THE CITY OF WATERTOWN

PLAN COMMISSION MEETING AGENDA

MONDAY, APRIL 10, 2023 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
(Toll Free): 1 866 899 4679 Access Code: 128-882-805 or https://meet.goto.com/128882805
All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated March 27, 2023

3. BUSINESS

A. Conduct public hearing: 760 N. Church Street– Conditional Use Permit (CUP) request for a personal storage facility under Section 550-33B(2)(o)

B. Review and take action: 760 N. Church Street– Conditional Use Permit (CUP) request for a personal storage facility under Section 550-33B(2)(o)

C. Conduct public hearing: 672 Johnson Street – Conditional Use Permit (CUP) request for Indoor Institutional under Section 550-30B(2)(b)

D. Review and take action: 672 Johnson Street – Conditional Use Permit (CUP) request for Indoor Institutional under Section 550-30B(2)(b)

E. Conduct public hearing: 672 Johnson Street – Conditional Use Permit (CUP) request for Group Daycare (nine or more children) under Section 550-30B(2)(k)

F. Review and take action: 672 Johnson Street – Conditional Use Permit (CUP) request for Group Daycare (nine or more children) under Section 550-30B(2)(k)

G. Review public hearing comments and make recommendation to Common Council: Hunter Oaks Planned Unit Development Plan (PUD) General Development Plan (GDP)

H. Review and make recommendation: Replacement Airport Perimeter Bridge Agreement

I. Convene into closed session per Wis. Stat. Sec. 19.85(1)(e) for deliberating or negotiating 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. (Main Street Watertown, LLC n/k/a Riverhouse on the Rock, LLC First Amendment of Development Agreement)

J. Reconvene into open session

K. Review and take possible action: Main Street Watertown, LLC n/k/a Riverhouse on the Rock, LLC First Amendment of Development Agreement

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@CityofWatertown.org, phone 920-262-4006

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

SITE PLAN REVIEW COMMITTEE
March 27, 2023

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Jeff Meloy of the Police Department; Tim Hayden of the Water Department; Maureen McBroom of Stormwater Utility and Engineering; Anthony Rauterberg of the Fire Department; and Stacy Winkelman of the Street Department. Mason Becker and Kristine Butteris joined via GotoMeeting. Also in attendance were: Rick and Sara Knutson of Marten Portable Buildings, Steven Anders of Secure Storage, Michael Rogers of KKR Properties, and Nate Peters of the Greater Watertown Community Health Foundation.

1. **Call to Order**
   The meeting was called to order by Chairperson Brian Zirbes.

2. **Review and take action: Site Plan Review Minutes Dated March 13, 2023**
   Motion was made by Anthony Rauterberg and seconded by Stacy Winkelman to approve the March 13, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. **Review and take action: 1400 W. Main Street – Proposed outside display/sales of portable sheds**
   Rick and Sara Knutson of Marten Portable Buildings were present to explain the proposal. Marten Portable Buildings currently has a display of portable sheds at 1400 W. Main Street with literature available and representatives meet with customers onsite. The area is roughly 200' x 100' with about 25 buildings of various size and style.

   No concerns were presented by city staff.

   With a consensus that there are no concerns on this item at this time, it will be heard before the Plan Commission later this afternoon.

4. **Review and take action: 701 S. Church Street – Proposed outside display/sales of portable sheds**
   Steve Anders representing Secure Storage was present to explain the proposal. The request is to sell prefabricated storage buildings with no more than 30 buildings onsite at a time.

   The following was presented by staff:

   Zoning: There is a requirement to have a 10-foot buffer between the buildings and the travel lanes and parking areas (on both sides of the "L" shaped location. The applicant had stated they would mark the pavement to ensure the buildings will not go into the 10-foot area. Mr. Anders confirmed pavement marking will be completed.

   Police: Asked about cameras due to the extra traffic. The applicant stated there's a camera on the old Pick & Save building and there is another on part of the old Shopko building. There are plans to add 2 additional lights on the building.

   With a consensus that there are no concerns on this item at this time, it will be heard before the Plan Commission later this afternoon.

5. **Review and take action: 760 N. Church Street – Proposed personal storage units**
   Michael Rogers of KKR Properties was present to explain the proposal. They are proposing an inside self-storage facility with 3 feet of Kura Stone brick and the remainder being premium siding on the road-facing side. They would like buildings 1 and 2 up in June or July 2023 with buildings 3 and 4 up in late 2023 or early 2024. The parking/driving area will be recycled asphalt.

   The following was presented by staff:

   Zoning: Sonja Kruesel of Vandewalle & Associates, Inc. sent an email suggesting a brick corner wrapping be completed, consider a gable roof instead of a flat roof, the landscaping on the street side provide a planter area and potentially put some plantings for screening. The photometric foot panel at the property line should be provided. Potentially remove the southern driveway near the railroad tracks and just utilize the northern driveway. There are inconsistencies between the site plan and the landscape plan for the lane widths. It should be 26' wide.

   Building: Permits won't be issued until the erosion control and stormwater permits have been issued.

   Fire: Requested the lengths of the buildings. The north building is 240 feet, then 210 feet, 200 feet, and 190 feet. Every 75 feet an extinguisher is required. The square feet of each building is as follows: north building – 240 x 30 feet = 7,200 square feet, 210 x 40 = 8,400 square feet, 200 x 40 = 8,000 square feet, and 190 x 40 = 7,600 square feet. Any buildings over 5,000 square feet will require sprinkler systems. Anthony Rauterberg will verify. Applicants also asked if cutting off the second driveway would cause issues for the Fire Department. Anthony Rauterberg stated a second driveway would make easier access.

   Streets: The city will not complete garbage pickup for businesses.

Stormwater/Eng: An Erosion Control & Storm Water Runoff Permit is required for 3,000 SF or more [illegible] control; management and disposal (?) of soils in the phase 2 report area of the site addressed through the Erosion Control & Storm Water Runoff Permit application. The consulting engineer should be able to include that with the permit application. A wetland delineation may be needed as well. Post-construction stormwater management required for ½ acre or more of impervious area; this project will require that. If any changes are made to the driveways such as widening them or relocating them, please circle back with the Engineering Division to discuss the driveway requirements.

Motion was made by Maureen McBroom and seconded by Tim Hayden to approve this item with the following conditions:

A) Erosion Control & Stormwater Permit approval
B) Sprinkler clarification

6. Review and take action: 672 Johnson Street – Group Daycare

Nate Peters of the Greater Watertown Community Health Foundation was present to explain the proposal. The request is to put a Group Daycare at this location for up to about 120 kids. A small commercial kitchen would be implemented for lunches. There will be 1 parking spot for every 5 children and 1 parking spot for every full-time staff member. The total parking spaces would be 80 stalls.

The following was presented by staff:

Stormwater/Eng: A permit has already been issued for this site. If there are any changed beyond the original plans, please send the updated plans for review.

7. Review and take action: 672 Johnson Street – YMCA

Nate Peters of the Greater Watertown Community Health Foundation was present to explain the proposal. The 24/7 YMCA Express would be a roughly 8,500 square foot area staffed from 5 a.m. – 9 p.m. The maximum capacity would be 126 people. There will be 1 parking stall for every 3 lockers.

8. **Adjournment**

Motion was made and seconded to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: 760 N Church Street, Conditional Use Permit - CUP

A request by Michael Rogers, agents for KKR Real Estate LLC, for a Conditional Use Permit (CUP) for a Personal Storage Facility. Parcel PIN: 291-0915-3214-001

SITE DETAILS:
Acres: 3.95
Current Zoning: General Business
Existing Land Use: Vacant Land
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking approval of a conditional use permit for a Personal Storage Facility. The facility will consist of four buildings aligned in an east-west orientation on the property. The street facing side of the buildings will be finished with brick and premium siding, as will the north side of building #1. The sides of the other buildings will consist of black doors and slate grey siding. A rendering of the building has been provided by the applicant. Driveways and traffic circulation lanes will be paved with asphalt. The applicant plans to have buildings 1 and 2 completed in June or July and buildings 3 and 4 in late 2023 or early 2024.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the General Business (GB) Zoning District a 'Personal Storage Facility' is a principal land use permitted as a Conditional Use *[per § 550-33B(2)(o)]*. A 'Personal Storage Facility' includes land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis.

   Applicable regulations for 'Outdoor Display' land uses include the following: *[per § 550-53C(1)]*
   - Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
   - Facility shall provide a bufferyard with a minimum opacity of 0.80 along all property borders abutting residentially zoned property.
   - Shall comply with § 550-142, standards and procedures applicable to all conditional uses.

2. Applicable nonresidential use requirements in the General Business Zoning District including building and paving setbacks as well as building separation requirements have been met by the site plan *[per § 550-33G].*

3. Parking requirements of one space for each employee on the largest work shift are met by the submitted site plan. The facility has no regularly scheduled employees *[per § 550-53C(2)]*.

4. Lighting for the site will follow the submitted lighting plan which meets exterior lighting standards *[per § 550-110].*

5. Landscaping for the property will follow the submitted landscaping plan which meets and exceeds the required landscaping points and requirements *[per § 550-95 & § 550-96]*. The applicant has proposed to place the required building foundation plantings along the south property line rather than within the required 10 ft of the building foundation. This is due to the asphalt drive and overhead doors being located directly adjacent to the south side of building #4.

6. Exterior Construction Material Standards applicable in the General Business Zoning District include the requirement of only high-quality decorative exterior construction materials on the visible exterior of buildings. In particular, this requirement applies to any portion of the building or structure visible from adjacent residentially zoned property and to any portion of the building or structure located within 50 feet of a public right-of-way *[per § 550-121(C)].* The applicant has met these requirements.

WISCONSIN STATUES:

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

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

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

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

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

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

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

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

5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Personal Storage Facility Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.	**Yes**	No	**Yes**	No	**Yes**	**No**
2. Facility shall provide a bufferyard with a minimum opacity of 0.80 along all property borders abutting residentially zoned property.	**Yes**	No	**Yes**	No	**Yes**	**No**
3. Shall comply with § 550-142, standards and procedures applicable to all conditional uses.	**Yes**	No	**Yes**	No	**Yes**	**No**

If Plan Commission answers "no" to any of the questions, above, the CU permit must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.

ATTACHMENTS:

- Application materials

KKR Realestate LLC

Business Operation Plan

Inside Self Storage facility, our plan is to create a modern facility with upgraded materials facing the street 3' Kura Stone brick, the rest premium siding on road facing side, black doors, slate grey building, small sign near road, lumark xt0r1b downward facing lights, we plan to use Trachte building systems right here in Sun Prairie Wisconsin, Rob Davy of Lake Country Engineering is completing all of our site plans and has worked with city in the past to create minimal to no effect on the environment after the site is complete, with approval the current plan is to break ground late April early May 2023 have buildings 1&2 up June/July 2023, then plan on getting 3&4 for late 2023 or early 2024. Our plan is to create curb appeal landscape after the project Is complete. Parking/driving area will be recycled asphalt.

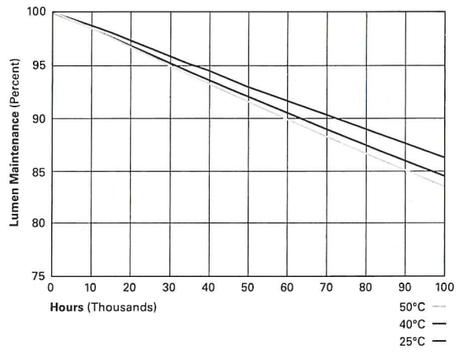
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: **1** Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

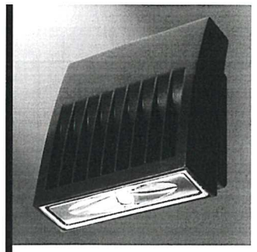
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

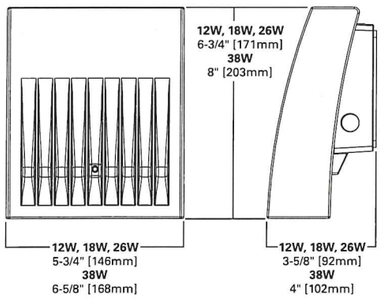
Warranty
Five-year warranty.



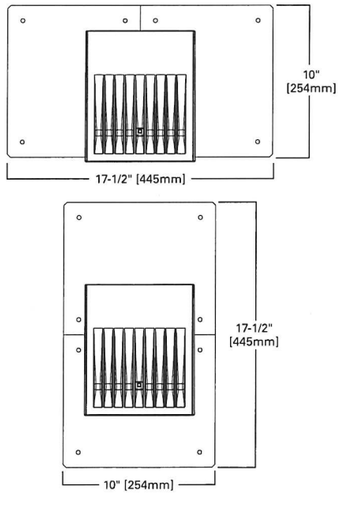
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

COOPER Lighting Solutions

*www.designlights.org

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately) [8]
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W **BAA-XTOR1B**=Small Door, 12W, Buy American Act Compliant [7] **TAA-XTOR1B**=Small Door, 12W Trade Agreements Act Compliant [7] **BAA-XTOR2B** =Small Door, 18W, Buy American Act Compliant [7] **TAA-XTOR2B**=Small Door, 18W, Trade Agreements Act Compliant [7] **BAA-XTOR3B**=Small Door, 26W, Buy American Act Compliant [7] **TAA-XTOR3B**=Small Door, 26W, Trade Agreements Act Compliant [7] **BAA-XTOR4B**= Medium Door, 38W, Buy American Act Compliant [7] **TAA-XTOR4B**= Medium Door, 38W, Trade Agreements Act Compliant [7]	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	**12W Series**	**18W Series**	**26W Series**	**38W Series**
[Blank]=Standard	**XTOR1B**=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
BAA=Buy American Act	**XTOR1B-WT**=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR1B-PC1**=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC,Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC,Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway N South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

SCALE 1" = 50'

0 25 50 100
FEET

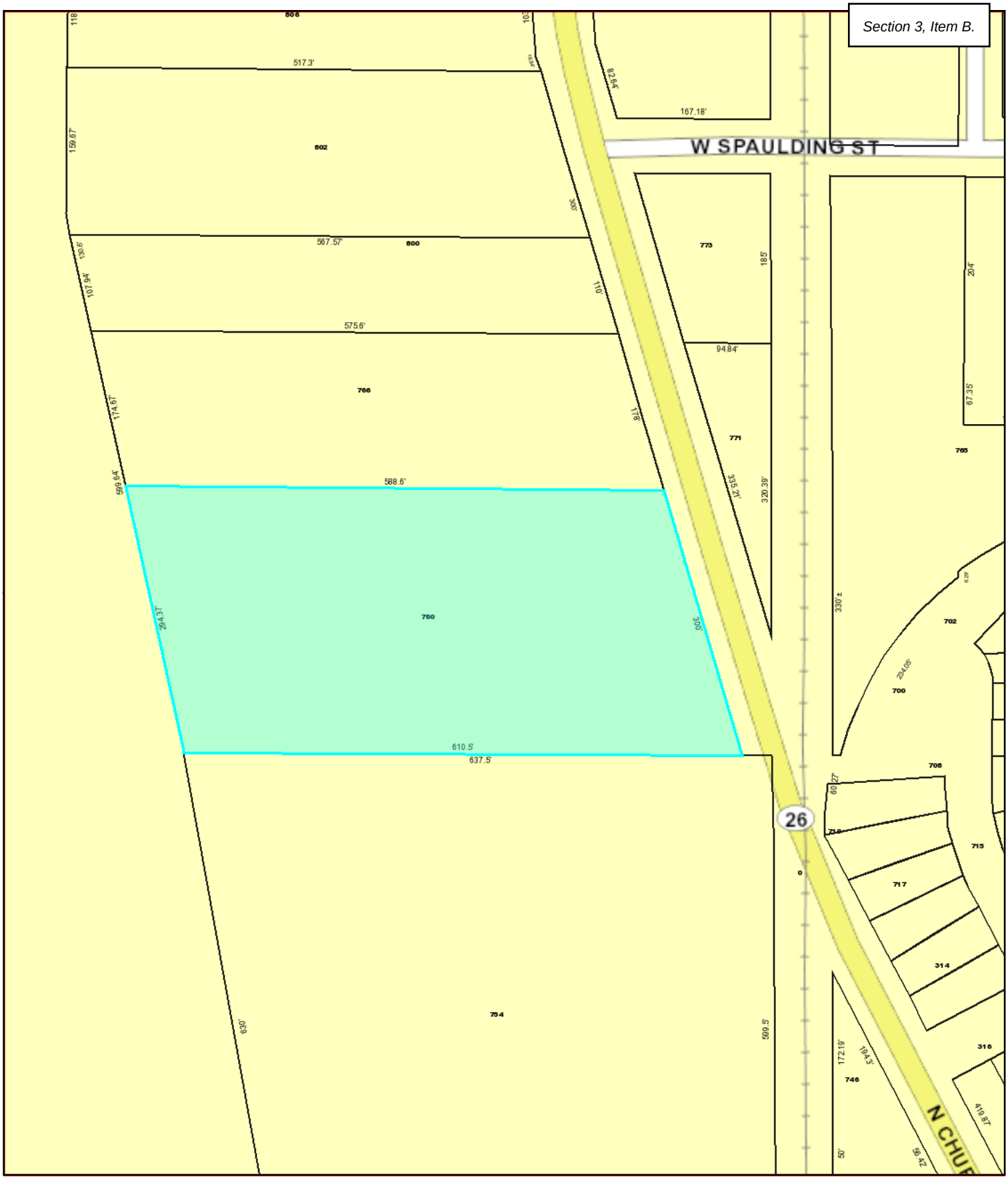
N

S88°56'37"E
588.60'
183.03'
30.00'
240.00'
30.00'
25.00'
160.00'
40.00'
210.00'
40.00'
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30.57'
25.00'
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3
30.57'
25.00'
29.04'
190.00'
40.00'
4
30.57'
25.00'
N88°56'36"W
610.51'
N1°46'37"W
294.37'
S1°53'37"E
300.00'
Sign
Wetland
Water Retention
Recycled Asphalt
* Lights
842/992
350.21'
320.79'

SCALE 1" = 50'

0 25 50 100
FEET

S88°56'37"E
588.60'
15.00'
15.00'
183.03'
30.00'
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1
30.00'
24.00'
26.00'
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40.00'
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30.19'
26.00'
S15°51'37"E
29.54'
200.00'
3
40.00'
29.81'
26.00'
29.80'
190.00'
4
40.00'
29.43'
26.00'
26.00'
24.00'
300.00'
N11°46'37"W
294.37'
N88°56'36"W
610.51'



Parcels

Override 1

Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

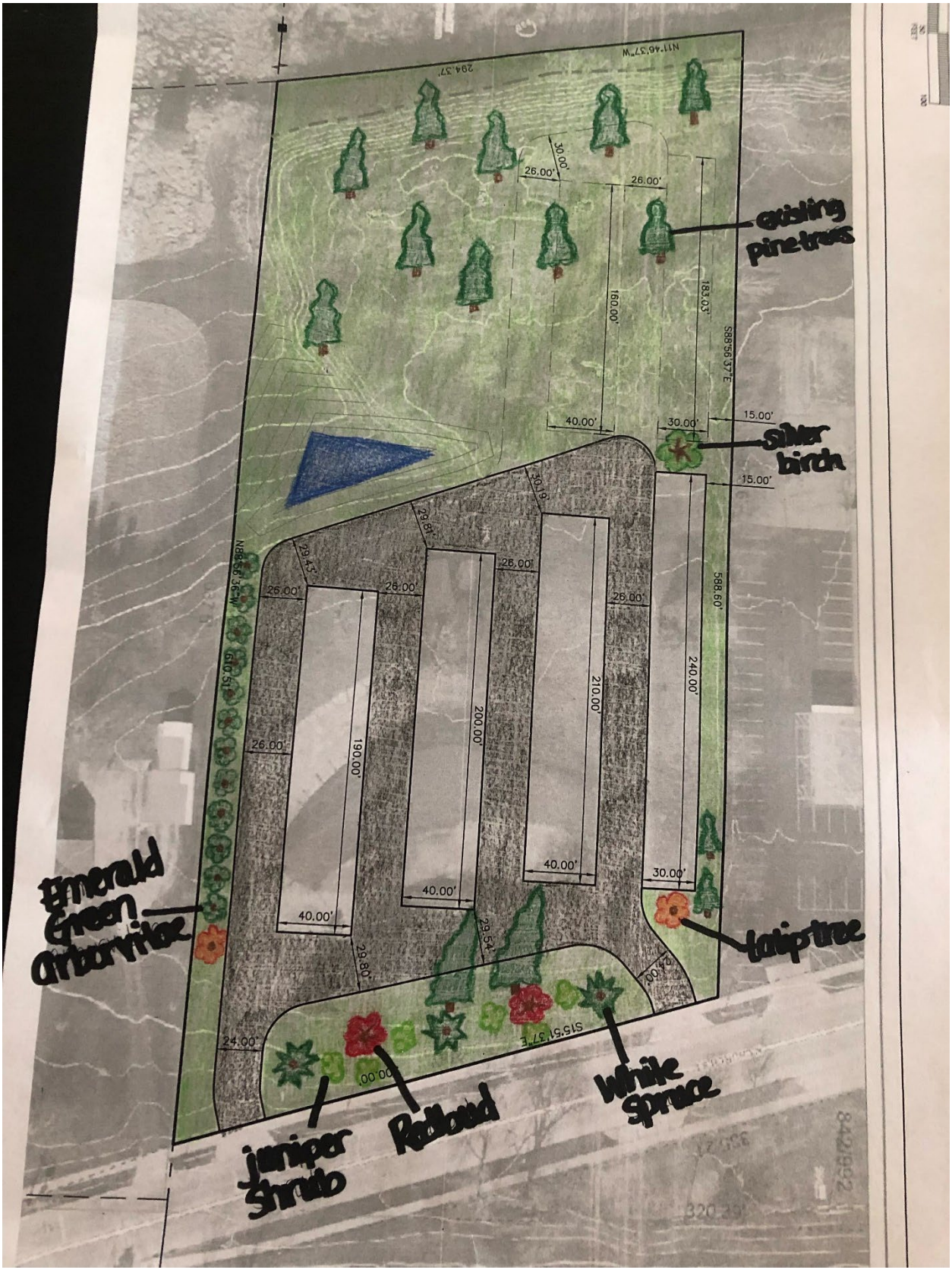
Scale: 1 inch = 140 feet

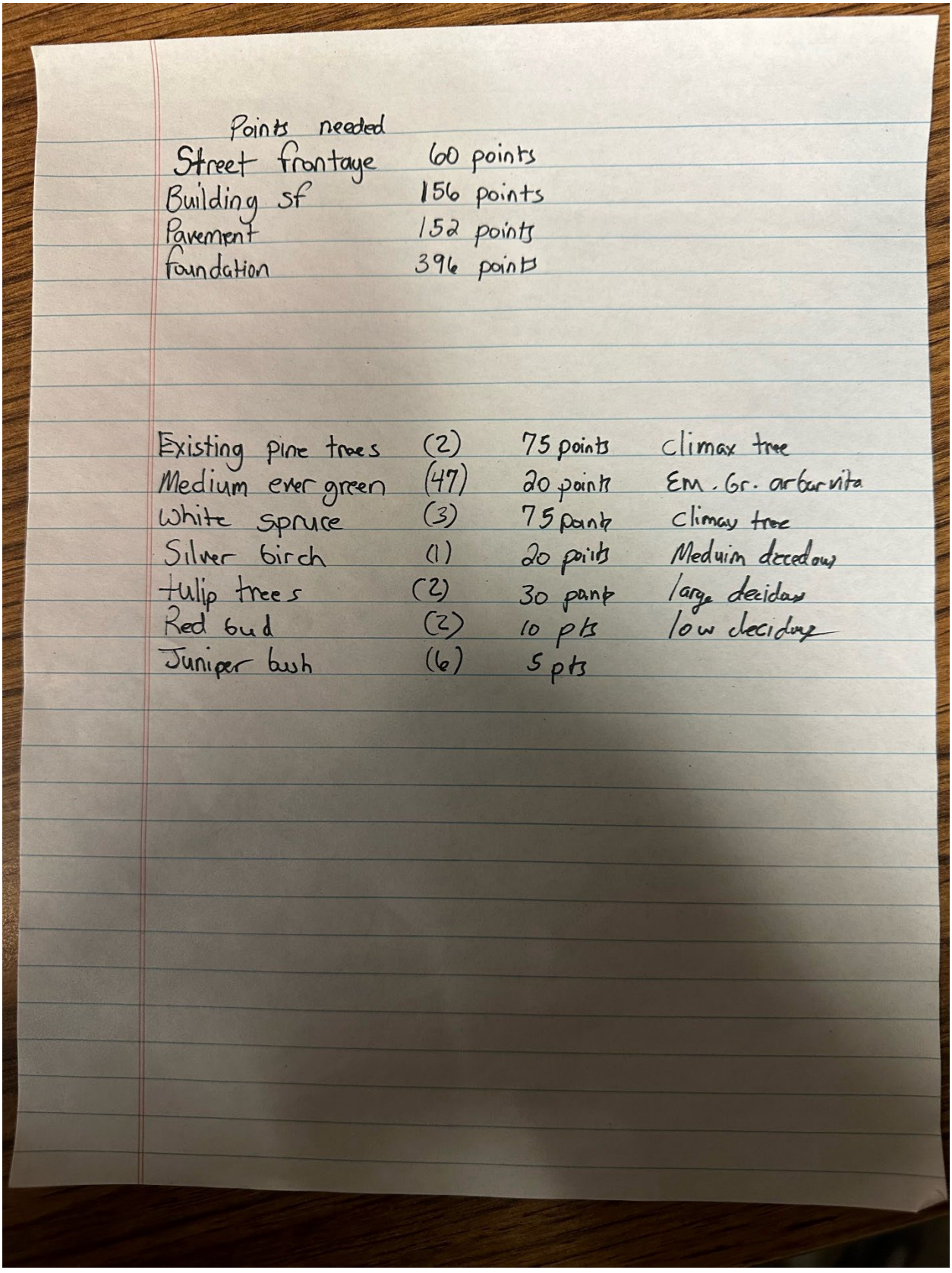
SCALE BAR = 1"

Printed on: April 4, 20

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.


existing pine trees
Silver birch
Emerald Green Arborvitae
tulip tree
juniper Shrub
Redbud
White Spruce
N11°46'37"W
294.37'
S88°56'37"E
588.60'
N88°56'36"W
610.19'
160.00'
183.03'
210.00'
240.00'
200.00'
190.00'
40.00'
30.00'
26.00'
15.00'
24.00'
29.80'
29.54'
29.43'
S15°51'37"E



Points needed	
Street frontage	60 points
Building sf	156 points
Pavement	152 points
foundation	396 points

Existing pine trees	(2)	75 points	climax tree
Medium ever green	(47)	20 points	Em. Gr. arborvita
white spruce	(3)	75 points	climax tree
Silver birch	(1)	20 points	Meduim deceduous
tulip trees	(2)	30 points	large deciduous
Red bud	(2)	10 pts	low deciduous
Juniper bush	(6)	5 pts	

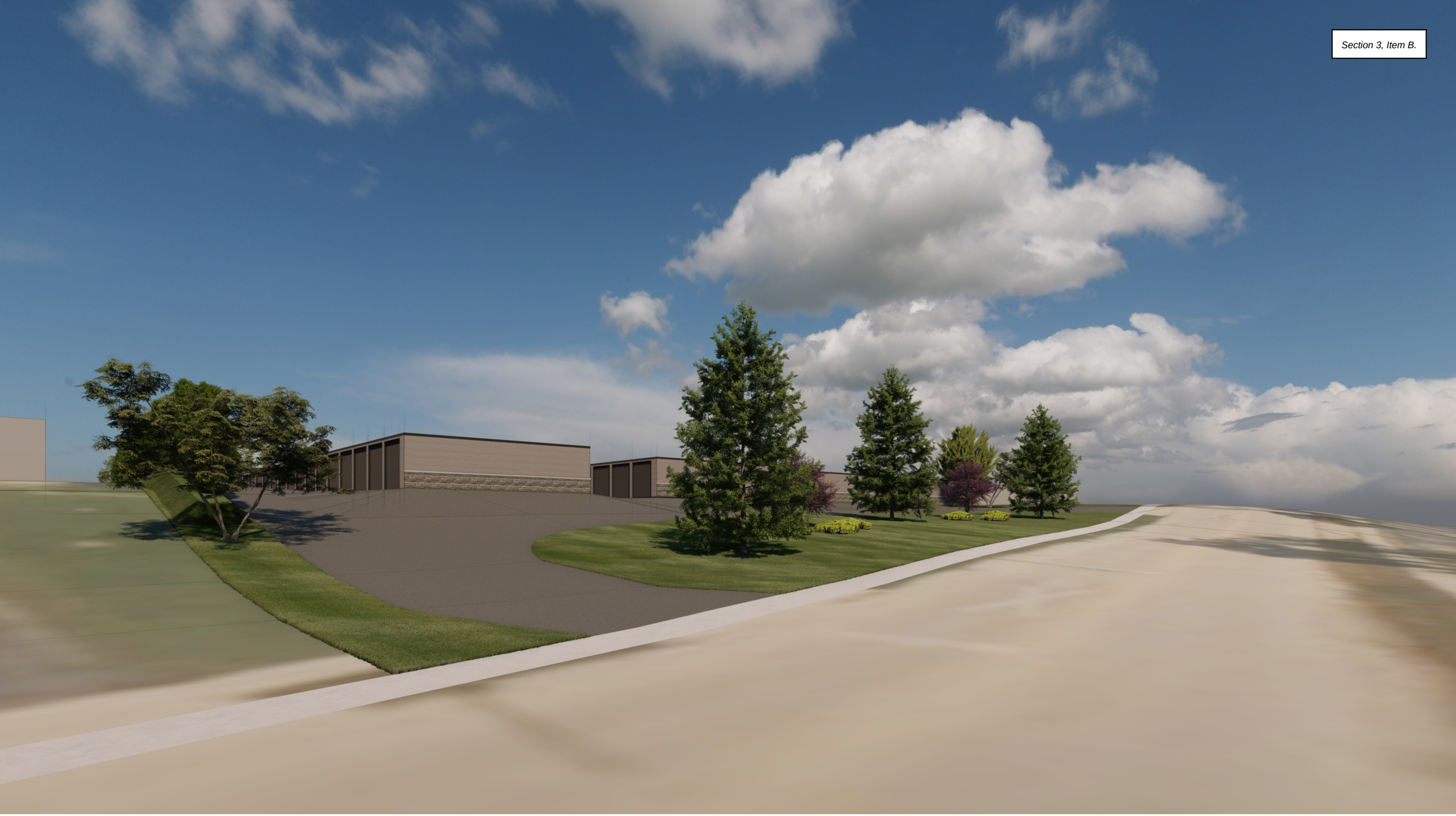


ANGUS-YOUNG
ARCHITECTS/ENGINEERS

760 NORTH CHURCH STREET

CONDITIONAL USE - STORAGE FACILITY

KKR
PROPERTIES



ANGUS-YOUNG
ARCHITECTS/ENGINEERS

760 NORTH CHURCH STREET

CONDITIONAL USE - STORAGE FACILITY

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KKR
PROPERTIES



ANGUS-YOUNG
ARCHITECTS/ENGINEERS

760 NORTH CHURCH STREET

CONDITIONAL USE - STORAGE FACILITY

KKR
PROPERTIES

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.
Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Emmet

Town of Shields

Town of Watertown

Dodge County

Jefferson County

760 N Church St

Q K T A Y X M R CW E D

16 26 Welsh Rd Provimi Rd Silver Creek N Water St 2nd Street Rd Hancock Rd Juneau St N 4th St Church St Rock River W Main St S Water St Hall St West St Western Ave Milford St River Dr S 3rd St S 12th St Summit Ave Gophe Clark St Gypsy Rd Horseshoe Rd Hilltop Rd Jefferson Rd South Rd Air Park Dr River Rd Beryl Dr High Rd Turf Dr

Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

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

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

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

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

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

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

Airport Height Limitations

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

Miles
0 0.25 0.5 1

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

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: 672 Johnson Street YMCA, Conditional Use Permit - CUP

A request by Nathan Peters, agent for the Greater Watertown Community Health Foundation, for a Conditional Use Permit (CUP) for an 'Indoor Institutional' use in the Planned Office and Institutional (PO) Zoning District. Parcel PIN: 291-0815-0544-004

SITE DETAILS:
Acres: 6.01
Current Zoning: Planned Office and Institutional
Existing Land Use: Institutional, Office
Future Land Use Designation: Institutional

BACKGROUND AND APPLICATION DESCRIPTION:
Applicant is seeking approval of a Conditional Use Permit to establish an 8,500 sq ft YMCA Express on the ground floor of the former Ablelight Corporate Center, now known as The Collective. The YMCA Express will be a 24-hour facility with staffing from 5am to 9pm. The building will be shared with office uses and a Group Day-Care Facility that is also has a Conditional Use Permit pending.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the Planned Office and Institutional (PO) Zoning District 'Indoor Institutional' is a principal land use permitted as a Conditional Use *[per § 550-30B(2)(b)]*. 'Indoor Institutional' includes indoor public and not-for-profit recreational facilities among the allowed uses *[per § 550-51C]*.

   Applicable regulations for 'Indoor Institutional' land uses include the following:
   - Shall be located with primary vehicular access on a collector or arterial street *[per § 550-51C(1)(a)].*
   - Shall provide off-street passenger loading area if the majority of the users will be children *[per § 550-51C(1)(b)].*
   - All structures shall be located a minimum of 50 feet from any residentially zoned property *[per § 550-51C(1)(c)].*

2. Parking requirements of one space per three expected patrons at maximum capacity will be met by allocating 17 stalls in the existing parking lot to the YMCA use in the building *[per § 550-51C(2)]*.

Parking allocation of each proposed use in the building:

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio.
    - YMCA has a 50-locker count.
- Childcare
  - 72 - 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio.
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80.
- Office
  - 54 parking stalls
    - 300 sf: 1 parking stall ratio.
    - 54 parking stalls meets needs for all office and conference rooms.

3. An off-street passenger loading area has been designated by the applicant.

WISCONSIN STATUES:

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

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

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

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

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

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

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

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

5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Indoor Institutional Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. Shall be located with primary vehicular access on a collector or arterial street.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. Shall provide off-street passenger loading area if the majority of the users will be children.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
3. All structures shall be located a minimum of 50 feet from any residentially zoned property.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

If Plan Commission answers "no" to any of the questions, above, the CU permit must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.

ATTACHMENTS:

- Application materials

March 8, 2023

Greater Watertown Community Health Foundation
600 E. Main Street
Watertown, WI 53094

City of Watertown
106 Jones Street
Watertown, WI 53094

Re: Conditional Use Permit Applications:
- YMCA Express – Ground Floor
- Child Care – 1st Floor

GWCHF The Collective
600 Hoffmann Drive
Watertown, WI 53094

Dear City of Watertown:

Below and attached please find for your review Greater Watertown Community Health Foundation's ("GWCHF") Conditional Use Permit submittal regarding the Ground Floor and 1st Floor at The Collective located at 600 Hoffmann Drive, Watertown, WI 53094.

BUSINESS ACTIVITIES

Historically, the building and approximate 90 acres located at 672 Johnson St were used as the corporate office center of Ablelight (formally Bethesda Lutheran Communities).

In August 2022, the Greater Watertown Community Health Foundation purchased the full ~90 acre campus, which included the 55,000 Square Foot corporate center. With a focus on serving the community of Watertown, WI, the planned use of the building will be repurposed for three (3) distinct business functions.

- **Ground floor** – approximate 20,000 square feet will host a number of users:
  - YMCA express center (8,500 SF)
  - Gross motor room for childcare (1,600 SF)
  - small foot print for office space (2,000 SF)
  - Commercial Kitchen for the PreK provider (Head Start) (700 SF)

  - remaining space (7,200 SF) – an assemble conference room which can host up to 50 people and common area for use of the building's tenants
- **1st Floor** – Full floor will be dedicated to licensed childcare with a total capacity to up to 220 children. Of the 220 childcare slots, 126 slots will be new/additional childcare slots to what the community has previously had access to.
- **2nd Floor** – This will remain office space, designed as a co-working space to house both non-profit support partners of the foundation, as well as for-profit businesses seeking an innovative office space.

DAYS & HOURS OF OPERATION

- Normal operating hours 5am-9pm for main entrances of the building.
  - After-hours access with security access for those who work in the building.
- YMCA Express will be a 24-hour model and will be staffed from 5am – 9pm
  - After normal business hours, there will be controlled access for 24/7 availability. There will be a secured door on the east side of the building for YMCA members to enter and exist. After hours, YMCA members will be able to access *only* the YMCA Express space.
- Childcare normal operation will likely be 6am – 6pm. There will be a dedicated, secure, entrance created for this service specifically.

NUMBER OF EMPLOYEES

- Ground Floor – less than 15
- 1st Floor – approximately 35 when full capacity is reached
- 2nd floor – Estimated at 60

PARKING

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio
    - YMCA has a 50-locker count
- Childcare
  - 72 – 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80
- Office
  - 54 parking stalls
    - 300 sf : 1 parking stall ratio
    - 54 parking stalls meets needs for all office and conference rooms

POSSIBLE NUISANCES

- Project completion expected mid-June 2023
- After Certificate of Occupancy – this facility is expected to be used frequently, which could pose a risk of nuisance behavior. To mitigate, the foundation is investing heavily in camera security

systems to have full, time stamped, coverage of the building (exterior and interior), parking lots and play grounds being developed.

- In 3-4 years, there is potential to move the full YMCA to this facility, integrating and attaching a new facility to the existing facility. A capital campaign is underway to fundraise for this opportunity. Attached is a initial schematic master plan of what that could look like. Interior and Exterior design are still in beginning stages

Thank you for your review and consideration.

Sincerely,



Nathan Peters
CFO
Greater Watertown Community Health Foundation



Parcels

Override 1

Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 220 feet

SCALE BAR = 1"

Printed on: March 8,

Author:

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.

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.
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City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

The Collective

Rock River

Silver Creek

Welsh Rd

Provimi Rd

N Water St

2nd Street Rd

Hancock Rd

Church St

W Main St

West St

Gypsy Rd

Horseshoe Rd

Milford St

S Water St

Western Ave

River Dr

S 3rd St

S 12th St

Clark St

Jefferson Rd

Air Park Dr

Hall St

N 4th St

Junceau St

Summit Ave

Gophe

South Rd

River Rd

Hilltop Rd

High Rd

Beryl Dr

Turf Dr

Q

M

R

K

T

A

Y

X

D

E

CW

Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

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

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

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

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

Miles
0 0.25 0.5 1

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

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

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

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Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: 672 Johnson Street Group Daycare, Conditional Use Permit - CUP

A request by Nathan Peters, agent for the Greater Watertown Community Health Foundation, for a Conditional Use Permit (CUP) for a 'Group Day-Care Center (nine or more children)' use in the Planned Office and Institutional (PO) Zoning District. Parcel PIN: 291-0815-0544-004

SITE DETAILS:
Acres: 6.01
Current Zoning: Planned Office and Institutional
Existing Land Use: Institutional, Office
Future Land Use Designation: Institutional

BACKGROUND AND APPLICATION DESCRIPTION:
Applicant is seeking approval of a Conditional Use Permit to establish a Group Day-Care Center on the 1st floor of the former Ablelight Corporate Center, now known as The Collective. The Group Day-Care Center will be staffed by up to 35 employees with normal hours of operation from 6am to 6pm. The capacity of the Group Day-Care Center will be for up to 220 childcare slots. The building will be shared with office uses and an Indoor Institutional Use (YMCA) that is also has a Conditional Use Permit pending.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of March 27, 2023.

