE	BY
10/1/14	MM
10/1/14	MM
10/1/14	MM

AIRPORT HANGAR LEASE

This Agreement, made and entered into as of May 03rd, 2024 by and between the City of Watertown, Wisconsin, a Wisconsin Municipal Corporation, hereinafter called the, "Lessor," and Tim Pooler, whose hangar address is 1781 River Dr., Watertown, WI, 53094, hereinafter called the "Lessee(s)."

WHEREAS, the Lessor owns and operates an airport known as the Watertown Municipal Airport (hereinafter the "Airport") and Lessee is desirous of leasing from the Lessor a certain parcel of land, as improved, at the Airport, hereinafter more fully described, for the purpose of aircraft and aviation related equipment storage; and,

WHEREAS, the Lessee will use the below described property for the purpose of storing aircraft and aviation related equipment and shall conduct only such aircraft maintenance, storage and similar activities as related to its own aircraft and as performed by the Lessee or by regular, lawfully, pay-rolled employees of the Lessee, or bona fide contractors retained or hired by Lessee;

NOW, THEREFORE, for and in consideration of the rental charges, covenants and agreements herein contained, the sufficiency of foresaid consideration being deemed acceptable by the parties hereto, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the Airport upon the following terms and conditions.

1. **Property Description:** Hangar No. D0, consisting of land area of 50 feet by 70 feet totaling 3,500 square feet located at the Airport, hereinafter called the "premises."
2. **Hangar Construction:** The Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises provided such buildings or structures conform to the building code requirements of the Wisconsin Department of Commerce and pertinent provisions of any local ordinance then-in effect. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor or Lessor's agent or representative, prior to construction or modification.
3. **Term:** The term of this lease shall commence on 05/03/24 and continue for twenty (20) years from said date. This agreement shall be reevaluated by the Lessor within said term no sooner, nor later, than, five (5) years following the commencement date and every five (5) years thereafter on the same day/month and rents shall be adjusted accordingly.
4. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises; rights and easements herein described a yearly rental of \$.11 cents (\$0.11) per square foot for the land leased, for the total annual charge payable on or before January 31st of each year during the term of this Lease. Failure on the part of the Lessee to pay the rent hereunder within thirty (30) days after the same shall become due, shall authorize the Lessor to provide written notice thereof issued to Lessee's last known or reasonably ascertainable post office address consistent with the terms of Paragraph 16 hereof. It is understood and agreed that the rental rate specified shall be subject to readjustment at the end of each five (5) years of this Lease, provided that any readjustment of rates shall be reasonable and applicable to all Ground Leases in good and active, binding standing with the Airport. Lessee shall have the right to terminate Lease upon written notice issued hereunder within fifteen (15) days of the effective date of any readjustment of rates under this Paragraph.
5. **Non-Exclusive Use:** The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements; the right to install, operate, maintain and store, subject to the approval of the Lessor in the interest of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft; the right of ingress to and egress from the premises, which shall also extend to Lessee's employees, guests and patrons;

the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

6. **Storage and Use:** Lessee shall have the right to store aircraft on the premises; however, Lessee shall not engage in any other business or operations without the express written consent of the Lessor. Lessee understands that a violation of this paragraph is a material default and breach of this Lease which gives the Landlord the rights set forth in Paragraph 16. Both light and heavy maintenance of Lessee's aircraft or related equipment, including operation of a workshop for same, and any other uses incidental or related to such aircraft, may be performed on the premises, but not on a for-hire or any similar basis. Lessee agrees that Lessee shall use the premises for no other purposes without first obtaining the express written approval of the Lessor.
7. **Fuel Storage and Hazardous Materials:** Lessee shall not store or maintain on the leased premises any fuels, or other hazardous materials, and agrees not to dispose of same on the airport premises. Lessee is permitted, however, to store lube oil, cleaning solvents, and paints in approved, closed containers. The Lessor may, in its sole discretion, prohibit or impose restrictions on the storage of said material if, in the Lessor's exclusive opinion, the storage is deemed a safety hazard. Disposing of any petroleum or similar products on or about any portion near or about the premises shall be cause for immediate termination of the lease at Lessor's discretion with all rights accruing in favor of Lessor pursuant to Paragraph 16.
8. **Laws and Regulations:** The Lessee agrees to observe and obey during the term of this Lease all laws, ordinances, rules and regulations promulgated and enforced by the Lessor, and by other proper authority having jurisdiction over the conduct of operations at the Airport. Lessee shall not use the premises for any unlawful purpose in direct or apparent violation of any local, state, or federal statute or ordinance, or of any similar regulation, order, or directive of any governmental agency or interest.
9. **Quiet Enjoyment:** The Lessor covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the leased premises for the term of this Lease. Lessee agrees that temporary inconveniences such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of premises or Airport improvements or similar related airport or aviation-related activities shall not constitute a breach of quiet enjoyment of the leased premises.
10. **Hold Harmless:** Lessee shall exonerate, save harmless, protect and indemnify the Lessor and its agents, employees, representatives and assigns from and against any and all losses, damages, claims, suits or actions, judgments and costs which may arise or grow out of any injury to or death of person or damage to property arising out of and attributable to the negligence or act, or omission of, or use by Lessee, his, her or its agents, servants, employees, trespassers or guests of the leased premises. Lessee also agrees that it will not hold the City of Watertown or any of its agents, employees, or officials responsible for any loss occasioned by fire, theft, rain, windstorm, hail or from any other act of God or similar cause, whether that cause be the direct, indirect, or merely a contributing factor in producing of the loss to any airplane, automobile, personal property, parts or surplus that may be located or stored in, near or about the hangars, offices, aprons, field, or any other location at the Airport. Lessee further agrees that aircraft and aircraft contents are to be stored at Lessee's risk. Further, Lessee agrees to indemnify Lessor, its agents, officers, representatives, and employees, against all liability of any nature arising directly or indirectly out of the activities of Lessee, his, her or

its agents, servants, employees, trespassers or guests under this lease or by reasons of any act or omission of those persons.

