



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, JUNE 12, 2023 AT 1:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
(Toll Free): 1 866 899 4679 Access Code: 503-187-437 or <https://meet.goto.com/503187437>
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 May 8, 2023

3. BUSINESS

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

B. Review and take action: proposed new fire station

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

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
May 8, 2023

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Doug Zwieg of Building, Safety & Zoning; Maureen McBroom of Stormwater Utility and Engineering; Mayor Emily McFarland; Strategic Initiatives and Development Coordinator Mason Becker; Kristine Butteris of Park & Rec; Stacy Winkelman of Streets; and John Duvernell of the Fire Department. Also in attendance were: Recording Secretary Nikki Zimmerman. Joining virtually were Chris McGuire and Emily Bublit of McCON Building Corporation.

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 April 24, 2023

Motion was made by Doug Zwieg and seconded by Emily McFarland to approve the April 24, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. Business

Due to a representative not being present for 1748 River Drive, the order was changed to discuss 1722 S. Church Street first.

B. Review and take action: 1722 S. Church Street – Culver's second drive thru

Representative Chris McGuire was present virtually to discuss a proposed second drive thru at Culver's. The second drive thru will hopefully assist with a better flow of traffic.

The following was discussed by staff:

Fire Department:	Contact the Fire Department for an inspection before officially opening the second drive thru for public use.
Parks:	No comments
Stormwater/Eng:	No comments
Mayor:	Excited about the project and believes this will assist in alleviating current traffic flow issues on the frontage road and Highway 26.
Zoning:	<p>The following needs to be clearly shown on the site plan:</p> <ul style="list-style-type: none">-The pedestrian crosswalks must be clearly marked.-The overhead canopy specs must be added (shall not exceed 20 feet in height).-The concrete/paved surface must be appropriate for a minimum of a four-ton axle load.-The drive-up lane shall have a minimum stacking length of 100 feet behind the pass-through window and 40 feet beyond the pass-through window.-The parking requirements must still be met which is one space per every three patron seats or one space per three persons at the maximum capacity of the establishment (whichever is greater).
Building:	Stamped architectural plans must be submitted with the building permit.
Streets:	No comments

Motion was made by Doug Zwieg and seconded by Kristine Butteris to recommend approval of this proposal to Plan Commission with the conditions of the Fire Department, Zoning Department, and Building Department stated above.

Unanimously approved.

A. Review and take action: 1748 River Drive – new airplane hangar

A representative was not present to discuss this matter. The proposal is for a 64-foot x 84-foot hangar at the Watertown Municipal Airport for private use by the local EAA Chapter #320.

The following was presented by staff:

Fire Department:	The Fire Department needs to know which Group Number (1, 2, or 3) the hangar will be so the correct code requirements (i.e. sprinklers, etc.) are clear. In addition, the Fire Department shall be contacted for an inspection before official use.
Parks:	No comments
Stormwater/Eng:	An erosion control permit will be required for this project. For notation in the future for the airport, though a stormwater BMP will not be required for this project, it will be needed in the future once the threshold has been reached.

Mayor: Typically, there is a lease that is submitted with this information.

Section 2, Item A.

Zoning: No comments

Building: Stamped architectural plans must be submitted with the building permit.

Streets: No comments

Motion was made by Emily McFarland and seconded by Doug Zwieg to recommend approval of this proposal to Plan Commission with the conditions of the final inspection by the Fire Department, the erosion control permit through the Engineering Department, and stamped plans to the Inspection Department.

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg 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.

Business Proposal for St. Jude Academy

- housed within St. Bernard campus of Watertown Catholic School
- located at 111 S. Montgomery St. Watertown, WI 53094

1) Business Operator

- Jennifer Getz
President of St. Jude Academy
307 Henry Court
Waterloo, WI 53594
608.215.3517

2) Building and Grounds involved in this proposal

- Owned by Watertown Catholic Parish
- Pastor - Father Vince Brewer
- Principal - Sherry Harms

3) Location Map of the proposed business site

- See Attachment A

4) A detailed floor plan

- See Attachment B & C

5) A detailed narrative of business operation

- See Attachment D

6) A Detailed Landscape Plan

- Not Applicable

7) Responsibility to obtain permits, licenses, etc

- We accept the responsibility to obtain the necessary local and state permits and licenses as needed

As the pastor of Watertown Catholic parish, I authorize Jennifer Getz to pursue a conditional use permit for the use of space within the St. Bernard Campus of Watertown Catholic School as outlined in this proposal. If you have any questions concerning this request you may contact me at:

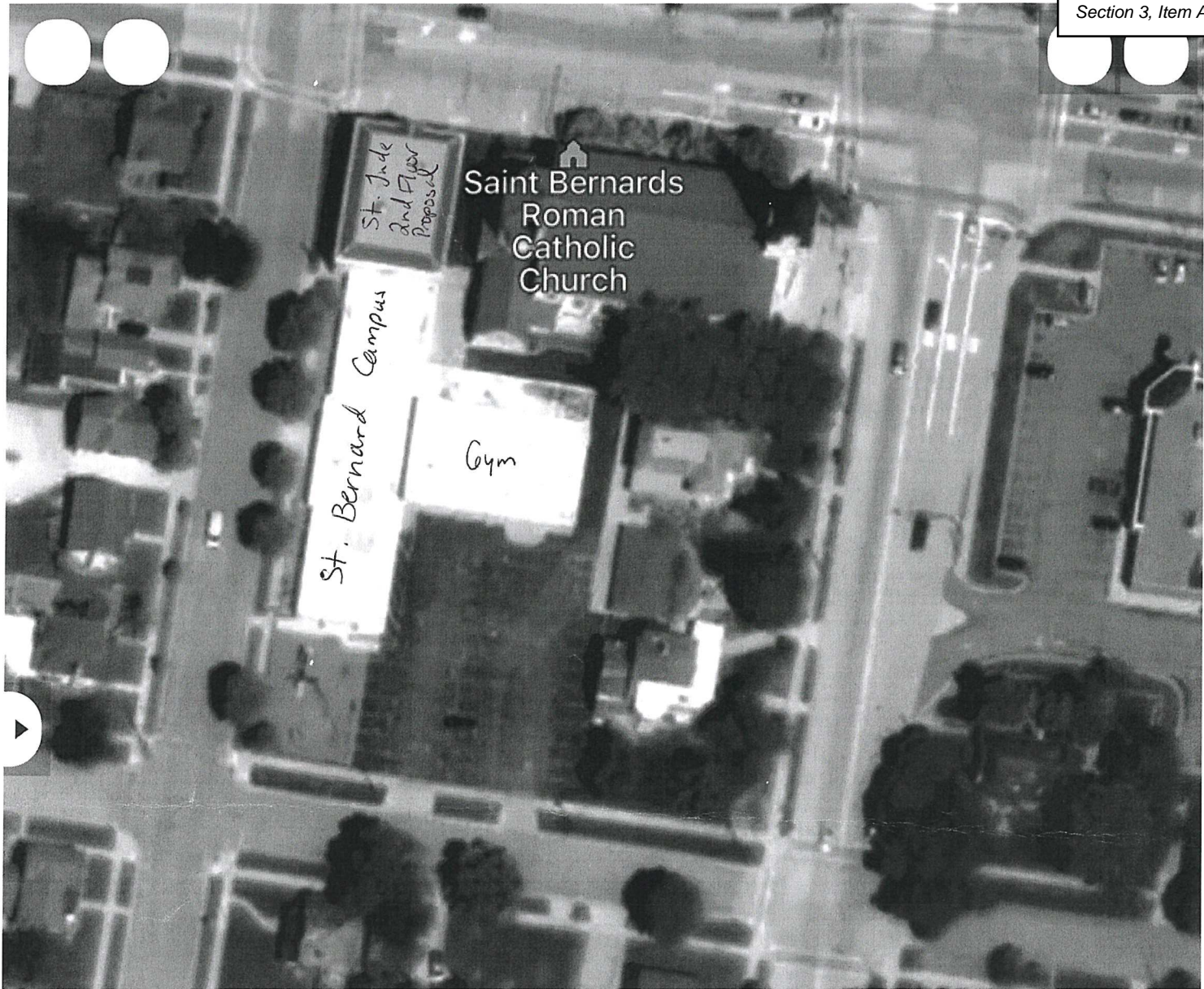
920-261-7273

Sincerely,

Father Vince Brewer

Signature: Rev JVB

Date 5/10/2023



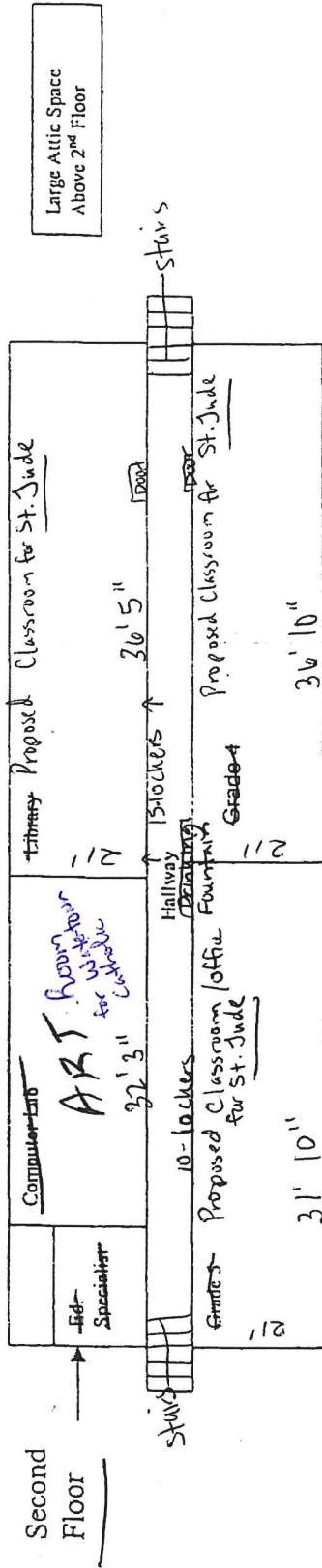
Attachment A

Saint Bernards Roman Catholic Church
Church

50'