Land Use and Zoning:

1. Within the Planned Office and Institutional (PO) Zoning District 'Group Day-Care Center (nine or more children)' is a principal land use permitted as a Conditional Use *[per § 550-30B(2)(k)]*. A ''Group Day-Care Center (nine or more children)' is a land use in which qualified persons provide child-care services for nine or more children. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business or civic organization. In such instances, group day-care centers are not considered as accessory uses, and therefore require review as a separate land use *[per § 550-52M]*.

   Applicable regulations for 'Indoor Institutional' land uses include the following:
   - Facility shall provide a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property *[per § 550-52M(1)(a)].*
   - Property owner's permission is required as part of the conditional use permit application *[per § 550-52M(1)(b)].*

2. Parking requirements of one space per five students, plus one space for each employee on the largest work shift will be met by allocating 72-80 stalls in the existing parking lot to the Group Day-Care Center use in the building *[per § 550-52M(2)]*.

Parking allocation of each proposed use in the building:

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio.
    - YMCA has a 50-locker count.
- Childcare
  - 72 - 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio.
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80.
- Office
  - 54 parking stalls
    - 300 sf: 1 parking stall ratio.
    - 54 parking stalls meets needs for all office and conference rooms.

3. An off-street passenger loading area has been designated by the applicant.

WISCONSIN STATUES:

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

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

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

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

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

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

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

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

5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Group Day-Care Center Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
1. Facility shall provide a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
2. Property owner's permission is required as part of the conditional use permit application.	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**

If Plan Commission answers "no" to any of the questions, above, the CU permit must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.

ATTACHMENTS:

- Application materials

March 8, 2023

Greater Watertown Community Health Foundation
600 E. Main Street
Watertown, WI 53094

City of Watertown
106 Jones Street
Watertown, WI 53094

Re: Conditional Use Permit Applications:
- YMCA Express – Ground Floor
- Child Care – 1st Floor

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600 Hoffmann Drive
Watertown, WI 53094

Dear City of Watertown:

Below and attached please find for your review Greater Watertown Community Health Foundation's ("GWCHF") Conditional Use Permit submittal regarding the Ground Floor and 1st Floor at The Collective located at 600 Hoffmann Drive, Watertown, WI 53094.

BUSINESS ACTIVITIES

Historically, the building and approximate 90 acres located at 672 Johnson St were used as the corporate office center of Ablelight (formally Bethesda Lutheran Communities).

In August 2022, the Greater Watertown Community Health Foundation purchased the full ~90 acre campus, which included the 55,000 Square Foot corporate center. With a focus on serving the community of Watertown, WI, the planned use of the building will be repurposed for three (3) distinct business functions.

- **Ground floor** – approximate 20,000 square feet will host a number of users:
  - YMCA express center (8,500 SF)
  - Gross motor room for childcare (1,600 SF)
  - small foot print for office space (2,000 SF)
  - Commercial Kitchen for the PreK provider (Head Start) (700 SF)

  - remaining space (7,200 SF) – an assemble conference room which can host up to 50 people and common area for use of the building's tenants
- **1st Floor** – Full floor will be dedicated to licensed childcare with a total capacity to up to 220 children. Of the 220 childcare slots, 126 slots will be new/additional childcare slots to what the community has previously had access to.
- **2nd Floor** – This will remain office space, designed as a co-working space to house both non-profit support partners of the foundation, as well as for-profit businesses seeking an innovative office space.

DAYS & HOURS OF OPERATION

- Normal operating hours 5am-9pm for main entrances of the building.
  - After-hours access with security access for those who work in the building.
- YMCA Express will be a 24-hour model and will be staffed from 5am – 9pm
  - After normal business hours, there will be controlled access for 24/7 availability. There will be a secured door on the east side of the building for YMCA members to enter and exist. After hours, YMCA members will be able to access *only* the YMCA Express space.
- Childcare normal operation will likely be 6am – 6pm. There will be a dedicated, secure, entrance created for this service specifically.

NUMBER OF EMPLOYEES

- Ground Floor – less than 15
- 1st Floor – approximately 35 when full capacity is reached
- 2nd floor – Estimated at 60

PARKING

There will be a total of 143 - 151 parking stalls.

- YMCA
  - 17 parking stalls
    - 3:1 lockers to parking ratio
    - YMCA has a 50-locker count
- Childcare
  - 72 – 80 parking stalls
    - 5:1 child to parking stall ratio plus a 1:1 employee to parking stall ratio
    - If the childcare provider were ever to reach full capacity, then the required parking stalls would be 80
- Office
  - 54 parking stalls
    - 300 sf : 1 parking stall ratio
    - 54 parking stalls meets needs for all office and conference rooms

POSSIBLE NUISANCES

- Project completion expected mid-June 2023
- After Certificate of Occupancy – this facility is expected to be used frequently, which could pose a risk of nuisance behavior. To mitigate, the foundation is investing heavily in camera security

systems to have full, time stamped, coverage of the building (exterior and interior), parking lots and play grounds being developed.

- In 3-4 years, there is potential to move the full YMCA to this facility, integrating and attaching a new facility to the existing facility. A capital campaign is underway to fundraise for this opportunity. Attached is a initial schematic master plan of what that could look like. Interior and Exterior design are still in beginning stages

Thank you for your review and consideration.

Sincerely,



Nathan Peters
CFO
Greater Watertown Community Health Foundation



Parcels

Override 1

Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 220 feet

SCALE BAR = 1"

Printed on: March 8,

Author:

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.

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.
Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

The Collective

Rock River

Silver Creek

Welsh Rd

Provimi Rd

N Water St

2nd Street Rd

Hancock Rd

Church St

W Main St

West St

Gypsy Rd

Horseshoe Rd

Milford St

S Water St

Western Ave

River Dr

S 3rd St

S 12th St

Clark St

Jefferson Rd

Air Park Dr

Hall St

N 4th St

Junceau St

Summit Ave

Gophe

South Rd

River Rd

Hilltop Rd

High Rd

Beryl Dr

Turf Dr

Q

M

R

K

T

A

Y

X

D

E

CW

Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

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

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

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

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

Miles
0 0.25 0.5 1

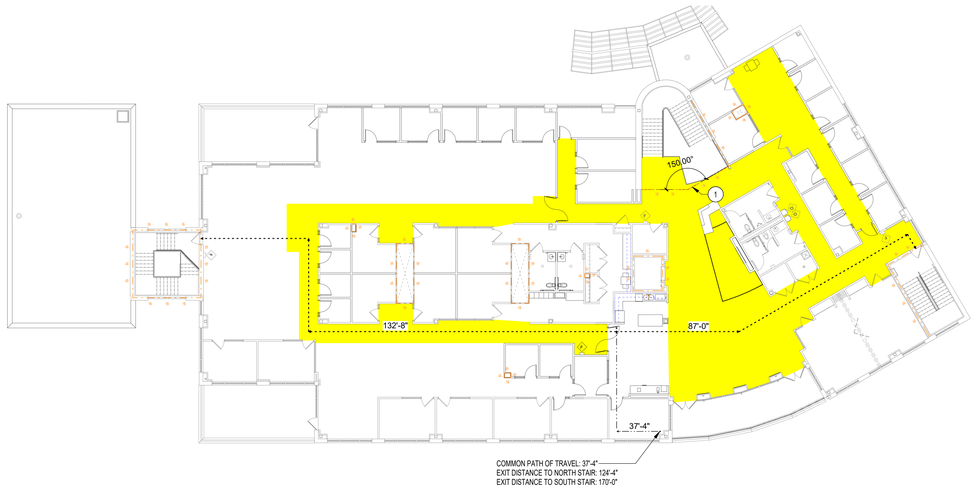
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

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

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

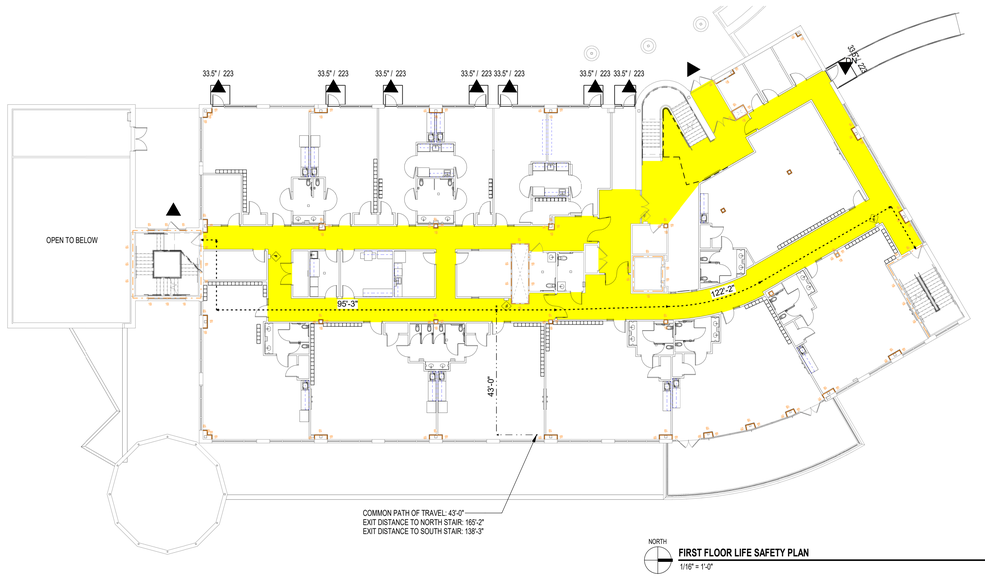
THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



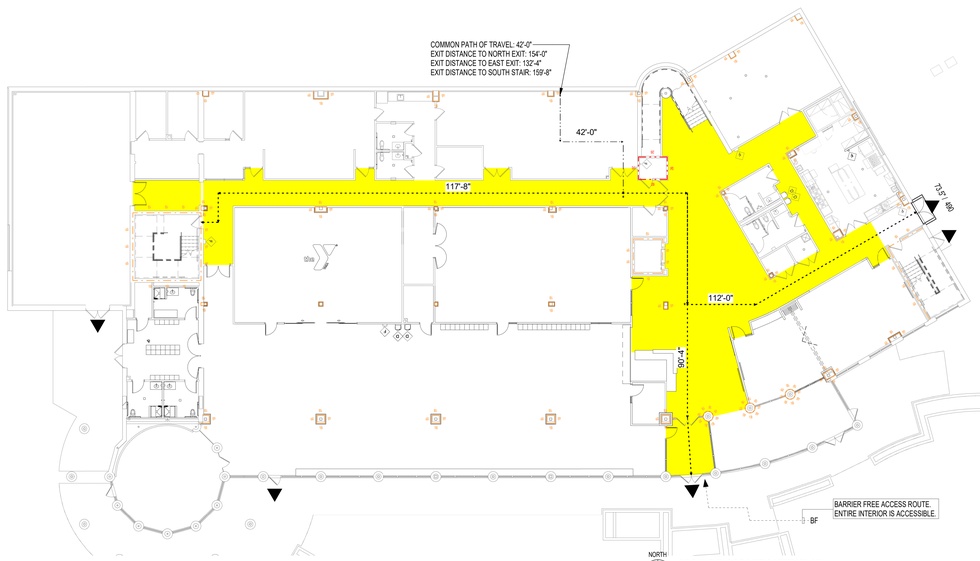
NORTH

SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



NORTH

FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



NORTH

GROUND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

LIFE SAFETY LEGEND

FIRE BARRIERS

2 HOUR RATED FIRE BARRIER, 90 MINUTE DOORS — 2B

1 HOUR RATED FIRE BARRIER, 45 MINUTE DOORS, 60 MINUTE DOOR AT STAIRS — 1B

SYMBOLS

EXIT WIDTH / MAXIMUM OCCUPANTS SERVED AT EXIT — 33.5" / 167

EXIT DISCHARGE

COMMON PATH OF EGRESS TRAVEL (FEET) — XX

POINT IN WHICH 2 EXITS BECOME AVAILABLE

EXIT ACCESS TRAVEL DISTANCE

FIRE EXTINGUISHER / CABINET — F

DRINKING FOUNTAIN — D

MEANS OF EGRESS

CODE ANALYSIS

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
ASSEMBLY OCCUPANCY, GROUP A-3 (GROUND FLOOR)
EDUCATION OCCUPANCY, GROUP E (FIRST FLOOR)
BUSINESS OCCUPANCY, GROUP B (SECOND FLOOR)

ZONING: CITY OF WATERTOWN ORDINANCES

CONSTRUCTION CLASSIFICATION

ALTERATION LEVEL 3
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE 2B - SPRINKLERED

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	0 HR	IBC 2015 601; TABLE 601
BEARING WALLS:		
EXTERIOR	0 HR	IBC 2015 601; TABLE 601
INTERIOR	0 HR	IBC 2015 601; TABLE 601
NON-BEARING WALLS:		
EXTERIOR		IBC 2015 602; TABLE 602
INTERIOR	0 HR	IBC 2015 601; TABLE 601
FLOOR CONSTRUCTION	0 HR	IBC 2015 601; TABLE 601
ROOF CONSTRUCTION	0 HR	IBC 2015 601; TABLE 601
ROOF CLASSIFICATION	CLASS C	IBC 2015 1505; TABLE 1501.1
FIRE ENCLOSURE		
(STAIRS, ELEVATOR, SHAFTS)	1 HR	IBC 2015 713.4 / 1023.2
CORRIDOR WALLS	0 HR	IBC 2015 1020; TABLE 1020.1

FIRE-RESISTANCE RATNG REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE (TABLE 602)

X < 5'	1 HR.
5' ≤ X < 10'	1 HR.
10' ≤ X < 30'	0 HR.
X ≥ 30'	0 HR.

FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.1 AND NFPA 13
FIRE ALARM SYSTEM
AUTOMATIC FIRE DETECTION SYSTEM

EXIT EGRESS

EXIT AISLES SERVING MEP EQUIPMENT (PER 2015 IBC TABLE 1020.2):
24"

DEAD END CORRIDORS (FULLY SPRINKLED) (PER 2015 IBC SECTION 1020.4):
50' MAX.

COMMON PATH OF TRAVEL (PER 2015 IBC TABLE 1006.2.1):
75' MAX FOR A AND E OCCUPANCIES
100' MAX FOR B OCCUPANCY

MAXIMUM TRAVEL DISTANCE TO AN EXIT (PER 2015 IBC SECTION 1017.2):
250' MAX. FROM THE REMOTEST POINT IN A ROOM FOR A AND E OCCUPANCIES
300' MAX FROM THE REMOTEST POINT IN A ROOM FOR B OCCUPANCY

ADA ACCESS ROUTE

REFER TO SHEET A050

LIFE SAFETY PLAN NOTES

MARK	DESCRIPTION
1	PROVIDE FIRE CURTAIN TO PROVIDE ONE HOUR RATED SEPARATION AT OPEN STAIR.

FIRE APPARATUS ACCESS AND FIRE LANE WORKSHEET

No.	Question	Answer Yes/No	Notes
1	BUILDING IS LIMITED IN AREA?	YES	
2	BUILDING IS UNLIMITED IN AREA BASED ON SECTION 507 OF THE IBC?	NO	
3	BUILDING IS COMPLETELY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, PER IBC SECTION 903.3.1.1 OR 903.3.1.2?*	YES	
4	FIRE LANES ARE UNOBSTRUCTED?	YES	
5	FIRE LANES ARE ACCESSIBLE FROM A PUBLIC ROAD?	YES	
6	FIRE LANES EXTEND TO WITHIN 150 FEET OF ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING OR FACILITY? IF NO, A LETTER FROM THE FIRE CODE OFFICIAL ALLOWING AND INDICATING A DISTANCE GREATER THAN 150 FEET SHALL BE SUBMITTED TO THE DEPARTMENT. *	YES	
7	IS ANY PART OF THE BUILDING GREATER THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE APPARATUS ACCESS? IF YES, ANSWER QUESTIONS 8-12:	YES	
8	IS THE FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.	YES	
9	IS THE NEAR EDGE OF THE FIRE LANE WITHIN 30 FEET OF THE BUILDING ON THAT PARALLEL SIDE.	YES	
10	IS A FIRE LANE PROVIDED CAPABLE OF ACCOMMODATING AERIAL FIRE APPARATUS.	YES	
11	ARE OVERHEAD POWER OR UTILITY LINES LOCATED ACROSS OR WITHIN A FIRE LANE FOR AERIAL FIRE APPARATUS.	NO	
12	FIRE APPARATUS ACCESS HAS A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET.	YES	
13	FIRE APPARATUS ACCESS ROADWAYS HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF AT LEAST 13 FEET 6 INCHES?	YES	
14	FIRE LANES HAVE AN UNOBSTRUCTED WIDTH OF AT LEAST 20 FEET?	YES	
15	IS A FIRE HYDRANT PROVIDED TO SUPPLY FIRE APPARATUS ON THE FIRE LANE? IF YES, THE MINIMUM UNOBSTRUCTED WIDTH OF THE FIRE LANE SHALL BE 26 FEET WIDE FOR AT LEAST 20 FEET ON EACH SIDE OF THE FIRE HYDRANT.	YES	
16	THE MINIMUM INSIDE TURNING RADIUS OF THE FIRE LANE IS AT LEAST 28 FEET?	YES	
17	IS THE FIRE LANE DEAD-ENDED WITH A LENGTH GREATER THAN 150 FEET? IF YES, ANSWER QUESTIONS 18-20:	NO	
18	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A CUL-DE-SAC WITH A MINIMUM DIAMETER OF 70 FEET?	--	
19	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A 45-DEGREE WYE WITH A MINIMUM LENGTH OF 60 FEET PER SIDE?	--	
20	IS AN AREA FOR TURNING AROUND FIRE APPARATUS PROVIDED BY A 90-DEGREE WYE WITH A MINIMUM LENGTH OF 60 FEET PER SIDE?	--	

MULTIPLE OCCUPANCIES WORKSHEET

☐ I AM USING NON-SEPARATED USES IN MY DESIGN. (2015 IBC 508.3)
☐ I AM USING SEPARATED USES IN MY DESIGN. (2015 IBC 508.4)
☒ I AM USING A COMBINATION OF SEPARATED AND NON-SEPARATED USES IN MY DESIGN.

SEPARATED USES

LOCATION (STORY / SIDE OF BUILDING)	OCCUPANCIES SEPARATED (ALL CLASSIFICATIONS)	FIRE RATING (HOURLY RATING)
FIRST FLOOR/SECOND FLOOR	E/B	1-HOUR HORIZONTAL SEPARATION

NON-SEPARATED USES

LOCATION (STORY / SIDE OF BUILDING)	OCCUPANCIES SEPARATED (ALL CLASSIFICATIONS)	CONSTRUCTION TYPE: IB MOST RESTRICTIVE
GROUND FLOOR	A-3 WITH B AS AN ACCESSORY	N/A

ALLOWABLE BUILDING HEIGHT AND AREA

GROUP	SPRINKLED	TABLE 506.2 ALLOWABLE AREA PER STORY	TABLE 504.4 ALLOWABLE STORIES	TABLE 504.3 MAXIMUM BUILDING HEIGHT	FIRE ZONE PERIMETER	BUILDING PERIMETER THAT FRONTS A PUBLIC WAY	WIDTH OF PUBLIC WAY	SECTION 506.3.3 FRONTAGE INCREASE	ADJUSTED ALLOWABLE AREA	PROVIDED AREA	RATIO ACTUAL / ALLOWABLE	RESULT
GROUND FLOOR												
FIRE ZONE A												
A-3	YES	36000 SF	1	75'-0"	706'-3"	706'-3"	30'-0"	75%	45,125 SF	22,947 SF	51%	COMPLIANT
FIRST FLOOR												
FIRE ZONE B												
E	YES	58000 SF	1	75'-0"	586'-4"	586'-4"	30'-0"	75%	68,875 SF	16,798 SF	24%	COMPLIANT
SECOND FLOOR												
FIRE ZONE C												
B	YES	92000 SF	1	75'-0"	601'-1"	601'-1"	30'-0"	75.01%	109,252 SF	15,496 SF	14%	COMPLIANT
TOTAL										55,242 SF		

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2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 249 0950
1970 main street, suite 309, sarasota, florida 34236 t 941 444 8881
311 canyon wren dr, buda, tx 78610 t 737 525 0950

PLUNKETT RAYSICH ARCHITECTS, LLP

GWCHF
WATERTOWN COLLECTIVE, LLC.
600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:

CODE WORKSHEETS/PLANS

CONSTRUCTION SET

DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: A050

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DRAWN BY: KRT 8/19/2022 2:56:45 PM

OCCUPANT LOAD WORKSHEET

ROOM OR SPACE					OCCUPANT LOAD				ACCOUNTED FOR IN OTHER SPACES	NOTES
NUMBER	NAME	OCCUPANCY	AREA		DENSITY	CALCULATED	ACTUAL	COMBINED		
GROUND FLOOR										
104	WOMENS	NON OCCUPIED SPACE	124 SF	GROSS	0 SF	0	0	0	YES	-
105	MENS	NON OCCUPIED SPACE	119 SF	GROSS	0 SF	0	0	0	YES	-
106	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	1,682 SF	NET	15 SF	113	0	118	YES	-
106A	RECEPTION	BUSINESS AREAS	87 SF	GROSS	100 SF	1	1	0	NO	-
107	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	39 SF	GROSS	300 SF	1	0	0	YES	-
108	JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	34 SF	GROSS	300 SF	1	0	0	YES	-
109A	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	381 SF	NET	15 SF	26	20	26	NO	-
109B	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	619 SF	NET	15 SF	42	40	42	NO	-
110	LOUNGE	ASSEMBLY - UNCONCENTRATED	526 SF	NET	15 SF	36	15	35	NO	-
111	CORRIDOR	NON OCCUPIED SPACE	244 SF	GROSS	0 SF	0	0	60	YES	-
111A	ENTRY	NON OCCUPIED SPACE	63 SF	GROSS	0 SF	0	0	0	YES	-
112	KITCHEN	KITCHENS - COMMERCIAL	608 SF	GROSS	200 SF	4	0	0	YES	-
113	CORRIDOR	NON OCCUPIED SPACE	146 SF	GROSS	0 SF	0	0	0	YES	-
114	MECHANICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	729 SF	GROSS	300 SF	3	0	0	YES	-
115	CORRIDOR	NON OCCUPIED SPACE	166 SF	GROSS	0 SF	0	0	0	YES	-
116	MACHINE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	37 SF	GROSS	300 SF	1	0	0	YES	-
117	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	66 SF	GROSS	300 SF	1	0	0	YES	-
118	MAIL	BUSINESS AREAS	1,035 SF	GROSS	100 SF	11	4	6	NO	-
119	KITCHENETTE	BUSINESS AREAS	118 SF	GROSS	100 SF	2	0	0	YES	-
120	WOMEN	NON OCCUPIED SPACE	62 SF	GROSS	0 SF	0	0	0	YES	-
121	MEN	NON OCCUPIED SPACE	62 SF	GROSS	0 SF	0	0	0	YES	-
122	CORRIDOR	NON OCCUPIED SPACE	84 SF	GROSS	0 SF	0	0	0	YES	-
123	COATS	NON OCCUPIED SPACE	7 SF	GROSS	0 SF	0	1	0	YES	-
124	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	98 SF	GROSS	300 SF	1	0	0	YES	-
126	OPEN OFFICE	BUSINESS AREAS	830 SF	GROSS	100 SF	9	9	9	NO	-
127	STORAGE	BUSINESS AREAS	123 SF	GROSS	300 SF	2	2	2	NO	-
128	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	168 SF	GROSS	300 SF	1	0	0	YES	-
128A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	97 SF	GROSS	300 SF	1	0	0	YES	-
128B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	97 SF	GROSS	300 SF	1	0	0	YES	-
132	GROSS MOTOR SKILLS ROOM	EXERCISE ROOMS	1,692 SF	GROSS	50 SF	34	0	34	YES	-
134	CORRIDOR	NON OCCUPIED SPACE	135 SF	GROSS	0 SF	0	0	17	YES	-
137	UNIVERSAL LOCKER	LOCKER ROOMS	292 SF	GROSS	50 SF	6	0	6	YES	-
137A	TLT/SHWR	NON OCCUPIED SPACE	84 SF	GROSS	0 SF	0	0	0	YES	-
137B	TLT/SHWR	NON OCCUPIED SPACE	84 SF	GROSS	0 SF	0	0	0	YES	-
137C	TLT/SHWR	NON OCCUPIED SPACE	93 SF	GROSS	0 SF	0	0	0	YES	-
137D	ELEC ROOM	NON OCCUPIED SPACE	42 SF	GROSS	0 SF	0	0	0	YES	-
138	CORRIDOR	NON OCCUPIED SPACE	977 SF	GROSS	0 SF	0	0	32	YES	-
139	SPECIALTY WELLNESS	EXERCISE ROOMS	617 SF	GROSS	50 SF	13	10	10	NO	-
140	VESTIBULE	NON OCCUPIED SPACE	174 SF	GROSS	0 SF	0	0	60	YES	-
145	VIRTUAL STREAMING/ SMALL GROUP STUDIO	EXERCISE ROOMS	1,301 SF	GROSS	50 SF	27	30	30	NO	-
147	WELLNESS	EXERCISE ROOMS	4,421 SF	GROSS	50 SF	89	42	90	NO	-
147A	O/PT	BUSINESS AREAS	74 SF	GROSS	100 SF	1	1	1	NO	-
149	MP STUDIO	EXERCISE ROOMS	1,525 SF	GROSS	50 SF	31	30	30	NO	-
149A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	156 SF	GROSS	300 SF	1	0	0	YES	-
153	OFFICE	BUSINESS AREAS	88 SF	GROSS	100 SF	1	1	1	NO	-
E1	ELEVATOR	NON OCCUPIED SPACE	59 SF	GROSS	0 SF	0	0	0	YES	-
S1	STAIR 1	NON OCCUPIED SPACE	281 SF	GROSS	0 SF	0	0	70	YES	-
S2	STAIR 2	NON OCCUPIED SPACE	193 SF	GROSS	0 SF	0	0	0	YES	-
S3	STAIR 3	NON OCCUPIED SPACE	216 SF	GROSS	0 SF	0	0	0	YES	-
						480		205		
FIRST FLOOR										
204	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	66 SF	GROSS	300 SF	1	0	0	YES	-
205	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	287 SF	NET	15 SF	20	0	33	YES	-
206	CORRIDOR	NON OCCUPIED SPACE	94 SF	GROSS	0 SF	0	0	0	YES	-
207	CORRIDOR	NON OCCUPIED SPACE	111 SF	GROSS	0 SF	0	0	0	YES	-
208	CORRIDOR	NON OCCUPIED SPACE	283 SF	GROSS	0 SF	0	0	0	26	YES
209	CORRIDOR	NON OCCUPIED SPACE	325 SF	GROSS	0 SF	0	0	21	YES	-
210	VESTIBULE	NON OCCUPIED SPACE	83 SF	GROSS	0 SF	0	0	0	YES	-
211	OFFICE	BUSINESS AREAS	83 SF	GROSS	100 SF	1	1	1	NO	-
212	OFFICE	BUSINESS AREAS	95 SF	GROSS	100 SF	1	1	1	NO	-
213	OFFICE	BUSINESS AREAS	96 SF	GROSS	100 SF	1	1	1	NO	-
216	HEADSTART	DAY CARE	990 SF	NET	35 SF	29	28	28	NO	-
216A	TOILET	NON OCCUPIED SPACE	91 SF	GROSS	0 SF	0	0	0	YES	-
216B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
217	HEADSTART	DAY CARE	844 SF	NET	35 SF	25	24	24	NO	-
217A	TOILET	NON OCCUPIED SPACE	98 SF	GROSS	0 SF	0	0	0	YES	-
217B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
219	HEADSTART	DAY CARE	850 SF	NET	35 SF	25	24	24	NO	-
219A	TOILET	NON OCCUPIED SPACE	94 SF	GROSS	0 SF	0	0	0	YES	-
219B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
220	HEADSTART	DAY CARE	844 SF	NET	35 SF	25	24	24	NO	-
220A	TOILET	NON OCCUPIED SPACE	94 SF	GROSS	0 SF	0	0	0	YES	-
220B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
221	3K	DAY CARE	700 SF	NET	35 SF	21	21	21	NO	-
221A	TOILET	NON OCCUPIED SPACE	151 SF	GROSS	0 SF	0	0	0	YES	-
221B	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
222	4/5'S	DAY CARE	841 SF	NET	35 SF	25	25	25	NO	-
222A	CLOSET	NON OCCUPIED SPACE	16 SF	GROSS	0 SF	0	0	0	YES	-
223	4K WRAP	DAY CARE	844 SF	NET	35 SF	25	25	25	NO	-
223A	TOILET	NON OCCUPIED SPACE	93 SF	GROSS	0 SF	0	0	0	YES	-
223B	CLOSET	NON OCCUPIED SPACE	17 SF	GROSS	0 SF	0	0	0	YES	-
224	CORRIDOR	NON OCCUPIED SPACE	348 SF	GROSS	0 SF	0	0	100	YES	-
225	CORRIDOR	NON OCCUPIED SPACE	452 SF	GROSS	0 SF	0	0	73	YES	-
226	CORRIDOR	NON OCCUPIED SPACE	75 SF	GROSS	0 SF	0	0	70	YES	-
227	PANTRY	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	48 SF	GROSS	300 SF	1	0	0	YES	-
228	STORAGE	BUSINESS AREAS	126 SF	GROSS	100 SF	2	0	4	YES	-
229	LAUNDRY	BUSINESS AREAS	91 SF	GROSS	100 SF	1	0	1	YES	-
230	WORK ROOM	BUSINESS AREAS	163 SF	GROSS	100 SF	2	0	2	YES	-
231	BREAK ROOM	BUSINESS AREAS	127 SF	GROSS	100 SF	2	0	2	YES	-
232	CHILD CARE ADMIN	BUSINESS AREAS	170 SF	GROSS	100 SF	2	3	3	NO	-
233	MEN	NON OCCUPIED SPACE	70 SF	GROSS	0 SF	0	0	0	YES	-
234	WOMEN	NON OCCUPIED SPACE	71 SF	GROSS	0 SF	0	0	0	YES	-
235	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	23 SF	GROSS	300 SF	1	0	0	YES	-
236	CORRIDOR	NON OCCUPIED SPACE	62 SF	GROSS	0 SF	0	0	73	YES	-
237	SECURE LOBBY	NON OCCUPIED SPACE	201 SF	GROSS	0 SF	0	0	34	YES	-
238	CORRIDOR	NON OCCUPIED SPACE	635 SF	GROSS	0 SF	0	0	68	YES	-
239	DIRECTOR'S OFFICE	BUSINESS AREAS	128 SF	GROSS	100 SF	2	1	1	NO	-
240	SR 2'S	DAY CARE	584 SF	NET	35 SF	17	17	17	NO	-
240A	TOILET	NON OCCUPIED SPACE	93 SF	GROSS	0 SF	0	0	0	YES	-
240B	CLOSET	NON OCCUPIED SPACE	16 SF	GROSS	0 SF	0	0	0	YES	-
241	JR 2'S	DAY CARE	437 SF	NET	35 SF	13	13	13	NO	-
241A	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	16 SF	GROSS	300 SF	1	0	0	YES	-
242	TODDLERS	DAY CARE	309 SF	NET	35 SF	9	9	9	NO	-

OCCUPANT LOAD WORKSHEET

ROOM OR SPACE					OCCUPANT LOAD				ACCOUNTED FOR IN OTHER SPACES	NOTES
NUMBER	NAME	OCCUPANCY	AREA		DENSITY	CALCULATED	ACTUAL	COMBINED		
242A	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	11 SF	GROSS	300 SF	1	0	0	YES	-
242B	TOILET	NON OCCUPIED SPACE	110 SF	GROSS	0 SF	0	0	0	YES	-
242C	FOOD PREP/ DIAPERING	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	82 SF	GROSS	300 SF	1	0	0	YES	-
243	TODDLERS	DAY CARE	309 SF	NET	35 SF	9	9	9	NO	-
243A	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	11 SF	GROSS	300 SF	1	0	0	YES	-
244	INFANTS	DAY CARE	346 SF	NET	35 SF	10	9	9	NO	-
244A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	54 SF	GROSS	300 SF	1	0	0	YES	-
244B	FOOD PREP/ DIAPERING	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	82 SF	GROSS	300 SF	1	0	0	YES	-
245	INFANTS	DAY CARE	347 SF	NET	35 SF	10	9	9	NO	-
246	VESTIBULE	NON OCCUPIED SPACE	129 SF	GROSS	0 SF	0	0	0	YES	-
250	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	368 SF	GROSS	300 SF	2	0	0	YES	-
						293	244			
SECOND FLOOR										
304	WOMENS	NON OCCUPIED SPACE	124 SF	GROSS	0 SF	0	0	0	YES	-
305	MENS	NON OCCUPIED SPACE	119 SF	GROSS	0 SF	0	0	0	YES	-
306	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	1,386 SF	NET	15 SF	93	0	110	YES	-
307	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	39 SF	GROSS	300 SF	1	0	0	YES	-
308	JAN	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	34 SF	GROSS	300 SF	1	0	0	YES	-
309A	CONFERENCE ROOM	BUSINESS AREAS	294 SF	GROSS	100 SF	3	6	6	NO	-
309B	CONFERENCE ROOM	BUSINESS AREAS	310 SF	GROSS	100 SF	4	6	6	NO	-
310	CORRIDOR	NON OCCUPIED SPACE	375 SF	GROSS	0 SF	0	0	0	YES	-
311	CORRIDOR	NON OCCUPIED SPACE	146 SF	GROSS	0 SF	0	0	0	YES	-
312	COWORKNG	BUSINESS AREAS	477 SF	GROSS	100 SF	5	5	5	NO	-
312A	OFFICE	BUSINESS AREAS	90 SF	GROSS	100 SF	1	1	1	NO	-
312B	OFFICE	BUSINESS AREAS	65 SF	GROSS	100 SF	1	1	1	NO	-
312C	OFFICE	BUSINESS AREAS	65 SF	GROSS	100 SF	1	1	1	NO	-
312D	OFFICE	BUSINESS AREAS	66 SF	GROSS	100 SF	1	1	1	NO	-
312E	OFFICE	BUSINESS AREAS	73 SF	GROSS	100 SF	1	1	1	NO	-
312F	OFFICE	BUSINESS AREAS	77 SF	GROSS	100 SF	1	1	1	NO	-
312G	OFFICE	BUSINESS AREAS	79 SF	GROSS	100 SF	1	1	1	NO	-
312H	OFFICE	BUSINESS AREAS	61 SF	GROSS	100 SF	1	1	1	NO	-
312I	OFFICE	BUSINESS AREAS	65 SF	GROSS	100 SF	1	1	1	NO	-
312J	OFFICE	BUSINESS AREAS	58 SF	GROSS	100 SF	1	1	1	NO	-
312K	OFFICE	BUSINESS AREAS	112 SF	GROSS	100 SF	2	1	1	NO	-
312L	OFFICE	BUSINESS AREAS	153 SF	GROSS	100 SF	2	2	1	NO	-
312M	OFFICE	BUSINESS AREAS	142 SF	GROSS	100 SF	2	2	1	NO	-
312Q	WORK ROOM	BUSINESS AREAS	140 SF	GROSS	100 SF	2	0	2	YES	-
313	CORRIDOR	NON OCCUPIED SPACE	191 SF	GROSS	0 SF	0	0	0	YES	-
315	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	67 SF	GROSS	300 SF	1	0	0	YES	-
317A	CONSULT	BUSINESS AREAS	154 SF	GROSS	100 SF	2	2	2	NO	-
317B	CONSULT	BUSINESS AREAS	123 SF	GROSS	100 SF	2	2	2	NO	-
317C	CONSULT	BUSINESS AREAS	120 SF	GROSS	100 SF	2	2	2	NO	-
318	ABLELIGHT	BUSINESS AREAS	1,531 SF	GROSS	100 SF	16	16	16	NO	-
318A	OFFICE	BUSINESS AREAS	84 SF	GROSS	100 SF	1	2	2	NO	-
318B	OFFICE	BUSINESS AREAS	82 SF	GROSS	100 SF	1	2	2	NO	-
318C	OFFICE	BUSINESS AREAS	77 SF	GROSS	100 SF	1	2	2	NO	-
318D	OFFICE	BUSINESS AREAS	84 SF	GROSS	100 SF	1	1	1	NO	-
318E	OFFICE	BUSINESS AREAS	83 SF	GROSS	100 SF	1	1	1	NO	-
319	CAC	BUSINESS AREAS	678 SF	GROSS	100 SF	7	6	6	NO	-
322A	OFFICE	BUSINESS AREAS	116 SF	GROSS	100 SF	2	2	2	NO	-
322B	OFFICE	BUSINESS AREAS	118 SF	GROSS	100 SF	2	2	2	NO	-
322C	OFFICE	BUSINESS AREAS	47 SF	GROSS	100 SF	1	1	1	NO	-
322D	OFFICE	BUSINESS AREAS	48 SF	GROSS	100 SF	1	1	1	NO	-
322E	OFFICE	BUSINESS AREAS	48 SF	GROSS	100 SF	1	1	1	NO	-
322F	OFFICE	BUSINESS AREAS	47 SF	GROSS	100 SF	1	1	1	NO	-
323A	OFFICE	BUSINESS AREAS	130 SF	GROSS	100 SF	2	2	2	NO	-
323B	OFFICE	BUSINESS AREAS	142 SF	GROSS	100 SF	2	2	2	NO	-
323C	OFFICE	BUSINESS AREAS	130 SF	GROSS	100 SF	2	2	2	NO	-
323D	OFFICE	BUSINESS AREAS	142 SF	GROSS	100 SF	2	2	2	NO	-
324	CORRIDOR	NON OCCUPIED SPACE	387 SF	GROSS	0 SF	0	0	0	YES	-
324A	PASSAGE	NON OCCUPIED SPACE	170 SF	GROSS	0 SF	0	0	0	YES	-
325	MEN	NON OCCUPIED SPACE	70 SF	GROSS	0 SF	0	0	0	YES	-
326	WOMEN	NON OCCUPIED SPACE	71 SF	GROSS	0 SF	0	0	0	YES	-
327	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	23 SF	GROSS	300 SF	1	0	0	YES	-
328	CORRIDOR	NON OCCUPIED SPACE	189 SF	GROSS	0 SF	0	0	0	YES	-
329	CLOSET	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	22 SF	GROSS	300 SF	1	0	0	YES	-
331	CORRIDOR	NON OCCUPIED SPACE	476 SF	GROSS	0 SF	0	0	0	YES	-
331A	PASSAGE	NON OCCUPIED SPACE	174 SF	GROSS	0 SF	0	0	0	YES	-
332	GWCHF	BUSINESS AREAS	944 SF	GROSS	100 SF	10	10	10	NO	-
332A	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332B	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332C	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332D	OFFICE	BUSINESS AREAS	151 SF	GROSS	100 SF	2	2	2	NO	-
332E	OFFICE	BUSINESS AREAS	92 SF	GROSS	100 SF	1	1	1	NO	-
332F	OFFICE	BUSINESS AREAS	71 SF	GROSS	100 SF	1	1	1	NO	-
332G	OFFICE	BUSINESS AREAS	69 SF	GROSS	100 SF	1	1	1	NO	-
333	OFFICE	BUSINESS AREAS	158 SF	GROSS	100 SF	2	2	2	NO	-
334	CORRIDOR	NON OCCUPIED SPACE	216 SF	GROSS	0 SF	0	0	0	YES	-
335	CAFE	BUSINESS AREAS	107 SF	GROSS	100 SF	2	0	2	YES	-
336	COFFEE	BUSINESS AREAS	287 SF	GROSS	100 SF	3	0	0	YES	-
TOTAL						206	107			
						959	556			