11. **Insurance:** The Lessee agrees that there shall be on deposit with the Lessor a certifiable policy of liability insurance bearing minimum policy limits and coverage types in full conformity with the attached, "Appendix 1." The policy shall be issued by a company licensed to do business in Wisconsin. The policy shall name the City of Watertown as an additional insured and provide for a minimum of ten (10) days prior written notice to the City of Watertown in the event of cancellation. The Lessee shall provide the City of Watertown with a Certificate of Insurance consistent with demonstrating the requirements herein stated. The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the lease, unless another policy has been filed and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.
12. **Maintenance of Buildings:** The Lessee will maintain the structures occupied by them and the surrounding land premises in good order and make such repairs as necessary. The Lessee shall control weeds and landscaping near, about or around the building to the extent the presence of such weeds and landscaping could not be reasonably construed to be determined deleterious to the value of the other improvements at the Airport or the common or exclusive real estate portions or elements of the Airport, itself. In the event of fire or any other casualty to structures owned by the Lessee, the Lessee shall either repair or replace the building or remove the damaged building and restore the leased area to its original condition; such action must be accomplished within one hundred, twenty (120) days of the date the damage. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted. Lessee further agrees not to deposit any trash, garbage, or similar refuse on any part of the premises. In the event Lessee fails to comply with this paragraph, the Lessor may notify the Lessee in writing that such maintenance, cleaning, repair or replacement shall be done, and in the event that Lessee fails to correct the condition within fifteen (15) days of the Lessor's written notice, the Lessor may enter the premises of the Lessee and provide the necessary custodial service and bill the Lessee for the expense thereof. Lessee agrees that any failure to comply with the foregoing shall, in the sole and exclusive discretion of the Lessor, be cause for immediate termination of the lease with all rights accruing in favor of the Lessor pursuant to Paragraph 16.
13. **Right to Inspect:** The Lessor reserves the right to request entrance and access to, in and about the premises, which request will not be unreasonably withheld, at any reasonable time for the purpose of making any inspection, maintenance, repair, showing or any other reasonably-related airport function it may deem expedient to the proper enforcement or execution of any of the covenants or conditions of this agreement. A current key will be issued to the Lessor for any purpose hereunder.
14. **Taxes:** The Lessee shall pay all taxes or assessments that may be levied against the personal property of the Lessee or the buildings which the Lessee may erect on lands exclusively to them. Any failure in the foregoing on the part of the Lessee shall be considered a material breach hereunder. Time shall be of the essence with respect to compliance with this section with the due date designated by taxing authorities being controlling to determining the Lessee's compliance.
15. **Signs:** No signs, postings or advertising matter may be erected, mounted or similarly located at, on or about the premises without the express, written consent of the Lessor. The Lessee shall display the address assigned to the hangar prominently and conspicuously upon the hangar exterior with lettering the minimum of 3 inches and a maximum of 5 inches.

16. Default: The Lessee shall be deemed in default upon:

- a) Failure to pay rent within thirty (30) days after due date;
- b) The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or an arrangement;
- c) The commencement of a proceeding for dissolution or for the appointment of a receiver;
- d) The making of an assignment for the benefit of creditors;
- e) Violation of any restrictions, conditions, provisions contained in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty (30) days.

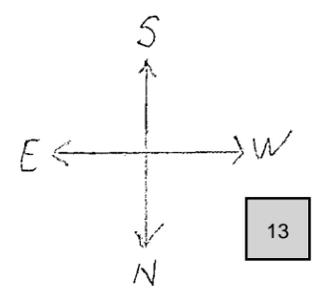
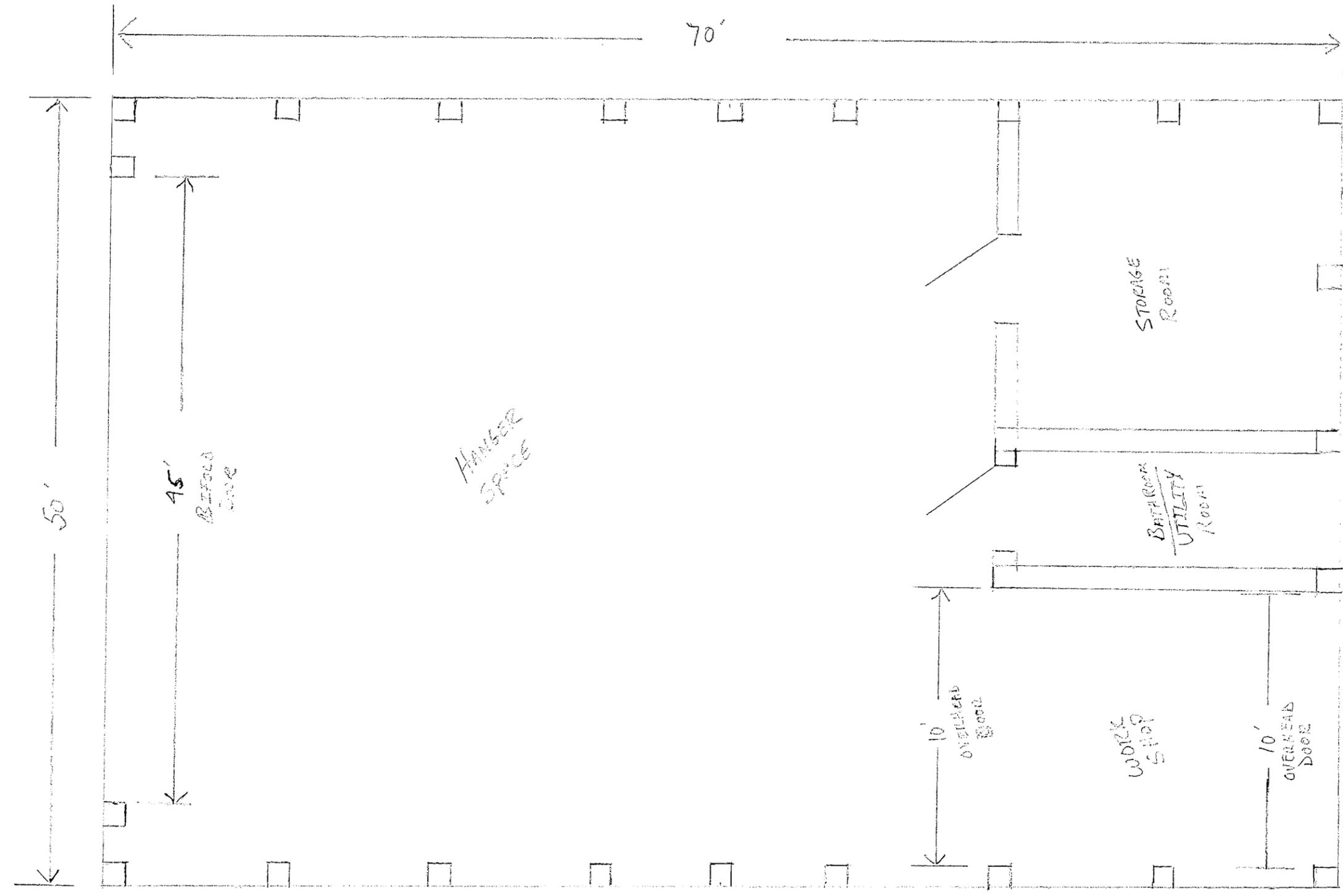
In the event of a default, except for the payment of rent, the Lessor shall give written notice of the nature of the default to the Lessee issued to Lessee's last known or reasonably ascertainable post office address. The Lessee shall have thirty (30) days from the date of said notice to cure any Default if so allowed under any applicable or controlling provision hereunder. Failure to timely pay rent shall constitute a Default without further required notice except as required under Wisconsin state statutes or governing Wisconsin Administrative Code. Default as defined under this paragraph, shall authorize the Lessor, at its sole and exclusive option, to declare this lease void, cancel the same, and re-enter and take possession of the premises. In any litigation to enforce the terms of this lease, the Lessor may recover all costs, damages and expenses suffered by Lessor by reason of Lessee's default, including attorney fees to the extent permitted by law. As an alternative, Lessor may elect to cure any default and add the cost attributable to such cure to Lessee's rent and recover the same upon the successive collection of rent, and, in case of failure to so recover such amounts, said amounts shall be additional damages recoverable by the Lessor in suit to enforce or make any form of recovery under this lease.