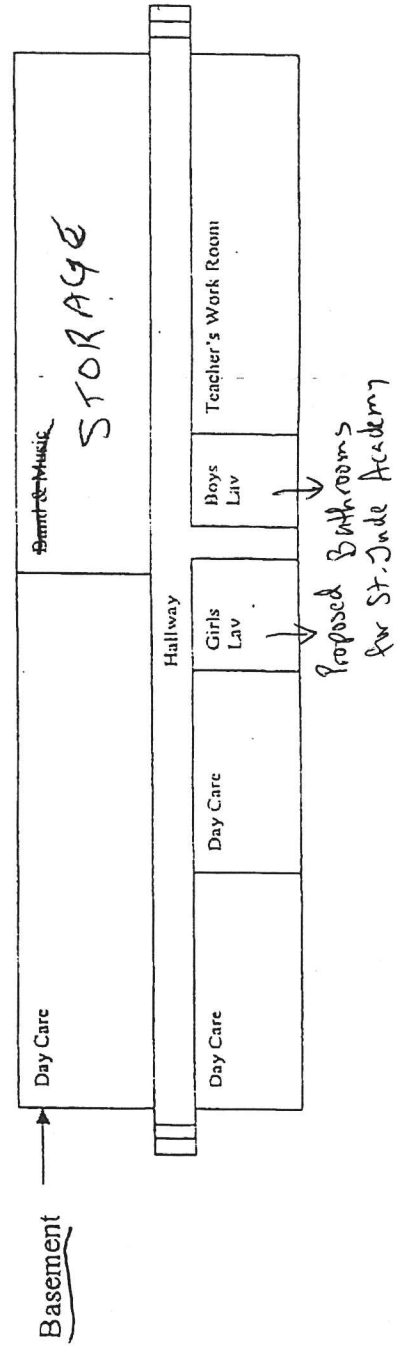
Attachment B

St. Bernard Catholic School Watertown, Wisconsin



Old School Building

N

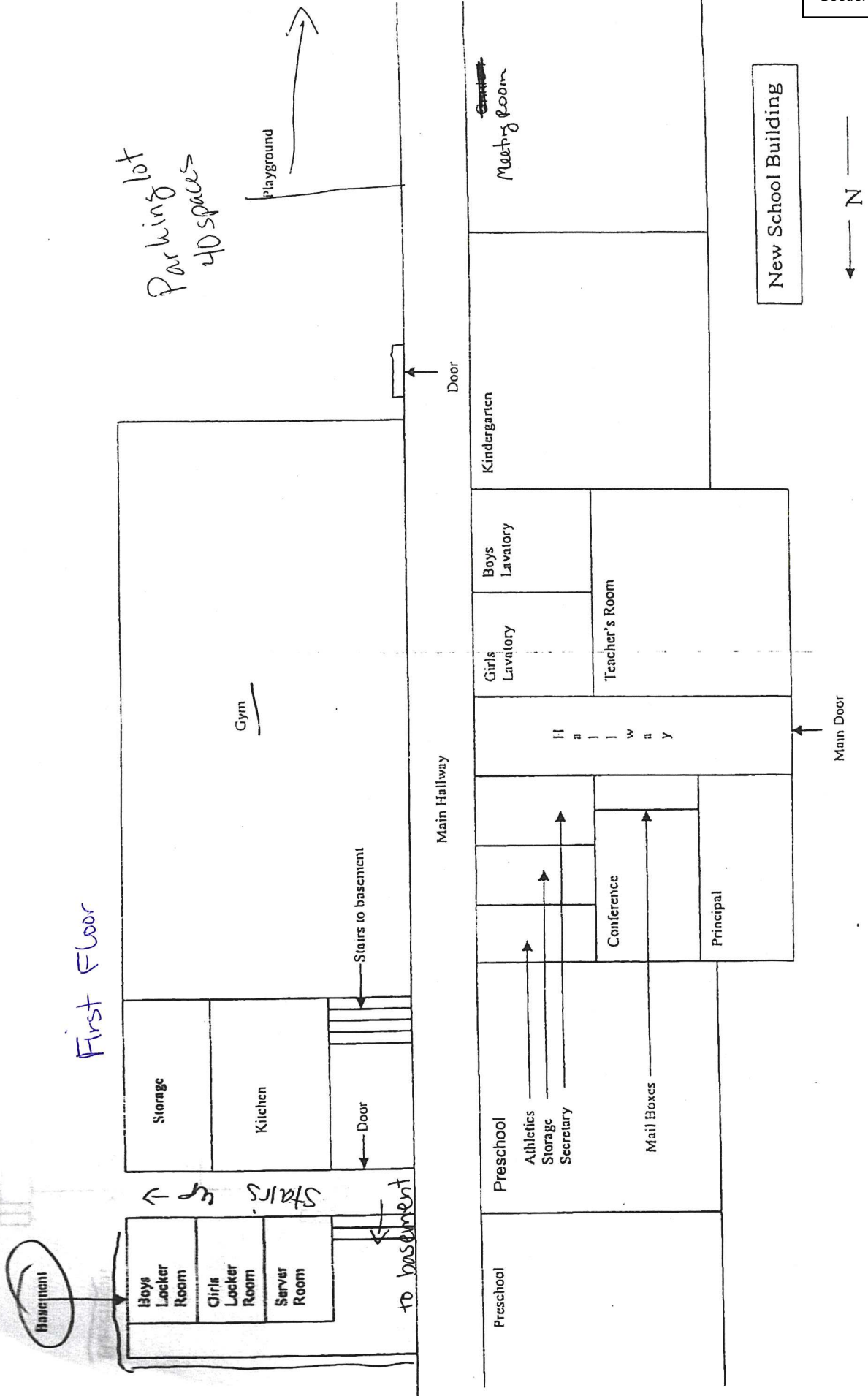


St. Bernard Catholic School
Watertown, Wisconsin

Updated 11/10/10

Attachment C

Section 3, Item A.



Attachment "D"

Narrative of business operation:

We plan to use the 2nd floor classrooms as labeled in Attachment "B" for the instruction of high school students grades 9-12. There is a drinking fountain, and 25 lockers in the hallway of the 2nd floor for use by the students.

On the first floor and in the basement of the building there are both boys and girls bathrooms. The first floor girls bathroom contains 4 stalls and the first floor boys bathroom contains 2 stalls and 3 urinals. See Attachment "C"
The bathrooms on the first floor would be shared by the students at Watertown Catholic School during school hours.

The teaching and support staff can use the bathrooms in the basement of the building. There are 3 stalls in the girls bathroom and 1 stalls and 2 urinals in the boys bathroom. See Attachment "B"

We plan to use the gymnasium on the first floor for Physical Education Classes when it is not in use for the Watertown Catholic students. See Attachment "C"

We plan to use the parking lot playground area for scheduled outdoor breaks or recess, when it is not in use for Watertown Catholic students. See Attachment "C"

Typical school hours would be 8:30am-3:30pm Monday through Friday within the regular confines of the number of school days/minutes as determined by the Department of Public Instruction (DPI.) However, one day a week we will allow our students to attend school mass within the parish church. On mass days our school day will begin at 8am and release at 2:40 pm or 3pm as determined by our instructional hours.

We are planning to start with 3-5 part time teachers and 1-2 support staff, and we hope to grow that into 4 full time teachers and a few part time teachers and support staff. Our school enrollment would be capped at 40 students for the 2023-2024 school year. The maximum enrollment for future years for the space requested would be 75 students. The classrooms already provide the structure for school operation so no remodeling changes are planned.

We do not plan to use bussing services, but will have drop off and pick up provided by individual families or parent carpool groups. The space already provides a loading zone in the parking lot by the playground where students can be dropped off. Drop off spots are marked with x's. Families will also have the option to park further down in the lot toward the street and walk in from there. Cones may also be placed to designate a drop off/pick up lane separate from the general parking lot.

A staff member or volunteer will greet students at the door to allow monitored entrance to the building. Students who arrive late will have to be buzzed in through the front office

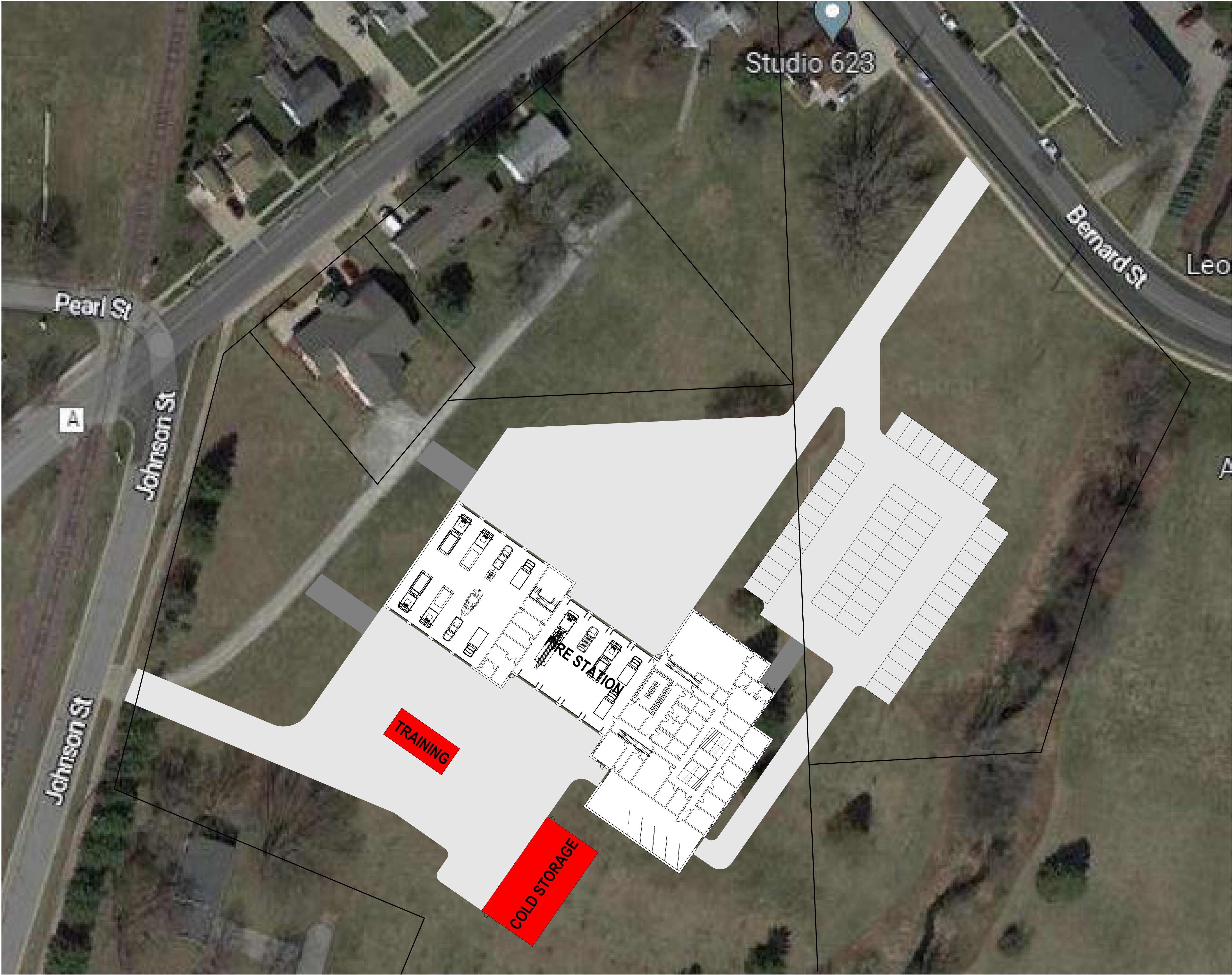
off Montgomery St. A staff member will also dismiss students at the end of the day. If a student needs to be picked up during the day or leave early, parents will have to pick them up at the front office.

Students will be responsible for bringing their own lunches, and snacks. No hot lunch will be provided. Students will eat within their designated lunch area within the gymnasium.

If parish schedule permits we may choose to host sporting events, but do not have an athletic program designed at this time.

There will be no off street parking plans

We do not propose any changes to the current signage.