BUILDING OCCUPANT LOAD GENERAL NOTES:

A. UNOCCUPIED ACCESSORY AREA PER 2015 IBC SECTION 1002.1 DEFINITIONS FOR 'NET FLOOR AREA'.

BUILDING OCCUPANT LOAD WORKSHEET NOTES:

1. N/A

EGRESS WIDTH WORKSHEET

ROOM OR SPACE			CALCULATED OCCUPANT LOAD		STAIR			OTHER EGRESS COMPONENTS			NOTES
NUMBER	NAME	OCCUPANCY	BY AREA (IBC 1004.1.1)	MAX BY AGGREGATE WIDTH	WIDTH FACTOR	REQUIRED WIDTH	PROVIDED WIDTH	WIDTH FACTOR	REQUIRED WIDTH	PROVIDED WIDTH	
GROUND FLOOR											
104	WOMENS	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
105	MENS	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
106	ATRIUM LOBBY	ASSEMBLY - UNCONCENTRATED	118	223	0.2	24"	0"	0.15	17.7"	33.5"	-
106A	RECEPTION	BUSINESS AREAS	0	223	0.2	0"	0"	0.15	0"	33.5"	-
107	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
108	JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
109A	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	26	223	0.2	5"	0"	0.15	3.9"	33.5"	-
109B	MULTI-PURPOSE	ASSEMBLY - UNCONCENTRATED	42	223	0.2	8"	0"	0.15	6.3"	33.5"	-
110	LOUNGE	ASSEMBLY - UNCONCENTRATED	36	223	0.2	7"	0"	0.15	5.4"	33.5"	-
111	CORRIDOR	NON OCCUPIED SPACE	60	223	0.2	12"	0"	0.15	9"	33.5"	-
111A	ENTRY	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
112	KITCHEN	KITCHENS - COMMERCIAL	4	223	0.2	1"	0"	0.15	0.6"	33.5"	-
113	CORRIDOR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
114	MECHANICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	3	223	0.2	1"	0"	0.15	0.45"	33.5"	-
115	CORRIDOR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
116	MACHINE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
117	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
118	MAIL	BUSINESS AREAS	11	223	0.2	2"	0"	0.15	1.65"	33.5"	-
119	KITCHENETTE	BUSINESS AREAS	2	223	0.2	0"	0"	0.15	0.3"	33.5"	-
120	WOMEN	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
121	MEN	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
122	CORRIDOR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
123	COATS	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
124	TELECOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
126	OPEN OFFICE	BUSINESS AREAS	9	223	0.2	2"	0"	0.15	1.35"	33.5"	-
127	STORAGE	BUSINESS AREAS	2	223	0.2	0"	0"	0.15	0.3"	33.5"	-
128	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
128A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
128B	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
132	GROSS MOTOR SKILLS ROOM	EXERCISE ROOMS	34	893	0.2	7"	0"	0.15	5.1"	134"	-
134	CORRIDOR	NON OCCUPIED SPACE	17	447	0.2	3"	0"	0.15	2.55"	67"	-
137	UNIVERSAL LOCKER	LOCKER ROOMS	6	447	0.2	1"	0"	0.15	0.9"	67"	-
137A	TLT/SHWR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
137B	TLT/SHWR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
137C	TLT/SHWR	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
137D	ELEC ROOM	NON OCCUPIED SPACE	0	223	0.2	0"	0"	0.15	0"	33.5"	-
138	CORRIDOR	NON OCCUPIED SPACE	32	223	0.2	6"	0"	0.15	4.8"	33.5"	-
139	SPECIALTY WELLNESS	EXERCISE ROOMS	13	447	0.2	3"	0"	0.15	1.95"	67"	-
140	VESTIBULE	NON OCCUPIED SPACE	60	223	0.2	12"	0"	0.15	9"	33.5"	-
145	VIRTUAL STREAMING/ SMALL GROUP STUDIO	EXERCISE ROOMS	30	223	0.2	6"	0"	0.15	4.5"	33.5"	-
147	WELLNESS	EXERCISE ROOMS	90	447	0.2	18"	0"	0.15	13.5"	67"	-
147A	O/PT	BUSINESS AREAS	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
149	MP STUDIO	EXERCISE ROOMS	31	447	0.2	6"	0"	0.15	4.65"	67"	-
149A	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
153	OFFICE	BUSINESS AREAS	1	223	0.2	0"	0"	0.15	0.15"	33.5"	-
E1	ELEVATOR	NON OCCUPIED SPACE	0	223	0.2	0"	164"	0.15	0"	33.5"	-
S1	STAIR 1	NON OCCUPIED SPACE	70	223	0.2	14"	164"	0.15	10.5"	33.5"	-
S2	STAIR 2	NON OCCUPIED SPACE	0	223	0.2	0"	164"	0.15	0"	33.5"	-
S3	STAIR 3	NON OCCUPIED SPACE	0	223	0.2	0"	164"	0.15	0"	33.5"	-
			707			141"	656"		106.05"	1,909.5"	
FIRST FLOOR											
204	ELECTRICAL	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	1	223	0.2	0"	164"	0.15	0.15"	33.5"	-

EXTERIOR ELEVATIONS SYMBOLS LEGEND

A101 SECTION REFERENCE

A101 DETAIL REFERENCE

AL01 WINDOW TYPE

EXTERIOR ELEVATIONS GENERAL NOTES

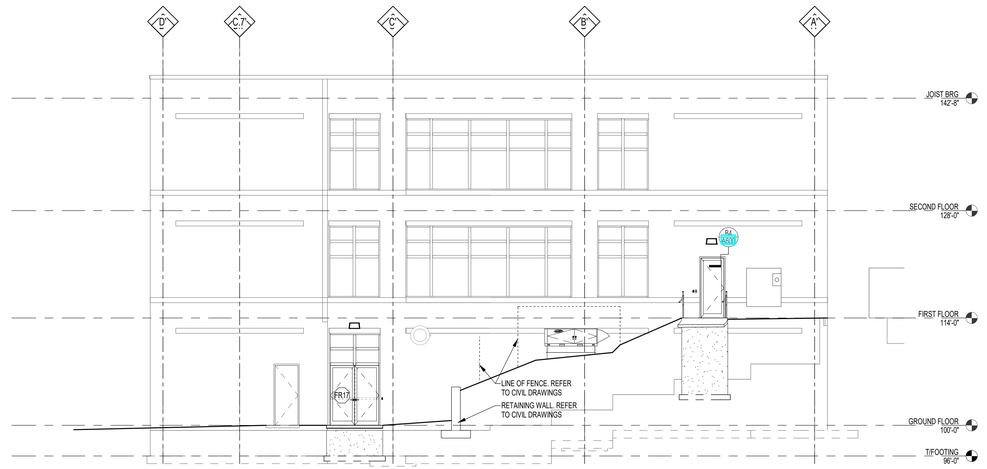
A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

B. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS

C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.



B2 **WEST ELEVATION**
1/8" = 1'-0"



D4 **NORTH ELEVATION**
1/8" = 1'-0"

209 south water street, milwaukee, wisconsin 53204 t 414 319 8700
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 249 9
1970 main street, suite 309, sarasota, florida 34236 t 941 444 88
311 canyon wren dr, buda, tx 78610 t 737 525 09

PLUNKETT RAYSICH ARCHITECTS, LLP

GWCHF
WATERTOWN COLLECTIVE, LLC.
600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:

EXTERIOR ELEVATIONS

CONSTRUCTION SET

DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: A400

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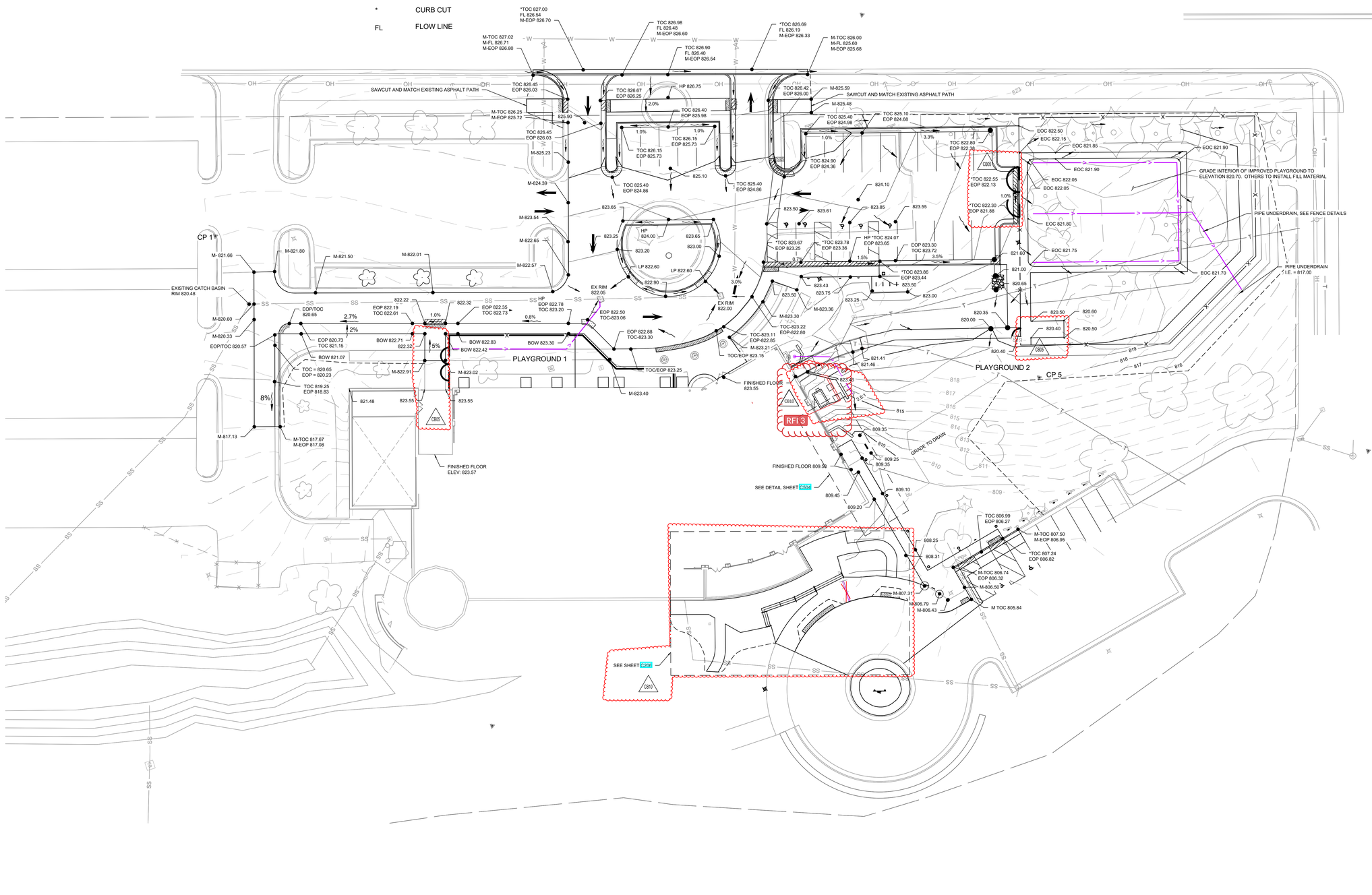
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BENCHMARK TABLE				
NAME	NORTHING	EASTING	DESCRIPTION	ELEVATION
BM1	623862.7350	874446.1820	BURY TAG BOLT	827.1400
CP1	623697.5040	874445.0090	CUT X	823.5400
CP3	624195.6260	874716.1900	CUT X	807.4700
CP5	624055.2800	874633.2920	SPIKE	818.0900

LEGEND

- ADA CURB/CURB CUT
- REJECT CURB
- M- TOC 827.02 / M- EOP 826.86 — MATCH EXISTING TOC ELEV. MATCH EOP ELEV.
- M-XXX.XX — MATCH EXISTING ELEVATION
- XXX.XX — EOP SPOT ELEVATION
- BOW XXX.XX — BACK OF WALK ELEVATION
- XXX.XX — REFERENCE ELEVATION
- EOP/EOC — EDGE OF PAVEMENT/CONCRETE
- TOC — TOP OF CURB
- DIRECTION OF FLOW
- HP — HIGH POINT
- LP — LOW POINT
- * — CURB CUT
- FL — FLOW LINE

0 20 40



209 south water street, milwaukee, wisconsin 53204 t 414 339 3670
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 249 9
1970 main street, suite 309, sarasota, florida 34236 t 941 444 68
311 canyon rivers dr, buda, tx 78610 t 737 525 09

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GWCHF
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600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:
CB10 02-15-23

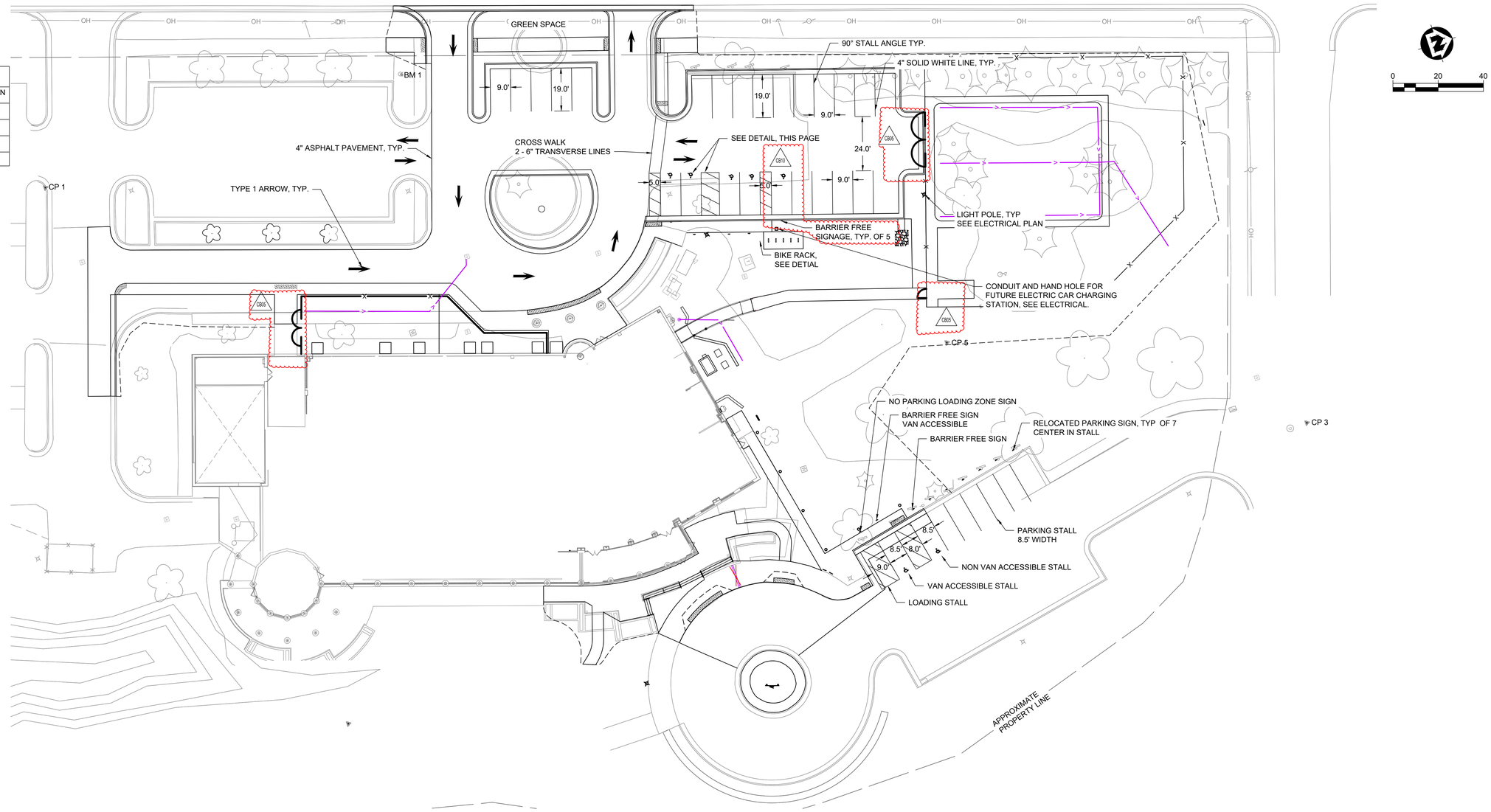
SITE GRADING PLAN

CB10
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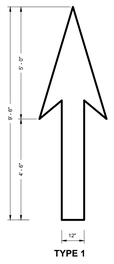
BENCHMARK TABLE				
NAME	NORTHING	EASTING	DESCRIPTION	ELEVATION
BM1	623862.7350	874446.1820	BURY TAG BOLT	827.1400
CP1	623697.5040	874445.0090	CUT X	823.5400
CP3	624195.6260	874716.1900	CUT X	807.4700
CP5	624055.2800	874633.2920	SPIKE	818.0900



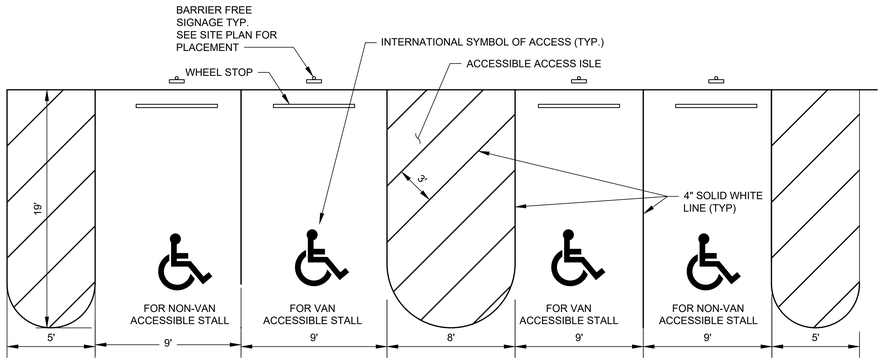


R7-6D
18"X24"

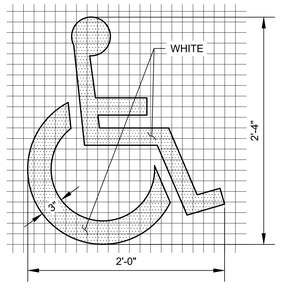
NO PARKING LOADING ZONE SIGN
NO SCALE



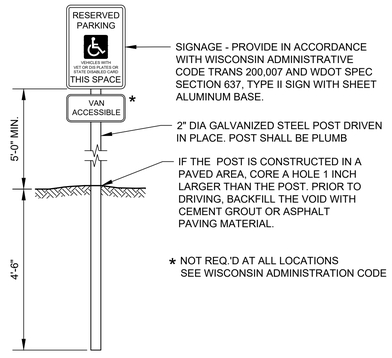
TYPE 1 ARROW
NO SCALE



ACCESSIBLE PARKING STALL
NO SCALE



INTERNATIONAL SYMBOL OF ACCESS
NO SCALE



BARRIER FREE SIGNAGE
NO SCALE

GENERAL NOTES:

1. DETAILS OF INSTALLATION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
2. A DETAILED DRAWING OF THE DISABLED PARKING SYMBOL IS ILLUSTRATED IN THE "STANDARD HIGHWAY SIGNS MANUAL" BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. WDOT SPEC. MEANS THE STATE OF WISCONSIN STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AS AMENDED BY THE MOST CURRENT INTERIM SUPPLEMENTAL SPECIFICATION.
4. PROVIDE DISABLED PARKING STALLS AT LOCATIONS SHOWN ON THE DRAWINGS. STALL AND ACCESS ISLE DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL UNLESS INDICATED OTHERWISE ON THE DRAWING.
5. PROVIDE A DISABLED SYMBOL AND BARRIER FREE SIGNAGE FOR EACH STALL SHOWN ON THE DRAWING.
6. PROVIDE WHEEL STOPS WHEN SHOWN ON THE DRAWINGS.
7. THE MAXIMUM SURFACE SLOPE, ACROSS STALLS OR ACCESSIBLE ROUTES, IN ANY DIRECTION, SHALL BE 2%.

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311 canyon ventura, buda, tx 78610 t 737 525 0

GWCHF
WATERTOWN COLLECTIVE, LLC
600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:	
CB05	11-04-22
CB10	02-15-23

PAVEMENT MARKING AND SIGNING PLAN

CB10
DATE: 02-15-23
JOB NO: 220040-01
SHEET NO: C203

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Section 3, Item F.

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DESIGNED	02/15/23
DRAWN	

SOUTH PARKING LOT ADDITION PLAN

DATE	02-15-23
JOB NO	220040-01
SHEET NO	C205

42

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0 20 40

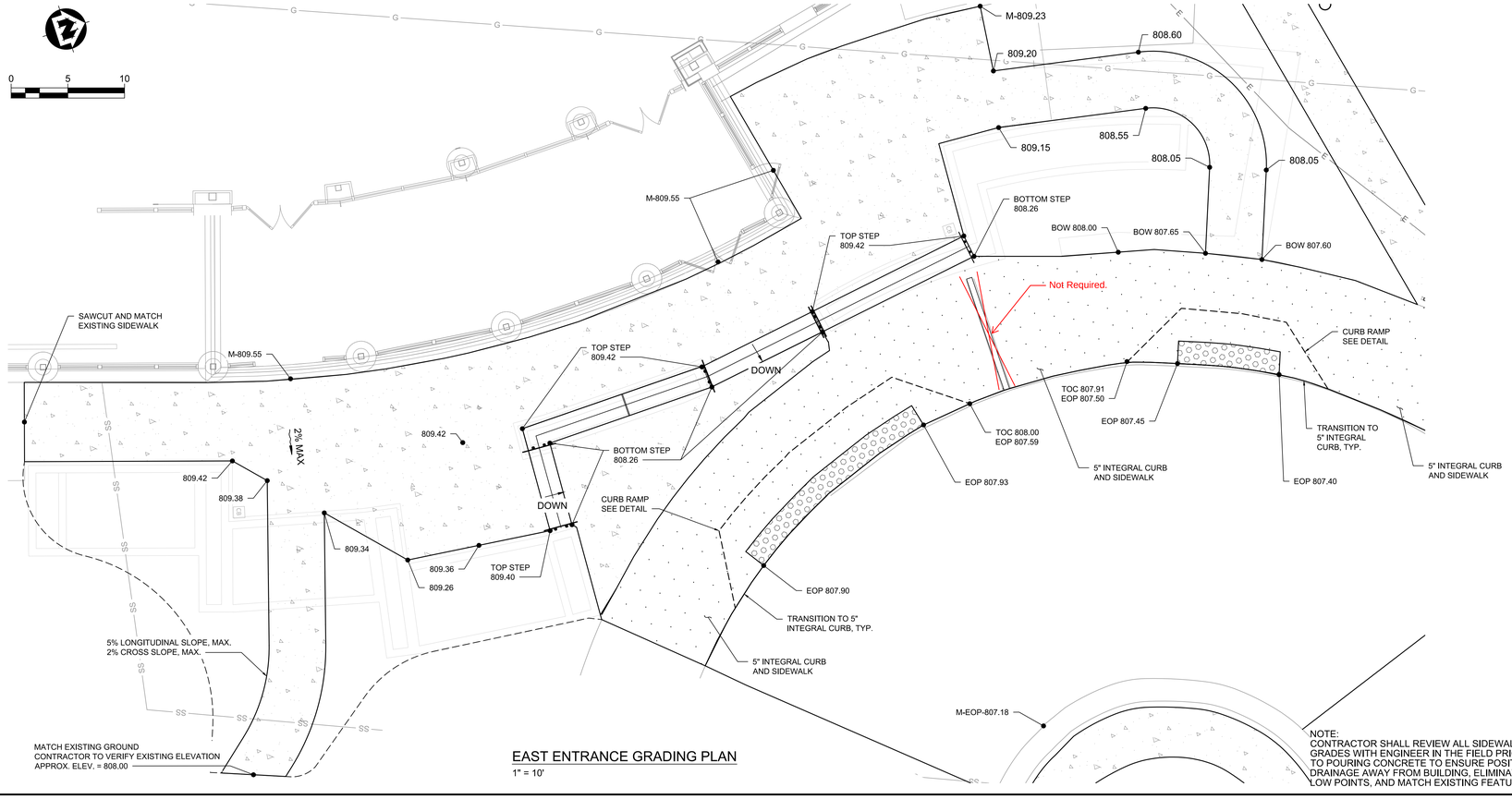
EXISTING BUILDING

APPROXIMATE PROPERTY LINE

MUA & Condensers Swap Locations.

4" SOLID WHITE LINE, TYP.
3.5-INCHES ASPHALTIC PAVEMENT (2 LIFTS)
SLOPE PARKING STALLS AT 2% (MINIMUM) TOWARD EXISTING EDGE OF ASPHALT
ADD 16 PARKING STALLS, 18' LONG BY 9' WIDE, TYP.
RESHAPE EXISTING GRAVEL AND GRADED BASE MATERIAL AS REQUIRED. APPROXIMATELY 20 TONS.
APPROXIMATE SLOPE INTERCEPT. MATCH EXISTING GRADE AT A 6:1 SLOPE OFF PARKING STALLS. RESTORE WITH TOPSOIL, SEED, AND FERTILIZER.
EXISTING ASPHALT PARKING LOT AND DRIVEWAY
18.0'
144.0'
4.0'
2% MIN.
2%

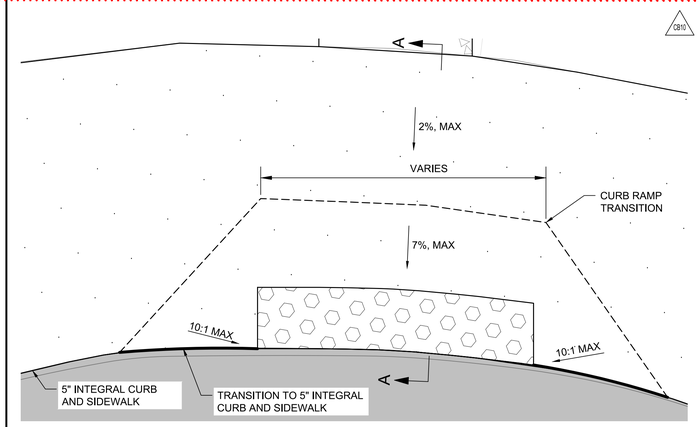
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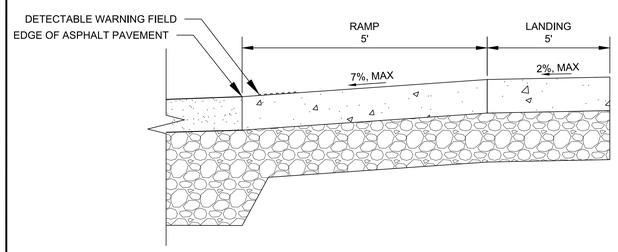
EAST ENTRANCE GRADING PLAN

1" = 10'

NOTE:
CONTRACTOR SHALL REVIEW ALL SIDEWALK GRADES WITH ENGINEER IN THE FIELD PRIOR TO POURING CONCRETE TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING, ELIMINATING LOW POINTS, AND MATCH EXISTING FEATURES.



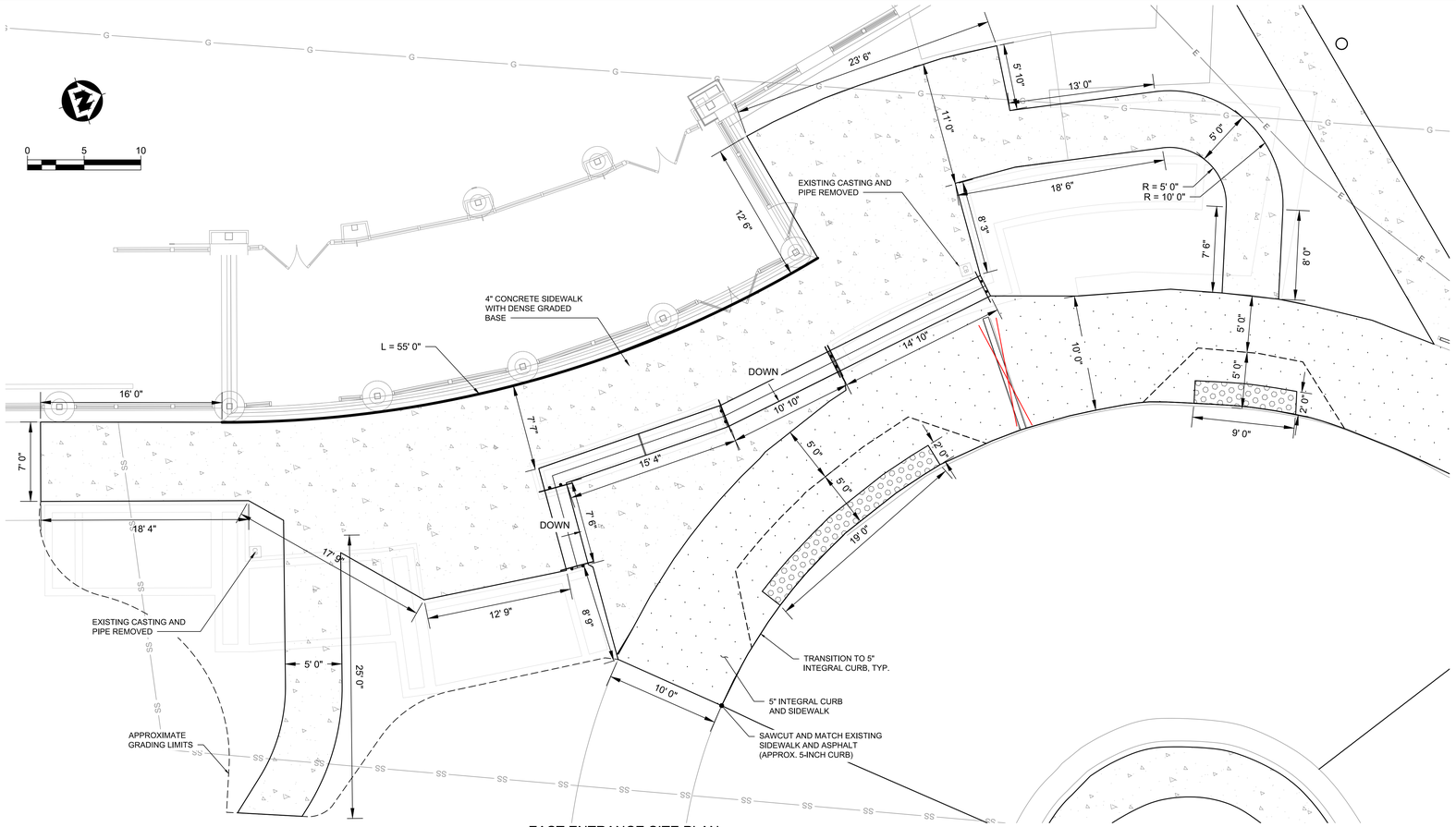
PLAN



SECTION A-A

CURB RAMP TYPICAL DETAIL

1" = 2'



EAST ENTRANCE SITE PLAN

1" = 10'

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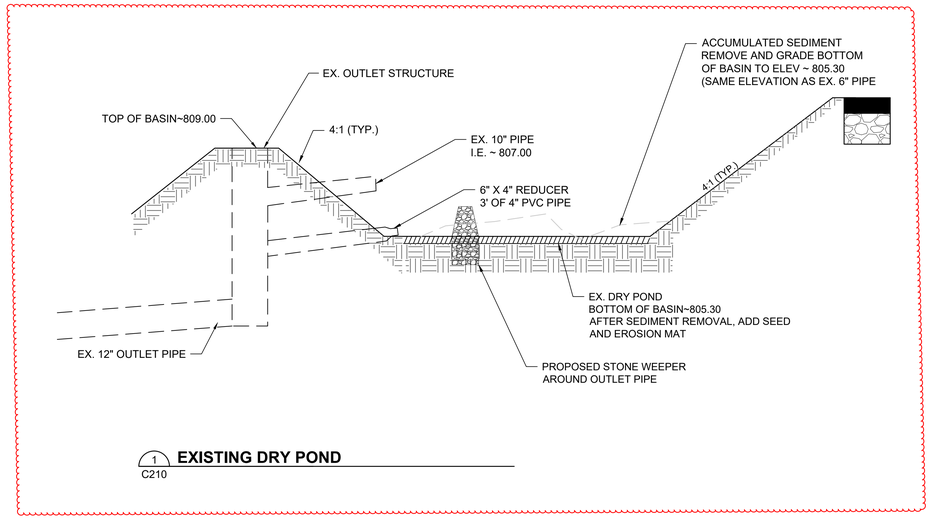
REVISIONS:
CB10 02-15-23

EAST ENTRANCE SITE & GRADING PLAN

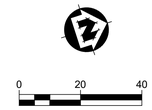
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DATE: 02-15-23
JOB NO: 220040-01
SHEET NO: C206

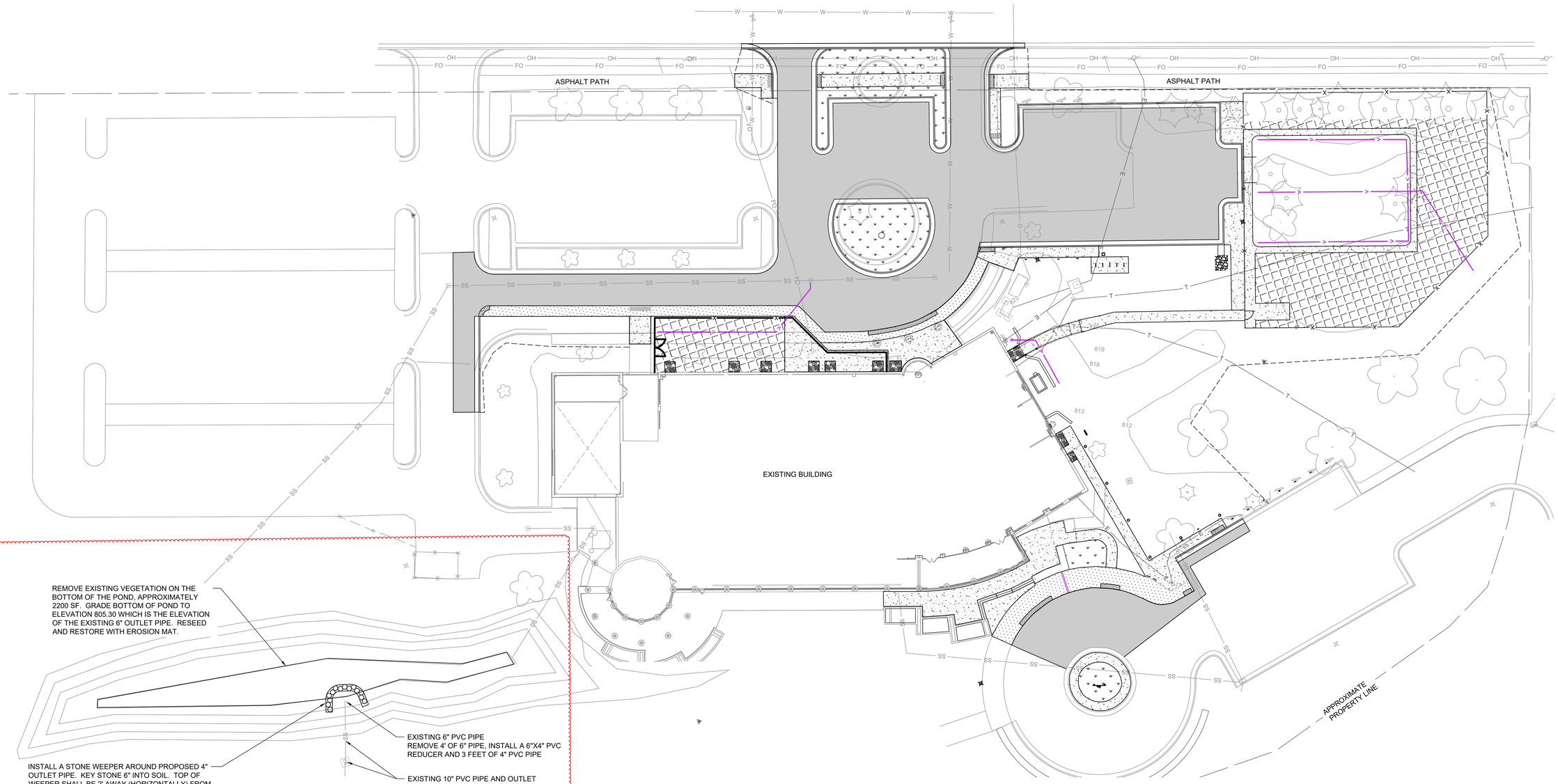
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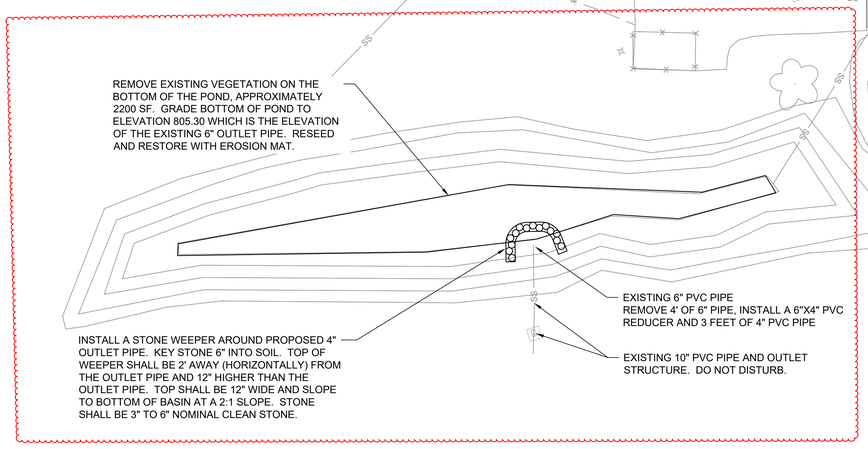
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1 C210 **EXISTING DRY POND**







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600 HOFFMANN DRIVE, WATERTOWN, WI 53094

REVISIONS:

PROPOSED STORM WATER PLAN

C801
DATE: 10-03-22
JOB NO: 220040-01
SHEET NO:

C210

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ELECTRICAL SYMBOLS AND ABBREVIATIONS

THIS IS A COMPREHENSIVE SYMBOL AND ABBREVIATION LIST.
NOT ALL SYMBOLS ARE APPLICABLE TO THESE DRAWINGS.