- 17. Title:** Title to the building or associated improvements erected, modified or maintained by the Lessee shall remain with the Lessee and shall be transferable pending written approval by the Lessor. Upon termination of this lease, the Lessee may, at the sole and exclusive option of the Lessor, remove the buildings, equipment, and property, and restore the leased property to its original, pre-lease condition.
- 18. Return of Possession:** At the termination of this Lease, Lessee shall surrender peaceable possession of the property to Lessor in as good of condition as when Lessee entered into this agreement, reasonable wear and tear being excepted.
- 19. Option to Renew:** Lessor does hereby grant unto Lessee the right and option to renew and extend the term of this lease for two (2) additional period(s) of ten (10) years each. Such renewal and extension shall be on like covenants, agreements, terms, provisions, and conditions as are contained herein, except that the Rent shall be adjusted as set forth in Paragraph 4 of this lease. Lessee shall provide written notice to Lessor of Lessee's exercise of this option to renew not later than one hundred twenty (120) days prior to the expiration of any term under this lease.
- 20. Snow Removal:** The Lessor agrees to provide snow removal services to the Lessee's leased premises as reasonably possible in, near and about the premises-hangar area, except within five (5) feet of hangar door(s) or exterior walls or impediments as reasonably possible. Snow removal shall be accomplished only after all runways, apron, and primary taxiways have been first cleared.
- 21. Risk of Operation:** Lessee shall take possession of the premises subject to the known and unknown but reasonably inferable hazards of operating, maintaining, and storing an aircraft and shall assume

all risks of accidents to agents, employees, guests, trespassers and self in the pursuit of said uses detailed first written and detailed above. Further, Lessee agrees that Lessor shall in no way be liable for any damage or loss due to any reason other than those set forth in this lease or by virtue of a reckless or negligent act by the Lessor.

22. **Lease Transfer:** The Lessee may not, at any time during the time of this lease, assign or transfer this agreement or any interest contained therein, without the express, written consent of the Lessor.
23. **City of Watertown Not Responsible for Acts or Omissions of Third Parties:** The City of Watertown shall not be responsible or liable to Lessee or any Lessee agents, employees, guests or trespassers for any loss or damage that may be occasioned by or through either the acts or omissions of persons occupying any part of the hangar(s) adjacent to the premises, or tenants in any other part of the hangar or improvements on, near or about the premises under any subleases or similar arrangements then-in effect. Nothing shall preclude Lessee from bringing any action necessary to obtain damages from third parties on the premises if damages are incurred by the Lessee as a result of the actions of such third parties.
24. **Airport Development:** The Lessor reserves the right, in its sole and exclusive discretion, to further develop or improve the Airport as it sees fit without interference or hindrance. If the development or improvement of the Airport requires the relocation of the Lessee, the Lessor agrees to provide a compatible and comparable location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee.
25. **Cumulative Right:** The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law or specifically identified as such hereunder.
26. **Subordination Clause:** This Lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States and/or the State of Wisconsin relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the Airport. Furthermore, this Lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.
27. **No Agency or Partnership:** Nothing in this Lease shall be construed to create any type of partnership, agency or any other type of relationship between the parties other than a "landlord/tenant" relationship.
28. **Entire Agreement/Amendment:** This Lease contains the entire agreement of the parties and there are no other promises, obligations, covenants or conditions in or a part of any other agreement whether oral or written. This Lease may be modified or amended in writing if said writing is signed by each party bound hereunder.
29. **Severability:** If any portion of this Lease shall be held invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable and remain in full force and effect. If a court of competent personal and subject matter jurisdiction finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provisions it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforceable as so limited and done so in the manner most harmonizing to the balance of the agreement.
30. **Arbitration:** Any controversy or claim arising out of or relating to this Lease or any alleged breach thereof, which cannot be settled between the parties, may be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the dispute rendered by the arbitrator(s) shall be final and binding on the parties.