NOT FOR
CONSTRUCTION

Project Owner

CITY OF WATERTOWN
WATERTOWN FIRE STATION

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SEH Project Checked By Drawn By	Project Number Checked By Drawn By
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Project Status DRAFT	Issue Date DATE
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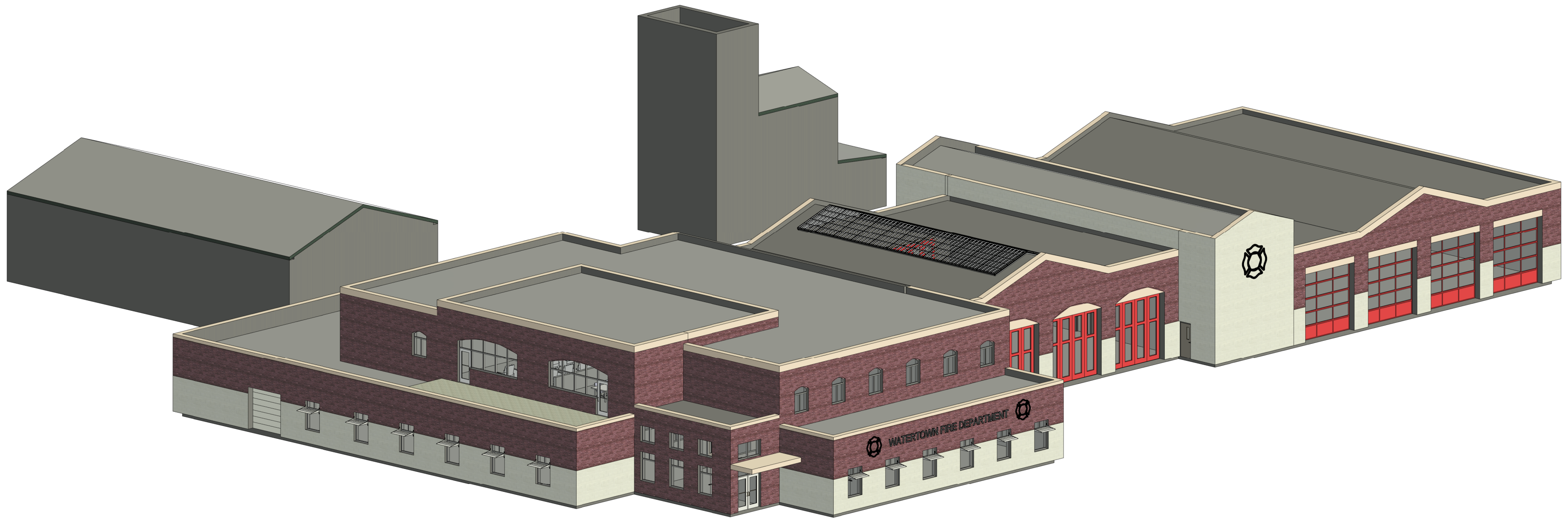
REVISION SCHEDULE		
REV. #	DESCRIPTION	DATE

ARCHITECTURAL SITE PLAN

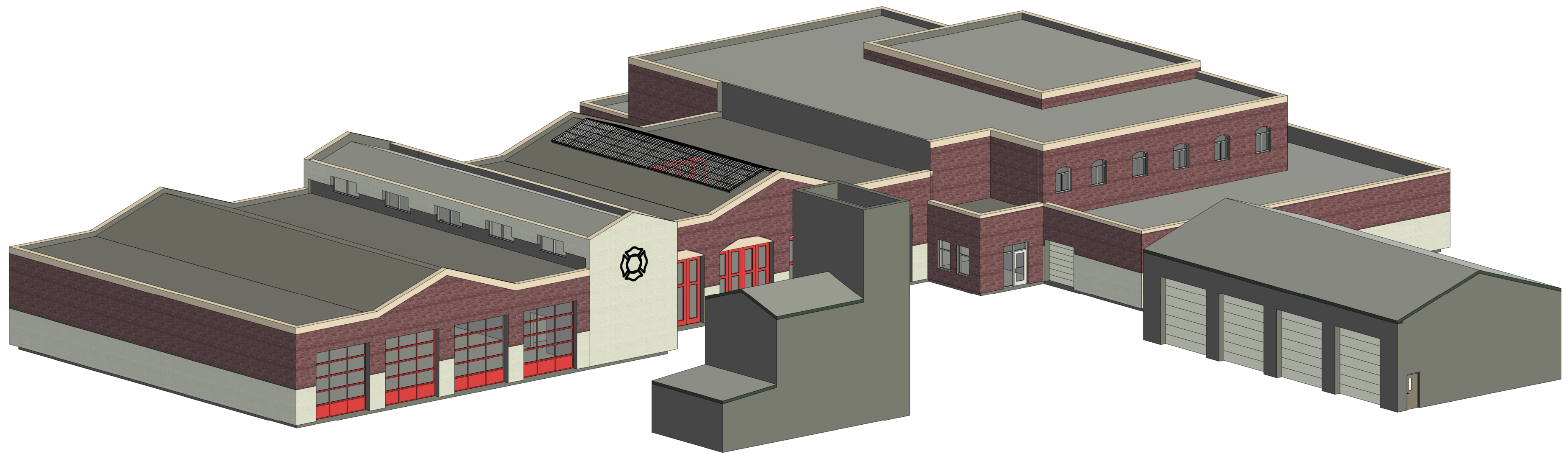


NOT FOR
CONSTRUCTION

Project Owner



1 OVERALL ARCHITECTURAL - EXTERIOR 3D
A703



2 OVERALL ARCHITECTURAL - EXTERIOR 3D
A703

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SEH Project
Checked By
Drawn By

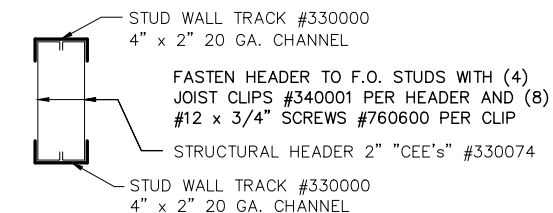
Project Status
DRAFT

REVISION SCHEDULE

REV. # DESCRIPTION

3D LOW-RES VIEW

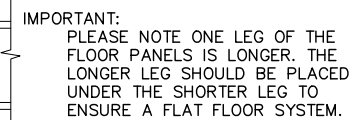
North arrow for reference only –
coordinate actual orientation on site



scale: 1 1/2" = 1'-0"



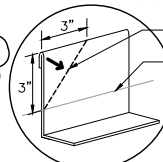
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scale: 1 1/2" = 1'-0"

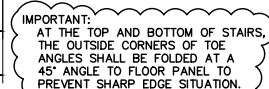


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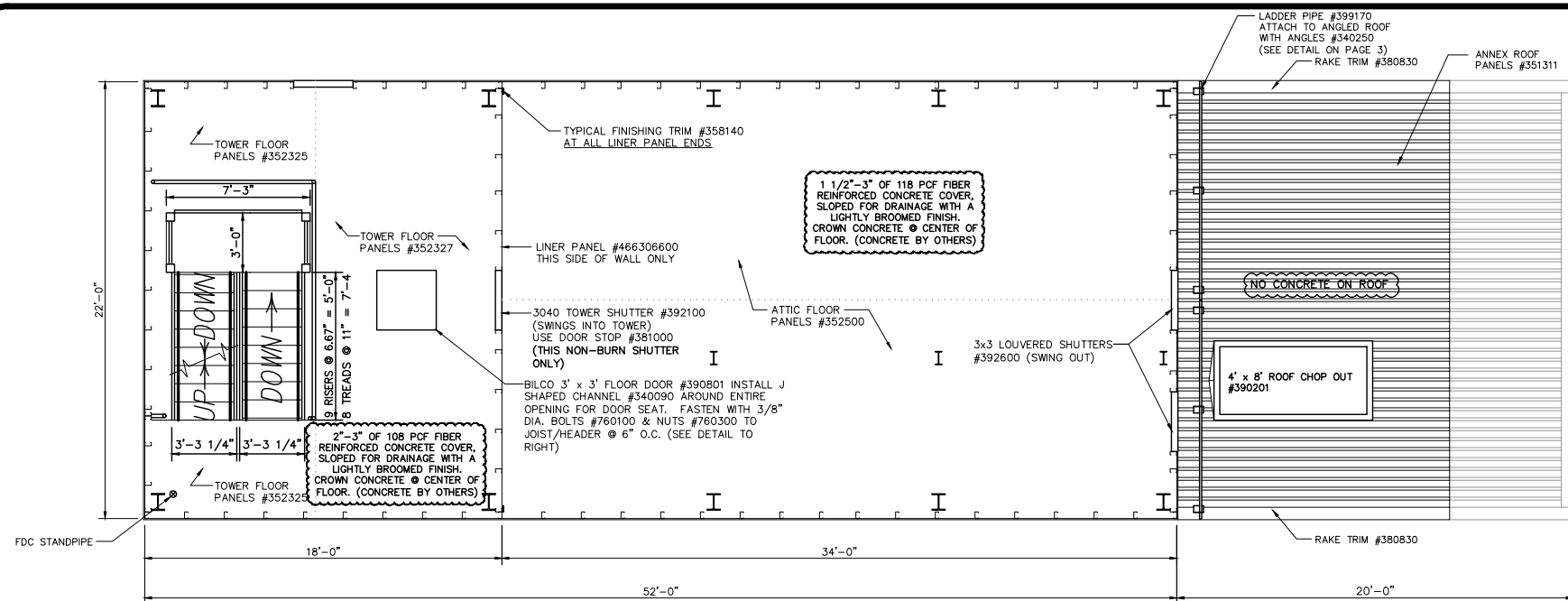


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SCALE: $1/4" = 1'-0"$

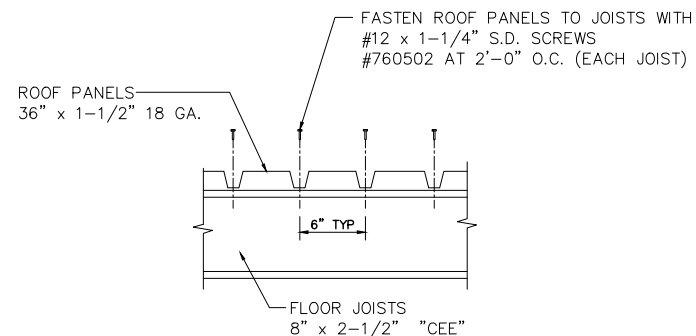
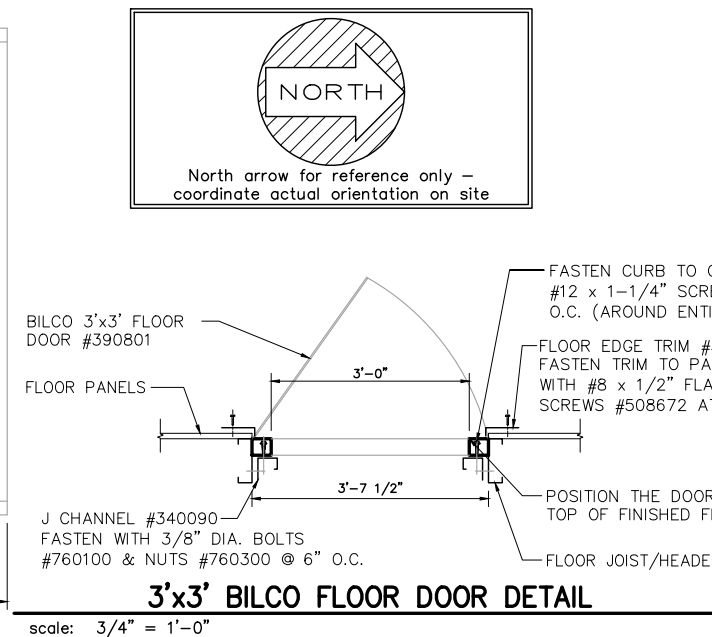