WIRING DEVICES

- S — SINGLE POLE SWITCH, 3=3 WAY, 4=4 WAY, P=PILOT R=RELAY, K=KEYED, I=ILLUMINATED, D=DIMMER M=MOTION SENSOR SWITCH, T=TOUCH BOLT
- SINGLE RECEPTACLE C=CEILING MOUNTED
- DUPLEX RECEPTACLE C=CEILING MOUNTED
- DUPLEX RECEPTACLE MOUNTED AT 42" TO CENTER
- POWER RECEPTACLE 240V 30=30AMP 60=60AMP R = 50A RANGE OUTLET D = 30A DRYER OUTLET
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
- DUPLEX RECEPTACLE WITH TOP HALF SWITCHED
- IG — ISOLATED GROUND RECEPTACLE
- SP — SURGE PROTECTED RECEPTACLE
- UPS SYSTEM RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE (RECEPTACLES MOUNTED SIDE BY SIDE)
- BLANK OUTLET FOR FUTURE DEVICES 4" BOX, SINGLE GANG RING, BLANKPLATE, 1"C. STUBBED INTO ACCESSIBLE CEILING
- BLANK OUTLET MTD @ 42" FOR FUTURE DEVICES 4" BOX, SINGLE GANG RING, BLANKPLATE, 1"C. STUBBED INTO ACCESSIBLE CEILING
- PLUG STRIP
- DUPLEX RECEPTACLE IN FLOOR, FLUSH MTD A,B,C = TYPE PER SPECIFICATION.
- EQUIPMENT CONNECTION
- SPECIAL OUTLET
- 2 GANG FLUSH FLOOR BOX DOUBLE OUTLET, POWER AND LOW TENSION, SEE SPECIFICATIONS.
- J — J-BOX

LIGHTING

- POLE MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FLUSH OR SURFACE
- WALL MOUNTED, FLUSH OR SURFACE
- LIGHT FIXTURE
- EMERGENCY LIGHT
- RECESSED EMERGENCY LIGHT
- ARL — AREA OF RESCUE ILLUMINATED SIGN
- EXIT LIGHT - ONE FACE
- EXIT LIGHT - ONE FACE WITH EMERGENCY HEADS
- EXIT LIGHT - TWO FACE
- REMOTE EMERGENCY LIGHT
- DUAL TECHNOLOGY OCCUPANCY SENSOR LIGHTING
- U — ULTRASONIC OCCUPANCY SENSOR LIGHTING
- L — LONG THROW OCCUPANCY SENSOR LIGHTING
- HB — HIGH BAY OCCUPANCY SENSOR LIGHTING
- W — WALL MOUNTED MOTION LIGHTING CONTROL
- PC — PHOTOCELL
- C — LIGHTING CONTACTOR

FIRE ALARM

- WALL MOUNTED AUDIO/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- WALL MOUNTED VOICE/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- S — WALL MOUNTED VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- B — WALL MOUNTED BELL
- R — REDUCED db ROOM SOUNDER AUDIO/VISUAL NOTIFICATION APPLIANCE
- F — FIRE ALARM INDICATOR FOR SMOKE DETECTORS
- F — MANUAL PULL STATION
- F — FIRE ALARM STATION WITH LIFT COVER
- WALL MOUNTED FIRE ALARM SPEAKER
- CEILING MOUNTED FIRE ALARM SPEAKER
- S — CEILING MOUNTED VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- CEILING MOUNTED AUDIO/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- CEILING MOUNTED VOICE/VISUAL NOTIFICATION APPLIANCE, X = CD LEVEL
- FACP — FIRE ALARM CONTROL PANEL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- H — HEAT DETECTOR
- S — SMOKE DETECTOR
- DS — DUCT SMOKE DETECTOR
- ES — ELEVATOR SMOKE DETECTOR
- MH — MAGNETIC DOOR HOLDER
- EH — ELECTRIC DOOR HOLDER
- SO — SMOKE DOOR OPERATOR/DETECTOR
- CN — CARBON MONOXIDE DETECTOR
- CM — ADDRESSABLE CONTROL MODULE
- FS — SPRINKLER FLOW SWITCH
- TS — SPRINKLER TAMPER SWITCH
- ADDRESSABLE MONITOR MODULE

SECURITY

- M — SECURITY SYSTEM MOTION DETECTOR
- DC — DOOR CONTACT SWITCH
- K — KEY PAD
- ES — ELECTRIC STRIKE
- CR — CARD READER
- I — DOOR INTERCOM
- DB — DOOR BELL
- ML — MAGNETIC DOOR LOCK

EQUIPMENT

- NEW SURFACE MOUNTED PANEL. SEE PLANS.
- NEW FLUSH MOUNTED PANEL. SEE PLANS.
- EXISTING SURFACE MOUNTED PANEL. SEE PLANS.
- EXISTING FLUSH MOUNTED PANEL. SEE PLANS.
- XXX — TYPE; XXXX — EQUIPMENT LOCATION; DESIGNATION

MOTOR CONTROL

- HEAVY DUTY DISCONNECT F=FUSIBLE PROOF FURNISHED BY E.C.
- NON-COMBINATION STARTER
- COMBINATION STARTER
- MS — MANUAL STARTER
- X — MOTOR OUTLET TERMINAL, ON ROOF MOUNTED UNITS PROVIDE WEATHER PROOF DISCONNECTS. X = HORSE POWER OR MOTOR NUMBER IF SCHEDULE IS PROVIDED.

MISCELLANEOUS

- COND. STUB THROUGH WALL BUSHED EACH END
- CABLE TRAY. INSTALL PER DETAIL
- H — ELECTRIC HAND/HAIR DRYER
- T — WALL MOUNTED THERMOSTAT
- X — REFERS TO NOTE NUMBER
- XXX-XX — REFERS TO DETAIL NUMBER
- XXX — REFERS TO DETAIL; XXXX — SHEET NO. WHERE DETAIL IS LOCATED
- C — DOOR CHIME
- B — BELL WG=WIRE GUARD
- CIRCUIT HOMERUN TO 20A/1P BREAKER UNLESS SHOWN OTHERWISE ON DRAWINGS.
- INDICATES CONNECTED TO SAME CIRCUIT BUT CONTROLLED SEPARATELY

COMMUNICATION

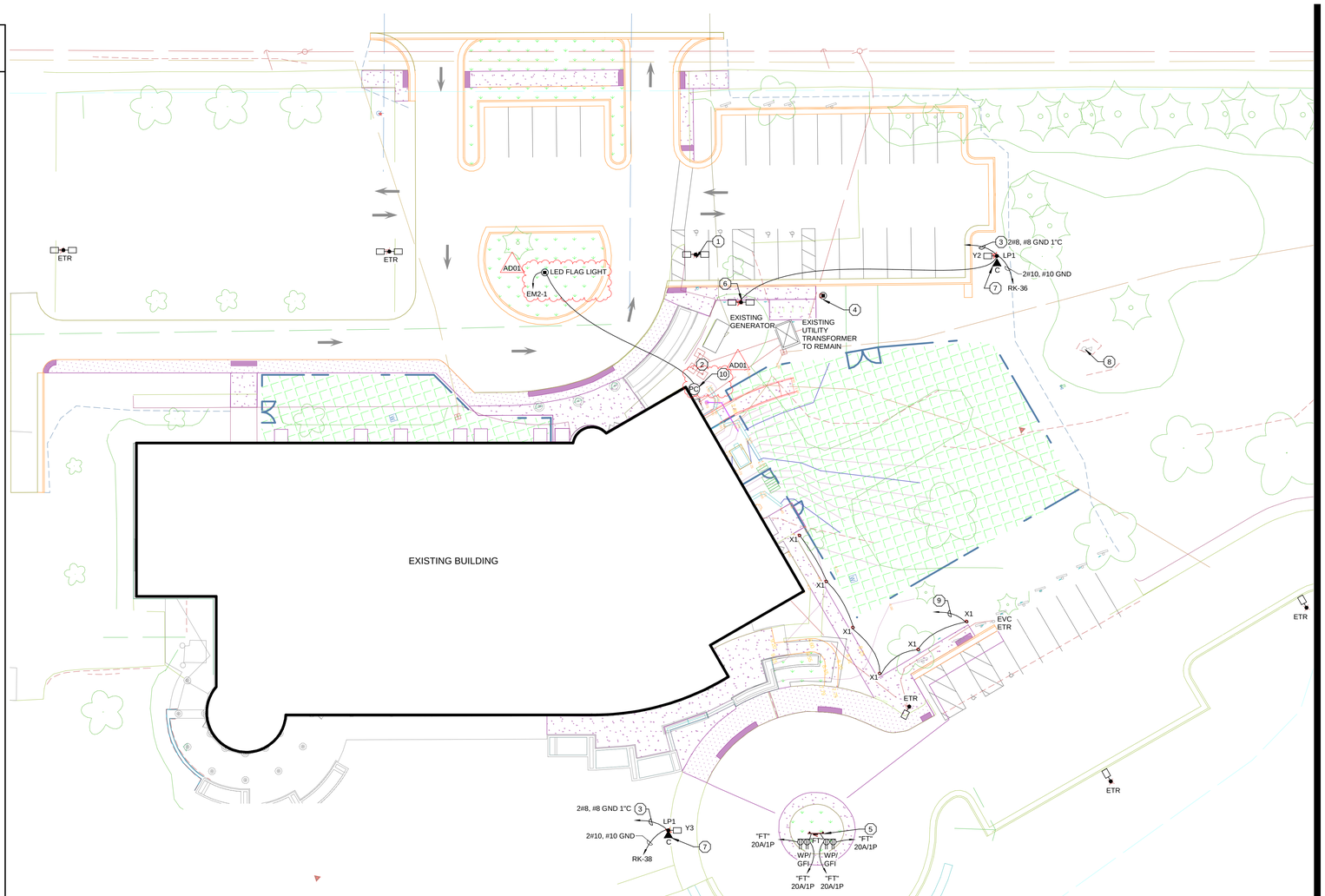
- X X — DATA (SHADED) AND VOICE (UNSHADED) OUTLET. SEE DETAILS. X INDICATES NUMBER OF DROPS FOR PHONE AND DATA. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING. NO "X" INDICATES SINGLE DROP.
- X — TELEPHONE OUTLET ONLY. SEE DETAIL. X INDICATES NUMBER OF PHONE DROPS PER OUTLET. NO X INDICATES 1 DROP. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING.
- W — WALL TELEPHONE MOUNTED AT 42" AFF. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING.
- X — DATA OUTLET. SEE DETAIL. X INDICATES NUMBER OF DROPS PER OUTLET. NO X INDICATES 1 DROP. PROVIDE 4" SQUARE DEEP BOX, 1-GANG RING, 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING.
- WAP — WIRELESS ACCESS POINT DATA OUTLET MOUNTED IN FACE OF CEILING.
- TV — TELEVISION OUTLET. SEE DETAIL.
- A — AUXILIARY/INPUT SOUND JACK
- M — MICROPHONE OUTLET
- W — FLUSH WALL MOUNTED SPEAKER BOX
- W — SURFACE WALL MOUNTED SPEAKER BOX
- CEILING X — FLUSH CEILING MOUNTED SPEAKER, V = BUILT IN VOLUME CONTROL
- C — SURFACE CEILING MOUNTED SPEAKER BOX
- COMBINATION CLOCK SPEAKER BAFFLE SEE INSTALLATION DETAIL
- MC — ADMINISTRATION STATION SEE SOUND SYSTEM RISER
- C — WALL MOUNTED PUSH TO CALL BUTTON
- WP H — HORN SPEAKER WP=WEATHER PROOF FLUSH MOUNT AT
- GYM SPEAKER CLUSTER SEE GYM RISER DIAGRAM
- V — VOLUME CONTROL
- ARS — AREA OF RESCUE STATION
- ARM — AREA OF RESCUE MASTER
- ARA — AREA OF RESCUE ASSISTANCE SIGN
- WALL CLOCK WG = WIRE GUARD
- DOUBLE FACED WALL CLOCK WG = WIRE GUARD
- SINGLE PUSH BUTTON
- MULTI PUSH BUTTON STATION
- D — HDMI OUTLET
- V — VGA OUTLET
- A — AUDIO OUTLET
- B — BLUE STROBE LIGHT

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AHU	AIR HANDLING UNIT
C	CONDUIT
CCU	COOLING CONDENSER UNIT
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
CON	CONTACTOR
CP	CONTROL PANEL
CUH	CABINET UNIT HEATER
DIS	DISCONNECT
DM	DEMARC
DS	DOOR SWITCH
EBB	ELECTRICAL BASE BOARD
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
ELEV	ELEVATION
EM	EMERGENCY
EQ	EQUIPMENT
EOL	END OF LINE RESISTOR
ETR	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WALL HEATER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FC	VARIABLE SPEED FAN CONTROL SWITCH
GUH	GAS UNIT HEATER
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GSP	GYM SWITCH PANEL
HF	HEAT FAN
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
INC	INCANDESCENT
JB	JUNCTION BOX
LC	LIGHTING CONTROL
MAU	MAKEUP AIR UNIT
MB	MOTORIZED BACKBOARD
MC	MECHANICAL CONTRACTOR
MDF	MAIN DISTRIBUTION FRAME
MOD	MOTOR OPERATED DAMPER
MTD	MOUNTED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OHD	OVERHEAD DOOR
OC	ON CENTER
PC	PHOTOCELL
PDB	PUNCH DOWN BLOCK
PNL	PANELBOARD
PS	POWER SUPPLY
RCP	RELAY CONTROL PANEL
REF	REFRIGERATOR
RTU	ROOF TOP UNIT
SAP	SECURITY ANNUNCIATOR PANEL
SCP	SECURITY CONTROL PANEL
SJB	SOUND SYSTEM JUNCTION BOX
SPD	SURGE PROTECTED DEVICE
SS	STAINLESS STEEL
SV	SOLENOID VALVE
TC	TELECOMMUNICATION CLOSET
TCP	TEMPERATURE CONTROL PANEL
TGB	TELECOMMUNICATION GROUND BAR MASTER
TJB	TERMINAL JUNCTION BOX
TRN	TRANSFORMER
TRS	TRANSFER SWITCH
TTB	TELEPHONE TERMINAL BOARD
UC	UNDERCOUNTER
UH	UNIT HEATER
VFD	VARIABLE FREQUENCY DRIVE
W	WELDER
WE	WALL EXHAUST
WG	WIRE GUARD
WH	WATER HEATER
WP	WEATHER PROOF
XP	CLASS 1, DIV. 1 EQUIPMENT

OCCUPANCY SENSOR SCHEDULE

SYMBOL	DESCRIPTION	SENSORSWITCH
L	DUAL TECHNOLOGY OCCUPANCY SENSOR-CORRIDOR	CM-PDT-11
HB	PASSIVE INFRARED HIGH BAY OCCUPANCY SENSOR	CM-6
P	PASSIVE INFRARED OCCUPANCY SENSOR	CM-10
	DUAL TECHNOLOGY OCCUPANCY SENSOR	WV-PDT-16-R-KIT
	DUAL TECHNOLOGY OCCUPANCY SENSOR	CM-PDT-10-R
SM	PASSIVE INFRARED WALL SWITCH OCCUPANCY SENSOR	WSX-XX



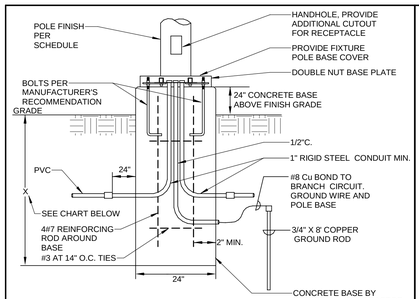
SITE PLAN - ELECTRICAL
1" = 20'-0"

GENERAL NOTES:

1. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
2. PROVIDE CONCRETE BASE FOR POLES PER DETAIL 1/E000
3. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
4. E.C. IS RESPONSIBLE FOR ALL WORK REQUIRED TO BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
5. ALL CONDUITS STUBBED OUT OF BUILDING SHALL BE DONE PER DETAIL 1/E500
6. E.C. TO INDICATE EXACT ROUTING OF ALL UNDERGROUND CONDUITS ON RECORD DRAWINGS.
7. (— — —) INDICATES APPROXIMATE UNDERGROUND ROUTING OF CONDUITS. PROVIDE RECORD DRAWINGS INDICATING EXACT ROUTING WITH DIMENSION LINES.
8. PROVIDE BOLLARDS FOR X1 PER DETAIL 2/E000

PLAN NOTES: (X)

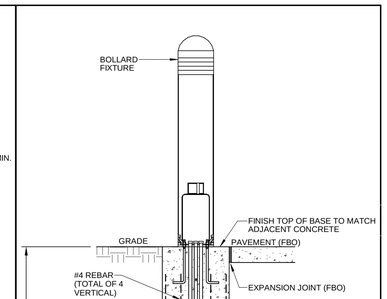
1. DISCONNECT AND RELOCATE EXISTING FIXTURE, POLE, AND CIRCUIT. REMOVE EXISTING CONCRETE BASE.
2. AD01 REMOVE EXISITNG UNUSED UTILITY TRANSFORMER.
3. CONNECT TO EXISTING EXTERIOR LG-1 277V LIGHT POLE CIRCUIT. RECONNECT TO MATCH EXISTING. CIRCUIT CONTROLLED BY EXISTING RELAY.
4. FUTURE ELECTRICAL VEHICLE CHARGER LOCATION. PROVIDE 1-1/2" CONDUIT STUB BACK TO PANEL "MDP". CAP CONDUIT FLUSH WITH FINISHED GRADE. PROVIDE PULL STRING. AD01
5. PROVIDE FREESTANDING EQUIPMENT MOUNTING RACK PER DETAIL 7/E500
6. EXISTING RELOCATED POLE AND FIXTURE. PROVIDE NEW CONCRETE BASE. EXTEND EXISTING CIRCUIT TO NEW POLE LOCATION. RECONNECT TO MATCH EXISTING.
7. FURNISH AND INSTALL 1" CONDUIT FOR (4) CAT6 UNDERGROUND RATED CABLES FOR SECURITY CAMERAS. COORDINATE INSTALLATION WITH SECURITY CAMERA VENDER. PROVIDE 120V CIRCUIT CAPPED INSIDE POLE FOR FUTURE USE.
8. DISCONNECT AND REMOVE EXISTING FLAG POLE LIGHT AND WIRE.
9. CONNECT TO EXISTING 277V STER LIGHTING CIRCUIT LG-2. CIRCUIT CONTROLLED BY EXISTING RELAY. AD01
10. PROVIDE INTERMATIC EK4236S PHOTOCELL MOUNTED TO WEATHERPROOF BOX. MOUNT APPROXIMATLY 10'-0" AFF. AIM PHOTOCELL NORTH.



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
17'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

1/E000 — 24" EXTERIOR CONCRETE BASE DETAIL
SCALE: NTS



BASE DETAIL-ALUMINUM SHAFT

2/E000 — BOLLARD MOUNTED FIXTURE BASE DETAIL
SCALE: NTS

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E000	SITE PLAN - ELECTRICAL
E100	GROUND FLOOR DEMOLITION - ELECTRICAL
E101	FIRST FLOOR DEMOLITION - ELECTRICAL
E102	SECOND FLOOR DEMOLITION - ELECTRICAL
E2001	GROUND FLOOR - LIGHTING
E2005	GROUND FLOOR - POWER
E2011	FIRST FLOOR - LIGHTING
E2015	FIRST FLOOR - POWER
E2021	SECOND FLOOR - LIGHTING
E2025	SECOND FLOOR - POWER
E203	ENLARGED KITCHEN PLAN
E300	FIRE ALARM PLANS
E303	KEYLESS ENTRY & CCTV PLANS
E400	ONE LINE & SCHEDULES
E500	DETAILS
E501	FIXTURE & MOTOR SCHEDULES

AD01

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REVISIONS:
AD01 09-06-22

SITE PLAN - ELECTRICAL

CONSTRUCTION SET
DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: E000

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Section 3, Item F.

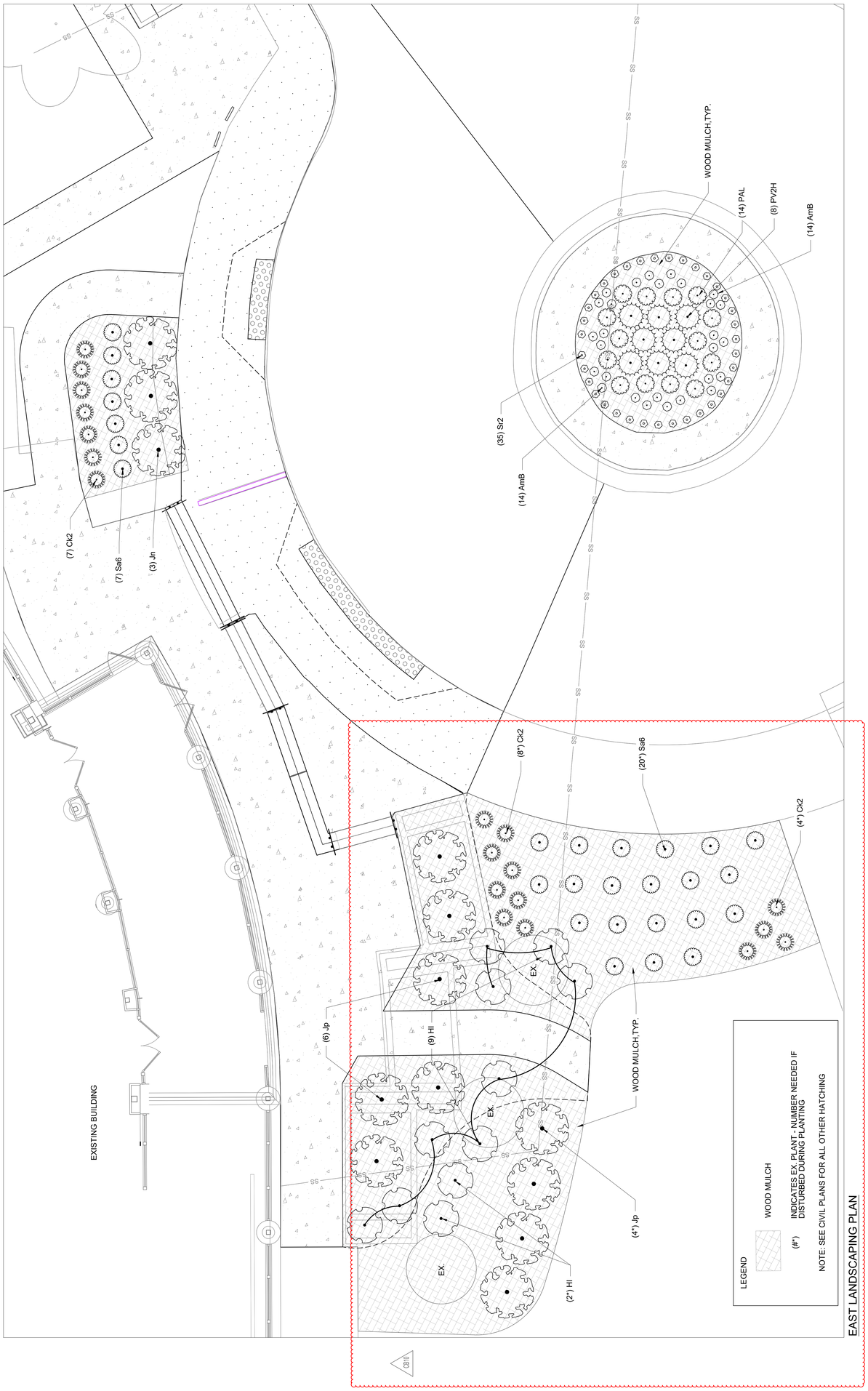
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REVISIONS	01•23
DESIGNED	

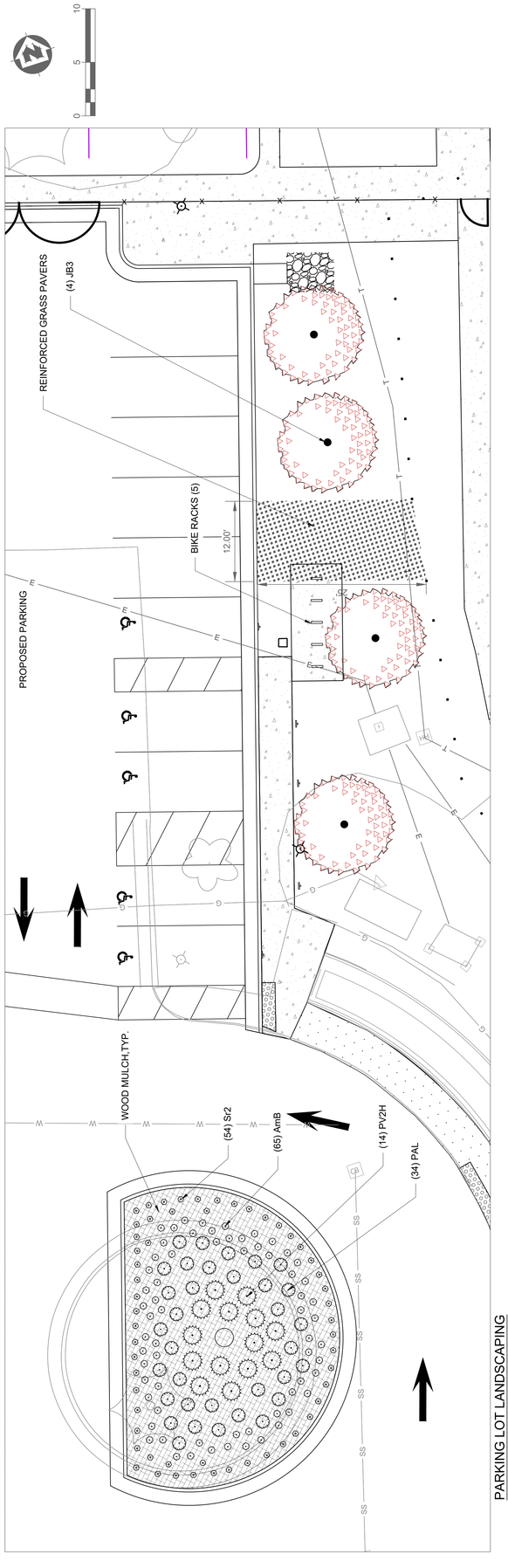
LANDSCAPING PLAN

DRAWN	DB
DATE	02-15-23
JOB NO	220040-01
SHEET NO	L101

46

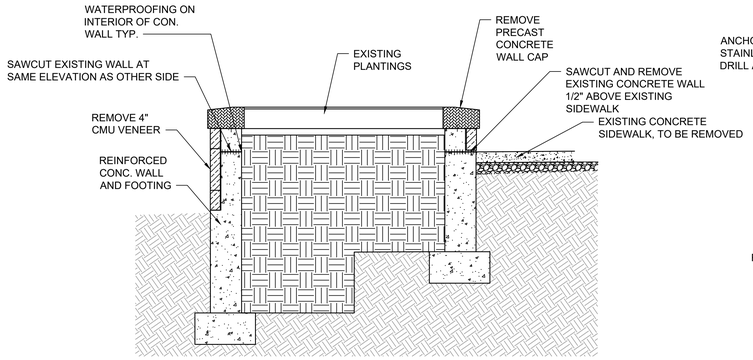


EAST LANDSCAPING PLAN



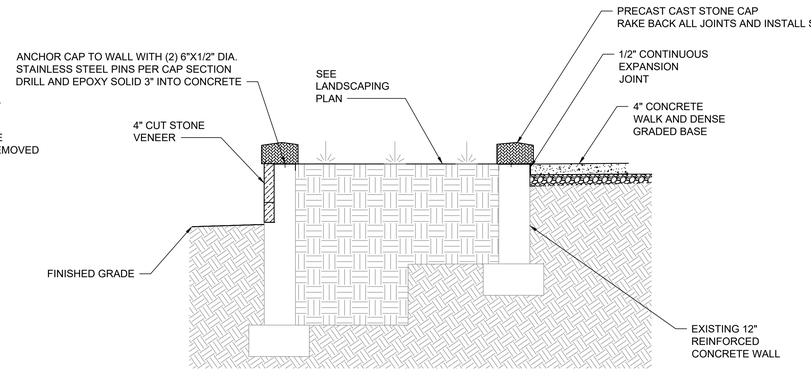
PARKING LOT LANDSCAPING

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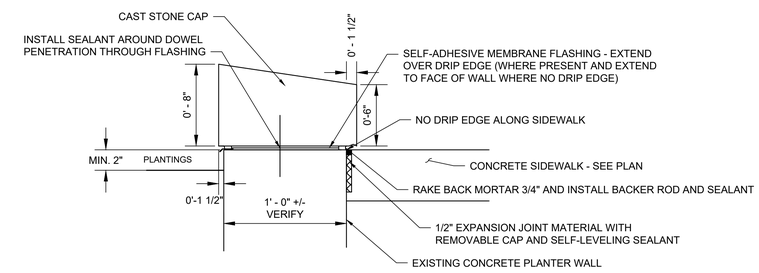
EXISTING AND REMOVAL DETAIL
LANDSCAPING PLANTER TYPE1

NO SCALE



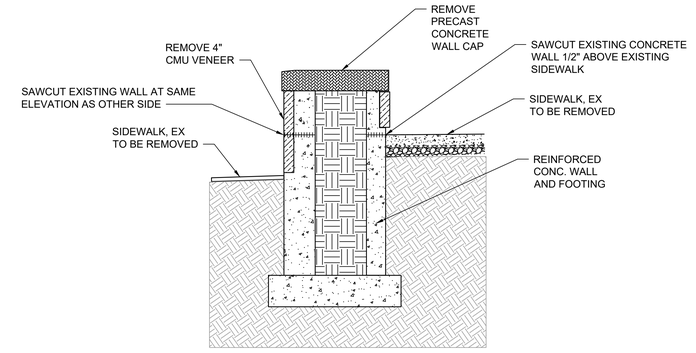
RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 1

NO SCALE



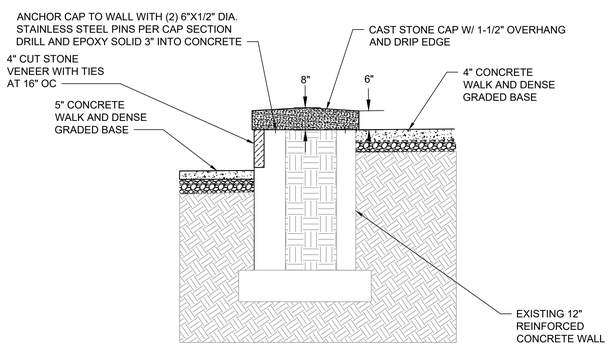
STONE WALL CAP DETAIL

NO SCALE



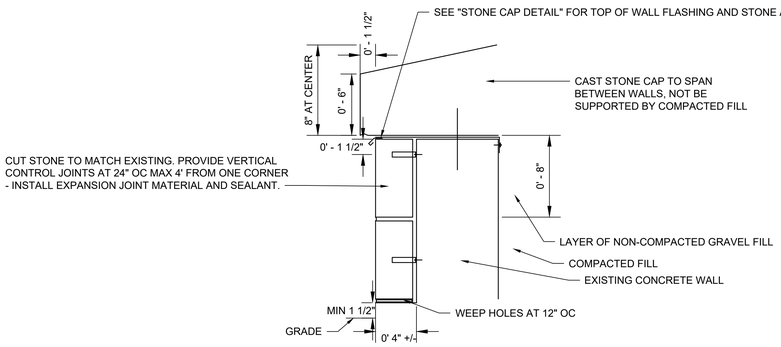
EXISTING AND REMOVAL DETAIL
LANDSCAPING PLANTER TYPE 2

NO SCALE



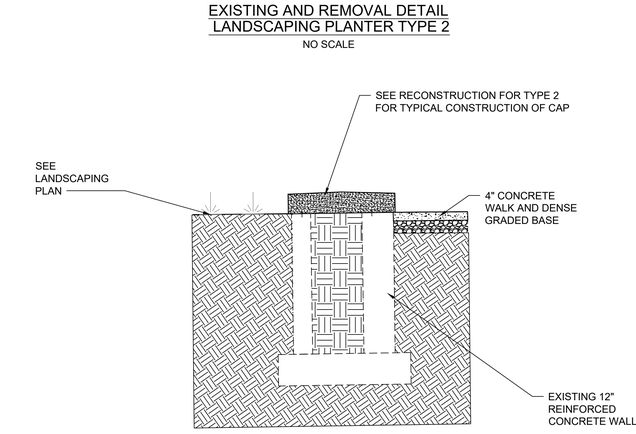
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NO SCALE



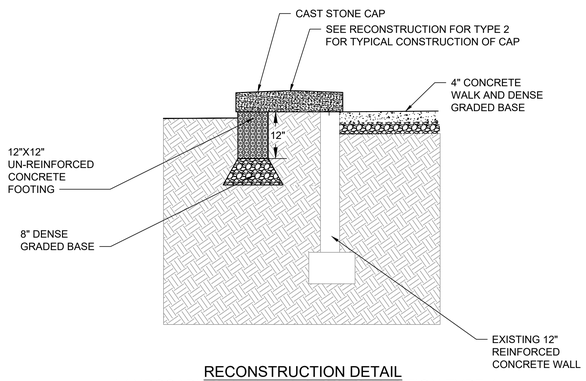
STONE CAP DETAIL AT STONE VENEER

NO SCALE



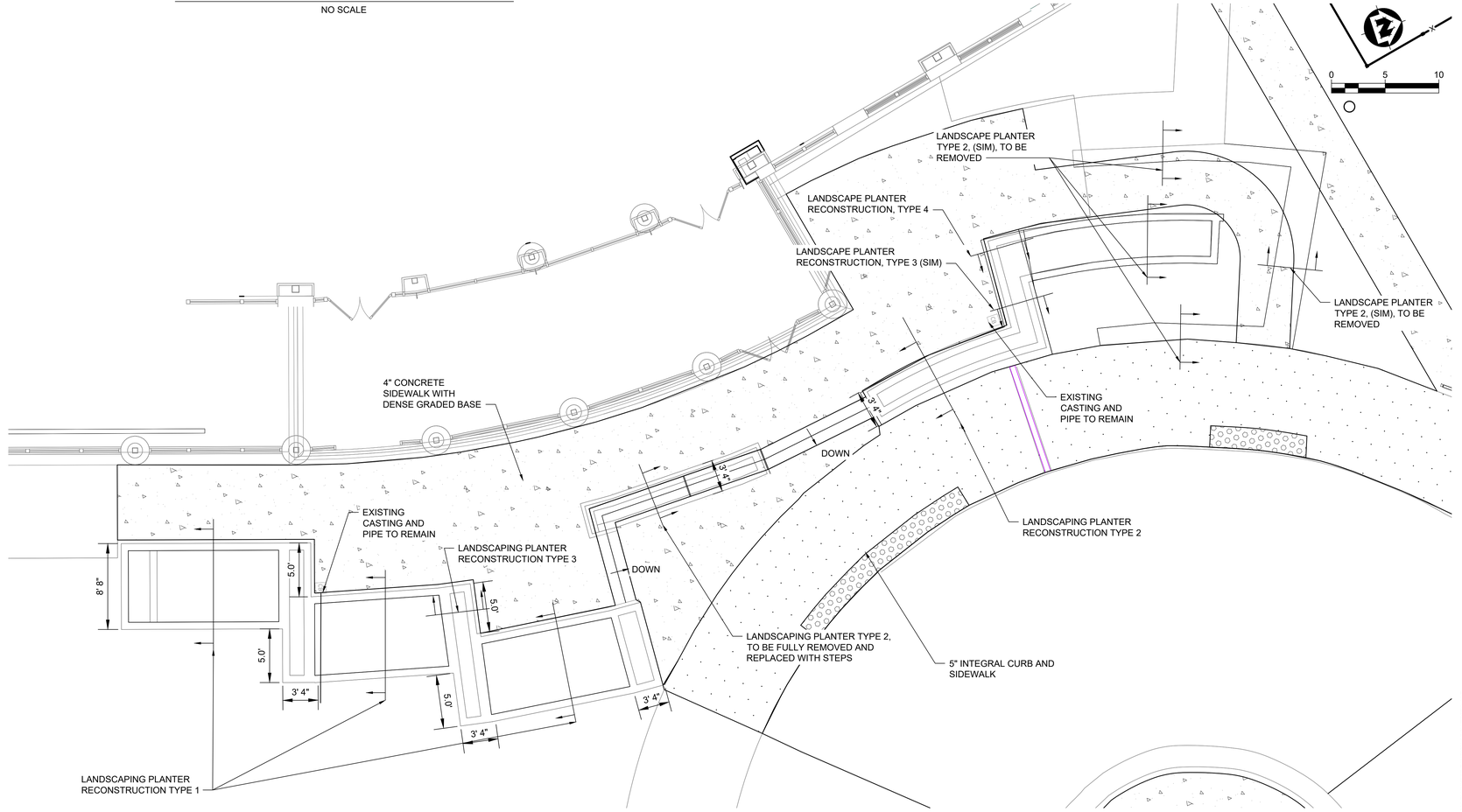
RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 3

NO SCALE



RECONSTRUCTION DETAIL
LANDSCAPING PLANTER RECONSTRUCTION TYPE 4

NO SCALE



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REVISIONS:

PLANTER DETAILS

CONSTRUCTION SET
DATE: 08-19-22
JOB NO: 220040-01
SHEET NO: L501

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SITE PREPARATION, LAYOUT AND PLANTING NOTES (NOTES APPLY TO SHEETS L102-103, C505)

A. TREES AND SHRUBS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.

B. EQUALLY SPACE PERENNIALS AS SPECIFIED PER NOTES LISTED ON DRAWINGS.

C. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.

D. ALL TREES SHALL RECEIVE A 5' DIAMETER MULCH RING. SEE DETAIL.

E. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF BIDDING. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.

F. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IT COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT.

G. ADJUSTMENT TO STAKE LOCATIONS DUE TO DISCREPANCIES BETWEEN COORDINATES AND DIMENSIONS IS INCIDENTAL TO THE CONTRACT. NO ADDITIONAL PAYMENTS WILL BE MADE FOR THIS WORK.