Tim Pooler
11 Hospital Dr #8
Waterford WI 53098
AITDTEAM@GMAIL.COM
760-988-5513

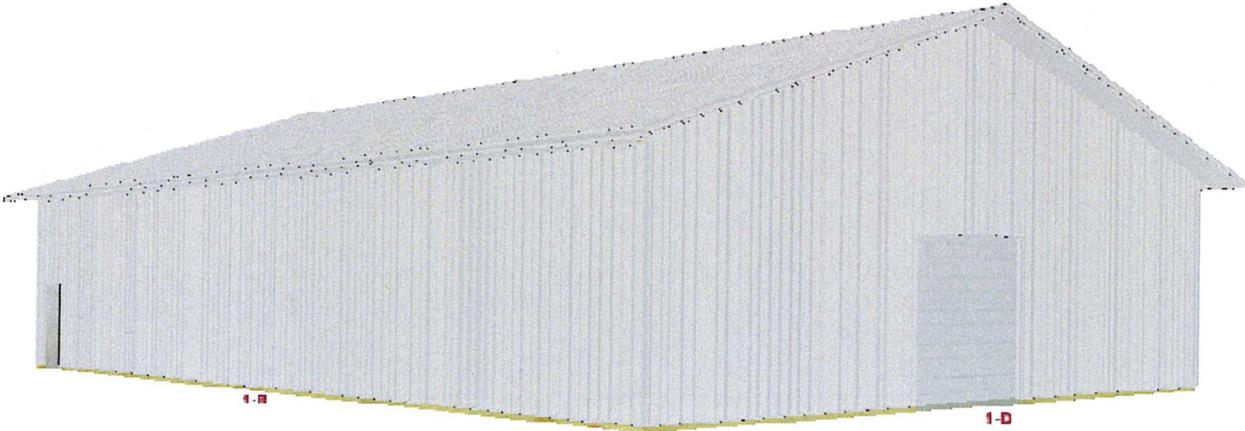
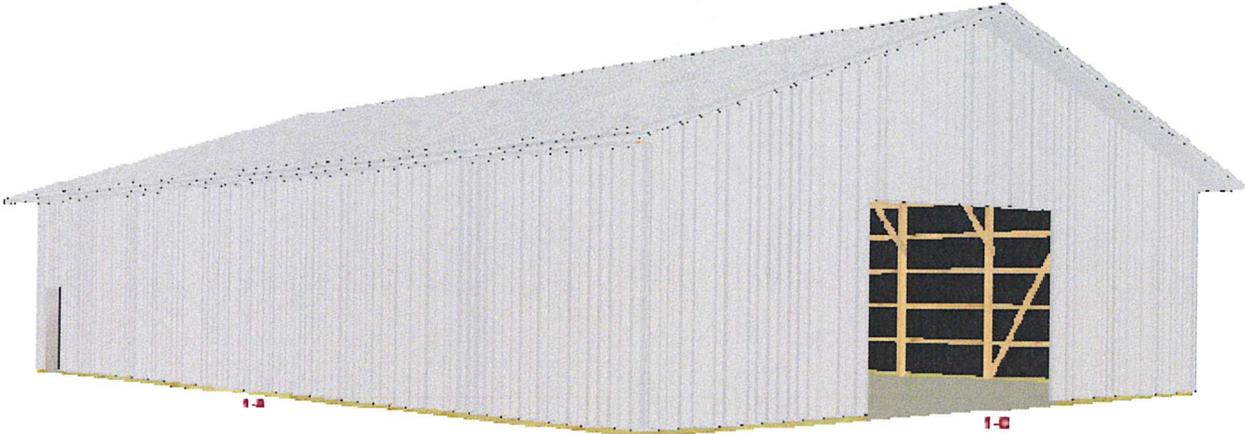


Design #: 315952490641
Estimate #: 38285
Store: JOHNSON CREEK



Post Frame Bui Section 3, Item A.
Date: Apr 11, 2024 4:23:33 PM

Elevation Views



Design #: 315952490641
Estimate #: 38285
Store: JOHNSON CREEK



Post Frame Build Section 3, Item A.
Date: Apr 11, 2024 4:23:33 PM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

1. Building Use:	Code Exempt
2. Width:	50 ft
3. Length:	72 ft
4. Inside Clear Height:	14 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Columns
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	White
6. Trim Color:	White
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	White
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	2 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	White
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Hardcopy and E-mail



Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-A
Service Door	36"x80"	1-B
Framed Opening	18' x 12'	1-C
Overhead Door	10' x 10'	1-D

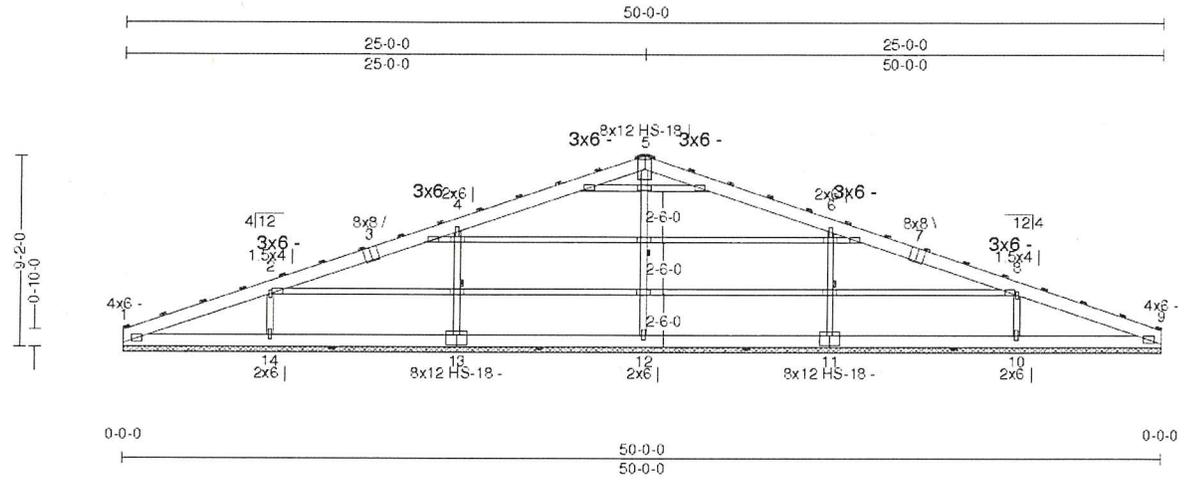
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

My Company Name

Address 1
Address 2
City, State Zip

Truss: p50e
JobName: new pf ends
Date: 10/22/16 13:24:24
Page: 1 of 1

SPAN 50-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 335 lbs
----------------	---------------	----------	--------------	--------------	-----------------	-----------------	-----------	------------------	--------------------



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 30	Bldg Code: IBC 2012/	TC: 0.85 (5-6)	Vert TL: 0 in	L/999	9	L/120
Snow(Ps/Pg): 28/50	Rep Mbr Increase: No	BC: 0.03 (11-12)	Vert LL: 0 in	L/999	9	L/180
TCDL: 4 (rake)	Lumber D.O.L.: 115 %	Web: 0.46 (4-13)	Hez TL: 0 in			
BCLL: 0						
BCDL: 1						

Reaction Summary						
Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max Wind Uplift	Max Horiz
1		1,795 lbs	174 plf	-175 lbs	-287 lbs	507 lbs

Material Summary	
TC	SPF #2 2 x 8
BC	SPF #2 2 x 8
Webs	SPF Stud 2 x 4
5-12	SPF #2 2 x 4

Bracing Summary	
TC Bracing:	Purlins at 24" OC, Purlin design by Others.
BC Bracing:	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary
 1) This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (C_e = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (C_t = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
 2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factor D), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Net End Zone Truss, Both end webs considered. DOL = 1.60
 3) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces Summary										
Table indicates: Member ID, max CSI max axial force, (max comp. force if different from max axial force). Only forces greater than 300lbs are shown in this table.										
TC	1-2	0.440	380 lbs	(-376 lbs)	4-5	0.850	-597 lbs	8-8	0.837	-439 lbs
	2-4	0.837	-439 lbs		5-6	0.850	-597 lbs	8-9	0.440	380 lbs
BC										
Webs	2-14	0.259	-1,079 lbs		5-12	0.387	-1,118 lbs	8-10	0.259	-1,079 lbs
	4-13	0.460	-1,758 lbs		8-11	0.460	-1,758 lbs			