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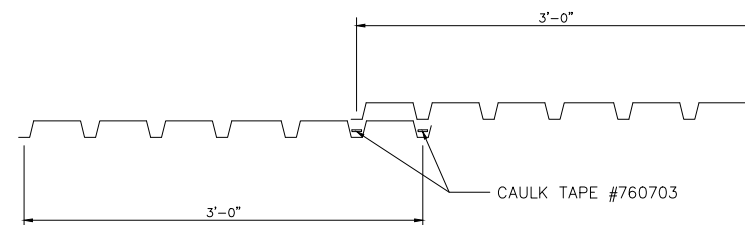
TOWER THIRD FLOOR & ATTIC PLAN

SCALE: 1/4" = 1'-0"



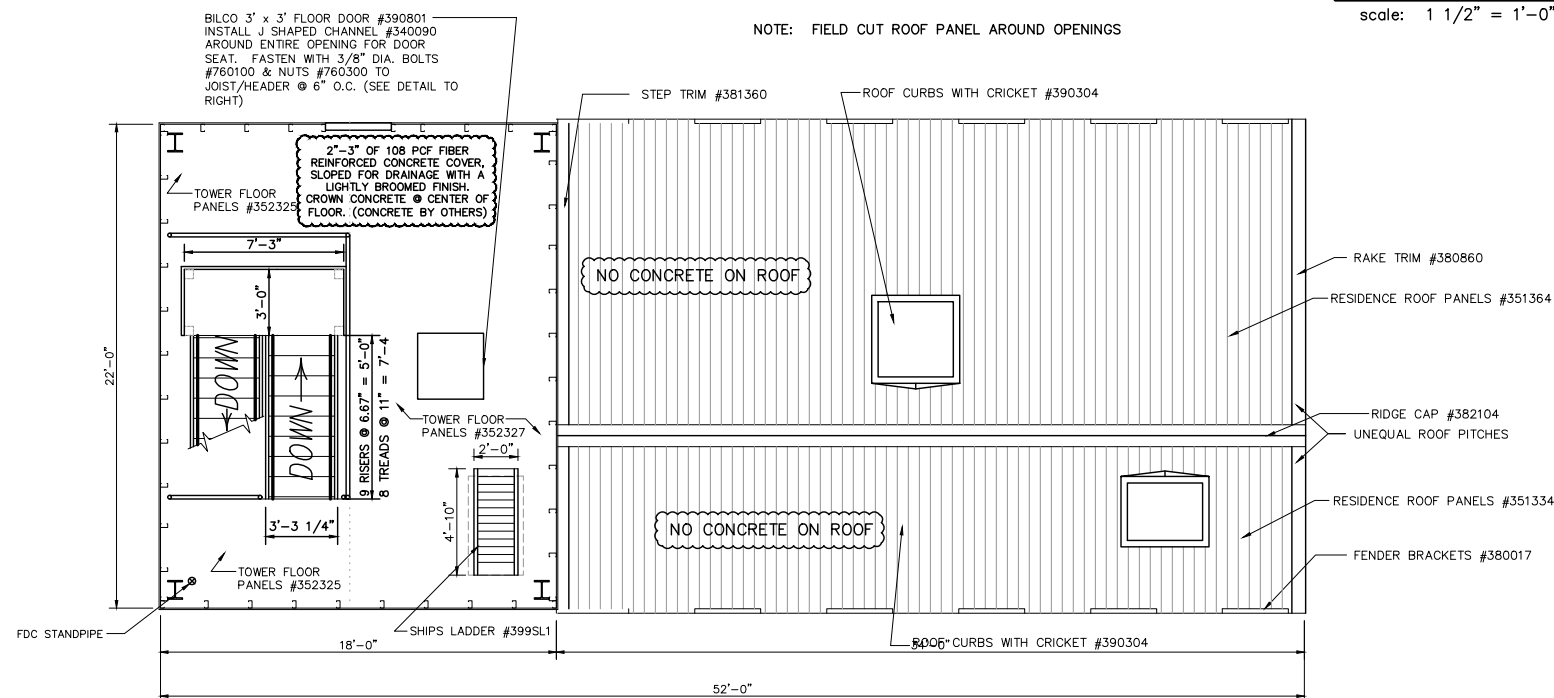
TYPICAL ROOF PANEL FASTENING DETAIL

scale: 1 1/2" = 1'-0"



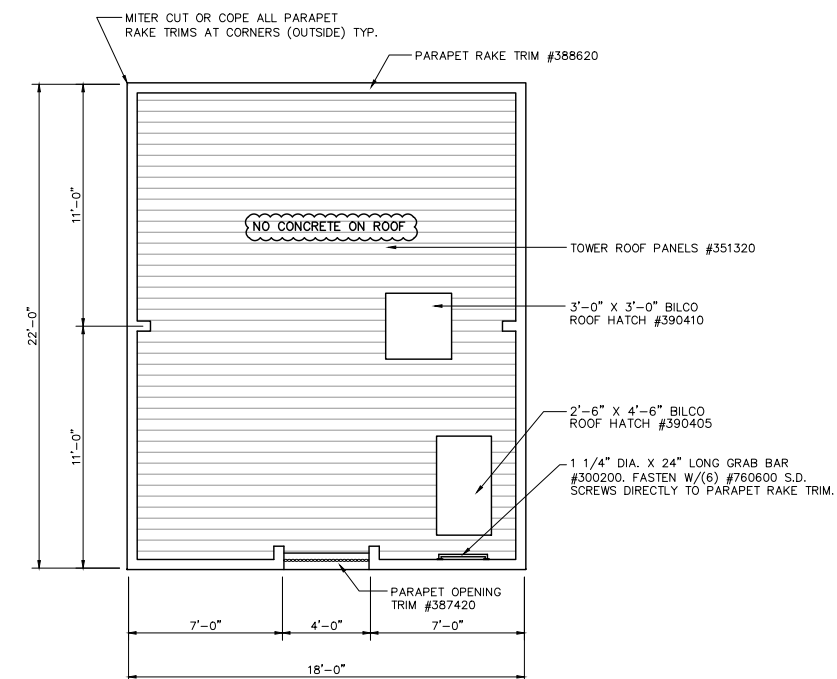
TYPICAL ROOF PANEL OVERLAP

scale: 1 1/2" = 1'-0"



TOWER FOURTH FLOOR AND RESIDENCE ROOF PLAN

SCALE: 1/4" = 1'-0"



TOWER ROOF PLAN

SCALE: 1/4" = 1'-0"

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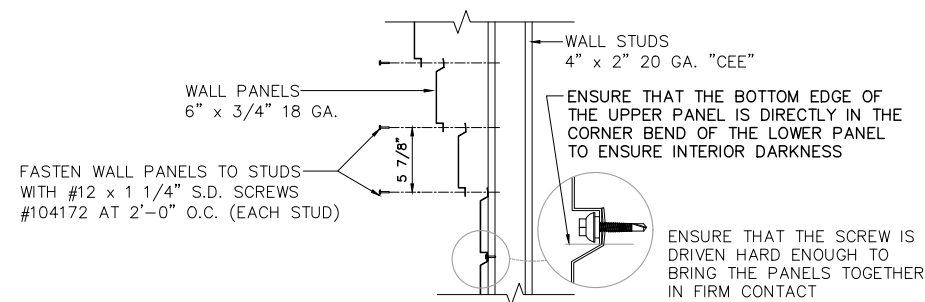
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WATERTOWN, WI

Job Description:

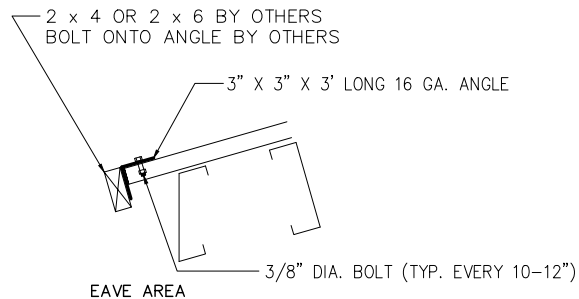
Date: MAY 24, 2023
Drawn by: DWK
Checked by: SPW
Scale: SHOWN
Order No. #5493
Sheet No.

Sheet Title: FLOOR PLANS CONT.