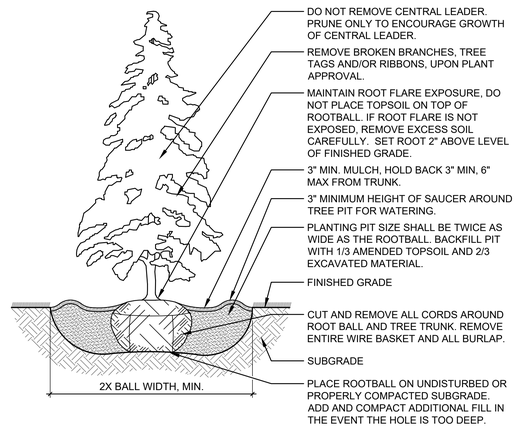
PLANT LIST

CB10

ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	NOTES
	TREES				TOTAL	
JB3	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	5' H	B&B	4	
	BOTANICAL NAME	**COMMON NAME**	**SIZE**	**ROOT**	**QUANTITY**	
	SHRUBS				TOTAL	
Jp	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	#5 Cont.	CONT.	9 (13*)	
	BOTANICAL NAME	**COMMON NAME**	**SIZE**	**ROOT**	**QUANTITY**	
	PERENNIALS/GRASSES				TOTAL	
AmB	Achillea millefolium 'Balvinviolet'	New Vintage Violet Yarrow	#1 Cont.	CONT.	93	
Ck2	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	CONT.	7 (19*)	
HI	Hydrangea paniculata 'Zwijnenburg'	Limelight Hydrangea	#5 Cont.	CONT.	9 (11*)	
(NA)	Hosta Inniswood	Inniswood Hosta	#3 Cont.	CONT.	12	See Sheet C505
PV2H	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 Cont.	CONT.	22	
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.	CONT.	48	
Sr2	Sedum 'Dragon's Blood'	Dragon's Blood Sedum	PINT	CONT.	90	
Sa6	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1 Cont.	CONT.	7 (27*)	

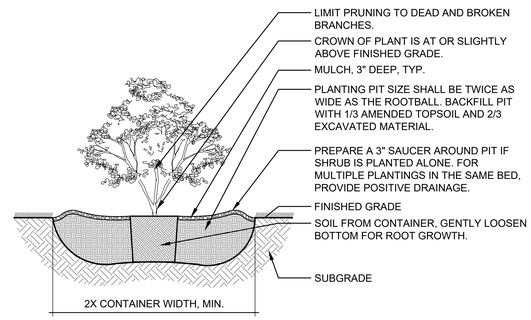
(#*) INDICATES TOTAL NUMBER IF EXISTING PLANTS ARE DISTURBED DURING PLANTING

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



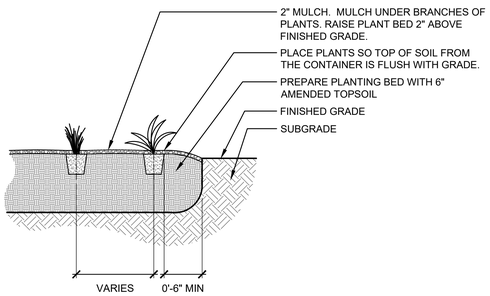
1 L502 CONIFER TREE PLANTING
NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



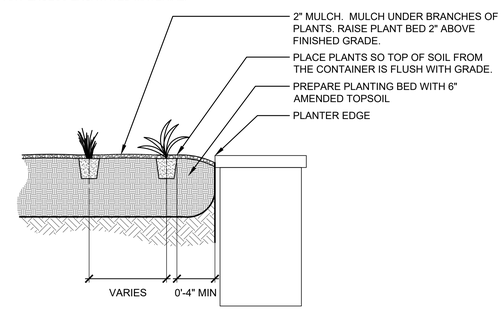
2 L502 SHRUB CONTAINER PLANTING
NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.



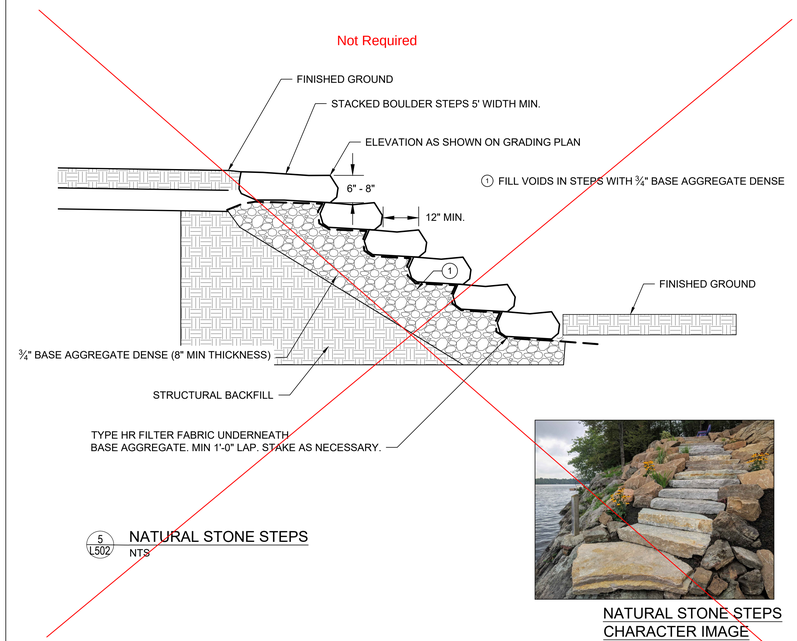
3 L502 **PERENNIAL PLANTING**
NTS

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.



4 L502 **PERENNIAL IN PLANTER PLANTING**
NTS

Not Required



5 L502 NATURAL STONE STEPS
NTS

NATURAL STONE STEPS
CHARACTER IMAGE
NOT TO SCALE

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REVISIONS:
CB10 02-15-23

LANDSCAPING DETAILS

CB10:
DATE: 02-15-23
JOB NO: 220040-01
SHEET NO:

L502 48

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CHICAGO AND NORTHWESTERN RAILROAD COMPANY

LEGEND

I.P.
STORM M.H.
STORM C.B. SQUARE
SANITARY M.H.
EXISTING HYDRANT
WATER VALVE
ELECTRIC M.H.
ELECTRIC METER BOX
GAS METER BOX
VENT EXISTING VENT
EXISTING WELL
CABLE TV PEDESTAL
UNDERGROUND GAS VALVE
LIGHT POLE WITH SIGNAL
POWER POLE
GUY WIRE

SIGN
EXISTING WITNESS MONUMENT
EXISTING RIGHT OF WAY POST
EXISTING WOOD FENCE POST
LIGHT POLE
SANITARY SEWER
STORM SEWER
WATER MAIN
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
OVERHEAD LINES
FENCE LINE
PROPOSED STOP SIGN
PROPOSED NO PARKING SIGN
PROPOSED HANDICAP PARKING SIGN

N
S
E
W

SCALE IN FEET
30' 0 30'

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Milwaukee, WI 53202
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Project
Bethesda Lutheran Homes & Services Phase II – Office Building

Sheet Title
UTILITY SYSTEM PLAN

Revisions

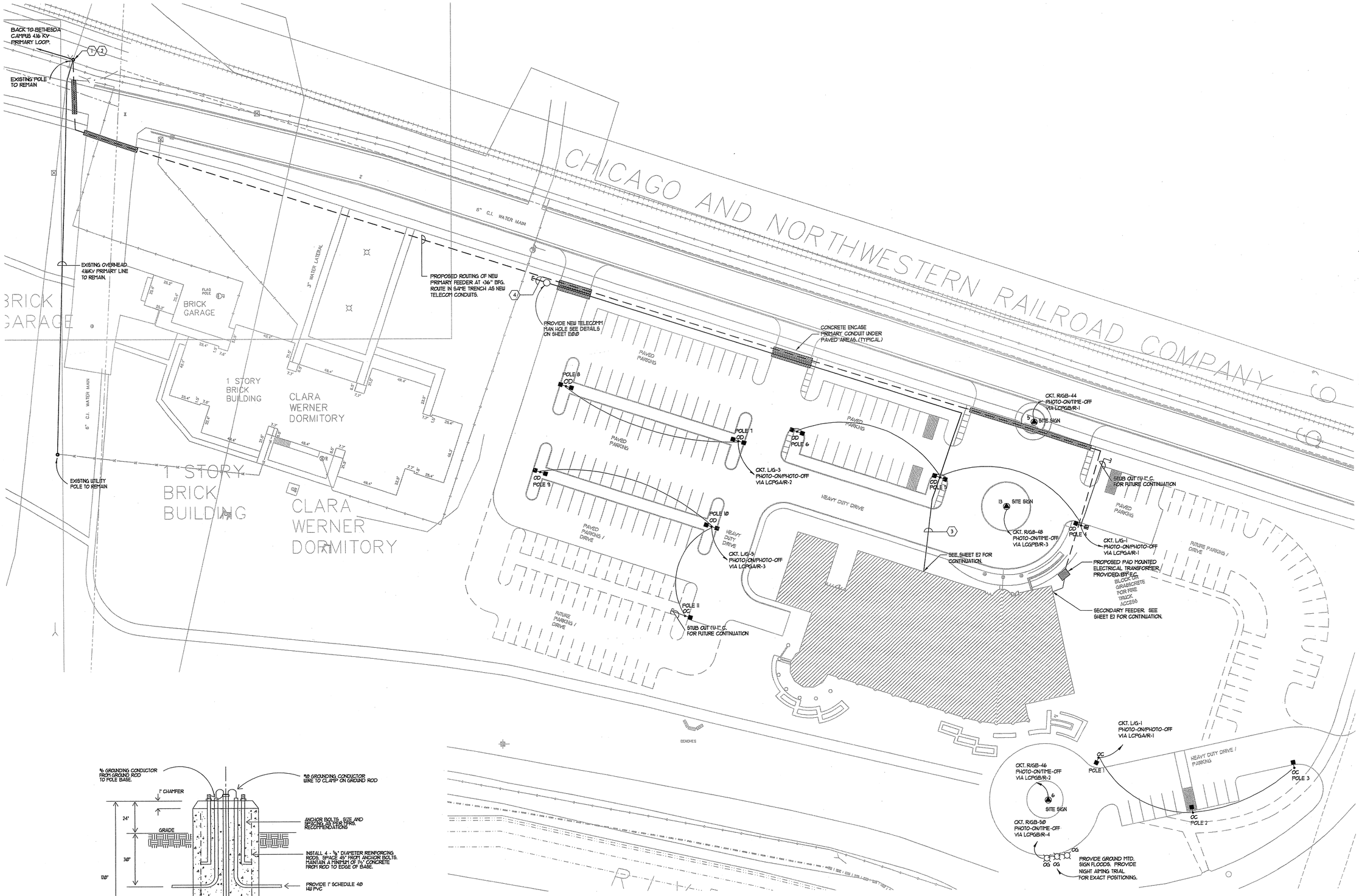
Item	Date	By

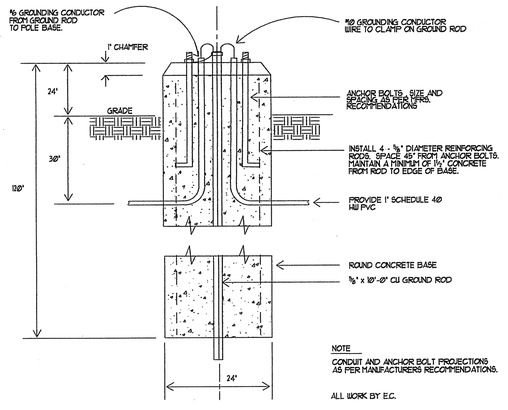
Project Architect	SR
Project Engineer	JRS
Drawn By	MLH/BR
Project No.	00187-01
Date	OCTOBER 12, 2001
Sheet No.	C 1.4

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1)(a) REQUIRES YOU, 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.





POLE BASE DETAIL
SCALE: NONE

GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITION PRIOR TO SUBMITTING BID.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL OTHER TRADES DOCUMENTS & COORDINATE LOCATION OF MOTOR, LIGHTS & DEVICES. PROVIDE ADDITIONAL EQUIPMENT EVEN IF NOT SHOWN ON THE ELECTRICAL DRAWINGS.
3. FAILURE TO PROVIDE FOR AND INCLUDE COST FOR THESE CONTINGENCIES IN THE ORIGINAL BID WILL NOT BE ACCEPTED AS AN EXCUSE FOR EXTRA PAYMENT.
4. ALL EXTERIOR LIGHTING BRANCH CKT. WIRING SHALL BE MIN #8 THHN-2 PLUS MIN #8 GREEN GROUND IN 1" SCHEDULE 40 HWPVC 30" BFG. BACK FILL FIRST 18" WITH TAMPED SAND (TAMPED EVERY 6") AND MARK WITH PLASTIC RED WARNING TAPE. BACK FILL REMAINDER WITH CLEAN GRANULAR FILL.
5. COORDINATE ALL REQUIRED DOWNTIME AND SERVICE OUTAGES WITH CONSTRUCTION MANAGER AND BLHS. ALL OUTAGES TO BE DONE AT A TIME TO BE DETERMINED BY BLHS.

ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

KEYED NOTES:

1. PROVIDE SPLICE OF EXISTING 4.16 KV OVERHEAD PRIMARY CONDUCTORS ON TOP OF POLE. USE 3M SERIES 5559 COLD SHRINK SPLICE KITS OR APPROVED EQUIVALENT. USE SIZE LARGE ENOUGH TO ACCOMMODATE WIRE SIZE OF EXISTING FEEDER.
2. ROUTE NEW PRIMARY FEEDER DOWN EXISTING POLE (OWNED BY BLHS) FOR NEW UNDERGROUND PRIMARY FEEDER TO OFFICE BUILDING. SEE RISER DIAGRAM ON SHEET E1 FOR MORE INFORMATION.
3. PROVIDE (3) 4" SCHEDULE 40 PVC SERVICE ENTRANCE CONDUITS. BEGINNING AT 24" BFG AT BUILDING FOUNDATION WALL AND PROVIDE 1/8" PITCH DOWN AWAY FROM BUILDING FOR EVERY FOOT OF RUN. PROVIDE ALL SWEEP ELBOWS AND INCLUDE 1/4" NYLON PULL CORD IN EACH RACEWAY. CAP BOTH ENDS, WATER/VAPOR SEAL. COORDINATE TIMING OF SEALING WITH TELECOMMUNICATIONS CONTRACTOR.
4. STUB OUT (3) 4" SCHEDULE 40 PVC CONDUITS 5'-0" FROM MANHOLE.

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Bethesda Lutheran Homes and Services, Inc.

Project
Bethesda Lutheran Homes and Services Phase II Office Building

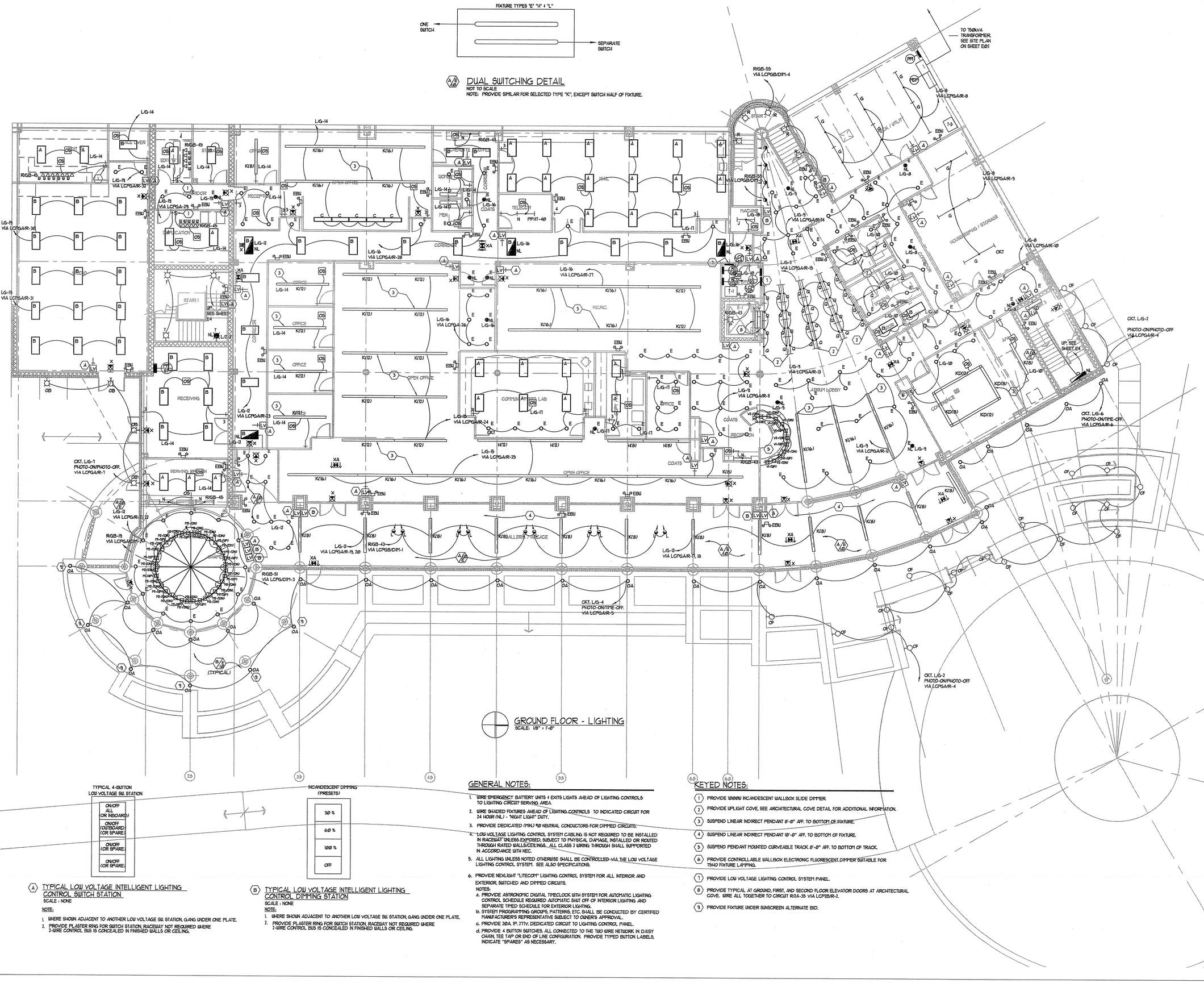
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1099 QUAIL COURT, SUITE 100 – PEWAUKEE, WI 53072
VOICE: (262) 691-1010 FAX: (262) 691-7334
WEB PAGE: www.czeng.com

Sheet Title
Electrical Site Plan

Revisions

Item	Date	By

Project Architect	SR
Drawn By	CZE
Project No.	1-00339-01
Date	10/12/01
Sheet No.	E0.1



GROUND FLOOR - LIGHTING

SCALE: 1/8" = 1'-0"

A TYPICAL LOW VOLTAGE INTELLIGENT LIGHTING CONTROL SWITCH STATION

SCALE : NONE

NOTE:

1. WHERE SHOWN ADJACENT TO ANOTHER LOW VOLTAGE SW. STATION, GANG UNDER ONE PLATE.
2. PROVIDE PLASTER RING FOR SWITCH STATION. RACEWAY NOT REQUIRED WHERE 2-WIRE CONTROL BUS IS CONCEALED IN FINISHED WALLS OR CEILING.

B TYPICAL LOW VOLTAGE INTELLIGENT LIGHTING CONTROL DIMMING STATION

SCALE : NONE

NOTE:

1. WHERE SHOWN ADJACENT TO ANOTHER LOW VOLTAGE SW. STATION, GANG UNDER ONE PLATE.
2. PROVIDE PLASTER RING FOR SWITCH STATION. RACEWAY NOT REQUIRED WHERE 2-WIRE CONTROL BUS IS CONCEALED IN FINISHED WALLS OR CEILING.

GENERAL NOTES:

1. WIRE EMERGENCY BATTERY UNITS 4 EXITS LIGHTS AHEAD OF LIGHTING CONTROLS TO LIGHTING CIRCUIT SERVING AREA.
2. WIRE SHADED FIXTURES AHEAD OF LIGHTING CONTROLS TO INDICATED CIRCUIT FOR 24 HOUR (NL) - NIGHT LIGHT DUTY.
3. PROVIDE DEDICATED (1)#12 #0 NEUTRAL CONDUCTORS FOR DIMMED CIRCUITS.
4. LOW VOLTAGE LIGHTING CONTROL SYSTEM CABLING IS NOT REQUIRED TO BE INSTALLED IN RACEWAY UNLESS EXPOSED, SUBJECT TO PHYSICAL DAMAGE, INSTALLED OR ROUTED THROUGH RATED WALLS/CEILINGS. ALL CLASS 2 WIRING THROUGH SHALL SUPPORTED IN ACCORDANCE WITH NEC.
5. ALL LIGHTING UNLESS NOTED OTHERWISE SHALL BE CONTROLLED VIA THE LOW VOLTAGE LIGHTING CONTROL SYSTEM. SEE ALSO SPECIFICATIONS.
6. PROVIDE NEXLIGHT "LITECOM" LIGHTING CONTROL SYSTEM FOR ALL INTERIOR AND EXTERIOR, SWITCHED AND DIMMED CIRCUITS.
   NOTES:
   a. PROVIDE ASTRONOMIC DIGITAL TIMECLOCK WITH SYSTEM FOR AUTOMATIC LIGHTING CONTROL SCHEDULE REQUIRED AUTOMATIC SHUT OFF OF INTERIOR LIGHTING AND SEPARATE TIMED SCHEDULE FOR EXTERIOR LIGHTING.
   b. SYSTEM PROGRAMMING GROUPS, PATTERNS, ETC. SHALL BE CONDUCTED BY CERTIFIED MANUFACTURER'S REPRESENTATIVE SUBJECT TO OWNER'S APPROVAL.
   c. PROVIDE 20A, 1Ø, 277V, DEDICATED CIRCUIT TO LIGHTING CONTROL PANEL.
   d. PROVIDE 4 BUTTON SWITCHES, ALL CONNECTED TO THE TWO WIRE NETWORK IN DAISY CHAIN, TEE TAP OR END OF LINE CONFIGURATION. PROVIDE TYPED BUTTON LABELS, INDICATE "SPARES" AS NECESSARY.

KEYED NOTES:

1. PROVIDE 1000W INCANDESCENT WALLBOX SLIDE DIMMER.
2. PROVIDE UPLIGHT COVE. SEE ARCHITECTURAL COVE DETAIL FOR ADDITIONAL INFORMATION.
3. SUSPEND LINEAR INDIRECT PENDANT 8'-0" AFF. TO BOTTOM OF FIXTURE.
4. SUSPEND LINEAR INDIRECT PENDANT 10'-0" AFF. TO BOTTOM OF FIXTURE.
5. SUSPEND PENDANT MOUNTED CURVEABLE TRACK 8'-0" AFF. TO BOTTOM OF TRACK.
6. PROVIDE CONTROLLABLE WALLBOX ELECTRONIC FLUORESCENT DIMMER SUITABLE FOR T5HO FIXTURE LAMPING.
7. PROVIDE LOW VOLTAGE LIGHTING CONTROL SYSTEM PANEL.
8. PROVIDE TYPICAL AT GROUND, FIRST, AND SECOND FLOOR ELEVATOR DOORS AT ARCHITECTURAL COVE. WIRE ALL TOGETHER TO CIRCUIT R7A-35 VIA LCP7B/R-2.
9. PROVIDE FIXTURE UNDER SUNSCREEN ALTERNATE BID.

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Bethesda LUTHERAN COMMUNITIES AND SERVICES, INC.

Project

Bethesda Lutheran Homes and Services Phase II Office Building

C01061
CZARNECKI ENGINEERING INCORPORATED
1099 QUAIL COURT, SUITE 100 ~ PEWAUKEE, WI 53072
VOICE: (262) 691-1010 FAX: (262) 691-7334
WEB PAGE: www.czeng.com

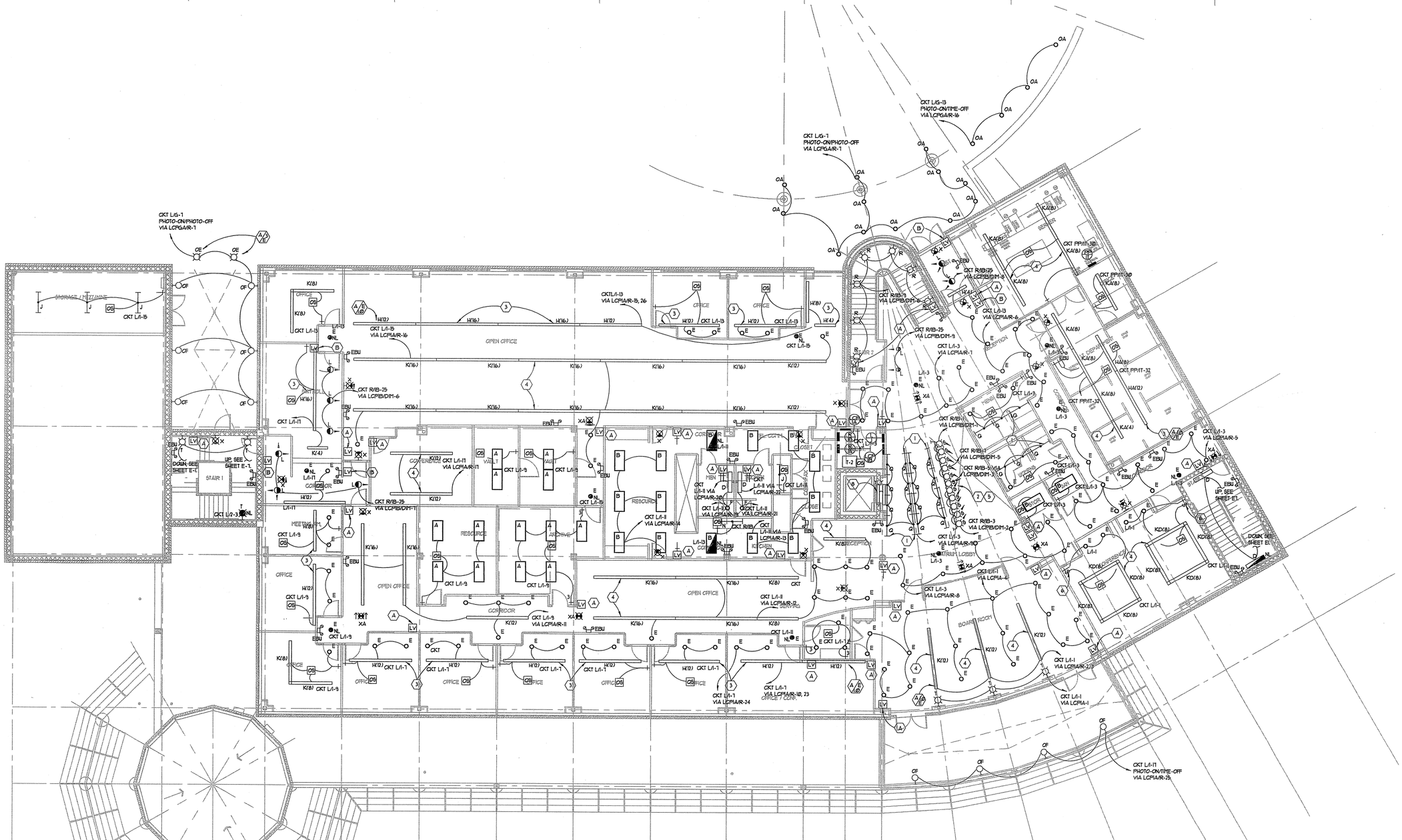
Sheet Title

Ground Floor Lighting Plan

Revisions

Item	Date	By

Project Architect	SR
Drawn By	CZE
Project No.	1-00339-01
Date	10/12/01
Sheet No.	E1



FIRST FLOOR - LIGHTING

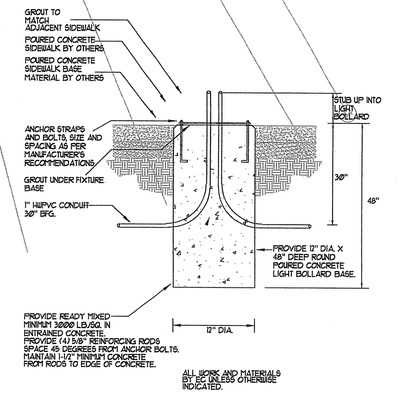
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. WIRE EMERGENCY BATTERY UNITS 4 EXITS LIGHTS AHEAD OF LIGHTING CONTROLS TO LIGHTING CIRCUIT SERVING AREA.
2. WIRE SHADED FIXTURES AHEAD OF LIGHTING CONTROLS TO INDICATED CIRCUIT FOR 24 HOUR (NL) - "NIGHT LIGHT" DUTY.
3. PROVIDE DEDICATED (MIN) #0 NEUTRAL CONDUCTORS FOR DIMMED CIRCUITS.
4. LOW VOLTAGE LIGHTING CONTROL SYSTEM CABLING IS NOT REQUIRED TO BE INSTALLED IN RACEWAY UNLESS EXPOSED, SUBJECT TO PHYSICAL DAMAGE, INSTALLED OR ROUTED THROUGH RATED WALLS/CEILINGS.
5. ALL LIGHTING UNLESS NOTED OTHERWISE SHALL BE CONTROLLED VIA THE LOW VOLTAGE LIGHTING CONTROL SYSTEM. SEE ALSO SPECIFICATIONS.
6. PROVIDE NEXLIGHT "LITECOM" LIGHTING CONTROL SYSTEM FOR ALL INTERIOR AND EXTERIOR, SWITCHED AND DIMMED CIRCUITS.
   NOTES:
   a. PROVIDE ASTRONOMIC DIGITAL TIMECLOCK WITH SYSTEM FOR AUTOMATIC LIGHTING CONTROL SCHEDULE REQUIRED AUTOMATIC SHUT OFF OF INTERIOR LIGHTING AND SEPARATE TIMED SCHEDULE FOR EXTERIOR LIGHTING.
   b. SYSTEM PROGRAMMING GROUPS, PATTERNS, ETC. SHALL BE CONDUCTED BY CERTIFIED MANUFACTURER'S REPRESENTATIVE SUBJECT TO OWNER'S APPROVAL.
   c. PROVIDE 20A, IP, 7TV, DEDICATED CIRCUIT TO LIGHTING CONTROL PANEL.
   d. PROVIDE 4 BUTTON SWITCHES, ALL CONNECTED TO THE TWO WIRE NETWORK IN DAISY CHAIN, TEE TAP OR END OF LINE CONFIGURATION. PROVIDE TYPED BUTTON LABELS, INDICATE "SPARES" AS NECESSARY.

KEYED NOTES:

1. FLUORESCENT INDIRECT COVE - SEE ARCHITECTURAL COVE DETAIL.
2. PIPE MOUNT WITH FIXTURE "S" C-CLAMP MOUNTING PROVISIONS. PROVIDE TWIST LOCK RECEPTACLES IN VERTICAL FACE ALONG PIPE FLUSH IN VERTICAL FACE OF OPENING BETWEEN FIRST AND SECOND FLOORS. WIRE TWIST LOCK RECEPTACLES TO INDICATED CIRCUIT/DIMMER MODULE OF LOW VOLTAGE LIGHTING CONTROL SYSTEM.
3. WALL MOUNT LINEAR INDIRECT LUMINAIRE ONE INCH ABOVE BOTTOM EDGE OF DROP SOFFIT EDGE TO BOTTOM OF FIXTURE. (TYPICAL)
4. SUSPEND LINEAR INDIRECT PENDANT 8'-0" AFF. TO BOTTOM OF FIXTURE.
5. HORIZONTAL MOUNTING PIPE PROVIDED BY G.C. EC SHALL PROVIDE C-CLAMP MOUNTED FIXTURE AND BLACK 20A/120V TWIST LOCK RECEPTACLE TO EACH TYPE "S" FIXTURE. WIRE CIRCUIT SERVING EQUIPMENT VIA DIMMER MODULES OF LOW VOLTAGE LIGHTING CONTROL PANEL.
6. PROVIDE CONTROLLABLE WALLBOX ELECTRONIC FLUORESCENT DIMMER SUITABLE FOR T5HO FIXTURE LAMPING.
7. ALL PENETRATION THROUGH 2 HOUR ROOMS SHALL BE SUITABLY RATED.
8. PROVIDE TYPICAL AT GROUND, FIRST, AND SECOND FLOOR ELEVATOR DOORS AT ARCHITECTURAL COVE. WIRE ALL TOGETHER TO CIRCUIT R/A-35 VIA LCP2B/R-2.



ALL WORK AND MATERIALS BY EC UNLESS OTHERWISE INDICATED.

A/E 3/E — BOLLARD BASE DETAIL - FIXTURE TYPE "OE"

SCALE: NONE

EPPSTEIN UHEN ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
414 271-5350 • FAX 414 271-7794
www.eppsteinuhen.com

Bethesda LUTHERAN COMMUNITIES AND SERVICES, INC.

Project

Bethesda Lutheran Homes and Services Phase II Office Building

C01061
CZARNECKI ENGINEERING INCORPORATED
1099 QUAIL COURT, SUITE 100 – PEWAUKEE, WI 53072
VOICE: (262) 691-1010 FAX: (262) 691-7334
WEB PAGE: www.czeng.com

Sheet Title

First Floor Lighting Plan

Revisions

Item	Date	By

Project Architect	SR
Drawn By	CZE
Project No.	1-00339-01
Date	10/12/01
Sheet No.	E4

WATERTOWN COLLECTIVE, LLC.
Milestone Schedule 2-1-2023
Maas Brothers Construction Co., Inc.

ID	Task Mode	Task Name	Duration	Start	Finish	Predec	Resource Names
1		**WATERTOWN COLLECTIVE, LLC. - PRELIMINARY MILESTONE SCHEDULE**					
2		**PRE-CONSTRUCTION**	**245 days?**	**11/1/21 8:00 AM**	**10/7/22 5:00 P**		
25		**CONSTRUCTION**	**185 days**	**9/19/22 8:00 AM**	**6/5/23 8:00 AM**		
26		Mobilization/Submittals/Procurement	100 days	9/19/22 8:00 AM	2/3/23 5:00 PM		All Trades
27		**Site Work & Exterior Building Envolope Repairs**	**175 days**	**9/26/22 8:00 AM**	**5/26/23 5:00 P**		
28		Site Erosion Control / Site Demolition	10 days	9/26/22 8:00 AM	10/7/22 5:00 PI		Koplin Excavating
29		Excavation, grading, gravel base at new parking, drives and playground areas	10 days	10/10/22 8:00 A	10/21/22 5:00	28	Koplin Excavating
30		Exterior Building Envelope - Cleaning, tuckpointing, window seals, exterior caulk	45 days	9/26/22 8:00 AM	11/25/22 5:00		Walsh & Jefferson
31		Reroofing & Sheet Metal Work	15 days	3/27/23 8:00 AM	4/14/23 5:00 PI		Maly Roofing
32		Landscaping Retaining Walls & Seeding	45 days	4/3/23 8:00 AM	6/2/23 5:00 PM		Tim Theder Landscaping
33		Site Concrete	15 days	4/17/23 8:00 AM	5/5/23 5:00 PM	34	Parisi Construction
34		Fencing Installation	10 days	5/8/23 8:00 AM	5/19/23 5:00 PI		
35		Asphalt Paving	10 days	5/15/23 8:00 AM	5/26/23 5:00 PI		Wolf Paving
36		Playground Equipment Installation	15 days	5/8/23 8:00 AM	5/26/23 5:00 PI	32	YMCA/Jefferson County Headstar
37		**3rd Floor**	**135 days**	**11/7/22 8:00 AM**	**5/12/23 5:00 P**		
38		Selective Demolition	20 days	11/14/22 8:00 A	12/9/22 5:00 PI	70	All Trades
39		Floor Infill & Stair Railing Modifications	40 days	1/16/23 8:00 AM	3/10/23 5:00 PI		Endres Mfg, Capital Steel Erector
40		Overhead MEP Rough-Ins	15 days	12/12/22 8:00 A	12/30/22 5:00	72	All Trades
41		Interior Partition Walls	12 days	1/3/23 8:00 AM	1/18/23 5:00 PI	40	Common Links Construction
42		In Wall MEP Rough-Ins	10 days	1/19/23 8:00 AM	2/1/23 5:00 PM		All Trades
43		Hollow Metal Door Frames At 312 Offices	3 days	2/13/23 8:00 AM	2/15/23 5:00 PI		
44		Drywall	22 days	2/2/23 8:00 AM	3/3/23 5:00 PM	42	Common Links Construction
45		Painting	35 days	1/16/23 8:00 AM	3/3/23 5:00 PM		
46		Casework Installation	25 days	2/13/23 8:00 AM	3/17/23 5:00 PI		
47		Acoustical Ceiling Grid & Boarders	5 days	3/6/23 8:00 AM	3/10/23 5:00 PI		
50		Grills Diffusers/Light Fixtures/Plumbing Fixtures	15 days	3/13/23 8:00 AM	3/31/23 5:00 PI		
48		Ceramic Tile & Flooring	20 days	3/6/23 8:00 AM	3/31/23 5:00 PI		
49		Drop Ceiling Tile	5 days	4/3/23 8:00 AM	4/7/23 5:00 PM		
51		Won Door Installation	5 days	4/3/23 8:00 AM	4/7/23 5:00 PM		
52		Doors & Hardware	10 days	4/3/23 8:00 AM	4/14/23 5:00 PI		
53		3rd Floor Punch List	5 days	4/17/23 8:00 AM	4/21/23 5:00 PI		
54		3rd Floor Partial Occupancy - Ablelite Offices Move from 1st to 3rd	5 days	4/24/23 8:00 AM	4/28/23 5:00 PI		
55		**2nd Floor**	**135 days**	**9/26/22 8:00 AM**	**3/31/23 5:00 P**		

Oct 31, '2
S M

Project: WATERTOWN COLLECTIV
Date: 2/1/23 6:36 AM

Task	External Tasks	Manual Task	Finish-only		
Split	External Milestone	Duration-only	Deadline		
Milestone	Inactive Task	Manual Summary Rollup	Progress		
Summary	Inactive Milestone	Manual Summary			
Project Summary	Inactive Summary	Start-only			

WATERTOWN COLLECTIVE, LLC.
Milestone Schedule 2-1-2023
Maas Brothers Construction Co., Inc.