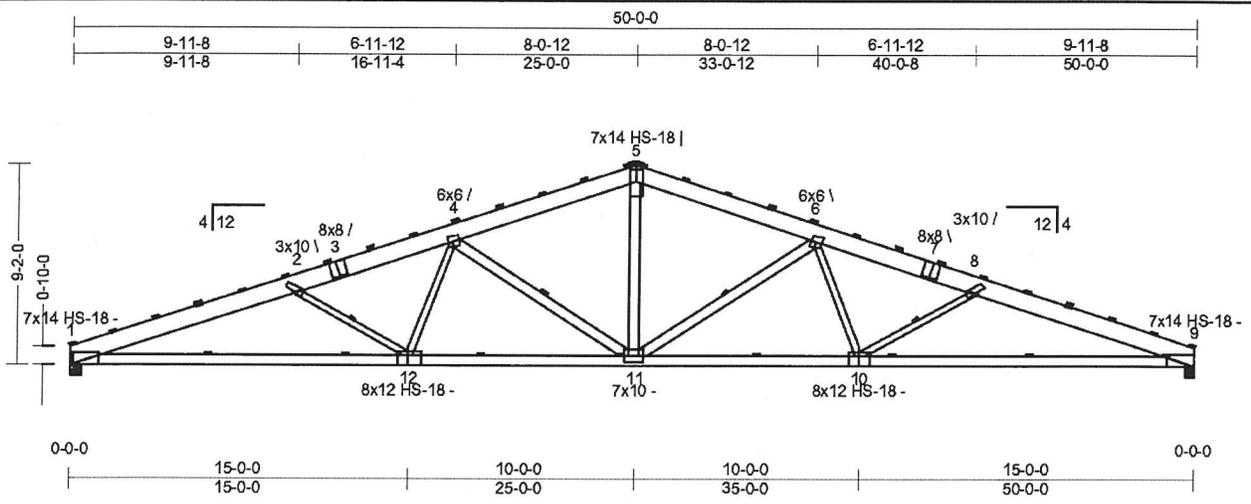
- Notes:**
- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
 - 2) Gable requires continuous bottom chord bearing.
 - 3) Gable webs placed at 108" OC, U.N.O.
 - 4) Attach gable webs with 5x8 20ga plates, U.N.O.
 - 5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCEA.
 - 6) When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
 - 7) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
 - 8) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 1 psf.
 - 9) Design assumes minimum #2 (flat orientation, visually grade) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
 - 10) Gable must be sheathed on one side or lateral bracing applied appropriately.
 - 11) Creep has been considered in the analysis of this truss.
 - 12) Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
 - 13) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 9, 1 may need to be considered.
 - 14) Listed wind uplift reactions based on MWFRS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.220
Eagle Metal Products
Dallas, TX 75234

Midwest Manufacturing							Truss: p50new JobName: PF STOCK Date: 02/16/17 12:22:55 Page: 1 of 2		
-----------------------	--	--	--	--	--	--	---	--	--

SPAN 50-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 96 in	WGT/PLY 389 lbs
----------------	---------------	----------	--------------	--------------	-----------------	-----------------	-----------	------------------	--------------------



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: TABLE	Bldg Code: IBC 2015/	TC: 0.92 (8-9)	Vert TL: 1.26 in	L / 467	(10-11)	L / 120
TCDL: 4(nake)	TPI 1-2014	BC: 0.97 (12-1)	Vert LL: 1.07 in	L / 549	(10-11)	L / 180
BCLL: 0	Rep Mbr Increase No	Web: 0.80 (5-11)	Horz TL: 0.52 in		9	
BCDL: 1	Lumber D.O.L.: 115%					

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	1	5.5 in	5.83 in	7,043 lbs	-	-1,298 lbs	-1,298 lbs	127 lbs
9	1	5.5 in	5.83 in	7,043 lbs	-	-1,298 lbs	-1,298 lbs	-

Bearing enhancers may be required at the following bearings: Brg #
 See Eagle Metal 'Bearing Enhancer' detail
 for capacity of specific bearing block(s) and connectors: 1
9

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:						
GSL (PSF)	TCLL (PSF)	TCDL (PSF)	BCDL (PSF)	TOTAL (PSF)	(MAX.) O.C. Spacing	B.C. Purlin Spacing
40	24	4	1	29	9'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.
50	30	4	1	35	8'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.
70	40	4	1	45	6'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Material

TC: SYP 2400/2.0 2 x 10
 BC: SYP 2400/2.0 2 x 6
 Web: SPF Stud 2 x 4 except:
 SPF #2 2 x 6; 5-11
 SPF 2100/1.8 2 x 6; 4-11, 6-11

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
 BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.
 Web: One Midpoint Row: 2-12, 4-11, 6-11, 8-10

Loads

- This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: TABLE psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply.
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max. CSI, max. axial force, (max comp. force if different from max. axial force). Only forces greater than 300lbs are shown in this table.

Member	Force 1	Force 2	Force 3	Force 4	Force 5	Force 6	Force 7	Force 8	Force 9	Force 10	Force 11	Force 12	
TC	1-2	0.925	-15,796 lbs	4-5	0.508	-11,252 lbs	6-8	0.640	-14,755 lbs				
	2-4	0.640	-14,755 lbs	5-6	0.508	-11,252 lbs	8-9	0.925	-15,796 lbs				
BC	9-10	0.968	15,445 lbs	10-11	0.823	13,418 lbs	11-12	0.823	13,418 lbs	(-2,230 lbs)	12-1	0.968	15,445 lbs
Web	2-12	0.648	-2,228 lbs	5-11	0.803	4,457 lbs	(-925 lbs)	8-10	0.648	-2,228 lbs			
	4-12	0.558	1,296 lbs	6-11	0.783	-4,847 lbs							
	4-11	0.783	-4,847 lbs	6-10	0.558	1,296 lbs	(-189 lbs)						

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.253
 Eagle Metal Products
 Dallas, TX 75234

Midwest Manufacturing							Truss: p50new JobName: PF STOCK Date: 02/16/17 12:22:55 Page: 2 of 2		
-----------------------	--	--	--	--	--	--	---	--	--

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
50-0-0	4/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	96 in	389 lbs

JSI

1 - 1.01, 2 - 0.89, 3 - 0.98, 4 - 0.91, 5 - 0.70, 6 - 0.91, 7 - 0.98, 8 - 0.89, 9 - 1.01, 10 - 0.95, 11 - 0.90, and 12 - 0.95

