COMMON COUNCIL MEETING AGENDA

TUESDAY, SEPTEMBER 03, 2024 AT 7:00 PM

MUNICIPAL BUILDING COUNCIL CHAMBERS – 106 JONES STREET, WATERTOWN, WI 53094

Virtual Meeting Info: https://us06web.zoom.us/join Meeting ID: 282 485 6600 Passcode: 53098 One tap mobile +16469313860

All public participants' phones will be muted during the meeting except during the public comment period. This meeting will be streamed live on YouTube at: https://www.youtube.com/c/WatertownTV

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MINUTES OF COUNCIL MEETING HELD

A. Meeting minutes from August 20, 2024

5. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Members of the public who wish to address the Council must register their request in writing before the meeting begins. Each individual who requests to address the Council will be permitted up to three minutes for their comments.

6. REPORTS

A. Finance Committee minutes from August 12, 2024

B. Town Square Programming Commission Minutes from August 21, 2024

C. RDA Minutes from August 21, 2024

7. COMMUNICATION & RECOMMENDATIONS

A. Future Land Use and Zoning

8. NEW BUSINESS

A. Convene into closed session per Wis. Stat. Sec. 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Hering, et al v. Rural Mutual Insurance Company, et al re: settlement update)

B. Reconvene into open session

9. MISCELLANEOUS BUSINESS

A. Payroll Summary - August 7, 2024 to August 20, 2024

10. ORDINANCES

A. Ord. 24-20 - Ordinance for Attachment of Real Estate by Boundary Adjustment from the Town of Emmet to the City of Watertown (Sponsor: Mayor McFarland From: Plan Commission, First Reading)

B. Ord. 24-20 - Ordinance for Attachment of Real Estate by Boundary Adjustment from the Town of Emmet to the City of Watertown (Sponsor: Mayor McFarland From: Plan Commission, Second Reading)

C. Ord. 24-21 - Ordinance to Amend Chapter 52, Article 1, Districts and Wards, of the City of Watertown General Ordinances (Sponsor: Mayor McFarland, First Reading)

D. Ord. 24-21 - Ordinance to Amend Chapter 52, Article 1, Districts and Wards, of the City of Watertown General Ordinances (Sponsor: Mayor McFarland, Second Reading)

E. Ord. 24-22 - Ordinance to Amend Chapter 550 Official Zoning Map of the City of Watertown (Sponsor: Mayor McFarland, From: Plan Commission, First Reading)

F. Ord. 24-23 - Ordinance for Attachment of Real Estate by Boundary Adjustment from the Town of Watertown to the City of Watertown - N9009 County Road A (Sponsor: Mayor McFarland, From: Plan Commission)

11. RESOLUTIONS

A. Exh. 9645 - Resolution for the Addition of Ward 23 Within the City of Watertown (Sponsor: Mayor McFarland)

B. Exh. 9646 - Resolution to Discontinue Public Way on Jones Street, Near and About its Intersetion with North First Street (Sponsor: Mayor McFarland From: Plan Commission)

C. Exh. 9647 - Resolution for Rock River Ridge Final Plat Resolution (Sponsor: Mayor McFarland From: Plan Commission)

D. Exh. 9648 - Resolution to add Taxi Van to lease (Sponsor: Ald. Schmid, From: Transit Commission)

E. Exh. 9649 - Resolution to enter into a State/Municipal Financial Agreement for reconstruction of Labaree Street between Boughton and Anne Streets in 2028 (Sponsor: Mayor McFarland from: Finance Committee)

F. Exh. 9650 - Resolution to approve GRAEF USA, LLC General Municipal Engineering Services Agreement for Engineering Division (Sponsor: Mayor McFarland From: Finance Committee)

G. Exh.9651 Resolution for New Cingular Wireless PSC, LLC. (AT&T) Site WT/WI1058 License Agreement on O'Connell Water Tower (Sponsor: Alderperson Board From: Public Works Commission)

H. Exh. 9652 - Resolution to adopt a Right-of-Way Dedication for 1911 Gateway Drive (PIN(s) 291-0815-1624-000, 291-0815-1624-002, 291-0815-1624-003, 291-0815-1624-004, 291-0815-1624-005, & 291-0815-1624-006) (Sponsor: Mayor McFarland From: Plan Commission)

I. Exh.9653 - Resolution to amend payroll of dispatch and dispatch supervisor to 2024 payroll resolution (Sponsor: Mayor McFarland From: Finance Committee)

12. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Each individual who requests to address the Council will be permitted up to three minutes for their comments and must fill out the sign in sheet provided.

13. ADJOURNMENT

Persons requiring other reasonable accommodations of the above meeting may contact the office of the City Clerk by email mdunneisen@watertownwi.gov, or by phone 920-262-4006.

"Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker."

Common Council Minutes
Tuesday August 20, 2024

Mayor McFarland called the regular meeting of the City of Watertown Common Council to order at 7:00 p.m. on Tuesday, August 20, 2024. This meeting was open for attendance in the council chambers as well as virtually.

ROLL CALL

Roll call indicated the following Alderpersons present: Ald. Davis, Lampe, Board, Bartz, Blanke, Smith, Schmid, Wetzel and Moldenhauer. City staff present were Police Chief David Brower, Finance Director Mark Stevens, Public Works Director Andrew Beyer, Zoning Administrator Brian Zirbes (virtually), Strategic Coordinator Mason Becker, Park and Rec Director Kristine Butteris (virtually), and City Clerk Megan Dunneisen.

PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance to the American Flag.

MINUTES OF PRECEDING MEETING

Mayor McFarland inquired if there were additions or corrections to minutes of the Common Council meeting held Tuesday, August 6, 2024. Minutes were accepted with correction noted by Ald. Bartz.

COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT

Kathy Riedl and Barrett Selck of 900 S. 8th St. spoke in appreciation to the purposed Inclusive Park. Eric Schmid of 605 LaFayette St. addressed comments being made regarding endorsements. Robert Feldman of 1300 Newcastle Ct., Joe Kallas of 1217 Douglas Ave., Laurie Hoffman of 1009 N. Second St., Mike Hoppenrath of 1302 Newcastle Ct., spoke opposing the rezone and compressive plan amendment for Allwardt St. Elizabeth Fritz of 112 N. Maple St. spoke in favor of the rezone and plan amendment. Kory Krieser made comment representing the developer for the Allwardt St project.

PUBLIC HEARING

Mayor McFarland opened the public hearing to Vacate and discontinue a portion of Jones Street open at 7:16pm, there being no comment, Mayor McFarland closed the public hearing at 7:16pm.

REPORTS

(Complete minutes are open for public inspection in the Finance Department.)

The following reports were received and filed: Finance Committee minutes from July 22, 2024, and Public Safety minutes from August 7, 2024.

COMMUNICATIONS & RECOMMENDATIONS

Mayor McFarland gave an update on the Inclusive Recreational Area at Riverside Park future project at Riverside Park – information will be made available on the city website.

Information on the upcoming Battle of the Badges Softball Game happening on August 25, 2024, was given and the FD Monthly Report for July was presented.

NEW BUSINESS

Ald. Board made a motion to approve the appointment of Carol Quest – serving her twenty-third one-year term expiring August 2025, Laci Cummings – serving her fourth one-year term expiring August 2025 and Tanya Reynen – serving her first one-year term expiring August 2025 replacing Tony Rauterberg to the Watertown Family Connections, seconded by Ald. Smith and carried by unanimous voice vote.

ACCOUNTS PAYABLE

(Complete listing of accounts payable is open for public inspection the Finance Department.)

Accounts Payable - July 2024 were presented.

MISCELLANEOUS BUSINESS

Payroll Summary - July 24, 2024 to August 6, 2024 and Cash and Investments - July 31, 2024 were presented.

ORDINANCES

Ord. 24-17 - Adopt Amendments to the 2019 City of Watertown Comprehensive Plan for 1310 Allwardt Street (Sponsor: Mayor McFarland From: Plan Commission, 2nd Reading). Ald. Lampe moved for adoption of ordinance 24-17 on its 2nd reading, seconded by Ald. Bartz. Ald. Schmid made a motion to table the ordinance to a later date, seconded by Ald. Moldenhauer and failed on by roll call vote: Yes-4; No-5(Davis, Lampe, Board, Bartz, Smith); Abstain-0. Motion failed by roll call vote: Yes-3; No-6 (Davis, Blanke, Smith, Schmid, Wetzel, Moldenhauer); Abstain-0.

Ord. 24-18 - Amend Chapter 550 Official Zoning Map of the City of Watertown to rezone 1310 Allwardt Street from SR-4, Single-Family Residential to MR-10, Multi-Family Residential (Sponsor: Mayor McFarland From: Plan Commission, 2nd Reading). Ald. Lampe moved for adoption of ordinance 24-18 on its 2nd reading, seconded by Ald. Bartz and failed by roll call vote: Yes-3; No-6 (Davis, Blanke, Smith, Schmid, Wetzel, Moldenhauer); Abstain-0.

Ord. 24-19 Adopt the Planned Unit Development (PUD) - General Development Plan (GDP) under Section 550-152 for Areas C(b), H, I, and K of Bielinski Hunter Oaks Development (Sponsor: Mayor McFarland From: Plan Commission, 2nd Reading). Ald. Smith moved for adoption of ordinance 24-19 on its 2nd reading, seconded by Ald. Wetzel and carried by roll call vote: Yes-9; No-0; Abstain-0.

RESOLUTIONS

Resolutions below are listed in order of the agenda but may not be the order by which they were taken up at the Council meeting.

Exh. 9638 - Resolution to approve Fire Station Utility Easement: (Sponsor: Mayor McFarland). Ald. Schmid moved to adopt resolution 9638, seconded by Ald. Bartz and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9639 - Resolution to update the 2024 Payroll Resolution to adjust pay grade for Wastewater Division Laboratory Manager Grade J to Grade M (Sponsor: Mayor McFarland From: Finance Committee). Ald. Bartz moved to adopt resolution 9639, seconded by Ald. Board and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9640 - Resolution to update 2024 Payroll Resolution to add position of Civil Staff Engineer (Sponsor: Mayor McFarland From: Finance Committee). Ald. Board moved to adopt resolution 9640, seconded by Ald. Lampe and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9641 - Resolution to approve Wisconsin Department of Transportation (WisDOT) Urban Area Boundary Map (Sponsor: Mayor McFarland From: Plan Commission). Ald. Wetzel moved to adopt resolution 9641, seconded by Ald. Blanke and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9642 - Resolution to award Bicycle and Pedestrian Network Master Plan Project to HKGI for $99,700 and enter into three-party agreement (Sponsor: Steve Board From: Public Works Commission). Ald. Board moved to adopt resolution 9642, seconded by Ald. Bartz and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh 9643 - Resolution to apply and accept the Urban Forestry Catastrophic Storm Grant Resolution. (Sponsor: Mayor McFarland From: Finance Committee). Ald. Lampe moved to adopt resolution 9643, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

Exh. 9644 - Resolution for Urban Forestry Grant (Sponsor: Mayor McFarland From: F Committee). Ald. Moldenhauer moved to adopt resolution 9644, seconded by Ald. Davis and carried by unanimous voice vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

No comments were received.

ADJOURNMENT

There being no further business to come before the Council at this time, Ald. Schmid moved to adjourn, seconded by Ald. Moldenhauer, and carried by unanimous voice vote at 8:27p.m.

Respectfully Submitted,

Megan Dunneisen, City Clerk

DISCLAIMER: These minutes are uncorrected; any corrections will be noted in the proceedings at which these minutes are approved. Complete minutes are open for public inspection in the Clerk's Office. Video recording available at Watertown TV's YouTube page: https://www.youtube.com/c/WatertownTV

THE CITY OF WATERTOWN

FINANCE COMMITTEE MEETING MINUTES

MONDAY, AUGUST 12, 2024, AT 5:30 PM

MUNICIPAL BUILDING COUNCIL CHAMBERS – 106 JONES STREET, WATERTOWN, WI 53094

Finance Committee members present: Mayor McFarland, Alderpersons Bartz, Davis, Lampe, and Moldenhauer

Others present: Finance Director Stevens, Attorney Chesebro, Public Works Director Beyer, Lisa Schwartz, Maureen McBroom, Media & Communications Director Famularo (video), Fire Chief Reynen (video), Street Operations Manager Winkelman (video), fire and police union members

1. Call to order. Mayor McFarland called the meeting to order at 5:31 p.m.
2. Ald. Davis, seconded by Ald. Bartz, approved the **minutes from the July 22 Finance Committee meeting**. Unanimously approved.
3. Ms. Famularo requested to have the **pay grade of the Media Productions Manager** reviewed by our HR consultant. A motion was made by Ald. Lampe, supported, by Ald. Bartz, to approve. Unanimously approved.
4. Mr. Beyer requested approval to submit **payroll resolution adjustments** to a) increase Wastewater lab manager from Grade J to M, and b) to add civil staff engineer position as Grade M. Ald. Davis moved, seconded by Ald. Lampe, to approve. Unanimously approved.
5. Mr. Stevens provided a memo summarizing the pay modifications in the fire and police departments due to **compression issues** as of the July 1 union pay increases.
6. Mr. Stevens presented an update on the **health plan search** results. Our agent is still anticipating additional responses later in the week. At this point, a Dean HMO plan offer has been received that has a similar plan design to the WI ETF plan.
7. Parks Director Butteris requested permission to apply and accept a grant of $12,800 from the WI **DNR Urban Forestry Catastrophic Storm** fund. Motion was provided by Ald. Davis, second by Ald. Moldenhauer, and unanimously approved.
8. Parks Director Butteris requested permission to apply for the annual **Urban Forestry** grant, a 50/50 match for a total project cost of $50,000. This is for the 2025 budget year. Ald. Bartz made the motion, supported by Ald. Lampe. Unanimously approved.
9. Parks Director Butteris requested acceptance of a $365 **grant from the Wisconsin Park & Recreation Association Foundation** to attend a financial sustainability program. Ald. Lampe motioned, Ald. Davis seconded, to approve the acceptance of this grant. Unanimously approved.
10. Ms. McBroom reviewed the **grant submittal results** from recent years. Twelve grants totaling in excess of $5.4 million have been awarded the City since 2022 for streets, transportation alternatives, and storm water planning, allowing greater progress in all of these arenas.
11. Mr. Stevens provided an update on the **estimate for next year's expenditure restraint**. The Net New Construction estimates were released by Wisconsin DOR as well as another month's CPI-U. At this point, our maximum increase in 2025 expenditures is $696,756.

12. Ald. Moldenhauer moved, supported by Ald. Bartz, to convene into **closed session** per Wis Stat. Sec. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (**City-Library MOU**). Approved unanimously by roll call vote.
13. The committee reconvened into open session.
14. **Finance Committee adjournment**. Ald. Moldenhauer moved, seconded by Ald. Lampe, to adjourn the Finance Committee at 7:07 p.m., and carried by unanimous voice vote.

Respectfully submitted,

Mark Stevens, Finance Director

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

THE CITY OF WATERTOWN

TOWN SQUARE PROGRAMMING COMMISSION MINUTES

WEDNESDAY, AUGUST 21, 2024

514 S. FIRST STREET, BRANDENSTEIN ROOM

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1. **Call to order** at 12 noon. Brian Konz, Robin Kaufmann, Jody Purtell, Dan Bartz, Ericka Schneekloth, Dave Zimmerman. Not present: Bonnie Hertel
2. **Review and approval of minutes** from June 19, 2024
   change to Robin's last name Kaufmann – Kaufmann motioned, Bartz second
3. **Review and approval of financial reports**
   Requested Mark Stevens to attend next two meetings to get some further clarification on future fund charges. Bartz motioned, Schneekloth seconded
4. **Citizens to be heard**
   John Cattish 204 Main Street present. He had concern about Jersey barriers – vehicles are driving around barriers on Water and Main – Told him we will contact Streets about widening jersey barriers to alleviate the issue.
5. **Business**
   a. Discuss: topic of transitioning from less city sponsored events to more private rentals - Majority in agreement to try to transition some weekends to private/public events and less city sponsored events
   b. Discuss and recommend number of concerts for 2025 Season - First year was 8 concerts, This year we have scheduled 11 concerts, Thinking on 9 total concerts next year – or 7 is a good number if September concerts are not well attended this year.
   c. Discuss: other types of entertainment we would like to provide 2025: Concerts, art classes, tree lighting, jingle bell on the rock, Thursday night markets, Food Truck Sundays with open mic, Boo Bash
      And add more for winter – Jan, Feb, Mar
   d. Discuss and review: advertising options for 2025: Schneekloth recommended not advertising in the paper. Stick with Instagram, snapchat, tiktok in addition to facebook. Kaufmann reminded for facebook posts not to repeat information, switch it up every post, cross promotion with bands. Konz also recommended not spending money the paper, leveraging the bands media
   e. Review: Public Safety suggestions for Water Street Parking Concerns: Bartz said no parking on that
      street would be his recommendation.
   f. Discuss: Commission input for RINKA – reminder of meeting on August 28th 5:30 Library – Rock
      River Corridor meeting
   g. Discuss: Request for Installing Visual Communication Board TABLED
6. **Event Coordinator's report**

Schneekloth likes the new weekly calendars that are being shared on social. Konz likes as well. Boo Bash Update– Main St. is not going to do Pumpkin Palooza, no business trick or treating, BFTS is going to do the trick or treating and make a big event around it. Ixonia Bank will be donating $1000 for assisting with the cost along with Dave Yelk donating $250 to cover cost of Watertown Players.

Grants/Scholarships – received the last of the Future Fund money $50,000 from WRMC
Needs added for Zimmerman – new benches, more picnic tables, shelter cover for bands.

7. Adjournment Zimmerman motioned, Purtell second

Play Communication Board
Talking to friends is so much fun, pictures help us talk with everyone!
bandaid
fun
ice pack
time
chase
run
climb
push
swing
slide
yes
no
not on board
fast
hot
slow
up
down
in
out
on
off
1 2 3 4 5
6 7 8 9 10
I
it
who
what
when
again
now
that
this
bathroom
A B C D E
F G H I J
K L M N O
P Q R S T
U V W X
Y Z
me
my
not/don't
come
do
ready
how
all done
different
bad
you/your
drink
eat
get
give
go
where
big
silly
good
listen/hear
help
like
look/see
hurt
rest
away
little
happy
more
tell
stop
play
turn
want
wait
here
there
sad
quiet
GIFTS KIDS

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COORDINATOR'S REPORT

as of August 16, 2024

2024-25 CURRENT CALENDAR OF EVENTS

THE SUMMARY BELOW IS THE TENTATIVE STATUS OF SCHEDULING

Aug 16: Share the Love Series (Fri 5-8)
Aug 17: Ask Your Mother (Sat 7-9)
UPDATE! Aug 18: Art at the Square-kids craft (Sun 1-3) – moved to Sept
Aug 19: Food Truck Mondays (Mon 4-7)
UPDATE! Aug 22: Thursday Night Markets (Thur 4-7) Added Pop In & Paint booth; Versiti Blood Drive
Aug 23: Share the Love Movie (Fri 6-9)
Aug 24: Bootjack Road Band (Sat 7-9)
Aug 25: Koine Concert (Sun 3-7)
UPDATE! Aug 25: Family Fun Day (Sun 11-1) Changed to Battle of the Badges at Riverside Park
Aug 26: Pop-Up Lunch Express (Mon 11-2)
Aug 26: Food Truck Mondays (Mon 4-7)
NEW! Aug 27: YMCA Body Balance (Tues 9-10)
Aug 31: Fiesta @ the Square (Sat 10-7)
Sept 7: Last Bees (Sat 7-9)
Sept 9: Food Truck Mondays (Mon 4-7)
Sept 14: Back Bay Band (Sat 7-9)
Sept 16: Food Truck Mondays (Mon 4-7)
NEW! Sept 18: Urban Poling (Wed 10:30am)
Sept 22: Art at the Square (Sun 1-3)
Sept 23: Pop-Up Lunch Express (Mon 11-2)
Sept 23: Food Truck Mondays (Mon 4-7)
UPDATE! Sept 26: Thursday Night Markets (Thur 4-7) added Wilders Plant Class 5:30
NEW! Sept 29: Calvary Full Orchestra
Sept 30: Food Truck Mondays (Mon 4-7)
Oct 7: Food Truck Mondays (Mon 4-7)
Oct 14: Food Truck Mondays (Mon 4-7)
NEW! Oct 19: Hope Church Event
Oct 21: Food Truck Mondays (Mon 4-7)
UPDATE! Oct 26: Boo Bash (Sat 11-3)
Nov 16: Tree Lighting (Fri 5:30-7)
Dec 7: Jingle Bell on the Rock (TBD)
NEW! Sept 6: Boogie & and Yo Yoz (Sat 6-9)

Weekly Calendars you Requested

NEW Grants & Sponsorships Update

Ixonia Bank donated $1000 – Boo Bash Main Sponsor
Received the last $50,000 payment from WRMC

Needs

Moveable Picinic tables and benches
Umbrellas for chairs by river
10x10 Custom tent
Custom Sign with Splash Pad Hours and Rules

Maintenance Updates at the Square

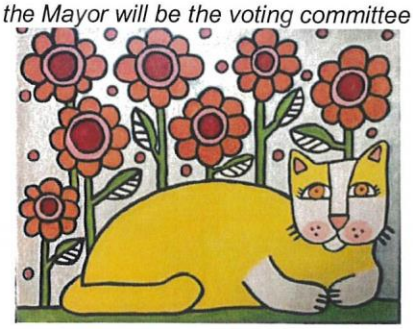
- Water test update: Inquired again on water levels 8/13/24 See current bill in packet
- Restrooms: The PD has been locking up after each concert they are present for. The Library has been auto locking at a time sent by us for non-city sponsored events. This seems to be working. Still working on MOU finalization.
- Community Table update from Kristine

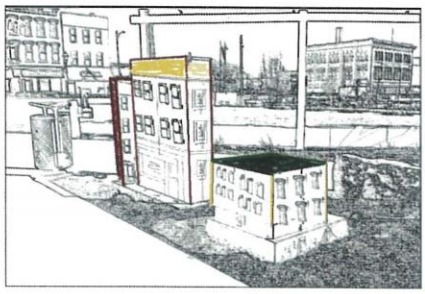
Artwork Submissions

This had to take a back seat due to events. Does anyone want to help with leading this project?

From Steven: My first concern is whether the boxes are the City's or if they belong to a utility that has an easement. If the boxes are the City's and your committee overseeing the square wants to move forward. I would suggest having them draft a proposal or example before permitting them to actually paint the boxes. The City or at least a committee should be approving the design instead of letting a third party paint whatever they want to. They should also let you know what materials they intend to utilize on the boxes, or you should dictate what types of materials they can use to ensure that they do not cause any damage to the box and that the work will last without becoming a blight.

Our committee, along with the Mayor will be the voting committee on design.





Past Events Update

Thursday Night Markets (4-7): Aug 22, Sept 26

- Looking for 2 more nightly $300 sponsors.
- Would still like some unique artisans.
- Adding new vendors and activities to each date. Adding a terrarium class was very successful.

	Market vendors	Food Trucks (conc fees not included here)	Entertainment Fees	booth fees	Sponsor	Attendance	Profit
June	30 present (4 exempt from payments) 1ct No shows-not pd	3	$105	$650	$300 + $225	250	$1,045
July	31 (7 exempt from payments) 4ct No shows (2 pd; 2 did not)	3 showed (1 had brea	$300	$650	$225	400	$575
August							
September							

Concerts

NEW Dueling Pianos June 29, 2024

Costs	
NEW Dueling Pianos	$4,200
Green Room Refreshments/Water	$45
Total	$4,245

Revenue	
Sam	$250
Total	$250

Does not include: labor, concessions in parks or everday costs such as water, theder, etc.

Attendance	450
Bar Revenue	$1,400
Bar Tips	

NET ($3,995)

Conscious Pilot June 15, 2024

Costs	
Conscious Pilot	$2,500
Green Room Refreshments	$87
Total	$2,587

Revenue	
Tavern League	$250
Beltz Grant (using remainder of $10,00	$211
Total	$461

Does not include: labor, concessions in parks or everday costs such as water, theder, etc.

Attendance	200
Bar Revenue	
Bar Tips	

requested 2x for stats

NET ($2,126)

Mallrats June 21, 2024

Costs	
Mallrats	$5,000
Green Room Refreshments	$45
FB Boost	$10
Total	$5,055

Revenue	
Rotary	$250
Total	$250

Does not include: labor, concessions in parks or everday costs such as water, theder, etc.

Attendance	0
Bar Revenue	$0
Bar Tips	$0

NET ($4,805)

Panchromatic Steel July 13, 2024

Concert Ended at 8pm due to weather

Costs	
PanChromatic Steel	$2,000
Green Room Refreshments/Water	$25
Total	$2,025

Revenue	
Rotary	$250
Total	$250

Does not include: labor, concessions in parks or everday costs such as water, theder, etc.

Attendance	300
Bar Revenue	$300
Bar Tips	

only because they did not have to do insurance People were not buying alcohol at this event

NET ($1,775)

33 RPM July 19, 2024

Costs	
33 RPM	$4,000
Green Room Refreshments/Wa	$47
Total	$4,047

Revenue	
Rotary	$250
Total	$250

Does not include: labor, concessions in parks or everday costs such as water, theder, etc.

Attendance	500

Bar Revenue (profit)	$594
Bar Tips	

NET **($3,797)**

Rotary net income for this event is $1,712.58
Expenses – Total = $1074.87
Park & Rec Fee - $250
Trailer - $225
Coolers $6.33
Cost of beer sold - $593.54

Food Trucks Stats 2024 Thru July

Date	Vendor	Event	Location	Served		Response
15-May	Quacky Jacks		SC	100		Happy
15-May	Fuelify		SC			not happy due to Quacky Jacks selling same drinks
18-May	Big Daddy Dawgs	Birthday Bash	BFTS			not happy
18-May	Sugar Spun	Birthday Bash	BFTS			not happy
18-May	C&J BBQ	Birthday Bash	BFTS			
18-May	Score	Birthday Bash	BFTS			
18-May	Pizza Ranch	Birthday Bash	BFTS			
6-Jun	Fuelify	Schools Out	BFTS			
6-Jun	Quacky Jacks	Schools Out	BFTS	112		happy
8-Jun	Iron Pig	Boy Band	BFTS	80	$20 avg sale	Better than expected-mac & cheese was fav
8-Jun	Score	Boy Band	BFTS	sold out		
8-Jun	Big Daddy Dawgs	Boy Band	BFTS			
10-Jun	Quacky Jacks	FTM	BFTS	220	sold out	happy
10-Jun	Marias Taco Truck	FTM	BFTS			
12-Jun	Little Sister Cookie		SC	45	234 cookies	happy
14-Jun	Tracia Treat Trike		SC/BFTS	20	1-hour	happy once we moved to BFTS
15-Jun	Shiver Shack	Conscious Pilot	BFTS			
15-Jun	C&J BBQ	Conscious Pilot	BFTS			
15-Jun	Marias Taco Truck	Conscious Pilot	BFTS			
15-Jun	Score	Conscious Pilot	BFTS			
18-Jun	Quacky Jacks	FTM	BFTS	90	sold out	Happy
18-Jun	Jandy's Base Camp	FTM	BFTS			

24-Jun	18 Acres	Pop Up Lunch Express 11-2	BFTS		$500 sales	
24-Jun	Harvest Moon Coffee	Pop Up Lunch Express 11-2	BFTS	5		did not do well--would prefer morning nex it out.
24-Jun	Buddha Belly Pizza	FTM	BFTS	50		Iron Pig broke down - Buddha only one
27-Jun	Buddha Belly Pizza	TNM	BFTS	55		We sold roughly 55 meals. That's about what we like to shoot for as a minimum for events we pay a fee to. So on the lower end but not bad. As the event gains popularity that'll only go up. My only suggestion is logistical. Possibly blocking off the road with more mobile means. Those concrete barriers don't allow any organizational passage. If you guys were even in charge of that
27-Jun	Tracia Treat Trike	TNM	BFTS	84	$337	did very well
27-Jun	Quacky Jacks	TNM	BFTS	sold out		
29-Jun	Crepes	NEW Dueling Pianos	BFTS	50		It sure was a perfect night for the concert and Dueling Piano's was awesome. * We served approximately 50 customers and sold 51 crepes, 10 bags of chips, two ice cream cups, and about five drinks (soda/water). * We definitely feel we did well at the event. It was our first time and we sold out. We now have a better idea for planning because we closed about half an hour early and could easily have sold 10-20 more crepes. * I think it is great how organized and involved you and Stephanie are. We had no questions and received a great amount of help. I also appreciated the police officers being there as part of the event and their willingness to help. Other than the above, we were so busy inside that we didn't have a chance to experience much of the rest of what was going on. I think the concerts are definitely a great draw for the community.
29-Jun	Big Daddy Dawgs	NEW Dueling Pianos	BFTS	150		I served about 150 customers and did very well. The last couple events I had quite a few customers ask if I had any drinks and they were frustrated that I had to point them to The Score for a soda. I get that we don't want to step on other vendors toes, but it is a hassle for customers to wait in line for food and then have to spend more time waiting in another line just to get a soda or water. People come to these events to have a good time, not to wait in multiple lines. My opinion is that if any vendor wants to serve soda/water they should be able to provide that service for their customers. Any other "mocktail" or specialty drink can be had by another vendor.
8-Jul	Big Daddy Dawgs	FTM	BFTS			
8-Jul	Fuelify	FTM	BFTS			
12-Jul	Quacky Jacks	Pop Up	SC			did ok--not as good
13-Jul	Mikes lunch & brunch	PanChromatic Steel-shortened	BFTS	33		says she did not like way trailer was situated
13-Jul	Big Daddy Dawgs	PanChromatic Steel-shortened	BFTS	30		during Jefferson County Fair & concert at drafty after beer walk
14-Jul	Sugar Spun	Kids Fest	BFTS	20		
14-Jul	Shiver Shack	Kids Fest	BFTS			said they did well
15-Jul	Pizza Ranch	FTM	BFTS		$52	
15-Jul	18 Acres	FTM	BFTS			Not good=very slow
16-Jul	Jandy's Base Camp	pop up	BFTS			
17-Jul	Sweet Talkin Treats	Pop Up w/ YMCA	BFTS	15	$30	pretty slow-they need to promote more and thinks they have storefront is issue. May do better if part of a bigger event. Was happy to try new things
19-Jul	Shiver Shack	33 RPM	BFTS			
19-Jul	Quacky Jacks	33 RPM	BFTS			
19-Jul	Pizza Ranch	33 RPM	BFTS	72		handed out 50 coupons for buffets
19-Jul	Score	33 RPM	BFTS			
22-Jul	Little Sister Cookie	FTM & pop up all day	BFTS	50	180 cookies	not best day but not worst
22-Jul	Quacky Jacks	FTM pop up only 4-7	BFTS			

22-Jul	Shiver Shack	FTM & pop up all day	BFTS			
22-Jul	Big Daddy Dawgs	FTM & pop up all day	BFTS	100		all in all success--happy with pop up
23-Jul	Jandy's Base Camp	Pop up	SC	6		
23-Jul	Kona Ice	Pop up	BFTS	35		knows this is a trial-did not hit their minimums
25-Jul	Big Daddy Dawgs	TNM	BFTS	125		success
25-Jul	Little Sister Cookies	TNM	BFTS	sold out		happy
25-Jul	Kona Ice	TNM	BFTS	65		very happy
29-Jul	Crawfish Junction	FTM	BFTS			not great but willing to stick it out to see if it builds
29-Jul	Mikes lunch & brunch	FTM	BFTS			broke down-did not come
29-Jul	Kona Ice	FTM	BFTS			not great but willing to stick it out to see if it builds
14-Aug	Jandy's Base Camp	Pop Up	SC		CXLD	

Non-City Sponsored Events 2024 Thru Beg August

Date	Business	Event	Amt Pd	Other Vendors	Attendance	Notes
6-Jun	Fuelify	Schools Out Hang Out	0	Fuelify - Quacky Jack's	112	Great turnout
14-Jun	Share the Love	Faith Lutheran		NA	120	We had approximately 120 people between 6 to 8:30 pm. We had some people that had never been down to the square, especially some of our older members of the congregation. It is a beautiful location and I think it was a success as we will plan to do it again next year. With the bridge being out, there was little foot traffic or vehicle traffic that passed by. It will be nice when the bridge is completed and make the downtown even better. We kept the fountains on. There were families that came for that purpose. We tried to pick up everything.
17-Jun	Sassy Sweets	Cookie Decorating class			cxld	low registrations
19-Jun	YMCA Popup 9:30am	1 hr	0		cxld	
19-Jun	YMCA Zumba 6pm	1 hr	0		7	no new members-rain before class-they did not advertise well
23-Jun	Art in Park	Set Apart Art			cxld	low registrations and poor weather

29-Jun	Hope Church		450	Glenns Catered	200	Thank you so much for all of weekend's event a success! We had about 200 people in attendance based on those pre-registered and those who registered on-site. Our team feels it was 100% a success—our goal was for people to connect and meet each other while creating excitement about our next location. We feel like both objectives were met. The space is absolutely beautiful and conducive to big groups. The splash pad was a hit! I don't think I have anything we would change. Again, appreciate all your help to make the space welcoming with lots of places where people could hang out (picnic tables, high top tables, benches, etc.)
29-Jun	Kids Time in the Park	1 hr 7th Day Adventist	0		12	We had a handful of visitors, beyond the people that came from the church. It didn't turn out quite as we had planned, but I think we had some nice connections. Thanks so much for letting us use the upper area until the next group needed it for set up. It was much more visible being there and cooler also in the shade. The lower area probably would not have worked so well, but we have wisdom for next time. Since I hadn't seen the area previously, it was

						hard to know what to expect, but all Thanks for working with us to provide this event!
9-Jul	YMCA Pound class 9am	1 hr	0		10	all Y members
9-Jul	YMCA Pound class 6pm	1 hr	0		16	2 non- Y members
12-Jul	Share the Love	1st Baptist Church Outreach	130		80	Felt it was a success!
17-Jul	YMCA Pop UP	Sharon's Events	0		12	Was a win!
17-Jul	Sweet Stop	Sweet Talking Treats	0		10	Not great. 9:30-1pm
19-Jul	Share the Love Movie Night	River Valley Alliance	130		140	Happy with turnout--
25-Jul	Terrarium Class	Wilders	50	during TNM	13	$50 was shared registration fees--went great
26-Jul	Share the Love	Christian Life family church	130		50-100	
28-Jul	Sunflower Board Day	Set Apart Art	0		20	very happy
2-Aug	Share the Love Movie Night	River Valley Alliance	130		148	successful
3-Aug	WRMC	Breast Feeding Coalition	180		cxld	Cancelled - did not ask for refund as of 8/14/24
11-Aug	Community Worship Service	Immanuel Evangelical Luther Church	130		150-175	Happy-loved having restrooms from library-people did nto come due to lack of parking due to bridge. Handicapped signs were never delivered to them.

THE CITY OF WATERTOWN

Redevelopment Authority for the City of Watertown
Turning Opportunity into Results

Wednesday, August 21, 2024, 6:00 pm
In-PERSON/VIRTUAL MEETING
Room 0041, City Hall

By Phone or Zoom Meeting:
https://us06web.zoom.us/join
For the Public, Members of the media and the public may attend by calling: (US) +1 (646)931-3860
Meeting ID: 617-065-5357
Pass Code: 959083
All public participants' phones will be muted during the meeting except during the public comment period where applicable.

RDA STRATEGIC PRIORITIES

1) ~~100 W. Main St. block demolition, Town Square design etc., and publicizing town square project for possible funding from sources other than the City.~~

2) Facilitating quality development in downtown, and

3) Creating an approach and working to attract development projects downtown.

1. Pledge of Allegiance
2. Roll Call
   A. Present: Becker, Board, Nowatka, Zimmermann, Wagner, Maas, & Lampe.
   B. Virtual: RINKA/Kapur representatives
   C. Absent: Hurtgen (excused)
   D. Other attendees: John Kadesh, Alex Savath, and Tom Coogan
3. Determination of Quorum and Call to Order at 6:01 pm
4. **Review/Approve:** Minutes of Previous Meetings – July 17, 2024
   A. **Board motioned to approve.**
   Wagner seconded the motion. Motion carried unanimously.
5. Public Comment: None
6. Tom Coogan from the Wisconsin DNR presented on concepts relating to brownfield redevelopment and resources available to assist with projects and remediation.
7. Old Business:
   A. Eric Mayne from RINKA presented an update on the Downtown River Corridor planning previewing the RDA's open house on August 28th at the Watertown Public Library. There was discussion following.
   B. Beltz Foundation Downtown Grant: The Drafty Cellar submitted an application for a planned business addition.
   Nowatka motioned to approve the application.
   Zimmerman seconded the motion. Motion carried unanimously.
   C. 111 S Water St: Mason shared he and Mayor McFarland will be meeting with an interested developer to get a sense of preliminary development concepts they have prepared for 111 S. Water St.
8. New Business:
   A. Becker shared the need for a budget modification request to attend the WEDA Conference. The RDA will pay for conference fee and hotel stay using unspent funds in the marketing account.
   Nowatka motioned to approve
   Board seconded the motion. Motion carried unanimously.

9. Status Reports:
    A. Becker shared the first project of the Housing Rehab Grant Program has been completed and the city's finance director will be transferring the ARPA funds designated for this program to the RDA to facilitate grant payments.
    B. Copy of the latest social media report was shared.
    C. Board gave an update from the latest Common Council meeting. Topics included the outcome on the Allwardt St. rezoning and plan amendment, the vacation of the "stub end" on Jones St. and the progress on the inclusive park.
    D. Executive Director Update
        1. Reminder the Downtown River Corridor Open House will be August 28, 2024, at 5:30pm at the Watertown Public Library.
        2. Next Meeting: Wednesday, September 18, 2024, at 6 pm.
10. Adjournment at 7:20 pm

    Wagner motioned to adjourn.
    Nowatka seconded the motion. Motion carried unanimously.
    Meeting adjourned.

What Is Future Land Use?

Adopted on the future land use map in a local jurisdiction's comprehensive plan, future land use categories designate the general location, distribution, and extent of land uses within a community. The purpose of the future land use categories is to guide the growth and development of a community by planning the location and character of mixed-use centers, neighborhoods, commercial areas, office and professional areas, industrial areas, public services, infrastructure, and environmental assets. By planning how land is used, future land use policies ensure compatibility between adjacent land uses, provide for anticipated growth, ensure the availability of public facilities, services, and resources, and protect vital environmental resources and community assets.

What Is Zoning?

Adopted on the zoning map with a local jurisdiction's land development regulations, zoning designations define the specific development standards for each land use designation. Zoning designations are specific and detailed. Zoning standards establish regulatory requirements pertaining to unit types and numbers, building square footage, lot size, architectural design, buffering, screening, and/or landscaping, transportation systems, utilities, recreation facilities, signage, lighting, length or type of occupancy, and construction materials and phasing.

By creating these site-specific, detailed regulatory requirements, zoning standards do not just give a general description of how a community is to be developed, but specify how each piece of land is to be developed consistent with the community's overarching future land use policies.

The Connection between Future Land Use and Zoning

Future land use policies and zoning regulations work in tandem to create a full picture of how land will be used. Future land use categories help guide the growth and development of a community while zoning designations define the specific standards for how land is to be developed.

Communities are not static entities and change with time. This also means the needs of the community might change in a way that warrants a change. Future land use categories may be changed through amendments to the adopted comprehensive plan and zoning designations may be changed through changes to the zoning map. The process to amend the comprehensive plan and change the zoning map is completed through a public process that considers the effects of the proposed change on the surrounding land uses, availability of public services, and community goals. Zoning changes also consider the compatibility of the change with the adopted future land use category. If a zoning map change would create an inconsistency, a change to the future land use map must be done as well.

Land Use Toolbox

Comprehensive Plan describes the future vision of the community and how to achieve that vision.

Zoning Ordinance regulates land use, density, and dimensions of lots and structures.

Land / Subdivision Ordinance regulates the division of land, street and lot layout, and improvements.

Future Land Use Descriptions

2019 Watertown Comprehensive Plan

Figure 7.7 Future Land Use and Existing Zoning District Translation	
Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single Family Residential-4
Two-Family	Two Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Business
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial District
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts
All Overlay Zoning Districts can be associated with all Future Land Use Categories where appropriate, subject to the standards, rules, and regulations of the Overlay Zoning District.	

Agriculture

Areas shown in this land use category are intended for agricultural uses, farmsteads, and rural housing where the cumulative development density will not exceed one lot for every 35 acres of land. The majority of land around the periphery of the City has been mapped as Agriculture, with the exception of some areas where residential development has already occurred. County exclusive agricultural zoning is appropriate for this land use category.

Policies and Programs:

1. Fully exercise the City's authority to review proposed land divisions within the City's extraterritorial jurisdiction to help ensure the implementation of this desired future land use category.

2. Support land developments in this area only when they are clearly consistent with the category description and when proposed housing density is not greater than one residence (or other non-farm use) per 35 acres. A maximum buildable lot size of two acres is recommended.

3. Do not extend sanitary sewer service or public water service into Agricultural areas until and unless the city changes the future land use category for such areas through a Comprehensive Plan amendment (see the Implementation Chapter).

4. Work with the adjoining towns and Dodge and Jefferson Counties to implement these policies and programs in a cooperative manner, where possible.

Single-Family Residential—Unsewered

This future land use category is intended to accommodate areas of existing single-family detached residential development served by onsite wastewater treatment (septic) systems. This area is mapped in the City's extraterritorial jurisdiction only in areas where development of this type has already occurred. Where such land use might occur in the City limits, the City's existing Rural Holding (RH) District may be the most appropriate zoning district for this land use designation.

Policies and Programs:

1. Exercise the City's extraterritorial land division review authority to ensure that new Single-Family Residential—Unsewered development is not permitted within the City's extraterritorial jurisdiction.

Single-Family Residential—Sewered

This future land use category is intended for single-family detached residential development served by the Watertown public water and sanitary sewer systems. Most developed residential neighborhoods are shown in this land use category. While the City's priority over the next twenty years is infill residential development, there are a few new single-family residential neighborhoods recommended to be located primarily in the following areas of the City: (1) east of Horseshoe Road and south of West Street; (2) between the STH 26 Bypass and the railroad, near Welsh Rd on the far northern portion of the City; (3) the Bethesda campus between Milford Street and the Rock River and (3) south of CTH CW, east of the City's 2019 municipal boundary. The City's Single-Family Residential (SR-4) zoning district may be the most appropriate district to implement this future land use category.

Policies and Programs:

1. Encourage the construction of narrower streets in new neighborhoods, where practical, and require sidewalks along all streets.

2. Plan for interconnected road and open space networks in residential areas and between individual subdivisions. Discourage the use of cul-de-sacs in new neighborhoods whenever possible.

3. Ensure that schools must have sufficient capacity to accommodate new students who will live in the School District.

4. Require grading and stormwater management plans for all new development.

Two-Family Residential

This future land use category is intended for single-family and two-family (e.g. duplexes, townhomes, two-flats) residential development served by City of Watertown sanitary sewer and water systems. Two-Family Residential land use areas are depicted primarily in locations where this type of development existed at this time this Plan was prepared, including the following areas: (1) surrounding the City's historic downtown; (2) on the City's west side between the rail lines; and (3) on the east side of the City west of STH 16. The City's Two-Family Residential (TR-6) zoning district is the most appropriate district to implement this future land use category.

Policies and Programs:

1. Encourage the construction of narrower streets in new neighborhoods, where practical, and require sidewalks along all streets.

2. Plan for interconnected road and open space networks in residential areas and between individual subdivisions.

3. Ensure that schools must have sufficient capacity to accommodate new students who will live in the School District.

4. Require grading and stormwater management plans for all new development.

Multi-Family Residential

This future land use category is intended to accommodate a variety of residential uses, including multi-family housing units (e.g. multiplexes, apartments, condominiums, townhouses) and some single- and two-family residences, all served by Watertown sanitary sewer and water systems. Multi-Family Residential is depicted in areas of the City where this type of development existed at the time this Plan was prepared. New development is recommended in the following areas: (1) south of West Street and east of Horseshoe Road; (2) on the City's west side between the rail lines; and (3) north of CTH CW and east of STH 16 on the City's east side. The City's MR-8 and MR-10 zoning districts are most appropriate to implement this future land use category.

Policies and Programs:

1. Disperse multi-family development throughout the City, rather than creating large concentrations of this type of development in just a few areas.

2. Require a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan for all residential buildings containing three or more dwelling units prior to development approval.

3. Require Multi-Family Residential housing developments to provide on-site open space areas that serve the needs of the project's residents, in addition to public park land requirements applicable to all residential development.

4. Include facilities for bicyclists (bike storage racks, bike paths, etc.) in all development designs.

5. Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas.

6. Encourage the use of balconies, porches, stoops, garden walls, varied building and facade setbacks, varied roof designs, bay windows, and similar design features in new multi-family residential project designs. In general, multifamily dwelling units should be designed so that they appear to be a grouping of smaller residential units and match the scale of the surrounding neighborhood.

7. Promote architectural design of new development that is compatible with the surrounding neighborhood, including building and facade materials, building height, building bulk, setbacks, window and door styles and placements, roof designs, and colors.

Planned Neighborhood

The majority of new residential development in the City is intended to be developed as Planned Neighborhoods. This land use category is indicated by yellow with brown polka dot pattern on the Future Land Use maps. Within each Planned Neighborhood, the City encourages a carefully planned mix of development comprised of the following future land use categories (each category is described elsewhere in this chapter):

• Single-Family Residential—Sewered (at least 50 percent of residential units)
• Two-Family Residential (maximum of 20 percent of residential units)
• Multi-Family Residential (maximum of 30 percent of residential units)
• Neighborhood Mixed Use
• Institutional Facilities
• Parks and Recreation

Planned Neighborhoods are intended to provide multiple housing options while maintaining the City's existing balance of residential unit types. Planned Neighborhoods also locate essential community amenities and services within walking distance of neighborhood residents. The existing City zoning districts most appropriate to implement this future land use category include either Planned Development (PD) zoning or a combination of standard zoning districts (e.g., SR-4, TF-6, NB, etc.).

Policies and Programs:

1. Encourage compact growth and provide efficient services to establish a minimum net density of five dwelling units per acre for Planned Neighborhood areas.

2. Utilize natural features to act as buffers between different land uses, when necessary.

3. Promote traditional neighborhood design principles for new neighborhood development. Traditional neighborhoods typically include a full range of housing types (single-family, duplex, multifamily, townhouse); parks, plazas, and public squares; civic buildings and public art; bicycle and pedestrian paths/walkways; institutional uses (churches, schools, community centers, etc.); and neighborhood scale commercial, service, and office uses.

4. Follow the policies listed above for Single-Family Residential—Sewered, Two-Family Residential, and Multi-Family Residential land use categories for single-family, duplex, townhouse, and multi-family residential development within Planned Neighborhoods.

5. For commercial and office development in Planned Neighborhoods, follow the policies for the Neighborhood Mixed Use land use category described below.

Neighborhood Mixed Use:

Neighborhood Mixed Use is intended to facilitate infill and redevelopment in a carefully planned or controlled manner. This land use category can include a mix of small-scale, neighborhood-serving commercial, office, institutional, and residential development that is designed to establish and protect neighborhood character. Neighborhood Mixed Use is designated in areas adjacent to the north-south rail corridor and at intersections along the STH 16 corridor and is also included as a component of areas mapped as Planned Neighborhoods. The City's Neighborhood Office (NO) and Neighborhood Business (NB) Districts may be most appropriate zoning districts to implement this future land use category.

Policies and Programs:

1. Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve residential neighborhoods.

2. Require that all proposed commercial and office projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, utility plan, and signage plan prior to development approval.

3. Require the use of high-quality building materials and designs that are compatible with residential areas, including: residential roof materials, such as shingles; generous window placements; and exterior materials, such as wood, cement board, vinyl siding, brick, decorative block, stone, and other approved materials.

4. Adhere to local ordinances on signage, landscaping, and lighting.

5. Generally, adhere to the design guidelines listed below when reviewing proposals for Neighborhood Mixed Use developments:

    • Encourage small-scale, multi-story buildings, generally with building footprints less than 5,000 square feet and more active uses on first floor, with multi-family residential uses above the ground floor.

    • Promote residential architectural features and materials.

    • Encourage minimal front setbacks.

    • Design buildings and sites for pedestrians not automobiles.

    • Locate parking on streets, to rear of buildings, and/or within parking structures.

    • Orient building entrances to the street.

Central Mixed Use:

This future land use category is intended for pedestrian-oriented commercial, office, community facility, and upper story residential uses in a “downtown” setting, with on-street parking and minimal building setbacks. The Central Mixed-Use land use category includes the historic downtown and the riverfront redevelopment area. The existing City zoning district that is most appropriate to implement this future land use category is the Central Business District (CB).

Policies and Programs:

1. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.

2. Protect the unique quality of the Downtown by requiring buildings to be two to four stories with a zero-lot line front setback.