ID	Task Mode	Task Name	Duration	Start	Finish	Predec	Resource Names
56		Selective Demolition	20 days	9/26/22 8:00 AM	10/21/22 5:00 PM	26	All Trades
57		Spray Applied Fire Proofing	5 days	10/24/22 8:00 A	10/28/22 5:00 PM		CTS
58		Overhead MEP Rough-Ins	20 days	10/31/22 8:00 A	11/25/22 5:00 PM	26	All Trades
59		Interior Partition Walls	15 days	11/28/22 8:00 A	12/16/22 5:00 PM	58	Common Links Construction
60		In Wall MEP Rough-Ins	15 days	12/19/22 8:00 A	1/6/23 5:00 PM		All Trades
61		Drywall	20 days	1/30/23 8:00 AM	2/24/23 5:00 PM	60	Common Links Construction
62		Painting	10 days	2/27/23 8:00 AM	3/10/23 5:00 PM		
63		Casework Installation	30 days	3/6/23 8:00 AM	4/14/23 5:00 PM		
64		Acoustical Ceiling Grid & Boarders	10 days	3/20/23 8:00 AM	3/31/23 5:00 PM		
65		Grills Diffusers/Light Fixtures/Plumbing Fixtures	15 days	3/27/23 8:00 AM	4/14/23 5:00 PM		
66		Ceramic Tile & Flooring	20 days	4/3/23 8:00 AM	4/28/23 5:00 PM		
67		Drop Ceiling Tile	5 days	4/17/23 8:00 AM	4/21/23 5:00 PM		
68		Doors & Hardware	10 days	4/17/23 8:00 AM	4/28/23 5:00 PM		
69		**1st Floor**	**145 days**	**10/17/22 8:00 A**	**5/5/23 5:00 PM**		
70		Selective Demolition	15 days	10/24/22 8:00 A	11/11/22 5:00 PM	56	All Trades
71		Concrete Floor Sawcutting, Demo, Underfloor Plumbing & Replacement	15 days	11/7/22 8:00 AM	11/25/22 5:00 PM	56	Mattox Plumbing / Maas Bros
72		Overhead MEP Rough-Ins	15 days	11/14/22 8:00 A	12/2/22 5:00 PM	70	All Trades
73		Interior Partition Walls	15 days	12/5/22 8:00 AM	12/23/22 5:00 PM	72	Common Links Construction
74		In Wall MEP Rough-Ins	15 days	12/26/22 8:00 A	1/13/23 5:00 PM		All Trades
75		Drywall	20 days	2/27/23 8:00 AM	3/24/23 5:00 PM	74	Common Links Construction
76		Painting	10 days	3/27/23 8:00 AM	4/7/23 5:00 PM		
77		Locker & Casework Installation	25 days	3/27/23 8:00 AM	4/28/23 5:00 PM		
78		Acoustical Ceiling Grid & Boarders	10 days	4/10/23 8:00 AM	4/21/23 5:00 PM		
79		Grills Diffusers/Light Fixtures/Plumbing Fixtures	15 days	4/17/23 8:00 AM	5/5/23 5:00 PM		
80		Ceramic Tile & Flooring	20 days	4/24/23 8:00 AM	5/19/23 5:00 PM		
81		Drop Ceiling Tile	5 days	5/8/23 8:00 AM	5/12/23 5:00 PM		
82		Doors & Hardware	10 days	5/1/23 8:00 AM	5/12/23 5:00 PM		Tr
83		Selective Demolition Ablelight Offices & Mailroom	5 days	5/1/23 8:00 AM	5/5/23 5:00 PM		
84		Ablelite Offices & Mail Room - Interior Finish Renovations	20 days	5/8/23 8:00 AM	6/2/23 5:00 PM		
85		**Close-Out**	**15 days**	**5/15/23 8:00 AM**	**6/2/23 5:00 PM**		
86		Punch List/Certifications/HVAC Balancing Report/Fire Alarm/Training	15 days	5/15/23 8:00 AM	6/2/23 5:00 PM		All Trades
87		Local Inspections	5 days	5/29/23 8:00 AM	6/2/23 5:00 PM	86	City
88		Owner Occupancy	0 days	6/5/23 8:00 AM	6/5/23 8:00 AM	87	Owner

Oct 31, '2
S M

Project: WATERTOWN COLLECTIV
Date: 2/1/23 6:36 AM

Task	External Tasks	Manual Task	Finish-only		
Split	External Milestone	Duration-only	Deadline		
Milestone	Inactive Task	Manual Summary Rollup	Progress		
Summary	Inactive Milestone	Manual Summary			
Project Summary	Inactive Summary	Start-only			

Main Office
920-262-4060

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Nikki Zimmerman
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Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: Hunter Oaks PUD – Recommendation to Council

Recommendation to Council for a Planned Unit Development (PUD) General Development Plan (GDP) requested by John Donovan, agent for Bielinski Homes Inc., Hunter Oaks Subdivision, West Street, Watertown, WI. Parcel PIN(s): 291-0815-0642-005, 291-0815-0642-004, 291-0815-0642-003, 291-0815-0642-006, 291-0815-0642-007, 291-0815-0643-001 & 291-0815-0644-022

SITE DETAILS:
Acres: 58.89
Current Zoning: PUD Overlay
Existing Land Use: Undeveloped

Future Land Use Designation(s): Neighborhood Mixed Use, Multi-Family, Two Family, & Single-Family

BACKGROUND AND APPLICATION DESCRIPTION:
Applicant is seeking a Recommendation to Council by the Plan Commission for a Planned Unit Development (PUD) General Development Plan (GDP). The proposal looks to revise a now expired General Development Plan from 2017. The proposal consists of 27 two-family Ranch Style Condominiums, 34 two-family Sabrina Ranch Style condominiums, and 91 single-family home lots. Changes to the GDP proposal as a result of comments from Plan Commission, Site Plan Review Committee, and a public hearing before the Common Council have been incorporated into the attached GDP dated March 28, 2023 and are highlighted. These changes include minor text edits, clarification of the park dedication and access, and additional information on private roadway widths.

STAFF EVALAUATION:

Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under the Zoning Code *[per § 550-152B].* For the proposed condominiums, the applicant seeks to reduce the Minimum Lot Area requirements from 4,350 sq. ft. per dwelling unit to 2,600 sq. ft. per dwelling unit and reduce the Minimum Street Yard from 40 ft to 25 ft.

An additional flexibility requested by the applicant is the use of condominium plats for a few areas of the proposed development. Approval of this flexibility would allow multiple principal structures per lot and private streets.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:
B. Provision of flexible development standards for planned unit developments.
(1) Permitted location. Planned unit developments shall be permitted with the approval of a Planned Unit Development Overlay Zoning District specific to the approved planned unit development.
(2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned unit development:

(a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned unit development.
(b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned unit development.
(c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned unit development.
(d) Landscaping requirements. All landscaping requirements may be waived within a planned unit development.
(e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and off-street loading may be waived within a planned unit development.
(f) Drainageway Overlay District requirements. All Drainageway Overlay District requirements may be waived within a planned unit development.

(3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned unit development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted. Flexible development standards shall be limited to density and intensity bonuses of no greater than 25% higher than otherwise permitted by the MR-10 District, unless specifically granted by the Common Council, and shall be limited to reductions in bulk, landscaping, parking and loading requirements of no greater than 25% lower than otherwise permitted for the proposed land uses, unless specifically granted by the Common Council.

Per Sections § 550-152G(2), the GDP step shall be identical to that for Zoning Map amendments:

(2) The process and fees for review and approval of the GDP shall be identical to that for Zoning Map amendments per this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the City Code.

PUBLIC HEARING COMMENTS:

Comments from the April 3, 2023 public hearing include concern over the vacation of a portion of Belmont Dr in Area A-D. Concerns over the street vacation included limited exits from the development, traffic congestion, and Fire and EMS access.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the General Development Plan (GDP) to Common Council.
2. Positive recommendation of General Development Plan (GDP) to Common Council.
3. Positive recommendation of the General Development Plan (GDP) to Common Council, with conditions identified by the Plan Commission.

ATTACHMENTS:

- Application materials.

Nikki Zimmerman

From: Megan Dunneisen
Sent: Monday, April 3, 2023 8:35 PM
To: Nikki Zimmerman; Brian Zirbes
Subject: PUD Public Hearing

Briefing on Public Hearing:

There was public comment on the public hearing tonight. Once concern is the street they are ending/ not continuing off of steeplechase dr. in Area A-D - concern on the congestion it leaves the people in that area with only having two exits. Especially during high traffic times. Another concern about this same area and fire trucks/ems getting in.

Megan

HUNTER OAKS

Planned Unit Development
General Development Plan
(Remaining Undeveloped Parcels)

City of Watertown

March 28th, 2023
(Revised)

BIELINSKI HOMES

PROJECT NARRATIVE

In 1999, Bielinski Homes, Inc. ("Bielinski") and the City of Watertown ("City") reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City. The project comprises approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes, and condominiums pursuant to a General Development Plan dated October 6, 1999. As new phases advance from the conceptual stages outlined in this General Development Plan to construction, subject to any applicable development agreement, Bielinski has continued to find ways to refine and improve the project.

Most recently, Bielinski received approval from the City to develop the westerly portion of Area B, known as Hunter Oaks Villas Phase II, to construct 6 additional individual condominium buildings, consisting of 12 units, which construction is estimated to begin in Summer 2023. Currently, Bielinski is evaluating all remaining undeveloped parcels as identified on this General Development Plan dated February 1, 2023, and proposing some changes to the uses of Area C(b), which now consist of 13.1 acres and is designed to feature two-family ranch style condominiums named "The Sabrina 1302" condominium, and which includes updated architecture design standards. Further, consistent with this 2023 GDP for Hunter Oaks, Bielinski and City acknowledge that Bielinski will be petitioning for Belmont Dr. from Steeplechase Dr. on the north to the southern intersection of Oakland Ave. and Belmont Dr, running directly through Area C(b), to be vacated. As the marketplace continues to shift, Bielinski recognizes changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks Neighborhood continues to offer mixed land uses, providing housing opportunities for a wide range of people, incomes, and preferences.

From a planning perspective, the subject site is ideally situated for a mix of residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the agricultural use to the west. The proposed concept will improve the overall vision and intent of Hunter Oaks Neighborhood and help blend land uses in this area for the City's future housing needs.

PROPOSALS AND COMMITMENTS

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this updated General Development Plan in substantial conformance with the enclosed Site Plan. The site has been redesigned, with extensive input from the city staff, to offer a common architectural theme, inter-connected green space, and an overall better plan. Bielinski is very excited to implement this plan and begin providing the city with high-quality and innovative housing products.

Specifically, this new GDP includes:

- Areas A-D, C(b), G, H, and I, which remain subject to Bielinski and the City entering into development agreements.
- As a part of the terms of a Developers Agreement, Bielinski shall dedicate the Neighborhood Park (Area I), and the City shall take ownership of the existing Detention Pond located in Area K upon the completion of certain improvements, such as the installation of utilities, sidewalks, curbing, and the binder course, during Bielinski's development of Area H-2 (Phase I). Bielinski plans to develop the 23 lots within Area H-2 (Phase I) in 2024. Development of Area H-2 (Phase I) will include restoration work for the existing Detention Pond located in Area K.

VISION

- To continue with creating high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer future housing solutions for the City of Watertown. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and are close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has decreased.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed uses are more compatible with the surrounding land uses and is a more efficient use of land with existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
- Logical and adaptive land use for a unique property.
- Provides a compatible transition between the future commercial, existing industrial and residential areas.
- Project requires public infrastructure (sewer, water, roadway, etc.); that should have minimal impact on City services.
- Project will create a significant increase in taxable value for the city without creating a burden for the Watertown School District or other public entities.
- Project creates construction jobs that will support residents and families living in the area.
- Pedestrian friendly environment and Dedication of the Neighborhood Park and surrounding rights-of-way sooner.
- Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for each individually constructed phase of this project.

ESTIMATED HOUSING VALUES (Per Area)

Areas A-D & B: Hunter Oaks Villas Phase I, II and III (54 Units)	$16,200,000.00
Area C(b): Condominium Project with "The Sabrina" (68 Units)	$20,740,000.00
Area H2: Phases 1-4 Single Family Homes (91 Lots)	$36,400,000.00
Total Estimated Value	**$73,340,000.00**

PROPERTY LOCATION

The Hunter Oaks Neighborhood development is located within the City of Watertown on the south side of West Street and east of Horseshoe Road.



Surrounding Zoning

Hunter Oaks Neighborhood

North:	General Industrial
South:	PUD
East:	PUD
West:	PUD

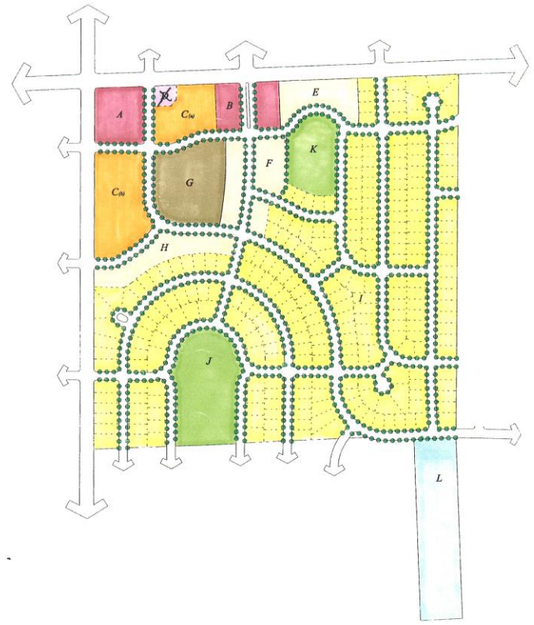
Surrounding Land Use

Hunter Oaks Neighborhood

North:	Industrial/Business Park
South:	Vacant Farmland and Single Family
East:	Developed Condominiums, a Park and Single-Family Homes
West:	Vacant Farmland & HWY 26 bypass

EXPIRED GENERAL DEVELOPMENT PLAN – for reference only

Bielinski Development, Inc. *Hunter Oaks Neighborhood - General Development Plan*



Acreage Calculations & Unit Counts

Key	Land Use	Net Acreage	Number of Units	Net Density	Percentage of Unit Count
A	Neighborhood Retail	3.3	-	-	
B	Neighborhood Retail	2.8	-	-	
C	Multi-Family Homes	10.1	135	13.4	25%
E	Single Family Attached Condos (2 Unit)	3.2	12	3.8	2%
F	Single Family Attached Condos (4 to 6 Unit)	5	50	10.0	9%
G	Single Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11%
H	Single Family Attached Condos (2 Unit)	3.7	20	5.4	4%
I	Single Family Lots (75' to 110')	75	266	3.5	49%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9	-	-	
	Total Project Area	169.8	543	(b)	

All numbers are approximate and are subject to change

(a) The land for the branch fire station will be donated to the city at the time of the PIP approval.
- The acreage shown above for Area C is the sum of acreage of Areas C & D.
- This was done because the density calculations for Area C are based on the sum of acreages (3.9 acres) of Areas C & D.
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(b) Overall Gross Density:
- 543 Total Units / 169.8 Total Project Acres = ~3.2 DUA

- Overall Net Density:
543 Total Units / 115.9 *Net Residential & Neighborhood Park Land Use Acres = ~4.7 DUA

* Net Residential & Neighborhood Park Land Use Acres is equivalent to the sum of Areas C, E, F, G, H, J, I & K

Date: October 6, 1999 *Page 6*

UPDATED GENERAL DEVELOPMENT PLAN

See next page for proposed General Development Plan Site Map

General Mix of Dwelling Unit Types and Land Uses

This General Development Plan will consist of changes to the originally approved and expired GDP with an additional 27 Two-family Ranch Style Condominiums known as "Hunter Oaks Villas" and Condominium Area C(b) with 34 Two-family 1302 Sabrina Ranch Style condominium buildings and 91 single family home lots with revised site layouts and architecture design standards.

Relationship to Nearby Properties / Public Streets

The subject property is located amongst a variety of land uses which makes the area unique. Directly north of Hunter Oaks Neighborhood is an existing industrial/business park served by West Street. West and South of the property are currently farmland and then HWY 26 bypass. East of the property is fully developed as condominiums, single family lots and a park.

RELATIONSHIP TO MASTER PLAN

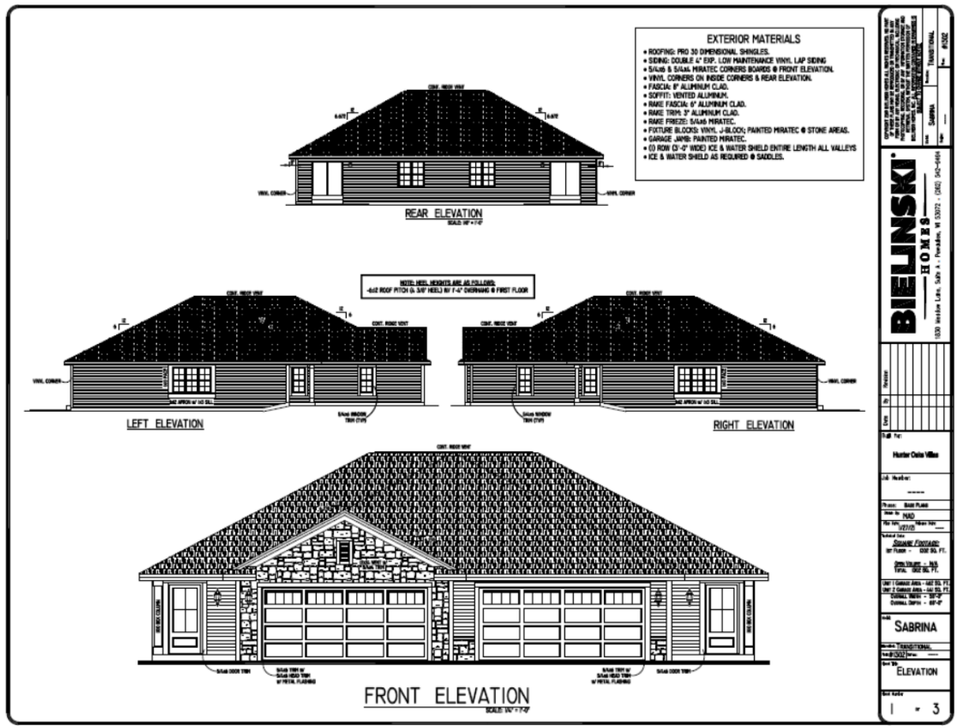
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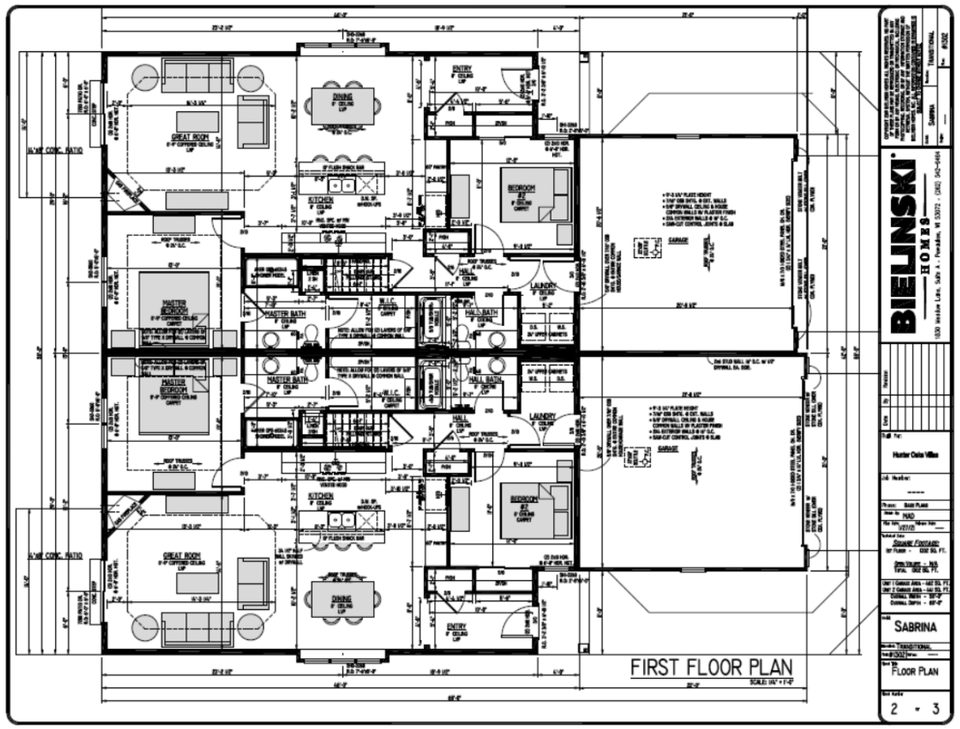
Sabrina 1302 Elevations



AMENITIES

- A Ranch Style Condominium
- Private Entry
- 2 Bedroom and 2 Full Baths
- Master Bedroom with Coffered Ceiling
- Great Room with Coffered Ceiling and Corner Gas Fireplace
- First Floor Laundry
- 2 car garage
- Concrete Patio
- Quality Interior Finishes
- Washer & Dryer in Each Unit
- Individually Metered Utilities
- Individual HVAC Units & Hot Water Heaters

Sabrina 1302 Floor Plan



Initial List of Zoning Standards Which Will Not Meet the PUD

Bielinski Homes is seeking the flexibility allowed by the Planned Unit Development with respect to land use and zoning. The requested amendment does not require any relief from the bulk zoning requirements, however the proposed use, layouts and densities calculations are proposed to change.

Areas A-D, B and C(b) Two-Family Ranch Style Condominiums

General Requirement	Baseline Multi-Family District	Proposed PUD
Minimum Lot Area	4,350 Sq. Ft. per dwelling unit	2,600 Sq. Ft. per dwelling unit
Minimum Lot Width	100’	SAME
Minimum Street Frontage	50’	SAME
Minimum Street Yard	40’	25’
Minimum Side Yard	10’ Lot Width or 8’ minimum	SAME
Minimum Rear Yard	25’	SAME
Minimum Paved Surface Setback	3’ : rear/side, 10’ : street	SAME
Minimum Between Buildings	20’	SAME
Maximum Building Height	35’	SAME
Required Off-Street Parking	2 spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements of the underlying zoning district.

Land Use Exemptions: **The applicant seeks to amend the use in areas: A-D, B and C(b). from Neighborhood Commercial to Multifamily**
Density Exemptions: **None Requested.**
Bulk Exemptions: **None Requested.**
Landscape Exemptions: **None Requested.**
Parking Exemptions: **None Requested.**
Public Roads: **The applicate is seeking to amend that all roadways be private with a minimum width of 27’ and a maximum width of 30’ within areas A-D, B and C(b).**

Area H-2 Phase 1-4: Single Family Home Sites (Standard R1 Zoning)

Single Family Zoning **AREA H-2**

General Required Setbacks	R1 Zoning Standards	Proposed PUD
Minimum Lot Area	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	75’	75’
Minimum Front Yard (2 Story)	25’	SAME
Minimum Front Yard (Corner Lot)	25’	SAME
Minimum Side Yard (1 to 2 Story)	8’	SAME
Minimum Rear Yard	25’	SAME
Minimum Paved Surface Setback	NA	NA
Minimum Between Buildings	16’	SAME
Maximum Building Height	35’	SAME
Required Off-Street Parking	2 Spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements on the underlying zoning district.

Land Use Exemptions: **The applicant seeks to amend the use in areas: H-2, Phases 1-4 (91 single family home sites) from Multifamily to Single Family**
Density Exemptions: **None Requested.**
Bulk Exemptions: **None Requested.**
Landscape Exemptions: **None Requested.**
Parking Exemptions: **None Requested.**

EXPIRED GDP SITE CALCULATIONS

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	**Land Use**	**Net Acreage**	**Number of Units**	**Net Density**	**% Unit Count**
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	N/A	N/A	
K	Neighborhood Park	4.3	N/A	N/A	
L	Storm Water Detention	8.9	N/A	N/A	
	Street Right-of-Way	38.9			
	Total Project Area	169.7	**571**		

PROPOSED GDP SITE CALCULATIONS

(*Lands Owned & Developed by Bielinski Homes, Inc.)*

Site Data Table (Revised)

Acreage Calculations & Unit Counts					
Area	**Land Use**	**Net Acreage**	**Number of Units**	**Net Density**	**% Unit Count**
A-D	Two-Family Ranch Condos (2)	6.5	34	5.23	6.8%
B	Two-Family Ranch Condos (2)	3.5	20	5.71	4.0%
C(b)	Two-Family Ranch Condos (2)	13.1	68	5.20	13.7%
E	Two-Family Attached Condos (2-Unit)	3.3	12	3.64	2.4%
F	Multi-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
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H2-P1	Single-Family Lots	7.5	23	3.07	4.6%
H2-P2	Single-Family Lots	5.7	19	3.33	3.8%
H2-P3	Single-Family Lots	7.8	20	2.56	4.0%
H2_P4	Single-Family Lots	8.7	29	3.33	5.8%
I	Neighborhood Park	7.1	N/A	N/A	
J	Neighborhood Park	4.4	N/A	N/A	
K	Storm Water Detention Pond	8.9	N/A	N/A	
	Street Right-of-Way	30.0			
	Total Project Area	**173.20**	**497**		

Overall Gross Density:

- 497 Total Units / 173.20 Total Project Acres = 2.86 DUA

Overall Net Density:

- 497 Total Units / 140.70 = 3.53 DUA
- *Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H2 (P1-4), I, J,

TREATMENT OF NATURAL AREAS

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or "common greens" are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

LANDSCAPING

Detailed landscaping plans for each condominium area will be completed by a landscape designer as part of the individual Precise Implementation Plans (PIP) for each project or phases move forward. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

COMMUNITY AMENITIES

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalks that provides pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

PARK

Area I is identified on the GDP as the second Neighborhood Park in Hunter Oaks Subdivision and is located on the highest point of the site and preserves a mature wooded area. It will add more common space with limited parking, accommodate smaller gatherings and allow for more recreation use for the surrounding residents.

DEDICATIONS

The City of Watertown has requested that the Neighborhood Park (Area I) and certain adjacent rights-of-way be dedicated to the city earlier than what is required by the expired General Development Plan and Bielinski Homes is willing to cooperate with that request. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developers Agreement for the Single - Family H2-PH1.

Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park (Area I) and the +/- 300' of additional rights-of-way on Churchill Lane will be dedicated to the city to accommodate public access to the park, including but not limited to grading, utility installation, asphalt roads or sidewalks, as part of this dedication. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs.

FINANCIAL CAPIBILITIES

Bielinski Homes Inc. has been in business for over 60 years and will finance each individual project with local, state or national lending institutions and will provide any irrevocable letter of credit that is necessary for the public and private improvements for each project.

LIST OF EXHIBITS

- **Location Map**
- **General Development Plan Exhibits**
- **Site Plans: General Development Plan dated Jan. 23rd, 2023**
  Areas A-D, B, C(b), H-2 (Phases 1-4) and I (Park)
- **Architectural Plans with Elevation Perspectives**
  Areas:
  A-D (Phase III): Sabrina 1302 Condominium
  B (Phase I & II): Adalyn 1300 Condominium
  C(b): Sabrina 1302 Condominium

HUNTER OAKS

Planned Unit Development
General Development Plan
(Remaining Undeveloped Parcels)

City of Watertown

March 28th, 2023
(Revised)

BIELINSKI HOMES

PROJECT NARRATIVE

In 1999, Bielinski Homes, Inc. (“Bielinski”) and the City of Watertown (“City”) reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City. The project comprises approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes, and condominiums pursuant to a General Development Plan dated October 6, 1999. As new phases advance from the conceptual stages outlined in this General Development Plan to construction, subject to any applicable development agreement, Bielinski has continued to find ways to refine and improve the project.

Most recently, Bielinski received approval from the City to develop the westerly portion of Area B, known as Hunter Oaks Villas Phase II, to construct 6 additional individual condominium buildings, consisting of 12 units, which construction is estimated to begin in Summer 2023. Currently, Bielinski is evaluating all remaining undeveloped parcels as identified on this General Development Plan dated February 1, 2023, and proposing some changes to the uses of Area C(b), which now consist of 13.1 acres and is designed to feature two-family ranch style condominiums named "The Sabrina 1302" condominium, and which includes updated architecture design standards. Further, consistent with this 2023 GDP for Hunter Oaks, Bielinski and City acknowledge that Bielinski will be petitioning for Belmont Dr. from Steeplechase Dr. on the north to the southern intersection of Oakland Ave. and Belmont Dr, running directly through Area C(b), to be vacated. As the marketplace continues to shift, Bielinski recognizes changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks Neighborhood continues to offer mixed land uses, providing housing opportunities for a wide range of people, incomes, and preferences.

From a planning perspective, the subject site is ideally situated for a mix of residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the agricultural use to the west. The proposed concept will improve the overall vision and intent of Hunter Oaks Neighborhood and help blend land uses in this area for the City's future housing needs.

PROPOSALS AND COMMITMENTS

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this updated General Development Plan in substantial conformance with the enclosed Site Plan. The site has been redesigned, with extensive input from the city staff, to offer a common architectural theme, inter-connected green space, and an overall better plan. Bielinski is very excited to implement this plan and begin providing the city with high-quality and innovative housing products.

Specifically, this new GDP includes:

- Areas A-D, C(b), G, H, and I, which remain subject to Bielinski and the City entering into development agreements.
- As a part of the terms of a Developers Agreement, Bielinski shall dedicate the Neighborhood Park (Area I), and the City shall take ownership of the existing Detention Pond located in Area K upon the completion of certain improvements, such as the installation of utilities, sidewalks, curbing, and the binder course, during Bielinski’s development of Area H-2 (Phase I). Bielinski plans to develop the 23 lots within Area H-2 (Phase I) in 2024. Development of Area H-2 (Phase I) will include restoration work for the existing Detention Pond located in Area K.

VISION

- To continue with creating high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer future housing solutions for the City of Watertown. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and are close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has decreased.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed uses are more compatible with the surrounding land uses and is a more efficient use of land with existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
- Logical and adaptive land use for a unique property.
- Provides a compatible transition between the future commercial, existing industrial and residential areas.
- Project requires public infrastructure (sewer, water, roadway, etc.); that should have minimal impact on City services.
- Project will create a significant increase in taxable value for the city without creating a burden for the Watertown School District or other public entities.
- Project creates construction jobs that will support residents and families living in the area.
- Pedestrian friendly environment and Dedication of the Neighborhood Park and surrounding rights-of-way sooner.
- Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for each individually constructed phase of this project.

ESTIMATED HOUSING VALUES (Per Area)

Areas A-D & B: Hunter Oaks Villas Phase I, II and III (54 Units)	$16,200,000.00
Area C(b): Condominium Project with “The Sabrina” (68 Units)	$20,740,000.00
Area H2: Phases 1-4 Single Family Homes (91 Lots)	$36,400,000.00
Total Estimated Value	**$73,340,000.00**

PROPERTY LOCATION

The Hunter Oaks Neighborhood development is located within the City of Watertown on the south side of West Street and east of Horseshoe Road.



Surrounding Zoning

Hunter Oaks Neighborhood

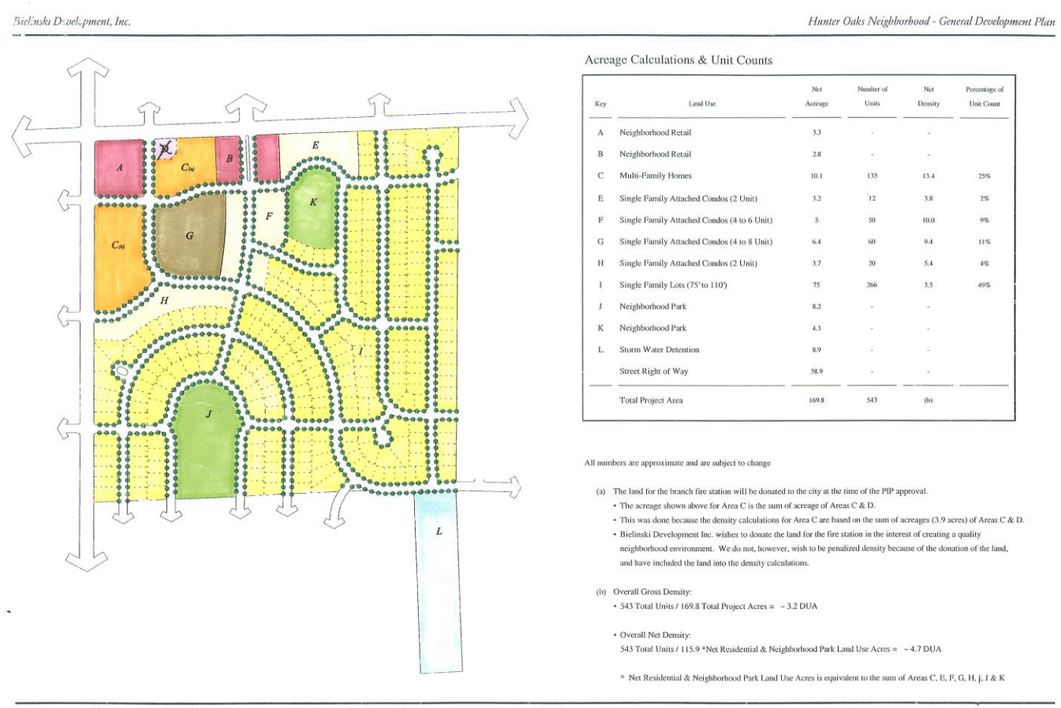
North:	General Industrial
South:	PUD
East:	PUD
West:	PUD

Surrounding Land Use

Hunter Oaks Neighborhood

North:	Industrial/Business Park
South:	Vacant Farmland and Single Family
East:	Developed Condominiums, a Park and Single-Family Homes
West:	Vacant Farmland & HWY 26 bypass

EXPIRED GENERAL DEVELOPMENT PLAN – for reference only



Bielinski Development, Inc. — *Hunter Oaks Neighborhood - General Development Plan*

Acreage Calculations & Unit Counts

Key	Land Use	Net Acreage	Number of Units	Net Density	Percentage of Unit Count
A	Neighborhood Retail	3.3	-	-	
B	Neighborhood Retail	2.8	-	-	
C	Multi-Family Homes	10.1	135	13.4	25%
E	Single Family Attached Condos (2 Unit)	3.2	12	3.8	2%
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I	Single Family Lots (75' to 110')	75	266	3.5	49%
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K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9	-	-	
	Total Project Area	169.8	543	(b)	

All numbers are approximate and are subject to change

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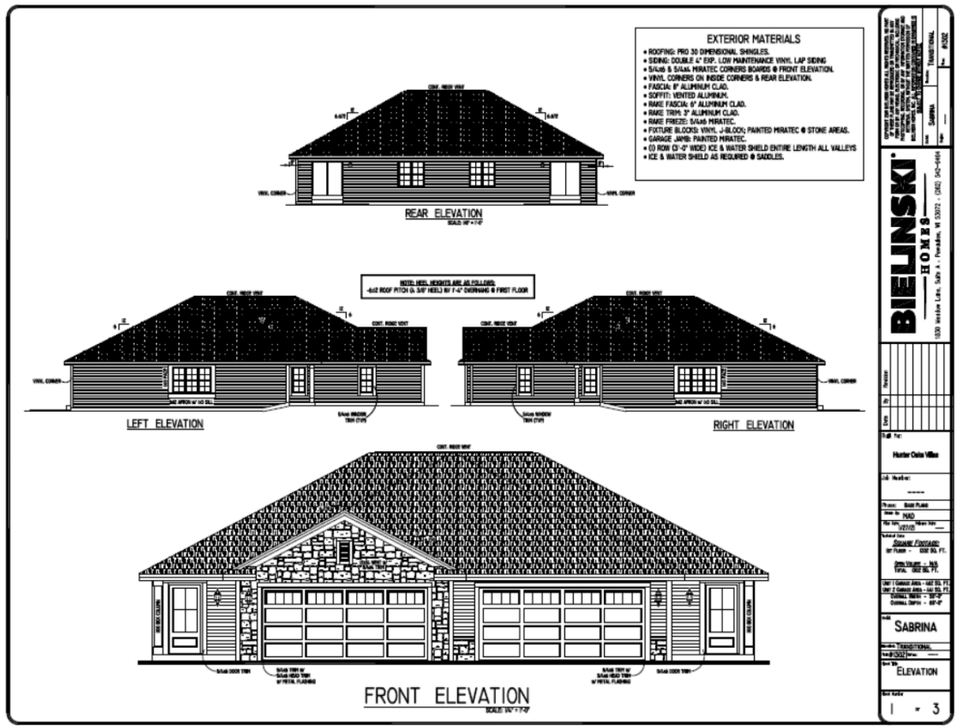
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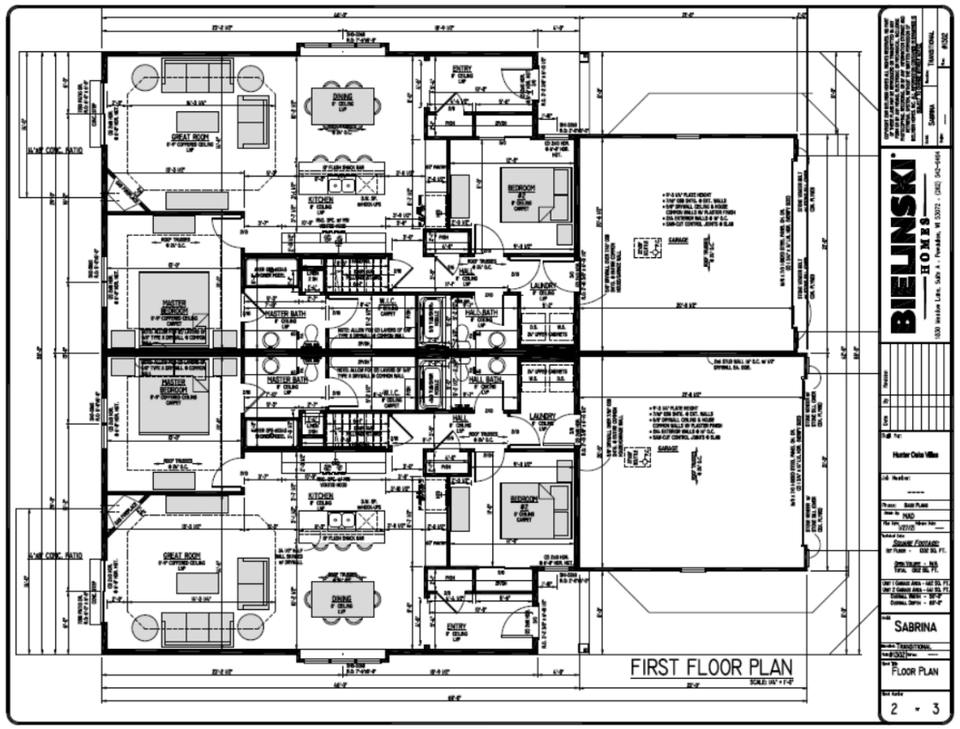
Sabrina 1302 Elevations



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Sabrina 1302 Floor Plan



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Single Family Zoning **AREA H-2**

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Minimum Rear Yard	25’	SAME
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HUNTER OAKS

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HUNTER OAKS

PROPOSED GDP SITE CALCULATIONS

(*Lands Owned & Developed by Bielinski Homes, Inc.)*

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H2-P1	Single-Family Lots	7.5	23	3.07	4.6%
H2-P2	Single-Family Lots	5.7	19	3.33	3.8%
H2-P3	Single-Family Lots	7.8	20	2.56	4.0%
H2_P4	Single-Family Lots	8.7	29	3.33	5.8%
I	Neighborhood Park	7.1	N/A	N/A	
J	Neighborhood Park	4.4	N/A	N/A	
K	Storm Water Detention Pond	8.9	N/A	N/A	
	Street Right-of-Way	30.0			
	Total Project Area	**173.20**	**497**		

Overall Gross Density:

- 497 Total Units / 173.20 Total Project Acres = 2.86 DUA

Overall Net Density:

- 497 Total Units / 140.70 = 3.53 DUA
- *Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H2 (P1-4), I, J,

TREATMENT OF NATURAL AREAS

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or "common greens" are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

LANDSCAPING

Detailed landscaping plans for each condominium area will be completed by a landscape designer as part of the individual Precise Implementation Plans (PIP) for each project or phases move forward. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

COMMUNITY AMENITIES

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalks that provides pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

PARK

Area I is identified on the GDP as the second Neighborhood Park in Hunter Oaks Subdivision and is located on the highest point of the site and preserves a mature wooded area. It will add more common space with limited parking, accommodate smaller gatherings and allow for more recreation use for the surrounding residents.