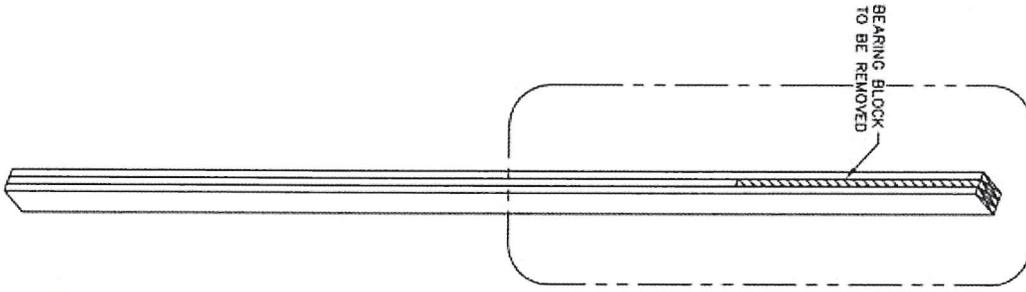
Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 0% (Cq = 1.00).
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TC DL 4 psf.
- 5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BC DL 1 psf.
- 6) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- 7) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 8) Creep has been considered in the analysis of this truss.
- 9) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- 10) ²⁵ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- 11) Listed wind uplift reactions based on MWFRS Only loading.

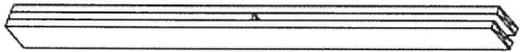
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.253
 Eagle Metal Products
 Dallas, TX 75234

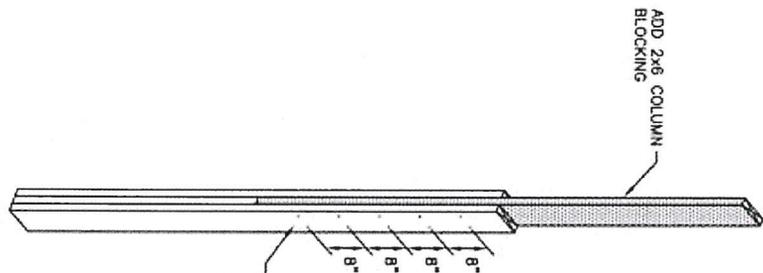
ORIGINAL COLUMN



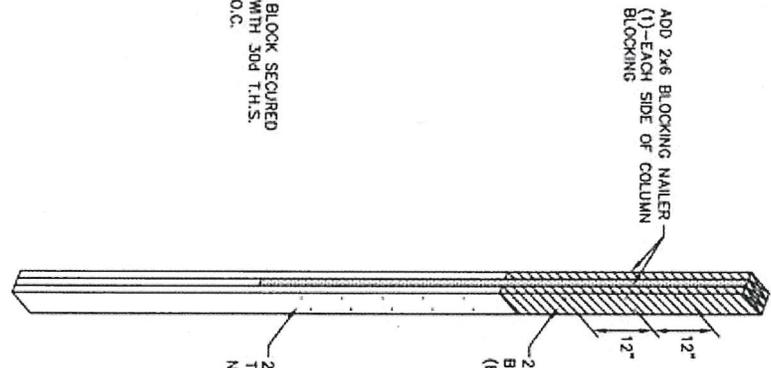
STEP 1
REMOVE CENTER BLOCK



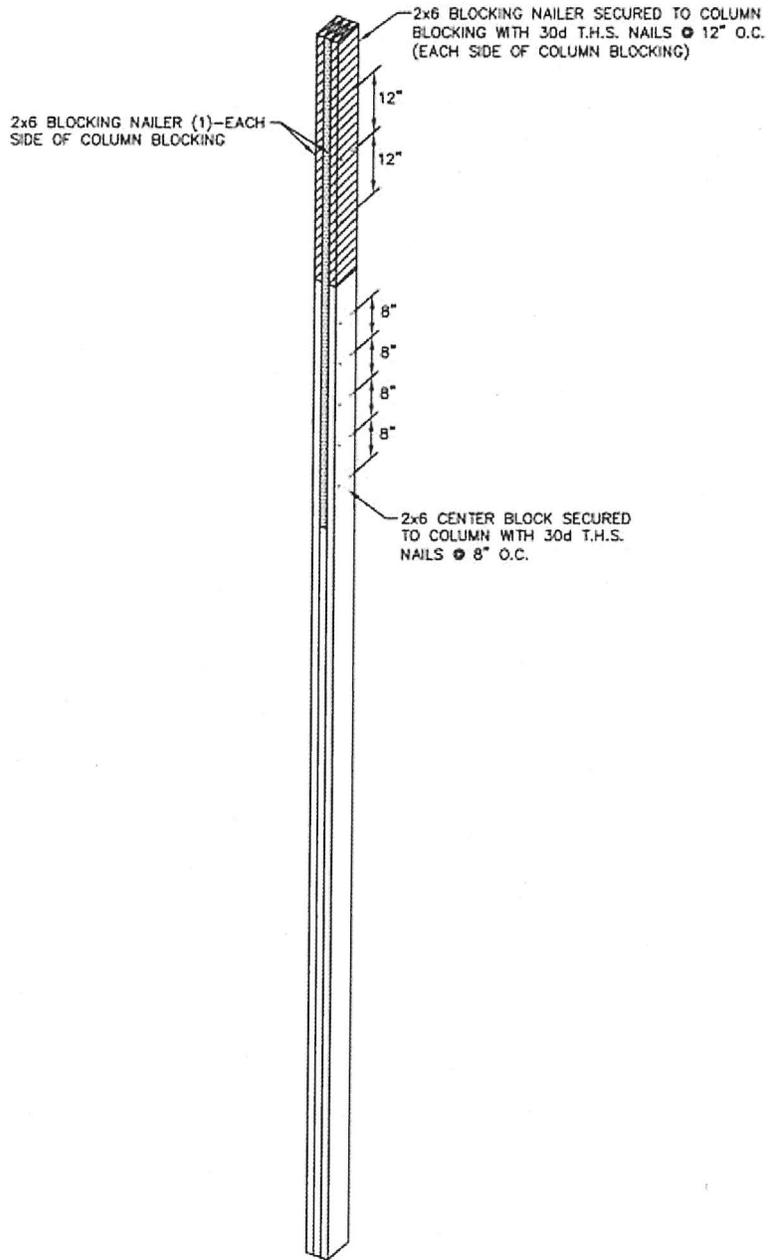
STEP 2
ADD CENTER BLOCK
NAILS @ 8" O.C.



STEP 3
ADD SIDE BLOCKING NAILERS
NAILS @ 12" O.C.