3. Provide for public access to the riverfront and the completion of the Riverwalk in and around the Downtown.

4. Require that new and renovated buildings adjacent to the river have two fronts (street side and riverside), with both fronts meeting the aesthetic standards for the downtown.

5. Promote truly mixed-use development with residential above the first floor.

Planned Mixed Use

This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, community facilities, controlled outdoor display, and light industrial uses. Planned Mixed Use areas have been designated in several different areas throughout the City's Future Land Use maps, most along major commercial corridors and near highway interchanges.

In particular, the STH 26 Bypass interchange at STH 19 on the far west side of the City is an example of an area where a desired mix of future uses centers around additional commercial activity, similar to development trends along South Church Street. This area has been prioritized for future commercial development because of its visibility from the STH 26 Bypass, the number of visitors using the interchange to attend the various tournaments and events at Brandt-Quirk Park, and the fact that it is a community entryway with direct access to downtown and the core of the City.

The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's MR-8, MR-10, PB, PI, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.

2. Place parking lots behind buildings and screen from public view all service areas, loading areas, mechanical equipment, and trash receptacle storage areas from less intensive land uses to the greatest degree possible.

3. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans.

4. Promote shared driveway access and shared parking spaces whenever possible.

5. Design street and driveway access to minimize traffic congestion by limiting the number of and ensuring adequate spacing between access points.

6. Provide clear and safe pedestrian walkways and bicycle routes that are separated from vehicular traffic areas.

7. Require Stormwater Best Management Practices and low impact development strategies to minimize any adverse impacts to the watershed.

8. Generally, adhere to the design guidelines listed below when reviewing proposals Mixed Use:

• Promote multi-story buildings, generally with more active uses on first floor and multi-family residential uses above the ground floor.

• Design buildings and sites oriented toward pedestrians not automobiles.

• Locate parking on streets, to the rear of buildings, and/or in parking structures.

• Orient building entrances to street with minimal front setbacks.

• Incorporate amenities such as benches, fountains, and canopy shade trees into commercial projects whenever possible.

• Encourage the use of canopies, awnings, trellises, roof overhangs, recessed entryways, and arcades to add visual interest to building facades.

• Support the use of multi-planed, pitched roofs to avoid the monotony of larger scale buildings.

• Promote the use of high-quality landscaping treatment of bufferyards, street frontages, paved areas, and building foundations, and require parking lots to be heavily landscaped.

• Require high quality signage that is not excessive in height or total square footage.

Riverside Mixed Use

This future land use category is intended to facilitate a carefully controlled mix of residential, commercial, and institutional uses on public sewer, public water, and other urban services and infrastructure. Riverside Mixed-Use areas are intended as unique locations that should function as neighborhood and community gathering spots. This category advises a carefully designed blend of Single-Family Residential, Two-Family Residential, Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include residential neighborhoods at various scales, high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, and community facilities. Riverside Mixed Use areas have only been designated in one area on the City's Future Land Use maps, adjacent to the western shores of the Rock River on the site of the former Bethesda complex. The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's SR-4, TR-6, SNR, MR-8, MR-10, I, PB, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

1. Follow the policies listed above for the Planned Neighborhood land use category for single-family, duplex, townhouse, and multi-family residential development within the Riverside Mixed Use category.

2. For commercial and office development, follow the policies for the Planned Mixed Use land use category described below.

Mixed Industrial

This future land use category includes both large and small scale industrial and office development at an intensity that is consistent with existing transition and urban intensity development. Mixed Industrial development is designated along the west side of the rail corridor that runs from west to east through the City. The City's Planned Industrial (PI) and General Industrial (GI) District is the most appropriate zoning district to implement this future land use category, with some Heavy Industrial (HI) mixed in.

Policies and Programs:

1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.

2. Strategically locate large parking lots (i.e. employee parking areas or truck parking areas) out of site from public view. Smaller parking lots (i.e. visitor parking lots) may be located in front of the building; however, such parking lots must be well screened from public rights-of-way and non-industrial uses.

3. Separate pedestrian walkways vehicular traffic and loading areas.

4. Design industrial projects so that vehicles servicing the site shall be able to move from one area of the site to another without re-entering a public street.

5. Screen parking lots, loading areas, outdoor storage areas, and mechanical equipment (i.e. air conditioners, ventilation equipment, etc.) from public view, including roof-top and ground equipment.

Institutional

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, hospitals, and special care facilities. Institutional areas are generally mapped in locations where such facilities currently exist. Future small-scale institutional uses may also be located in areas planned for residential, commercial, office, industrial, or mixed uses. Most of the City's zoning districts are generally appropriate for Institutional uses. In general, the zoning district should reflect the predominant zoning of nearby properties and/or the desired character of the subject property.

Policies and Programs:

1. Require site plan review and high-quality site design, building design, landscaping, lighting, and signage for all institutional uses.

2. Integrate institutional facilities into new neighborhoods and residential areas, and provide an adequate distribution of institutional facilities throughout the City.

3. Buffer nearby residential uses from Institutional use via decorative fencing, vegetative screening, berms, or similar features.

4. Minimize the potential negative effect on existing traffic flows and volumes in the surrounding neighborhood by requiring all parking needs for large institutional uses to be met on site.

5. Require institutional uses to submit expansion plans to minimize the potential for future land use conflicts.

6. Design institutional uses to be easily served by transit vehicles.

Airport

This future land use category includes the Watertown Municipal Airport and related land. The airport is zoned Planned Industrial (PI) in the City's zoning ordinance.

Policies and Programs:

1. Support the long-term development of the Watertown Municipal Airport as specified in the airport's long-range plan.

Parks and Recreation

This future land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas and related recreational activities, conservation areas, and land use buffer strips. Any of the City's residential zoning districts would be appropriate to implement this land use category.

Policies and Programs:

1. Provide parks within safe walking distance of all residential neighborhoods.

2. Follow the recommendations of the City's Parks and Open Space Plan when acquiring new parkland or making changes to current parks.

Environmental Corridor

This future land use category includes generally continuous open space systems based on lands that have sensitive natural resources and limitations for development. This category includes Wisconsin DNR identified wetlands subject to existing State mandated zoning, Wisconsin DNR identified Flood Storage Areas, FEMA designated floodplains, waterway and drainageway buffers (75' buffer around perennial streams or 50' buffer around intermittent channels), woodlands (combined 80% cover area), and slopes of 12 percent or greater.

Policies and Programs:

1. Generally, prohibit new development in mapped Environmental Corridor areas.

2. If development is proposed in areas where environmental corridors have been mapped or are adjoining, the landowner or developer is responsible for determining the exact boundaries of the Environmental Corridor based on the wetland, floodplain, steep slope, or other natural feature(s) that comprise the Corridor.

3. Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) within Environmental Corridors.

How to use the 'Zoning Table of Land Uses':

- **The table lists the various zoning districts horizontally along the top of the table and the different types of land uses vertically along the left side of the table.**
- **The table is read by cross referencing the Zoning District with the desired Land Use Type.**
- **The letters in the boxes of the table denote if the use is permitted, conditional, or other.**
- **An empty box in the tables means the use is not allowed.**
- **Residential Uses:**
    - **The beginning of the table along the left side lists residential land uses vertically.**
    - **The different types of residential land uses and the various lot size or square footage per dwelling unit options are listed.**
    - **The apartment land uses are broken down by the number of units along with the required square footage per dwelling unit.**
    - **Single-Family detached homes with a minimum lot size of 8,000 sq ft are the most common type of Single -Family development in the City.**

ZONING

Table of Land Uses

[Amended 9-1-2020 by Ord. No. 20-20; 2-2-2021 by Ord. No. 21-10]

KEY:
P = Permitted by right in a conventional development (see § 550-49A)
C = Permitted by a conditional use (see § 550-47)
I = Permitted as a conditional use in an institutional residential development (see § 550-49B)
M = Permitted as a conditional use within a mobile home development or park (see § 550-49C or D)

Type of Land Use		Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Dwelling Unit Types (See § 550-49)																		
Single-family detached	35 acre lot	P	P	P	P	P	P	P	P	P		P						
Single-family detached	10 acre lot	C*	P	P	P	P	P	P	P	P		P						
Single-family detached	1 acre lot	C*	C*	P	P	P	P	P	P	P		P						
Single-family detached	8,000 sf lot				P	P	P	P	P	P		P						
Twin House/Duplex	4,500 sf per du					P	P	P	P	C		C						
Two-flat	9,000 sf lot					C	P	P	P	C		C						
Townhouse	5,445 sf lot						P	P	P	C		C						
Multiplex	5,445 sf per du						P	P	P	C		C						
Apartment 3-4	4,350 sf per du						C	P	P	C		C						
Apartment 5-24	4,350 sf per du							C	C	C		C						
Institutional Residential	8,000 sf lot						I	I	I	I	I	I	I	I	I			
Mobile Home	8,000 sf lot					M												

NOTE:
* These lots may be permitted, but the zoning district maximum density must be adhered to.

Table of Land Uses

KEY:
P = Permitted by right (§ 550-45A)
C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Nonresidential Land Uses																	
Agricultural Uses (§ 550-50)																	
A. Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Husbandry	C																
C. Intensive Agriculture	C																
D. Agricultural Services	C																C
E. On-Site Agricultural Retail	P																
F. Selective Cutting	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
G. Clear-Cutting	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Institutional Uses (§ 550-51)																	
A. Passive Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Active Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
C. Indoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
D. Outdoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
E. Public Services and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Institutional Residential						C	C	C	C	C	C	C	C	C			
G. Community Living Arrangement (1-8 res.)	P	P	P	P	P	P	P	P	C		C						
H. Community Living Arrangement (9-15)			C	C	P	P	P	C	C	C	C						
I. Community Living Arrangement (16+)						C	C	C	C	C	C						

Table of Land Uses

KEY:
P = Permitted by right (§ 550-45A)
C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Commercial Uses (§ 550-52)																	
A. Office									P	P	P	P	P	P	P	P	P
B. Personal or Professional Service									P	P	P	P	P	P	P		
C. Indoor Sales or Service									C	C	P	P	P	P	C		
D. Outdoor Display												C	C				
E. Indoor Maintenance Service											P	P	P	P	P	P	P
F. Outdoor Maintenance Service																	C
G. Indoor Commercial Entertainment									C	C	C	C	C	C	C		
H. Outdoor Commercial Entertainment	C												C	C			
I. Commercial Animal Boarding	C											C	C				
J. Commercial Indoor Lodging										C		C	C	C			
K. Bed-and-Breakfast Establishments	C	C	C	C	C	C	C	C	C		C	C	C	C			
L. Group Day-Care Center (9+ children)					C	C	C	C	C	C	C	C	C	C	C	C	
M. Campground	C																
N. Boardinghouse						C	C	C	C		C		C	C			
O. Sexually Oriented Land Use	C												C		C	C	C
P. Vehicle Repair and Maintenance												C	C			C	C
Q. Convenient Cash Business												C	C	C			

Table of Land Uses

KEY:
P = Permitted by right (§ 550-45A)
C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Storage/Disposal (§ 550-53)																	
A. Indoor Storage or Wholesaling															P	P	P
B. Outdoor Storage or Wholesaling																C	P
C. Personal Storage Facility													C		C	C	C
D. Junkyard or Salvage Yard	C																C
E. Waste Disposal Facility	C																C
F. Composting Operation	C																C
Transportation Uses (§ 550-54)																	
A. Off-Site Parking Lot													P	P		P	P
B. Airport/Heliport	C									C					C	C	C
C. Freight Terminal																C	C
D. Distribution Center															C	P	P
Industrial Uses (§ 550-55)																	
A. Light Industrial															P	P	P
B. Heavy Industrial																	P
C. Communication Tower	C														C	C	C
D. Extraction Use	C																

Table of Land Uses

KEY:
P = Permitted by right (§ 550-45A)
C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Accessory Uses (§ 550-56)																	
A. Commercial Apartment											C	C	C	P			
B. Farm Residence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Private Residential Garage or Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D. Company Cafeteria								P	P	P		P	P	P	P	P	P
E. Company-Provided On-Site Recreation								P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C
F. Outdoor Display Incidental	C											C	C				
G. In-Vehicle Sales and Service										C	C	C	C	C	C	C	C
H. Indoor Sales Incident to Light Industrial Use															P	P	P
I. Light Industrial Incident to Indoor Sales											C	C	C	C			
J. Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
K. Family Day-Care Home (4-8 children)	P	P	P	P	P	P	P	P									
L. Intermediate Day-Care Home (9-15 children)	C	C	C	C	C	C	C	C									
M. Migrant Labor Camp	C																C
N. On-Site Parking Lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
O. Private Residential Recreational Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
P. Private Residential Kennel	C	C	C														
Q. Private Residential Stable	C	C															
R. Drainage Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
S. Filling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
T. Lawn Care of Subject Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
U. Septic Systems	C	C	C														
V. Exterior Communication Devices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
W. Caretaker's Residence		C	C														
X. Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment														P			

Table of Land Uses

KEY:
T = Permitted as a temporary use (§ 550-45D)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Temporary Uses (§ 550-57)																	
A. General Temporary Outdoor Sales											T	T	T	T			
B. Outdoor Assembly	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
C. Contractor's Project Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
D. Contractor's On-Site Equipment Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
E. Relocatable Building									T	T	T	T	T	T	T	T	T
F. On-Site Real Estate Sales Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
G. Outdoor Sales of Farm Products	T										T	T	T	T	T	T	

Land Use Permitted in Permanently Protected Green Space Areas

KEY:
C = Permitted as a conditional use per § 550-58.
T = Permitted as a temporary use per § 550-58.

	Permanently Protected Green Space Areas					
	Natural Resource Protection Overlay Zoning District					Other Permanently Protected Green Space
Land Use	**Conservancy**	**Drainageway**	**Lakeshore**	**Woodland**	**Steep Slope**	
A. Cultivation						C
B. Passive outdoor recreational	P	P	P	P	P	P
C. Active outdoor recreational						P
D. Outdoor Industrial						P
E. Lawn Care (mow-feed-seed-weed)	C	C	C	C	C	P
F. Golf Course	C	C	C	C	C	P
G. Any Permitted Temporary Use						P,T
H. Drainage Structure	C	C	C	C	C	C
I. Filling	C	C	C	C	C	C
J. Septic System						C
K. Road, Bridge						
L. Utility Lines and Related Facilities	C	C	C	C	C	C
M. Piers and Wharfs	C	C	C	C	C	C

PAYROLL SUMMARIES

For the Period of: 8/7/2024 8/20/2024

Department	Employees FT	Employees PT	Regular Hours	Overtime Hours	Overtime Costs this Pay Period	Y-T-D Overtime Costs	Overtime Budget	Total Payroll
Police	54	2	4,274.00	452.50	23,574.57	147,526.13	114,000.00	176,775.18
Fire	24	2	2,848.00	230.75	8,546.11	93,294.60	150,000.00	86,195.43
Municipal Court	1	1	100.00	-	-	-	-	3,221.68
Mayor	1	-	80.00	-	-	-	-	3,425.85
Bldg. Inspection	3	3	293.50	-	-	-	1,000.00	9,845.89
Attorney	2	1	220.00	-	-	-	-	7,614.40
Finance	6	-	480.00	14.50	638.59	746.51	1,500.00	15,596.20
Media	1	3	116.75	-	-		-	2,977.78
Administration	3	2	316.00	-	-		-	10,238.72
Engineering	4	5	579.75	-	-		-	10,723.25
Health	9	2	718.25	-	-	-	10,500.00	24,164.93
Library	7	14	1,056.75	-	-	260.83	-	24,500.79
Municipal Building	1	-	80.00	0.50	17.43	976.10	1,000.00	1,876.63
Solid Waste	7	-	560.00	-	-	894.62	3,000.00	13,843.20
Street	22	1	1,725.37	6.50		13,411.61	39,200.00	53,508.01
Park	8	4	869.00	6.50	237.71	5,408.45	18,000.00	20,271.52
Forestry	2	-	160.00	-		-	-	4,382.40
Park/Rec Admin	7	1	584.00	-	-	-	400.00	17,691.28
Recreation and Pools	-	60	1,623.25	-	-	1,674.40	500.00	21,826.28
Wastewater	10	-	800.00	17.25	693.39	7,903.71	18,000.00	23,728.69
Water Dept.	8	-	640.00	9.00	305.22	8,317.34	23,500.00	21,724.46
Crossing Guards	-	-	-	-	-	-	-	-
Police Reserve	-	8	270.25	-	-	-	-	4,186.46
Alderpersons (2nd PR)	-	9	9.00	-	-	-	-	4,756.68
TOTALS	**180 FT**	**118 PT**	**18,403.87**	**737.50**	**34,013.02**	**280,738.44**	**380,600.00**	**563,075.71**

AN ORDINANCE
FOR ATTACHMENT OF REAL ESTATE BY BOUNDARY ADJUSTMENT FROM THE TOWN OF EMMET TO THE CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

Sponsor: Emily McFarland, Mayor & Chair
Committee: Plan Commission

WHEREAS, the City of Watertown and Town of Emmet adopted a Cooperative Plan consistent with § 66.0307, Wisconsin Statutes, and which was approved by the Wisconsin Department of Administration, which identifies areas within the Town of Emmet as expansion areas to mandatorily attach to the City of Watertown; and,

WHEREAS, the proposed territory to be attached is located within Area "4" (Exhibit A), Highway 16 Residential Area, is identified in the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet to undergo a mandatory boundary adjustment on or before September 29th, 2024 and is further outlined in Section 3.02 of the Agreement; and,

WHEREAS, a copy of the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet has been reviewed by the Watertown Plan Commission and has been given to the Town Board of the Town of Emmet, in compliance with Section 66.0307 (2) and (4) of the Wisconsin Statutes; and,

WHEREAS, the Town of Emmet waives it's right to oppose attachment under Section 8.05(e) of the Intergovernmental Cooperative Plan; and.

WHEREAS, the Watertown Plan Commission has indicated its support and positive recommendation for attachment; and,

WHEREAS, the total assessed value of the below described real estate properties is $2,662,400.00. (Exhibit C)

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That the following described real estate be, and the same is, hereby detached from the Town of Emmet, Dodge County, Wisconsin, and, for the attachment of same to the City of Watertown, Dodge County, Wisconsin, as described and mapped in (Exhibit B).

<u>Attachment Description</u>

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07”W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15”W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45”W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56”E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07”W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22”W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01”E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No.1343557; Thence N 00°55'21”W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11”W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 feet of Prospect Street; Thence S00°49'22”E, along said Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 604733; Thence N88°18'30”W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895 ; Thence N00°33'36”E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45”W, a long the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08”W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56”W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08”W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15”W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30”E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26”W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45”W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52”W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said SE 1/4 also being the West line of said Lot 2;

Thence S00°23'42”E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2; Thence S88°26'07”E, along said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42”E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07”W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34”W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13”W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11”E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36”E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20”E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57”W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53”W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01”E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24”W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14”E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55”E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31”E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26”E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point; Thence S79°59'40”E, along said Southerly Right of Way, a distance of 819.75 feet, to an angle point; Thence S10°00'20”W, along said R.O.W. line, a distance of 50.00 feet, to an angle point; Thence S79°59'40”E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07”E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44”W, along said Center Line, a distance of 58.55 feet; Thence N53°22'37”E, along said Southerly R.O.W. line, a distance of 99.60 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53”, a chord bearing of S68°57'07”E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S61°50'44”E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S64°58'13”E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02”E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30”E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39”E, along said

Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,2990,164 Square Feet or 52.575 Acres of land, more or less.

IT IS FURTHER ORDAINED AS FOLLOWS:

SECTION 2. That the above described real estate properties shall be made part of the Twenty-Third (23rd) Ward and Sixth (6th) Aldermanic Districts of the City of Watertown, Dodge County, Wisconsin (Exhibit D).

SECTION 3. That the above described real estate properties have an approximate total population of 30 persons, 24 adults and 6 children.

SECTION 4. That a future, zoning classification on the real estate properties above shall be designated as Single-Family Residential-4 (SR- 4) District, under the City of Watertown Zoning Code.

SECTION 5. That the addresses for the above described real estate properties shall be as follows:

- N590 North Water Street (PIN: 016-0915-2834-000) shall be 1237 North Water Street.
- N578 Second Street Road (PIN: 016-0915-2843-000) shall be 1627 North Second Street.
- N552 Second Street Road (PIN: 016-0915-2843-002) shall be 1617 North Second Street.
- N548 Second Street Road (PIN: 016-0915-2843-003) shall be 1611 North Second Street.
- N544 Second Street Road (PIN: 016-0915-2843-006) shall be 1605 North Second Street.
- 1528 Prospect Street (PIN: 016-0915-2844-006) shall be 1528 Prospect Street.
- 1533 Prospect Street (PIN: 016-0915-2844-009) shall be 1533 Prospect Street.
- 1529 Prospect Street (PIN: 016-0915-2844-010) shall be 1529 Prospect Street.
- 1527 Prospect Street (PIN: 016-0915-2844-011) shall be 1527 Prospect Street.
- 1519 Prospect Street (PIN: 016-0915-2844-014) shall be 1519 Prospect Street.
- 1524 Center Street (PIN: 016-0915-2844-008) shall be 1524 Center Street.
- 1522 Center Street (PIN: 016-0915-2844-013) shall be 1522 Center Street.
- 1518 Center Street (PIN: 016-0915-2844-015) shall be 1518 Center Street.

- 1530 Center Street (PIN: 016-0915-2844-003) shall be 1531 Center Street.
- 1545 Boulder Road (PIN: 016-0915-2844-019) shall be 1545 Boulder Drive.
- 1549 Boulder Road (PIN: 016-0915-2844-020) shall be 1541 Boulder Drive.
- 1537 Boulder Road (PIN: 016-0915-2844-018) shall be 1537 Boulder Drive.
- 1527 Boulder Road (PIN: 016-0915-2844-017) shall be 1527 Boulder Drive.

SECTION 6. That the Right-of-Ways within Area “4” (Exhibit A), Highway 16 Residential Area, shall become City Right-of-Ways as follows:

- North Water Street shall be North Water Street
- Rhine St (Unimproved, Row Only) shall be Rhine St (Unimproved, Row Only)
- Second Street Road shall be North Second Street
- Ranis St (Unimproved, Row Only) shall be Ranis St (Unimproved, Row Only)
- Germania St (Unimproved, Row Only) shall be Germania St (Unimproved, Row Only)
- Prospect St shall be Prospect St
- Center St / CTH M shall be Center St / CTH M
- Boulder Road shall be Boulder Drive

SECTION 7. Following attachment, of the above described real estate properties shall be required to connect to the City' s municipal water and sanitary sewer systems within twelve (12) months as outlined in Section 3.02 (d) of the Agreement.

SECTION 8. All ordinances or parts of ordinances inconsistent with the provision of this ordinance are hereby repealed.

SECTION 9. This ordinance shall take effect and be in force the day following its passage and publication.

[End.]

DATE:	*September 3, 2024*		*September 3, 2024*	
READING:	*1ST*		*2ND*	
	YES	*NO*	*YES*	*NO*
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED __September 3, 2024_____

_____

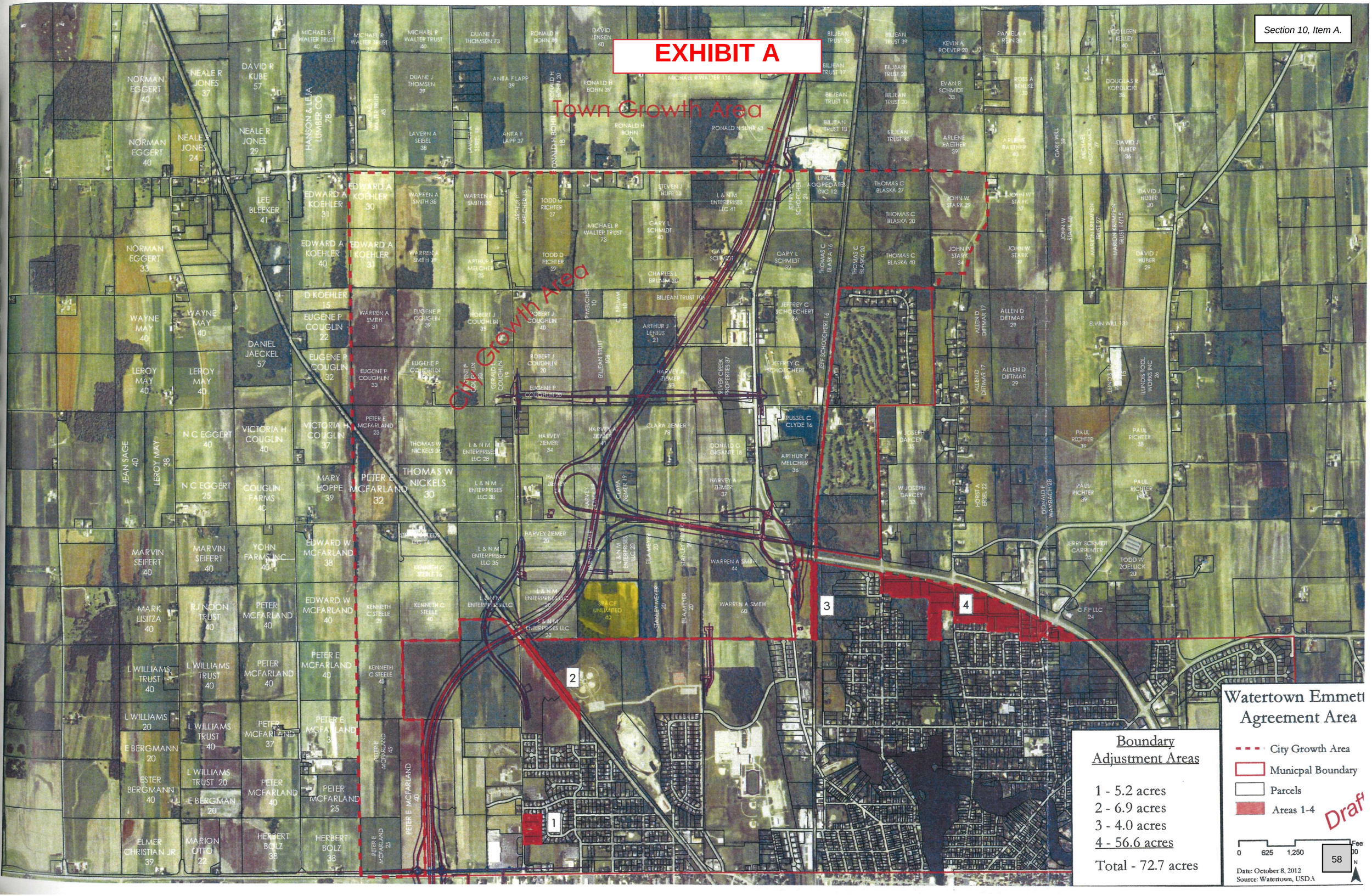
CITY CLERK

APPROVED__September 3, 2024_____

_____

MAYOR

EXHIBIT A

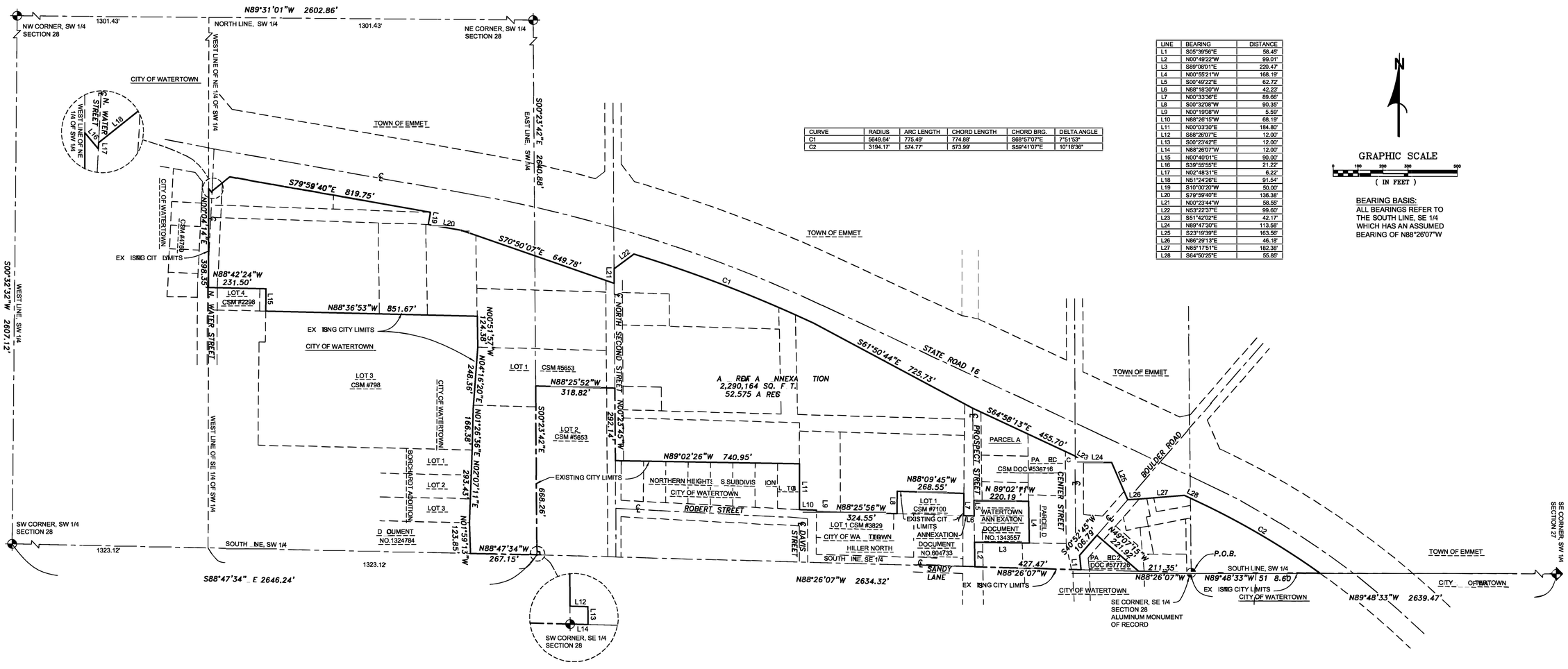

Town Growth Area
City Growth Area
1
2
3
4
Boundary Adjustment Areas
1 - 5.2 acres
2 - 6.9 acres
3 - 4.0 acres
4 - 56.6 acres
Total - 72.7 acres
Watertown Emmett Agreement Area
City Growth Area
Municpal Boundary
Parcels
Areas 1-4
Draft
0 625 1,250
Date: October 8, 2012
Source: Watertown, USDA
58

Attachment Map

Exhibit B

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07"W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15"W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45"W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56"E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22"W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01"E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No.1343557; Thence N 00°55'21"W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11"W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 feet of Prospect Street; Thence S00°49'22"E, along said Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 604733; Thence N88°18'30"W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895 ; Thence N00°33'36"E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45"W, a long the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08"W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56"W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08"W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15"W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30"E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26"W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45"W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52"W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said SE 1/4 also being the West line of said Lot 2; Thence S00°23'42"E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2; Thence S88°26'07"E, along said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42"E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34"W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13"W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11"E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36"E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20"E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57"W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53"W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01"E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24"W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14"E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55"E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31"E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26"E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point;Thence S79°59'40"E, along said Southerly Right of Way, a distance of 819.75 feet, to an angle point; Thence S10°00'20"W, along said R.O.W. line, a distance of 50.00 feet, to an angle point; Thence S79°59'40"E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07"E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44"W, along said Center Line, a distance of 58.55 feet; Thence N53°22'37"E, along said Southerly R.O.W. line, a distance of 99.60 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53", a chord bearing of S68°57'07"E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S61°50'44"E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S64°58'13"E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02"E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30"E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39"E, along said Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,2990,164 Square Feet or 52.575 Acres of land, more or less.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	5649.64'	775.49'	774.88'	S68°57'07"E	7°51'53"
C2	3194.11'	574.77'	573.99'	S59°41'07"E	10°18'36"

LINE	BEARING	DISTANCE
L1	S05°39'56"E	58.45'
L2	N00°49'22"W	99.01'
L3	S89°08'01"E	220.47'
L4	N00°55'21"W	168.19'
L5	S00°49'22"E	62.72'
L6	N88°18'30"W	42.23'
L7	N00°33'36"E	89.66'
L8	S00°32'08"W	90.35'
L9	N00°19'08"W	5.59'
L10	N88°26'15"W	68.19'
L11	N00°03'30"E	184.80'
L12	S88°26'07"E	12.00'
L13	S00°23'42"E	12.00'
L14	N88°26'07"W	12.00'
L15	N00°40'01"E	90.00'
L16	S39°55'55"E	21.22'
L17	N02°48'31"E	6.22'
L18	N51°24'26"E	91.54'
L19	S10°00'20"W	50.00'
L20	S79°59'40"E	136.38'
L21	N00°23'44"W	58.55'
L22	N53°22'37"E	99.60'
L23	S51°42'02"E	42.17'
L24	N89°47'30"E	113.58'
L25	S23°19'39"E	163.56'
L26	N86°29'13"E	46.18'
L27	N85°17'51"E	182.38'
L28	S64°50'25"E	55.85'

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

SHEET 1 OF 1
DATE: JULY 22, 2024
JOB NO: W-224106

EXHIBIT C

Assessed Values of Attached Real Estate

Property Owner Name	Property Address	Pin	Total Assessed Value
Darcie A Schafer & Delfino Valenzuela Vergara	Boulder Rd	016-0915-2733-004	$1,200.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2831-007	$1,000.00
John M Sullivan	*Information Not Available*	016-0915-2831-008 (part)	$1,000.00
William T Liebhart & James L Liebhart	N590 N WATER ST	016-0915-2834-000	$39,500.00
Marion Rumier	*Information Not Available*	016-0915-2834-001	$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-002	$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-003	$4,500.00
Benjamin Judd	*Information Not Available*	016-0915-2834-004	$1,500.00
City of Watertown	*Information Not Available*	016-0915-2834-005	$0.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-000	$202,100.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-001	$24,000.00
Damian Denault & Mary Denault	N552 Second Street Rd	016-0915-2843-002	$191,200.00
Alexa C Eiting & Kaleb J Eiting	N548 Second Street Rd	016-0915-2843-003	$127,100.00
William Liebhart	*Information Not Available*	016-0915-2843-004	$25,000.00
Michael Edwin Stadler Jr & Holly Marie Stadler	N544 Second Street Rd	016-0915-2843-006	$152,800.00
Todd J Maier	*Information Not Available*	016-0915-2843-007	$6,500.00
Hady Electric Inc	*Information Not Available*	016-0915-2843-008	$62,000.00
Jared M Donner & Stephanie L Donner	1530 Center St	016-0915-2844-003	$158,200.00
Todd J Maier	*Information Not Available*	016-0915-2844-005	$149,900.00
Todd J Maier	1528 Prospect St	016-0915-2844-006	$181,200.00
Terrence J Mckee & Christine M Mckee	1524 Center St	016-0915-2844-008	$146,400.00
Gerald R Ebert & Mary R Ebert	1533 Prospect St	016-0915-2844-009	$173,100.00
Brian Kelchner & Kattie Kelchner	1529 Prospect St	016-0915-2844-010	$47,500.00
Brian Kelchner & Kattie Kelchner	1527 Prospect St	016-0915-2844-011	$132,800.00
LKDaniels Enterprises LLC	1522 Center St	016-0915-2844-013	$119,700.00
Edwin & Mary J Nilsen Irrevocable Trust	1519 Prospect St	016-0915-2844-014	$80,000.00
William F Tessmann & Raymond H Tessmann	1518 Center St	016-0915-2844-015	$119,800.00
Debra J Ebert	1527 Boulder Rd	016-0915-2844-017	$139,100.00
Warren J Halbrader & Sheila D Halbrader	1537 Boulder Rd	016-0915-2844-018	$129,000.00
Darcie A Schafer	1545 Boulder Rd	016-0915-2844-019	$113,900.00
Jessica J Wortman & Craig M Wortman	1549 Boulder Rd	016-0915-2844-020	$107,400.00
Jessica J Wortman & Craig M Wortman	*Information Not Available*	016-0915-2844-021	$15,000.00
Warren J Halbrader & Sheila D Halbrader	*Information Not Available*	016-0915-2844-022	$1,000.00
			TOTAL: 2,662,400.00

EXHIBIT D

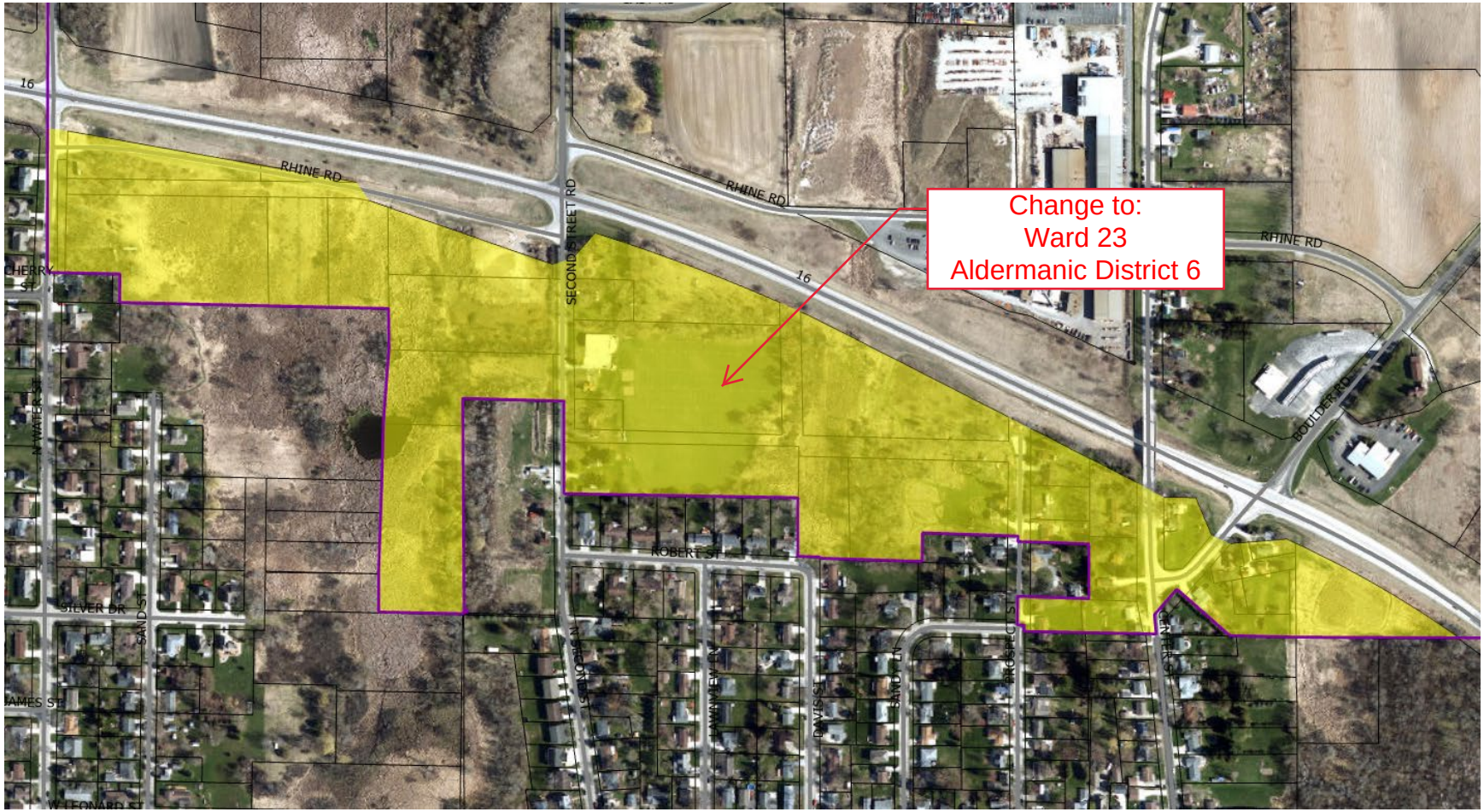
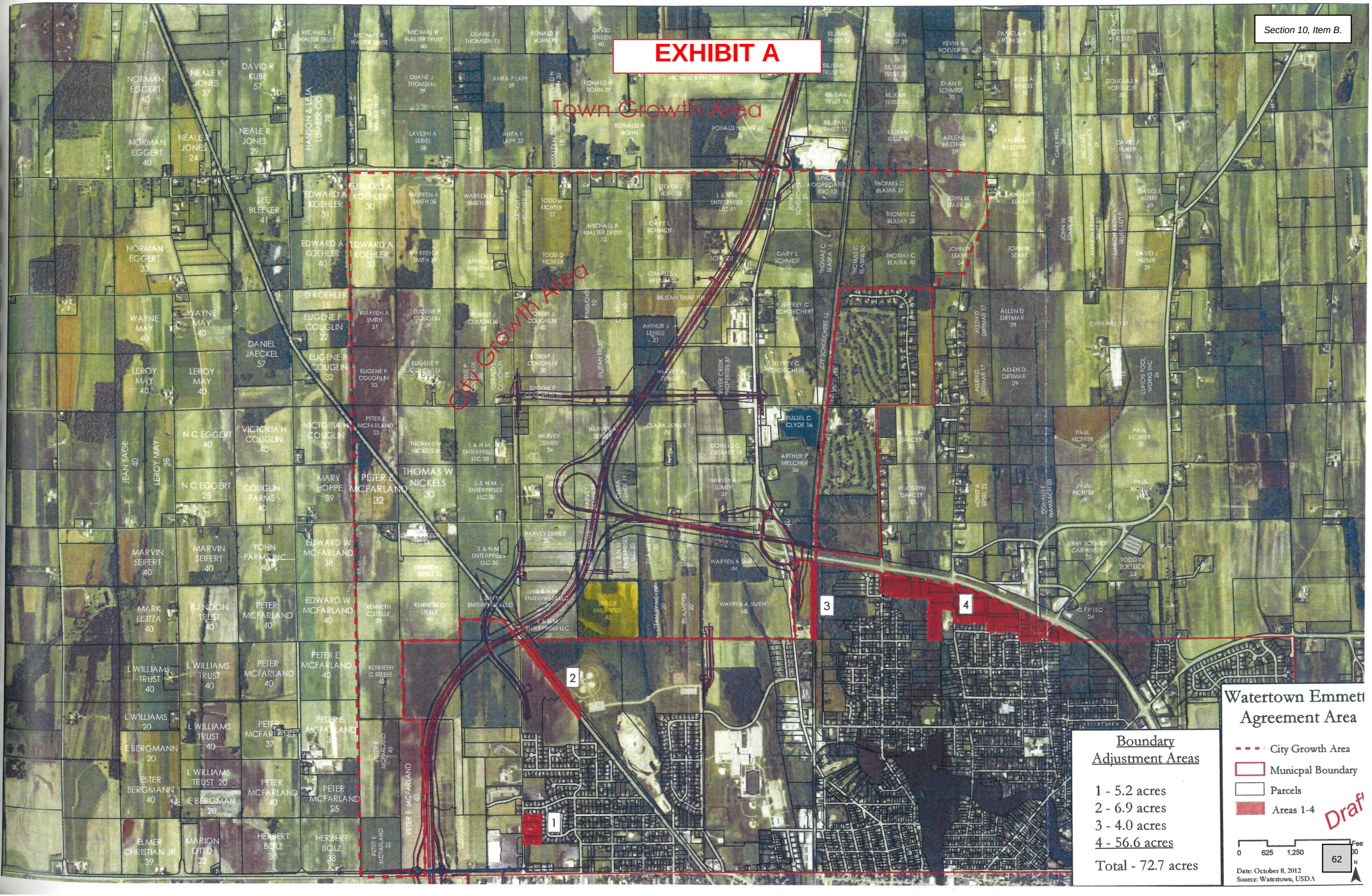

Change to:
Ward 23
Aldermanic District 6
RHINE RD
SECOND STREET RD
16
ROBERT ST
SILVER DR
SAND ST
N WATER ST
CHERRY ST
BOULDER RD
DAVIS ST
SAND LN
W LEONARD ST

EXHIBIT A

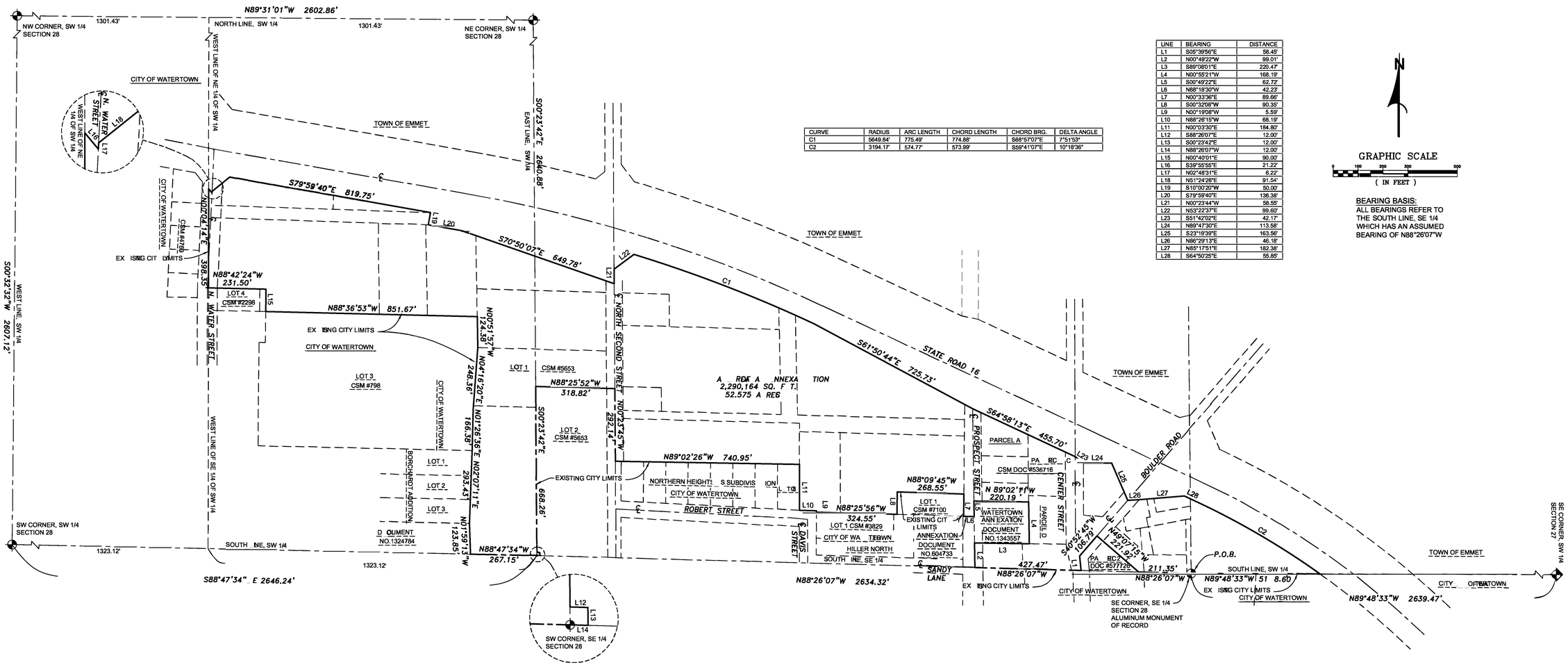

Town Growth Area
City Growth Area
1
2
3
4
Boundary Adjustment Areas
1 - 5.2 acres
2 - 6.9 acres
3 - 4.0 acres
4 - 56.6 acres
Total - 72.7 acres
Watertown Emmett Agreement Area
City Growth Area
Municpal Boundary
Parcels
Areas 1-4
Draft
0 625 1,250 Feet
Date: October 8, 2012
Source: Watertown, USDA
62

Attachment Map

Exhibit B

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07"W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15"W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45"W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56"E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22"W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01"E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No.1343557; Thence N 00°55'21"W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11"W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 feet of Prospect Street; Thence S00°49'22"E, along said Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 604733; Thence N88°18'30"W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895 ; Thence N00°33'36"E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45"W, a long the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08"W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56"W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08"W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15"W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30"E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26"W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45"W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52"W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said SE 1/4 also being the West line of said Lot 2; Thence S00°23'42"E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2; Thence S88°26'07"E, along said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42"E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34"W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13"W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11"E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36"E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20"E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57"W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53"W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01"E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24"W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14"E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55"E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31"E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26"E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point;Thence S79°59'40"E, along said Southerly Right of Way, a distance of 819.75 feet, to an angle point; Thence S10°00'20"W, along said R.O.W. line, a distance of 50.00 feet, to an angle point; Thence S79°59'40"E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07"E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44"W, along said Center Line, a distance of 58.55 feet; Thence N53°22'37"E, along said Southerly R.O.W. line, a distance of 99.60 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53", a chord bearing of S68°57'07"E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S61°50'44"E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S64°58'13"E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02"E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30"E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39"E, along said Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,2990,164 Square Feet or 52.575 Acres of land, more or less.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	5649.64'	775.49'	774.88'	S68°57'07"E	7°51'53"
C2	3194.11'	574.77'	573.99'	S59°41'07"E	10°18'36"