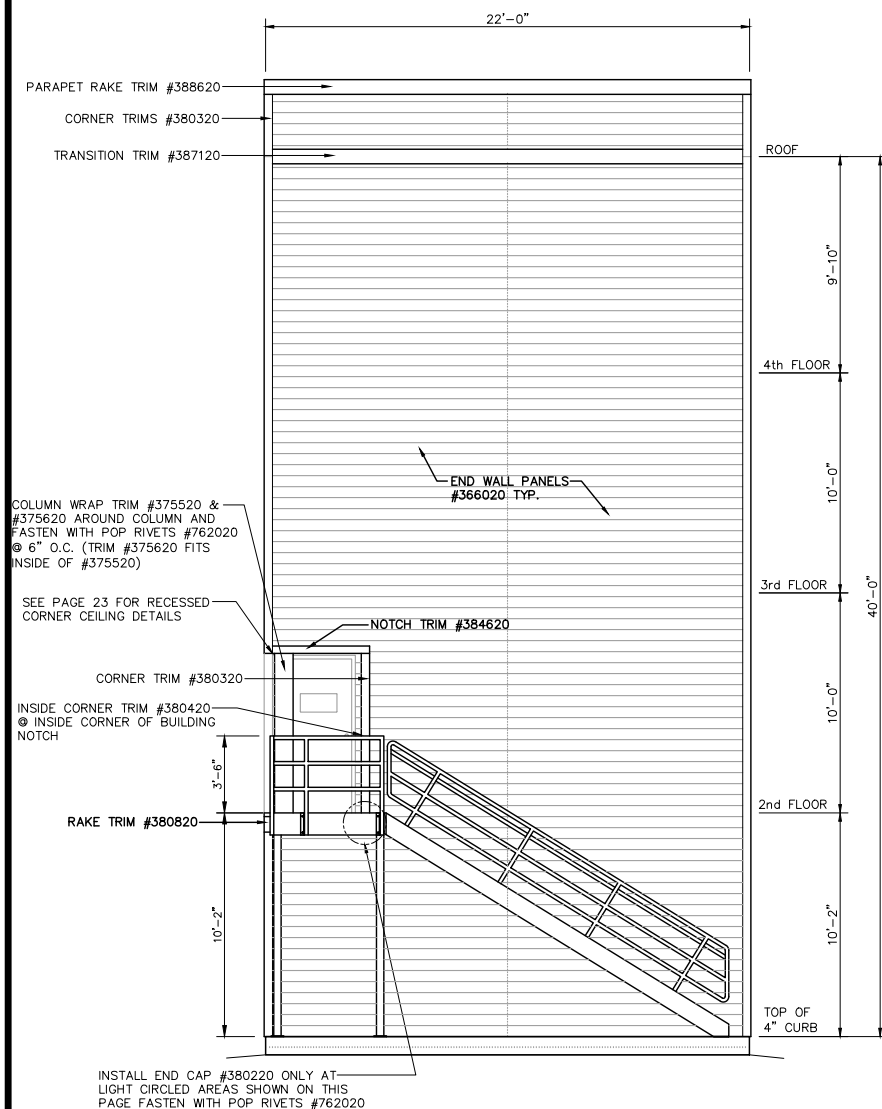
TYPICAL WALL PANEL FASTENING DETAIL

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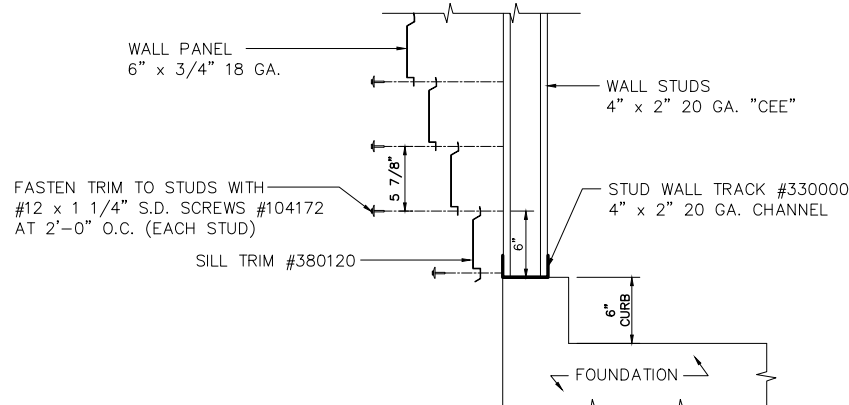
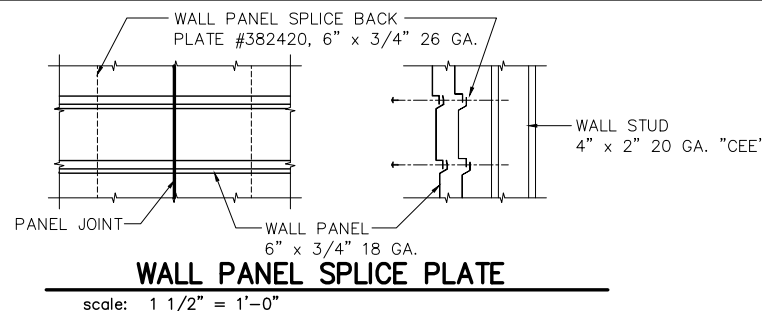
BRACKETS FOR 2X4 FENDER DETAILS

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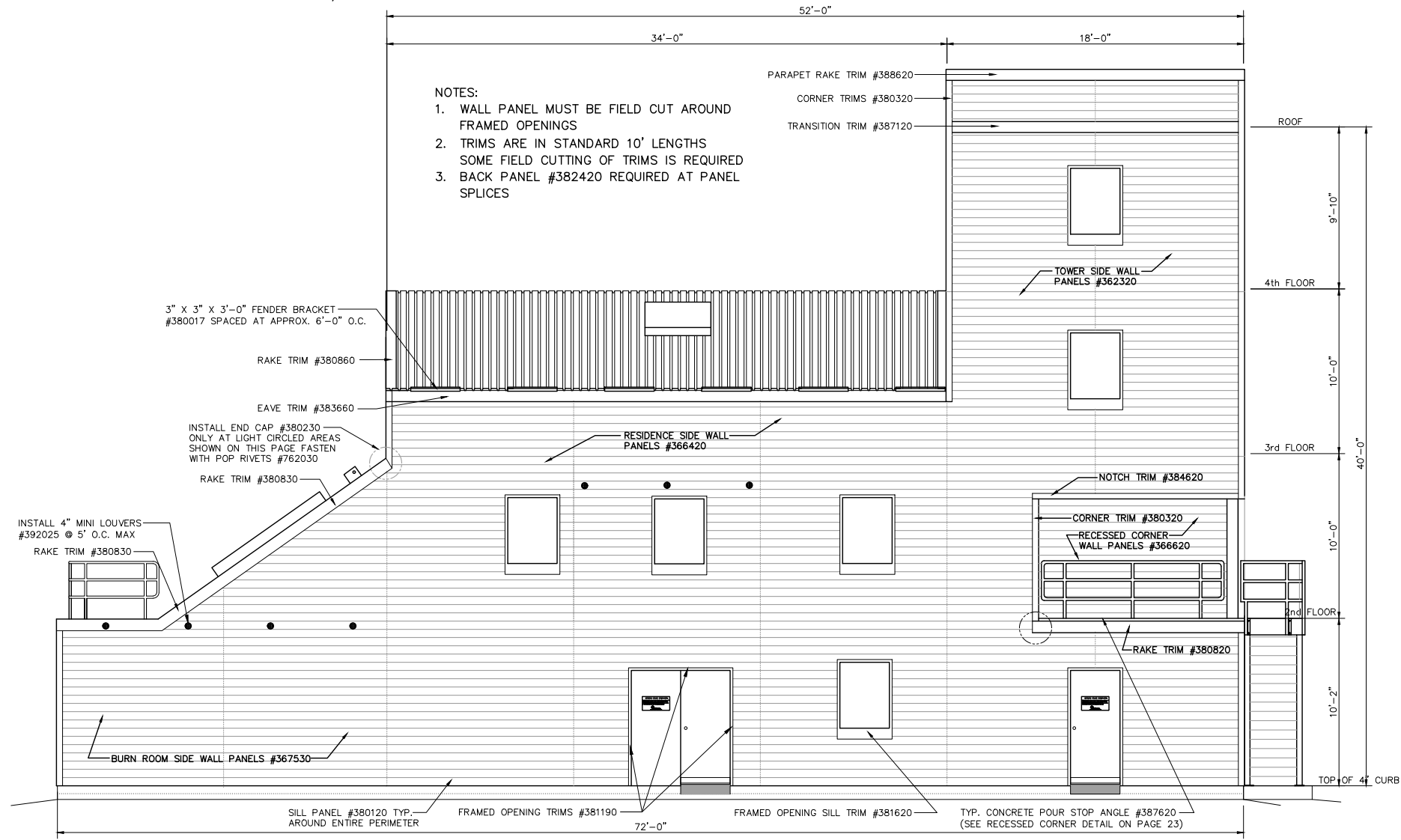
SOUTH END ELEVATION

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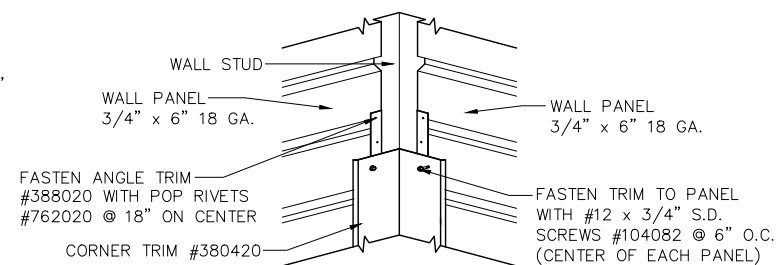
TYPICAL SILL DETAIL

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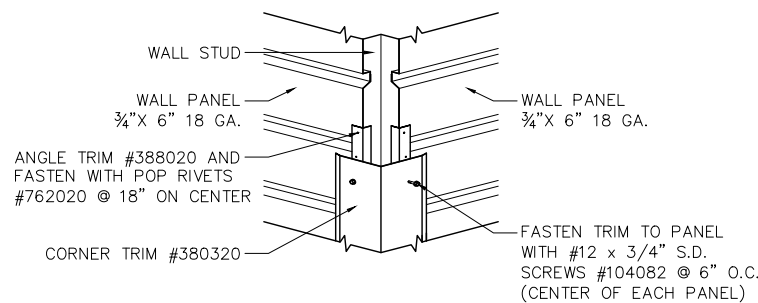
WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL INSIDE CORNER TRIM DETAIL

scale: 1 1/2" = 1'-0"



TYPICAL EXTERIOR CORNER TRIM DETAIL

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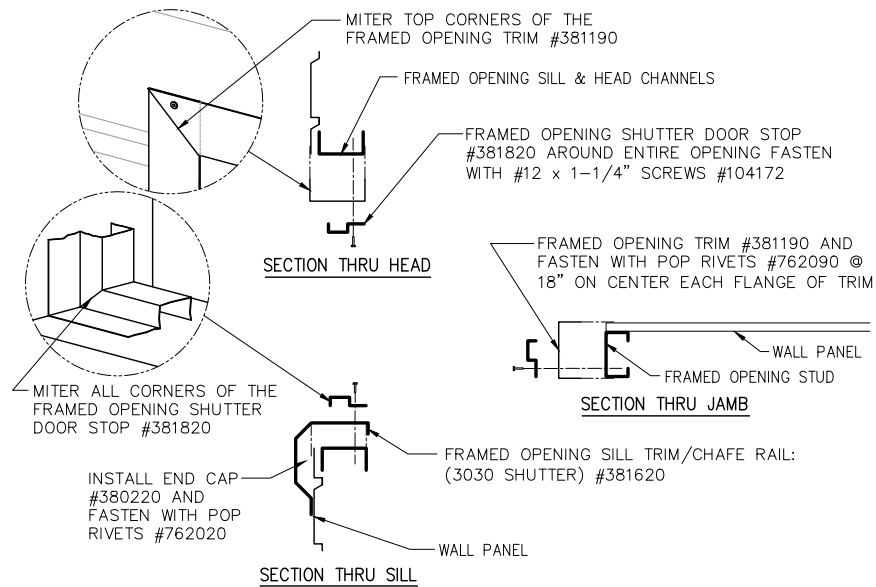
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Sheet Title:
ELEVATIONS

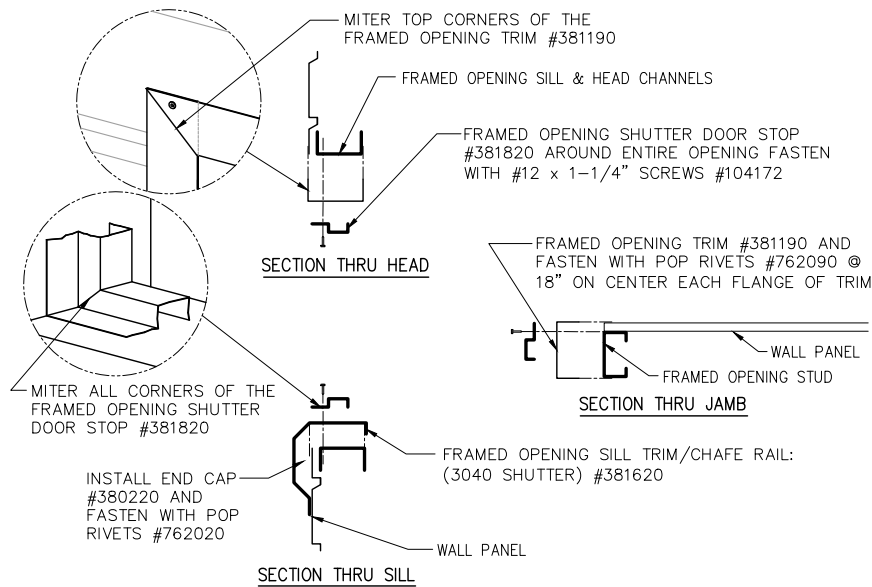
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Sheet No.