MM ENDWALL COLUMN BLOCKING
ENGINEERING SERVICES
5001 KAYNE RD. SUITE 1000, WYOMING, WY 84099 (763) 979-0000

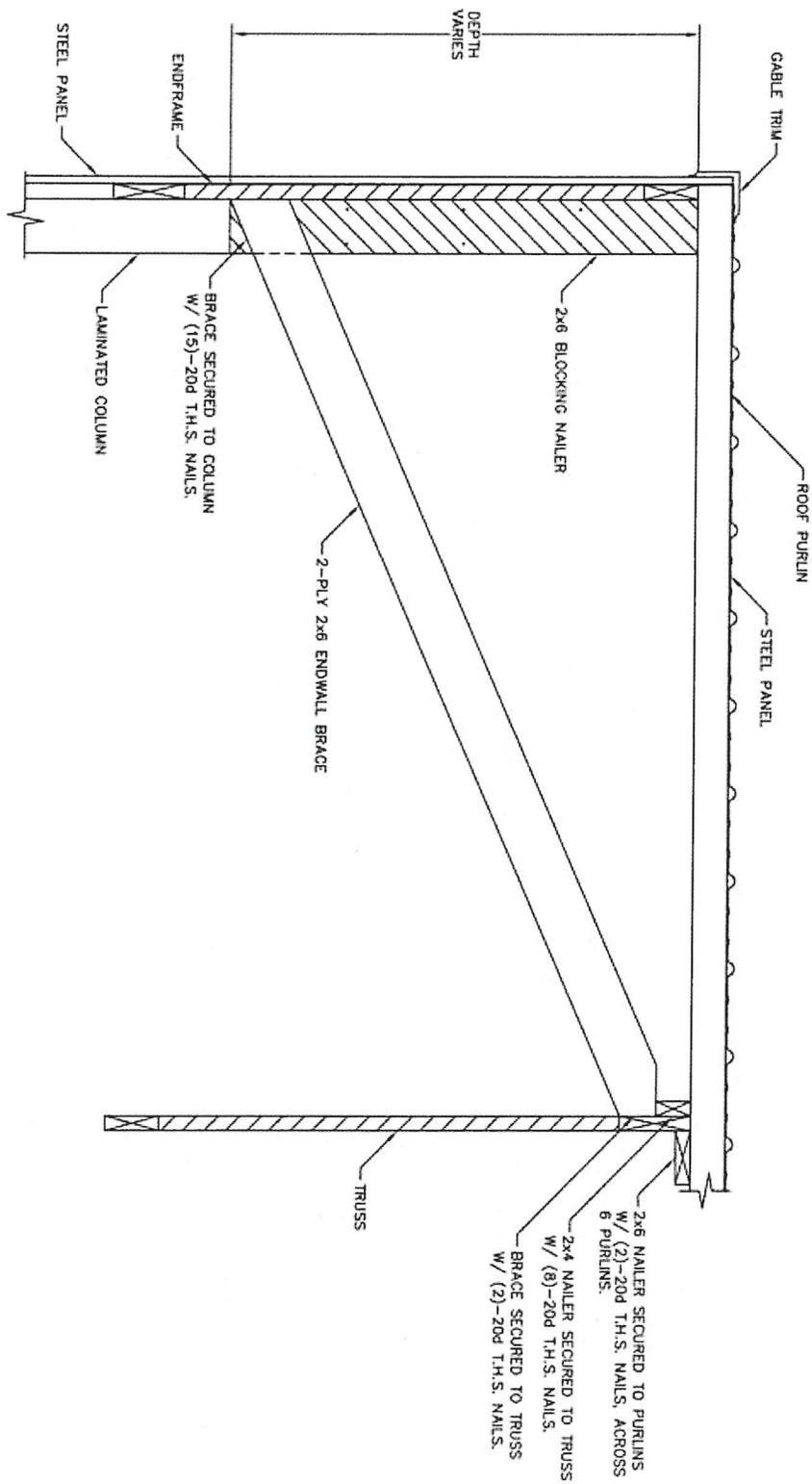


ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL

MM ENGINEERING SERVICES

6511 KANE RD. WAU CLARE, WI 54700 (715) 876-0600



ENDWALL BRACE DETAIL

ENDWALL BRACE DETAIL
ENGINEERING SERVICES
M M
ONE EIGHT TWO AND SIX CLARK, W. AVENUE (715) 878-0000

Date: 04/11/2024 - 4:23 PM
 Design Name: Post Frame Design
 Design ID: 315952490641
 System V Estimate ID: 38285



Section 3, Item A.