LINE	BEARING	DISTANCE
L1	S05°39'56"E	58.45'
L2	N00°49'22"W	99.01'
L3	S89°08'01"E	220.47'
L4	N00°55'21"W	168.19'
L5	S00°49'22"E	62.72'
L6	N88°18'30"W	42.23'
L7	N00°33'36"E	89.66'
L8	S00°32'08"W	90.35'
L9	N00°19'08"W	5.59'
L10	N88°26'15"W	68.19'
L11	N00°03'30"E	184.80'
L12	S88°26'07"E	12.00'
L13	S00°23'42"E	12.00'
L14	N88°26'07"W	12.00'
L15	N00°40'01"E	90.00'
L16	S39°55'55"E	21.22'
L17	N02°48'31"E	6.22'
L18	N51°24'26"E	91.54'
L19	S10°00'20"W	50.00'
L20	S79°59'40"E	136.38'
L21	N00°23'44"W	58.55'
L22	N53°22'37"E	99.60'
L23	S51°42'02"E	42.17'
L24	N89°47'30"E	113.58'
L25	S23°19'39"E	163.56'
L26	N86°29'13"E	46.18'
L27	N85°17'51"E	182.38'
L28	S64°50'25"E	55.85'

GRAPHIC SCALE

0 100 200 300 500

(IN FEET)

BEARING BASIS:
ALL BEARINGS REFER TO THE SOUTH LINE, SE 1/4 WHICH HAS AN ASSUMED BEARING OF N88°26'07"W

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

SHEET 1 OF 1
DATE: JULY 22, 2024
JOB NO: W-224106

EXHIBIT C

Assessed Values of Attached Real Estate

Property Owner Name	Property Address	Pin	Total Assessed Value
Darcie A Schafer & Delfino Valenzuela Vergara	Boulder Rd	016-0915-2733-004	$1,200.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2831-007	$1,000.00
John M Sullivan	*Information Not Available*	016-0915-2831-008 (part)	$1,000.00
William T Liebhart & James L Liebhart	N590 N WATER ST	016-0915-2834-000	$39,500.00
Marion Rumier	*Information Not Available*	016-0915-2834-001	$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-002	$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-003	$4,500.00
Benjamin Judd	*Information Not Available*	016-0915-2834-004	$1,500.00
City of Watertown	*Information Not Available*	016-0915-2834-005	$0.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-000	$202,100.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-001	$24,000.00
Damian Denault & Mary Denault	N552 Second Street Rd	016-0915-2843-002	$191,200.00
Alexa C Eiting & Kaleb J Eiting	N548 Second Street Rd	016-0915-2843-003	$127,100.00
William Liebhart	*Information Not Available*	016-0915-2843-004	$25,000.00
Michael Edwin Stadler Jr & Holly Marie Stadler	N544 Second Street Rd	016-0915-2843-006	$152,800.00
Todd J Maier	*Information Not Available*	016-0915-2843-007	$6,500.00
Hady Electric Inc	*Information Not Available*	016-0915-2843-008	$62,000.00
Jared M Donner & Stephanie L Donner	1530 Center St	016-0915-2844-003	$158,200.00
Todd J Maier	*Information Not Available*	016-0915-2844-005	$149,900.00
Todd J Maier	1528 Prospect St	016-0915-2844-006	$181,200.00
Terrence J Mckee & Christine M Mckee	1524 Center St	016-0915-2844-008	$146,400.00
Gerald R Ebert & Mary R Ebert	1533 Prospect St	016-0915-2844-009	$173,100.00
Brian Kelchner & Kattie Kelchner	1529 Prospect St	016-0915-2844-010	$47,500.00
Brian Kelchner & Kattie Kelchner	1527 Prospect St	016-0915-2844-011	$132,800.00
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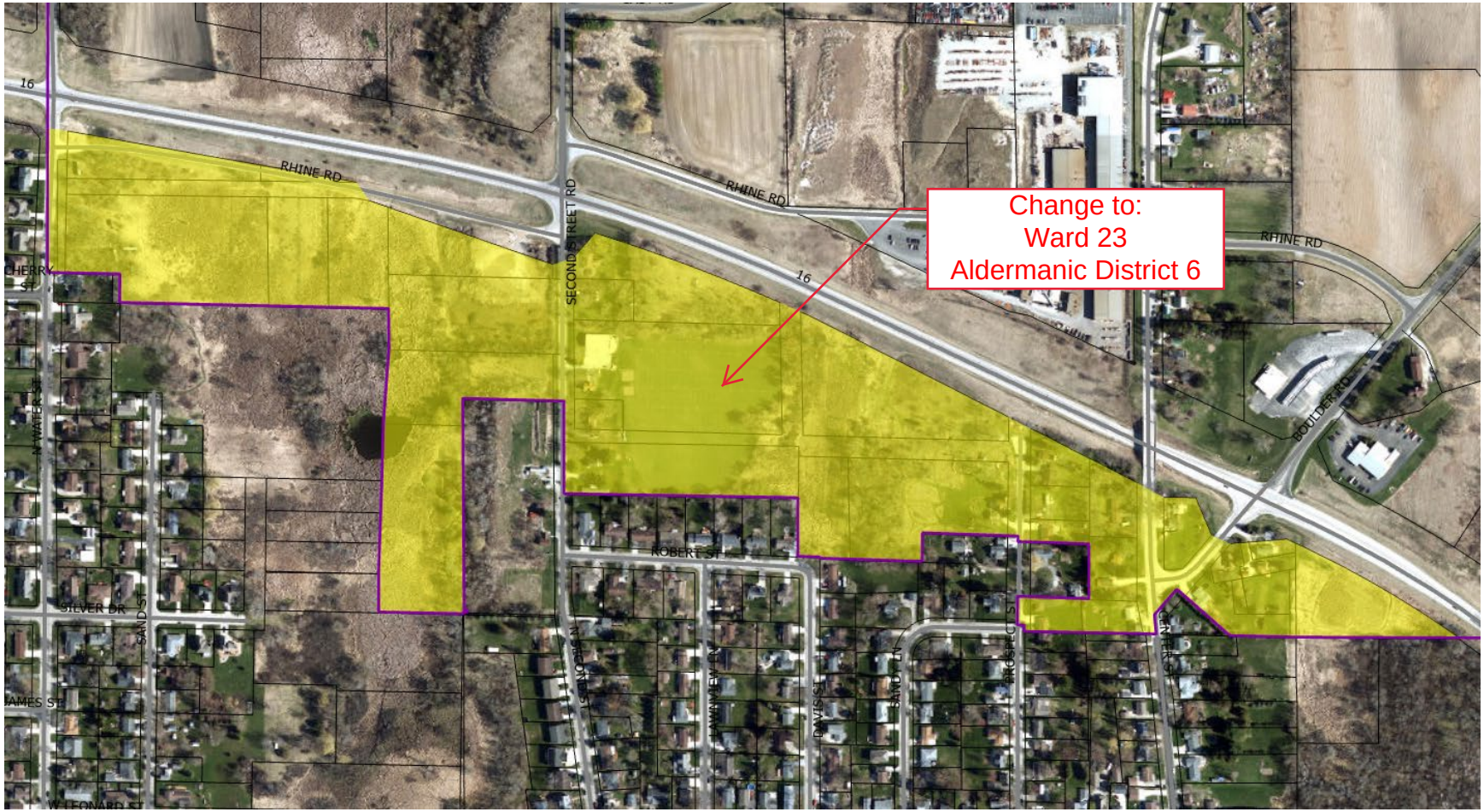
Jessica J Wortman & Craig M Wortman	*Information Not Available*	016-0915-2844-021	$15,000.00
Warren J Halbrader & Sheila D Halbrader	*Information Not Available*	016-0915-2844-022	$1,000.00
			TOTAL: 2,662,400.00

EXHIBIT D


Change to:
Ward 23
Aldermanic District 6
RHINE RD
SECOND STREET RD
ROBERT ST
BOULDER RD
SILVER DR
SAND ST
DAVIS ST
16

AN ORDINANCE
FOR ATTACHMENT OF REAL ESTATE BY BOUNDARY ADJUSTMENT FROM THE TOWN OF EMMET TO THE CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

Sponsor: Emily McFarland, Mayor & Chair
Committee: Plan Commission

WHEREAS, the City of Watertown and Town of Emmet adopted a Cooperative Plan consistent with § 66.0307, Wisconsin Statutes, and which was approved by the Wisconsin Department of Administration, which identifies areas within the Town of Emmet as expansion areas to mandatorily attach to the City of Watertown; and,

WHEREAS, the proposed territory to be attached is located within Area "4" (Exhibit A), Highway 16 Residential Area, is identified in the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet to undergo a mandatory boundary adjustment on or before September 29th, 2024 and is further outlined in Section 3.02 of the Agreement; and,

WHEREAS, a copy of the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet has been reviewed by the Watertown Plan Commission and has been given to the Town Board of the Town of Emmet, in compliance with Section 66.0307 (2) and (4) of the Wisconsin Statutes; and,

WHEREAS, the Town of Emmet waives it's right to oppose attachment under Section 8.05(e) of the Intergovernmental Cooperative Plan; and.

WHEREAS, the Watertown Plan Commission has indicated its support and positive recommendation for attachment; and,

WHEREAS, the total assessed value of the below described real estate properties is $2,662,400.00. (Exhibit C)

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That the following described real estate be, and the same is, hereby detached from the Town of Emmet, Dodge County, Wisconsin, and, for the attachment of same to the City of Watertown, Dodge County, Wisconsin, as described and mapped in (Exhibit B).

<u>Attachment Description</u>

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07”W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15”W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45”W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56”E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07”W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22”W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01”E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No.1343557; Thence N 00°55'21”W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11”W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 feet of Prospect Street; Thence S00°49'22”E, along said Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 604733; Thence N88°18'30”W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895 ; Thence N00°33'36”E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45”W, a long the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08”W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56”W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08”W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15”W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30”E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26”W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45”W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52”W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said SE 1/4 also being the West line of said Lot 2;

Thence S00°23'42”E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2; Thence S88°26'07”E, along said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42”E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07”W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34”W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13”W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11”E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36”E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20”E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57”W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53”W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01”E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24”W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14”E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55”E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31”E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26”E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point; Thence S79°59'40”E, along said Southerly Right of Way, a distance of 819.75 feet, to an angle point; Thence S10°00'20”W, along said R.O.W. line, a distance of 50.00 feet, to an angle point; Thence S79°59'40”E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07”E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44”W, along said Center Line, a distance of 58.55 feet; Thence N53°22'37”E, along said Southerly R.O.W. line, a distance of 99.60 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53”, a chord bearing of S68°57'07”E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S61°50'44”E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S64°58'13”E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02”E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30”E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39”E, along said

Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,2990,164 Square Feet or 52.575 Acres of land, more or less.

IT IS FURTHER ORDAINED AS FOLLOWS:

SECTION 2. That the above described real estate properties shall be made part of the Twenty-Third (23rd) Ward and Sixth (6th) Aldermanic Districts of the City of Watertown, Dodge County, Wisconsin (Exhibit D).

SECTION 3. That the above described real estate properties have an approximate total population of 30 persons, 24 adults and 6 children.

SECTION 4. That a future, zoning classification on the real estate properties above shall be designated as Single-Family Residential-4 (SR- 4) District, under the City of Watertown Zoning Code.

SECTION 5. That the addresses for the above described real estate properties shall be as follows:

- N590 North Water Street (PIN: 016-0915-2834-000) shall be 1237 North Water Street.
- N578 Second Street Road (PIN: 016-0915-2843-000) shall be 1627 North Second Street.
- N552 Second Street Road (PIN: 016-0915-2843-002) shall be 1617 North Second Street.
- N548 Second Street Road (PIN: 016-0915-2843-003) shall be 1611 North Second Street.
- N544 Second Street Road (PIN: 016-0915-2843-006) shall be 1605 North Second Street.
- 1528 Prospect Street (PIN: 016-0915-2844-006) shall be 1528 Prospect Street.
- 1533 Prospect Street (PIN: 016-0915-2844-009) shall be 1533 Prospect Street.
- 1529 Prospect Street (PIN: 016-0915-2844-010) shall be 1529 Prospect Street.
- 1527 Prospect Street (PIN: 016-0915-2844-011) shall be 1527 Prospect Street.
- 1519 Prospect Street (PIN: 016-0915-2844-014) shall be 1519 Prospect Street.
- 1524 Center Street (PIN: 016-0915-2844-008) shall be 1524 Center Street.
- 1522 Center Street (PIN: 016-0915-2844-013) shall be 1522 Center Street.
- 1518 Center Street (PIN: 016-0915-2844-015) shall be 1518 Center Street.

- 1530 Center Street (PIN: 016-0915-2844-003) shall be 1531 Center Street.
- 1545 Boulder Road (PIN: 016-0915-2844-019) shall be 1545 Boulder Drive.
- 1549 Boulder Road (PIN: 016-0915-2844-020) shall be 1541 Boulder Drive.
- 1537 Boulder Road (PIN: 016-0915-2844-018) shall be 1537 Boulder Drive.
- 1527 Boulder Road (PIN: 016-0915-2844-017) shall be 1527 Boulder Drive.

SECTION 6. That the Right-of-Ways within Area “4” (Exhibit A), Highway 16 Residential Area, shall become City Right-of-Ways as follows:

- North Water Street shall be North Water Street
- Rhine St (Unimproved, Row Only) shall be Rhine St (Unimproved, Row Only)
- Second Street Road shall be North Second Street
- Ranis St (Unimproved, Row Only) shall be Ranis St (Unimproved, Row Only)
- Germania St (Unimproved, Row Only) shall be Germania St (Unimproved, Row Only)
- Prospect St shall be Prospect St
- Center St / CTH M shall be Center St / CTH M
- Boulder Road shall be Boulder Drive

SECTION 7. Following attachment, of the above described real estate properties shall be required to connect to the City' s municipal water and sanitary sewer systems within twelve (12) months as outlined in Section 3.02 (d) of the Agreement.

SECTION 8. All ordinances or parts of ordinances inconsistent with the provision of this ordinance are hereby repealed.

SECTION 9. This ordinance shall take effect and be in force the day following its passage and publication.

[End.]

DATE:	*September 3, 2024*		*September 3, 2024*	
READING:	*1ST*		*2ND*	
	YES	*NO*	*YES*	*NO*
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED __September 3, 2024_____

_____

CITY CLERK

APPROVED__September 3, 2024_____

_____

MAYOR

ORDINANCE TO AMEND CHAPTER 52, ARTICLE 1, DISTRICTS AND WARDS, OF THE CITY OF WATERTOWN GENERAL ORDINANCES

SPONSOR: MAYOR MCFARLAND

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

§ 52-1. Aldermanic districts.

A. The Aldermanic Districts of the City of Watertown shall be as follows:

(1) The First Aldermanic District shall consist of Wards 1 & 2,
(2) The Second Aldermanic District shall consist of Wards 5, 6 and 7.
(3) The Third Aldermanic District shall consist of Wards 16 and 17
(4) The Fourth Aldermanic District shall consist of Wards 14 and 15.
(5) The Fifth Aldermanic District shall consist of Wards 8, 9 and 10.
(6) The Sixth Aldermanic District shall consist of Wards 3, 4, and 23
(7) The Seventh Aldermanic District shall consist of Wards 11, 12, and 13.
(8) The Eighth Aldermanic District shall consist of Wards 20, 21 and 22.
(9) The Ninth Aldermanic District shall consist of Wards 18 and 19.

B. Wards as referred to in this article are wards as established by the Common Council of the City of Watertown with Resolution Exhibit No. 9288, October 19, 2021 and Exhibit No. 9645, September 3, 2024.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	*September 3, 2024*		*September 3, 2024*	
READING:	*1ST*		*2ND*	
	YES	*NO*	*YES*	*NO*
DAVID				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____September 3, 2024_____

_____

CITY CLERK

APPROVED _____September 3, 2024_____

_____

MAYOR

ORDINANCE TO AMEND CHAPTER 52, ARTICLE 1, DISTRICTS AND WARDS, OF THE CITY OF WATERTOWN GENERAL ORDINANCES

SPONSOR: MAYOR MCFARLAND

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

§ 52-1. Aldermanic districts.

A. The Aldermanic Districts of the City of Watertown shall be as follows:

(1) The First Aldermanic District shall consist of Wards 1 & 2,
(2) The Second Aldermanic District shall consist of Wards 5, 6 and 7.
(3) The Third Aldermanic District shall consist of Wards 16 and 17
(4) The Fourth Aldermanic District shall consist of Wards 14 and 15.
(5) The Fifth Aldermanic District shall consist of Wards 8, 9 and 10.
(6) The Sixth Aldermanic District shall consist of Wards 3, 4, and 23
(7) The Seventh Aldermanic District shall consist of Wards 11, 12, and 13.
(8) The Eighth Aldermanic District shall consist of Wards 20, 21 and 22.
(9) The Ninth Aldermanic District shall consist of Wards 18 and 19.

B. Wards as referred to in this article are wards as established by the Common Council of the City of Watertown with Resolution Exhibit No. 9288, October 19, 2021 and Exhibit No. 9645, September 3, 2024.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	*September 3, 2024*		*September 3, 2024*	
READING:	*1ST*		*2ND*	
	YES	*NO*	*YES*	*NO*
DAVID				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____September 3, 2024_____

_____

CITY CLERK

APPROVED _____September 3, 2024_____

_____

MAYOR

ORDINANCE TO
AMEND CHAPTER 550
OFFICIAL ZONING MAP OF THE CITY OF WATERTOWN

SPONSOR: MAYOR MCFARLAND
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. The following described property, City of Watertown, Jefferson County, Wisconsin is hereby altered and changed from a Planned Office & Institutional (PO) Zoning District to TR-6 Two-Family Residential Zoning District classifications as follows (Exhibit A):

> Lots 1 - 18 and Outlot 1 of Rock River Ridge Final Plat approved by City of Watertown Resolution No. 9647 on September 3, 2024, a division of land located in the East ½ of Section 8, Township 8 North, Range 15 East, 12th Ward in the City of Watertown, Jefferson County, Wisconsin.

SECTION 2. The following described property, City of Watertown, Jefferson County, Wisconsin is hereby altered and changed from a Planned Office & Institutional (PO) Zoning District to SR-4, Single-Family Residential Zoning District classifications as follows:

> Lots 19 - 96 and Outlots 2 & 3 of Rock River Ridge Final Plat approved by City of Watertown Resolution No. 9647 on September 3, 2024, a division of land located in the East ½ of Section 8, Township 8 North, Range 15 East, 12th Ward in the City of Watertown, Jefferson County, Wisconsin.

SECTION 3. The following described property, City of Watertown, Jefferson County, Wisconsin is hereby altered and changed from a Planned Office & Institutional (PO) Zoning District MR-10, Multi-Family Residential Zoning District classifications as follows:

> Lot 97 of Rock River Ridge Final Plat approved by City of Watertown Resolution No. 9647 on September 3, 2024, a division of land located in the East ½ of Section 8, Township 8 North, Range 15 East, 12th Ward in the City of Watertown, Jefferson County, Wisconsin.

SECTION 4. The City Clerk shall update the following information regarding the Rock River Ridge Final Plat and store it with this Ordinance upon the successful recording of the Final Plat approved by City of Watertown Resolution No. 9647 on September 3, 2024.

> The Final Plat referenced in Sections 1 – 3 can also be referenced as Document No. _____ recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin
> on _____.

SECTION 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 6. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	*September 3 2024*		*September 17 2024*	
READING:	*1ST*		*2ND*	
	YES	*NO*	*YES*	*NO*
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED September 17, 2024

CITY CLERK

APPROVED September 17, 2024

MAYOR

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 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

EXHIBIT A

SEE SHEET 2 FOR AIRPORT HEIGHT RESTRICTIONS
SEE SHEET 3 FOR CURVE AND LINE TABLES

NORTH

BEARING BASIS:
ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM (JEFFERSON COUNTY) BEARING OF N 86°54'23" W.

GRAPHIC SCALE
-100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

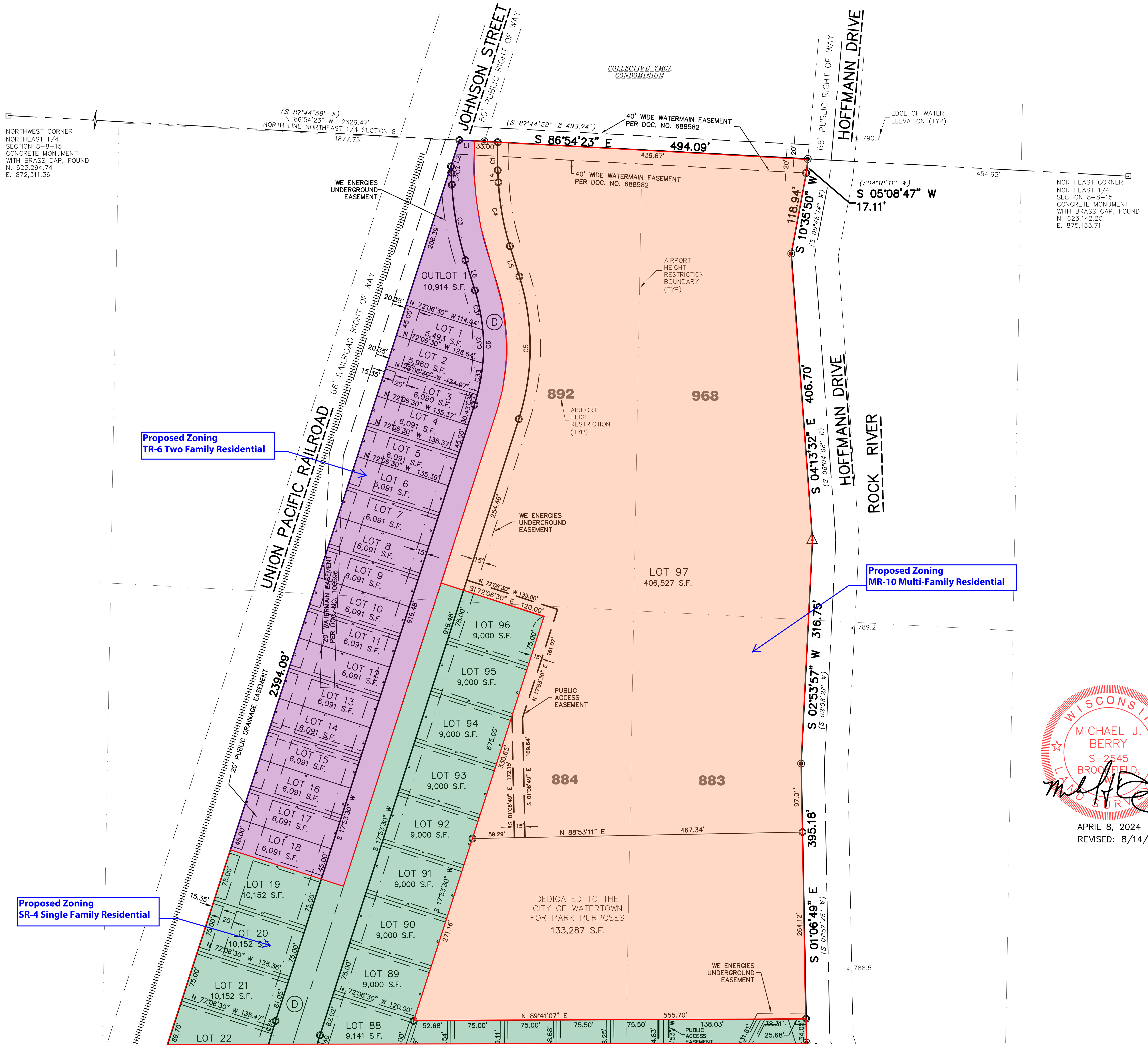
LEGEND

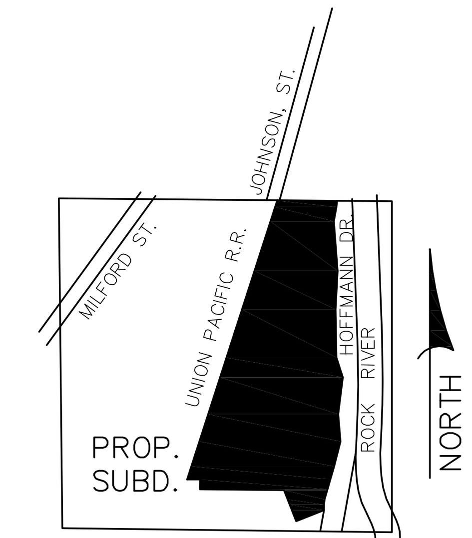
- ○ – INDICATES A 1 1/4"X18" IRON ROD WEIGHING 3.65 LBS/FT, SET
- ◉ – INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- △ – MAG NAIL FOUND
- ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"X18" IRON ROD WEIGHING 1.68 LBS/FT., SET
- (D) – 291,515 SQ. FT. DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

LOT PAIRINGS

THE FOLLOWING LOTS ARE TO BE COMBINED IN PAIRS FOR 1 STRUCTURE PER TWO LOTS

1–2
3–4
5–6
7–8
9–10
11–12
13–14
15–16
17–18





VICINITY MAP
1" = 2000'
NE 1/4 8-8-15

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

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

NOTES

LOTS 29 – 57 & 67 ARE WITHIN 500' OF A WASTEWATER TREATMENT FACILITY

THIS PLAT HAS AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMITS AS SHOWN ON SHEET 2 FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH, WETHER OR NOT SUCH BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH ARE IN EXISTANCE.

ALL CONVEYANCES OF LOTS 1 – 18 IN THIS SUBDIVISION SHALL BE DEEMED TO INCLUDE AS AN APPURTENANCE AN UNDIVIDED 1/18 INTEREST IN OUTLOT 1. ALL CONVEYANCES OF LOTS 19–96 IN THIS SUBDIVISION SHALL BE DEEMED TO INCLUDE AS AN APPURTENANCE AN UNDIVIDED 1/77 INTEREST IN OUTLOTS 2 & 3. THE STORMWATER MANAGEMENT AREAS, WHETHER OR NOT SUCH FRACTIONAL INTEREST IS SPECIFICALLY SET FORTH IN THE CONVEYING INSTRUMENT, UNLESS SUCH FRACTIONAL INTEREST IDENTIFIED WITH A PARTICULAR LOT HAS BEEN ACQUIRED BY A MUNICIPALITY OR OTHER LOT OWNER IN THIS SUBDIVISION. SUCH UNDIVIDED FRACTIONAL INTERESTS SHALL BE HELD AS TENANTS IN COMMON WITH THE FRACTIONAL INTERESTS HELD BY OTHER LOT OWNERS, AND SHALL NOT BE CONVEYED WITHOUT THE LOT TO WHICH IT IS APPURTENANT EXCEPT AS ABOVE.

THE OWNER CAUSING THIS LAND TO BE PLATTED SHALL INCORPORATE A HOMEOWNER'S ASSOCIATION OPERATING UNDER WIS. STATUTE 779.70 FOR THE PURPOSE OF MANAGING THE STORMWATER MANAGEMENT AREA COMMON PROPERTY AND LEVYING SUCH ASSESSMENTS AS REQUIRED. IF THE HOMEOWNER'S ASSOCIATION DEFAULTS ON REQUIRED MAINTENANCE, THE TOWN MAY PERFORM NECESSARY MAINTENANCE AND ASSESS THE COST PRO RATA TO THE HOLDERS OF FRACTIONAL INTERESTS IN OUTLOT 1.

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

APRIL 8, 2024
REVISED: 8/14/24

Office of the Register of Deeds

__________________ County, Wisconsin

Received for Record ______________, 20____

at __________ o'clock _____ M as document # __________________ in

____

____
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified ________________, 20_____

Department of Administration

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION.
NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.

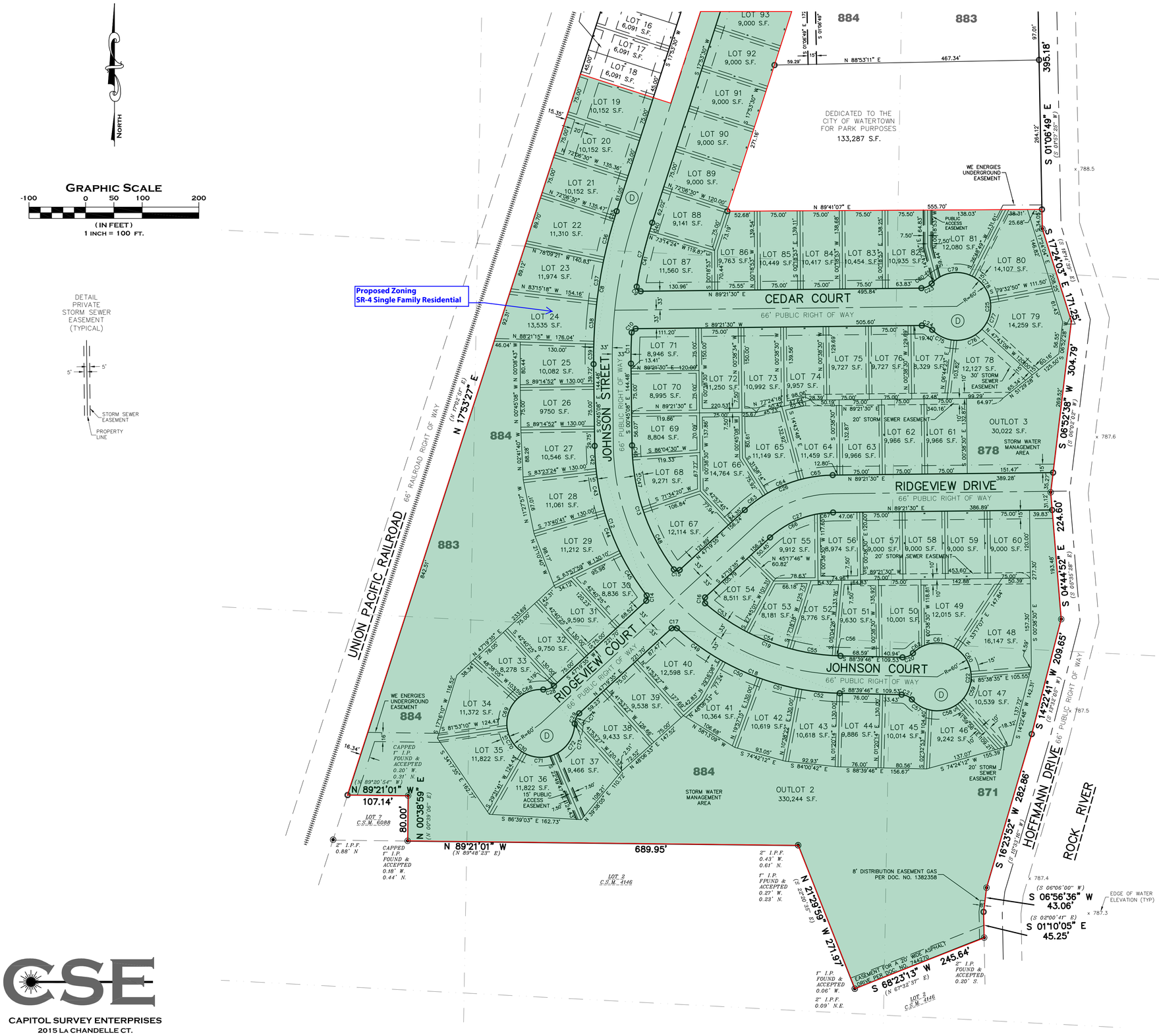
CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

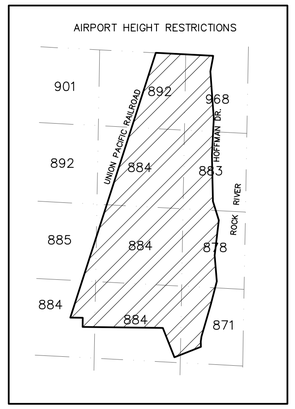
THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

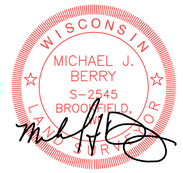
ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 3 FOR CURVE AND LINE TABLES







APRIL 8, 2024
REVISED: 8/14/24

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
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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 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 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 2 IN 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. 1064067, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONTAINING: 2,115,957 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 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.
REVISED: 8/14/24

PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

_____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

_____Grantee, and

_____, Grantee

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABLITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, 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.
IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TINA CRAVE, ITS CEO AT_____ , WISCONSIN, THIS_____ DAY OF _____ , 2024.

TINA CRAVE,
REPRESENTITIVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024 TINA CRAVE, 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 THE PLAT ROCK RIVER RIDGE, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISION.

APPROVED AS OF THIS DAY_____DAY OF_____, 2024.

DATE: _____ _____
EMILY MCFARLAND, MAYOR

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

DATE: _____ _____
MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) _____ ON ANY LAND INCLUDED IN THE PLAT OF ROCK RIVER RIDGE.

_____ _____
(DATE) CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

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

_____ _____
(DATE) TREASURER

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	DELTA	TANGENT IN	TANGENT OUT
C1	39.78'	367.00'	39.76'	S 00°04'36" W	6°12'35"	S 00°05'37" W	S 03°01'42" E
C2	9.02'	433.00'	9.02'	S 02°25'54" E	1°11'37"	S 88°09'55" W	S 03°01'42" E
C3	108.72'	433.00'	108.43'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C4	92.14'	367.00'	91.90'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C5	205.19'	333.00'	201.96'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C6	164.52'	267.00'	161.93'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C7	116.36'	777.00'	116.25'	S 13°36'06" W	8°34'48"	S 17°53'30" W	S 09°18'42" W
C8	274.31'	843.00'	273.10'	S 08°34'11" W	18°38'38"	S 17°53'30" W	S 00°45'08" E
C9	12.21'	7.00'	10.72'	S 40°39'54" E	99°57'12"	S 09°18'42" W	N 89°21'30" E
C10	10.51'	7.00'	9.55'	S 46°20'06" W	86°02'47"	S 89°21'30" W	S 03°18'43" W
C11	55.12'	777.00'	55.10'	S 01°16'47" W	4°03'51"	S 03°18'43" W	S 00°45'08" E
C12	284.70'	443.00'	279.82'	S 19°09'47" E	36°49'18"	S 00°45'08" E	S 37°34'26" E
C13	235.00'	377.00'	231.22'	S 18°36'35" E	35°42'54"	S 00°45'08" E	S 36°28'03" E
C14	10.37'	7.00'	9.45'	N 04°52'34" E	84°54'01"	S 37°34'26" E	S 47°19'35" W
C15	11.75'	7.00'	10.42'	S 84°34'14" E	96°12'23"	S 36°28'03" E	N 47°19'35" E
C16	11.75'	7.00'	10.42'	S 00°46'36" E	96°12'23"	S 47°19'35" W	S 48°52'48" E
C17	10.37'	7.00'	9.45'	S 89°46'35" W	84°54'01"	N 47°19'35" E	S 48°52'48" E
C18	316.25'	443.00'	309.58'	S 68°13'29" E	40°54'09"	S 48°52'48" E	S 88°39'46" E
C19	261.77'	377.00'	256.54'	S 68°46'17" E	39°46'59"	S 48°52'48" E	S 88°39'46" E
C20	20.50'	25.00'	19.93'	N 67°51'04" E	46°58'20"	S 88°39'46" E	N 44°21'54" E
C21	20.50'	25.00'	19.93'	N 65°10'36" W	46°58'20"	S 88°39'46" E	S 41°41'26" E
C22	286.87'	60.00'	81.88'	N 01°20'14" E	273°56'40"	S 41°41'26" E	S 44°21'54" W
C23	20.50'	25.00'	19.93'	N 65°52'20" E	46°58'20"	N 89°21'30" E	N 42°23'10" E
C24	20.50'	25.00'	19.93'	N 67°09'20" W	46°58'20"	N 89°21'30" E	S 43°40'10" E
C25	286.87'	60.00'	81.88'	N 00°38'30" W	273°56'40"	S 43°40'10" E	S 42°23'10" W
C26	170.93'	233.00'	167.12'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C27	122.51'	167.00'	119.78'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C28	20.50'	25.00'	19.93'	N 70°48'45" E	46°58'20"	S 47°19'35" W	N 85°42'05" W
C29	20.50'	25.00'	19.93'	S 23°50'25" W	46°58'20"	N 00°21'15" E	N 47°19'35" E
C30	286.87'	60.00'	81.88'	S 42°40'25" E	273°56'40"	N 85°42'05" W	N 00°21'15" E
C31	57.08'	267.00'	56.97'	N 11°17'22" W	12°14'57"		
C32	47.37'	267.00'	47.31'	N 00°04'55" W	10°09'55"		
C33	45.50'	267.00'	45.44'	N 09°52'57" E	9°45'49"		
C34	14.57'	267.00'	14.57'	N 16°19'40" E	3°07'39"		
C35	13.95'	843.00'	13.95'	S 17°25'03" W	0°56'54"		
C36	75.02'	843.00'	75.00'	S 14°23'38" W	5°05'57"		
C37	75.02'	843.00'	75.00'	S 09°17'41" W	5°05'57"		
C38	75.02'	843.00'	75.00'	S 04°11'44" W	5°05'57"		
C39	35.28'	843.00'	35.28'	S 00°26'48" W	2°23'53"		
C40	15.34'	777.00'	15.34'	S 17°19'33" W	1°07'53"		
C41	101.01'	777.00'	100.94'	S 13°02'09" W	7°26'55"		
C42	45.29'	443.00'	45.27'	S 03°40'52" E	5°51'28"		
C43	75.09'	443.00'	75.00'	S 11°27'57" E	9°42'43"		
C44	76.25'	443.00'	76.16'	S 21°15'10" E	9°51'43"		
C45	88.07'	443.00'	87.92'	S 31°52'44" E	11°23'25"		
C46	20.88'	377.00'	20.87'	S 02°20'19" E	3°10'21"		
C47	95.43'	377.00'	95.17'	S 11°10'35" E	14°30'11"		
C48	118.70'	377.00'	118.21'	S 27°26'51" E	18°02'22"		
C49	100.19'	443.00'	99.97'	S 54°15'08" E	12°57'28"		
C50	72.02'	443.00'	71.94'	S 65°23'19" E	9°18'53"		
C51	72.02'	443.00'	71.94'	S 74°42'12" E	9°18'53"		
C52	72.02'	443.00'	71.95'	S 84°01'06" E	9°18'56"		
C53	89.44'	377.00'	89.23'	S 55°40'36" E	13°35'36"		
C54	81.68'	377.00'	81.52'	S 68°40'49" E	12°24'50"		
C55	81.03'	377.00'	80.87'	S 81°02'40" E	12°18'51"		
C56	9.62'	377.00'	9.62'	S 87°55'56" E	1°27'41"		
C57	36.30'	60.00'	35.75'	S 59°01'16" E	34°39'39"		
C58	58.27'	60.00'	56.01'	N 75°49'29" E	55°38'51"		
C59	54.83'	60.00'	52.94'	N 21°49'19" E	52°21'29"		
C60	54.83'	60.00'	52.94'	N 30°32'09" W	52°21'29"		
C61	63.39'	60.00'	60.49'	N 86°58'58" W	60°32'09"		
C62	19.25'	60.00'	19.17'	S 53°33'26" W	18°23'04"		
C63	45.61'	233.00'	45.54'	S 52°55'19" W	11°10'04"		
C64	68.53'	233.00'	68.29'	S 66°58'33" W	16°49'09"		
C65	56.79'	233.00'	56.65'	S 82°22'35" W	13°57'50"		
C66	94.47'	167.00'	93.22'	S 63°31'58" W	32°24'46"		
C67	28.04'	167.00'	28.00'	S 84°32'55" W	9°37'09"		
C68	51.16'	60.00'	49.62'	S 69°52'19" W	48°51'12"		
C69	56.09'	60.00'	54.07'	S 18°39'56" W	53°33'33"		
C70	54.83'	60.00'	52.94'	S 34°17'35" E	52°21'29"		
C71	54.83'	60.00'	52.94'	S 86°39'03" E	52°21'29"		
C72	69.97'	60.00'	66.07'	N 33°45'44" E	66°48'58"		
C73	3.32'	25.00'	3.31'	S 04°09'12" W	7°35'55"		
C74	17.18'	25.00'	16.84'	S 27°38'22" W	39°22'25"		
C75	43.46'	60.00'	42.53'	S 64°22'39" E	41°18'40"		
C76	55.03'	60.00'	53.14'	N 68°31'25" E	52°24'33"		
C77	55.22'	60.00'	53.29'	N 15°54'51" E	52°44'02"		
C78	55.22'	60.00'	53.29'	N 36°49'11" W	52°44'02"		
C79	66.77'	60.00'	63.38'	S 84°56'04" W	63°45'29"		
C80	11.17'	60.00'	11.16'	S 47°43'15" W	10°40'10"		

LINE TABLE

LINE	LENGTH	BEARING
L1	21.42'	S 86°54'23" E
L2	39.06'	S 17°53'27" W
L3	17.01'	S 03°01'42" E
L4	17.01'	S 03°01'42" E
L5	44.93'	S 17°24'50" E
L6	44.93'	S 17°24'50" E

THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

ANNEXATION ORDINANCE

SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

WHEREAS, Gremar, LLC (applicant) and RJAB, LLC (owner) have filed with the Common Council, a Petition for Direct Annexation of Real Estate by Unanimous Approval with the City of Watertown, Jefferson and Dodge Counties, Wisconsin; and

WHEREAS, a copy of said Petition has been reviewed by the City of Watertown Plan Commission and the state of Wisconsin Department of Administration, and has been provided to the Town Clerk of the Town of Watertown, Jefferson County, Wisconsin, in compliance with Section 66.0217(2) of the Wisconsin Statutes; and

WHEREAS, the City of Watertown Plan Commission and the State of Wisconsin Department of Administration have indicated their support for the annexation.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DO ORDAIN AS FOLLOWS:

SECTION 1: That the following described real estate be, and the same is, hereby annexed to the corporate city limits of the City of Watertown from the Town of Watertown, Jefferson County, Wisconsin, to-wit:

Part of the Northeast ¼ of the Southeast ¼ of Section 7, Township 8 North, Range 15 East, in the Town of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of Section 7; thence South 00°07’35” East, along the East line of said Southeast ¼ a distance of 653.78 feet to the Point of Begging; thence continuing South 00°07’35” East along said East line a distance of 653.78 feet; thence South 88°15’14” West, along the South line of the Northeast ¼ of the Southeast ¼ a distance of 1322.48 feet; thence North 00°12’00” West, along the West line of the Northeast ¼ of the Southeast ¼ a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15’37” East, along the South line of said Hepp Heights Phase 2 and Hepp Heights, a distance of 1323.31 feet to the Point of Beginning.

Said lands contain 864,636 square feet, 19.85 acres, more or less.

PIN: 032-0815-0741-002 (N9009 County Road A, Watertown, WI 53094);

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above-described real estate shall be made a part of the 5th Aldermanic District, 9th Ward of the City of Watertown, Jefferson County, Wisconsin.

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above-described real estate shall be zoned as the Single-Family Residential (SR-4) Zoning District.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	*Sept 3, 2024*		*Sept 17, 2024*	
READING:	*1ST*		*2ND*	
	YES	*NO*	*YES*	*NO*
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED September 3, 2024

CITY CLERK

APPROVED September 17, 2024

MAYOR

RESOLUTION FOR THE ADDITION OF WARD 23 WITHIN THE CITY OF WATERTOWN

SPONSOR: MAYOR MCFARLAND

WHEREAS, the establishment of wards within the City of Watertown is required by Section 5.15 of the Wisconsin Statutes; and,

WHEREAS, within the City Limits in Dodge & Jefferson Counties twenty-two wards were proposed to be established on October 19, 2021, by Resolution #9288, and,

WHEREAS, the attachment of the Town of Emmet set forth by the Cooperative Boundary Agreement is scheduled to be complete by September 29, 2024, and,

WHEREAS, the attachment of this area is located in Supervisory District 19, and,

WHEREAS, it is proposed to establish the addition of Ward 23 within the City Limits

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:

The following ward are hereby established:

Ward 23

The Twenty Third Ward is hereby bounded and described as follows:

Beginning at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07”W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15”W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45”W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56”E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07”W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22”W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01”E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No.1343557; Thence N 00°55'21”W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11”W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 feet of Prospect Street; Thence S00°49'22”E, along said Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 604733; Thence N88°18'30”W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895 ; Thence N00°33'36”E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45”W, a long the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08”W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56”W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08”W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15”W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30”E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26”W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45”W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52”W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said SE 1/4 also being the West line of said Lot 2; Thence S00°23'42”E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2; Thence S88°26'07”E, along said Lot 2, a distance of 12.00 feet, to an angle

point; Thence S00°23'42"E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34"W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13"W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11"E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36"E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20"E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57"W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53"W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01"E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24"W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14"E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55"E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31"E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26"E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point; Thence S79°59'40"E, along said Southerly Right of Way, a distance of 819.75 feet, to an angle point; Thence S10°00'20"W, along said R.O.W. line, a distance of 50.00 feet, to an angle point; Thence S79°59'40"E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07"E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44"W, along said Center Line, a distance of 58.55 feet; Thence N53°22'37"E, along said Southerly R.O.W. line, a distance of 99.60 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53", a chord bearing of S68°57'07"E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S61°50'44"E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S64°58'13"E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02"E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30"E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39"E, along said Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,2990,164 Square Feet or 52.575 Acres of land, more or less. Population 30 persons. Polling Place – City Hall 106 Jones Street.

That this Resolution shall be in full force and effect upon its passage and adoption.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

_____

CITY CLERK

APPROVED September 3, 2024

_____

MAYOR

FINAL RESOLUTION
TO DISCONTINUE PUBLIC WAY ON JONES STREET, NEAR AND ABOUT ITS INTERSECTION WITH NORTH FIRST STREET,
CITY OF WATERTOWN, COUNTY OF JEFFERSON, WISCONSIN

Sponsor: Mayor Emily McFarland
From: Plan Commission

WHEREAS, the Common Council of the City of Watertown, Jefferson County, Wisconsin, by this Resolution, adopted by a majority of the Common Council on a roll call vote with a quorum present and voting and proper notice having been given, resolves and declares as follows; and,

WHEREAS, it is in the public interest that the public way described below is vacated and discontinued under s. 66.1003 (4), Wis. Stats. The public way to be discontinued is described as follows:

That part of Jones Street west of the intersection with North First Street and extending west to the Rock River.

WHEREAS, at least forty (40) days have elapsed since this Resolution in initial form was considered by the Common Council of the City of Watertown on July 2nd, 2024. The discontinuance of the above-described public way will not result in a landlocked property and no owner of property abutting the discontinued public way will be damaged by the discontinuance; and, a public hearing was held before the Common Council on August 20th 2024, at 7:00 p.m., and no sufficient written objection to the said discontinuance and vacation has been filed with the City Clerk and the discontinued public way will be vacated and the land awarded to the owner or owners of real estate pursuant to Wis. Stat. § 66.1005; and,

WHEREAS, Notice of Hearing Discontinuance of a Public Way in the City of Watertown was published as a Class 3 legal notice in the Watertown Daily Times on the following dates: July 9th, 2024; July 16th, 2024; July 23, 2024; and,

WHEREAS, said Notice was served and/or admitted more than 30 days prior to the hearing in the manner prescribed by law on the owners of all of the frontage of the lots and land abutting upon the portion of said street to be discontinued or a waiver of notice thereof was received; and,

WHEREAS, Lis Pendens – Notice of Discontinuance of a Public Way for the above-mentioned property was recorded with the Jefferson County Register of Deeds Office on [for requesting department to insert], as Document No. [for requesting department to insert].

(September 3, 2024) Exhibit #9646

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Watertown, Wisconsin pursuant to Wis. Stat. § 66.1003 (4):

Section 1. That the public way within described is hereby vacated and discontinued. It is hereby further declared that the City Street set forth herein is hereby vacated and discontinued, provided that pursuant to Section 66.1005 Wisconsin Statues such discontinuance shall not terminate the easements acquired and the rights of the public in any of the underground structures, improvements or services as enumerated or otherwise existing in said public way and in said description of lands hereinbefore described, but such easements and rights and all rights of entrance, maintenance, construction and repair with reference thereto shall continue as if such public way had not been discontinued; and,

Section 2. That the City Clerk shall properly post or publish this Resolution as required under s. 60.80, Wis. Stats; and,

Section 3. That this Resolution shall be in full force and effect immediately upon its passage and adoption.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

_____

CITY CLERK

APPROVED September 3, 2024

_____

MAYOR

(September 3, 2024) Exhibit #9646

EXHIBIT A

Areas

ROW to be Discontinued

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 70 feet

SCALE BAR = 1"

Printed on: May 21, 2

Author: Private Use

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

RESOLUTION TO
APPROVE THE FINAL PLAT FOR
ROCK RIVER RIDGE SUBDIVISION
SPONSOR: MAYOR EMILY MCFARLAND
FROM: PLAN COMMISSION

WHEREAS, the City of Watertown Plan Commission has reviewed and made recommendation with no conditions on August 26, 2024 to the Common Council on the final plat known as Rock River Ridge Subdivision (Exhibit A); and,

WHEREAS, the action of the Common Council shall be noted on three copies of the final plat: one (1) copy of which shall be returned to the developer (Greater Watertown Community Health Foundation) with the date and action endorsed thereon, one (1) copy of which shall be retained by the Engineering Department, and one (1) copy of which shall be retained by the City of Watertown's Assessor; and,

WHEREAS, the developer (Greater Watertown Community Health Foundation) shall provide a copy of the approved final plat to the following utility providers or their successor company(ies) for their comments prior to the drawing of the final plat: WE Energies, AT&T, Spectrum; and,

WHEREAS, the developer (Greater Watertown Community Health Foundation) has agreed to enter into a contract for improvements as required by Article III of Chapter 545 of the City of Watertown Municipal Code. Prior to the signing of said contract by the Mayor and the City Clerk, the developer (Greater Watertown Community Health Foundation) shall pay to the City all required fees, area charges and deposits, and provide any required performance bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:

That the final plat of Rock River Ridge Subdivision is hereby approved by the City of Watertown's Common Council.