DEDICATIONS

The City of Watertown has requested that the Neighborhood Park (Area I) and certain adjacent rights-of-way be dedicated to the city earlier than what is required by the expired General Development Plan and Bielinski Homes is willing to cooperate with that request. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developers Agreement for the Single - Family H2-PH1.

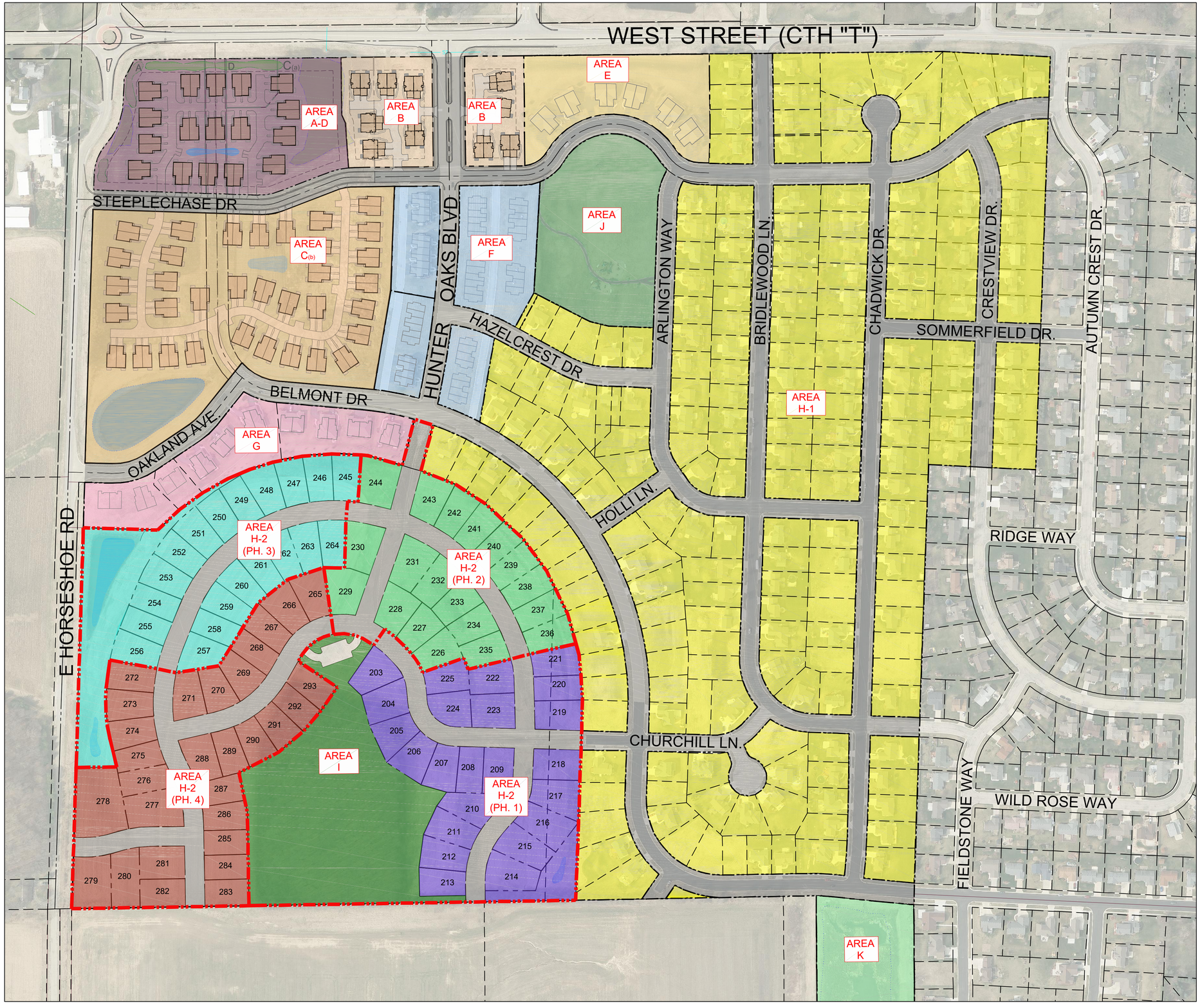
Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park (Area I) and the +/- 300' of additional rights-of-way on Churchill Lane will be dedicated to the city to accommodate public access to the park, including but not limited to grading, utility installation, asphalt roads or sidewalks, as part of this dedication. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs.

FINANCIAL CAPIBILITIES

Bielinski Homes Inc. has been in business for over 60 years and will finance each individual project with local, state or national lending institutions and will provide any irrevocable letter of credit that is necessary for the public and private improvements for each project.

LIST OF EXHIBITS

- **Location Map**
- **General Development Plan Exhibits**
- **Site Plans: General Development Plan dated Jan. 23rd, 2023**
  Areas A-D, B, C(b), H-2 (Phases 1-4) and I (Park)
- **Architectural Plans with Elevation Perspectives**
  Areas:
  A-D (Phase III): Sabrina 1302 Condominium
  B (Phase I & II): Adalyn 1300 Condominium
  C(b): Sabrina 1302 Condominium



BIELINSKI HOMES

GENERAL DEVELOPMENT PLAN

"Hunter Oaks Neighborhood"

City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
$C_{(a)}$	Multi-Family Homes	3.8	54	14.2	9.0%
$C_{(b)}$	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
	Total Project Area	169.7	571		

Site Data Table (Revised)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
$C_{(b)}$	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	7.5	23	3.07	4.6%
H-2 (P2)	Single-Family Lots	5.7	19	3.33	3.8%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.7	29	3.33	5.8%
I	Neighborhood Park	7.1	-	-	
J	Neighborhood Park	4.4	-	-	
K	Storm Water Detention	8.9	-	-	
	Street Right of Way	32.5			
	Total Project Area	173.2	497		

Overall Gross Density:

- 497 Total Units / 173.2 Total Project Acres = 2.87 DUA

Overall Net Density:

- 497 Total Units / 140.7 = 3.53 DUA
  *Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, $C_{(b)}$, E, F, G, H-1, H-2(P1-4), I, J

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING

4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

0 75 150 300

Scale: 1" = 150' (22"X34")

Scale: 1" = 300' (11"X17")

DATE: 01-23-2023

BIELINSKI HOMES

AREA A & D SITE PLAN

"Hunter Oaks Villas Phase III"

City of Watertown, Wisconsin

WEST STREET (CTH T)

E. HORSESHOE RD

EXISTING WETLAND

EXISTING WETLAND

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

DATA SUMMARY

Proposed Site	
Parcel Area:	6.5 acres
Development:	17 Buildings = **34 units**
Density:	5.23 units/acre
Proposed Building:	Condo Sabrina 1302
Proposed Zoning:	Multi-Family Residential
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

0 15 30 60

Scale: 1" = 30' (22"X34")
Scale: 1" = 60' (11"X17")

DATE: 01-23-2023

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BIELINSKI HOMES

AREA B SITE PLAN

"Hunter Oaks Villas Phase II"

City of Watertown, Wisconsin

DATA SUMMARY	
Proposed Site	
Parcel Area:	3.5 acres
Development:	10 Buildings = **20 units**
Density:	5.71 units/acre
Proposed Building:	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300
Proposed Zoning:	Multi-Family Residential
Proposed Building Setbacks:	

WEST STREET (CTH "T")

EXISTING WETLAND

PHASE II

HUNTER OAKS BLVD

PHASE I (EXISTING)

STEEPLECHASE DRIVE

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

0 15 30 60

Scale: 1" = 30' (22"X34")
Scale: 1" = 60' (11"X17")

DATE: 01-23-2023

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AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3

BIELINSKI HOMES

DATA SUMMARY	
Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building:	Condo Sabrina 1302
Proposed Zoning:	Multi-Family Residential
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'

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4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

0 20 40 80

Scale: 1" = 50' (22"X34")
Scale: 1" = 100' (11"X17")
DATE: 01-23-2023

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AREA H & I SITE PLAN

"Hunter Oaks" Neighborhood

City of Watertown, Wisconsin

BIELINSKI HOMES

DATA SUMMARY

Proposed Site

Area H-2:

Phase 1	23 Single Family Lots Area = 7.5 Acres
Phase 2	19 Single Family Lots Area = 5.7 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	29 Single Family Lots Area = 8.7 Acres
	Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre
Area I:	Neighborhood Park Net Area = 7.1 acres

Proposed Single Family Lot Requirements:

Min. Lot Area: 8,000 s.f.

Min. Lot Width: 75'

Setbacks: Street (Front): 25'
Rear: 25'
Side: 8'

Total Street Length: 5,580.0 ft.

TRIO DESIGN + LAND SURVEYING CIVIL ENGINEERING

4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

0 20 40 80

Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

DATE: 01-23-2023

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: April 10, 2023
SUBJECT: Snowmobile Bridge

Jefferson County Parks Department reqeusted to place a snowmobile bridge on City owned airport property. Parcel PIN: 291-0815-1622-001

SITE DETAILS:
Acres: 57.75
Current Zoning: Planned Industrial
Existing Land Use: Airport
Future Land Use Designation: Airport

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to place a snowmobile bridge over an unnamed navigable stream in the southwest corner of the airport property near the intersection of Air Park Dr and Business Highway 26.

STAFF EVALUATION:

The proposed snowmobile bridge is funded through the Wisconsin DNR Snowmobile Grant Program. The 38ft x 12ft bridge is a free-floating design that rests on galvanized footing pans with no piers or abutments. The extra bridge length is to accommodate the footing pans and keep the footing pans away from the stream banks to prevent erosion. A bridge agreement between Jefferson County, the Jefferson County Snowmobile Alliance, the Watertown Snowmobile Alliance, and the City of Watertown has been drafted and is included in the packet, The agreement states that Jefferson County is the sole owner of the bridge, is responsible for all maintenance of the bridge, and indemnifies the City of Watertown against any liability regarding the bridge. The proposed snowmobile bridge will be located in the same location as the previous bridge. The proposed bridge is not located within the mapped floodplain or wetlands.

The Wisconsin Department of Transportation - Bureau of Aeronautics considers the bridge a direct replacement of the previous bridge and considers the bridge advantageous to the airport in providing access to the perimeter fence. The Bureau of Aeronautics has indicated that prior to any bridge construction activity the applicant should file the appropriate forms with the FAA's Obstruction Evaluation System. The Airport Operations Manager has no concerns over the bridge.

OPTIONS:

The following are possible options for the Plan Commission:
1. Provide a negative recommendation to the Common Council regarding the placement of the bridge and the drafted bridge agreement.
2. Provide a positive recommendation to the Common Council regarding the placement of the bridge and the drafted bridge agreement.

3. Provide a positive recommendation to the Common Council regarding the placement of the bridg
   the drafted bridge agreement, with conditions identified by the Plan Commission.

ATTACHMENTS:

- Application materials

AGREEMENT BETWEEN
JEFFERSON COUNTY
and
THE JEFFERSON COUNTY SNOWMOBILE ALLIANCE
and
THE WATERTOWN SNOWMOBILE ASSOCIATION
and
THE CITY OF WATERTOWN

This agreement is entered into by and between JEFFERSON COUNTY, a municipal corporation, through the Jefferson County Parks Department (hereinafter "the County"), the JEFFERSON COUNTY SNOWMOBILE ALLIANCE (hereinafter "the Alliance"), the WATERTOWN SNOWMOBILE ASSOCIATION (hereinafter "the Association"), and THE CITY OF WATERTOWN (hereinafter "Landowners" or "City").

WHEREAS, the County has applied for and received an Outdoor Recreation Aids Grant and entered into an agreement with the State of Wisconsin Department of Natural Resources to purchase and construct a replacement bridge on property owned by the CITY OF WATERTOWN located east of HWY 26, north of Airport Drive, south of Jefferson Road, and west of the Watertown Municipal Airport, in Jefferson County Wisconsin, and

WHEREAS, the replacement bridge will serve as and be maintained as part of the Jefferson County snowmobile trail system and be constructed on City property for use by the general public, and

WHEREAS, this bridge project has been designated as the Jefferson County Trail 16 Airport bridge replacement with an approximate location of 43.165963771 – 88.733557842, and

WHEREAS, the bridge will be a wood fabricated bridge with Jefferson County being the sole owner of the bridge.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the parties agree to the following:

1. That they have received, read, and understand the Outdoor Recreation Aids Grant Agreement, and agree to be bound by the conditions set forth therein, which is attached hereto and incorporated herein by reference.

2. That the Jefferson County Snowmobile Alliance and its agents, officers and employees, including, but not limited to, the WATERTOWN SNOWMOBILE ASSOCIATION shall be solely responsible for maintaining the bridge to ensure that it is in good working order at all times and will hold the Landowner and County harmless, defend and indemnify the Landowner and County and all of their employees, officers and agents, against any and all liability claims, costs of whatever kind and nature, for injury to or death of any person or persons, and for loss or damage to any property occurring in connection with or in any way incident to or arising out of the performance of this agreement due to the negligence or omissions of the Jefferson County Snowmobile Alliance or its agents, officers and employees, or the negligence of the WATERTOWN SNOWMOBILE ASSOCIATION's employees, agents, officers, elected officials, or representatives.

3. That the current Landowner, including any successor landowner, of the land upon which the bridge described herein is or will be located, hereby recognizes Jefferson County as the sole owner of such bridge. If Landowner, or its successors in interest, either withdraws permission for such bridge to remain on the property or the bridge is used in a manner inconsistent with the type of use for which the grant was awarded, Landowner hereby grants County permission to immediately enter upon the property and remove the bridge.

4. That all of the terms and conditions set forth in the existing Snowmobile Trail Maintenance and Grooming Services Contract which are attached to this Agreement and shall be incorporated into this Agreement by reference. If there are any terms and conditions that are inconsistent, the terms and conditions set forth in the Snowmobile Trail Maintenance and Grooming Services Contract shall control.

_____
JCSA President

_____
JCSA Trail Coordinator

_____
Watertown Snowmobile Association

_____
Watertown Snowmobile Association
Trail Representative

_____
Jefferson County

_____
City of Watertown
Landowner/Agent

SNOWMOBILE TRAIL MAINTENANCE AND GROOMING SERVICES CONTRACT

2022-2023 SNOWMOBILE YEAR

This Contract is entered into by Jefferson County, WI, (the County) a quasi-municipal corporation, and the Jefferson County Snowmobile Alliance, Inc., (the Contractor) a Wisconsin Non-Stock Corporation. In consideration of their mutual promises, the County grants to the Contractor the right to groom and maintain the trails shown on the attached map (the trails) for snowmobile purposes.

1. This Contract shall commence on the 1st day of December, 2022 and shall terminate on the 30th day of November, 2023.

2. The Contractor will provide all labor and equipment to groom and maintain the trails.

3. The Contractor shall be reimbursed for grooming and maintaining at the rates established in Exhibit A that is attached and made part of this contract. The total reimbursement to the Contractor shall not exceed $300.00 per mile. Time shall be estimated and prorated to the nearest ¼ hour. Payment will be conditioned on the determination by the County that the trails are being satisfactorily groomed and maintained. The Contractor may submit monthly bills to the County for payment. These bills should be directed to the attention of Mary Truman, Jefferson County Parks Department.

4. All disputes regarding quality and quantity arising from the operation of this contract shall be settled by arbitration in accordance with Chapter 788, Wisconsin Statutes.

5. Ideally, the trails will be groomed immediately after each snowfall. Assuming adequate snow conditions, trail grooming shall be done at least once a week or more on an as need basis to keep the trails in good snowmobiling condition unless otherwise specified by the County. The County may specify the times and frequency of grooming and manpower to be used in the grooming process. If directed to do so by the County, the Contractor shall groom the trails within twelve (12) hours of notification.

6. The County shall determine if the trails are open or closed to snowmobiling. This determination shall be made following consultation with Contractor. Any grooming by Contractor during trail closure shall be preapproved by County.

7. The Contractor will groom on the established portion of the trails. The minimum groomed width will be eight (8) feet for a two-way trail.

8. While grooming the trails, the Contractor will have grooming equipment clearly marked with "slow moving vehicle" signs to safeguard other trail users. The Contractor will attach a blinking light on the top of the tractor vehicle used during grooming and will have the headlights, taillights and blinking lights on and working at all times.

9. Equipment and Labor. Contractor agrees to furnish all equipment, tools and labor necessary to maintain and perform the work contracted for under this contract.

10. Signs, Posts and Blazers. Contractor agrees to ensure that all signs, posts and trailblazers are ordered; properly installed in fall and taken down, inventoried and stored in spring.

11. Fall Maintenance. Contractor agrees to perform all necessary trail grooming which includes, but is not limited to, brushing, dragging, mulching and litter removal necessary to prepare the trails for use.

12. Fences and Gates. Contractor agrees to properly cut fences in the fall and restring them in the spring. If gates are required, Contractor will ensure that they are installed.

13. Spring Maintenance. Contractor agrees to remove all signs as necessary, close all gates and fences, and remove all litter at the close of the season.

14. Necessary Structures. Contractor agrees to inform any landowner of any culvert, bridge or other structure to be installed and agrees to be present during the placement, installation and/or construction of any culvert, bridge or other structure.

15. The Contractor will indicate it is an independent contractor, and not an employee or agent of the County, by lettering the Contractor's name on both sides of the trail grooming equipment.

16. The Contractor will not erect any signs or other devices on the trails except those described herein unless authorized in writing by the County.

17. The Contractor will pick up any litter on the trails each time the trails are groomed.

18. The Contractor will comply with all applicable Wisconsin Statutes and the Wisconsin Administrative Code in fulfilling the requirements of this Contract.

19. The Contractor is an independent contractor and not an employee or agent of the County, and the Contractor assumes full responsibility for any liability that may arise out of its operation under this Contract.

20. The Contractor agrees to protect, indemnify and hold harmless the County and its employees from and against any and all claims, causes of action, damages, demands,

costs, expenses and liability due to any loss or damage to any property or bodily injury to any person, including death, as a result of any act or omission of the Contractor, its officers, members, employees, agents, representatives, directors or servants in connection with the operation of this contract.

In case any action or proceeding is brought against the County by reason of any such cause of action or claim, the Contractor upon notice from the County will defend the County by retaining legal counsel reasonably satisfactory to the County.

21. The Contractor shall provide the County with a certificate of insurance indicating that Workers Compensation Insurance coverage is provided for its officers, members, employees, agents, representatives, directors or servants in connection with performing services under or related to this contract, in compliance with Chapter 102, Wisconsin Statutes. The policy shall require that notice of cancellation be sent immediately to the County.

    This Contract is conditioned upon the County's approval of the workers compensation insurance certificate.

22. The Contractor shall provide general liability insurance including blanket contractual liability insurance for bodily injury including death and property damage in the amount of $1,000,000 per occurrence with a $3,000,000 annual aggregate, to be effective as of the date of this Contract. The Contractor shall furnish the County with a certificate of insurance showing that the insurance is provided during the period of this Contract and that notice of any cancellation is sent immediately to the County. This Contract is conditioned upon the County's approval of the general liability insurance policy. The insurance policy shall name Jefferson County, its agents, officials and employees, as additional named insureds.

23. The Contractor will not assign, subcontract or transfer this Contract to any other person or organization without the prior written approval of the County.

24. In connection with the performance of work under this Contract, the Contractor agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in 51.01 (5) Wisconsin Statutes, national origin or because of membership in any other class protected under Federal, State or Local law. This provision shall include, but not be limited to the following: employment, promotion, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training including apprenticeship. The Contractor further agrees to take affirmative action to ensure equal employment

opportunities. The Contractor agrees to post in conspicuous places available for employees and applicants for employment notices that set forth the provisions of this nondiscrimination clause.

25. The County reserves the right to terminate this Contract upon seven (7) days' notice to the Contractor if the County determines that the Contractor's operation is unsatisfactory in any respect or if the County determines that the Contractor has failed, neglected or refused to comply with this contract.

26. Upon discovery, the Contractor shall immediately notify the County of any and all unsafe conditions existing on the trail.

27. For all property used as part of the Jefferson County snowmobile trail system, Contractor shall submit an affidavit to Jefferson County, sworn and notarized, that Contractor has received permission from all landowners to use their property as part of the Jefferson County trail system and that a Certification of Snowmobile Trail Verbal Easements, Leases, or Permits Form 8700-094 has been provided to the county for all such landowners. Failure to obtain the permission of all landowners as required under this paragraph will result in the closure of all sections of trail for which permission has not been granted for use as part of the Jefferson County snowmobile trail system.

28. Upon termination of this Contract at the end of the contract term, the County may grant to the Contractor the first right to renew this Contract for an additional one (1) year.

In witness whereof, the County of Jefferson has caused this Contract to be signed at Jefferson, Wisconsin.

Date: 12-7-22 By: _____

Benjamin Wehmeier
Jefferson County Administrator

In witness whereof, Jefferson County Snowmobile Alliance, Inc. has caused this Contract to be signed at Jefferson County, Wisconsin.

Date: 10-24-22 By Authorized Agent: _____

(print name): Larry Chvala
Jefferson County Snowmobile Alliance, Inc.
President

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.
Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Watertown Growth Area*

City of Watertown And Town of Emmet Intergovernmental Agreement**

Town of Shields

Town of Emmet

Town of Watertown

Dodge County

Jefferson County

Proposed Snowmobile Bridge

Rock River

Silver Creek

Welsh Rd

Provimi Rd

N Water St

2nd Street Rd

Hancock Rd

Jumeau St

N 4th St

Church St

W Main St

S Water St

Hall St

West St

Western Ave

Milford St

River Dr

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

South Rd

Air Park Dr

River Rd

Beryl Dr

High Rd

Turf Dr

Gophe

Q T K A Y X M R CW D E

Future Land Use Urban Area

Map 6b

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

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

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

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

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

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

City of Watertown Comprehensive Plan

Land Use Categories
- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

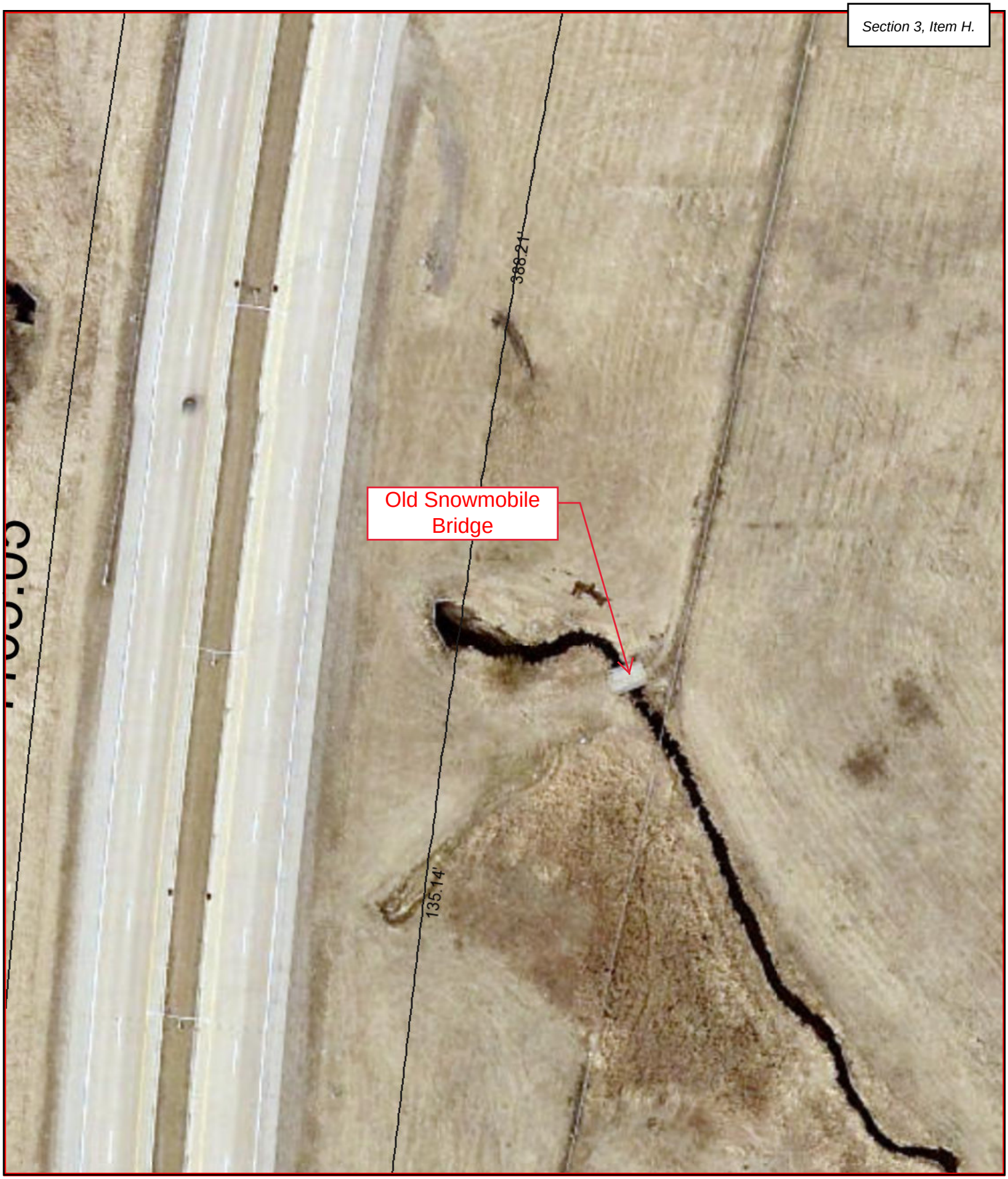
0 0.25 0.5 1 Miles

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

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Old Snowmobile Bridge Location



Parcels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

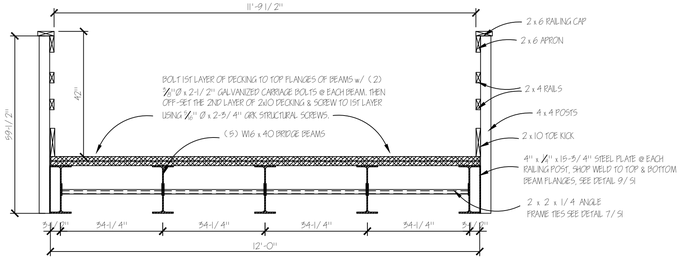
Scale: 1 inch = 55 feet

Printed on: March 29

Author: Private Use

SCALE BAR = 1"

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.

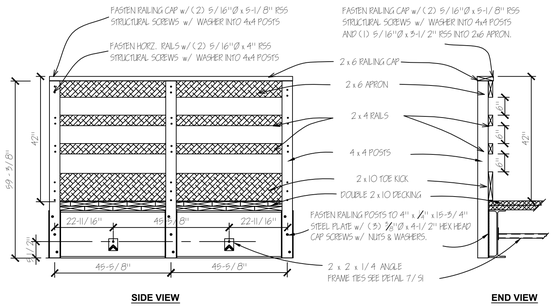


3 S1 **BRIDGE CROSS SECTION**

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

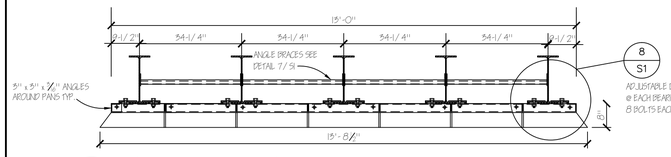
NOTE:
RAILING DESIGNED FOR PEDESTRIAN TRAFFIC ONLY, IT IS NOT INTENDED OR DESIGNED AS A VEHICLE GUARD RAILING.

NOTES:
1. FINAL BRIDGE CENTERLINE LOCATION & FOUNDATION ELEVATIONS ARE TO BE LOCATED BY OTHERS AND VERIFIED IN THE FIELD WITH JEFFERSON COUNTY PRIOR TO STARTING BRIDGE ERECTION.
2. THE CONTRACTOR SHALL PROVIDE 10' WIDE FILTER FABRIC & STONE RIP-RAP BANK PROTECTION @ SIDES & FRONT OF ABUTMENTS PER WIS. DOT SPECIFICATIONS SECTION 606 OR AS APPROVED BY JEFFERSON COUNTY.
3. ALL ASPECTS OF CONSTRUCTION FOR THIS BRIDGE SHALL MEET THE WISCONSIN DNR REQUIREMENTS FOR STRUCTURES IN A FLOOD WAY. THE BRIDGE ELEVATION SHALL BE SET FOR A MINIMUM CLEARANCE OF 5'-0" ABOVE THE ORDINARY HIGH WATER MARK, OR 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION, OR AS DIRECTED BY JEFFERSON COUNTY TO COMPLY WITH WISCONSIN DNR REQUIREMENTS.



4 S1 **RAILING ELEVATION & SECTION**

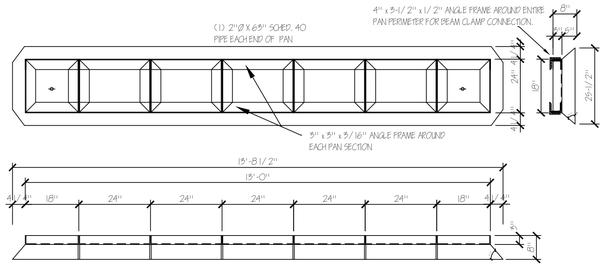
SCALE: 1/2"=1'-0"



5 S1 **24" BEARING PAN END VIEW**

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

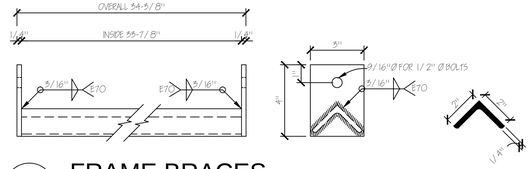
GALVANIZED METAL BEARING PANS COVERED BY U.S. PATENT #6,421,863



6 S1 **24" BEARING PAN**

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

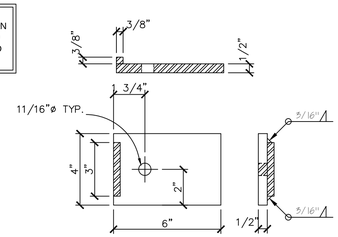
GALVANIZED METAL BEARING PANS COVERED BY U.S. PATENT #6,421,863



7 S1 **FRAME BRACES**

SCALE: 3"=1'-0"

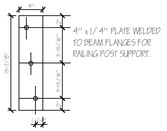
(40) THIS



8 S1 **BEAM CLAMP**

SCALE: 3" = 1'-0"

(20) THIS

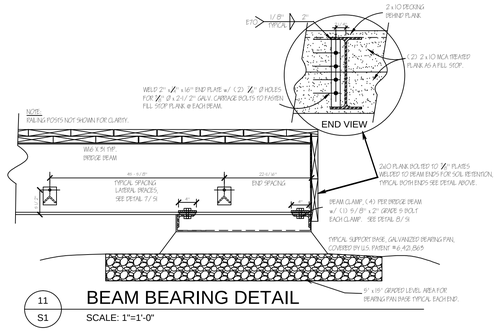


9 S1 **HANDRAIL POST PLATES**

SCALE: 1" = 1'-0"

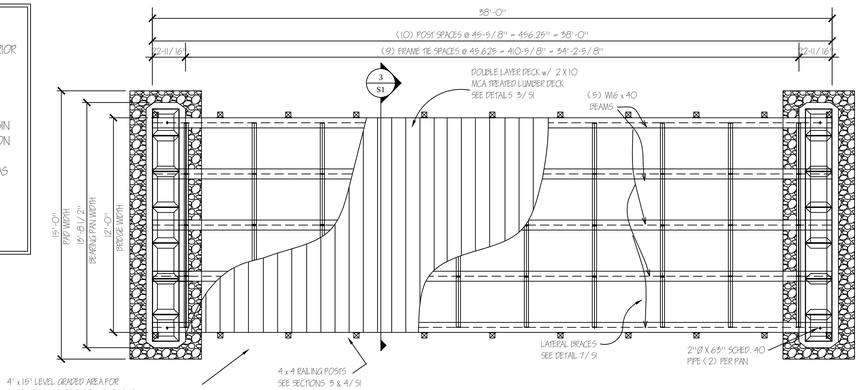
(22) THIS

AD JUSTABLE BEAM CLAMP, (2) PER BRIDGE BEAM @ EACH BEARING PAN w/ (2) 5/8" x 2" GRADE 8 BOLTS EACH CLAMP, SEE DETAIL 8/S1



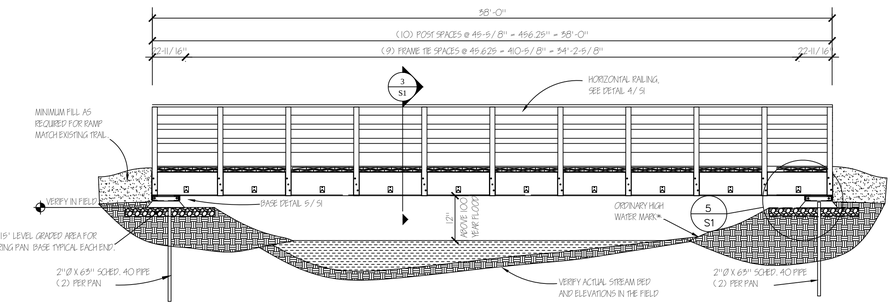
11 S1 **BEAM BEARING DETAIL**

SCALE: 1"=1'-0"



1 S1 **PLAN VIEW**

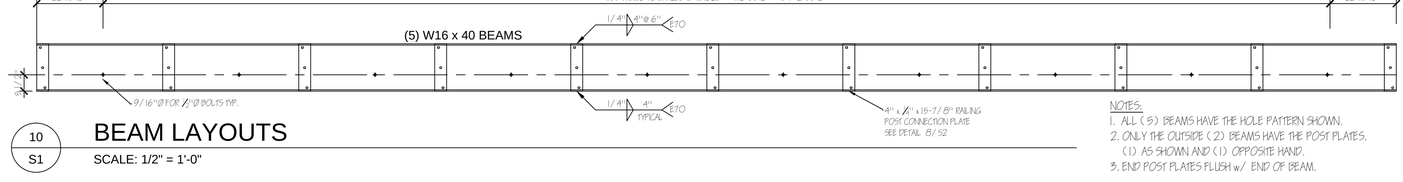
SCALE: 1/4" = 1'-0"



2 S1 **ELEVATION**

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

ORDINARY HIGH-WATER MARK
THE ORDINARY HIGH-WATER MARK IS THE POINT ON THE BANK OR SHORE UP TO WHICH THE PRESENCE AND ACTION OF THE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCT MARK EITHER BY EROSION, DESTRUCTION OF TERRESTRIAL (LAND) VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTIC.



10 S1 **BEAM LAYOUTS**

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

NOTES:
1. ALL (5) BEAMS HAVE THE HOLE PATTERN SHOWN.
2. ONLY THE OUTSIDE (2) BEAMS HAVE THE POST PLATES. (1) AS SHOWN AND (1) OPPOSITE HAND.
3. END POST PLATES FLUSH w/ END OF BEAM.

NO.	DESCRIPTION	DATE	BY
01	FOR FABRICATORS REVIEW OF RAILING & FRAME TIE LAYOUT.	12/02/22	JFH
02	FOR FABRICATION & CONSTRUCTION	12/02/22	JFH

NOTES

GENERAL NOTES:

1. THIS BRIDGE IS DESIGNED ON THE BASIS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' *BRIDGE GUIDELINES FOR NEW AND REPLACEMENT SNOWMOBILE AND ALL-TERRAIN VEHICLE BRIDGES*, PUBLICATION PUB-CF-005 DATED 2014, WITH THE FOLLOWING:

DESIGN LOADS:

DEAD LOAD ON DECKING	=	8.9 PSF
DEAD LOAD SUPPORTED BY BRIDGE	=	24.2 PSF
LIVE LOAD #1 ON ENTIRE DECK	=	60.0 PSF
LIVE LOAD #2 ON ENTIRE DECK	=	30.0 PSF
SNOW LOAD	=	50.0 PSF
WIND LOAD	=	90.0 MPH
VEHICLE LOAD	=	25,000.0 LBS

LOAD COMBINATIONS:
LC#1 = DL + .80 (LL#1 + SL)
LC#2 = DL + .75 (LL#2 + SL + VL)

2. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCION MEANS OR METHODS OR FOR SUPERVISION OF CONSTRUCTION.

3. ALL DIMENSIONS ARE TO BE CROSS CHECKED WITH EXISTING FIELD DIMENSIONS AND APPROVED SHOP DRAWINGS FOR THE VARIOUS MATERIALS AND BUILDING COMPONENTS. ALL DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

4. ALL WORK IS TO BE PERFORMED IN A SAFE AND WORKMAN LIKE MANNER IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL STATE OF WISCONSIN AND JEFFERSON COUNTY, WI BUILDING CODES AND ZONING ORDINANCES AS THEY MAY PERTAIN TO THIS PROJECT.

SITE WORK:

1. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE, PARTICULARLY THE LOCATION OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

2. THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED NET SOIL BEARING CAPACITY OF 1,800 PSF.

3. THE BEARING ELEVATION OF THE BRIDGE SHALL BE SET BY THE BRIDGE OWNER AT AN ELEVATION SUCH THAT THE MINIMUM BOTTOM CHORD ELEVATION OF THE BRIDGE SHALL BE AT LEAST 5.0' ABOVE ORDINARY HIGH WATER MARK, OR AS DETERMINED BY JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS OR THE WISCONSIN DNR.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL USED IN THE FABRICATION AND ERECTION OF THIS BRIDGE SHALL MEET ASTM A572/A992 GRADE 50 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 50,000 PSI.

2. FASTENERS USED IN THE FABRICATION AND ERECTION OF THIS BRIDGE SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS: SAE J429 GRADE 5, SAE J429-GRADE 8 AND ASTM A307-A FOR THEIR RESPECTIVE USES. FASTENERS AND CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE HOT-DIP GALVANIZED. DECK SCREWS SHALL BE EVERCOTE #8 x 3" DECK MATE SQUARE DRIVE BY PHILLIPS FASTENER PRODUCTS CO.

3. WELDING, WHEN REQUIRED, SHALL MEET THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE.

4. ALL STRUCTURAL STEEL SHALL BE PRIME PAINTED AFTER FABRICATION WITH A MINIMUM THICKNESS OF 1.4 MIL. OF SHERWIN WILLIAMS TT-P-664 RUST INHIBITING AND LACQUER RESISTANT PRIMER.

5. ALL STRUCTURAL STEEL SHALL BE FINISHED PAINTED AFTER FABRICATION, BUT PRIOR TO ASSEMBLY, WITH TWO (2) COATS OF SHERWIN WILLIAMS INDUSTRIAL ENAMEL VOC-COMPLYING OIL BASED ENAMEL PAINT IN A GLOSS FINISH. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SURFACE PREPARATION, PRIME PAINTING AND FINISH PAINTING. COLOR TO BE SELECTED BY THE OWNER FROM MANUFACTURER'S STANDARD COLOR CHARTS.