Design & Buy™ POST FRAME

Estimated price: \$33,310.48 *

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

How to recall and purchase a saved design at home



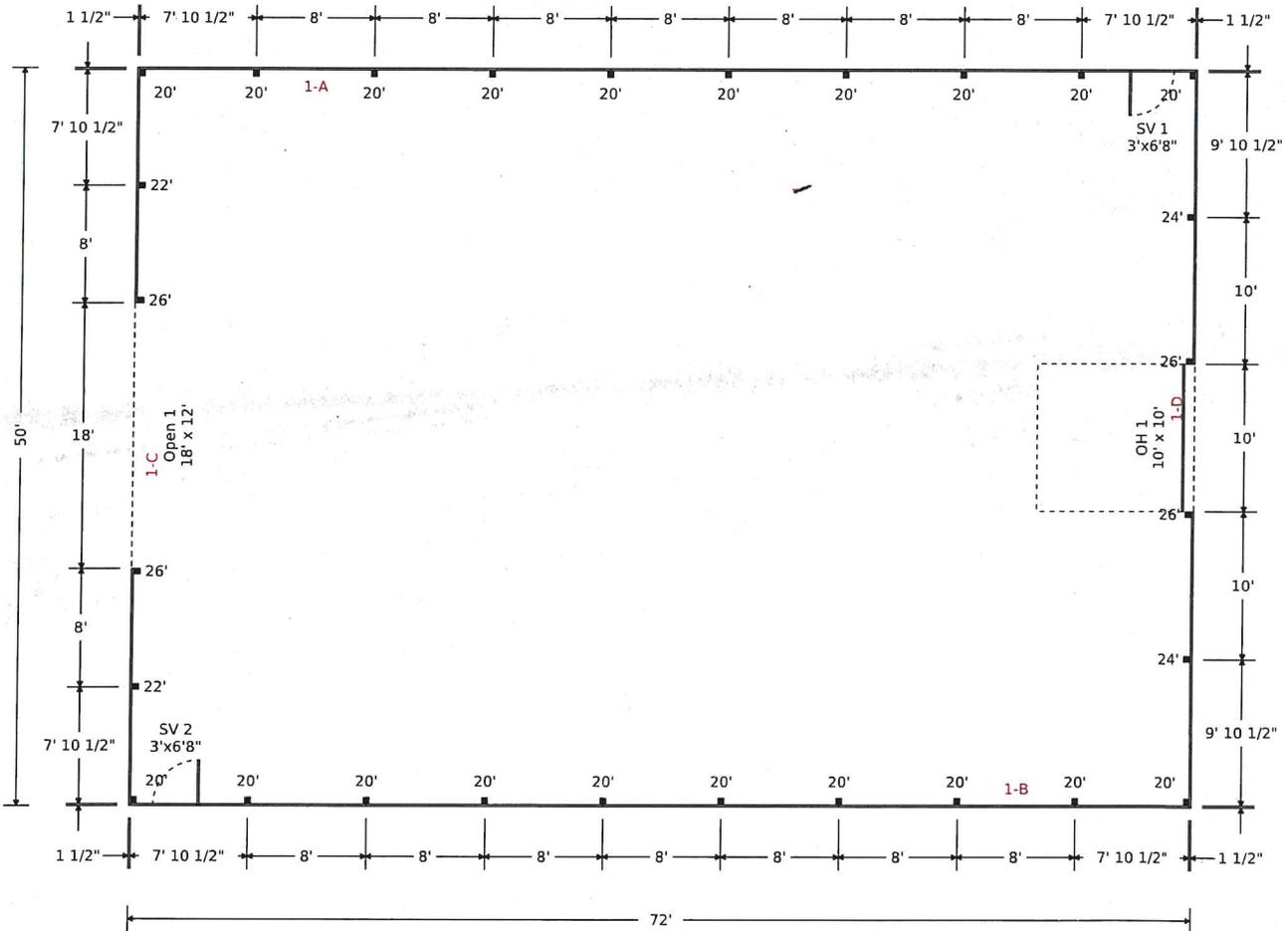
OR

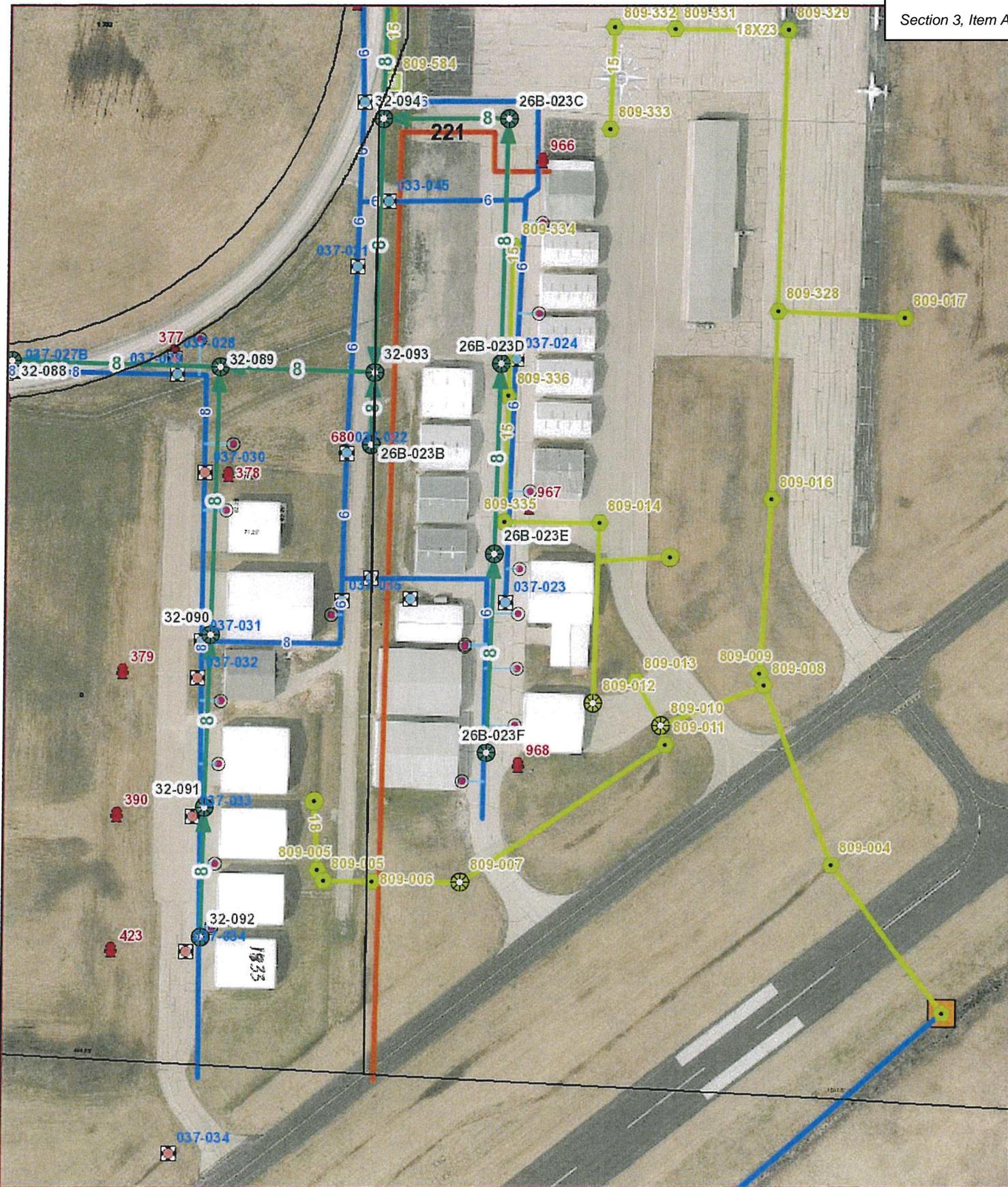
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 315952490641
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 315952490641 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN





<ul style="list-style-type: none"> Parcels Sanitary Lift Stations Sanitary Manholes Flow Meter Work Orders 	<ul style="list-style-type: none"> Sanitary Main Sanitary Sewer Force Main Siphon Interceptor Private Manholes 	<ul style="list-style-type: none"> Private Main Catch Basin Stormwater Manhole Inlet Outfall EOP 	<ul style="list-style-type: none"> GSOF OF OUTLET POF Standpipe 	<ul style="list-style-type: none"> Culvert Detention Basin Stormwater Ditch Stormwater Ponds Stormwater Line
--	--	--	---	--

THE CITY OF
WATERTOWN
Quality. Integrity. Respect. Through It.
 City of Watertown Geographic Information System
 Scale: 1 inch = 160 feet Printed on: August 12, 2020
 SCALE BAR = 1"
 Author: Private User
DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.