		YES	NO
DAVIS			
LAMPE			
BOARD			
BARTZ			
BLANKE			
SMITH			
SCHMID			
WETZEL			
MOLDENHAUER			
MAYOR MCFARLAND			
TOTAL			

ADOPTED September 3, 2024

CITY CLERK

APPROVED September 3, 2024

MAYOR

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 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 2 FOR AIRPORT HEIGHT RESTRICTIONS
SEE SHEET 3 FOR CURVE AND LINE TABLES

EXHIBIT A

NORTH

BEARING BASIS:
ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM (JEFFERSON COUNTY) BEARING OF N 86°54'23" W.

GRAPHIC SCALE

-100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

LEGEND

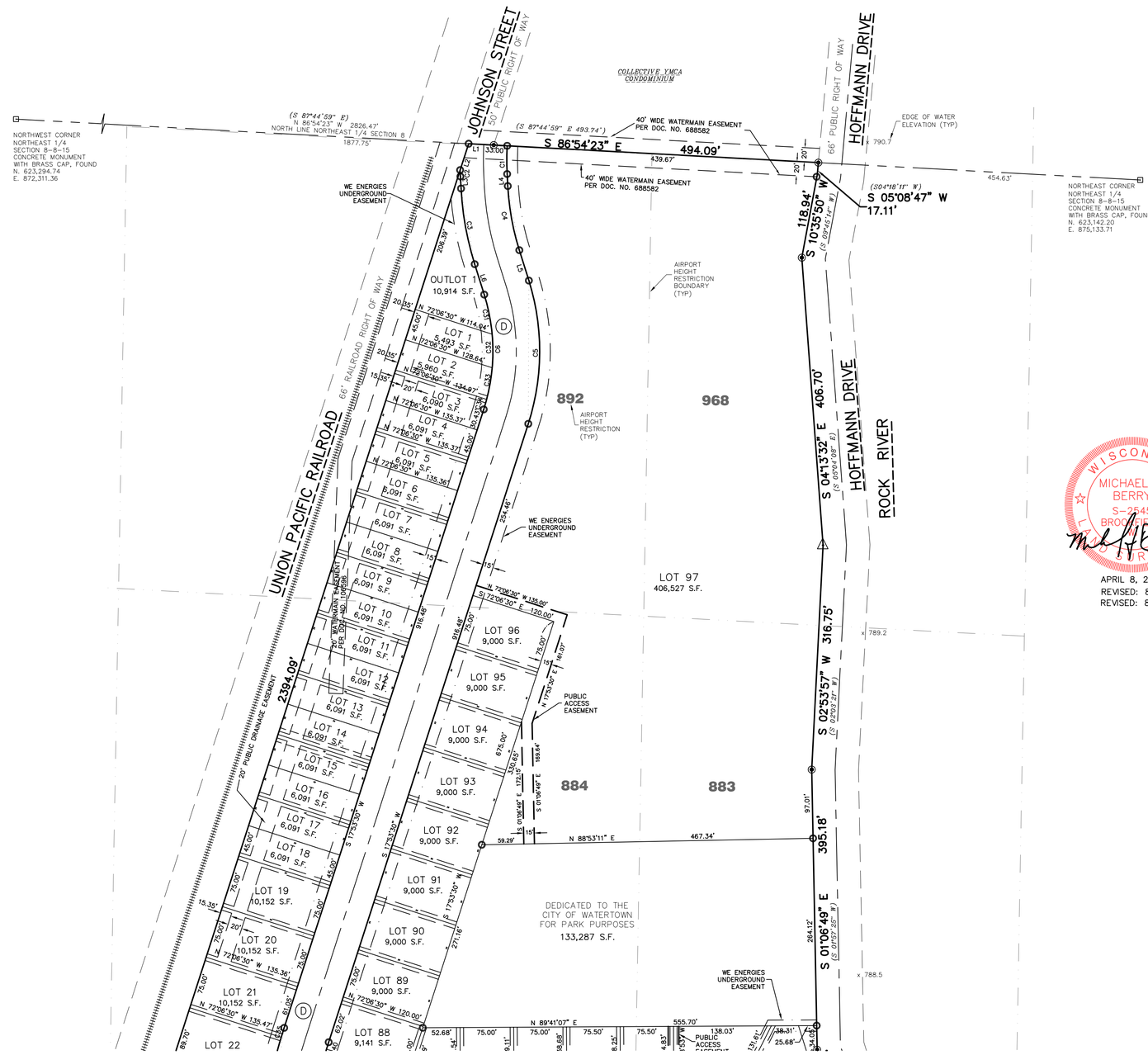
- ○ – INDICATES A 1 1/4"X18" IRON ROD WEIGHING 3.65 LBS/FT, SET
- ◉ – INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- △ – MAG NAIL FOUND

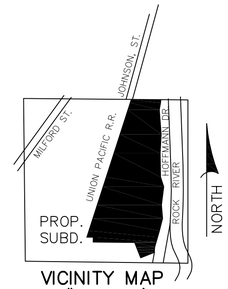
  ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"X18" IRON ROD WEIGHING 1.68 LBS/FT., SET
- (D) – 291,515 SQ. FT. DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

LOT PAIRINGS

THE FOLLOWING LOTS ARE TO BE COMBINED IN PAIRS FOR 1 STRUCTURE PER TWO LOTS

1–2
3–4
5–6
7–8
9–10
11–12
13–14
15–16
17–18





VICINITY MAP
1" = 2000'
NE 1/4 8–8–15

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

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LaCHANDELLE CT.
BROOKFIELD, WI 53045
262–786–6000

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD, WI PROFESSIONAL LAND SURVEYOR

APRIL 8, 2024
REVISED: 8/14/24
REVISED: 8/20/24

NOTES

LOTS 29 – 57 & 67 ARE WITHIN 500' OF A WASTEWATER TREATMENT FACILITY. SUBDIVIDER AND LOT OWNER AGREE THAT IDENTIFIED LOTS WITHIN THE SUBDIVISION PLAT ARE LOCATED WITHIN WASTEWATER TREATMENT FACILITY SEPARATION DISTANCES IDENTIFIED IN WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 110, SEWERAGE SYSTEMS, FOR MECHANICAL TREATMENT FACILITIES, EFFLUENT HOLDING AND POLISHING PONDS, AND ACKNOWLEDGES PRESENCE OF NUISANCE ASSOCIATED WITH WASTEWATER TREATMENT FACILITY OPERATION WITHIN REFERENCED SEPARATION DISTANCES.

THIS PLAT HAS AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMITS AS SHOWN ON SHEET 2 FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH, WETHER OR NOT SUCH BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH ARE IN EXISTANCE.

ALL CONVEYANCES OF LOTS 1 – 18 IN THIS SUBDIVISION SHALL BE DEEMED TO INCLUDE AS AN APPURTENANCE AN UNDIVIDED 1/18 INTEREST IN OUTLOT 1. ALL CONVEYANCES OF LOTS 19–96 IN THIS SUBDIVISION SHALL BE DEEMED TO INCLUDE AS AN APPURTENANCE AN UNDIVIDED 1/78 INTEREST IN OUTLOTS 2 & 3. THE STORMWATER MANAGEMENT AREAS, WHETHER OR NOT SUCH FRACTIONAL INTEREST IS SPECIFICALLY SET FORTH IN THE CONVEYING INSTRUMENT, UNLESS SUCH FRACTIONAL INTEREST IDENTIFIED WITH A PARTICULAR LOT HAS BEEN ACQUIRED BY A MUNICIPALITY OR OTHER LOT OWNER IN THIS SUBDIVISION. SUCH UNDIVIDED FRACTIONAL INTERESTS SHALL BE HELD AS TENANTS IN COMMON WITH THE FRACTIONAL INTERESTS HELD BY OTHER LOT OWNERS, AND SHALL NOT BE CONVEYED WITHOUT THE LOT TO WHICH IT IS APPURTENANT EXCEPT AS ABOVE.

THE OWNER CAUSING THIS LAND TO BE PLATTED SHALL INCORPORATE A HOMEOWNER'S ASSOCIATION OPERATING UNDER WIS. STATUTE 779.70 FOR THE PURPOSE OF MANAGING THE STORMWATER MANAGEMENT AREA COMMON PROPERTY AND LEVYING SUCH ASSESSMENTS AS REQUIRED. IF THE HOMEOWNER'S ASSOCIATION DEFAULTS ON REQUIRED MAINTENANCE, THE CITY MAY PERFORM NECESSARY MAINTENANCE AND ASSESS THE COST PRO RATA TO THE HOLDERS OF FRACTIONAL INTERESTS IN OUTLOT 1.

UTILITY EASEMENT RESTRICTION

UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20____

at _____ o'clock _____ M as document #

_____ in

_____

_____
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
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 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 3 FOR CURVE AND LINE TABLES

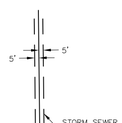
NORTH

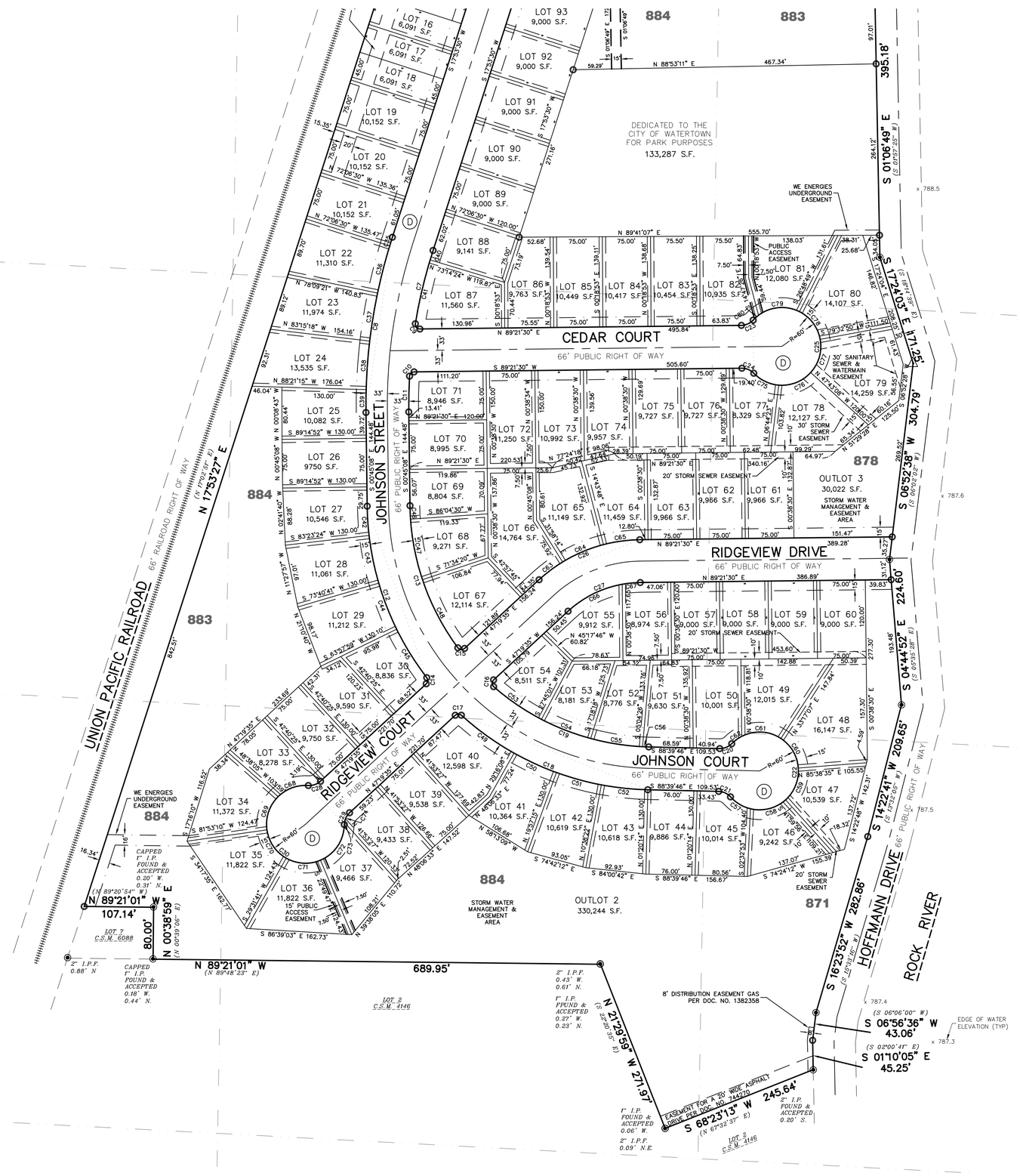
GRAPHIC SCALE

-100 0 50 100 200

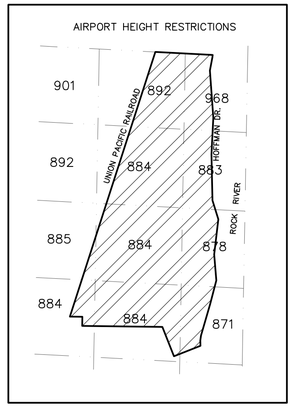
(IN FEET)
1 INCH = 100 FT.

DETAIL
PRIVATE
STORM SEWER
EASEMENT
(TYPICAL)





AIRPORT HEIGHT RESTRICTIONS



WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

APRIL 8, 2024
REVISED: 8/14/24
REVISED: 8/20/24

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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 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 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 2 IN 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. 1064067, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONTAINING: 2,115,957 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 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.
REVISED: 8/14/24
REVISED: 8/20/24

PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

_____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

_____Grantee, and

_____, Grantee

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABLITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, 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.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TINA CRAVE, ITS CEO AT_____ , WISCONSIN, THIS_____ DAY OF _____ , 2024.

_____
TINA CRAVE,
REPRESENTITIVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024 TINA CRAVE, 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 THE PLAT ROCK RIVER RIDGE, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISION.

APPROVED AS OF THIS DAY_____DAY OF_____, 2024.

DATE: _____ _____
EMILY MCFARLAND, MAYOR

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

DATE: _____ _____
MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF
_____ (DATE) _____ ON ANY LAND INCLUDED IN THE PLAT OF ROCK RIVER RIDGE.

_____ _____
(DATE) CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

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

_____ _____
(DATE) TREASURER

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	DELTA	TANGENT IN	TANGENT OUT
C1	39.78'	367.00'	39.76'	S 00°04'36" W	6°12'35"	S 00°05'37" W	S 03°01'42" E
C2	9.02'	433.00'	9.02'	S 02°25'54" E	1°11'37"	S 88°09'55" W	S 03°01'42" E
C3	108.72'	433.00'	108.43'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C4	92.14'	367.00'	91.90'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C5	205.19'	333.00'	201.96'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C6	164.52'	267.00'	161.93'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C7	116.36'	777.00'	116.25'	S 13°36'06" W	8°34'48"	S 17°53'30" W	S 09°18'42" W
C8	274.31'	843.00'	273.10'	S 08°34'11" W	18°38'38"	S 17°53'30" W	S 00°45'08" E
C9	12.21'	7.00'	10.72'	S 40°39'54" E	99°57'12"	S 09°18'42" W	N 89°21'30" E
C10	10.51'	7.00'	9.55'	S 46°20'06" W	86°02'47"	S 89°21'30" W	S 03°18'43" W
C11	55.12'	777.00'	55.10'	S 01°16'47" W	4°03'51"	S 03°18'43" W	S 00°45'08" E
C12	284.70'	443.00'	279.82'	S 19°09'47" E	36°49'18"	S 00°45'08" E	S 37°34'26" E
C13	235.00'	377.00'	231.22'	S 18°36'35" E	35°42'54"	S 00°45'08" E	S 36°28'03" E
C14	10.37'	7.00'	9.45'	N 04°52'34" E	84°54'01"	S 37°34'26" E	S 47°19'35" W
C15	11.75'	7.00'	10.42'	S 84°34'14" E	96°12'23"	S 36°28'03" E	N 47°19'35" E
C16	11.75'	7.00'	10.42'	S 00°46'36" E	96°12'23"	S 47°19'35" W	S 48°52'48" E
C17	10.37'	7.00'	9.45'	S 89°46'35" W	84°54'01"	N 47°19'35" E	S 48°52'48" E
C18	316.25'	443.00'	309.58'	S 68°13'29" E	40°54'09"	S 48°52'48" E	S 88°39'46" E
C19	261.77'	377.00'	256.54'	S 68°46'17" E	39°46'59"	S 48°52'48" E	S 88°39'46" E
C20	20.50'	25.00'	19.93'	N 67°51'04" E	46°58'20"	S 88°39'46" E	N 44°21'54" E
C21	20.50'	25.00'	19.93'	N 65°10'36" W	46°58'20"	S 88°39'46" E	S 41°41'26" E
C22	286.87'	60.00'	81.88'	N 01°20'14" E	273°56'40"	S 41°41'26" E	S 44°21'54" W
C23	20.50'	25.00'	19.93'	N 65°52'20" E	46°58'20"	N 89°21'30" E	N 42°23'10" E
C24	20.50'	25.00'	19.93'	N 67°09'20" W	46°58'20"	N 89°21'30" E	S 43°40'10" E
C25	286.87'	60.00'	81.88'	N 00°38'30" W	273°56'40"	S 43°40'10" E	S 42°23'10" W
C26	170.93'	233.00'	167.12'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C27	122.51'	167.00'	119.78'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C28	20.50'	25.00'	19.93'	N 70°48'45" E	46°58'20"	S 47°19'35" W	N 85°42'05" W
C29	20.50'	25.00'	19.93'	S 23°50'25" W	46°58'20"	N 00°21'15" E	N 47°19'35" E
C30	286.87'	60.00'	81.88'	S 42°40'25" E	273°56'40"	N 85°42'05" W	N 00°21'15" E
C31	57.08'	267.00'	56.97'	N 11°17'22" W	12°14'57"		
C32	47.37'	267.00'	47.31'	N 00°04'55" W	10°09'55"		
C33	45.50'	267.00'	45.44'	N 09°52'57" E	9°45'49"		
C34	14.57'	267.00'	14.57'	N 16°19'40" E	3°07'39"		
C35	13.95'	843.00'	13.95'	S 17°25'03" W	0°56'54"		
C36	75.02'	843.00'	75.00'	S 14°23'38" W	5°05'57"		
C37	75.02'	843.00'	75.00'	S 09°17'41" W	5°05'57"		
C38	75.02'	843.00'	75.00'	S 04°11'44" W	5°05'57"		
C39	35.28'	843.00'	35.28'	S 00°26'48" W	2°23'53"		
C40	15.34'	777.00'	15.34'	S 17°19'33" W	1°07'53"		
C41	101.01'	777.00'	100.94'	S 13°02'09" W	7°26'55"		
C42	45.29'	443.00'	45.27'	S 03°40'52" E	5°51'28"		
C43	75.09'	443.00'	75.00'	S 11°27'57" E	9°42'43"		
C44	76.25'	443.00'	76.16'	S 21°15'10" E	9°51'43"		
C45	88.07'	443.00'	87.92'	S 31°52'44" E	11°23'25"		
C46	20.88'	377.00'	20.87'	S 02°20'19" E	3°10'21"		
C47	95.43'	377.00'	95.17'	S 11°10'35" E	14°30'11"		
C48	118.70'	377.00'	118.21'	S 27°26'51" E	18°02'22"		
C49	100.19'	443.00'	99.97'	S 54°15'08" E	12°57'28"		
C50	72.02'	443.00'	71.94'	S 65°23'19" E	9°18'53"		
C51	72.02'	443.00'	71.94'	S 74°42'12" E	9°18'53"		
C52	72.02'	443.00'	71.95'	S 84°01'06" E	9°18'56"		
C53	89.44'	377.00'	89.23'	S 55°40'36" E	13°35'36"		
C54	81.68'	377.00'	81.52'	S 68°40'49" E	12°24'50"		
C55	81.03'	377.00'	80.87'	S 81°02'40" E	12°18'51"		
C56	9.62'	377.00'	9.62'	S 87°55'56" E	1°27'41"		
C57	36.30'	60.00'	35.75'	S 59°01'16" E	34°39'39"		
C58	58.27'	60.00'	56.01'	N 75°49'29" E	55°38'51"		
C59	54.83'	60.00'	52.94'	N 21°49'19" E	52°21'29"		
C60	54.83'	60.00'	52.94'	N 30°32'09" W	52°21'29"		
C61	63.39'	60.00'	60.49'	N 86°58'58" W	60°32'09"		
C62	19.25'	60.00'	19.17'	S 53°33'26" W	18°23'04"		
C63	45.61'	233.00'	45.54'	S 52°55'19" W	11°10'04"		
C64	68.53'	233.00'	68.29'	S 66°58'33" W	16°49'09"		
C65	56.79'	233.00'	56.65'	S 82°22'35" W	13°57'50"		
C66	94.47'	167.00'	93.22'	S 63°31'58" W	32°24'46"		
C67	28.04'	167.00'	28.00'	S 84°32'55" W	9°37'09"		
C68	51.16'	60.00'	49.62'	S 69°52'19" W	48°51'12"		
C69	56.09'	60.00'	54.07'	S 18°39'56" W	53°33'33"		
C70	54.83'	60.00'	52.94'	S 34°17'35" E	52°21'29"		
C71	54.83'	60.00'	52.94'	S 86°39'03" E	52°21'29"		
C72	69.97'	60.00'	66.07'	N 33°45'44" E	66°48'58"		
C73	3.32'	25.00'	3.31'	S 04°09'12" W	7°35'55"		
C74	17.18'	25.00'	16.84'	S 27°38'22" W	39°22'25"		
C75	43.46'	60.00'	42.53'	S 64°22'39" E	41°18'40"		
C76	55.03'	60.00'	53.14'	N 68°31'25" E	52°24'33"		
C77	55.22'	60.00'	53.29'	N 15°54'51" E	52°44'02"		
C78	55.22'	60.00'	53.29'	N 36°49'11" W	52°44'02"		
C79	66.77'	60.00'	63.38'	S 84°56'04" W	63°45'29"		
C80	11.17'	60.00'	11.16'	S 47°43'15" W	10°40'10"		

LINE TABLE

LINE	LENGTH	BEARING
L1	21.42'	S 86°54'23" E
L2	39.06'	S 17°53'27" W
L3	17.01'	S 03°01'42" E
L4	17.01'	S 03°01'42" E
L5	44.93'	S 17°24'50" E
L6	44.93'	S 17°24'50" E

THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

RESOLUTION TO
ENTER INTO LEASE WITH PASSENGER TRANSIT, INC. FOR SHARED-RIDE TAXI SERVICE VEHICLES

SPONSOR: MAYOR MCFARLAND
FROM: FINANCE COMMITTEE

WHEREAS, the City of Watertown operates a shared-ride taxi service; and,

WHEREAS, the City of Watertown purchases vehicles needed to operate the shared-ride taxi service; and,

WHEREAS, an annual lease is necessary to allow the use of such vehicles by the company contracted to provide shared-ride taxi service in the City of Watertown.

WHEREAS, the city has been able to procure one additional vehicle to provide shared-ride taxi service in the City of Watertown that need to be added to the annual lease agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:
That the proper City officials be and are hereby authorized to execute the attached lease agreement, Exhibit A, with Passenger Transit, Inc. with the addition of one recently procured transit vehicle for the period of September 1, 2024, through December 31, 2024 for the lease of vehicles for the purpose of operating a shared-ride taxi service.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

_____
CITY CLERK

APPROVED September 3, 2024

_____
MAYOR

PUBLIC TRANSIT LEASE AGREEMENT

Between
City of Watertown
and
Passenger Transit, Inc.

This Agreement specifies terms under which City of Watertown hereinafter referred to as Lessor, leases one or more vehicles to Passenger Transit, Inc., hereinafter referred to as Lessee. This lease is effected by virtue of Lessor's public transit service operating contract with Lessee.

"Department" herein means the Wisconsin Department of Transportation. "Leased vehicle" herein means a vehicle covered by this lease.

SECTION 1. TERM

Lessor hereby leases the following vehicle(s) to Lessee starting on September 1, 2024, and ending December 31, 2024, or on the end date of the Lessor's current public transit service contract with the Lessee, whichever comes first. This list is subject to changes as vehicles are purchased or sold.

SECTION 2. VEHICLE INFORMATION

Address where vehicles are stored: 309 William Street, Watertown WI 53094

Year	Make	Model	Vin	Fleet #
2005	Ford	Van	1FTSS34L05HB11911	82
2010	Supreme	Bus	1FDDE3FL8ADA79123	86
2010	Starcraft	Bus-ADA	1FDEE3FL9ADA38147	83
2015	Starcraft	Bus	1FDFE4FS8FDA03270	85
2015	Dodge	Minivan	2C4RDGB7FR731635	53
2015	Dodge	Minivan	2C4RDGB9FR731636	54
2017	Starcraft	Bus	1FDFE4FS7HDC07528	87
2017	Dodge	Minivan	2C4RDGBG9HR831156	55
2017	Dodge	Minivan ADA	2C7WDGBG5HR838658	56
2018	Dodge	Minivan ADA	2C7WDGBG3JR210085	57
2019	Dodge	Minivan	2C4RDGBGXKR779575	59
2020	Dodge	Minivan	2C4RDGBG5LR189978	60
2020	Dodge	Minivan ADA	2C4RDBGBXLR231464	61
2023	Dodge	Mini Van ADA (voyager)	2C4RC1CG7PR617120	88
2023	Dodge	Mini Van ADA (voyager)	2C4RC1CG6PR617108	89
2024	Dodge	Mini Van ADA (Pacifica)	2C4RC1FG0RR155661	90

SECTION 3. EXECUTION OF LEASE

IN WITNESS WHEREOF this Agreement shall become effective upon its complete execution by Lessor and Lessee.

SECTION 4. CONDITIONS

This Agreement is one of leasing only, and the Lessee shall not acquire any right, title or interest to vehicle(s) leased other than that of Lessee. The Lessee acknowledges that the Lessor owns (subject to any Department liens) the vehicle(s) subject to this Agreement. Nothing herein shall affect Lessor's absolute ownership of any title or interest to said vehicle(s).

The Lessee shall lease and operate the vehicle(s) in accordance with the service characteristics described in the Lessor's operating assistance grant agreement with the Department.

Department approval is required for incidental use of the leased vehicle(s), and any such use must be compatible with the original purposes of the grant. The incidental use must not in any way interfere with the Lessor's continuing control over the use of the vehicle(s) or the Lessee's continued ability to carry out the service described in its shared ride taxi operating contract with Lessor.

The Lessee will comply with the terms, conditions and obligations included in the grant agreement executed between the Lessor and the Department so as not to impair the Lessor's relationship with the Department, nor cause Lessor to be in default of any agreement with the Department. Any breach of this Agreement shall be considered a default by the Lessee.

The Lessee agrees that it will not use or permit the use of the leased vehicle(s) in any negligent or improper manner, or in violation of any statute, law or ordinance, or so as to void any insurance or warranty covering the vehicle(s), or permit any vehicle(s) to become subject to any lien, charge or encumbrance which may affect the Lessor's title to the vehicle(s).

The Lessee shall not mortgage, pledge, sell, or otherwise encumber or dispose of the vehicle(s) provided under the terms and conditions of this Agreement.

Both parties agree to abide by the relevant rules and regulations provided by the Federal Transit Administration (FTA), specifically the most current FTA Master Agreement. The most recent version of the FTA Master Agreement is found at the FTA's website (http://fta.dot.gov).

Lessee agrees to review and comply with the annual FTA Certification and Assurances signed by the Lessor, the most recent version of which can be found at FTA's website (http://fta.dot.gov).

Both parties agree to abide by the relevant rules and regulations provided by the Department, (including those of the Division of Motor Vehicles), and regulating authorities in any State or County in which the vehicle(s) are operated under the terms and conditions of this Agreement.

SECTION 5. REPRESENTATION AND WARRANTIES

In consideration of the Lessor entering into this Agreement, the Lessee represents and warrants:

A. The Lessee is in good standing under the laws of the State of Wisconsin and has the power and authority to carry on its business as now conducted; to own, lease and operate its property and assets; and to execute this Agreement and any other agreements and instruments referred to in this Agreement.

B. The Lessee has and will continue to have during the term of this Agreement, all necessary licenses, certifications, or other documents required by any federal, state or local governmental agency,

which authorize or empower the services to be performed by the Lessee.

SECTION 6. REGISTRATION

The leased vehicle(s) shall bear the proper license plate(s) in accordance with the governing grant. The title to such vehicle(s) is to be registered in the name of the Lessor, subject to the lien rights of the Department. All annual registration, license fees, and safety inspection costs shall be paid by the Lessee.

The Lessor will maintain ownership of the vehicle(s) obtained through the grant program. The Lessor shall have full authority to exercise its responsibilities as owner of the vehicle(s) provided under the terms and conditions of this lease.

SECTION 7. INSURANCE

Insurance levels, categories and premium payments for all leased vehicles shall be the responsibility of the Lessee.

Insurance shall include such coverage as required by the grant agreement between the Lessor and the Department, and shall meet the requirements of applicable local, state and federal laws. The Lessor must be named as the payee for all payments relating to vehicle damage or loss.

The insurance shall be primary, and not excessive or contributory, with respect to any accident involving such vehicle(s), and shall at minimum afford the following coverage:

A. Bodily injury liability, each person: $1,000,000

B. Bodily injury liability, each accident: $1,000,000 + $1,000,000 umbrella

C. Property damage liability, each accident: $250,000

D. General liability, bodily injury and property damage:$1,000,000 + $1,000,000 umbrella

The Lessee shall bear all risks of damage or loss of the leased vehicle(s), or any portion of damage or loss not covered by insurance. All replacements, repairs, or substitutions of leased vehicle parts or equipment shall be at the cost and expense of the Lessee and shall be accessions to the vehicle(s).

SECTION 8. VEHICLE MAINTENANCE

The Lessee shall, at all times and at Lessee's expense, maintain the leased vehicle(s) in working order and at a high level of cleanliness, safety, and mechanical soundness. The Lessee shall take all reasonable efforts to insure against theft and vandalism. The Lessee agrees to return each leased vehicle in the condition in which it was received, except for reasonable wear and tear.

The Lessee agrees to adhere to all provisions of the Lessor's vehicle maintenance plan on file with the Department, and to any changes or addendums made to the plan.

The Lessee shall be responsible for scheduling, completing and documenting all preventative maintenance. All such maintenance shall be consistent with manufacturer specifications, the Lessor's vehicle maintenance plan, and Department guidelines. The Lessee shall be responsible for ensuring the completion of, and payment for, all necessary repairs.

SECTION 9. VEHICLE OPERATION

The Lessee shall ensure that only properly trained and licensed drivers operate the leased vehicle(s). The Lessee shall provide the Lessor with the names of all individuals whom it authorizes to operate the vehicle(s), and shall provide the name of each before said individual may operate the vehicle(s).

The leased vehicle(s) shall not be used in violation of any federal, state or municipal statutes, laws, ordinances, rules or regulations. The Lessee shall not use any leased vehicle, nor allow any such vehicle to be used, for any unlawful purpose or for the transportation of any property or material deemed hazardous. Respirators, concentrators, or portable oxygen used by individuals are not considered hazardous materials.

The Lessee shall operate the leased vehicle(s) only on designated roads, and shall not subject the vehicle(s) to use under such road conditions as may result in damage to the vehicle(s).

SECTION 10. CIVIL RIGHTS

The Lessee shall comply with all federal statutes relating to nondiscrimination that apply, including, but not limited to:

A. The prohibitions against discrimination on the basis of race, color, or national origin, as provided in Title VI of the Civil Rights Act, 42 U.S.C. 2000d;

B. The prohibitions against discrimination on the basis of sex, as provided in: (a) Title IX of the Education Amendments of 1972, as amended, 20 U.S.C. 1681 – 1683, and 1685 – 1687, and (b) U.S. DOT regulations, "Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance," 49 CFR part 25;

C. The prohibitions against discrimination on the basis of age in federally funded programs, as provided in the Age Discrimination Act of 1975, as amended, 42 U.S.C. 6101 – 6107;

D. The prohibitions against discrimination on the basis of disability in federally funded programs, as provided in section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794; and

E. The prohibitions against discrimination on the basis of disability, as provided in the Americans with Disabilities Act of 1990, as amended, 42 U.S.C. 12101 *et seq*.

The Lessee agrees to comply with all terms of the Lessor's approved Title VI Plan and of any changes or addenda thereupon. The Lessee is responsible for proper posting of a valid Title VI public notice in each leased vehicle at all times.

SECTION 11. ADDITIONAL FEES

The Lessee shall pay any and all storage charges, parking fees, and fines which are levied against Lessee as a result of the improper acts of Lessee or its employees.

The Lessee shall pay any fees (including vehicle registration and inspection fees) and/or taxes which may be imposed with respect to the leased vehicle(s) by any duly constituted governmental authority as the result of Lessee's use or intended use of the vehicle(s).

SECTION 12. AUDITS, INSPECTIONS, AND REPORTING

The Lessee shall be responsible for providing any and all data pertaining to services provided using the leased vehicle(s) as requested upon reasonable notice by the Lessor. The data required may include, but is not limited to, vehicle maintenance records, trip logs, and ridership data.

The Lessee agrees to complete all reports and documents required by the Lessor and/or the Department in a timely fashion. Such reports will be sent to the Lessee on or before specified deadlines.

The Lessor, Department or FTA, or any designee thereof, may at any time audit and/or inspect the leased vehicle(s) and attendant records for compliance with the provisions of this Agreement. The Lessee agrees to comply with all requests to make equipment available as requested by the aforementioned parties for completion of audits.

The Lessee agrees to preserve all reports, insurance policies, trip sheets, and other data pertaining to compliance with any and all terms of the Agreement for a period of six (6) years after the termination of the Agreement, or one year after the DOT program year audit is completed, whichever is longer.

The Lessee is responsible to arrange for and obtain inspections of motor buses and human service vehicles leased under this Agreement as required by federal and state law. In all such cases, Lessee shall send a copy of the inspection report to the Lessor.

SECTION 13. LIABILITY

The Lessee agrees to hold harmless the Lessor and the State of Wisconsin from any and all claims, losses, causes of action, and expense, for whatever reason, including legal expenses and reasonable attorney fees, arising from the use, maintenance, and operations of the vehicle(s) leased under this Agreement.

SECTION 14. LEASE MANAGEMENT

The overall supervision and monitoring of compliance with lease specifications shall be the responsibility of the Lessee. The Lessee will address and resolve concerns or questions regarding this Agreement or operation of the leased vehicles with the Lessor.

This Agreement or any part thereof may be renegotiated in circumstances where changes are required by federal law or regulations, state law or regulations, court orders or actions, or when the parties agree that a new lease would better meet their needs than existing terms and conditions of this lease.

Any revisions to this lease must be agreed to by both parties, as evidenced by an addendum signed by the authorized representative of each party and approved by the Department.

SECTION 15. TERMINATION

If so directed by the Department or other state agency, the Lessee must return the leased vehicle(s) within five (5) days of notice to the Lessor, and at such time, lease provisions are terminated. Otherwise, the Lessor may terminate this Agreement by giving thirty (30) days written notice, at which time the Agreement is terminated.

Immediately upon termination, the Lessee agrees to turn over all maintenance records and histories

to the Lessor at no additional cost to the Lessor.

Failure to comply with any provisions of this Agreement by any party shall be considered due cause for termination of the lease.

SECTION 16. SUBLEASE RESTRICTIONS

Subleasing or renting the leased vehicle(s) is prohibited.

For City of Watertown	**For Passenger Transit, Inc.**
	R D Running
Signature	*Signature*
Emily McFarland **Mayor** **Date:**	**Richard Running** **President** **Date:** 8/26/24

RESOLUTION TO APPROVE STATE/MUNICIPAL FINANCIAL AGREEMENT FOR RECONSTRUCTION OF LABAREE STREET BETWEEN BOUGHTON TO ANNE STREETS IN 2028

SPONSOR: MAYOR MCFARLAND
FROM: FINANCE COMMITTEE

WHEREAS, The City of Watertown received Wisconsin Department of Transportation (WisDOT) Surface Transportation Urban (STP) Urban funding for the reconstruction of Labaree Street between Boughton to Anne Streets for work to commence in 2028; and,

WHEREAS, the State of Wisconsin is seeking a State/Municipal financial agreement (SMFA) for the reconstruction of Labaree Street between Boughton to Anne Streets for work to commence in 2028; and,

WHEREAS, the SMFA for the reconstruction of Labaree Street between Boughton to Anne Streets for work to commence in 2028 went before the Finance Committee and received support; and,

WHEREAS, the State of Wisconsin will be responsible for 0% of roadway preliminary engineering/plan development and 80% of eligible roadway construction costs; and,

WHEREAS, the City will be responsible for 100% of roadway preliminary engineering/plan development, 20% of eligible roadway construction costs, and 100% of non-participating sanitary sewer and water main expenses, and any other non-participating expenses under the agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:
That the proper city officials are hereby authorized to approve the SMFA for the reconstruction of Labaree Street between Boughton and Anne Streets for work to commence in 2028.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

_____
CITY CLERK

APPROVED September 3, 2024

_____
MAYOR

(September 3, 2024) Exhibit #9649

RESOLUTION TO
APPROVE GRAEF USA, LLC GENERAL MUNICIPAL ENGINEERING SERVICES AGREEMENT FOR ENGINEERING DIVISION

SPONSOR: MAYOR MCFARLAND
FROM: FINANCE COMMITTEE

WHEREAS, the City of Watertown is intent on providing the best quality services to its residents; and,

WHEREAS, the Assistant City Engineer position has been vacant despite efforts to fill the position since January of 2024; and,

WHEREAS, the prolonged vacancy will create a gap in the level of service provided by the Public Works Department to the citizens of Watertown; and,

WHEREAS, GRAEF USA, Inc (GRAEF) of Milwaukee, WI can provide quality service to the citizens of Watertown by providing general municipal engineering services for the City's Engineering Division for approximately 30 hours per week, understanding that hours may vary depending on workload; and,

WHEREAS, GRAEF would begin providing said services on September 4, 2024 and continue through December 31, 2024; and,

WHEREAS, the Engineering Division currently has unused salary and benefit funds from an unfilled position; and,

WHEREAS, General municipal engineering services provided by GRAEF will not exceed $80,000.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:
That the proper City Officials be and are hereby authorized to enter into an agreement with GRAEF USA, Inc. of Milwaukee, WI for general municipal engineering services.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

CITY CLERK

APPROVED September 3, 2024

MAYOR

RESOLUTION FOR
NEW CINGULAR WIRELESS PCS, LLC. (AT&T) SITE WT/WI1058
LICENSE AGREEMENT ON THE O'CONNELL WATER TOWER

SPONSOR: ALDERPERSON BOARD
FROM: PUBLIC WORKS COMMISSION

WHEREAS, the City of Watertown Water Utility has several lease agreements with cellular providers for their equipment on our water towers; and,

WHEREAS, New Cingular Wireless PCS, LLC., (AT&T) has applied for and been approved to perform upgrades to their equipment located on top of the O'Connell water tower; and,

WHEREAS, New Cingular Wireless PCS, LLC., upgrades also include a new lease and terms in the agreement and has been approved by their team and the City legal team; and,

WHEREAS, New Cingular Wireless PCS, LLC., and / or their sub-contractors are liable and responsible to cover inspections costs and subsequent repairs for any and all damage (paint coatings, ground ruts, concrete cracks, ladder integrity, railing integrity, and/or other items not listed) that may occur to the O'Connell water tower as explained in the lease terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN: that the proper City Official be and are hereby authorized to enter into the lease agreement and equipment upgrades performed by New Singular Wireless and or all their sub-contractors. Said agreement, New Cingular Wireless PCS, LLC: Site Name WT/WI1058 is attached to this resolution.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

_____

CITY CLERK

APPROVED September 3, 2024

_____

MAYOR

(September 3, 2024 EXHIBIT #9651)

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Execution
Licensee Cell Site Name/#:
O'Connel WT/WI1058

AMENDED AND RESTATED WATER TOWER LICENSE AGREEMENT BETWEEN CITY OF WATERTOWN, WISCONSIN AND NEW CINGULAR WIRELESS PCS, LLC

This Amended and Restated Water Tower License Agreement ("**Agreement**") is effective as of October 22, 2023 ("**Effective Date**"), by and between the City of Watertown, Wisconsin ("**Watertown**"), acting in its capacity as a municipal utility and whose water department office is located at 800 Hoffmann Drive, Watertown, WI 53094, and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("**Licensee**") with its principal offices at 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319, as a successor in interest to Indus, Inc. Watertown and Licensee are at times collectively referred to as the "**Parties**" or individually as the "**Party**."

RECITALS

The following recitals form a substantive part of this Agreement:

A. Watertown owns a water tower ("**Tower**") and real estate located at 509 O'Connell Street, Watertown, WI 53094 ("**Property**"), as more particularly described on **Exhibit A** and depicted on the site survey attached as **Exhibit B**.

B. The Parties, and/or their predecessors in interest, entered into that certain Water Tower/Land Lease and Option Agreement dated July 24, 1998, as amended by an Estoppel and Consent Certificate and Lease Amendment dated June 9, 2000, a First Amendment to Water Tower/Land Lease and Option Agreement dated December 19, 2017, and a Second Amendment to Water Tower/Land Lease and Option Agreement dated October 13, 2020 ("**Lease**"), which is set to expire on October 21, 2023.

C. The Lease authorized Licensee to place certain communications equipment and related facilities on the Tower and on certain land space near the base of the Tower ("**Existing Facilities**").

D. The Parties desire to amend and restate the Lease as a license agreement to, among other things, extend the term, modify the legal description of the land space, and permit Licensee to maintain its Existing Facilities on the Property.

E. The Parties intend that this Agreement supersede and replace the Lease as of the Effective Date.

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AGREEMENT

The Parties agree as follows:

ARTICLE 1: LICENSE GRANTED

1.1 As of October 22, 2023, the Lease is terminated and is replaced and superseded by this Agreement.

1.2 Licensee's Existing Facilities and any additional or replacement equipment or facilities approved pursuant to the terms of this Agreement are collectively referred to as the "**Communications Facilities.**"

1.3 Subject to the provisions of this Agreement, Watertown hereby grants to Licensee:

1.3.1 A revocable license authorizing Licensee to install, maintain, upgrade, and operate Licensee's Communications Facilities on two portions of the Property totaling approximately 814 square feet (collectively, the "**Land Space**"), as more particularly described on **Exhibit A** and depicted on the site survey attached as **Exhibit B**. The Land Space shall NOT include the overlap area depicted and described on **Exhibit C**.

1.3.2 A revocable license authorizing Licensee to install, maintain, upgrade, and operate Licensee's Communications Facilities on the specific locations on the Tower ("**Tower Space**") shown on the drawings of the Existing Facilities and equipment inventory attached as **Exhibit D**.

1.3.3 The following temporary, non-exclusive easements, which shall automatically terminate upon the termination or expiration of this Agreement: (i) an "**Access Easement**" across the Property for ingress and egress to the Land Space and (ii) a "**Utility Easement**" across the Property for the underground installation of utility wires, cables, conduits, cable trays, and pipes (collectively, the "**Easements**") in the locations on the Property more particularly described on **Exhibit A** and depicted on the site survey attached as **Exhibit B**.

1.4 The Tower Space and Land Space are collectively referred to as the "**Premises**."

ARTICLE 2: TERM

2.1 The "**Initial Term**" of this Agreement shall commence on November 1, 2023, ("**Commencement Date**") and shall terminate on the fifth anniversary of the Commencement Date.

2.2 Provided that Licensee is not in default under this Agreement at the end of the Initial Term or any Renewal Term, this Agreement shall automatically be extended for three additional five-year terms (each, a "**Renewal Term**") unless Licensee notifies Watertown in writing of its intention to terminate this Agreement at least 90 days prior to the expiration of the then-

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current Term, in which case the Agreement shall terminate at the end of the Term during which such notice is given.

2.3 Either Party may terminate this Agreement at the end of the fourth and final Renewal Term by giving written notice to the other Party of its intention to terminate this Agreement at least 90 days prior to the expiration of the final Renewal Term. If neither Party has given such a notice to the other Party, then upon the expiration of the fourth and final Renewal Term, this Agreement shall continue in force upon the same covenants, terms, and conditions for an additional term of one year and for annual terms thereafter (each, an "**Annual Term**") until terminated by either Party by giving the other Party 60 days' written notice of its intention to terminate this Agreement at the end of the then-current Annual Term.

2.4 The Initial Term, each Renewal Term, and any Annual Terms are referred to collectively as the "**Term**."

ARTICLE 3: LICENSE FEE

3.1 Commencing on the Commencement Date, the annual "**License Fee**" shall be **$31,200.00** payable in equal monthly installments of **$2,600.00** in advance on or before the fifth day of each month. License Fees for any partial months shall be prorated. Each year, on the anniversary of the Commencement Date, the License Fee shall increase by three percent (**3.0%**) over the License Fee in effect the immediately preceding year.

3.2 The Parties agree that the License Fee paid to Watertown to date is good and valuable consideration as holdover License Fee for the holdover License Fee period from October 22, 2023 through October 31, 2023, the receipt and sufficiency of which are hereby acknowledged.

3.3 The Parties acknowledge that, pursuant to the Lease, Licensee has been paying to Watertown monthly rent of $2,413.44 and that, upon the full execution of this Agreement, Licensee shall owe Watertown the difference between the License Fee required under this Agreement and the rent paid under the Lease (i.e., $186.56 per month) for each month during the period beginning November 1, 2023 and ending on the date of full execution of this Agreement ("**True-Up Payment**"). Licensee shall make such True-Up Payment to Watertown within 40 days after the full execution of this Agreement.

3.4 Licensee shall pay the License Fee to Watertown at Attn: Water Utility Clerk, PO Box 477, Watertown, WI 53094 or to such other person, firm, or place as Watertown may, from time to time, designate in writing at least 30 days in advance of any License Fee payment due date by notice given in accordance with Article 17 below.

3.5 In the event Licensee fails to timely pay any sums due under this Agreement, Licensee shall pay to Watertown a late fee on the total payment due of three percent (**3.0%**) per month.

ARTICLE 4: DISCLAIMERS

4.1 Licensee acknowledges and agrees that Watertown has made no representations or warranties, express or implied, regarding the physical condition of the Property, Premises, or

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Easements; the suitability of the Property, Premises, or Easements for Licensee's desired purposes; or the state of title of the Property.

4.2 Licensee acknowledges and agrees that Licensee is experienced in land acquisition and premises development, that it has conducted or will conduct all necessary and appropriate inspections of the Property, and that Licensee accepts the Property, including the Easements, Premises, and all structures thereon, in "***as-is, where-is, and with all faults***" condition.

4.3 ***Watertown makes no warranties or representations regarding Licensee's exclusive use of the Property, Tower, or Easements; non-interference with Licensee's transmission operations; or that the Premises, Easements, or utilities serving the Premises are fit for Licensee's intended use, and all such warranties and representations are hereby disclaimed.***

ARTICLE 5: TAXES/NO LIENS

5.1 Licensee shall have the responsibility to pay any personal property taxes, assessments, or charges owed on the Property that are the result of Licensee's use of the Premises and/or the installation, maintenance, and operation of Licensee's Communications Facilities. Licensee shall be responsible for the payment of all taxes, levies, assessments, and other charges imposed upon the business conducted by Licensee at the Property.

5.2 Licensee shall have the right, at its sole cost and expense, to appeal, challenge, or seek modification of any tax assessment or billing for which Licensee is wholly or partly responsible to pay.

5.3 Licensee shall not permit any claim or lien to be placed against any part of the Property or Tower that arises out of work, labor, material, or supplies provided or supplied to Licensee, its contractors or their subcontractors for the installation, construction, operation, maintenance, or removal of the Communications Facilities or use of the Premises or Property. Upon 30 days' prior written notice from Watertown, Licensee shall cause any such claim or lien filed by any third party making a claim against, through, by, because of, or under Licensee to be discharged by bonding or letter of credit to give Watertown security to protect Watertown's interests from the claim or lien. If Licensee elects to obtain a bond, it shall be with a company authorized to provide bonds in Wisconsin.