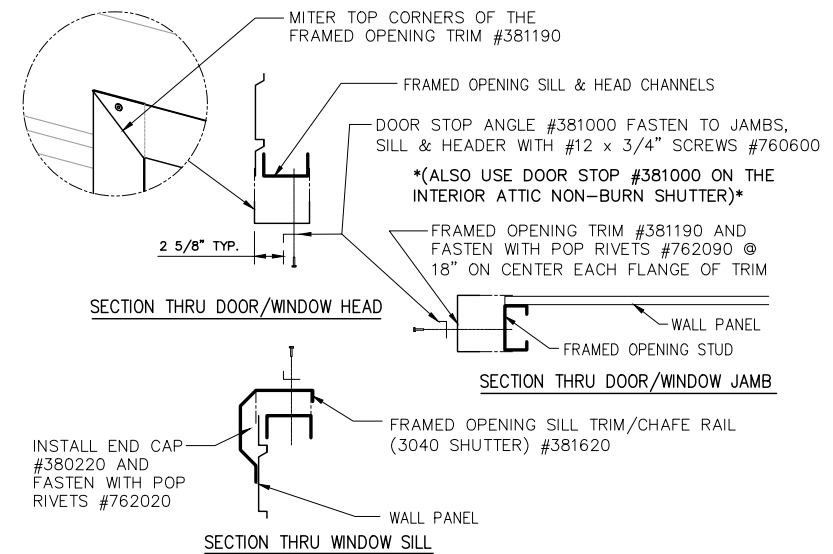
STANDARD SHUTTER TRIM DETAILS (SHUTTERS THAT SWING OUT)

scale: 1 1/2" = 1'-0"



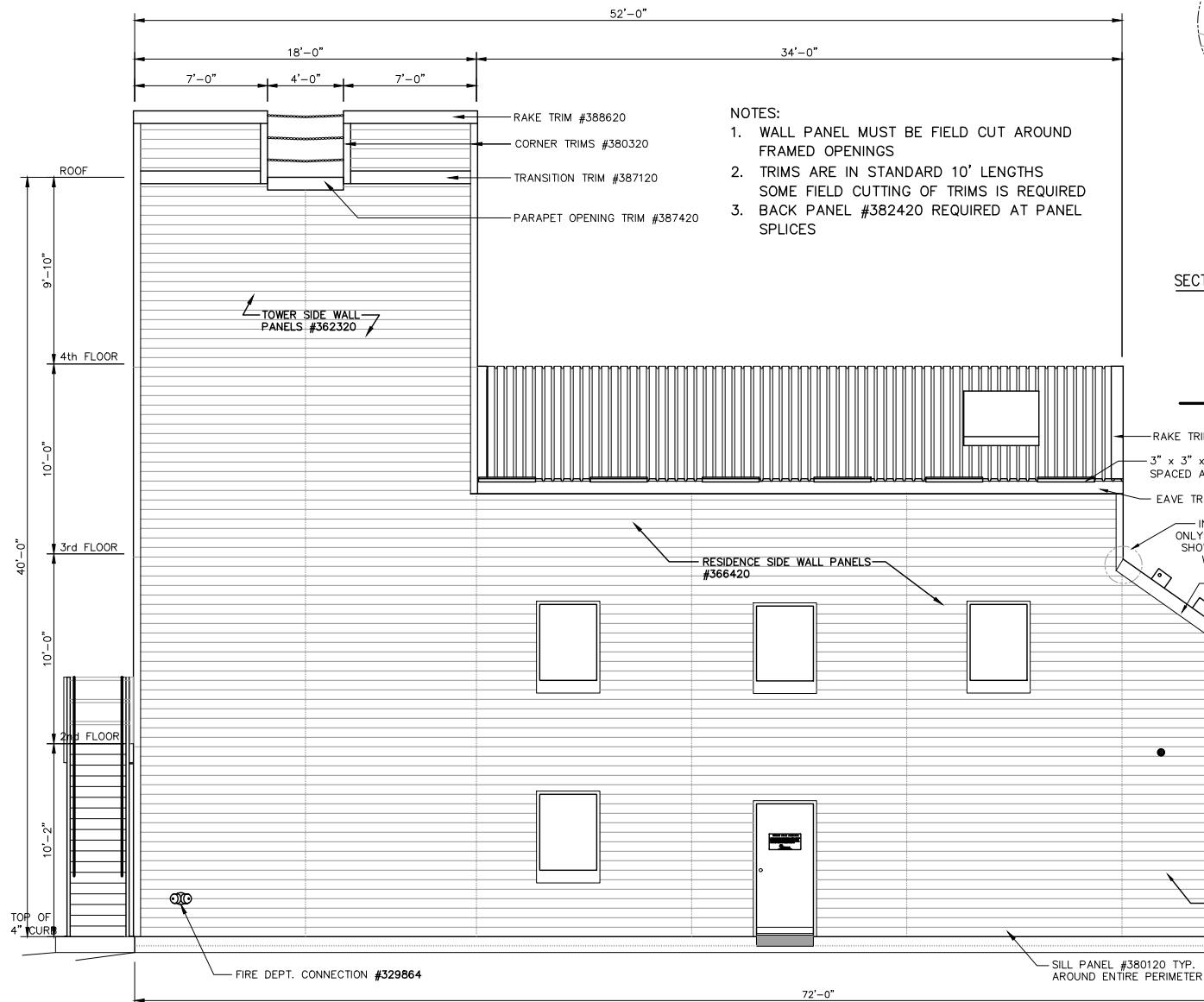
STANDARD SHUTTER TRIM DETAILS (SHUTTERS THAT SWING IN)

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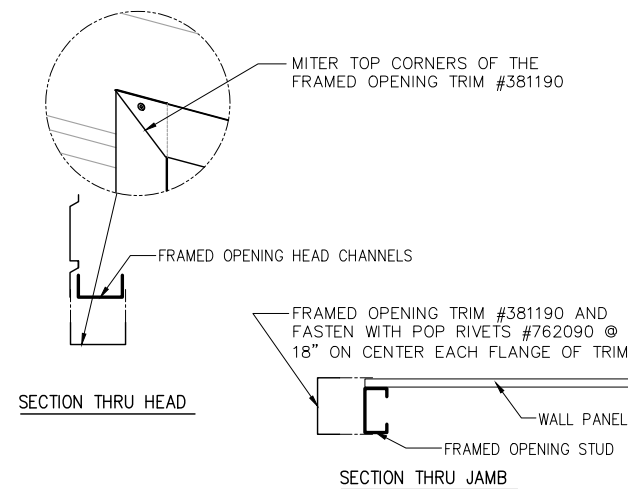
STANDARD BURN ROOM SHUTTER/DOOR TRIM DETAILS

scale: 1 1/2" = 1'-0"



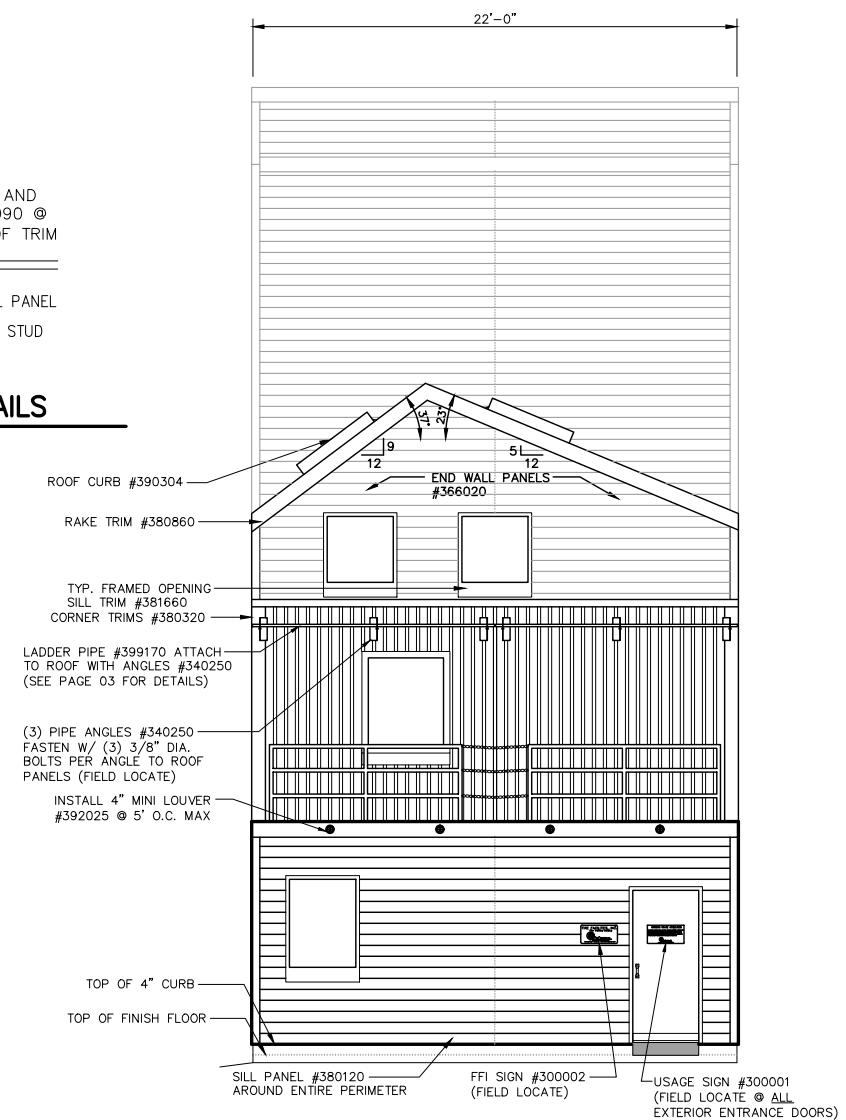
EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



STANDARD SWING DOOR TRIM DETAILS

scale: 1 1/2" = 1'-0"



NORTH END ELEVATION

SCALE: 1/4" = 1'-0"

Section 3, Item B.

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Sheet Title:
ELEVATIONS CONT.

Job Description:

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Sheet No.