ARTICLE 6: USE

6.1 Permitted Use. Licensee shall continuously use the Premises solely for the purpose of constructing, maintaining, repairing, and operating its Communications Facilities. All Communications Facilities shall be installed and maintained at Licensee's expense and shall be and remain the exclusive property of Licensee. Licensee shall not do or permit to be done in, to, on, or about the Property any act or thing which would violate, suspend, invalidate, or make inoperative any insurance pertaining to the Property or the Premises or any improvements thereto.

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6.2 Compliance with Laws.

6.2.1 Licensee, at its expense, shall diligently, faithfully, and promptly obey and comply with all federal, state, and local orders, rules, regulations, and laws (collectively, "**Laws**"), including all environmental laws and Federal Communications Commission ("**FCC**") and Federal Aviation Administration ("**FAA**") rules, that are applicable to operations conducted upon or above the Premises and including the applicable American National Standards Institute ("**ANSI**") "Safety Levels with respect to Human Exposure to Radio Frequency Electromagnetic Fields" as set forth in the current ANSI standard or any applicable FCC standard that supersedes this standard or any applicable Environmental Protection Agency rules or regulations that may hereinafter be adopted that supersede this standard. Licensee shall adhere to all Occupational Safety and Health Administration safety requirements that are applicable to Licensee's operations conducted upon or above the Property.

6.2.2 Licensee shall neither do nor permit any act or omission that could cause the Premises or the use thereof to fall out of compliance with applicable Laws. Licensee shall provide to Watertown a copy of any written notice received by Licensee from any governing authority regarding non-compliance with any Law pertaining to Licensee's operations conducted upon or above the Premises within 30 days of Licensee's receipt of any such notice of non-compliance. Any fines or penalties imposed for improper or illegal installation or operation of any improvements on the Premises or for any other violation of Laws on the Premises shall be Licensee's sole responsibility.

6.3 Governmental Approvals. Licensee shall not install Communications Facilities on the Premises without first obtaining all necessary federal, state, and local governmental approvals and permits for such installation.

6.4 Utility Service. Licensee shall pay and be responsible for all utility services it uses on the Premises and all other costs and expenses in connection with the use, operation, and maintenance of the Premises and all activities conducted thereon. All utilities serving the Premises shall be underground, located within a Utility Easement, and shall be separately metered. No backup generators shall be allowed to operate on the Premises unless they are powered by natural gas.

6.5 Advertisements. Licensee shall not advertise on the Property or on any structure on the Property, except for company identification as required by FCC regulation.

6.6 Damage During Installation. Any damage done to the Property, Tower, or surrounding land during installation, operation, maintenance, repair, or removal of the Communications Facilities that results from the action or inaction of Licensee or its contractors or their subcontractors or the presence of the Communications Facilities shall be immediately repaired at Licensee's expense and to Watertown's reasonable satisfaction. Licensee shall pay all costs and expenses in relation to maintaining the structural integrity of the Tower in connection with Licensee's installation and operation of the Communications Facilities.

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6.7 Maintenance. Licensee shall be responsible for maintenance and security of the Land Space and Licensee's Communications Facilities and shall keep the same (including any fencing or landscaping shown on **Exhibit B**, **Exhibit D**, or the Construction Drawings approved pursuant to Article 8) in good repair and condition during the Term of this Agreement.

ARTICLE 7: ACCESS

7.1 Licensee shall have 24/7 unsupervised access to the Communications Facilities located on the Land Space portion of the Premises. Licensee may have supervised access to the Communications Facilities inside or on the Tower by requesting access 48 hours in advance. For instances involving regular maintenance, Licensee shall request access to the Tower by calling **(920) 262-4075** between the hours of 7:00 a.m. and 2:00 p.m. If Licensee needs access to the Tower in an emergency, it shall give advance notice to Watertown as soon as reasonably possible by calling **(920) 261-6660**. Licensee shall reimburse Watertown for all costs Watertown incurs in sending its personnel to the Property and in supervising Licensee's Tower access.

7.2 Licensee shall be subject to all emergency operation plans adopted by Licensee applicable to the Tower. When accessing the Tower, Licensee's employees, contractors, and agents shall have proper identification. Licensee shall be responsible for maintaining a written record of the names of its employees, contractors, and agents who perform work on the Premises, the nature of the work performed, and the date and time such work is performed. Licensee shall make such records available to Watertown upon request.

ARTICLE 8: UPGRADE PROJECTS, MODIFICATIONS, REPAIR, & REPLACEMENT

8.1 Future Modifications.

8.1.1 Licensee shall not seek to add any additional Communications Facilities or make any other additions, alterations, or improvements to the Premises or Property ("**Modification Project**") without Watertown's prior written approval. Approval of a Modification Project may be subject to an increase in the License Fee and/or the Parties' entering into either an amendment to this Agreement or a replacement Agreement.

8.1.2 Licensee shall submit all of the following to Watertown in connection with its request for approval of a Modification Project:

8.1.2.1 *Application.* A complete and executed Antenna Site Application ("**Application**") on the form attached as **Exhibit E**.

8.1.2.2 *Deposit.* The required deposit, as set forth in the Application.

8.1.2.3 *Construction Drawings.* Detailed construction plans and drawings ("**Construction Drawings**") for all proposed improvements that are part of the Modification Project for Watertown's written approval, which

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approval must be obtained before Licensee may commence any construction or installation work on the Property.

8.1.2.4 *Engineering Study/Structural Analysis.* If the Modification Project will impact the Tower, an engineering study and structural analysis to determine whether the proposed installation of the Modification Project will adversely affect the structural integrity of the Tower.

8.1.2.5 *Updated Site Survey.* If requested by Watertown, an updated site survey that reflects any proposed changes to the Land Space and/or Easements in connection with the Modification Project for Watertown's written approval.

8.2 Additional Project Requirements.

8.2.1 Licensee's installation of a future Modification Project shall be made at Licensee's sole expense and completed in a neat and workmanlike manner in accordance with sound engineering practices; all applicable Laws; and in strict compliance with the approved Construction Drawings.

8.2.2 Within 30 days after installation of a Modification Project, Licensee shall provide to Watertown electronically formatted as-built drawings ("**As-Built Drawings**") documenting the Communications Facilities installed on the Property. The As-Built Drawings shall be reviewed and approved by the engineer of record, show the actual location of all of Licensee's Communications Facilities, and be accompanied by a complete and detailed inventory of all then-existing and newly installed Communications Facilities.

8.2.3 After installation of a Modification Project, Licensee shall address all punch-list items within 20 days after Licensee or its contractors receive the punch list from Watertown or Watertown's contractors. If Licensee fails to satisfactorily address all items on the punch list within the 20-day time period, Licensee shall pay to Watertown a fee of $100 for each day that Licensee has not completed its obligations under this Section 8.2.3.

8.3 Repair/Replacement Notice.

8.3.1 With the exception of emergencies, Licensee shall submit to Watertown advance written notice of the need for and the nature of any repair or maintenance of Licensee's existing Communications Facilities or the replacement of such facilities on a like-for-like basis, using the Antenna Site Service Notice form attached as **Exhibit F** ("**Service Notice**"). For the sake of clarity, "**like-for-like basis**" means that the existing Communications Facilities are replaced with Communications Facilities that are not greater in size (i.e., the dimensions are the same or smaller), weight, and number and that the new Communications Facilities are attached in the same manner as the then-existing Communications Facilities.

8.3.2 If Watertown objects to the Service Notice, Watertown shall notify Licensee in writing within two business days of its receipt of the Service Notice. Watertown's notice to Licensee shall specify in detail the objection and whether Licensee is authorized to proceed with the repair or replacement. Licensee may submit a revised Service Notice as often as necessary until approved by Watertown.

8.3.3 In the case of an emergency, Licensee shall provide written notice to Watertown describing the replacement or repair, as well as an explanation of the reason the repair or replacement constituted an emergency and did not require prior written notice to Watertown, with the written notice being transmitted by Licensee to Watertown within 24 hours following the emergency replacement or repair. As used in this Agreement, "**emergency**" shall be deemed to exist only in instances in which the emergency conditions constitute an immediate threat to the health or safety of the public or an immediate danger to the Tower, its operations, or the Licensee's Communications Facilities.

8.4 Review/Inspection. As directed by Watertown, Watertown's technical consultant shall review and periodically inspect Licensee's Modification Project beginning with the pre-construction conference and continuing through installation, construction, punch list review, and verification of the post-construction As-Built Drawings. Before Licensee may energize its system (i.e., start-up), all items on the punch list must be substantially completed, as reasonably determined by Watertown.

8.5 Responsibility for Professional Costs. Licensee shall reimburse Watertown for all third-party professional costs, including legal and engineering fees, that Watertown incurs in connection with a Modification Project ("**Professional Costs**"). If the Professional Costs exceed the amount of any deposit made pursuant to the Application, Watertown will invoice Licensee for the additional Professional Costs incurred, which invoice shall be due and payable within 30 days of its receipt. If, upon completion of the Modification Project (including completion of any remedial work and verification of the post-construction As-Built Drawings), the Professional Costs are less than the amount of any deposit made pursuant to the Application, Watertown shall refund the unused portion of the deposit to Licensee.

ARTICLE 9: TOWER PAINTING & MAINTENANCE

9.1 Relocation of Communications Facilities. Licensee shall remove its Communications Facilities from the Tower, at Licensee's sole cost and expense, to allow for Tower painting, reconditioning, or similar major maintenance or repair work that Watertown, in its sole discretion, determines will require the removal of the Communications Facilities from the Tower ("**Major Maintenance Work**").

9.1.1 Watertown shall notify Licensee prior to the end of any calendar year during which Watertown has planned and budgeted for the Major Maintenance Work in the following year. After the contract for such work has been awarded, Watertown shall further notify Licensee when a preliminary schedule for the work has been established.

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9.1.2 Licensee and Watertown shall cooperate to ensure that the removal of the Communications Facilities does not interfere with the Major Maintenance Work. Licensee shall cooperate with Watertown with respect to the Major Maintenance Work and will make its representatives available to attend meetings with Watertown or its contractors (and any other Tower users) related to such work.

9.1.3 If Licensee requires the use of a temporary pole or cell on wheels (collectively, "**Temporary Tower**"), Watertown shall permit Licensee, at Licensee's sole expense, to place a Temporary Tower on the Property in a location mutually agreed upon by Watertown and Licensee. Licensee shall cooperate with Watertown regarding the placement of the Temporary Tower on the Property. If the Property will not accommodate Licensee's Temporary Tower, it is Licensee's responsibility to locate alternative sites. If space on the Property is limited, priority will be given to the Tower user who has been using the site the longest.

9.2 Communications Facilities Remain in Place. If Watertown, in its sole discretion, determines that it is reasonable to allow Licensee to keep all or any portion of the Communications Facilities in place during any maintenance or repair work, Licensee shall be responsible for all additional costs Watertown incurs due to the presence of the Communications Facilities on the tower during such work. Watertown will invoice Licensee for such additional costs, and Licensee shall pay such invoice within 30 days of its receipt. **Licensee agrees that it accepts any and all risk of damage to its Communications Facilities while the maintenance or repair work is being performed and that Watertown shall have no liability whatsoever for any such damage, regardless of the cause of such damage**.

9.3 Temporary Emergency Relocation. In case of an emergency that requires Watertown to remove Licensee's Communications Facilities, Watertown may do so after giving advance telephone notice to Licensee as soon as practical by calling **NOC 1-800-638-2822**. In the event the use of the Communications Facilities is interrupted, Licensee shall have the right to maintain a Temporary Tower on the Property in a location approved by Watertown. If the Property will not accommodate Licensee's Temporary Tower, it is Licensee's responsibility to locate alternative sites. If space on the Property is limited, priority will be given to the Tower user who has been using the site the longest.

ARTICLE 10: LIMITATION OF LIABILITY

10.1 Watertown reserves to itself the right to maintain, operate, and improve the Tower and Property in the manner that will best enable it to fulfill its water utility service requirements. Licensee agrees to use the Property and Tower at its sole risk. Notwithstanding the foregoing, Watertown shall exercise reasonable caution to avoid damaging Licensee's Communications Facilities and, if it is aware of or made aware of such damage, Watertown shall promptly report to Licensee the occurrence of any such damage caused by Watertown. Subject to Sections 9.2 and 10.2, Watertown agrees to reimburse Licensee for all reasonable costs Licensee incurs for the physical repair of its Communications Facilities damaged solely by Watertown's negligence or willful misconduct, not to exceed the limits of liability for municipal claims established by Wisconsin law.

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10.2 No provision of this Agreement is intended, nor shall it be construed, to be a waiver for any purpose of any provision of Wis. Stat. §§ 893.80, 345.05, or any other notice requirements, governmental immunities, or damages limitations that may apply to Watertown, its employees, officials, or agents.

ARTICLE 11: INDEMNIFICATION

11.1 Indemnification. Licensee shall defend, indemnify, and hold harmless Watertown and its officers, officials, employees, and agents ("**Indemnified Parties**") against any and all liability, costs, damages, fines, taxes, special charges by others, penalties, payments (including payments made by Watertown under any workers' compensation laws or under any plan for employee disability and death benefits), remediation costs, and expenses (including reasonable attorney's fees and all other costs and expenses of litigation) (each a "**Covered Claim**") that may be asserted by any person or entity and arise in any way (including any act, omission, failure, negligence, or willful misconduct) in connection with this Agreement or with the construction, maintenance, repair, presence, removal, or operation of the Communications Facilities by Licensee or anyone under the direction or control or acting on behalf of or at the invitation of Licensee (including subcontractors) except to the extent Watertown's willful misconduct solely gives rise to such Covered Claim.

11.2 Procedure for Indemnification. The following procedures shall apply to Licensee's indemnification obligations under both Articles 11 and 12:

11.2.1 Watertown shall give prompt written notice to Licensee of any claim or threatened claim, specifying the factual basis for such claim and the amount of the claim. If the claim relates to an action, suit, or proceeding filed by a third party against Watertown, Watertown shall notify Licensee no later than 15 days after Watertown receives written notice of the action, suit, or proceeding.

11.2.2 Watertown's failure to give the required notice shall not relieve Licensee of its obligation to indemnify Watertown unless, and only to the extent, that Licensee is materially prejudiced by such failure.

11.2.3 Licensee shall have the right at any time, by notice to Watertown, to participate in or assume control of the defense of the claim with counsel of its choice, which counsel must be reasonably acceptable to Watertown. Watertown agrees to cooperate fully with Licensee. If Licensee assumes control of the defense of any third-party claim, Watertown shall have the right to participate in the defense at its own expense. If Licensee does not assume control or otherwise participate in the defense of any third-party claim, Licensee shall be bound by the results obtained by Watertown with respect to the claim.

11.2.4 If Licensee assumes the defense of a third-party claim as described above, then in no event shall Watertown admit any liability with respect to, or settle, compromise, or discharge any third-party claim without Licensee's prior written consent.

11.2.5 Licensee shall take prompt action to defend and indemnify the Indemnified Parties against Covered Claims, actual or threatened, but in no event later than notice by

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Watertown to Licensee of the service of a notice, summons, complaint, petition, or other service of a process against an Indemnified Party alleging damage, injury, liability, or expenses attributed in any way to the Agreement; the work to be performed under this Agreement; or the acts, fault, negligence, equipment, materials, properties, facilities, personnel, or property of Licensee or anyone under its direction or control. Licensee shall defend any such claim or threatened claim, including as applicable, engagement of legal counsel, to respond to, defend, settle, or compromise any claim or threatened claim.

11.3 Costs. Licensee acknowledges and agrees that Licensee is responsible for reimbursing the Indemnified Parties for any and all costs and expenses (including reasonable attorneys' fees) actually incurred in the enforcement of Articles 11 and 12.

ARTICLE 12: ENVIRONMENTAL

12.1 Licensee represents and warrants that its use of the Property will not generate any Hazardous Substances (defined below), that it will not store or dispose of on the Property or transport to or over the Property any Hazardous Substances, and that its Communications Facilities do not constitute or contain and will not generate any Hazardous Substances in violation of any Laws now or hereafter in effect, including any amendments. "**Hazardous Substance**" shall be interpreted broadly to mean any substance, material, chemical, or waste that now or hereafter is classified or considered to be hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state, or local laws, regulations, or rules now or hereafter in effect, including any amendments.

12.2 Licensee shall indemnify, defend, and hold harmless the Indemnified Parties from and against any and all claims that may be asserted against or incurred by an Indemnified Party or for which an Indemnified Party may be held liable, which arise from the presence, use, generation, storage, treatment, disposal, or transportation of Hazardous Substances on, into, from, under, or about the Premises or Property by Licensee or anyone under the direction or control of or acting on behalf of or at the invitation of Licensee, specifically including, but not limited to, the cost of any required or necessary repair, restoration, remediation, cleanup, removal, or detoxification of the Premises or the Property and the preparation of any closure or other required plans, whether or not such action is required or necessary during the Term or after the expiration or termination of this Agreement, except only to the extent that Watertown's willful misconduct gives rise to such claim.

ARTICLE 13: INSURANCE

13.1 Coverage. At all times during the Term of this Agreement and for as long as the any Communications Facilities remain on the Property, Licensee will carry, at its own cost and expense, the following insurance:

13.1.1 *Workers' Compensation and Employers' Liability Insurance.* Statutory workers' compensation benefits and employers' liability insurance policy with a limit of $1,000,000 each accident/disease. This policy shall include a waiver of subrogation in favor of Watertown.

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13.1.2 *Commercial General Liability Insurance.* Commercial general liability policy per ISO form CG 00 01 or its equivalent with a limit of $3,000,000 per occurrence for bodily injury and property damage and $6,000,000 general aggregate including premises, operations, products and completed operations, advertising injury, contractual liability coverage, and coverage for property damage from perils of explosion, collapse, or damage to underground utilities (commonly known as XCU coverage).

13.1.3 *Commercial Automobile Liability Insurance*. Commercial automobile liability policy in the amount of $1,000,000 combined single limit each accident for bodily injury or property damage covering all owned, hired, and non-owned autos and vehicles.

13.1.4 *Excess/Umbrella Liability.* Excess/umbrella liability policy with a limit of $6,000,000 per occurrence and aggregate providing coverage to be in excess of employers' liability, commercial general liability, and automobile liability insurance required above. Licensee may use any combination of primary and excess insurance to meet the total limits required.

13.1.5 *Property Insurance*. Property insurance on Licensee's facilities, buildings, and other improvements, including equipment, fixtures, fencing, or support systems that may be placed on, within, or around the Property to fully protect against hazards of fire, vandalism, and malicious mischief, and such other perils as are covered by policies of insurance commonly referred to and known as "extended coverage" insurance. This policy shall include a waiver of subrogation in favor of Watertown. Licensee self-insures its property insurance and in satisfaction of the waiver of subrogation requirement will include Watertown as joint loss payee to the extent of Watertown's insurable interest which would have been covered had Licensee purchased property insurance.

13.2 Additional Requirements. With respect to the policies of insurance Licensee is required to carry pursuant to Section 13.1:

13.2.1 Such insurance shall be primary coverage without reduction or right of offset or contribution on account of any insurance provided by Watertown to itself or its officials, officials, employees, or agents.

13.2.2 Watertown and its board members, departments, commissioners, officers, officials, agents, and employees ("**City Parties**") shall be included as an additional insured under all of the policies except for workers' compensation and employers' liability and Licensee's self-insured property coverage, which additional insured status shall be indicated on the certificate of insurance or in a blanket additional insured endorsement as it respects to this Agreement.

13.2.3 No policies of insurance required under this Article 13 shall contain provisions that exclude coverage of liability arising from excavating, collapse, or underground work or coverage for injuries to Watertown's employees or agents.

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13.2.4 All policies (other than workers' compensation) shall be written on an occurrence and not a claims-made basis.

13.2.5 The insurer must be eligible to do business in the State of Wisconsin and have an A- or better rating in Best's Guide.

13.2.6 Upon execution of this Agreement and upon expiration or renewal of any liability policies required by this Agreement, Licensee shall submit to Watertown certificates of insurance evidencing the coverage required by this Agreement.

13.2.7 Licensee shall be fully responsible for any deductible amounts or for any deficiencies in the amounts of insurance maintained. Licensee shall defend, indemnify, and hold Watertown harmless from and against the payment of any deductible or any premium for Licensee's insurance policies.

13.2.8 The insurance requirements in this Article 13 shall not in any way act to reduce coverage that is broader or that includes higher limits.

13.3 Contractors' Insurance. Licensee shall ensure that all contractors and their subcontractors performing any work on the Property related to this Agreement obtain and maintain substantially the same coverage with substantially the same limits as are required of Licensee. Prior to any such contractor or subcontractor performing any work on the Property, Licensee shall furnish Watertown with a certificate of insurance evidencing the required coverage.

13.4 Waiver of Claims and Subrogation. Licensee hereby waives any and all rights of recovery, claim, action, or cause of action against Watertown for any loss or damage that may occur to the Communications Facilities, the Premises, or any improvements thereto, or any property located on the Premises, arising from any cause that (i) would be insured against under the terms of the property insurance Licensee is required to carry under this Article 13 or (b) is insured against under the terms of any property insurance actually carried by Tenant, regardless of whether the same is required hereunder, except for Licensee's self-insured property coverage where Licensee shall include Watertown as joint loss payee in lieu of waiver of subrogation and such status as joint loss payee shall void the requirement for waiver of subrogation for Licensee's self-insured property coverage. The foregoing waiver shall apply regardless of the cause or origin of such claim, including the negligence of Watertown or its agents, officers, employees, or contractors. The foregoing waiver shall not apply if it would have the effect, but only to the extent of such effect, of invalidating any insurance coverage of Licensee or Watertown.

13.5 Accident or Incident Reports. Licensee shall promptly furnish Watertown with copies of any accident or incident report(s) sent to Licensee's (or its contractor's or subcontractor's) insurance carriers concerning accidents or incidents on the Property or in connection with or as a result of performance of work under this Agreement.

13.6 No Limitation. Nothing contained in this Article 13 shall be construed as limiting the extent of Licensee's responsibility for payment of damages resulting from Licensee's activities

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under this Agreement or limiting, diminishing, or waiving Licensee's indemnification obligations under this Agreement.

ARTICLE 14: INTERFERENCE

14.1 Watertown reserves to itself the right to maintain, operate, and improve the Tower and Property in the manner that will best enable it to fulfill its water utility service requirements. Licensee agrees to use the Property and the Tower at its sole risk. Licensee's installation, operation, maintenance, and use of the Communications Facilities shall not damage or adversely interfere in any way with Watertown's communications equipment or its water utility operations, including the Tower and its related repair and maintenance activities.

14.2 Licensee agrees to install only equipment of the type and frequency that will not cause harmful interference measurable in accordance with then-existing industry standards to any equipment of Watertown (whenever installed) or the equipment of preexisting radio frequency users on the Property ("**Pre-Existing User**"), as long as those Pre-Existing Users operate and continue to operate within their respective frequencies and in accordance with all applicable Laws.

14.3 In the event any equipment installed by Licensee causes interference to Watertown's or a Pre-Existing User's equipment on the Property, and after Watertown has notified Licensee in writing of such interference, Licensee will immediately take all commercially reasonable steps necessary to correct and eliminate the interference, including, but not limited to, powering down such equipment and later powering up such equipment for intermittent testing.

14.4 Watertown agrees that each of its future agreements with other tenants, lessees, or licensees who currently or in the future have use of the Tower or the Property ("**Other Users**") shall contain a provision substantially the same as Section 14.2 above and that Watertown shall enforce such provisions in a nondiscriminatory manner with respect to all of the Other Users. Watertown further agrees that Watertown and its employees, contractors, and agents shall use reasonable efforts, consistent with Section 14.1 above, not to cause interference with the operation of the Communications Facilities.

14.5 The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Article 14 and, therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

14.6 In addition to all other remedies available to Licensee, in the event the equipment or activities of then-existing Other Users or Watertown are causing interference to the Communications Facilities and such interference is not eliminated within seven calendar days after written notice to Watertown from Licensee, then Licensee shall have the right to terminate this Agreement.

14.7 For the purposes of this Agreement, "**interference**" may include, but is not limited to, any use of the Property that cause electronic interference with or physical obstruction to, or degradation of, the communications signals from the facilities of any permitted users of the Property.

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ARTICLE 15: REMOVAL/BOND

15.1 Removal and Restoration. Upon termination or expiration of this Agreement, Licensee shall have 90 days to remove the Communications Facilities from the Premises (except underground utilities, which Licensee shall disconnect, and foundations, which shall be removed to a depth of four feet below grade) and shall restore the Tower and the Property to the condition they were in before Licensee's Communications Facilities were installed, ordinary wear and tear and loss by casualty or other causes beyond Licensee's control excepted, all at Licensee's sole cost and expense. Before removing any part of the Communications Facilities from the Tower upon termination or expiration of this Agreement, Licensee agrees on behalf of itself and its successors and assigns to provide Watertown with reasonable advance notice of its intentions to remove such facilities and agrees to coordinate such removal with Watertown.

15.2 Bond. On or before the Effective Date, Licensee shall provide to Watertown a bond with an entity and in a form satisfactory to the City Attorney for Watertown. The amount of the bond shall be $55,000, and it shall be kept in full force so long as the Communications Facilities are on the Premises. The purpose of the bond is to ensure the removal of the Communications Facilities and the restoration of the Property at the termination or expiration of this Agreement.

15.3 Removal and Restoration by Watertown. In the event that Licensee fails to comply with the removal and restoration requirements of this Agreement, Watertown shall have the right, using its own personnel or a contractor, to perform such removal and restoration, and Licensee shall reimburse Watertown for Watertown's actual costs of such removal and restoration within 60 days of receiving an invoice therefor. If Licensee fails to reimburse Watertown within such 60-day period, then Watertown may go against the bond referenced in Section 15.2 above.

15.4 Holdover. In the event Watertown does not exercise its right of removal under Section 15.3 above and Licensee fails to completely remove the Communications Facilities from the Premises or fails to restore the Tower and Property as required, Licensee shall continue to pay to Watertown an amount equal to 150% of the License Fee in effect during the last month of the Term, prorated for each and every day of every month during which any part of the Communications Facilities remains on the Property or the restoration of the Tower and the Property remains unfinished. Whether or not any or all of the Communications Facilities are in use or functioning shall not be considered a factor when determining Licensee's payment obligations under this Section 15.4.

ARTICLE 16: ASSIGNMENT & SUBLICENSING

16.1 Licensee may not sublicense any part of the Premises.

16.2 Licensee may assign its interest in this Agreement to an Affiliate without Watertown's consent. All other assignments or transfers shall require Watertown's prior written consent. No assignment or transfer shall be valid until (i) Licensee gives Watertown written notice of the assignment or transfer (which notice shall contain the legal name and contact information

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for the assignee or transferee) and (ii) the assignee or transferee has agreed in writing to assume all of Licensee's obligations under this Agreement and a copy of such agreement has been provided to Watertown. Any assignment or transfer in violation of this Section 16.2 shall constitute a material default under this Agreement. For the purposes of this Article 16, an "**Affiliate**" is an entity controlled by, controlling, or under common control with Licensee ("**control**" being defined as the ownership, directly or indirectly, of at least 51% of the voting interest in an entity).

16.3 Notwithstanding any assignment by Licensee, Licensee will continue to be liable for all obligations of Licensee under this Agreement until released in writing by Watertown, unless the assignment is to an Affiliate. The consent by Watertown to any assignment will not relieve Licensee or any successor of Licensee from the obligation to obtain Watertown's written consent to any other assignment.

ARTICLE 17: NOTICES

17.1 All notices and demands hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or sent overnight by nationally recognized commercial courier, addressed as follows:

If to Watertown:
City of Watertown
Attn: City Clerk
106 Jones Street
P.O. Box 477
Watertown, WI 53094

With a copy to:
Watertown Water Department
Attn: General Manager
800 Hoffmann Drive
P.O. Box 477
Watertown, WI 53094

If to Licensee:
New Cingular Wireless PCS, LLC
Attn: TAG – LA
Re: Cell Site #: WI1058
Cell Site Name: O'Connel WT (WI)
Fixed Asset #: 10080074
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, GA 30319

With a copy to:
New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site #: WI1058
Cell Site Name: O'Connel WT (WI)
Fixed Asset #: 10080074
208 S. Akard Street

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Dallas, Texas, 75202-4206

Either Party may change its notice address for purposes of this Agreement by giving to the other Party written notice of the address change using one of the methods set out in this Section 17.1.

17.2 Notice shall be effective upon actual receipt or refusal of delivery, as evidenced on the receipt obtained from the carrier.

ARTICLE 18: DEFAULT & REMEDIES

18.1 Default by Licensee. The following will be deemed a default by Licensee and a breach of this Agreement:

18.1.1 Licensee's failure to pay the License Fee or any other sums owed to Watertown if such amount remains unpaid for more than 15 days after receipt of written notice from Watertown of such failure to pay or

18.1.2 Licensee's failure to perform any other term or condition under this Agreement within 30 days after receipt of written notice from Watertown specifying the failure.

18.2 No failure by Licensee under Section 18.1.2, however, will be deemed to exist if Licensee has commenced to cure such default within such 30-day period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond Licensee's reasonable control.

18.3 In the event of any uncured default by Licensee, in addition to all other rights and remedies available to Watertown at law, in equity, or under this Agreement, Watertown shall have the right to serve a written notice upon Licensee that Watertown elects to terminate this Agreement upon a specified date not less than 10 days but no more than 30 days after the date of serving such notice, and this Agreement shall terminate on the date so specified as if that date had been originally fixed as the termination date of the Term granted. In the event this Agreement is so terminated, Licensee shall promptly pay to Watertown a sum of money equal to the total of any unpaid amounts due under the Agreement, including the License Fee accrued through the date of termination.

18.4 Default by Watertown. The following will be deemed a default by Watertown and a breach of this Agreement:

18.4.1 Watertown's failure to provide access to the Premises within 48 hours of a request for access under Article 7.

18.4.2 Watertown's failure to perform any other term or condition under this Agreement within 30 days after receipt of written notice from Licensee specifying the failure.

18.5 No failure of Watertown under Section 18.4.2, however, will be deemed to exist if Watertown has commenced to cure the default within such 30-day period and provided such

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efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond Watertown's reasonable control.

18.6 In the event of an uncured default by Watertown under Section 18.4.2, Licensee will have all rights and remedies available to it at law, in equity, or under this Agreement. However, Licensee's sole remedy for Watertown's failure to timely provide access under Section 18.4.1 shall be the right to seek specific performance.

ARTICLE 19: CASUALTY & DECOMMISSIONING

19.1 If the Tower is damaged for any reason, other than by reason of the willful misconduct or negligence of Licensee, its employees, contractors, or agents, so as to render it substantially unusable for Licensee's intended use, in Licensee's reasonable discretion, the License Fee shall abate until Watertown, at Watertown's expense and option, restores the Tower to its condition prior to such damage. If Watertown elects not to restore the Tower, it shall give Licensee written notice of such election and this Agreement shall immediately terminate.

19.2 If Licensee is unable to install a Temporary Tower or its functional equivalent in a mutually agreed-upon location for Licensee's use during the Tower repairs or Watertown does not begin repairs within 60 days following the date the Tower was damaged, Licensee shall have the right to terminate this Agreement by giving Watertown written notice thereof, as long as Licensee has not resumed operations upon the Property.

19.3 Watertown, in its absolute discretion, may decommission and dismantle the Tower at any time. Watertown shall give Licensee no less than 180 days' prior written notice of the date by which Licensee's Communications Facilities must be removed from the Property in accordance with Article 15. This Agreement will terminate at the end of the 180-day notice period (or at a different time, if both Parties agree to such termination date in writing).

ARTICLE 20: ADDITIONAL PROVISIONS

20.1 Municipal Authority. Nothing contained in this Agreement shall be construed to waive any obligation or requirement of Licensee to obtain all necessary approvals, licenses, and permits (if any) from the City of Watertown in accordance with its ordinances and usual practices and procedures, nor limit or affect in any way the right or authority of the City of Watertown to approve or reasonably disapprove any plans or specifications or to impose reasonable limitations, restrictions, and requirements as a condition of any such approval, license, or permit.

20.2 Condemnation. If a condemning authority takes all of the Premises, or a portion sufficient, in Licensee's reasonable determination, to render the Premises unsuitable for the use which Licensee was then making of the Premises, this Agreement shall terminate on the date title vests in the condemning authority.

20.3 Work Performed by Watertown. Any work performed or service provided by Watertown, the cost of which is Licensee's responsibility under this Agreement, shall be charged out at Watertown's annually adopted fully loaded labor rate ("**Labor Rate**") and transportation rate ("**Transportation Rate**"), which rates shall include a charge for administrative and general

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costs. Watertown will invoice Licensee for such costs, which invoice shall be due and payable within 30 days of its receipt. Upon Licensee's request, Watertown will provide Licensee with documentation of Watertown's Labor Rate and Transportation Rate for the then-current year.

20.4 Recording; Further Assurances. Contemporaneous with the execution of this Agreement, Watertown and Licensee agree to execute a memorandum of this Agreement substantially in the form attached as **Exhibit G,** which Licensee shall record with the appropriate recording officer, at Licensee's sole expense, within 30 days of the Effective Date. Licensee shall promptly provide a copy of the recorded document to Watertown. Watertown and Licensee agree, as part of the basis of their bargain for this Agreement, to cooperate fully in executing any and all documents necessary to correct any factual or legal errors, omissions, or mistakes, and to take any and all additional action that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.

20.5 Binding Upon Execution. The Parties agree that this Agreement is not binding on either Party until fully executed.

20.6 Subordination. Licensee agrees that this Agreement will be subject and subordinate to any mortgage or deed of trust now or hereafter placed upon the Property and to all modifications, renewals, replacements, or extensions thereto, and to all present and future advances made with respect to such mortgages or deeds of trust. In addition, Licensee agrees to attorn to the mortgagee, trustee, or beneficiary, or purchaser under any such mortgage or deed of trust. This subordination shall be self-operative, and no further instrument shall be required in order for it to become effective; however, Licensee will promptly execute and deliver to Watertown any certificate that Watertown may reasonably request to confirm this subordination.

20.7 Survival. The provisions of the Agreement relating to indemnification and removal of Licensee's Communications Facilities shall survive the termination or expiration of this Agreement. Additionally, any provisions of this Agreement that require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

20.8 Governing Law. This Agreement and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Wisconsin, without regard to its conflict of law provisions.

20.9 Interpretation. This Agreement is the result of negotiation by the Parties and each Party had the opportunity to consult legal counsel with respect to this Agreement prior to execution. Nothing in this Agreement or any amendment or exhibit to it shall be construed more strictly for or against either Party because that Party or its attorney drafted this Agreement or any portion of it.

20.10 Entire Agreement. This Agreement, including its recitals and exhibits, contains all agreements, promises, and understandings between Watertown and Licensee with respect to the subject matter of this Agreement, and no verbal or oral agreements, promises, or

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understandings shall be binding upon either Watertown or Licensee in any dispute, controversy, or proceeding at law.

20.11 Amendment. Any amendment or modification of this Agreement shall be void and ineffective unless made in writing and signed by both Parties.

20.12 Severability. If any section, subsection, term, or provision of this Agreement or the application thereof to any party or circumstance is, to any extent, held invalid or unenforceable, the remainder of the section, subsection, term, or provision of the Agreement or the application of the same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby and each remaining section, subsection, term, or provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

20.13 Headings. The headings of articles, sections, and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify, or alter the meanings of the articles, sections, or subsections.

20.14 Time of the Essence. Time is of the essence with respect to all of Licensee's obligations under this Agreement.

20.15 No Waiver. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights, and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

20.16 Successors. The provisions, covenants, and conditions of this Agreement shall bind and inure to the benefit of the legal representatives, successors, and assigns of each of the Parties, except that no assignment by Licensee shall vest any right in the assignee unless all of the requirements set forth in Section 16.2 have been satisfied.

20.17 Counterparts. This Agreement may be executed in several counterparts, each of which when so executed and delivered shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or same counterpart. Furthermore, the Parties may execute and deliver this Agreement by electronic means, such as .pdf, DocuSign, or similar format. The Parties agree that delivery of this Agreement by electronic means will have the same force and effect as delivery of original signatures and that the Parties may use such electronic signatures as evidence of the execution and delivery of the Agreement to the same extent as an original signature.

The Parties have formed this Agreement as of the Effective Date.

[SIGNATURE PAGES FOLLOW]

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CITY OF WATERTOWN, WISCONSIN,
Acting in its capacity as a municipal utility

By: _____

Name: Emily McFarland

Title: Mayor

Date: _____

Attest:

By: _____

Name: Megan Dunneisen

Title: City Clerk

Date: _____

[ADDITIONAL SIGNATURE PAGE FOLLOWS]

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LICENSEE:
NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: DocuSigned by: Erik Nelson E108B42428FC4DB...

Print Name: Erik Nelson

Title: Lead

Date: 7/23/2024

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EXHIBIT A

LEGAL DESCRIPTIONS OF PROPERTY, LAND SPACE, AND EASEMENTS

Property

THE EAST 72 FEET OF LOT 1, THE WEST 10 FEET OF LOT 8, THE EAST 72 FEET OF THE NORTH 25 FEET OF LOT 2, AND THE WEST 10 FEET OF THE NORTH 25 FEET OF LOT 7, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

Land Space

A PARCEL OF LAND BEING THAT PART OF THE EAST 72 FEET OF LOT 1 AND THE EAST 72 FEET OF THE NORTH 25 FEET OF LOT 2, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 37.02 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 20.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 59 SECONDS WEST, 13.11 FEET; THENCE NORTH 87 DEGREES 01 MINUTES 25 SECONDS WEST, 1.72 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 35 SECONDS WEST, 13.38 FEET; NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 7.00 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 59 SECONDS WEST, 5.45 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 01 SECONDS WEST, 16.74 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 59 SECONDS EAST, 5.99 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 14.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 534 SQUARE FEET, MORE OR LESS.
AND
A PARCEL OF LAND BEING THAT PART OF THE EAST 72 FEET OF LOT 1 IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 13.27 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86

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DEGREES 17 MINUTES 09 SECONDS EAST, 14.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 20.00 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 09 SECONDS WEST, 14.00 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 280 SQUARE FEET, MORE OR LESS.

Access Easement

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES BEING THAT PART OF THE EAST 72 FEET OF LOT 1 AND THE WEST 10 FEET OF THE NORTH 25 FEET OF LOT 7, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 13.27 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.00 FEET; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST, 14.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 23.49 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 13.07 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 6.36 FEET; THENCE NORTH 77 DEGREES 23 MINUTES 37 SECONDS EAST, 48.90 FEET TO THE EAST LINE OF THE WEST 10 FEET OF LOT 8; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST ALONG SAID EAST LINE, 19.79 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 20.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 4.80 FEET; THENCE SOUTH 77 DEGREES 24 MINUTES 04 SECONDS WEST, 31.05 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 11.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,324 SQUARE FEET, MORE OR LESS.

Utility Easement

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES BEING THAT PART OF THE EAST 72 FEET OF LOT 1, IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 4.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, 47.88 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 4.97 FEET; THENCE SOUTH 41

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DEGREES 17 MINUTES 01 SECONDS EAST, 4.01 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 59 SECONDS EAST, 2.00 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 01 SECONDS WEST, 3.18 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 4.21 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 7.67 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 5.63 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 3.00 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 6.93 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 3.49 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 09 SECONDS WEST, 14.00 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 20.00 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST, 8.49 FEET; THENCE NORTH 23 DEGREES 13 MINUTES 56 SECONDS WEST, 7.71 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 6.65 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 8.52 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 265 SQUARE FEET, MORE OR LESS.

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EXHIBIT B

SITE SURVEY

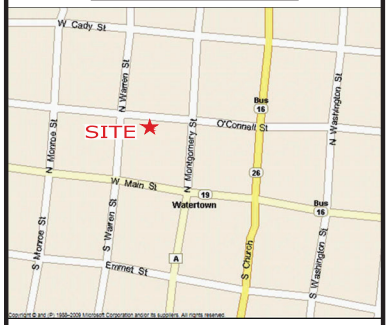
[Four-page site survey prepared by ASM Consultants, Inc. (Carol A. Sweet-Johnson, PLS No. 2542) and dated May 1, 2024 attached]

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

LEGEND

- Light Post
- Utility Pole
- Open Grate Storm Manhole
- Storm Inlet
- Water Service Valve
- Fire Hydrant
- Gas Meter
- Electric Meter
- Communication Pedestal
- Electrical Pedestal
- Centerline of Chainlink Fence
- Overhead Wire(s)
- Underground Storm Line
- Underground Water Line
- Underground Electric Line
- Underground Gas Line
- Underground Communication Line
- Found 3/4" Iron Pipe unless noted otherwise
- Property Line
- Parcel Line
- XXX.XX Measured
- (XXX.XX) Record
- Building
- Asphalt
- Concrete
- Proposed & Amended
- Lease Parcel
- Access Easement
- Utility Easement
- Non-Deciduous Tree
- 862.25 Spot Elevation

LOCATION MAP



NOT TO SCALE

SURVEY NOTES

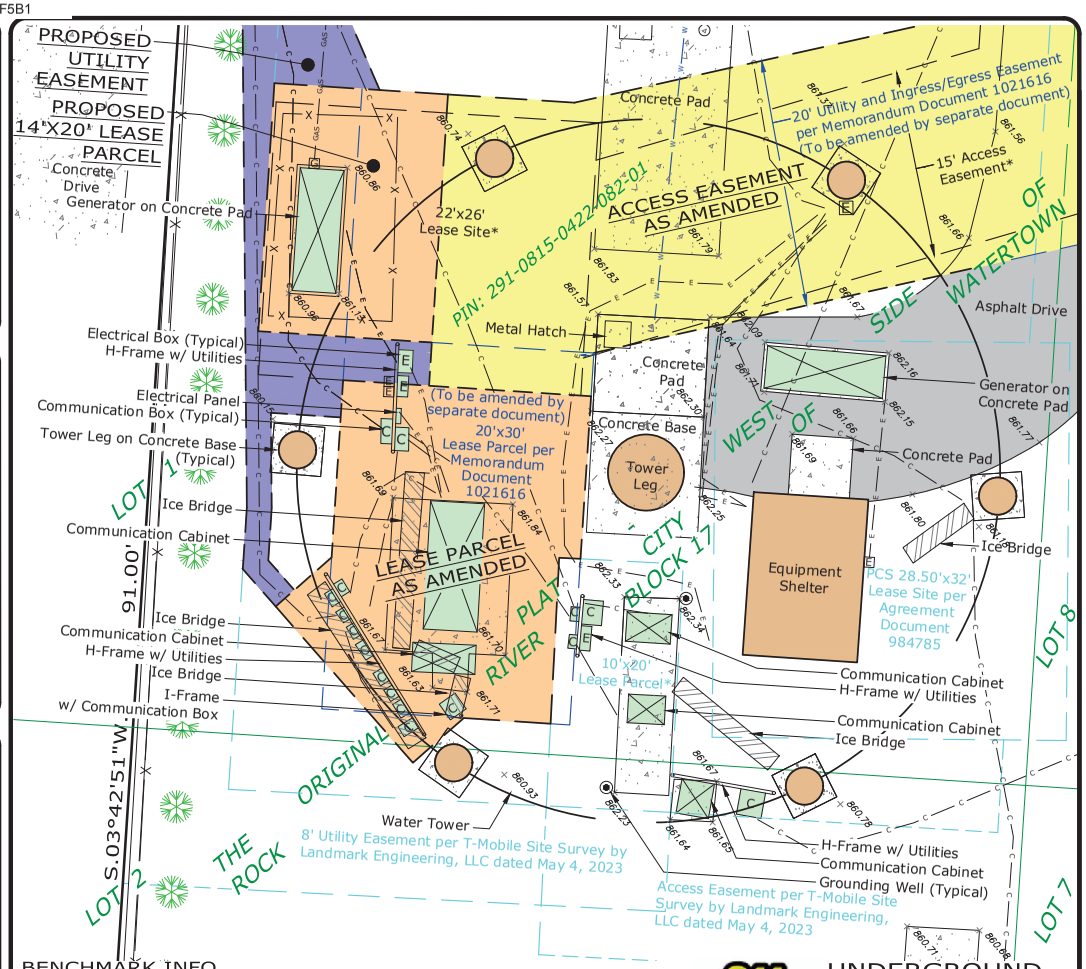
EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE PARCEL AND EASEMENTS DESCRIBED HEREON IS 291-0815-0422-082-01.

THE FLOOD RATE INSURANCE MAP SHOWS THAT THE PROPOSED LEASE AREA AND EASEMENTS DESCRIBED HEREON ARE FALLING WITHIN ZONE "X", ACCORDING TO COMMUNITY NUMBER 550107, CITY OF WATERTOWN, FOUND ON MAP NUMBER 55055C0078F, JEFFERSON COUNTY AND INCORPORATED AREAS, MAP REVISED FEBRUARY 4, 2015.
ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.



BENCHMARK INFO

SOURCE BENCHMARK:	NGS MONUMENT
DESIGNATION	- RYV A
PID	- AH5310
STATE / COUNTY	- WI / JEFFERSON
USGS QUAD	- WATERTOWN (2018)
ELEVATION = 814.95	(NAVD88)

*per Cingular Wireless Survey Filed and Received in the Office of County Surveyor on December 12, 2003.

811 Know what's below. Call before you dig.

UNDERGROUND UTILITY LOCATE

SUBSURFACE UTILITY PARTNERS, LLC
(Private Locator)
MARKED BY: 2/2/2024
(Utilities marked)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON WISCONSIN STATE PLANE, SOUTH ZONE, NAD83 (2011)
MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP WATERTOWN QUADRANGLE STATE OF WISCONSIN

LATITUDE: N 43° 11' 44.71"
LONGITUDE: W088° 43' 49.56"
AT CENTER OF EXISTING TOWER
COMPLIES WITH F.A.A. 1/A ACCURACY REQUIREMENTS

MN 3°17' 68 MILS — GN 1°09' 20 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF QUAD MAP

SCALE : 1" = 10'
0' 5' 10' 20'
11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

SHEET INDEX

SHEET L-1: SITE TOPOGRAPHIC DETAIL
SHEET L-2: SITE TOPOGRAPHIC DETAIL CONTINUED
SHEET L-3: PARENT TRACT DETAIL AND LEGAL DESCRIPTION
SHEET L-4: LEASE PARCELS AND EASEMENTS DETAIL AND LEGAL DESCRIPTIONS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE

I, CAROL A. SWEET-JOHNSON, AN WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 2/2/2024 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A PROPERTY SURVEY SET FORTH BY WISCONSIN STATE LAW AE 7.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF MAY, A.D. 2024.

WISCONSIN CAROL A. SWEET-JOHNSON 2542 BATAVIA ILLINOIS LAND SURVEYOR

CAROL A. SWEET-JOHNSON
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2542
LICENSE EXPIRES 1/31/2026

NO.	DATE	REVISION
1.	2/2/2024	FIELD SURVEY COMPLETED
2.	2/16/2024	ISSUED PRELIMINARY SURVEY
3.	3/15/2024	ADDED LEASE PARCEL AND RE-ISSUED PRELIMINARY SURVEY
4.	4/15/2024	ADDED UTILITY EASEMENT #2 RE-ISSUED PRELIMINARY
5.	4/24/2024	REVISED UTILITY EASEMENTS, COMBINED INTO ONE EASEMENT
6.	5/1/2024	FINAL SURVEY COMPLETED

ADVANCED SURVEYING & MAPPING — Putting the Pieces Together.... Since 1984

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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PLAT OF SURVEY OF LEASE PARCELS AND EASEMENTS

PREPARED FOR:

at&t

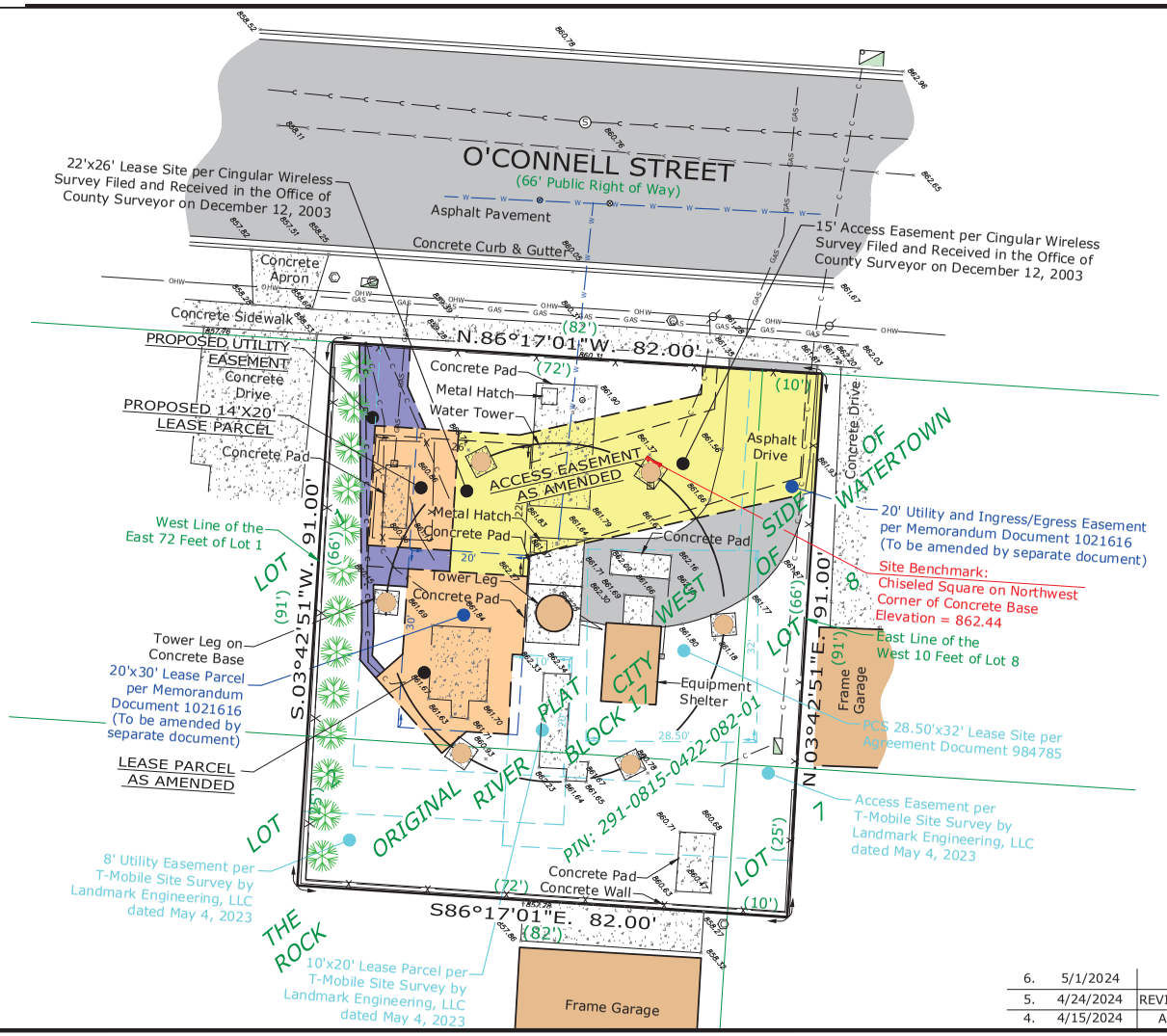
NEW CINGULAR WIRELESS PCS, LLC
95 W Algonquin Rd
Arlington Heights, IL 60005

SITE DESIGNATION INFORMATION:

O'CONNELL WT
WI1058
509 O'CONNELL ST
WATERTOWN, WI 53094
JEFFERSON COUNTY

DRAWN BY: EM
CHECKED BY: SJ
PROJECT NO. 5
SHEET 1 OF 4 1

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1



SCALE : 1" = 20'

0' 10' 20' 40'

BEARINGS SHOWN HEREON ARE BASED ON WISCONSIN STATE PLANE, SOUTH ZONE, NAD83 (2011)

Tower Heights:
Top of Lightning Rod = 162.0' AGL
Top of Panel Antenna = 162.0' AGL
Bottom of Panel Antenna = 154.6' AGL
Top of Bracket = 155.8' AGL
Top of Tower = 154.4' AGL
Top of Railing = 136.5' AGL
Bottom of Railing = 132.9' AGL
AGL = Above Ground Level

6.	5/1/2024	FINAL SURVEY COMPLETED
5.	4/24/2024	REVISED UTILITY EASEMENTS, COMBINED INTO ONE EASEMENT
4.	4/15/2024	ADDED UTILITY EASEMENT #2 RE-ISSUED PRELIMINARY

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together...
Since 1984

PREPARED BY:

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PLAT OF SURVEY OF LEASE PARCELS AND EASEMENTS

PREPARED FOR:

at&t

NEW CINGULAR WIRELESS PCS, LLC
95 W Algonquin Rd
Arlington Heights, IL 60005

NO.	DATE	REVISION
1.	2/2/2024	FIELD SURVEY COMPLETED
2.	2/16/2024	ISSUED PRELIMINARY SURVEY
3.	3/15/2024	ADDED LEASE PARCEL AND RE-ISSUED PRELIMINARY SURVEY

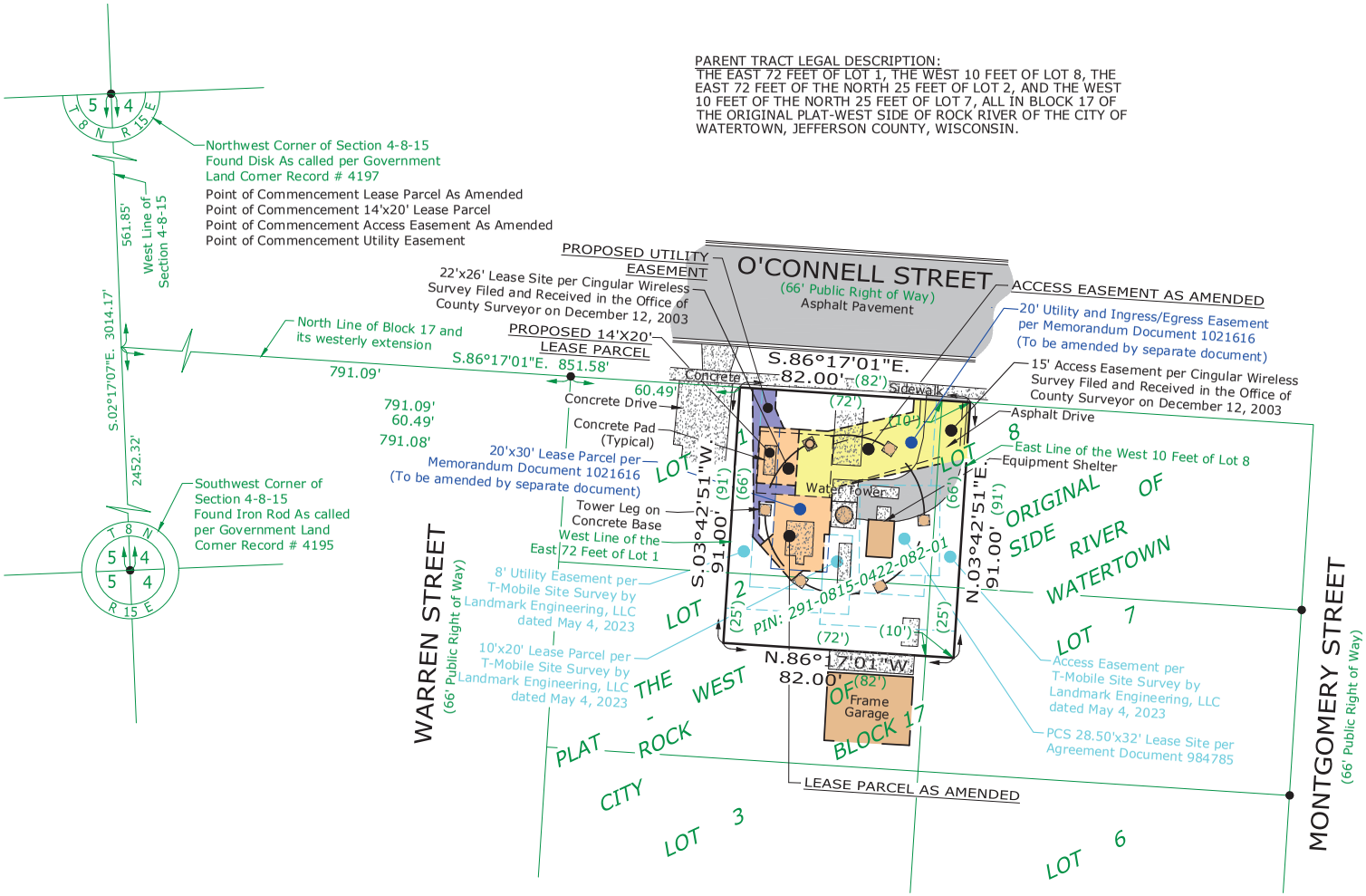
SITE DESIGNATION INFORMATION:

O'CONNELL WT
WI1058
509 O'CONNELL ST
WATERTOWN, WI 53094
JEFFERSON COUNTY

DRAWN BY: EM
CHECKED BY: GJ
PROJECT NO. 5
SHEET 2 OF 4 2

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

PARENT TRACT LEGAL DESCRIPTION:
THE EAST 72 FEET OF LOT 1, THE WEST 10 FEET OF LOT 8, THE EAST 72 FEET OF THE NORTH 25 FEET OF LOT 2, AND THE WEST 10 FEET OF THE NORTH 25 FEET OF LOT 7, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



6.	5/1/2024	FINAL SURVEY COMPLETED
5.	4/24/2024	REVISED UTILITY EASEMENTS, COMBINED INTO ONE EASEMENT
4.	4/15/2024	ADDED UTILITY EASEMENT #2 RE-ISSUED PRELIMINARY

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together...
Since 1984

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PLAT OF SURVEY OF LEASE PARCELS AND EASEMENTS

PREPARED FOR:

at&t

NEW CINGULAR WIRELESS PCS, LLC
95 W Algonquin Rd
Arlington Heights, IL 60005

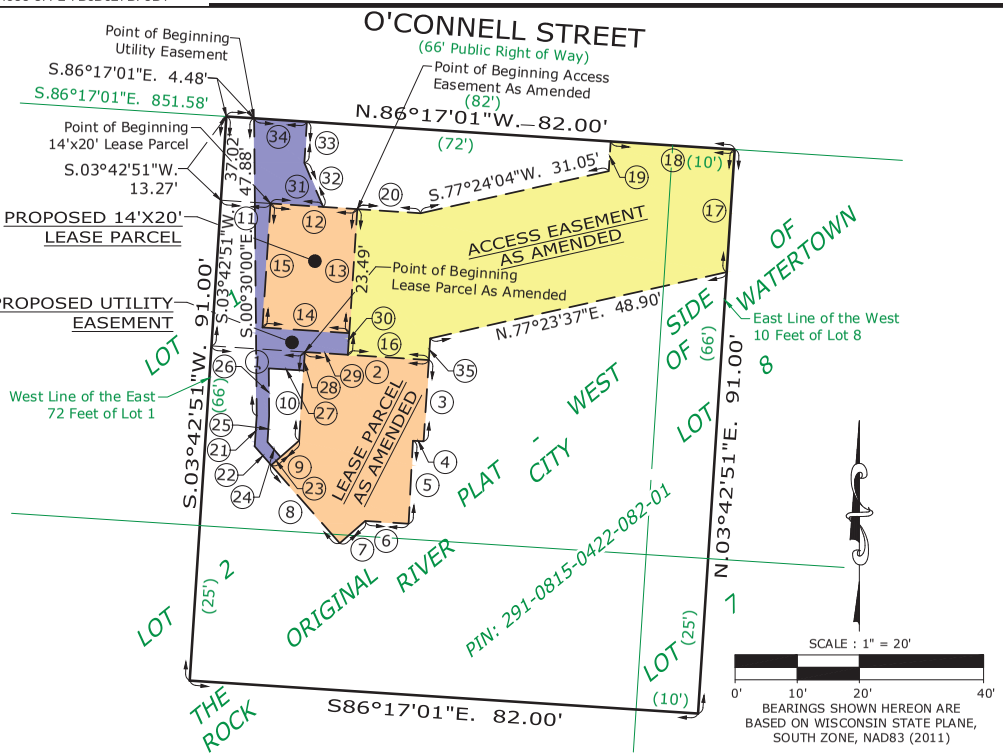
NO.	DATE	REVISION
1.	2/2/2024	FIELD SURVEY COMPLETED
2.	2/16/2024	ISSUED PRELIMINARY SURVEY
3.	3/15/2024	ADDED LEASE PARCEL AND RE-ISSUED PRELIMINARY SURVEY

SITE DESIGNATION INFORMATION:
O'CONNELL WT
WI1058
509 O'CONNELL ST
WATERTOWN, WI 53094
JEFFERSON COUNTY

DRAWN BY: EM
CHECKED BY: GJ
PROJECT NO. 5
SHEET 3 OF 4 3

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

1	S.86°17'09"E.	15.07'
2	S.86°17'01"E.	20.00'
3	S.03°42'59"W.	13.11'
4	N.87°01'25"W.	1.72'
5	S.02°58'35"W.	13.38'
6	N.86°17'01"W.	7.00'
7	S.48°42'59"W.	5.45'
8	N.41°17'01"W.	16.74'
9	N.48°42'59"E.	5.99'
10	N.03°42'59"E.	14.30'
11	S.86°17'09"E.	8.00'
12	S.86°17'09"E.	14.00'
13	S.03°42'51"W.	20.00'
14	N.86°17'09"W.	14.00'
15	N.03°42'51"E.	20.00'
16	S.86°17'01"E.	13.07'
17	N.03°42'51"E.	19.79'
18	N.86°17'01"W.	20.00'
19	S.03°42'51"W.	4.80'
20	N.86°17'01"W.	11.85'
21	S.03°42'51"W.	4.97'
22	S.41°17'01"E.	4.01'
23	N.48°42'59"E.	2.00'
24	N.41°17'01"W.	3.18'
25	N.03°42'51"E.	4.21'
26	N.00°30'00"W.	7.67'
27	S.86°17'01"E.	5.63'
28	N.03°42'59"E.	3.00'
29	S.86°17'01"E.	6.93'
30	N.03°42'51"E.	3.49'
31	S.86°17'09"E.	8.49'
32	N.23°13'56"W.	7.71'
33	N.03°42'51"E.	6.65'
34	N.86°17'01"W.	8.52'
35	N.03°42'59"E.	6.36'



LEASE PARCEL LEGAL DESCRIPTION (AS SURVEYED AND AMENDED):
A PARCEL OF LAND FOR LEASE AREA PURPOSES BEING THAT PART OF THE EAST 72 FEET OF LOT 1 AND THE EAST 72 FEET OF THE NORTH 25 FEET OF LOT 2, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 37.02 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 20.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 59 SECONDS WEST, 13.11 FEET; THENCE NORTH 87 DEGREES 01 MINUTES 25 SECONDS WEST, 1.72 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 35 SECONDS WEST, 13.38 FEET; NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 7.00 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 59 SECONDS WEST, 5.45 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 01 SECONDS WEST, 16.74 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 59 SECONDS EAST, 5.99 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 14.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 534 SQUARE FEET, MORE OR LESS.

14' x 20' LEASE PARCEL LEGAL DESCRIPTION (AS SURVEYED):
A PARCEL OF LAND FOR LEASE AREA PURPOSES BEING THAT PART OF THE EAST 72 FEET OF LOT 1 IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 13.27 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST, 14.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 20.00 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 09 SECONDS WEST, 14.00 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 280 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED AND AMENDED):
A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES BEING THAT PART OF THE EAST 72 FEET OF LOT 1 AND THE WEST 10 FEET OF THE NORTH 25 FEET OF LOT 7, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 13.27 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.00 FEET; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST, 14.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 23.49 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 13.07 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 6.36 FEET; THENCE NORTH 77 DEGREES 23 MINUTES 37 SECONDS EAST, 48.90 FEET TO THE EAST LINE OF THE WEST 10 FEET OF LOT 8; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST ALONG SAID EAST LINE, 19.79 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 20.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 4.80 FEET; THENCE SOUTH 77 DEGREES 24 MINUTES 04 SECONDS WEST, 31.05 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 11.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,324 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED):
A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES BEING THAT PART OF THE EAST 72 FEET OF LOT 1, IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 4.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, 47.88 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 4.97 FEET; THENCE SOUTH 41 DEGREES 17 MINUTES 01 SECONDS EAST, 4.01 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 59 SECONDS EAST, 2.00 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 01 SECONDS WEST, 3.18 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 4.21 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 7.67 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 5.63 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 3.00 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 6.93 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 3.49 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 09 SECONDS WEST, 14.00 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 20.00 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST, 8.49 FEET; THENCE NORTH 23 DEGREES 13 MINUTES 56 SECONDS WEST, 7.71 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 6.65 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 8.52 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 265 SQUARE FEET, MORE OR LESS.

6.	5/1/2024	FINAL SURVEY COMPLETED
5.	4/24/2024	REVISED UTILITY EASEMENTS, COMBINED INTO ONE EASEMENT
4.	4/15/2024	ADDED UTILITY EASEMENT #2 RE-ISSUED PRELIMINARY

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together...
Since 1984

PREPARED BY:
ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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PLAT OF SURVEY OF LEASE PARCELS AND EASEMENTS

PREPARED FOR:
at&t
NEW CINGULAR WIRELESS PCS, LLC
95 W Algonquin Rd
Arlington Heights, IL 60005

NO.	DATE	REVISION
1.	2/2/2024	FIELD SURVEY COMPLETED
2.	2/16/2024	ISSUED PRELIMINARY SURVEY
3.	3/15/2024	ADDED LEASE PARCEL AND RE-ISSUED PRELIMINARY SURVEY

SITE DESIGNATION INFORMATION:
O'CONNELL WT
WI1058
509 O'CONNELL ST
WATERTOWN, WI 53094
JEFFERSON COUNTY

DRAWN BY: EM
CHECKED BY: GJ
PROJECT NO. 5
SHEET 4 OF 4

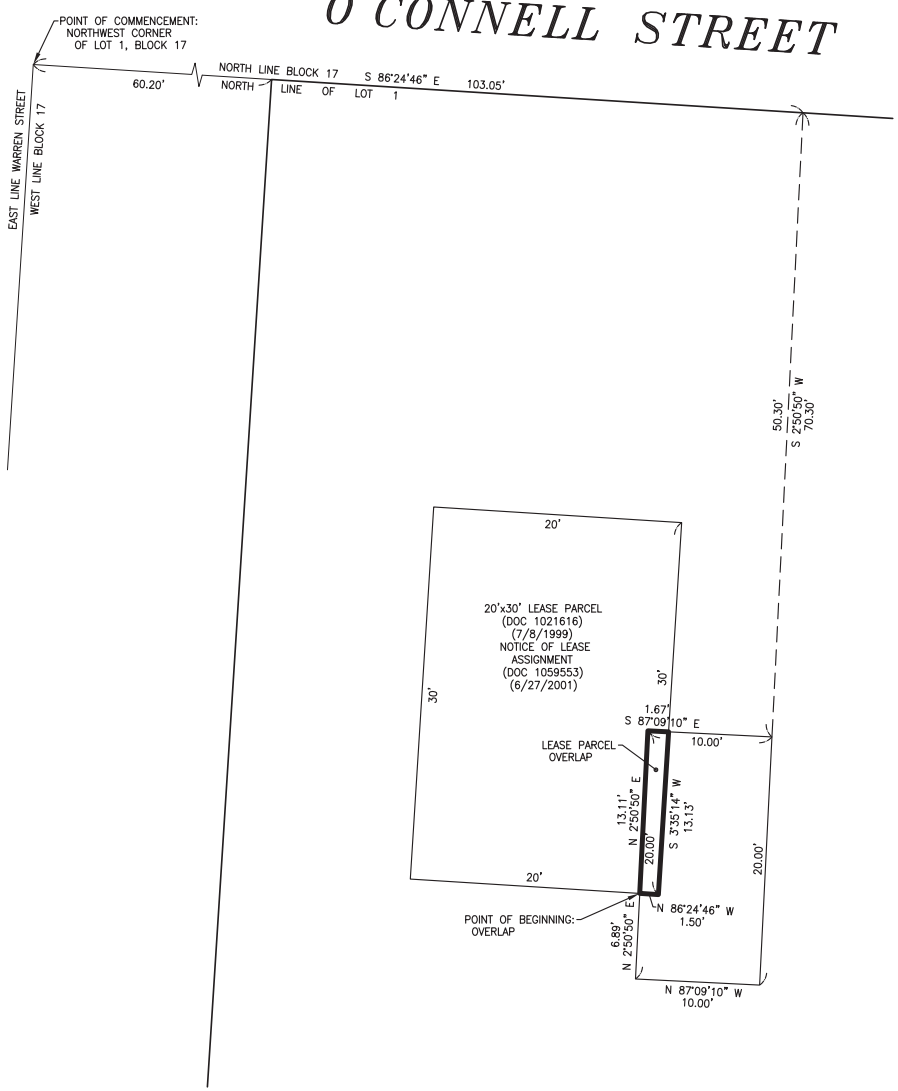
Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

EXHIBIT C

OVERLAP AREA SURVEY AND LEGAL DESCRIPTION

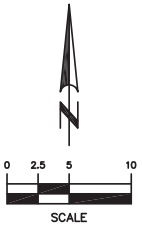
[Attached in accordance with Section 1.3.1 of the Agreement]

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1



LEASE PARCELS OVERLAP

THAT PART OF LOT 1 IN BLOCK 17 OF THE ORIGINAL PLAT OF THE CITY OF WATERTOWN – WEST SIDE OF THE ROCK RIVER, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 15 EAST, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 86°24'46" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 103.05 FEET, MORE OR LESS, TO A POINT ON A LINE THAT IS 0.50 FEET EAST OF AND PARALLEL WITH THE EAST EDGE OF A CONCRETE PAD; THENCE SOUTH 2°50'50" WEST, ALONG SAID PARALLEL LINE, 70.30 FEET; THENCE NORTH 87°09'10" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET; THENCE NORTH 2°50'50" EAST 6.89 FEET TO A POINT OF BEGINNING ON THE SOUTH LINE OF THE LEASE PARCEL FROM MEMORANDUM OF LEASE RECORDED JULY 8, 1999, AS DOCUMENT NUMBER 1021616 AND LEASE PARCEL FROM NOTICE OF LEASE ASSIGNMENT RECORDED JUNE 27, 2001, AS DOCUMENT NUMBER 1059553; THENCE CONTINUING NORTH 2°50'50" EAST 13.11 FEET; THENCE SOUTH 87°09'10" EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.67 FEET; THENCE SOUTH 3°35'14" WEST, ALONG THE EAST LINE OF SAID LEASE PARCELS, 13.13 FEET TO THE SOUTHEAST CORNER OF SAID LEASE PARCELS; THENCE NORTH 86°24'46" WEST, ALONG SAID SOUTH LINE OF SAID LEASE PARCELS, 1.50 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, AND CONTAINING 21 SQUARE FEET, MORE OR LESS, THEREIN.



DATED AT PALOS HILLS, ILLINOIS, THIS 4TH DAY OF MAY, A.D. 2023.

MARK H. LANDSTROM
IPLS No. S–2540

T-Mobile
8550 W. Bryn Mawr Ave.
Suite100
Chicago, Illinois 60631
OFFICE: (773) 444-5400
FAX: (773) 444-5500

FULLERTON
ENGINEERING·DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

6	5/4/23	LEGAL DESCRIPTION
5	3/31/23	ACCESS EASEMENT
4	3/14/23	ESMTS/OVERLAP
3	10/19/22	COMMENTS
2	10/3/22	SITE SURVEY
1	9/27/22	PRELIMINARY

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465–1529
Phone (708) 599–3737
PROJECT No. 22–08–111

ML82089A/ ML33XC002

509 O'CONNELL STREET
WATERTOWN, WI 53094
JEFFERSON COUNTY

SHEET TITLE

SITE SURVEY

SHEET NUMBER

SS 3 OF 3

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

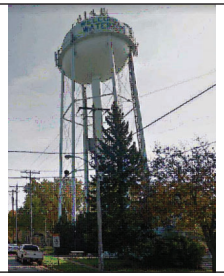
EXHIBIT D

DRAWINGS OF EXISTING FACILITIES AND EQUIPMENT INVENTORY

[Attached in accordance with Section 1.3.11.3.2 of the Agreement]

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

SITE PHOTO



PROJECT : LTE 4C/5C/BWE RRU SWAP
SITE # : WI1058
FA # : 10080074
PTN # : 3352A0Q0GH/ 3352A0Q2LG/ 3352A0Q2NR
PACE # : MRCHI045065/MRCHI045075/ MRCHI045055
JURISDICTION : WATERTOWN
SITE NAME : O'CONNEL WT
ADDRESS : 509 O'CONNEL STREET WATERTOWN, WI 53094

AT&T MOBILITY

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

SEE THE EFI GLOBAL MOUNT STRUCTURAL ANALYSIS REV2 DATED 1/25/21

SEE THE EFI GLOBAL STRUCTURAL ANALYSIS REPORT REV2 DATED 1/25/21

PROJECT INFORMATION

SITE NAME: O'CONNEL WT
COUNTY: JEFFERSON
ADDRESS: 509 O'CONNEL STREET WATERTOWN, WI 53094
JURISDICTION: WATERTOWN

SITE NUMBER: WI1058
FA NUMBER: 10080074
PTN: 3352A0Q0GH/ 3352A0Q2LG/ 3352A0Q2NR
PACE: MRCHI045065/MRCHI045075/ MRCHI045055

LATITUDE: 43° 11' 44.71" N (43.1958°)
LONGITUDE: 88° 43' 49.56" W (-88.7304°)

SITE OWNER: CITY OF WATERTOWN 106 JONES ST. WATERTOWN, WI 53094

LANDLORD CONTACT: WATERTOWN WATER COMMISSION

APPLICANT: AT&T WIRELESS 930 NATIONAL PARKWAY SCHAUMBURG, IL 60173

AT&T PROJECT MANAGER: DONCO KOCESKI EMAIL: DK1012@ATT.COM

AT&T CONSTRUCTION MANAGER: JASON BRACKEVELT JB6811@ATT.COM

PROJECT CONSULTANTS

PROJECT MANAGEMENT: SAC WIRELESS CONTACT: MICHAEL CARRIGLIO EMAIL: MICHAEL.CARRIGLIO@SACW.COM

SITE ACQUISITION: SAC WIRELESS CONTACT: ADRIANNA MATUSZAK EMAIL: ADRIANNA.MATUSZAK@SACW.COM

ARCHITECT: NESTOR POPOWYCH, A.I.A. SAC AE DESIGN GROUP, INC. 540 W. MADISON ST. 9TH FLOOR CHICAGO, ILLINOIS 60661 CONTACT: GREG PHASSOS PHONE: (312)-971-7884 EMAIL: GREG.PHASSOS@SACW.COM

CONSTRUCTION SAC WIRELESS CONTACT: LUIS GONZALEZ EMAIL: LUIS.GONZALEZ@SACW.COM

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- DECOM UMTS 1900 TECHNOLOGY IN POS.4 (TYP OF 3 SECTORS)
- REMOVE (6) EXISTING AT&T UMTS TMAS. (2) PER SECTOR IN POSITION 4. (TYP. OF 3 SECTORS)
- RELOCATE UMTS 850 TECHNOLOGY TO POSITION 1. (BETA SECTOR ONLY)
- INSTALL (3) PROPOSED AT&T DUAL MOUNTS (1) PER SECTOR IN POSITION 2. (TYP. OF 3 SECTORS)

LTE 4C (FNET) SCOPE:

- REMOVE (3) EXISTING AT&T UMTS PANEL ANTENNAS. (1) PER SECTOR IN POSITION 4. (TYP. OF 3 SECTORS)
- INSTALL (2) PROPOSED AT&T UMTS/LTE 4C PANEL ANTENNAS. (1) PER SECTOR IN POSITION 4. (TYP. OF ALPHA & GAMMA SECTORS)
- INSTALL (1) PROPOSED AT&T LTE 4C PANEL ANTENNA IN POSITION 4. (BETA SECTOR ONLY)
- INSTALL (3) PROPOSED AT&T LTE 4C (FNET) RRUS4478 B14 W/2ND FIBER. (1) PER SECTOR IN POSITION 4. (TYP. OF 3 SECTORS)
- INSTALL (4) PROPOSED AT&T CBC78-DS-43 DIPLEXERS TO COMBINE FNET W/UMTS 850 TECHNOLOGY, (2) PER SECTOR IN POSITION 4. (TYP. OF ALPHA & GAMMA SECTORS)
- REMOVE (3) EXISTING RAYCAPS DC6 (SQUID).
- REMOVE (5) EXISTING RAYCAPS DC2-48-60-0-9E.
- INSTALL (3) PROPOSED RAYCAPS DC9-48-60-24-8C (SQUID). (1) PER SECTOR. (TYP. OF 3 SECTORS).
- REUSE (6) EXISTING AT&T 8 AWG DC TRUNK LINES.
- INSTALL (3) PROPOSED AT&T 8 AWG DC TRUNK LINES.
- INSTALL (3) PROPOSED AT&T 24-PAIR FIBER TRUNK LINES.

LTE 5C SCOPE:

- REMOVE (3) EXISTING AT&T BWE/LTE 1C/3C PANEL ANTENNAS. (1) PER SECTOR IN POSITION 3. (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED AT&T BWE/LTE 1C/3C/5C PANEL ANTENNAS. (1) PER SECTOR IN POSITION 3. (TYP. OF 3 SECTORS)
- REMOVE (3) EXISTING AT&T LTE 1C (700) RRUS11. (1) PER SECTOR IN POSITION 3. (TYP. OF 3 SECTORS).
- INSTALL (3) PROPOSED LTE 1C/5C (700/850) RRUS4449 B5/B12 W/SECOND FIBER AND POWER. (1) PER SECTOR IN POSITION 3. (TYP. OF 3 SECTORS)

BWE RRU SWAP SCOPE:

- REMOVE (3) EXISTING AT&T BWE (AWS) RRUS11+A2. (1) PER SECTOR IN POSITION 3. (TYP. OF 3 SECTORS).
- INSTALL (3) PROPOSED BWE (AWS) RRUS4426 B66 W/SECOND FIBER. (1) PER SECTOR IN POSITION 3. (TYP. OF 3 SECTORS)

LTE 4C (FNET) GROUND SCOPE:

- INSTALL (3) PROPOSED 25A BREAKERS IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 15A BREAKER IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 6630 UNIT IN EXISTING PURCELL CABINET.
- INSTALL (1) PROPOSED IDLE CABLE.
- INSTALL (3) PROPOSED ALARM CABLES.
- INSTALL (1) PROPOSED DC12-48-60-0-25E OUTDOOR RAYCAP ON EXISTING ICE BRIDGE POST.

LTE 5C GROUND SCOPE:

- INSTALL (3) PROPOSED 25A BREAKERS IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 15A BREAKER IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 6630 UNIT IN EXISTING PURCELL CABINET.

BWE RRU SWAP GROUND SCOPE:

- INSTALL (3) PROPOSED 30A BREAKERS IN EXISTING POWER PLANT.

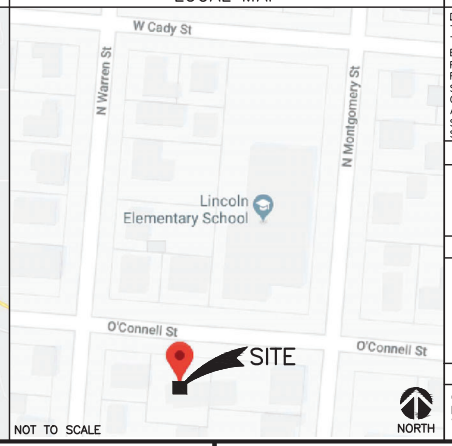
DRAWING INDEX

T1	TITLE SHEET
SP1	NOTES & SPECIFICATIONS
SP2	PAINTING NOTES
A0	OVERALL SITE PLAN
A1	COMPOUND PLAN
A2	EQUIPMENT PLAN
2 A3	TOWER ELEVATION
A4	ANTENNA PLAN
A5	CABLE NOTES & COLOR CODING
2 A6	ANTENNA, RRUS AND MOUNTING DETAILS
2 A6.1	ANTENNA, RRUS AND MOUNTING DETAILS
A6.2	MOUNTING DETAILS
2 A7	ANTENNA & CABLE CONFIGURATION
E1	UTILITY PLAN
G1	GROUNDING DETAILS

VICINITY MAP

NOT TO SCALE

LOCAL MAP



NOT TO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM: GENERAL MITCHELL INTERNATIONAL AIRPORT. TAKE I-41/I-894 W AND I-94 W TO COUNTY RD F IN CONCORD. TAKE EXIT 275 FROM I-94 W, CONTINUE ONTO WI-119 W, TAKE THE EXIT TOWARD MILWAUKEE, CONTINUE ONTO I-41/I-43 S/I-894 W, FOLLOW SIGNS FOR INTERSTATE 894 N/U.S. 45 N, TAKE EXIT 1A-B FOR I-94 W, TAKE EXIT 275 FOR COUNTY RD F TOWARD SULLIVAN/IXONIA, TURN LEFT ONTO COUNTY RD F, TURN RIGHT ONTO CTY RD E, TURN LEFT ONTO E MAIN ST, TURN RIGHT ONTO DEWEY AVE, TURN LEFT ONTO E CADY ST, TURN LEFT ONTO N MONTGOMERY ST, TURN RIGHT AT THE 1ST CROSS STREET ONTO O'CONNELL ST, SITE WILL BE ON THE LEFT SIDE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL LOCAL STATE ONE CALL
TOLL FREE: 1-800-242-8511 OR www.diggersholline.com
WISCONSIN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's **below.** **Call** before you dig.

CODE COMPLIANCE

- 2015 INTERNATIONAL BUILDING CODE.
- 2017 NATIONAL ELECTRICAL CODE
- ANSI/TIA-222-G STANDARDS FOR ANTENNA SUPPORTING STRUCTURES.

REFERENCE MATERIALS

- THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 07/22/2019
- REVISED RFDS PENDING. CONTRACTOR TO USE LATEST VERSION WITH CD'S PER SCOPE OF WORK.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"X17" SHEET SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

AT&T 930 NATIONAL PARKWAY SCHAUMBURG, IL 60173

SAC WIRELESS 540 W. MADISON ST. 9TH FLOOR CHICAGO, IL 60661 www.sacw.com 312.895.4977

A&E SAC WIRELESS 540 W. MADISON ST. 9TH FLOOR CHICAGO, IL 60661 www.sacw.com 312.895.4977

LTE 4C/5C/BWE RRU SWAP
10080074
O'CONNEL WT
509 O'CONNEL STREET
WATERTOWN, WI 53094

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
2	02/25/21	FOR CONSTRUCTION	BM
3	02/02/21	FOR CONSTRUCTION	BM
2	02/20/20	FOR CONSTRUCTION	AR
1	10/18/19	FOR CONSTRUCTION	BM

NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION

WISCONSIN NESTOR POPOWYCH A-3317 CHICAGO, IL ARCHITECT

DATE: 02/25/21

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN"

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T1

SAC File: M:_ATT\AT&T 2019\ATT WISIL\10080074\10080074.AE203.LTE 4C_5C_BWE RRU SWAP.Rev4.210225.dwg 02/26/21 08:22

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR/CM – SAC WIRELESS
   SUB–CONTRACTOR – PER TRADE
   OWNER – AT&T WIRELESS
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE–APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS–BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

ANTENNA MOUNTING

40. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
41. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
42. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
43. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
44. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
45. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
46. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50–OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
47. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/– 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/– 0.5% AS DEFINED BY THE RFDS. REFER TO ND–00246.
48. JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
49. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
50. TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.

TORQUE REQUIREMENTS

51. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
52. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
    A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
    B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.

FIBER & POWER CABLE MOUNTING

53. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
54. THE TYPE TC–ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC–ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
55. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC–ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

56–61 RESERVED FOR ADDITIONAL NOTES.

COAXIAL CABLE NOTES

62. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
63. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
64. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.
65. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'–0".
66. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'–0" OC.
67. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
68. CONTRACTOR SHALL GROUND ALL EQUIPMENT. INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.
69. CONTRACTOR SHALL PROVIDE STRAIN–RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN–RELIEFS AND CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
70. CONTRACTOR TO VERIFY THAT EXISTING COAX HANGERS ARE STACKABLE SNAP IN HANGERS. IF EXISTING HANGERS ARE NOT STACKABLE SNAP IN HANGERS THE CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH NEW SNAP IN HANGERS IF APPLICABLE.

GENERAL CABLE AND EQUIPMENT NOTES

71. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
72. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
73. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
74. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
75. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
    A. PROPOSED ANTENNAS AND MOUNTING PIPES INSTALLED ON THE EXTERIOR OF THE WATER TOWER SHALL BE SHOP PAINTED TO MATCH THE COLOR OF THE WATER TOWER (VERIFY COLOR)
    B. ALL EXPOSED JUMPERS, COAX, DC POWER CABLES AND OTHER CABLES ARE TO BE PROVIDED WITH MANUFACTURED WHITE JACKETING OR TAPED WHITE
    C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
    D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
76. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
    A. GROUNDING AT THE ANTENNA LEVEL.
    B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'–0", ADDITIONAL CABLE GROUNDING REQUIRED.
    C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
    D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
    E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
77. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

AT&T
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

SAC WIRELESS
540 W. MADISON ST.
9TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

A&E
SAC WIRELESS
540 W. MADISON ST.
9TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

LTE 4C/5C/BWE RRU SWAP
10080074
O'CONNEL WT
509 O'CONNEL STREET
WATERTOWN, WI 53094

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SHEET TITLE
NOTES & SPECIFICATIONS

SHEET NUMBER
SP1

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SECTION 09 97 15
COATING SYSTEMS FOR TELECOMMUNICATION EQUIPMENT

PART 1 GENERAL

1.1 SUMMARY

A. SECTION INCLUDES PAINTING AND PAINTING REPAIR WORK ASSOCIATED WITH THE INSTALLATION OF ANTENNAS, COAXIAL
CABLES, AND OTHER COMMON COMPONENTS WITH DIRECT ATTACHMENT TO WATER TANK FACILITIES.

1.2 REFERENCES

A. SOCIETY FOR PROTECTIVE COATINGS (SSPC): WWW.SSPC.ORG
1. VOLUME 1: GOOD PAINTING PRACTICE
2. VOLUME 2: SYSTEMS AND SPECIFICATIONS

1.3 SUBMITTALS

A. PRODUCT DATA: SUBMIT DATA SHEET FOR EACH COATING SYSTEM.

PART 2 PRODUCTS

2.1 MATERIALS

A. MANUFACTURERS:
1. SHERWIN WILLIAMS COMPANY WWW.SHERWIN-WILLIAMS.COM
2. TNEMEC COMPANY WWW.TNEMEC.COM
3. X-I-M PRODUCTS WWW.XIMBONDER.COM

PART 3 EXECUTION

3.1 EXAMINATION

A. VISUALLY EVALUATE SURFACE PREPARATION BY COMPARISON WITH PICTORIAL STANDARDS OF SSPC-VIS-1-89.

3.2 PREPARATION

A. REMOVE ALL SURFACE CONTAMINANTS IN ACCORDANCE WITH SSPC-SP1 SOLVENT CLEANING. DO NOT USE HYDROCARBON SOLVENTS ON SURFACES TO BE COATED WITH WATER-BASED COATINGS.
B. CLEAN AND REMOVE ALL RUST, SLAG, WELD SPLATTER, WELD SCABS, MILL SCALE, AND LOOSE PAINT.
C. PROTECT AREAS ADJACENT TO WELDING & OR GRINDING OPERATIONS TO PREVENT DAMAGE OF SURROUNDING INTACT PAINT SYSTEM.
D. FERROUS METAL: SSPC-SP6 COMMERCIAL BLAST CLEANING
E. GALVANIZED STEEL: SSPC-SP7 BRUSH OFF BLAST
F. ANTENNA COVERS, COAXIAL CABLE, NON-METALLIC SUBSTRATES AND PREVIOUSLY PAINTED SURFACES: SCARIFY TO DE-GLOSS. SSPC-SP1 WITH A NON-HYDROCARBON SOLVENT.
G. SURFACE PROFILE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRODUCT RECOMMENDATION.
H. RE-BLAST ALL SURFACES:
1. WHERE RUSTING HAS RECURRED.
2. THAT DO NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.

3.3 APPLICATION

A. COATINGS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
B. SURFACES TO BE COATED SHALL BE CLEAN, DRY, AND FREE OF AIRBORNE DUST AND CONTAMINANTS AT THE TIME OF APPLICATION AND WHILE FILM IS FORMING.
C. FINISH COAT SHALL BE UNIFORM IN COLOR AND SHEEN WITHOUT STREAKS, LAPS, RUNS, SAGS OR MISSED AREAS.
D. SHOP PAINTING: TAPE-OFF (2-INCH MINIMUM) SURFACES THAT WILL BE IN THE HEAT-AFFECTED-ZONE DURING FIELD WELDING.
E. COMPONENT PAINTING:
1. INTERIOR EXPOSED FERROUS METAL AND GALVANIZED STEEL:
a. PRODUCT: SHERWIN WILLIAMS MACROPOXY 646 OR TNEMEC SERIES 161
1) NUMBER OF COATS: 2
2) DRY FILM THICKNESS: 4.0-6.0 MILS (PER COAT)
3) COLOR: BY OWNER
2. EXTERIOR EXPOSED FERROUS METAL AND GALVANIZED STEEL:
a. PRIMER: SHERWIN WILLIAMS MACROPOXY 646 OR TNEMEC SERIES 161 OR N69
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 4.0-6.0 MILS
3) COLOR: BY OWNER
b. FINISH: SHERWIN WILLIAMS ACROLON 218 OR TNEMEC SERIES 10740/10750
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.0-3.0 MILS
3) COLOR: BY OWNER
3. ANTENNA COVERS:
a. PRIMER: SHERWIN WILLIAMS PRO-CRYL PRIMER
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.0-4.0 MILS
b. FINISH: SHERWIN WILLIAMS SHER-CRYL HPA
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.5-4.0 MILS
3) COLOR: BY OWNER
4. COAXIAL CABLE
a. PRIMER: X-I-M 1138
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.0-3.0 MILS
b. FINISH: SHERWIN WILLIAMS SHER-CRYL HPA
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.5-4.0 MILS
3) COLOR: BY OWNER

3.4 REPAIR OF AREAS DAMAGED BY WELDING

A. PREPARE THE DAMAGE BY ONE OF THE TWO FOLLOWING METHODS AS DIRECTED BY THE ENGINEER.
1. ABRASIVE-BLAST TO SSPC-SP6.
2. MECHANICALLY CLEAN TO SSPC-SP11.
B. FEATHER EDGES TO PROVIDE SMOOTH COATING TRANSITION.
C. APPLY PRIME COAT TO BARE METAL SURFACE.
D. MASK OFF RECTANGULAR AREA AROUND PRIME COAT.
E. APPLY FINISH COAT.

3.5 QUALITY CONTROL

A. MEASURE DRY FILM THICKNESS WITH A MAGNETIC FILM THICKNESS GAGE IN ACCORDANCE WITH SSPC-PA2.
B. VISUALLY INSPECT DRIED FILM FOR FUNS, SAGS, DRY SPRAY, OVERSPRAY, EMBEDDED PARTICLES AND MISSED AREAS.
C. REPAIR DEFECTIVE OR DAMAGED AREAS IN ACCORDANCE WITH ARTICLES 3.02 AND 3.03

NOTES:

1. ALL ATTACHMENTS TO PAINTED SURFACES ARE TO INCLUDE THE PLACEMENT OF NEOPRENE STRIPS BETWEEN HARDWARE AND POINTS OF CONTACT TO REDUCE/ELIMINATE DAMAGE TO THE PAINTED SURFACE. METAL SHIMS ARE REQUIRED IN SITUATIONS WHERE TIGHTENING A CLAMP MAY CAUSE THE NEOPRENE TO TEAR CAUSING METAL TO METAL CONTACT. WHERE POSSIBLE EXPOSED NEOPRENE SHOULD BE WRAPPED WITH WHITE TAPE.
FASTENING SEQUENCE SHOULD INCLUDE NYLON WASHERS BETWEEN THE PAINTED SURFACE AND THE GALVANIZED WASHER.
2. PROPOSED ANTENNAS AND MOUNTING PIPES INSTALLED ON THE EXTERIOR OF THE WATER TOWER SHALL BE SHOP PAINTED TO MATCH THE COLOR OF THE WATER TOWER (VERIFY COLOR).
3. ANY REPLACEMENT MOUNTING PIPES ARE TO HAVE WELDED END CAPS. EXISTING PIPE MASTS ARE TO BE CAPPED AT BOTH ENDS WITH WHITE RUBBER CAPS.
4. CONTRACTOR TO TOUCH UP PAINTING ON EXISTING ANTENNAS. SPOT REPAIRS MADE WITH BRUSH AND W/O FEATHERING SHOULD BE COMPLETELY ROLLED FOR UNIFORMITY.
5. CONTRACTOR TO TOUCH UP EXISTING MOUNTING PIPES. DEPENDING UPON THEIR CONDITION (DAMAGED/FAILED), THE CITY MAY REQUEST REPLACEMENT.
6. ALL EXPOSED FIBER CABLES, POWER CABLES, JUMPERS AND OTHER CABLES ARE TO BE PROVIDED WITH MANUFACTURED WHITE JACKETING OR TAPED WHITE.
7. ALL MOUNTING HARDWARE IS TO BE GALVANIZED AND/OR PROVIDED IN A NON-CORRODING MATERIAL.
8. ALL ANTENNA FEED LINES, JUMPERS, COAX AND HYBRID CABLE CANNOT INTERFERE WITH TOP OF THE HANDRAIL AND MUST BE ROUTED AS SUCH THAT THEY COMPLY WITH OSHA REQUIREMENTS REGARDING HANDRAILS.
9. THE INSTALLATION OF NEW EQUIPMENT WILL BE PLACED BEHIND THE ANTENNAS AND IN A MANNER THAT MAINTAINS THE HANDRAIL'S COMPLIANCE WITH CURRENT OSHA GUIDELINES FOR ACCESS.
10. DRILLING HOLES IN EXISTING RAILING IS NOT ACCEPTABLE. FOR AN ANGLE IRON HANDRAIL, SEH RECOMMENDS USING VALMONT SITE PRO HMB-A MOUNTING BRACKET KIT (SEE ATTACHMENT).
11. ALL ABANDONED ANTENNAS, COAXIAL CABLE AND DETACHABLE EQUIPMENT THAT ARE NO LONGER USED ARE TO BE REMOVED DURING THE FINAL MIGRATION.
12. ALL EQUIPMENT IS TO BE IDENTIFIED BY THE TENANT.