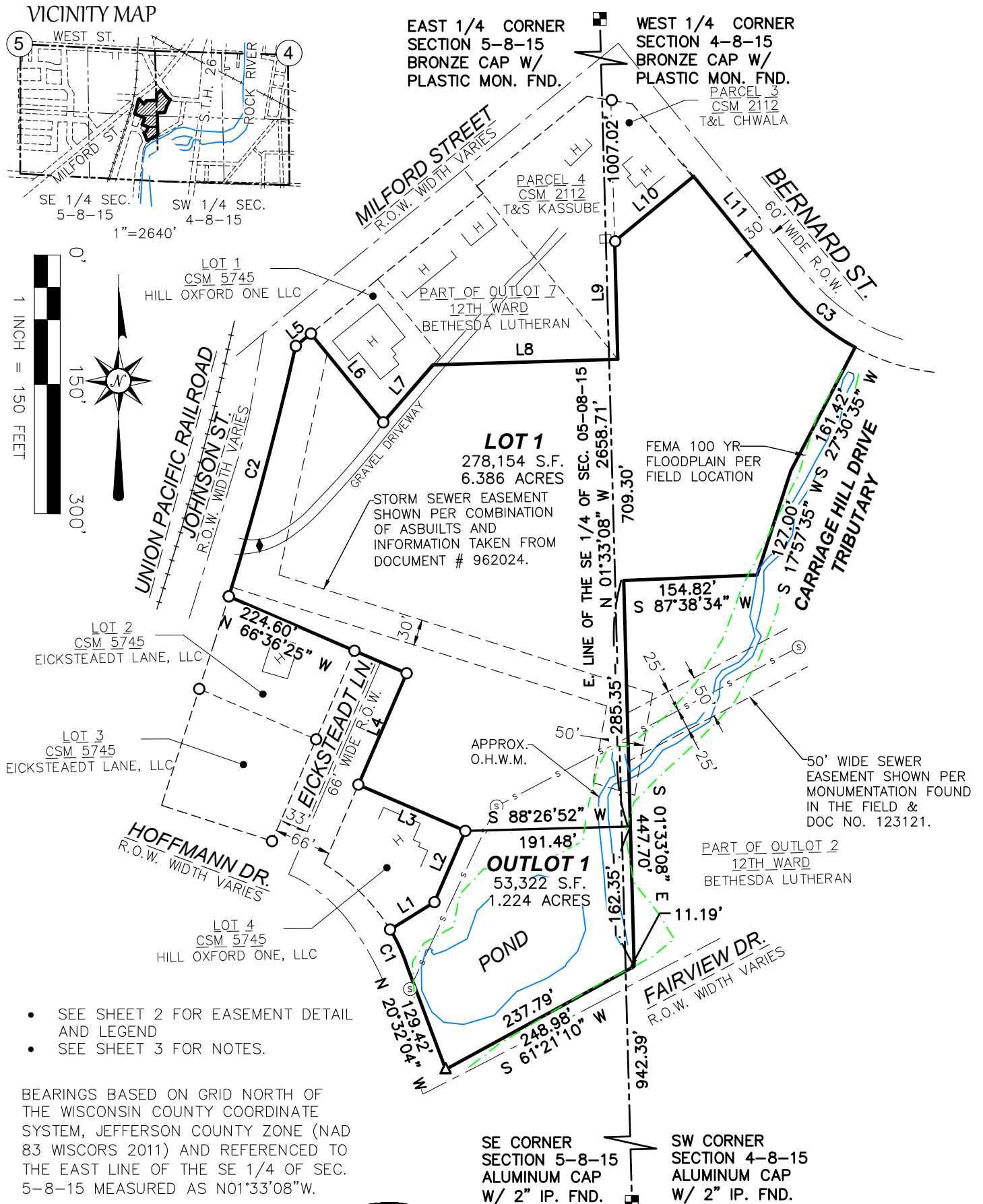
04 of 04

15

PRELIMINARY

JEFFERSON CO. CERTIFIED
SURVEY MAP NO.

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



- SEE SHEET 2 FOR EASEMENT DETAIL AND LEGEND
- SEE SHEET 3 FOR NOTES.

BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, JEFFERSON COUNTY ZONE (NAD
83 WISCORS 2011) AND REFERENCED TO
THE EAST LINE OF THE SE 1/4 OF SEC.
5-8-15 MEASURED AS N01°33'08"W.



PREPARED FOR:
CITY OF WATERTOWN
C/O TRAVIS TEESCH (FIRE CHIEF)
106 JONES ST.
WATERTOWN, WI 53094

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 10/31/2022
JOB# 22252
SHEET 1 OF 1

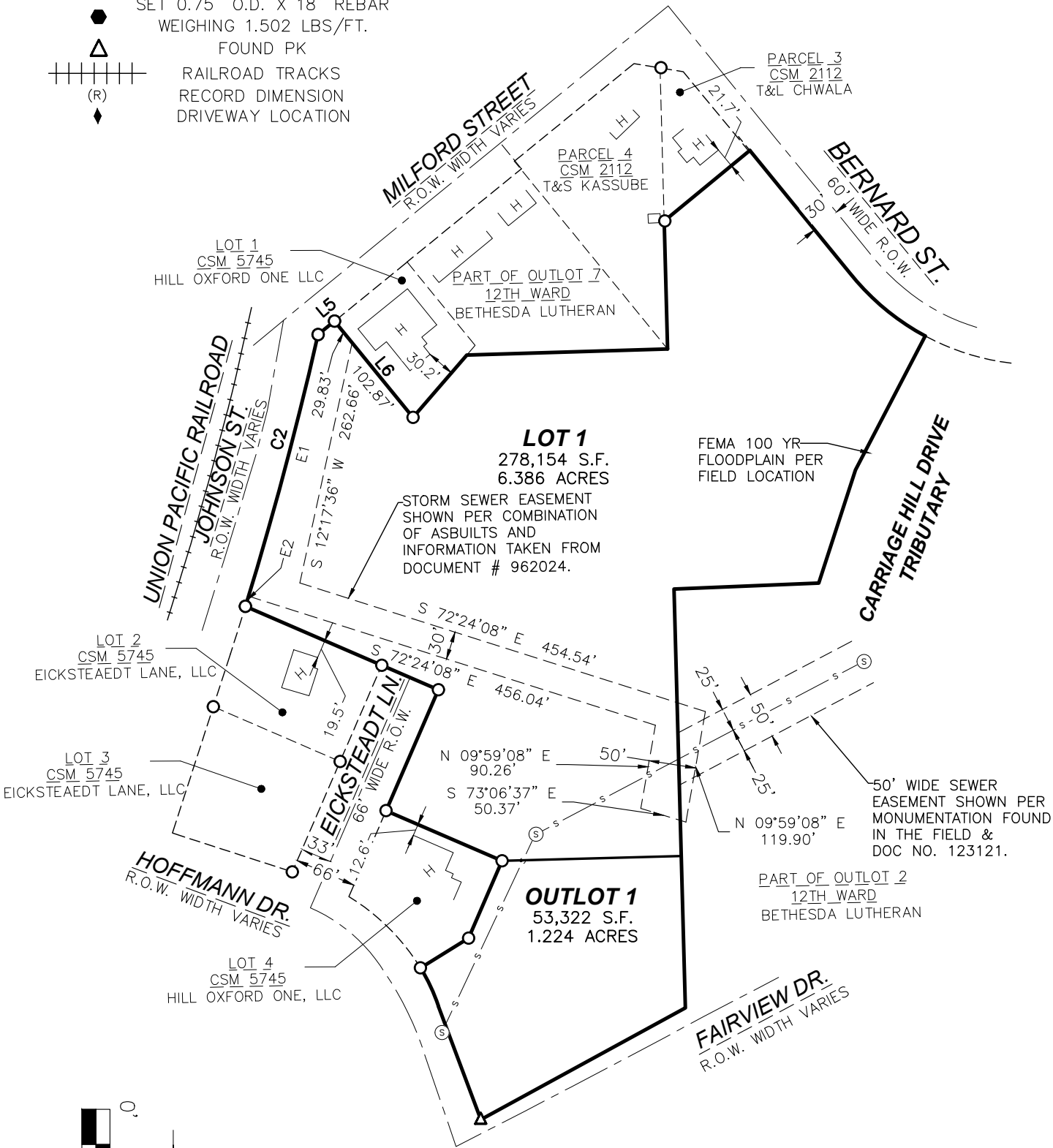
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LEGEND

- CONCRETE MONUMENT
- FOUND 1" IRON PIPE OR NOTED SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- FOUND PK
- RAILROAD TRACKS
- RECORD DIMENSION
- DRIVEWAY LOCATION



EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
E1	3893.82'	4°15'20"	289.21'	289.14'	N 14°51'55" E
E2	3893.82'	0°10'02"	11.37'	11.37'	N 17°04'36" E

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____
PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE
THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF
SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°18'44" E	60.49'
L2	N 23°23'35" E	90.00'
L3	N 66°36'25" W	135.00'
L4	N 23°23'35" E	140.74'
L5	N 50°49'08" E	22.79'
L6	S 39°10'52" E	132.70'
L7	N 40°46'48" E	87.92'
L8	N 88°16'08" E	214.65'
L9	N 01°29'26" W	136.76'
L10	N 50°28'35" E	118.55'
L11	S 39°12'29" E	168.85'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
(L1)	N 60°15'28" E	
(L2)	N 25°20'19" E	
(L3)	N 64°39'40" W	
(L4)	N 25°20'19" E	
(L5)	N 52°45'52" E	
(L6)	S 37°14'08" W	
(L7)	N 42°43'32" E	
(L9)	(N 00°52'00" W)	136.73'
(L10)	S 52°50'00" W	117.33'

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	195.80'	13°14'19"	45.24'	45.14'	N 25°03'33" W	N 18°26'23" W	N 31°40'42" W
C2	3893.82'	4°25'23"	300.58'	300.51'	N 14°56'56" E	N 17°09'37" E	N 12°44'15" E
C3	260.00'	23°19'23"	105.84'	105.11'	S 50°06'14" E	S 38°26'32" E	S 61°45'55" E

RECORD CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
(C2)					(N 16°53'40" E)	(N 19°06'21"E)	(N 14°40'59" E)

NOTES:

- FLOODPLAIN IS SHOWN PER TOPOGRAPHIC SURVEY COMPLETED BY LANDTECH SURVEYING 9/23/2022.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O’ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWN 8 NORTH, RANGE 15 EAST; THENCE N 01°33’08” W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, 942.39 FEET TO THE POINT OF BEGINNING; THENCE S 61°21’10” W, ALONG THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE, 237.79 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HOFFMANN DRIVE; THENCE N 20°32’04” W, ALONG THE NORTHERLY RIGHT-OF-WAY OF HOFFMANN DRIVE, 129.42 FEET; THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 45.24 FEET, A RADIUS OF 195.80 FEET, A DELTA ANGLE OF 13°14’19”, AND A CHORD BEARING N 25°03’33” W, 45.14 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4 OF CSM 5745; THENCE N 58°18’44” E, ALONG THE EAST LINE OF LOT 4 OF CSM 5745, 60.49 FEET; THENCE N 23°23’35” E, ALONG THE EAST LINE OF LOT 4 OF CSM 5745, 90.00 FEET TO THE NORTHEAST CORNER OF LOT 4 OF CSM 5745; THENCE N 66°36’25” W, ALONG THE NORTH LINE OF LOT 4 OF CSM 5745, 135.00 FEET TO THE EAST RIGHT-OF-WAY OF EICKSTEADT LANE; THENCE N 23°23’35” E, ALONG THE EAST RIGHT-OF-WAY OF EICKSTEADT LANE 140.74 FEET TO THE NORTH RIGHT-OF-WAY OF EICKSTEADT LANE; THENCE N 66°36’25” W, ALONG THE NORTH RIGHT-OF-WAY OF EICKSTEADT LANE AND NORTH LINE OF LOT 2 OF CSM 5745, 224.60 FEET TO THE EAST RIGHT-OF-WAY OF JOHNSON STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF JOHNSON STREET ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 300.58 FEET, A RADIUS OF 3893.82 FEET, A DELTA ANGLE OF 04°25’23”, AND A CHORD BEARING N 14°56’56” E, 300.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MILFORD STREET; THENCE N 50°49’08” E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF MILFORD STREET, 22.79 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 5745; THENCE S 39°10’52” E, ALONG THE WEST LINE OF LOT 1 OF CSM 5745, 132.70 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF CSM 5745; THENCE N 40°46’48” E, ALONG THE EASTERLY LINE OF LOT 1 OF CSM 5745, 87.92 FEET TO THE NORTH LINE OF OUTLOT 25 OF MAP OF OUTLOTS AND SUBDIVISION OF LOTS 3RD AND 4TH WARD; THENCE N 88°16’08” E, ALONG SAID LINE, 214.65 FEET TO THE MOST SOUTHERLY POINT OF PARCEL 4 OF CSM 2112; THENCE N 01°29’26” W, ALONG THE EAST LINE OF PARCEL 4 OF CSM 2112, 136.76 FEET TO THE MOST SOUTHERLY POINT OF PARCEL 3 OF CSM 2112; THENCE N 50°28’35” E, ALONG THE SOUTH LINE OF PARCEL 3 OF CSM 2112, 118.55 FEET TO THE SOUTH RIGHT-OF-WAY OF BERNARD STREET; THENCE S 39°12’29” E, ALONG THE SOUTH RIGHT-OF-WAY OF BERNARD STREET, 168.85 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF BERNARD STREET, ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 105.84 FEET, A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 23°19’23”, AND A CHORD BEARING S 50°06’14” E, 105.11 FEET; THENCE S 27°30’35” W, 161.42 FEET; THENCE S 17°57’35” W, 127.00 FEET; THENCE S 87°38’34” W, 154.82 FEET TO THE EAST LINE OF OUTLOT 25 OF MAP OF OUTLOTS AND SUBDIVISION OF LOTS 3RD AND 4TH WARD; THENCE S 01°33’08” E, ALONG THE EAST LINE OF OUTLOT 25, 447.70 FEET TO THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE; THENCE S 61°21’10” W, ALONG THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE, 11.19 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 331,476 SQUARE FEET OR 7.61 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE WATERTOWN COLLECTIVE LLC OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF CITY OF WATERTOWN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O’ROURKE, S-2771

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____
PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE
THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF
SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

WATERTOWN COLLECTIVE LLC, A WISCONSIN LIMITED LIABILITY COMPANY (LLC), DULY ORGANIZED AND EXISTING
UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT
SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS
REPRESENTED ON THIS PLAT.

WATERTOWN COLLECTIVE LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12
TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WATERTOWN

IN WITNESS WHEREOF, THE SAID WATERTOWN COLLECTIVE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY:
_____, ITS AUTHORIZED MEMBER, AT _____ WISCONSIN,
THIS _____, DAY OF _____, 20_____.

IN THE PRESENCE OF:
TITLE: _____
PRINT NAME: _____
SIGNED: _____

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF _____)
_____(COUNTY)SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____ AS
AUTHORIZED MEMBER OF WATERTOWN COLLECTIVE LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH AUTHORIZED MEMBER, AND ACKNOWLEDGED THAT HE
EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID LLC, BY ITS AUTHORITY.

NOTARY SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES _____

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____
PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE
THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF
SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CITY OF WATERTOWN PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN, THIS
_____ DAY OF _____, 20____.

PRINT OFFICIAL TITLE: _____ PRINT OFFICIAL TITLE: _____

SIGNATURE: _____ SIGNATURE: _____

PRINT NAME: _____ PRINT NAME: _____

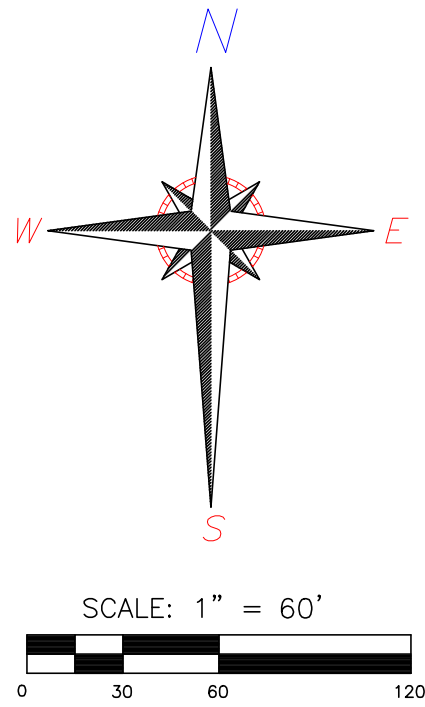
CITY OF WATERTOWN COMMON COUNCIL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF WATERTOWN COMMON COUNCIL,
THIS _____ DAY OF _____, 20____.

PRINT OFFICIAL TITLE: _____ PRINT OFFICIAL TITLE: _____

SIGNATURE: _____ SIGNATURE: _____

PRINT NAME: _____ PRINT NAME: _____



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

Symbol Legend

- Symbol Denotes
- AC UNIT
- CATCH BASIN
- DECIDUOUS TREE
- ELECTRIC METER
- GAS METER
- GATE VALVE
- HYDRANT
- LIGHT
- MISC PEDESTAL
- POWER POLE
- POWER POLE GUY WIRE
- SANITARY MH
- STORM MH
- TELEPHONE PEDESTAL

SEH Project WATRN 172202
Drawn By DW
Designed By
Checked By KAK

Rev.#

Revision Issue
Description

Date

Rev.#

Revision Issue
Description

Date



Reflection Stone

MASONRY UNITS



WHEAT (Custom Color) and VISION, Heritage Collection™ Designer Concrete Brick – 60% SAND CASTLE and 40% TUSCANY VILLA (Custom Blend, Utility Size)

COUNTY MATERIALS CORPORATION

Watertown Fire Department New Facility and Site Improvements

SEH is assisting with a new fire station training tower and vehicle cold storage building to be constructed on 6.386 acres in the City of Watertown along Bernard Street to the East and near the intersection of Milford Street and Johnson Street.

The site is currently zoned Central Business (CB) but will be rezoned to Central Business District (CBD) zoning.

The lot area is roughly 6.39 acres (278,174 s.f.)

Floor Area: 31,761 s.f.

Floor area ratio: 0.1141767

Impervious surface area (pavement) 78,949 s.f.

Impervious surface ratio: 0.2838115

Building height: Fire station: 30' Remote training tower 40'

The fire station footprint is 31,761 on the first floor. The total building area will be 37,268 s.f. on 2 floors. There is a remote training tower that will be roughly 5 stories with a footprint of 1,017 s.f. and 40' in height. The cold storage building will be remote from the fire station as well and will occupy nearly 3,500 s.f.

Parking will be contained on site and will accommodate 60 parking stalls. 20 stalls will be used for fire personnel parking of personal vehicles. The remaining 40 stalls will be available to the public who will have access to a public community room resource. The parking lot will be landscaped per City of Watertown zoning requirements.

Pavement at the apparatus bay doors will be concrete and the ramp extension (entry drive) from Bernard Street as well as the parking lot will be heavy duty asphalt.

Stormwater runoff from impervious surfaces will be treated on site for total suspended solids and peak flow reduction. The stormwater infrastructure will be a surface feature located on East end of the site between the fire station and Bernard Street.

The building will be a 2-story facility built of masonry with a combination of red brick and earth tone decorative concrete masonry units. Windows will be thermally broken aluminum frames with low-E glass and each of the office and second floor windows will be outfitted with a solar shade device to reduce the direct solar gain in summer months. The roof will be a fully adhered EPDM rubber membrane roof. The Apparatus Bay will be naturally illuminated with an overhead skylight and the 4-fold and sectional overhead doors will contain glazing to maximize natural daylight.

Sustainable features under consideration include Geothermal heating and cooling, a solar photovoltaic array for on-site electric generation, LED lighting, locally sourced building materials and high recycled content materials.



702 SW 8th Street
Bentonville, AR 72716
Pete.Rosen@walmart.com

August 15, 2022

To Whom It May Concern,

American Promotional Events, Inc. dba TNT Fireworks is an approved National Supplier to conduct fireworks promotions on our Walmart parking lots where this type of promotion is legal. All stores have been researched and approved by the Walmart Realty Department. The approximate time frame for the promotions are:

- December 26th, 2022 through and including January 10th, 2023.
- June 12th, 2023 through and including July 12th, 2023 with the exception of Utah which has an additional selling period through the end of July for Pioneer Days.

American Promotional Events, Inc. dba TNT Fireworks is authorized to sign for and obtain all necessary permits and/or licenses for the promotion and must display such permits and/or licenses at each stand/tent. Walmart grants permission for all patrons of the sale to utilize the restroom facilities at each participating store.

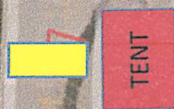
An American Promotional Events, Inc. dba TNT Fireworks representative will call you to introduce the company and discuss your participation in the event. Participation is encouraged and does add additional income to your other income account. Store Management must approve the store's participation and placement on the parking lot.

Thank you in advance for your cooperation in this matter and if you have any questions, please contact TNT Fireworks at 256-767-7142.

Best Regards,

Pete Rosen
Manager II
Walmart Retail Services

FWI 0028



Store Manager spoke with:

Name: _____

Site Map reviewed: Yes / No (Circle)

Notes: _____

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TENT

CONTAINER

Section 3, Item C.



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-327-0235
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov



AMERICAN PROMOTIONAL EVENTS INC
PO BOX 1318
FLORENCE AL 35631-1318

Letter ID L0626782032

Wisconsin Business Tax Registration Certificate

Expiration date: March 31, 2024

Legal/real name: AMERICAN PROMOTIONAL EVENTS INC

- This certificate confirms that you are registered with the Wisconsin Department of Revenue for the tax types shown below.
- This registration certificate is not a seller's permit, and should not be used as proof that you hold a seller's permit.
- You may not transfer this certificate to any other individual or business.

Tax Type	Account Type	Number
Sales & Use Tax	Sales & Use Tax	456-0000426277-02



CERTIFICATE OF LIABILITY INSURANCE

11/1/2023

Section 3, Item C.

11/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
INSURED 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Everest Indemnity Insurance Company		10851
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** 13495768 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	N	SI8GL00242221	11/1/2022	11/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
ADDITIONAL INSURED: FWI0028; PROPERTY LOCATED AT WALMART 1901 MARKET WAY WATERTOWN, WI 53094;
WALMART STORES, INC. 702 SW 8TH STREET BENTONVILLE, AR 72716; GABRIEL MCPIKE AND GROUP;
Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER**CANCELLATION**

13495768 CITY OF WATERTOWN 106 JONES STREET WATERTOWN WI 53094	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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