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

AT&T
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

SAC WIRELESS
540 W. MADISON ST.
9TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

A&E
SAC WIRELESS
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9TH FLOOR
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10080074
O'CONNEL WT
509 O'CONNEL STREET
WATERTOWN, WI 53094

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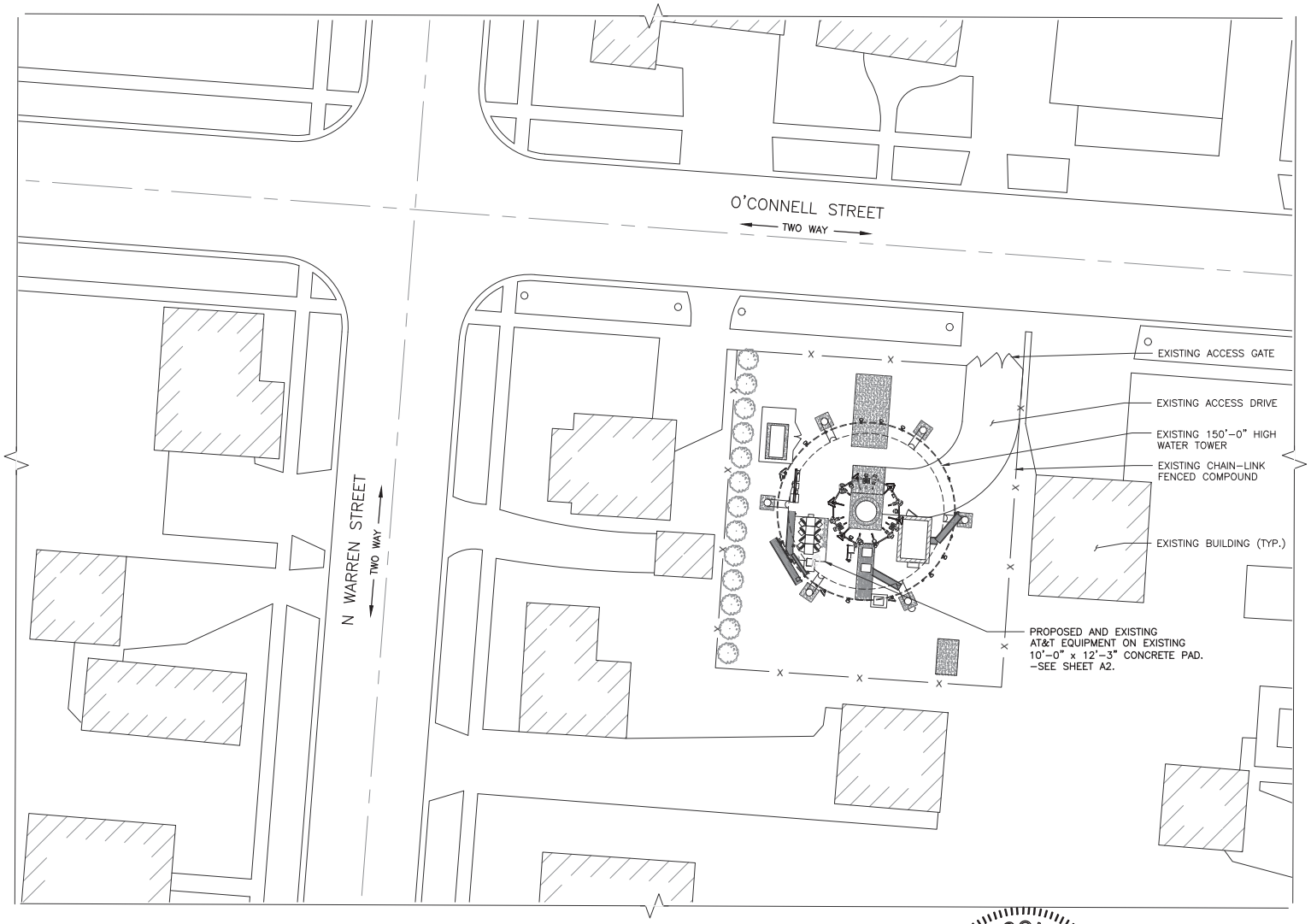

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03/19/2021
RAMON B. YACE
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LATITUDE: 43° 11' 44.71" N
LONGITUDE: 88° 43' 49.56" W

NORTH

OVERALL SITE PLAN

30' 0 15' 30'

SCALE: 1"=30'-0" (22x34)
(OR) 1/2"=30'-0" (11x17)

1

AT&T
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

SAC WIRELESS
540 W. MADISON ST.
9TH FLOOR
CHICAGO, IL 60661
www.sacw.com
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www.sacw.com
312.895.4977

LTE 4C/5C/BWE RRU SWAP
10080074
O'CONNEL WT
509 O'CONNEL STREET
WATERTOWN, WI 53094

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
4	02/25/21	FOR CONSTRUCTION	BM
3	02/02/21	FOR CONSTRUCTION	BM
2	02/20/20	FOR CONSTRUCTION	AR
1	10/18/19	FOR CONSTRUCTION	BM

NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION

WISCONSIN
NESTOR POPOWYCH
A-3837
CHICAGO, IL
ARCHITECT

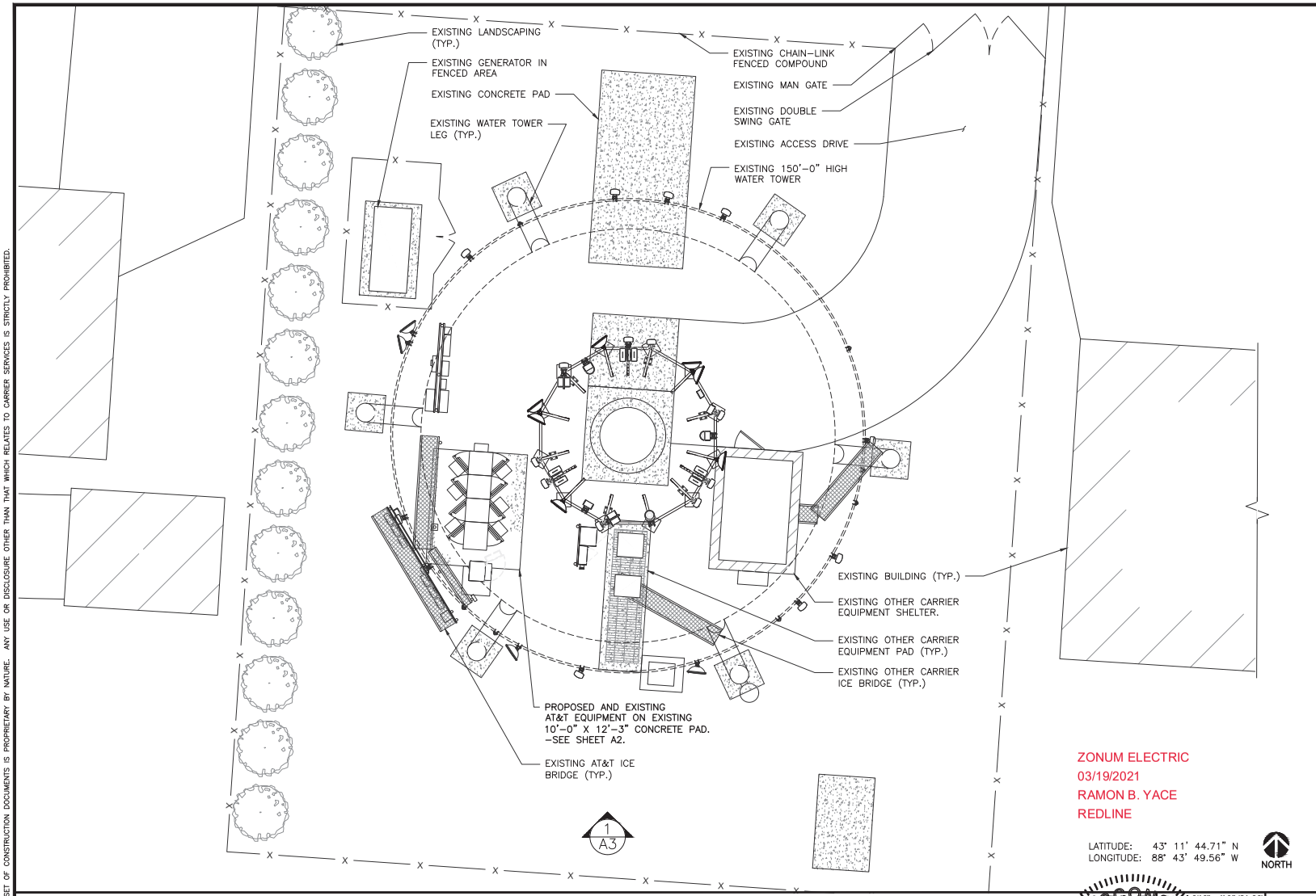
DATE: 02/25/21

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN"

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A0

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1



ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

LATITUDE: 43° 11' 44.71" N
LONGITUDE: 88° 43' 49.56" W

COMPOUND PLAN | 3

SITE PHOTO 2 | 2

SITE PHOTO 1 | 1

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SCALE: 3/16" = 1'-0" (24x36)
1/32" = 1'-0" (11x17)

WISCONSIN
NESTOR POPOWYCH
A-3317
CHICAGO, IL
ARCHITECT

DATE: 02/25/21

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN"

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A1

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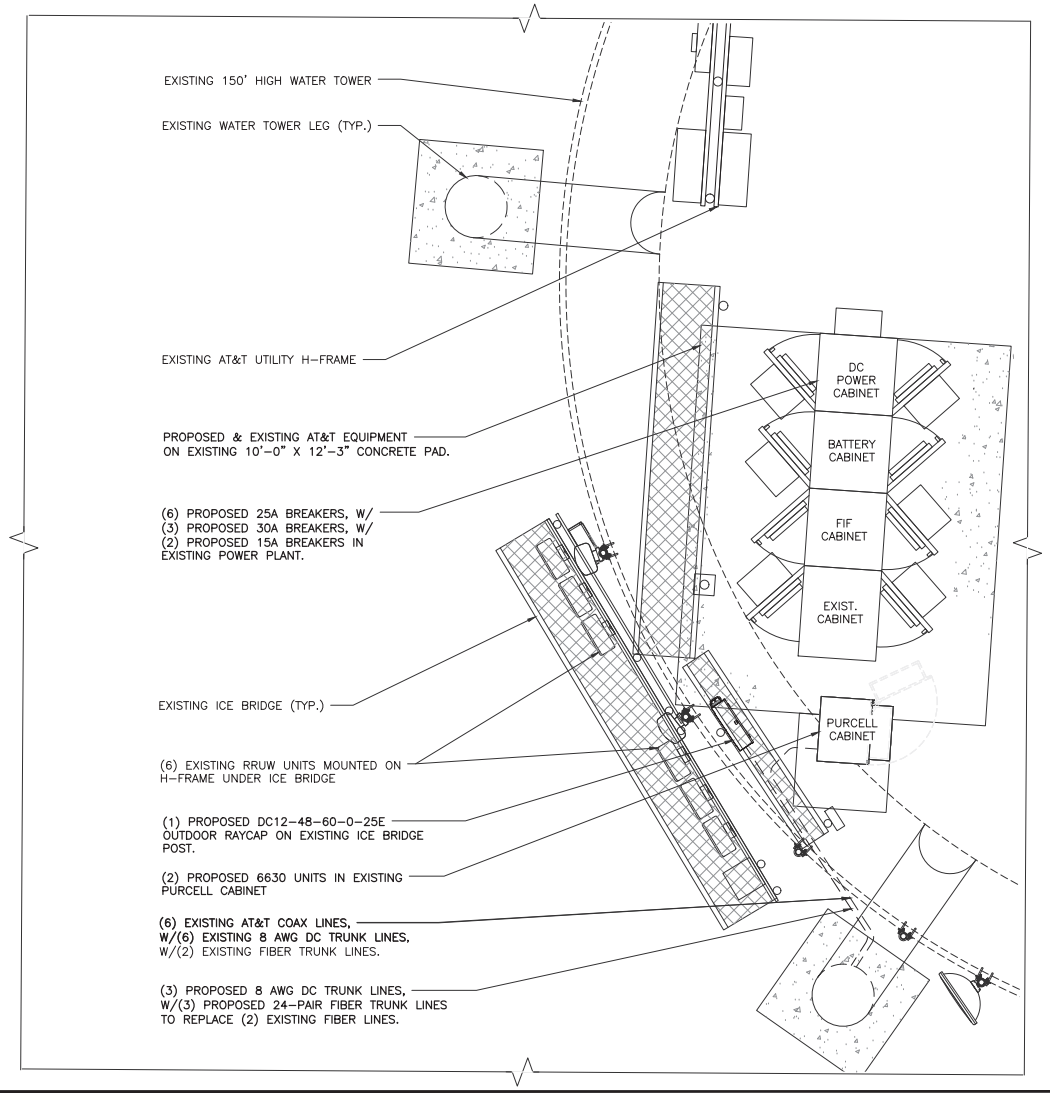

LTE 4C (FNET) GROUND SCOPE:
- INSTALL (3) PROPOSED 25A BREAKERS IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 15A BREAKER IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 6630 UNIT IN EXISTING PURCELL CABINET.
- INSTALL (1) PROPOSED IDLE CABLE.
- INSTALL (3) PROPOSED ALARM CABLES.
- INSTALL (1) PROPOSED DC12-48-60-0-25E OUTDOOR RAYCAP ON EXISTING ICE BRIDGE POST.

LTE 5C GROUND SCOPE:
- INSTALL (3) PROPOSED 25A BREAKERS IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 15A BREAKER IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 6630 UNIT IN EXISTING PURCELL CABINET.

BWE RRU SWAP GROUND SCOPE:
- INSTALL (3) PROPOSED 30A BREAKERS IN EXISTING POWER PLANT.

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE
LATITUDE: 43° 11' 44.71" N
LONGITUDE: 88° 43' 49.56" W

NORTH

EQUIPMENT PLAN

0 6" 1' 2'
SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

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WISCONSIN NESTOR POPOWYCH A-3837 CHICAGO, IL ARCHITECT

DATE: 02/25/21

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SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
A2

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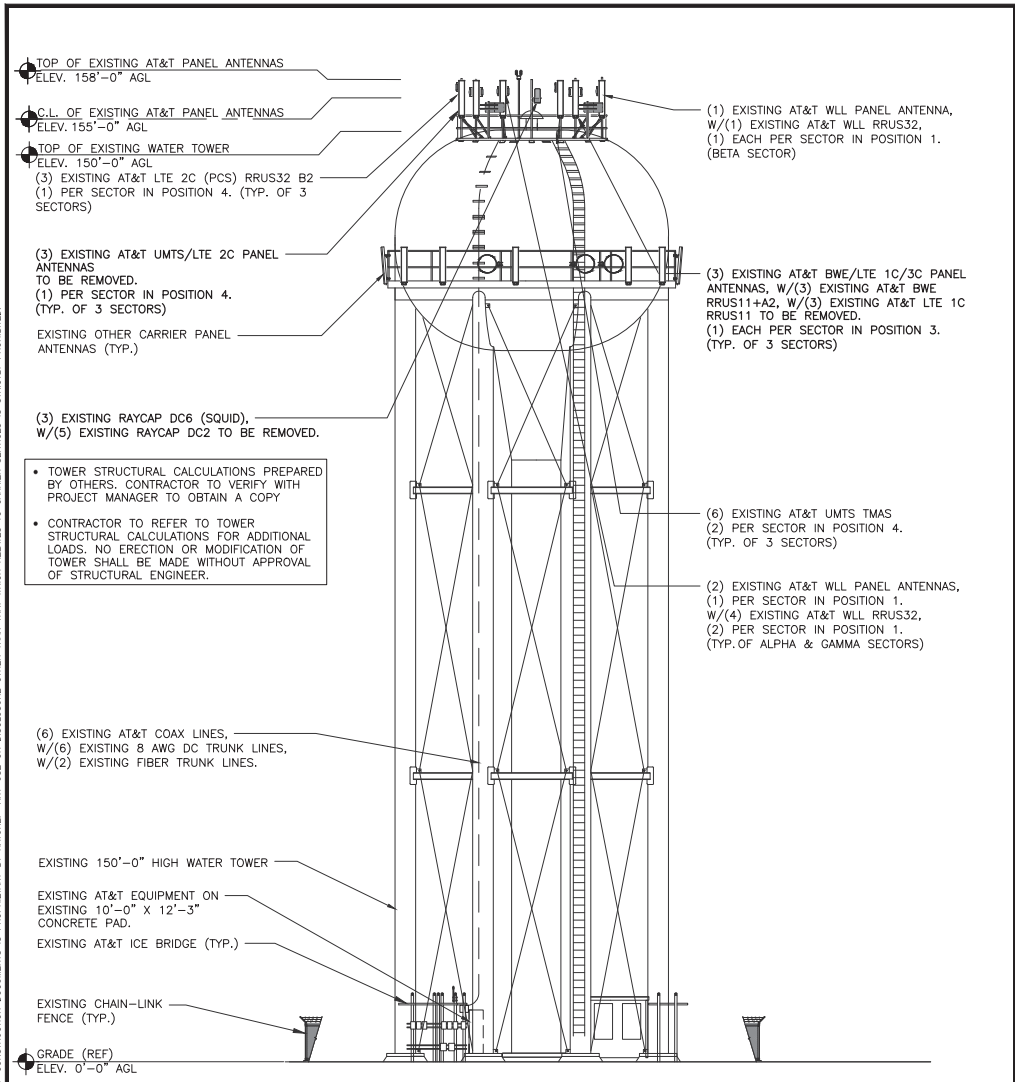


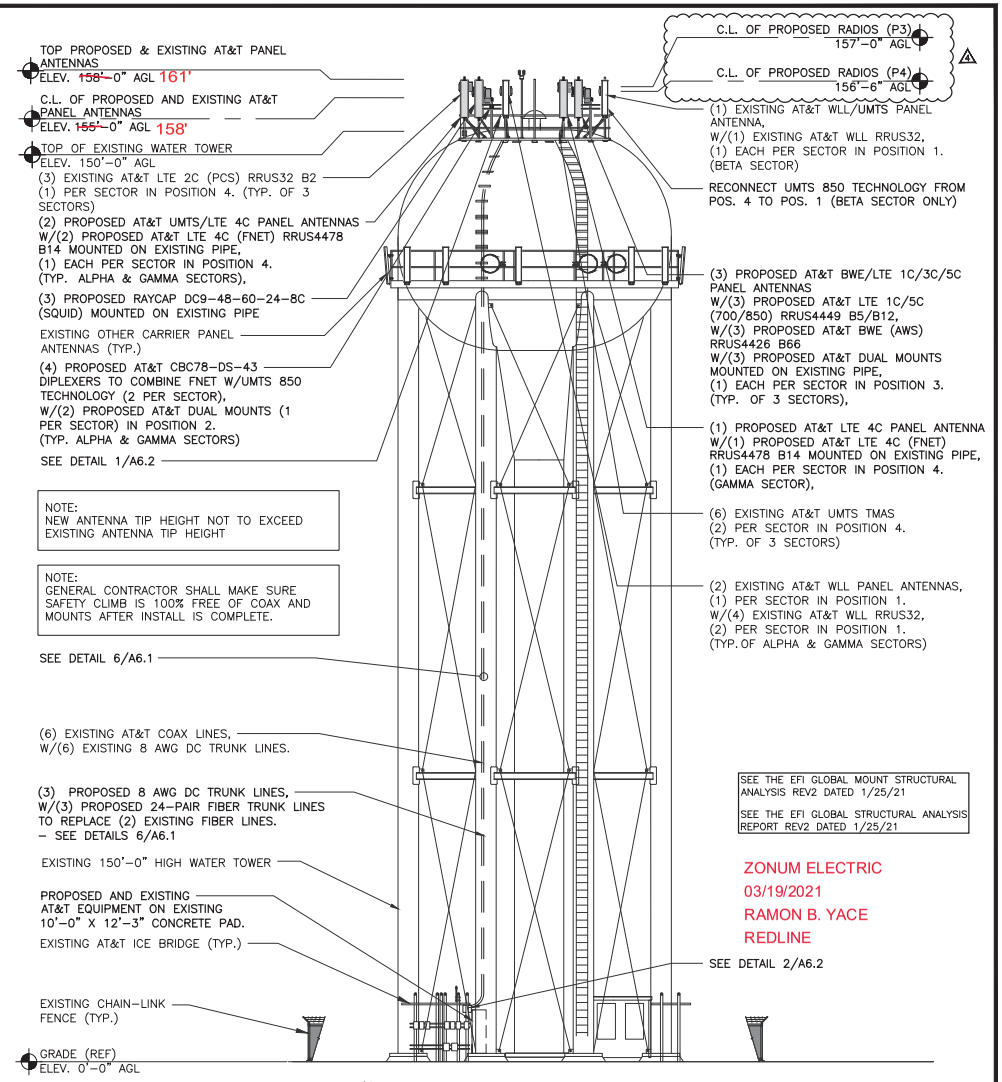
- TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY
- CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

EXISTING TOWER ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2



NOTE:
NEW ANTENNA TIP HEIGHT NOT TO EXCEED EXISTING ANTENNA TIP HEIGHT

NOTE:
GENERAL CONTRACTOR SHALL MAKE SURE SAFETY CLIMB IS 100% FREE OF COAX AND MOUNTS AFTER INSTALL IS COMPLETE.

SEE THE EFI GLOBAL MOUNT STRUCTURAL ANALYSIS REV2 DATED 1/25/21

SEE THE EFI GLOBAL STRUCTURAL ANALYSIS REPORT REV2 DATED 1/25/21

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

PROPOSED TOWER ELEVATION

20' 0 10' 20'

SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17)

1

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WISCONSIN NESTOR POPOWYCH A-3317 CHICAGO, IL ARCHITECT

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SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
A3

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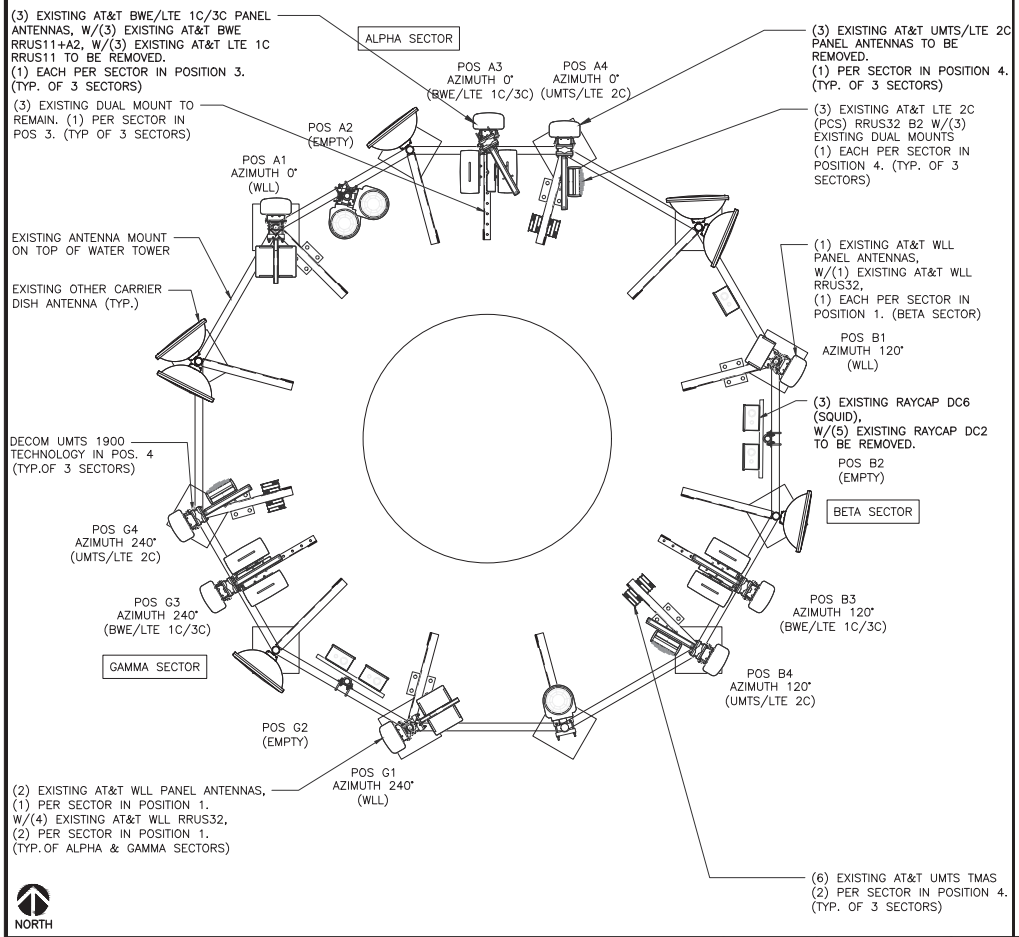
USE STEEL BANDING TO SECURE COMBINERS TO PIPE



EXISTING ANTENNA PLAN

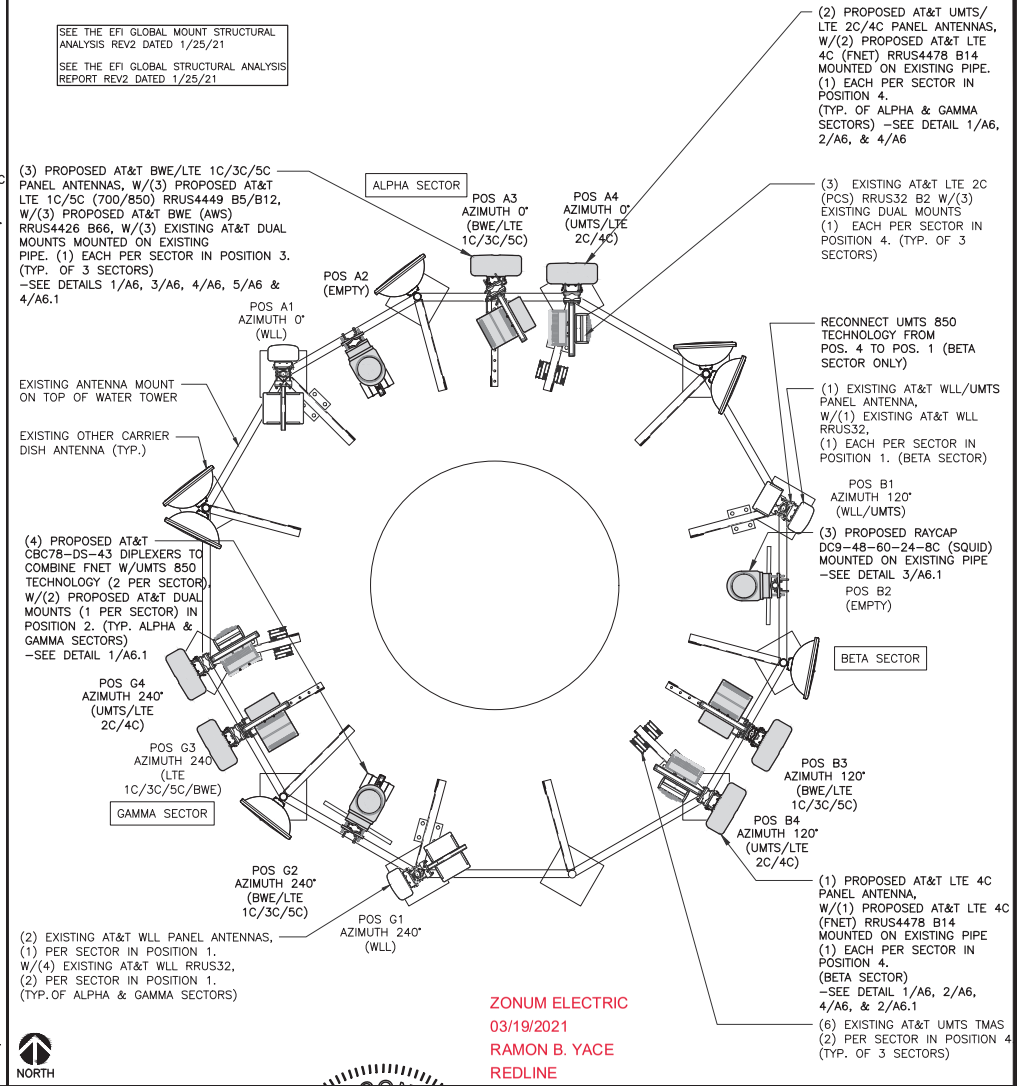
0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2

SEE THE EFI GLOBAL MOUNT STRUCTURAL ANALYSIS REV2 DATED 1/25/21

SEE THE EFI GLOBAL STRUCTURAL ANALYSIS REPORT REV2 DATED 1/25/21



ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

PROPOSED ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

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WISCONSIN NESTOR POPOWYCH A-3317 CHICAGO, IL ARCHITECT

DATE: 02/25/21

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SHEET TITLE
ANTENNA PLAN

SHEET NUMBER
A4

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT SHADOWING AND TO MEET THE SYSTEM REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY THE HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.
4. VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.
5. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.
6. ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH ANTENNA FACE IS DIRECTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
7. CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.
8. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SPECIALIST. TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.
9. CABLE LENGTHS WERE DETERMINED BASED ON THE DESIGN DRAWING. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE–CONSTRUCTION WALK.
10. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

ANTENNA & CABLING NOTES | NO SCALE | 6

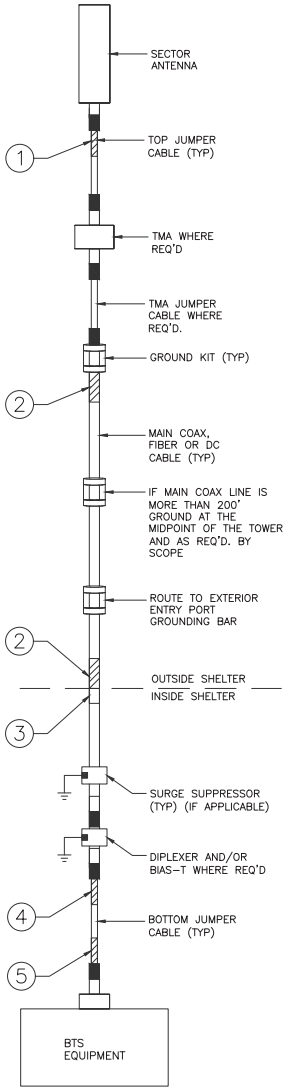
RF, DC, & COAX CABLE MARKING LOCATIONS TABLE

NO	LOCATIONS
1	EACH TOP–JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP–JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
3	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

CABLE MARKING DIAGRAM | NO SCALE | 5

1. THE ANTENNA SYSTEM COAX SHALL BE LABELED WITH VINYL TAPE.
2. THE STANDARD IS BASED ON EIGHT COLORED TAPES–RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, AND VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE.
3. USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE COLOR CHART".
4. WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN TECHNOLOGIES IS ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING STANDARD. IN THE ABSENCE OF AN EXISTING COLOR CODING AND TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
5. ALL COLOR CODE TAPE SHALL BE 3M–35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) THREE WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
6. ALL COLOR BANDS INSTALLED AT THE TOP OF THE TOWER SHALL BE A MINIMUM OF 3" WIDE, AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE BETWEEN EACH COLOR.
7. ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE–TO–SIDE.
8. IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE NEW TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

CABLE MARKING NOTES | NO SCALE | 4



CABLE COLOR CODING DIAGRAM | NO SCALE | 3

NOT USED | NO SCALE | 2

NOT USED | NO SCALE | 1

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

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WISCONSIN NESTOR POPOWYCH A-3837 CHICAGO, IL ARCHITECT
DATE: 02/25/21
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN"

SHEET TITLE
CABLE NOTES & COLOR CODING

SHEET NUMBER
A5

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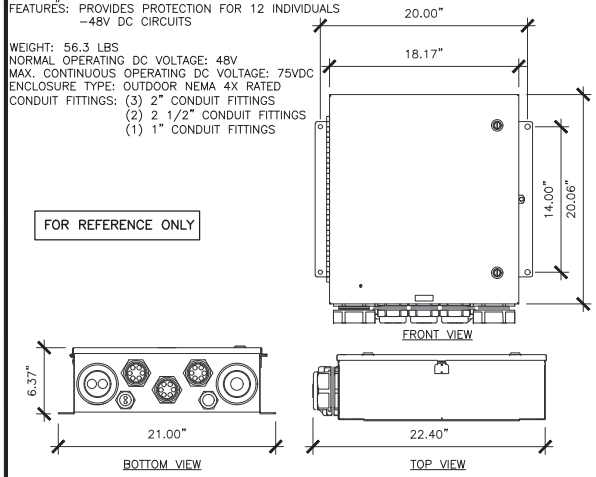
MANUFACTURER: RAYCAP
DESCRIPTION: OVERVOLTAGE PROTECTION AND POWER MANAGEMENT JUNCTION BOX
MODEL #: DC12-48-60-0-25E-SS
FEATURES: PROVIDES PROTECTION FOR 12 INDIVIDUALS -48V DC CIRCUITS

WEIGHT: 56.3 LBS
NORMAL OPERATING DC VOLTAGE: 48V
MAX. CONTINUOUS OPERATING DC VOLTAGE: 75VDC
ENCLOSURE TYPE: OUTDOOR NEMA 4X RATED
CONDUIT FITTINGS: (3) 2" CONDUIT FITTINGS
(2) 2 1/2" CONDUIT FITTINGS
(1) 1" CONDUIT FITTINGS

FOR REFERENCE ONLY



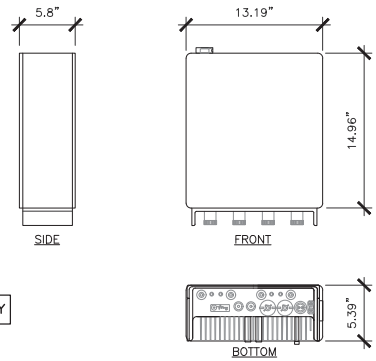
DC12-48-60-0-25E OUTDOOR RAYCAP DETAIL | NOT TO SCALE | 6

ERICCSON RRUS 4426 B66

DIMENSIONS, HxWxD: 14.96"X13.19"x5.8"

WEIGHT, WITHOUT MOUNTING KIT: 22 kg (48.4 lbs)

STACKING OF RRH'S IS NOT PERMITTED.
NO PAINTING OF RRU'S IS ALLOWED.



FOR REFERENCE ONLY

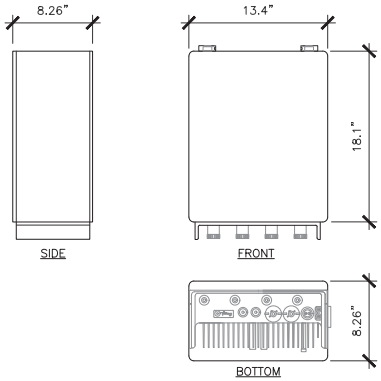
BWE (AWS) RRUS DETAIL | NOT TO SCALE | 4

ERICCSON RRUS 4478 B14

DIMENSIONS, HxWxD: 18.1"X13.4"x8.26"

WEIGHT, WITHOUT MOUNTING KIT: 27 kg (59.4 lbs)

STACKING OF RRH'S IS NOT PERMITTED.
NO PAINTING OF RRU'S IS ALLOWED.



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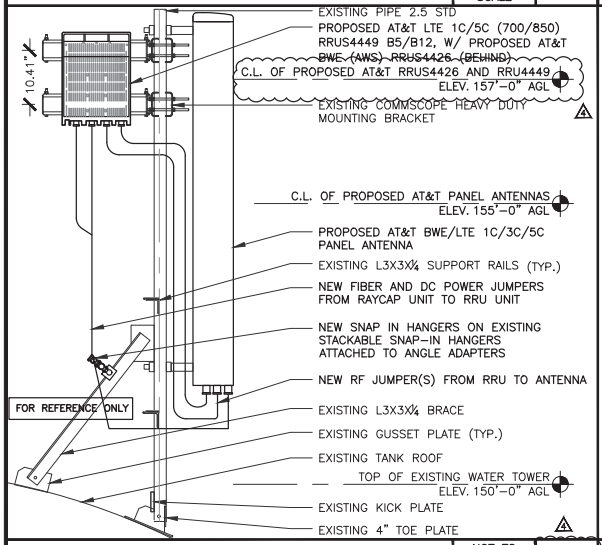
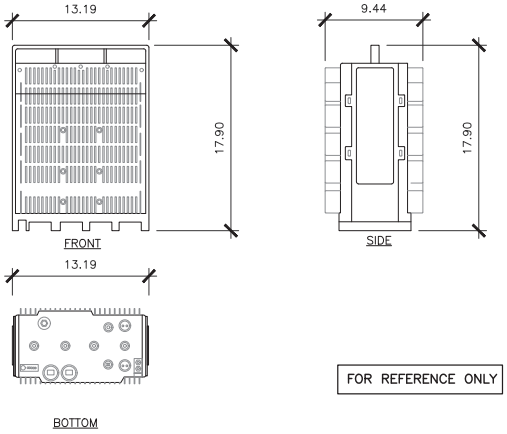
LTE 4C (FNET) RRUS DETAIL | NOT TO SCALE | 2



ANTENNA & RRUS MOUNTING DETAIL POS.3 | NOT TO SCALE | 5

ERICSSON RRUS 4449 B5/B12
DIMENSIONS, HxWxD: 17.9"x13.19"x9.44"
INCL. HANDLES, FEET AND SUNSHIELD, W/O FAN UNIT.

WEIGHT, WITHOUT MOUNTING KIT: 71 lbs (32.0 kg)

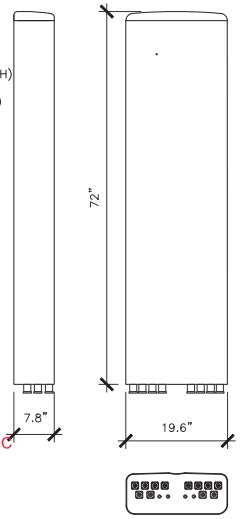


FOR REFERENCE ONLY

LTE 1C/5C (700/850) RRU DETAIL | NOT TO SCALE | 3

COMMSCOPE ANTENNAS NNH4-65B-R6H4

DIMENSIONS, HXWXD:	72"X19.6"X7.8"
WIND SPEED, MAXIMUM:	150 MPH (241 KM/H)
WEIGHT, WITHOUT MOUNTING:	84.4 LBS. (38.3 kg)
CONNECTOR:	8-PIN DIN FEMALE 8-PIN DIN MALE
CONNECTOR POSITION:	BOTTOM



FOR REFERENCE ONLY

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

LTE ANTENNA DETAIL (POSITIONS 2 & 4) | NOT TO SCALE | 1

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1	10/18/19	FOR CONSTRUCTION	BM

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WISCONSIN
NESTOR POPOWYCH
A-3317
CHICAGO, IL
ARCHITECT
DATE: 02/25/21
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN"

SHEET TITLE
ANTENNA, RRUS AND MOUNTING DETAILS

SHEET NUMBER
A6

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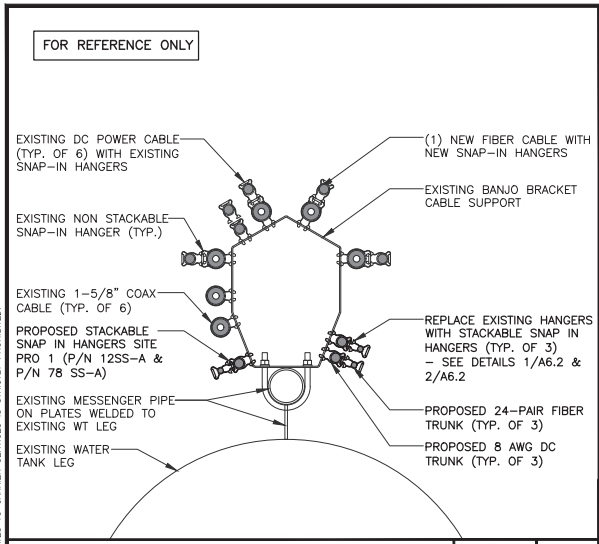
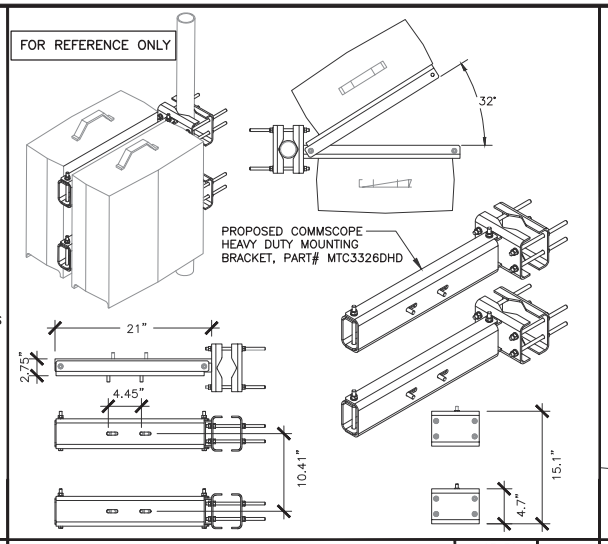
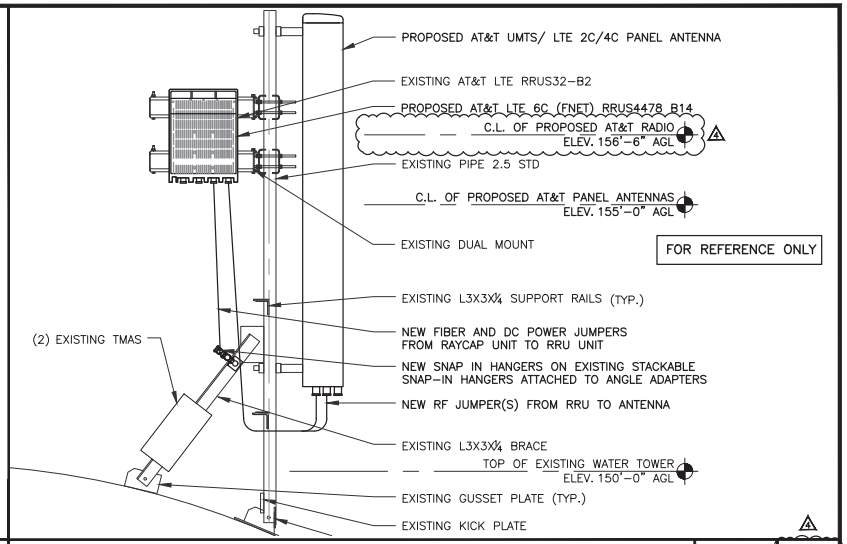


CABLE MOUNTING ON WATER TANK LEG | NOT TO SCALE | 6



HEAVY DUTY MOUNTING BRACKET | NOT TO SCALE | 4



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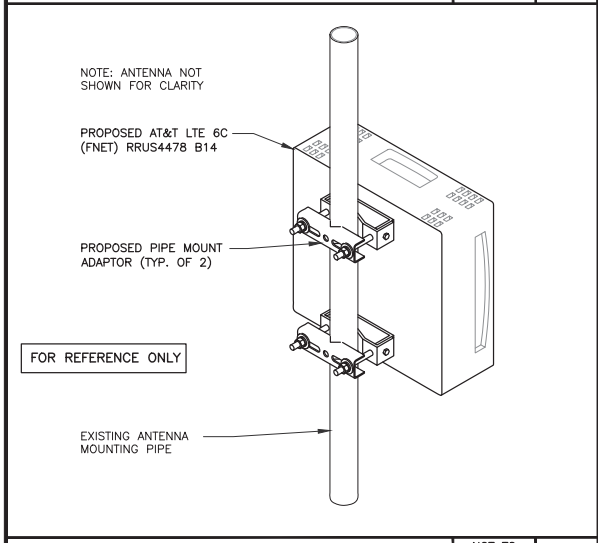
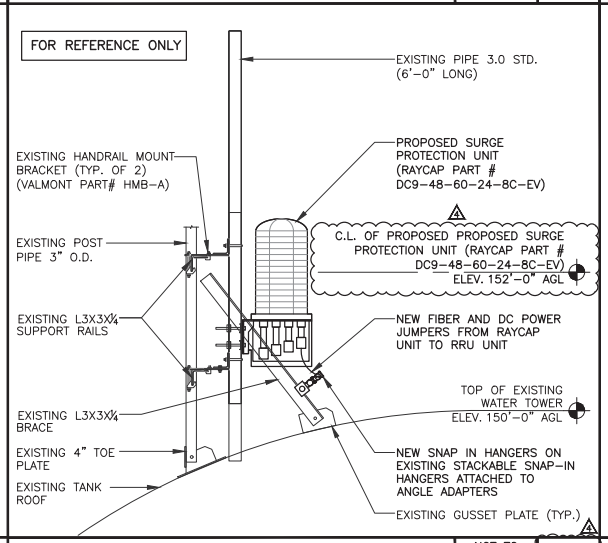
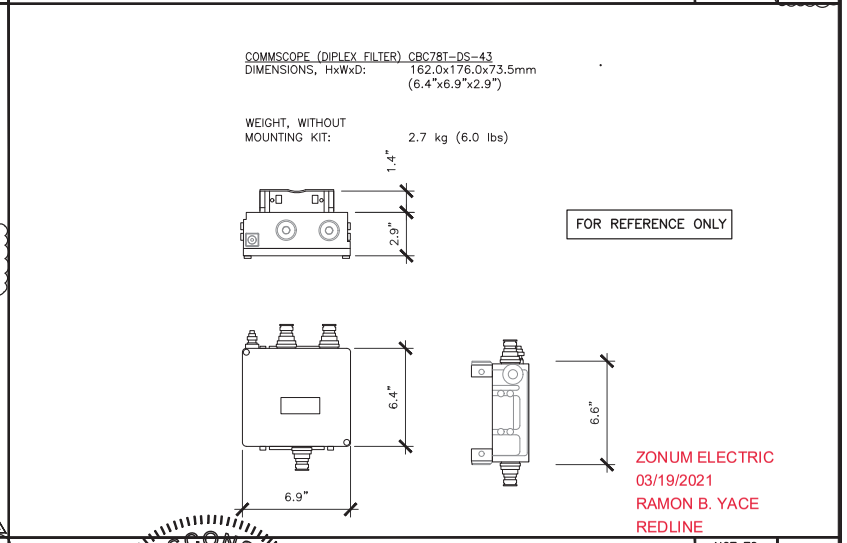


RRUS MOUNTING DETAIL | NOT TO SCALE | 5



RAYCAP DETAIL | NOT TO SCALE | 3



DIPLEXER DETAIL | NOT TO SCALE | 1

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WISCONSIN NESTOR POPOWYCH A-3837 CHICAGO, IL ARCHITECT
DATE: 02/25/21
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SHEET TITLE
ANTENNA, RRUS AND MOUNTING DETAILS

SHEET NUMBER
A6.1

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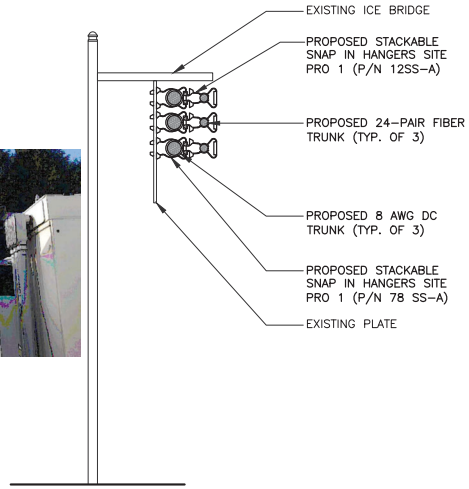
NOT USED — NOT TO SCALE — 6

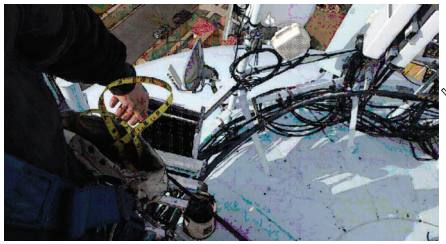
NOT USED — NOT TO SCALE — 4

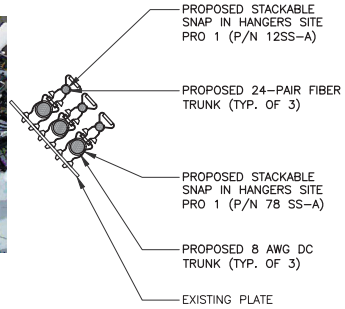


MOUNTING DETAIL TO ICE BRIDGE — NOT TO SCALE — 2

NOT USED — NOT TO SCALE — 5

NOT USED — NOT TO SCALE — 3





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03/19/2021
RAMON B. YACE
REDLINE

MOUNTING DETAIL — NOT TO SCALE — 1

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WATERTOWN, WI 53094

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WISCONSIN REGISTERED ARCHITECT
NESTOR POPOWYCH
A-3317
CHICAGO, IL

DATE: 02/25/21
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SHEET TITLE
MOUNTING DETAILS

SHEET NUMBER
A6.2

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PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE

SECTOR	POS	TECH	ANTENNA	ANTENNA ℄ HEIGHT	AZ	TMA/RRU	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH	DOWNTILTS
A	1	WLL	CCI (X) BSA–M65R–BUU–H6	~~155~~' AGL 158	0°	(2) RRUS32 (X)	(3) RAYCAP (N) DC9–48–60–24–8C	(3) DC TRUNK LINES (X) (1) FIBER LINE (N)	240'	0 0.0
	2	EMPTY	–		–	(2) CBC78–DS–43 (N)		DC TRUNK LINE (SHARED W/A1) FIBER TRUNK (SHARED W/A1)		0
	3	BWE/LTE 1C/3C/5C	COMMSCOPE (N) NNH4–65B–R6H4		0°	(1) RRUS4449 B5/B12 (N) (1) RRUS4426 B66 (N)		DC TRUNK LINE (SHARED W/A1) FIBER TRUNK (SHARED W/A1)		–
	4	UMTS/LTE 2C/4C	COMMSCOPE (N) NNH4–65B–R6H4		0°	(1) RRUS4478 B14 (N) (1) RRUS 32–B2 (X) (2) RRUW (X)–GROUND (2) TMA (X)		(2) COAX DC TRUNK LINE (SHARED W/A1) FIBER TRUNK (SHARED W/A1)		0 0.5
B	1	WLL/UMTS	(1) COMMSCOPE (X) SBNHH–1D65B	△2	120°	(1) RRUS32 (X)		(3) DC TRUNK LINES (X) (1) FIBER LINE (N)	220'	0 0.5
	2	EMPTY	–		–	–		–		0
	3	BWE/LTE 1C/3C/5C	COMMSCOPE (N) NNH4–65B–R6H4	~~155~~' AGL 158	120°	(1) RRUS4449 B5/B12 (N) (1) RRUS4426 B66 (N)		DC TRUNK LINE (SHARED W/B1) FIBER TRUNK (SHARED W/B1)		–
	4	UMTS/LTE 2C/4C	COMMSCOPE (N) NNH4–65B–R6H4		120°	(1) RRUS4478 B14 (N) (1) RRUS 32–B2 (X) (2) RRUW (X)–GROUND (2) TMA (X)		(2) COAX DC TRUNK LINE (SHARED W/B1) FIBER TRUNK (SHARED W/B1)		0 -0.5
C	1	WLL	CCI (X) BSA–M65R–BUU–H6	~~155~~' AGL 158	240°	(2) RRUS32 (X)		(3) DC TRUNK LINES (N) (1) FIBER LINE (N)	220'	0 0.5
	2	EMPTY	–		–	(2) CBC78–DS–43 (N)		DC TRUNK LINE (SHARED W/G1) FIBER TRUNK (SHARED W/G1)		0
	3	BWE/LTE 1C/3C/5C	COMMSCOPE (N) NNH4–65B–R6H4		240°	(1) RRUS4449 B5/B12 (N) (1) RRUS4426 B66 (N)		DC TRUNK LINE (SHARED W/G1) FIBER TRUNK (SHARED W/G1)		–
	4	UMTS/LTE 2C/4C	COMMSCOPE (N) NNH4–65B–R6H4		240°	(1) RRUS4478 B14 (N) (1) RRUS 32–B2 (X) (2) RRUW (X)–GROUND (2) TMA (X)		(2) COAX DC TRUNK LINE (SHARED W/G1) FIBER TRUNK (SHARED W/G1)		0 0.5

* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN). CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER AND/OR RF ENGINEER PRIOR TO INSTALLATION

(N) = NEW
(X) = EXISTING
(XR) = EXISTING/RELOCATED
(E) = ELECTRICAL
(M) = MECHANICAL

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ANTENNA & CABLE CONFIGURATION

NOT TO SCALE | 1

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WISCONSIN NESTOR POPOWYCH A-3837 CHICAGO, IL ARCHITECT
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SHEET TITLE
ANTENNA & CABLE CONFIGURATION

SHEET NUMBER
A7

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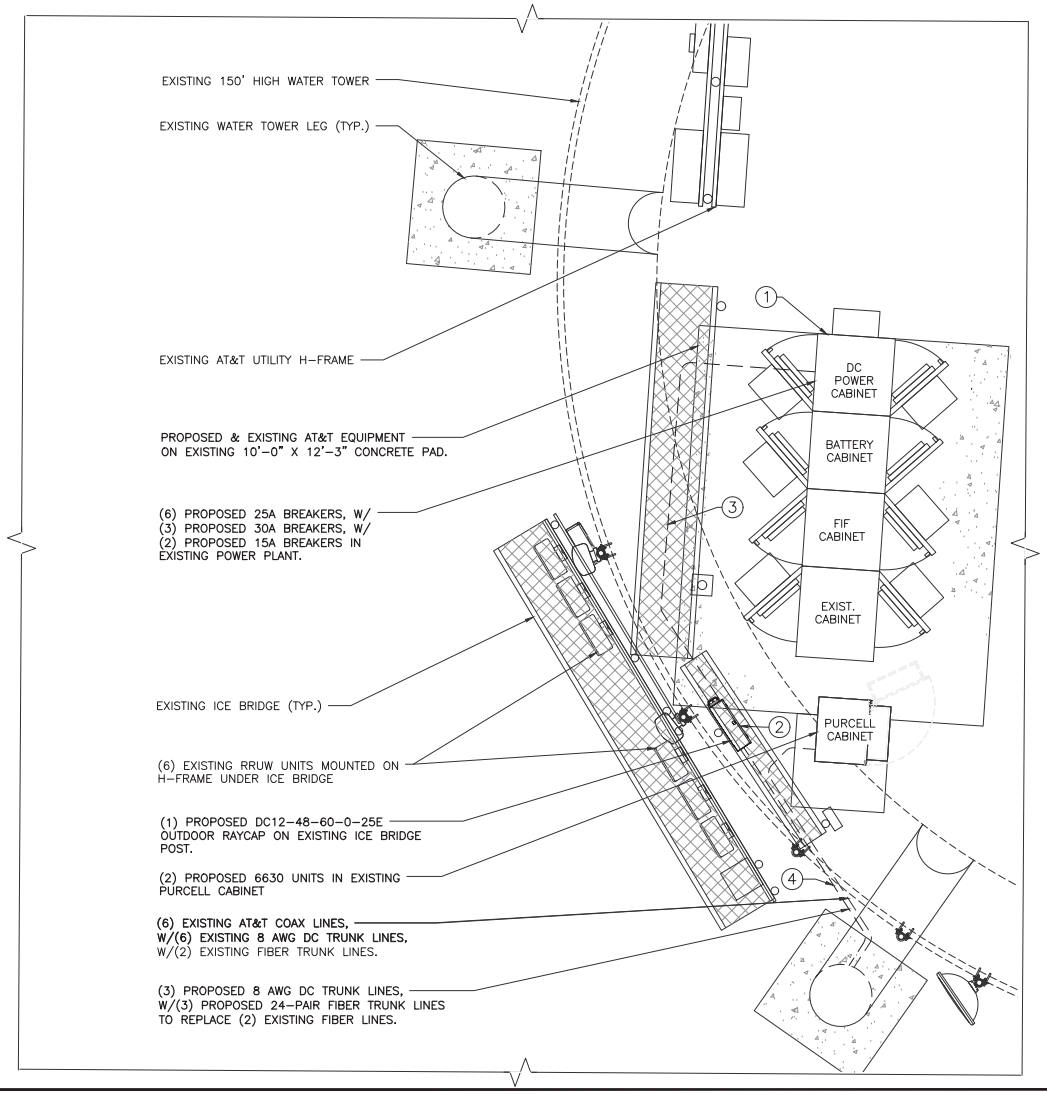

LEGEND:

1. PROVIDE (1) 25A DC CIRCUIT BREAKER PER RRUS UNIT INSIDE EXISTING −48V DC POWER PLANT. (TOTAL OF 6)
   PROVIDE (1) 30A DC CIRCUIT BREAKER PER RRUS UNIT INSIDE EXISTING −48V DC POWER PLANT. (TOTAL OF 3)
   PROVIDE (1) 15A DC CIRCUIT BREAKER PER 6630 UNIT INSIDE EXISTING −48V DC POWER PLANT. (TOTAL OF 2)
2. (1) NEW SURGE PROTECTION UNIT TO BE INSTALLED ON EXISTING ICE BRIDGE POST.
3. PROVIDE (3) SETS OF 6−"8 AWG DC CONDUCTOR BUNDLE BETWEEN PROPOSED CIRCUIT BREAKERS INSIDE EXISTING DC POWER PLANT AND PROPOSED RAYCAP SURGE PROTECTION UNIT ON EXISTING ICE BRIDGE POST.
4. PROVEDE (3) SETS OF 6−"8 AWG DC CONDUCTOR BUNDLE BETWEEN NEW SURGE PROTECTION UNIT ON EXISTING ICE BRIDGE POST AND PROPOSED RAYCAP UNITS MOUNTED NEAR ANTENNAS.

NOTES:

1. COORDINATE WITH CONSTRUCTION MANAGER FOR THE PROVISION OF DC CIRCUIT BREAKERS AND OTHER ANCILLARY ITEMS TO SUPPORT THE NEW EQUIPMENT.
2. PROPERLY BOND ALL EQUIPMENT AND CONDUCTIVE SURFACES TO EXISTING GROUND PER NEC AND AT&T STANDARDS.

LTE 4C (FNET) GROUND SCOPE:
- INSTALL (3) PROPOSED 25A BREAKERS IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 15A BREAKER IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 6630 UNIT IN EXISTING PURCELL CABINET.
- INSTALL (1) PROPOSED IDLE CABLE.
- INSTALL (3) PROPOSED ALARM CABLES.
- INSTALL (1) PROPOSED DC12-48-60-0-25E OUTDOOR RAYCAP ON EXISTING ICE BRIDGE POST.

LTE 5C GROUND SCOPE:
- INSTALL (3) PROPOSED 25A BREAKERS IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 15A BREAKER IN EXISTING POWER PLANT.
- INSTALL (1) PROPOSED 6630 UNIT IN EXISTING PURCELL CABINET.

BWE RRU SWAP GROUND SCOPE:
- INSTALL (3) PROPOSED 30A BREAKERS IN EXISTING POWER PLANT.

ZONUM ELECTRIC
03/19/2021
RAMON B. YACE
REDLINE

NORTH

UTILITY PLAN

0 6" 1' 2'
SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

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DATE: 02/25/21

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
E1

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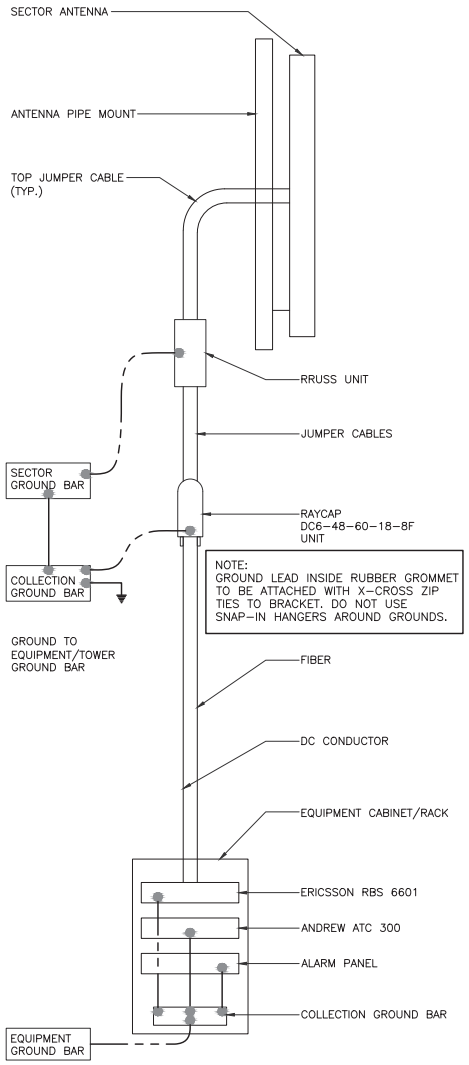
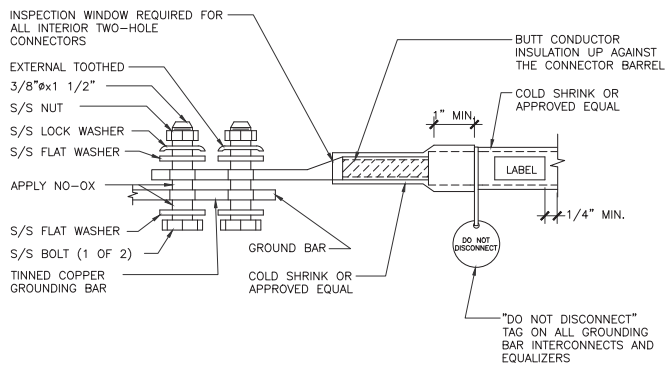
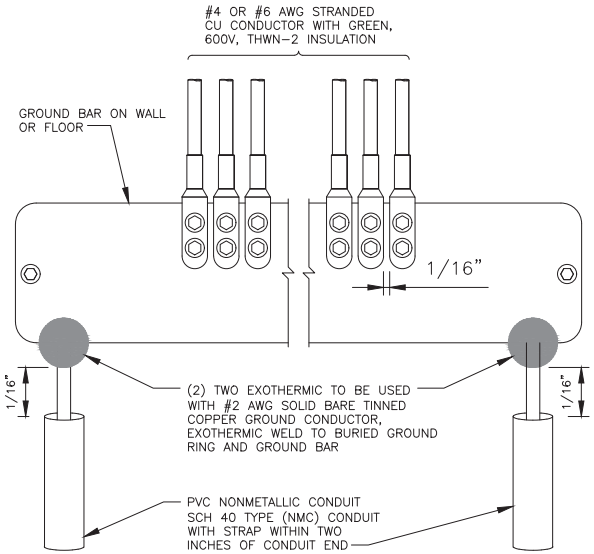


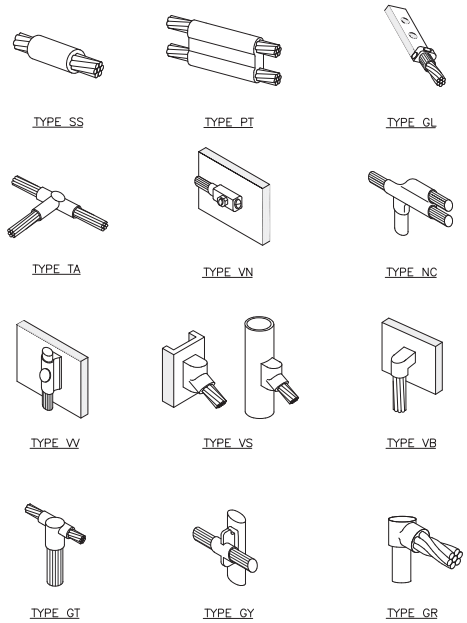
CABLE GROUNDING | NO SCALE | 4



EXTERIOR TWO HOLE LUG DETAIL | NO SCALE | 3



GROUND BAR DETAILS | NO SCALE | 2



CADWELD DETAILS | NO SCALE | 1

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SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G1

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EXHIBIT E

ANTENNA SITE APPLICATION FORM

[Attached four-page application form follows; to be used in accordance with Section 8.1.2.1 of the Agreement]

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THE CITY OF WATERTOWN

Effective 1/1/2022 – SUBJECT TO CHANGE

Date Received

ANTENNA SITE APPLICATION

City of Watertown, Wisconsin
800 Hoffmann Dr.
PO Box 477
Watertown, WI 53094
920-262-4075

A. **SITE APPLICATION**

- Water Tower Site Name and Location ("**Site**"): _____
- Wireless Carrier's Corporate Designation ("**Carrier**"): _____
- Desired Date of Operation: _____
- Description of Project (example: Install 3 new radio units, relocate 3 antennas):

_____

_____

_____

1. **Applicant Information**

a. Name of Applicant: _____

b. Applicant's Address: _____

c. Applicant's Contact Person: _____

i. Mobile: _____

ii. Email: _____

d. Technical Advisor (A&E Firm):_____

i. Mobile: _____

ii. Email: _____

2. **RF and Spectrum Information**

a. Proposed Radio Band:_____

b. Proposed Radio Frequencies: _____
(attach list, if necessary)

c. Type of Service (e.g., SMR, ESMR, PCS, Wi-Fi): _____

TMO Signatory Level: L06
NLG-97525

d. ☐ Licensed Spectrum ☐ Unlicensed Spectrum (check box)

e. If unlicensed spectrum, attach a detail description of the portions of the project using unlicensed spectrum.

f. If this is a Distributed Antenna System project, attach the Radio Frequency Coverage Maps prepared by the FCC Licensee.

g. This Site will be interconnected via radio frequency transmission to other existing or anticipated site(s) -- Yes or No (circle one)

3. **Antenna Facilities (attach applicable specifications)**

a. Number of antennas: _____

b. Number of zones: _____

c. Antenna dimensions:
_____

d. Antenna type, manufacturer, and model number:
_____

_____

e. Number of radio units: _____

f. Radio unit dimensions: _____

g. Radio unit type, manufacturer, and model number:
_____

_____

h. Transmission line or cable manufacturer and model number:
_____

i. Size of cables: _____

j. Number of cables: _____

k. Antenna location on tower:_____

(N, S, E, W, NE etc. or specify the exact antenna azimuths)

l. GPS Antenna -- Yes or No (circle one)

m. If yes, provide size, dimensions, and weight: _____

_____

4. **Dish Equipment (attach applicable specifications)**

a. Number of dishes: _____

b. Microwave -- Yes or No (circle one) Satellite -- Yes or No (circle one)

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c. Dish dimensions:_____

_____

d. Dish type, manufacturer, and model number:
_____

_____

e. Provide manufacturer and model number of transmission line or cable:
_____

_____

f. Size of cables:_____ Number of cables: _____

g. Dish location on tower:_____

5. **Ground Equipment (attach applicable specifications)**

a. Square feet required: _____

b. Inside Tower -- Yes or No (circle one)

c. Inside Applicant's building -- Yes or No (circle one)

d. Number of cabinets: _____

e. Cabinet dimensions: _____

f. Number of air conditioners: _____ Description: _____

_____

g. Generator on Site -- Yes or No (circle one)

h. If yes, provide type, size, and location: _____

_____

i. Isolator manufacturer and model number:
_____

j. Duplexer manufacturer and model number:_____

k. Filters manufacturer and model number:
_____

l. Controls used in addition to the transmitter/receiver cabinet(s) -- Yes or No (circle one)

m. If yes, how many? _____ Provide manufacturer and model number: _____

_____

B. **AGREEMENT TO PAY CITY OF WATERTOWN'S ("OWNER") COSTS**

1. **Owner's Costs**. By signing this Application, Carrier agrees and acknowledges that it is responsible for the costs that Owner incurs related to the project proposed in this Application (collectively, "Owner's Costs"). Owner's Costs include, but are not limited to, those costs associated with the following work if performed by Owner, its employees, or its legal or technical consultants:

    a. Review of Carrier's construction drawings, structural analysis, and site survey

    b. Negotiation of agreements or amendments to related agreements between Carrier and Owner and related attorney's fees

    c. Pre-construction meeting and post-construction inspection of work done on Carrier's behalf

    d. Site coordination

2. **Deposit Required.**

    a. Carrier shall submit a deposit in the form of a certified check payable to the **City of Watertown*** in the amount of **$15,000.00**. The check shall be submitted with a completed and executed Application. Owner shall use the deposit to pay Owner's Costs, as described above.

    b. If the initial deposit is insufficient to cover all of Owner's Costs, Carrier shall provide Owner with an additional deposit in an amount agreed upon by Owner and Carrier. Upon Owner's request, Carrier shall cease any work at the Site until Owner receives the additional deposit from Carrier.

    c. Any unused deposit amounts will be returned to Carrier within after Carrier has completed its proposed project, provided that Owner's post-construction inspection confirms that the project has been built in accordance with the construction drawings for the project as approved by Owner.

To be executed by Carrier or Carrier's authorized representative:

Signature: _____ Date: _____

Name: _____
(Print or Type)

Title: _____

***Checks should be sent to:**

City of Watertown, WI
Attn: Water Department Clerk
106 Jones Street
PO Box 477
Watertown, WI 53094

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

THE CITY OF WATERTOWN

Effective 1/1/2022 – SUBJECT TO CHANGE

Date Received

ANTENNA SITE APPLICATION

City of Watertown, Wisconsin
800 Hoffmann Dr.
PO Box 477
Watertown, WI 53094
920-262-4075

A. **SITE APPLICATION**

- Water Tower Site Name and Location ("**Site**"): _____
- Wireless Carrier's Corporate Designation ("**Carrier**"): _____
- Desired Date of Operation: _____
- Description of Project (example: Install 3 new radio units, relocate 3 antennas):

  _____

  _____

  _____

1. **Applicant Information**

   a. Name of Applicant: _____

   b. Applicant's Address: _____

   c. Applicant's Contact Person: _____

      i. Mobile: _____

      ii. Email: _____

   d. Technical Advisor (A&E Firm):_____

      i. Mobile: _____

      ii. Email: _____

2. **RF and Spectrum Information**

   a. Proposed Radio Band:_____

   b. Proposed Radio Frequencies: _____
   (attach list, if necessary)

   c. Type of Service (e.g., SMR, ESMR, PCS, Wi-Fi): _____

   d. ☐ Licensed Spectrum ☐ Unlicensed Spectrum (check box)

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

e. If unlicensed spectrum, attach a detail description of the portions of the project using unlicensed spectrum.

f. If this is a Distributed Antenna System project, attach the Radio Frequency Coverage Maps prepared by the FCC Licensee.

g. This Site will be interconnected via radio frequency transmission to other existing or anticipated site(s) -- Yes or No (circle one)

3. **Antenna Facilities (attach applicable specifications)**

a. Number of antennas: _____

b. Number of zones: _____

c. Antenna dimensions:
_____

d. Antenna type, manufacturer, and model number:
_____

_____

e. Number of radio units: _____

f. Radio unit dimensions: _____

g. Radio unit type, manufacturer, and model number:
_____

_____

h. Transmission line or cable manufacturer and model number:
_____

i. Size of cables: _____

j. Number of cables: _____

k. Antenna location on tower:_____

(N, S, E, W, NE etc. or specify the exact antenna azimuths)

l. GPS Antenna -- Yes or No (circle one)

m. If yes, provide size, dimensions, and weight: _____

_____

4. **Dish Equipment (attach applicable specifications)**

a. Number of dishes: _____

b. Microwave -- Yes or No (circle one) Satellite -- Yes or No (circle one)

c. Dish dimensions:_____

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

_____

d. Dish type, manufacturer, and model number:
_____

_____

e. Provide manufacturer and model number of transmission line or cable:
_____

_____

f. Size of cables:_____ Number of cables: _____

g. Dish location on tower:_____

5. **Ground Equipment (attach applicable specifications)**

a. Square feet required: _____

b. Inside Tower -- Yes or No (circle one)

c. Inside Applicant's building -- Yes or No (circle one)

d. Number of cabinets: _____

e. Cabinet dimensions: _____

f. Number of air conditioners: _____ Description: _____

_____

g. Generator on Site -- Yes or No (circle one)

h. If yes, provide type, size, and location: _____

_____

i. Isolator manufacturer and model number:
_____

j. Duplexer manufacturer and model number:_____

k. Filters manufacturer and model number:
_____

l. Controls used in addition to the transmitter/receiver cabinet(s) -- Yes or No (circle one)

m. If yes, how many? _____ Provide manufacturer and model number:
_____

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

B. **AGREEMENT TO PAY CITY OF WATERTOWN'S ("OWNER") COSTS**

1. **Owner's Costs**. By signing this Application, Carrier agrees and acknowledges that it is responsible for the costs that Owner incurs related to the project proposed in this Application (collectively, "Owner's Costs"). Owner's Costs include, but are not limited to, those costs associated with the following work if performed by Owner, its employees, or its legal or technical consultants:

   a. Review of Carrier's construction drawings, structural analysis, and site survey

   b. Negotiation of agreements or amendments to related agreements between Carrier and Owner and related attorney's fees

   c. Pre-construction meeting and post-construction inspection of work done on Carrier's behalf

   d. Site coordination

2. **Deposit Required.**

   a. Carrier shall submit a deposit in the form of a certified check payable to the **City of Watertown*** in the amount of **$15,000.00**. The check shall be submitted with a completed and executed Application. Owner shall use the deposit to pay Owner's Costs, as described above.

   b. If the initial deposit is insufficient to cover all of Owner's Costs, Carrier shall provide Owner with an additional deposit in an amount agreed upon by Owner and Carrier. Upon Owner's request, Carrier shall cease any work at the Site until Owner receives the additional deposit from Carrier.

   c. Any unused deposit amounts will be returned to Carrier within after Carrier has completed its proposed project, provided that Owner's post-construction inspection confirms that the project has been built in accordance with the construction drawings for the project as approved by Owner.

To be executed by Carrier or Carrier's authorized representative:

Signature: _____ Date: _____

Name: _____
(Print or Type)

Title: _____

***Checks should be sent to:**

City of Watertown, WI
Attn: Water Department Clerk
106 Jones Street
PO Box 477
Watertown, WI 53094

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

EXHIBIT F

ANTENNA SITE SERVICE NOTICE FORM

[Attached three-page form follows; to be used in accordance with Section 8.3.1 of the Agreement]

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

Date Received
_____

ANTENNA SITE SERVICE NOTICE

Municipality: City of Watertown, Wisconsin
Address: 800 Hoffmann Drive
City, State, Zip: Watertown, WI 53094
Phone: 920-262-4075

Water Tower Site Name and Address: _____

_____

Wireless Carrier: _____

1. Name of Service Company: _____
2. Address: _____
3. Contact person for Applicant: _____ Telephone:_____

   Mobile: _____ Email: _____
4. Technical Site Advisor: _____ Telephone: _____

   Mobile: _____ Email: _____
5. Proposed Radio Band: _____
6. Propose Radio Frequency(s): _____
7. Type of Service Request (supply service ticket # if available) _____
8. List all personnel to be on site during service (attached copy of driver's license or US identification):

   A. _____

   B. _____

   C. _____

   D. _____

   E. _____
9. Antenna equipment – Attach applicable specifications.

   A. Number of antennas _____

   B. Number of zones _____

   C. Antenna dimensions _____

   D. Antenna type, manufacturer, and model no. _____

   E. Number of Radio Units _____

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

F. Radio Unit dimensions _____

G. Radio Unit type, manufacturer, and model no. _____

H. Transmission line or cable manufacturer and model no.
_____

I. Size of cables _____ Number of cables _____

J. Antenna location on the tower: _____
(N, S, E, W, NE etc. or specify the exact antenna azimuths)

K. GPS Antenna Y / N *(Circle One)*

If yes, provide Dimensions and Weight: _____

10. Dish equipment – Attach applicable specifications

A. Number of dishes ____ Dish dimensions _____ Microwave? Y / N *(Circle One)*

Satellite? Y / N *(Circle One)*

B. Dish type, manufacturer, and model no.
_____

C. Transmission line or cable manufacturer and model no. _____

D. Size of cables _____ Number of cables _____

E. Dish location on tower: _____

Initial here _____ to indicate specifications are attached.

11. Ground equipment – Attach applicable specifications

A. Square feet required _____

B. Inside Tower? Y / N *(Circle One)* Inside Lessee building? Y / N *(Circle One)* Outside? Y / N *(Circle One)*

C. Number of cabinets _____ Cabinet dimensions _____

D. Number of air conditioners _____ Air conditioner description _____

E. Generator on site? Y / N *(Circle One)* if yes, provide type, size, and location.

_____

F. Isolator manufacturer and model no. _____

G. Duplexer manufacturer and model no. _____

H. Filters manufacturer and model no. _____

I. Controls used in addition to the transmitter/receiver cabinet(s)? Y / N *(Circle One)*

If yes, how many? _____ Manufacturer and model no. _____

Initial here _____ to indicate specifications are attached.

12. Desired date of operation: _____

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

13. Description of scope of work:

(Example: Diagnose and repair 3 radio head units; replace nonfunctioning antenna with same model)

_____

_____

Service Company Representative _____ Date: _____

Print Name _____

Cell Phone:_____

Email:_____

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

EXHIBIT G

FORM OF MEMORANDUM OF LICENSE

[Attached]

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("**Memorandum**") is by and between the City of Watertown, Wisconsin, acting in its capacity as a municipal utility ("**Watertown**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("**Licensee**").

RECITALS

RETURN TO:

Catherine Abejar, Lease Processing
MD7, LLC
950 W. Bethany Drive, Suite 700
Allen, TX 75013

P.I.N.
Pt. of 291-0815-0422-082

A. Watertown owns certain real property located at 509 O'Connell Street in the City of Watertown, Jefferson County, Wisconsin ("**Property**") on which Watertown maintains a water tower ("**Tower**").

B. Watertown and Licensee entered into an Amended and Restated Water Tower License Agreement ("**Agreement**") dated October 22, 2023 ("**Effective Date**") for the purpose of allowing Licensee to install and maintain certain telecommunications equipment on the Tower and within two portions of the Property totaling approximately 814 square feet.

C. This Memorandum is being recorded to place third parties on notice of the Agreement and of certain rights and obligations of Watertown and Licensee thereunder, which are summarized below.

NOW, THEREFORE, Watertown and Licensee acknowledge the following:

1. **Land Space**. Subject to the provisions of the Agreement and for the duration of its term, Watertown licenses to Licensee the portion of the Property legally described on **Exhibit 1** (the "**Land Space**").

2. **Term**. The initial term of the Agreement is for a period of five years commencing on November 1, 2023. Licensee has the option to renew and extend the Agreement for three (3) additional terms of five (5) years each, upon the terms and conditions set forth in the Agreement.

3. **Prior Leases**. The Agreement supersedes and replaces all prior leases between Watertown and Licensee and their predecessors in interest with respect to the Property, including the lease by and between the Watertown Water Commission and Indus, Inc., which is referenced in Memorandum of Lease recorded on July 8, 1999 in the office of the Jefferson County Register of Deeds in Volume 1111, Pages 208-210, as Document No. 1021616 and Notice of Lease Assignment recorded on June 27, 2001 in the office of the Jefferson County Register of Deeds in Volume 1223, Pages 596-597, as Document No. 1059553. That Memorandum of Lease and Notice of Lease Assignment are hereby terminated and are superseded and replaced by this Memorandum.

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

4. **Agreement Controlling**. This Memorandum is only a summary of some of the terms and conditions of the Agreement and is not intended to amend, alter, modify, abrogate, substitute, or otherwise affect any of the terms or conditions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control.

IN WITNESS WHEREOF, Watertown and Licensee have executed this Memorandum of Agreement as of the date of the last signature below.

City of Watertown, Wisconsin
acting in its capacity as a municipal utility

Signature: _____

Print Name: _____

Title: _____

Date: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2024, the above named _____ (name), _____(title) of the City of Watertown, Wisconsin, to me known to be the person who executed the foregoing Memorandum of Agreement and acknowledged the same.

_____

Print or Type Name: _____

Notary Public, State of Wisconsin

My Commission: _____

[Additional Signature Page Follows]

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

[Signature Page to Memorandum of Agreement]

LICENSEE:
NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

Signature: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2024, the above named _____ (name), the _____ (title) of AT&T Mobility Corporation, manager of New Cingular Wireless PCS, LLC, to me known to be the person who executed the foregoing Memorandum of Agreement and acknowledged the same.

_____

Print or Type Name: _____

Notary Public, State of _____

My Commission: _____

Docusign Envelope ID: 9592B495-B7EC-4653-87F2-7B6B027BF5B1

EXHIBIT 1
TO MEMORANDUM OF AGREEMENT

Land Space

A PARCEL OF LAND BEING THAT PART OF THE EAST 72 FEET OF LOT 1 AND THE EAST 72 FEET OF THE NORTH 25 FEET OF LOT 2, ALL IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 37.02 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 20.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 59 SECONDS WEST, 13.11 FEET; THENCE NORTH 87 DEGREES 01 MINUTES 25 SECONDS WEST, 1.72 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 35 SECONDS WEST, 13.38 FEET; NORTH 86 DEGREES 17 MINUTES 01 SECONDS WEST, 7.00 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 59 SECONDS WEST, 5.45 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 01 SECONDS WEST, 16.74 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 59 SECONDS EAST, 5.99 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 59 SECONDS EAST, 14.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 534 SQUARE FEET, MORE OR LESS.

AND

A PARCEL OF LAND BEING THAT PART OF THE EAST 72 FEET OF LOT 1 IN BLOCK 17 OF THE ORIGINAL PLAT-WEST SIDE OF ROCK RIVER OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN; THENCE SOUTH 02 DEGREES 17 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 561.85 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 01 SECONDS EAST, 851.58 FEET TO THE WEST LINE OF THE EAST 72 FEET OF LOT 1; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 13.27 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 09 SECONDS EAST, 14.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 51 SECONDS WEST, 20.00 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 09 SECONDS WEST, 14.00 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 51 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 280 SQUARE FEET, MORE OR LESS.

RESOLUTION TO
ADOPT A RIGHT-OF-WAY DEDICATION FOR
1911 GATEWAY DRIVE (PIN(s) 291-0815-1624-000, 291-0815-1624-002, 291-0815-1624-003, 291-0815-1624-004, 291-0815-1624-005, & 291-0815-1624-006)

SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

WHEREAS, JML Family Properties LLC presented a Certified Survey Map for 1911 Gateway Drive, Parcel PIN(s) 291-0815-1624-000, 291-0815-1624-002, 291-0815-1624-003, 291-0815-1624-004, 291-0815-1624-005, & 291-0815-1624-006 (hereafter the "associated CSM", attached hereto as Exhibit "A") to the City of Watertown Plan Commission as prepared by Snyder & Associates, a registered land surveyor; and,

WHEREAS, the City of Watertown Plan Commission met on August 12th, 2024 and did review and determine the associated CSM met the requirements of Chapter 545: Subdivision Regulations, Chapter 550: Zoning Code, and the City of Watertown Comprehensive Plan; and,

WHEREAS, at this same meeting, the City of Watertown Plan Commission approved said associated CSM and the following dedication: 31,486 Sq. Ft. or 0.7228 Acres Dedicated to the Public for Road Purposes (Gateway Drive); and,

WHEREAS, a majority of the full City of Watertown Common Council find the associated CSM right-of-way dedication to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:
The City of Watertown Common Council hereby accepts the dedication of the right-of-way to include 31,486 Sq. Ft. or 0.7228 Acres Dedicated to the Public for Road Purposes (Gateway Drive); as shown on Exhibit A.

BE IT FURTHER RESOLVED:
The property owner or the property owner's agent shall file one copy of the recorded associated CSM with the City of Watertown's Building, Safety, & Zoning Department within thirty (30) days of recording at the County Register of Deeds.

(September 3, 2024) Exhibit 9652

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED September 3, 2024

CITY CLERK

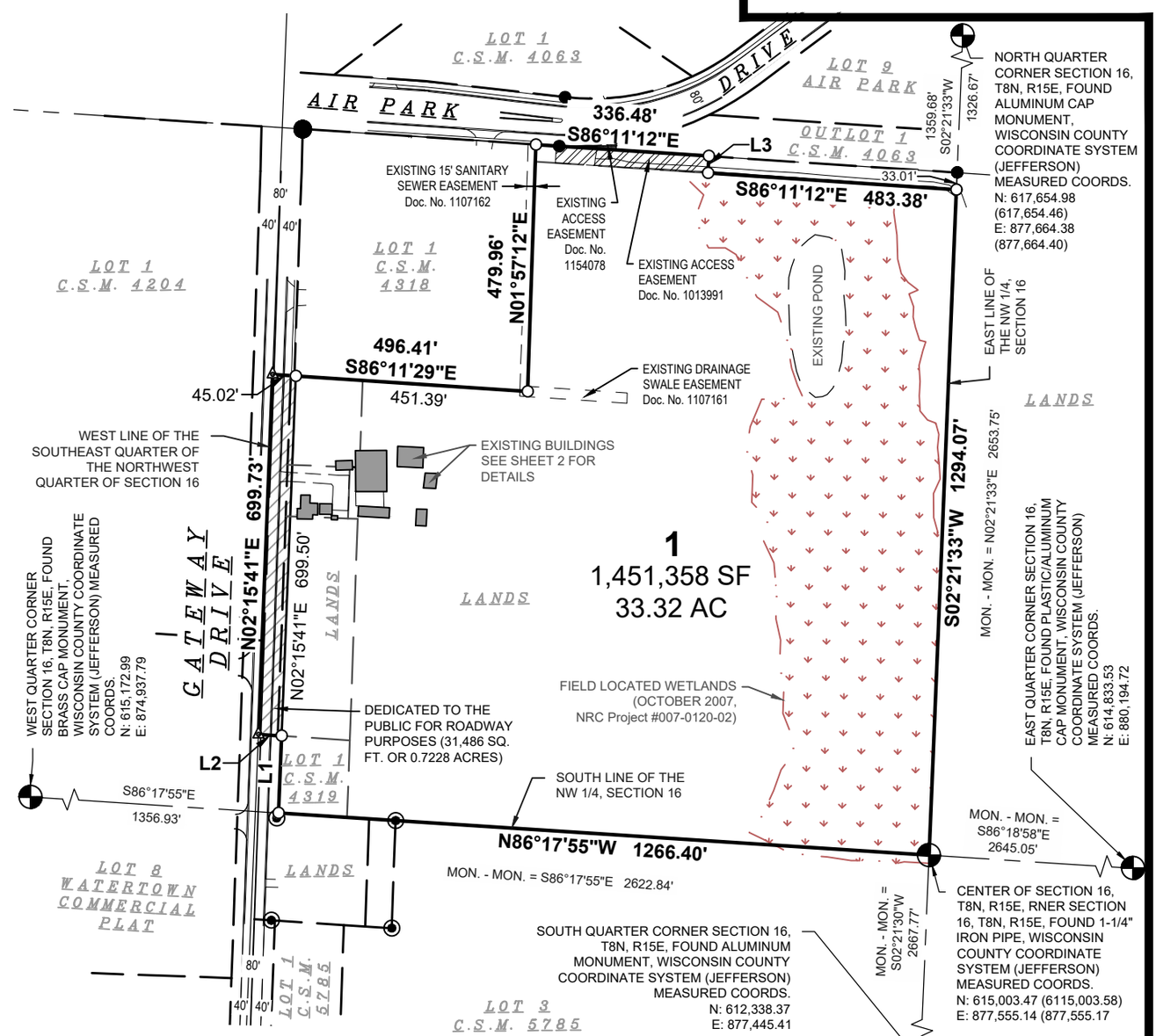
APPROVED September 3, 2024

MAYOR

EXHIBIT A

CERTIFIED SURVEY MAP No._____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



TOTAL PLATTED AREA = 1,482,844 SQ. FT. (34.0414 ACRES)

LEGEND

- ● 3/4" SOLID IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
- ● 1-1/4" SOLID IRON REBAR FOUND
- ◉ 1-1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- △ PK/MAG NAIL SET
- ⊕ SECTION MONUMENT
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

LINE TABLE

LINE #	BEARING	DIST. (FT)
L1	N02°15'41"E	150.05'
L2	N86°17'55"W	45.01'
L3	S02°15'39"W	33.01'

AIRPORT APPROACH PROTECTION NOTE:
LOT 1 OF THIS CERTIFIED SURVEY MAP HAS AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT RANGING FROM 888 FEET TO 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY,WISCONSIN NAD83 (2011), THE SOUTH LINE OF THE NW 1/4 OF SECTION 16-08-15, MEASURED AS BEARING S86°18'27"E

0 300
FEET

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

SURVEYED FOR:
JML Family Properties
148 E. Milwaukee Street
Suite 1054
Jefferson, WI 53549

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

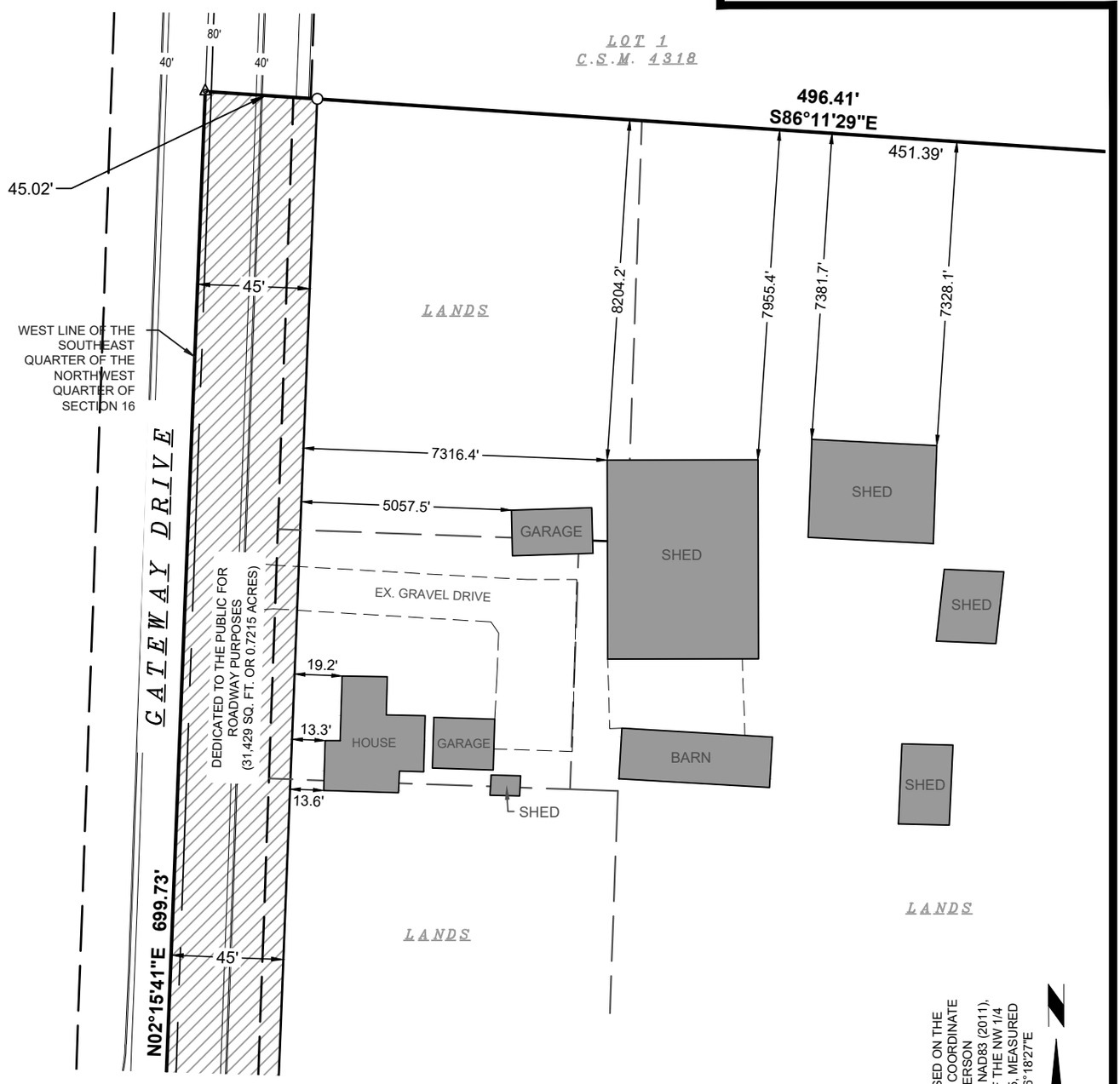
FN: 124.0907.30
DATE: 07-25-24
REVISIONS:
REV1: 07-29-24
REV2
REV3

SHEET 1 OF 4

V:\Projects\2024\124.0907.30\CADD\124090730_SURV-CSM.dwg

CERTIFIED SURVEY MAP No._____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



NOTES: (Per Title Commitment No. 37381C, committment date January 30, 2024 @ 7:00 am, issued by Fidelity Land Title, Ltd.)

13. This C.S.M. is subject to Private Sewage System Maintenance Agreement Covenant between Duane Strauss and the County of Jefferson recorded as Document No. 945507.
14. Covenants, Conditions and Restrictions as set forth in Certificate of Compliance recorded on 03/08/96, as Document No. 952335.
18. Covenants, Conditions and Restrictions as set forth in Resolution for the proposed Heron Landing Subdivision recorded on 05/21/08, as Document No. 1240055.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY,WISCONSIN NAD83 (2011), THE SOUTH LINE OF THE NW 1/4 OF SECTION 16-08-15, MEASURED AS BEARING S86°18'27"E

0 60
FEET

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

SURVEYED FOR:
JML Family Properties
148 E. Milwaukee Street
Suite 1054
Jefferson, WI 53549

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.0907.30
DATE: 07-25-24
REVISIONS:
REV1: 07-29-24
REV2
REV3

SHEET 2 OF 4

V:\Projects\2024\124.0907.30\CADD\124090730_SURV-CSM.dwg

CERTIFIED SURVEY MAP No._____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Watertown Land Improvement Inc., as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Watertown for approval. Witness the hand and seal of said owner this_____day of_____, 20___.

Watertown Land Improvement Inc.

By:_____ By: _____
Authorized Member Print Name

State of Wisconsin)
)ss.
County of Dane)

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

_____ My Commission expires:_____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____(lender), a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____(lender), has caused these presents to be signed by _____, its _____(title), at _____, Wisconsin, on this ____ day of _____, 20___.

(Lender' s Name) _____

By:_____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this ___ day of _____, 20___, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

_____ My Commission expires:_____
Notary Public, State of Wisconsin

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

SURVEYED FOR:
JML Family Properties
148 E. Milwaukee Street
Suite 1054
Jefferson, WI 53549

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.0907.30
DATE: 07-25-24
REVISIONS:
REV1: 07-29-24
REV2
REV3

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SHEET 3 OF 4

CERTIFIED SURVEY MAP No._____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Watertown Land Improvement Inc, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lot 1, Certified Survey Map (C.S.M.) Number 4319, as recorded in Volume 21 of Certified Survey Maps, on pages 229-231, as Document Number 1095342, Jefferson County Registry, and including lands located in the Southeast Quarter of the Northwest Quarter of Section 16, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin; more fully described as follows:

Commencing at the North Quarter corner of said Section 16, thence S02°21'33"W along the East line of the Northwest Quarter of said Section 16, 1359.68 feet to the point of beginning; thence continuing along said East line, S02°21'33"W, 1294.07 feet to the center of said Section 16; thence N86°17'55"W along the South line of the Northwest Quarter of said Section 16, 1266.40 feet to the easterly right-of-way line of Gateway Drive, point also being the Southwesterly corner of said Lot 1, C.S.M. 4319; thence N02°15'41"E along the easterly right-of-way line of Gateway Drive, 150.05 feet to the Northwesterly corner of said Lot 1, C.S.M. 4319; thence N86°17'55"W, 45.01 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence N02°15'41"E along said West line, 699.73 feet; thence S86°11'29"E, along the southerly line of Lot 1, C.S.M. 4318, Jefferson County Registry, 496.41 feet; thence N01°57'12"E, along the east line of said Lot 1, C.S.M. 4318, 479.96 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence along said North line, S86°11'12"E, 336.48 feet; thence S02°15'39"W, 33.01 feet; thence S86°11'12"E, 483.38 feet to the point of beginning. This description contains 1,482,844 square feet or 34.0414 acres more or less.

Dated this _____ day of _____, 2024.

Signed: _____

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

This Certified Survey Map, in the City of Watertown, is hereby approved by the Plan Commission of the City of Watertown.

Approved as of this _____ day of _____, 20_____.

Date: _____ _____
Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Date: _____ _____
Megan Dunneisen, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock ___.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Staci M. Hoffman, Jefferson County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

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RESOLUTION TO
UPDATE 2024 PAYROLL RESOLUTION TO AMMEND PAY FOR DISPATCH AND DISPATCH SUPERVISOR

SPONSOR: MAYOR MCFARLAND
FROM: FINANCE COMMITTEE

WHEREAS, there is currently a pay inequity in the Police Department Dispatch Center – for Dispatchers and the Dispatch Supervisor and,

WHEREAS, the Police Department seeks to remove that inequity at the recommendation of Cottingham and Butler Consultants in order to attract and retain well-qualified Dispatch Personnel; and,

WHEREAS, the City Finance Department has reviewed these pay increases for fit in the 2024 budget and determined them to be feasible; and,

WHEREAS, the City's Finance Committee has unanimously approved this request; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:
That the 2024 payroll resolution is amended to move Dispatch Pay Grade from H to I, and Dispatch Supervisor Pay Grade from J to K.

	YES	*NO*
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED Sept 03, 2024

_____
CITY CLERK

APPROVED Sept 03, 2024

_____
MAYOR

(August 20, 2024) Exhibit #9653

WATERTOWN POLICE DEPARTMENT

David Brower, Chief of Police

To: Finance Committee

From: Assistant Chief Ben Olsen

Date: Thursday, August 22, 2024

Subject: Dispatch Personnel Wage Adjustment

Dear Members of the Finance Committee,

We are here to follow up on our appearance before you on July 8th, during which we sought permission to conduct a wage study for our dispatch personnel. We are pleased to inform you that the wage study has now been completed.

Enclosed, you will find a copy of the letter submitted to you at the July 8th meeting, along with the final report from the wage study. Based on the findings and recommendations of the study, we are now seeking your permission to proceed with the proposed wage adjustments.

Specifically, we request an increase in the dispatch supervisor wage from grade J to grade K, and an increase in the dispatchers' wage from grade H to grade I. These adjustments are essential to ensure our compensation structure remains competitive and fair, thereby helping us retain and attract qualified personnel. The adjustments will fit our current budget and will be appropriately planned for next year's budget. Finance Director Stevens has reviewed this plan and concurs with its feasibility.

Respectfully,

Ben Olsen
Assistant Cheif

106 Jones Street • Watertown, WI 53094-0477 • Phone: 920.261.6660 • FAX: 920.261.9710

COTTINGHAM & BUTLER

Total Rewards Consulting

July 30, 2024

MEMORANDUM

TO: Lisa Schwartz, Human Resources Coordinator, City of Watertown
FR: Brian Carlson, Compensation Analyst

RE: Market Review: Communications Supervisor (911 Dispatch Supervisor), 911 Dispatcher

The city requested that a classification and market review be completed for the Communications Supervisor and the 911 Dispatcher positions. The analysis used relied on similar survey sources and computation methodology used in the most recent compensation study review. Those sources included: City of Cudahy, City of Fort Atkinson, City of Greenfield, City of Harford, City of Menasha, City of Muskego, City of South Milwaukee, City of West Allis, City of Whitewater, Dodge County, Jefferson County, and the Village of Germantown.

Market Review Results: The data below reflects salaries aged to an effective date of July 1, 2024.

Communications Supervisor	25th Percentile	50th Percentile	50th/75th Blend	75th Percentile
	$65,200	$72,500	$76,100	$79,700

Based on this data, assuming the 50th percentile, and utilizing the current wage schedule, we would recommend placement in pay **grade K** for the Communications Supervisor.

911 Dispatcher	25th Percentile	50th Percentile	50th/75th Blend	75th Percentile
	$50,900	$56,600	$59,400	$62,200

Based on this data, assuming the 50th percentile, and utilizing the current wage schedule, we would recommend placement in pay **grade H** for the 911 Dispatcher. In your request it was noted that this position has been hard to fill so you may consider the 50th/75th blend as a target for your schedule. In that case we would recommend placing this position in **grade I**.

Please contact me with any questions on this market review.

Brian Carlson
bcarlson@cottinghambutler.com