DIMENSION LUMBER:

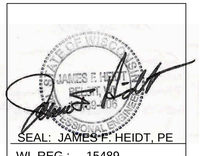
1. ALL STRUCTURAL DIMENSION LUMBER INSTALLED IN THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE *2001 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2001 NDS)* AND SHALL BE STAMPED WITH A MINIMUM EQUIVALENT GRADE OF 2400 MSR 2.0E06, SOUTHERN PINE OR SPRUCE-PINE-FIR SPECIES.

2. ALL WOOD USED IN THIS BRIDGE SHALL BE MICRONIZED COPPER AZOLE (MCA) PRESERVATIVE TREATED TO A MINIMUM RETENTION OF 0.06 POUNDS PER CUBIC FOOT FOR ABOVE GROUND LUMBER AND 0.16 POUNDS PER CUBIC FOOT FOR LUMBER IN GROUND CONTACT, PER THE CHEMICAL MANUFACTURER'S INSTRUCTIONS.

3. THE MOISTURE CONTENT OF ALL STRUCTURAL FRAMING LUMBER, PLYWOOD AND FABRICATED WOOD PRODUCTS SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION. JOBSITE STORAGE OF ALL WOOD PRODUCTS SHALL PROTECT WOOD MATERIALS FROM DAMAGE DUE TO THE ELEMENTS. NO WARPED LUMBER SHALL BE USED IN THE CONSTRUCTION OF THE BRIDGE.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING DURING HANDLING AND ERECTION OF THE BRIDGE.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL FINAL BRACING, AS SHOWN ON THE SHOP DRAWINGS.



SEAL: JAMES F. HEIDT, PE
WI. REG.: 15489
EXP. DATE: 07/31/2024

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PROJECT:
38' x 12' SNOWMOBILE BRIDGE #857
JEFFERSON COUNTY, WI

CLIENT:

Trail Bridges
Steel Fabricating & Finishing
606 Deco Drive
P.O. Box 279
Clinton, Wisconsin 53525
Phone= 608-676-2282
Fax= 608-676-2283

CUSTOM MANUFACTURING INC.

JAMES F. HEIDT, PE, LLC
CIVIL & STRUCTURAL ENGINEERING
2543 LAUNDALE DR., BELOIT, WISCONSIN 53511
PHONE: 608-365-9750 CELL: 608-931-7184 FAX: 608-365-9751 E-MAIL: JHEIDT2543@AOL.COM

DRAWN: JFH
DATE: 12/01/22
SCALE: AS SHOWN
JOB NO. 22-129

SHEET NO.
S1

Custom Manufacturing, Inc.
606 Delco Drive, P.O. Box 279
Clinton, WI 53525
608-676-2282 Fax: 608-676-2283
tinat@custommfginc.com

Quotation

6099

Please Indicate The Above Number When Ordering

Date: June 6, 2022	Salesperson: Tina Forrest
Inquiry Date:	Inquiry Number

To: Jefferson County Parks Department
311 S. Center Avenue, Room 204
Jefferson, WI 53549

Estimated Ship Date	Shipped VIA	F.O.B	Terms
8 - 12 weeks	Best way	Clinton, WI	Net 30

	Description	Price	Total
	Watertown Bridge		
1	38’ Flat Bridge x 12’ Wide - 25,000# Load Double Decked - 42” Horizontal Railing Hardware - On 2 sets of Galvanized Sill Pans Stamped Engineered Drawings	$37,500.00	
	Installation – Equipment Rental	5,400.00	
	Delivery Charges	600.00	
	Total		$43,500.00
	Above prices do not include utility markings, sales tax, or any necessary permits		
	Bridge kit includes all Steel I-Beams and Crossmembers, which are predrilled and have a red oxide primer finish, MCA Southern Yellow Pine treated lumber and all hardware. All lumber is Pre Stained.		
	Bridge Kit Meets - WI DNR Guidelines – 25,000# Load		

We are pleased to submit the above quotation for your consideration. Should you place an order, be assured it will receive our prompt attention. This quotation is valid for __30_ days. Thereafter it is subject to change without notice.

BY: Tina Forrest ACCEPTED: _____ DATE: _____

JAMES F. HEIDT, PE, LLC
CIVIL & STRUCTURAL ENGINEERING
2543 LAUNDALE DR., BELOIT, WISCONSIN 53511
PHONE 608-365-9750 CELL 608-931-7184 FAX 608-365-0751 E-MAIL JHEIDT2543@AOL.COM

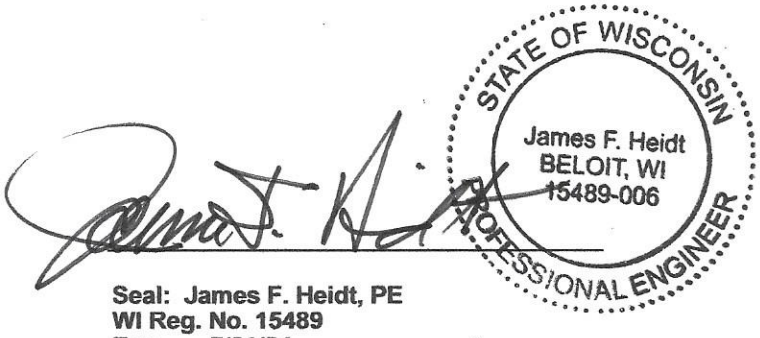
STRUCTURAL CALCULATIONS

38' x 12' Flat Snowmobile Bridge #857

Watertown, Jefferson County, Wisconsin

Fabricator

Custom Manufacturing, Inc.
606 Delco Drive, P.O. Box 279
Clinton, Wisconsin 53525



Seal: James F. Heidt, PE
WI Reg. No. 15489
Exp. 7/31/24

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Project No. **22-129**

Pages: 11

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2543 LAUNDALE DR., BELOIT, WISCONSIN 53511
PHONE 608-365-9750 CELL 608-931-7184 FAX 608-365-0751 E-MAIL JHEIDT2543@AOL.COM

TRAIL BRIDGE - Dead Loading C[illegible]

Project: 38' x 12' Flat Snowmobile Bridge #857
Watertown
Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc.
606 Delco Drive, Clinton, WI

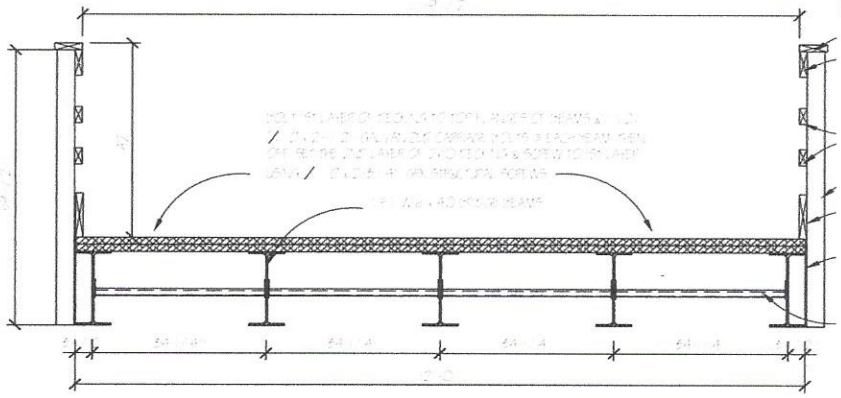
By: JFH
Date: 12/1/22
REV.
Job No. 22-129
Page: 2

Main Span Length (ft) 38 ✓ Width (ft) 12

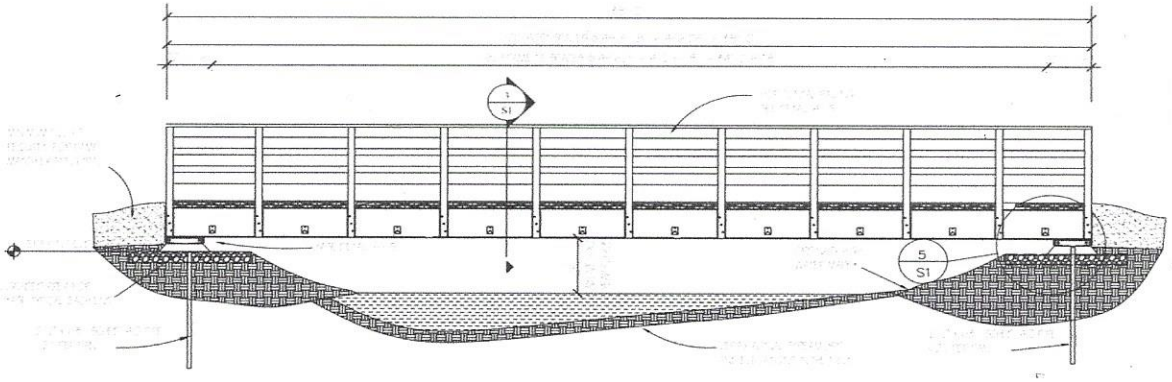
Member		(in)	Length (ft)	Width (ft)	Area (sf)	Number (ea)	Unit Wt. (plf)	Length (ft)	Total Wt. (lbs)
Railing - Posts 4x4		59.50	4.96			22	3.40	109.08	371
Railing - Posts 6x6			5.00			0	8.40	0.00	0
Railing - Toe Kick 2x8			38.00			0	3.02	0.00	0
Railing - Toe Kick 2x10			38.00			2	3.85	76.00	293
Railing - Horz. Rails 2x4			38.00			4	1.46	152.00	222
Railing - Horz. Rails 2x6			38.00			2	2.29	76.00	174
Railing - Horz. Rails 2x8			38.00			0	3.85	0.00	0
Railing - Cap Plate 2x6			38.00			2	2.29	76.00	174
Railing - Spindals 1-1/2 x 1-1/2			38.00			0	0.73	3.38	0
Railing - Cross Bucks 2x6			38.00			0	2.29	0.00	0
Wood Deck - 2x10 Plank		(2) Layers	38.00	12	456	2	3.85	1.00	3,511
Wd Wearing Deck 1x3 RS Oak			38.00	12	456	0	2.93	1.00	0
Wd Wearing Deck 2x6 RS Oak			38.00	12	456	0	4.17	1.00	0
2 x 2 x 1/4 Angle		34.25	2.85			40	3.19	114.17	364
Subtotal Bridge Dead Load									5,109
Bridge Beams	**W16 x 40** ✓		38			5	40.00 ✓	190.00	7,600

Bridge Arched Section Dead Weight **12,709 lbs**

Dead load of bridge (psf)	**27.9 psf**



3/S1 BRIDGE CROSS SECTION
SCALE: 1/2"=1'-0"



2/S1 ELEVATION
SCALE: 1/4" = 1'-0"

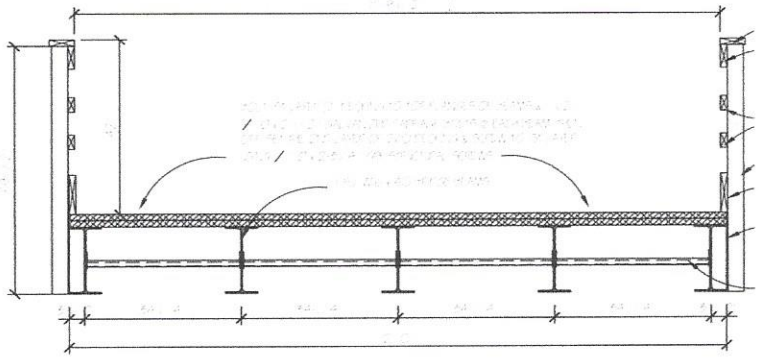
JAMES F. HEIDT, PE, LLC
CIVIL & STRUCTURAL ENGINEERING
2543 LAUNDALE DR. BELOIT, WISCONSIN 53511
PHONE 608-365-9750 CELL 608-931-7184 FAX 608-365-0751 E-MAIL JHEIDT2543@AOL.COM

TRAIL BRIDGE - Bridge Deck

Project: 38' x 12' Flat Snowmobile Bridge #857
Watertown
Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc.
606 Delco Drive, Clinton, WI

By:
Date: 12/1/22
REV.
Job No. 22-129
Page: 3

Bridge Deck Design Data:	Units	38' x 12' Bridge
Bridge Width	ft	12.00
Decking Span C to C	in	34.25
Decking Clear Span	in	27.25
DL on Deck	psf	10.0
LL #1 on Deck	psf	60
LL #2 on Deck	psf	30
Vehical Weight	lbs	25,000
VL on Deck	psf	312.5



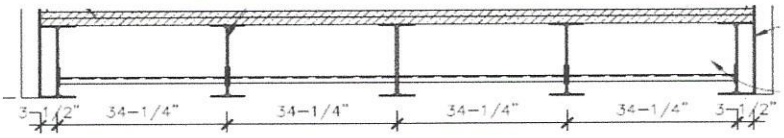
3 / S1 BRIDGE CROSS SECTION
SCALE: 1/2"=1'-0"

Decking Physical Properties:		Pine 2x10 S4S
Deck material		
Width (d)		9.250
Thickness (b)	(2) Layers	3.000
End Area (A)	in^2	27.750
Moment of Inertia Ixx	in^4	197.863
Moment of Inertia Iyy	in^4	20.813
Section Modulus Sxx	in^3	42.781
Section Modulus Syy	in^3	13.875

Wood Stress Adjustment Factors (NDS Table 4A)

Decking Structural Properties: Deck material		MSR Pine 2x10 S4S Allowable	Load Duration CD	Repetitive Member Cr	Wet Service CM	Size Factor CF	Flat Use Factor Cfu	Net Factor	Adjusted Allowable Stresses
Bending (Fb)	psi	2,760	1.15	1.15	0.85	1.00	1.00	1.12	3,103
Tension (Ft)	psi	1,925	1.15	1.00	1.00	1.00	1.00	1.15	2,214
Horiz. Shear (Fv)	psi	190	1.60	1.00	0.97	1.00	1.20	1.86	354
Compression (Fcp)	psi	805	1.15	1.00	0.67	1.00	1.00	0.77	620
Compression (Fcll)	psi	1,975	1.15	1.00	0.80	1.00	1.00	0.92	1,817
Modulus of Elasticity	psi	2.00E+06	1.00	1.00	0.90	1.00	1.00	0.90	1,800,000

Loading on one plank:



w = (d/12)*(DL+LL#1)	plf	53.96
w = (d/12)*(DL+LL#2)	plf	30.83
w = (d/12)*(DL+LL#2+VL)	plf	271.72
Maximum loading on deck plank =	plf	271.72

Rearrange deflection equation and solve for maximum deck span based on l/360 deflection:

Lmax = [(Δ*384*EI)/5*w]^.25 in 72.49 **OK** Based upon double deck.

Check decking shear stress:

	Max. Load		Stress		
Uniform	271.72 plf	fv = 1.5*V/A = ((w*l)/2)/A =	41.92 psi	**OK**	Based upon double deck.
Point	7,500 lbs	fv = 1.5*V/A =	270.27 psi	**OK**	Based upon double deck.

Notes: 1. If the VL is from a tracked vehicle, then point load is uniformly distributed over a number of plank.
2. If the VL is from vehicle tires, then the point load is assumbed to be from a large tractor type wheel and distributed over 1-1/2 double plank widths.

Check compressive stress from tire imprint:		Truck Tire		Ag. Tire 152 L.I.		Sno-Cat Track	
Assumed Tire Imprint Area A =	in^2	88.5		283		2,080	
Tire load P = (.6*VL)/2	lbs	7,500		7,500		7,500	
Compressive stress = P/A =	psi	84.75	**OK**	26.50	**OK**	3.61	**OK**

Notes: 1. Tire area data from Goodyear Tire & Rubber Co.
2. Track data from Tucker Snow-Cat Corp.

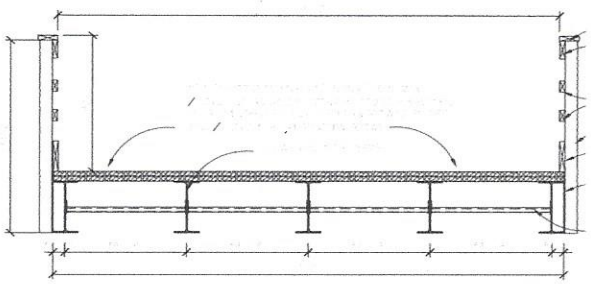
JAMES F. HEIDT, PE, LLC
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TRAIL BRIDGE - Beam Loading C

Project: 38' x 12' Flat Snowmobile Bridge #857
Watertown
Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc.
606 Delco Drive, Clinton, WI

By: JFH
Date: 12/1/22
REV.
Job No. 22-129
Page: 4

	Bridge Design Data:	(in)	Units	38' x 12' Bridge Beams	
	Beam Nominal Span		ft	38.00	✓
	Beam Clear Span		ft	35.00	
	Beam Spacing	34.25	ft	2.85	
	Number of Beams		ea	5	
	Bearing Pan Width	25.5	ft	2.13	✓
	Bearing Pan Length		ft	13.71	
	Assumed Soil Bearing Capacity		psf	1,500	✓
	Bridge Beam Loading:				
	Dead Load		psf	27.90	
	Live Load #1		psf	60.00	
	Live Load #2		psf	30.00	
	Vehicle Load on 8'x10'		lbs	25,000	✓
	Snow Load		psf	30.00	
	Allowable Deflection L/360		in	1.17	
	Dead Loading on Beams:				
	DL on Inside Beams		plf	79.63	
	DL on Outside Beams		plf	39.82	
	Live Loading on Beams:				
	LL #1 on Inside		plf	171.25	
	LL #2 on Inside		plf	85.63	
	VL on Inside		plf	817.83	
	LL #1 on Outside		plf	85.63	
	LL #2 on Outside		plf	42.81	
	VL on Outside		plf	408.92	
	Snow Load on Beams:				
	SL on Inside Beams		plf	85.63	
	SL on Outside Beams		plf	42.81	

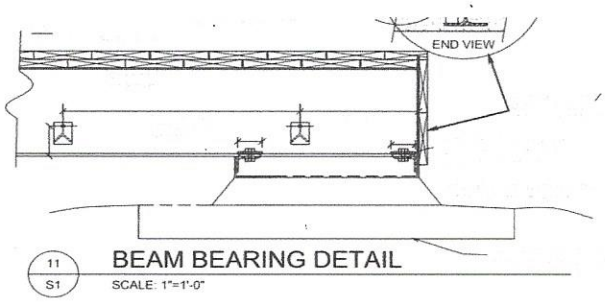


3/S1 BRIDGE CROSS SECTION
SCALE: 1/2"=1'-0"

Zone	Snow Zone	Loading	
Zone 4	Marathon Co. to Bayfield Co.	60	psf
Zone 3	Waushara Co. to Marathon Co.	50	psf
Zone 2	Columbia Co. to Waushara Co.	40	psf
Zone 1	WI/IL Border to Columbia Co.	30	psf

Compute Beam Reactions:

Inside Beams:			
Load condition #1 = DL + .80*(LL#1+ SL)	lbs	5,417	
Load condition #2 = DL +.75*(LL#2+SL+CL)	lbs	8,860	
Outside Beams:			
Load condition #1 = DL + .80*(LL#1+ SL)	lbs	2,709	
Load condition #2 = DL +.75*(LL#2+SL+CL)	lbs	5,040	



11/S1 BEAM BEARING DETAIL
SCALE: 1"=1'-0"

			Load on Pan	
Compute Bridge Support Loading:				
Loading Condition #1		lbs	21,670	
Loading Condition #2		lbs	36,661	
Loading Condition #3 w/ C.L. over pan		lbs	38,182	
Compute Maximum Soil Bearing Load:				
From Maximum Loading on Bearing Pan		psf	1,311	
			OK	✓

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TRAIL BRIDGE - Bearing Pan Loadi

Project: 38' x 12' Flat Snowmobile Bridge #857 Watertown Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc. 606 Delco Drive, Clinton, WI

By:
Date: 12/1/22
REV.
Job No. 22-129
Page: 5

A B C D E F G H I J K L M N

Note: This analysis is based upon the theory of a beam on a continuous elastic support, for this the following references were used:

1. Advanced Mechanics of Materials, Seely & Smith, 2nd Ed., John Wiley & Sons, 1952, Chapter 7, pages 188 - 219
2. Foundation Analysis and Design, Joseph E. Bowles, 3rd Ed., McGraw-Hill Co., 1982, Section 9-7, pages 326 - 329

36" Bearing Pan

Pan Properties:		Soil Properties:			
Fy = (psi)	30,000	Soil Bearing	(psf)	1,500	
Fall = (psi)	20,100	Subgrade Modulus	k (pci)	350	
E = (psi)	29,000,000	Subgrade Modulus	ko (psi)	8,925	
Ixx =(in^4)	59.82	No. Bridge Beams =	5	>>>>>	
Sxx =(in^3)	11.09	Beam Spacing (in) =	34.25		
c = (in)	5.395		38' ✓		

Bearing Pan Sizes

Width (in)	Ixx (in^4)	Iyy (in^4)	Sxx (in^3)	Syy (in^3)	c (in)	
18	58.10	878.24	10.586	22.242	5.488	
24	59.82	1,645.31	11.087	22.115	5.395	<<<<<
30	61.31	2,703.65	11.535	22.013	5.315	
36	62.61	4,058.81	11.938	21.928	5.245	
42	63.76	5,912.05	12.301	21.857	5.183	
48	64.78	7,955.81	12.632	21.796	5.128	

Bearing Pan Loading:

		Single End	
Loading Condition #1	lbs	21,670 ✓	From page 4, line 60
Loading Condition #2	lbs	36,661	From page 4, line 62
Loading Condition #3	lbs	38,182	From page 4, line 64

Note: Bearing pan steel plate is 3/16" A1011 CS-B with a minimum Fy = 30,000 psi.

Pan Size:

Width	(in)	25.50	2.13	(ft)
Length	(in)	164.52	13.71	(ft)

Compute Soil fs = 1,311 ✓

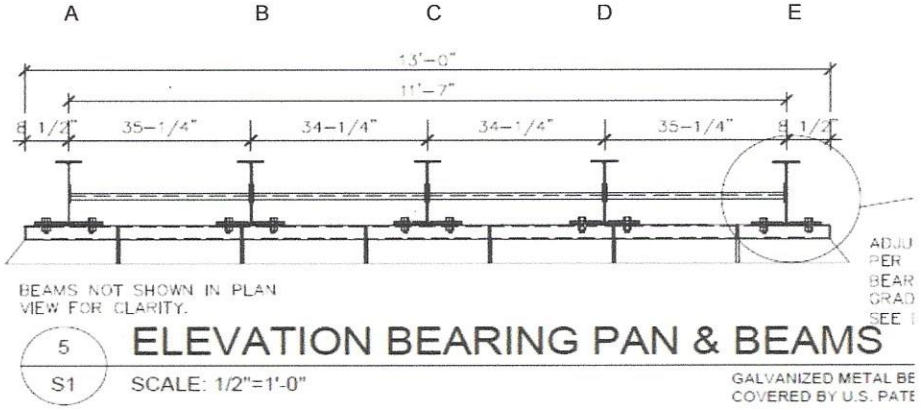
OK

Compute Bearing Pan Stresses:

Compute β = ^4√k/(4EI) = 0.034

Compute βL = 5.54

Maximum beam end reaction P = 9,546 lbs



Single Load on Pan

Bearing Pan Stresses:		
Loading on base = P =	(lbs)	9,546
Compute y_{max} = β*P/(2*k) =	(in)	0.018
Compute M_{max} = P/(4*β) =	(lb-in)	70,862
Compute σ_{max} = Moc/I =	(psi)	6,391
		OK

Multiple Loads on Pan

Beam Mk	A	B	C	D	E	Units
Load P	4,773	9,546	9,546	9,546	4,773	lbs
Dist. C	-68.5	-34.25	1	34.25	68.5	in
βx =	-2.307	-1.153	0.034	1.153	2.307	
Ax of C	0.008	0.217	1.000	0.217	0.008	Table 7
Cx of C	-0.142	-0.208	1.000	-0.208	-0.142	p.194-196

ymax = β*P/(2*k)*(Axa + Axb + Axc + Axd + Axe) = 0.026 in

Mmax = P/(4*β)*(Cxa + Cxb + Cxc + Cxd + Axe) = 21,344 lb-in

σmax = (Mmax*c)/I = 1,925 psi **OK**

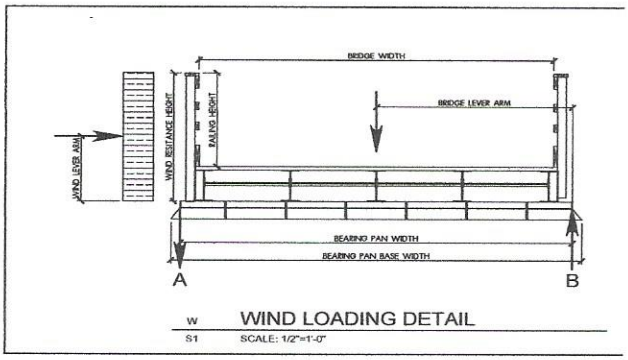
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TRAIL BRIDGE - Wind Load Calcul

Project: 38' x 12' Flat Snowmobile Bridge #857
Watertown
Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc.
606 Delco Drive, Clinton, WI

By: JFH
Date: 12/1/22
REV.
Job No. 22-129
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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
10							**38' x 12'**							
					Sym	**Units**								
		Bridge Width			B	ft	12.00							
		Bridge Length			L	ft	38.00							
		Wind Load Calculations:												
		Basic Wind Speed			V	mph	90							
		Wind Directionality			Kd	n/d	1.00							
		Importance Factor			I	n/d	0.87							
		Exposure Factor			Kh	n/d	0.85							
		Topographic Factor			Kzt	n/d	1.00							
20		Gust Factor			Gf	n/d	0.85							
		Enclosure Classification					N.A.							
		Internal Pressure Coeff.			GCpi	n/d	N.A.							
		External Pressure Coeff.			GCp	n/d	N.A.							
							N.A.							
		Compute Velocity Pressure:			qz	psf	**15.33**							
		Compute Wind Exposure:												
		Beam Depth			d1	in	16.00							
		Deck Thickness			d2	in	1.50							
30		Railing Height			h1	in	42.00							
		Wind Resistance Total Ht.			h2	in	59.50							
		Compute Wind Loading:			w	plf	**76.03**							
		Bridge Dead Load = Total Wt. =			Wdl	lbs	12,709	From calc. page 2 line 31.						
		Bridge Bearing Pan Width =			B	ft	2.13							
		Bridge Bearing Pan Length =			L	ft	13.71							
		Bridge Bearing Pan Weight =			Wp	lbs	832.3	Bearing pans weight about 28.5 psf						
40		**Check Base Overturning:**												
		Bridge Dead Load			.90*Wdl	lbs	12,936	10% reduction in dead load for this calculation						
		Bridge DL Lever arm			a	ft	6.86							
		Wind Load Lever arm			h3	ft	2.48							



The railing is assumed to be solid for wind resistance.

Compute overturning equilibrium about the outter bearing pan edge using
a 10% reduction in the bridge dead load per ASCE-7, Section 2.4 Load Combinations.

	Wind Load Moment (+)	ft-lbs	7,163
	Dead Load Moment (-)	ft-lbs	-88,678
50	Net Moment	ft-lbs	-81,515
	Does bridge base resist overturning?		**YES**

60

70

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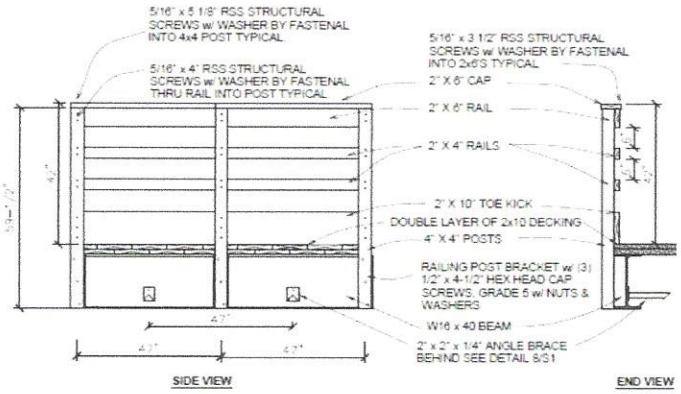
TRAIL BRIDGE - Railing Calculat

Project: 38' x 12' Flat Snowmobile Bridge #857
Watertown
Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc.
606 Delco Drive, Clinton, WI

Date: 12/1/22
REV.
Job No. 22-129
Page: 7

Per the ADA Code, railings must support a 50 plf loading along the railing or 200 lb load at any point. So, the two load conditions for the post are for uniform loading on railing M = wsl or for point load at the post top of M = Pl where l = the post length from bridge deck to top of rail.
The two load conditions for the railing are uniform loading M = wl^2/8 or a point load at mid-span railing M = Pl/4.

Post Length (in)	Post Spacing (in)	Uniform Loading (plf)	Concentrated Loading (lbs)
42.000	45.625	50	200



4 / S1 RAILING ELEVATION & SECTION
SCALE: 1/2"=1'-0"

Rail & Post Material Properties:		MSR Pine 2x4	MSR Pine 4x4
Bending (Fb)	psi	2,760	2,760
Tension (Ft)	psi	1,925	1,925
Horiz. Shear (Fv)	psi	190	190
Compression (Fcp)	psi	805	805
Compression (Fcll)	psi	1,975	1,975
Modulus of Elasticity	psi	2.00E+06	2.00E+06

Decking Physical Properties:		2x4	4x4
Width (d)	in	3.500	3.500
Thickness (b)	in	1.500	3.500
End Area (A)	in^2	5.250	12.250
Moment of Inertia Ixx	in^4	5.359	12.505
Moment of Inertia Iyy	in^4	0.984	12.505
Section Modulus Sxx	in^3	3.063	7.146
Section Modulus Syy	in^3	1.313	7.146

For the post:	Uniform Load 4x4 Post		Point Load 4x4 Post		
M = wsl =	7,984	M = Pl =	8,400		in-lbs
Sreq=M/Fb=	2.893	**OK**	3.043	**OK**	in^3

For the rail:	2x4		2x4		
M = wl^2/8 =	924	M = Pl/4 =	2,106		in-lbs
Sreq = M/Fb =	0.335	**OK**	0.763	**OK**	in^3

Clear span dimension of rail.

Computed in the weak direction.

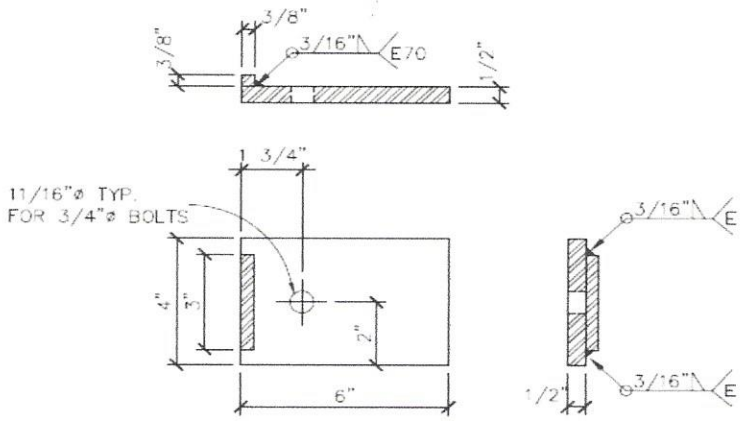
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TRAIL BRIDGE - Railing Calcu

Project: 38' x 12' Flat Snowmobile Bridge #857
Watertown
Jefferson County, Wisconsin
Client: Custom Manufacturing, Inc.
606 Delco Drive, Clinton, WI

By: JFH
Date: 12/1/22
REV.
Job No. 22-129
Page: 8

10	Plate Material & Size:			A36		
		Fy	ksi	36		
		Fu	ksi	58		
	Width	wp	in	4.000		
	Depth	dp	in	6.000		
	Thickness	tp	in	0.500	1/2	
	No. Bolts	n	ea	1.000		
	Bolt Size		in	0.625	5/8	
	Dia. Hole	dh	in	0.688	11/16	
	Shear Line	a-b	in	1.75		
20	Tension Line	b-c	in	2.00		
	Number of Beam Clamps used		ea	4		
	Max. Beam Reaction Vx =		kips	8.04	Pg 4 L 50	
	Connection Shear Vx =		kips	6.41		
	Connection Shear Vz =		kips	1.29	Wind Load	
	Connection Tension Vy =		kips	0.00		
	Connection Moment		ft-kips	0.00		
	Compute Net Plate Area:					
30	An = (wp - n*dh*)dp =		in^2	1.656		
	An = .85Ag =		in^2	1.700		
	Design An = Min. =		in^2	1.656		
	Compute Plate Design Strength:					
	ΦTn = Φ*Fy*Ag =		kips	64.80		
	ΦTn = Φ*Fu*Ae =		kips	72.05		
	Allowable plate strength =		kips	64.80		
40	Is the plate strength > Plate Shear?			OK		
	Check Bolt Strength:			SAE J429		
	Bolt Material & Size:			Grade 8		
	Tensile Strength of Bolt (Fu)		ksi	150		
	Min. Yield Strength (Fy)		ksi	130		
		db	in	0.625	5/8	
		Ab	in^2	0.307		
	Design Single Shear Strength =		kips	13.46	Based on threads in the shear plane	
50	Design Double Shear Strength =		kips	26.92		
	Design Tension Strength =		kips	25.89		
	Check Bolts for Shear:					
	Shear Load per Bolt		kips	1.60	No. of Clamps = No. Bolts	
	Shear Stress in Bolt		ksi	5.22		
				OK		
	Check Combined Shear and Tension on Bolt:					
60	Allowable Stresses:					
	AISC Table J3.2	Fnt	ksi	113.0		
	AISC Table J3.2	Fnv	ksi	60.0		
	Interaction Eq. per AISC (J3-3b)					
	F'nt = 1.3*Fnt - (Ω*Fnt/Fnv)*fv <= Fnt			127.23		
	Check Combined Shear & Tension Interaction:					
	1.0 > fx/Fv+fy/Fv+fz/Fv =			0.05		
				OK		
70						



8 / S1 BEAM CLAMP
SCALE: 3"=1'-0" (24 THUS)

AISC Table J3.2					SAE J429
Bolt Material		A307	A325	A490	Grade 8
Tensile Strength (Fu)	ksi	60	120	150	150
Min. Yield (Fy)	ksi	N/A	92	130	130
Nominal Tensile (Fnt)	ksi	45	90	113	113
Nominal Shear (Fnv)	ksi	24	60	60	60

Find Rupture Shear Strength:

Check Shear Yielding:
Tn = .60*Fy*Avg+Fu*Ant = kips 66.93

Check Shear Fracture:
Tn = .60*Fu*Ans+Fy*Atg = kips 93.64

Design Tn = kips 93.64

Compute Plate Design Strength:
ΦTn = .75*Tn = kips 70.23
OK

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Project Title: New Snowmobile Bridge #857, Watertown, Jefferso
Engineer:
Project ID: 22-129
Project Descr: 38' x 12' Flat Bridge w/ Vehicle

9/11

Printed: 2 DEC 2022, 12:05PM

Steel Beam

File = C:\Users\Jim\DOCUME~1\ENERCA~1\22-129 38' x 12' Flat Bridge #857, Jefferson Co, WI.ec6 .
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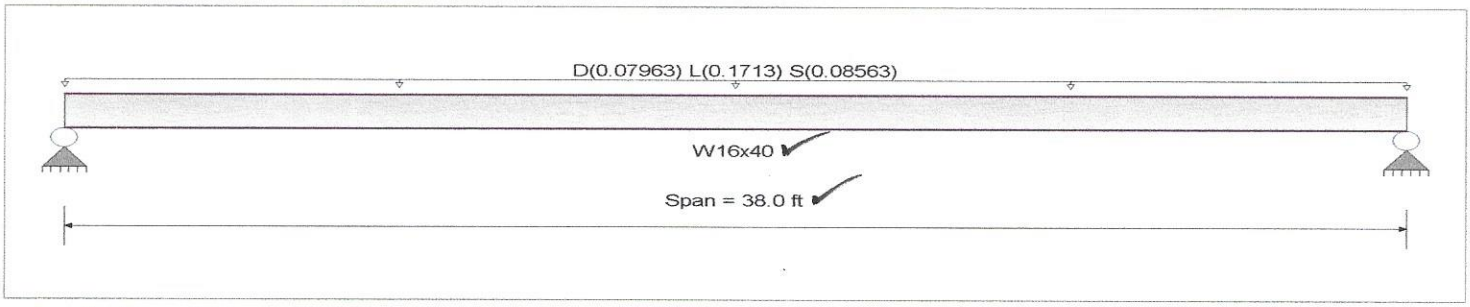
DESCRIPTION: Main 38' Span (35' Clear Span) - LC#1 DL = 27.9 psf, LL = 60 psf, SL = 30 psf

CODE REFERENCES

Calculations per AISC 360-05, IBC 2009, CBC 2010, ASCE 7-05
Load Combination Set : IBC 2009

Material Properties

Analysis Method :	Allowable Strength Design	Fy : Steel Yield :	50.0 ksi
Beam Bracing :	Beam is Fully Braced against lateral-torsional buckling	E: Modulus :	29,000.0 ksi
Bending Axis :	Major Axis Bending		



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added
Uniform Load : D = 0.07963, L = 0.1713, S = 0.08563 k/ft, Tributary Width = 1.0 ft, (Load Condition #1)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.270 : 1	Maximum Shear Stress Ratio =	0.053 : 1
Section used for this span	W16x40	Section used for this span	W16x40
Ma : Applied	49.155 k-ft	Va : Applied	5.174 k
Mn / Omega : Allowable	182.136 k-ft	Vn/Omega : Allowable	97.60 k
Load Combination	+D+0.750L+0.750S	Load Combination	+D+0.750L+0.750S
Location of maximum on span	19.000 ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.537 in	Ratio =	848 >=360
Max Upward Transient Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.854 in	Ratio =	534 >=300
Max Upward Total Deflection	0.000 in	Ratio =	0 <300

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+0.750L+0.750S	1	0.8544	19.109		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	5.174	5.174
Overall MINimum	1.513	1.513
D Only	1.513	1.513
+D+L	4.768	4.768
+D+S	3.140	3.140
+D+0.750L+0.750S	5.174	5.174
L Only	3.255	3.255
S Only	1.627	1.627

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Project Title: New Snowmobile Bridge #857, Watertown, Jefferso
Engineer:
Project ID: 22-129
Project Descr: 38' x 12' Flat Bridge w/ Vehicle

10/11

Printed: 2 DEC 2022, 11:44AM

Steel Beam

File = C:\Users\Jim\DOCUME~1\ENERCA~1\22-129 38' x 12' Flat Bridge #857, Jefferson Co, WI.ec6 .
Software copyright ENERCALC, INC. 1983-2019, Build:10.19.1.27 .
Lic. # : KW-06005984
Licensee :

DESCRIPTION: Main 38' Span (35' Clear Span) - LC#2 DL = 27.9 psf, LL=30 psf, SL = 30 psf, VL = 25,000 lb.

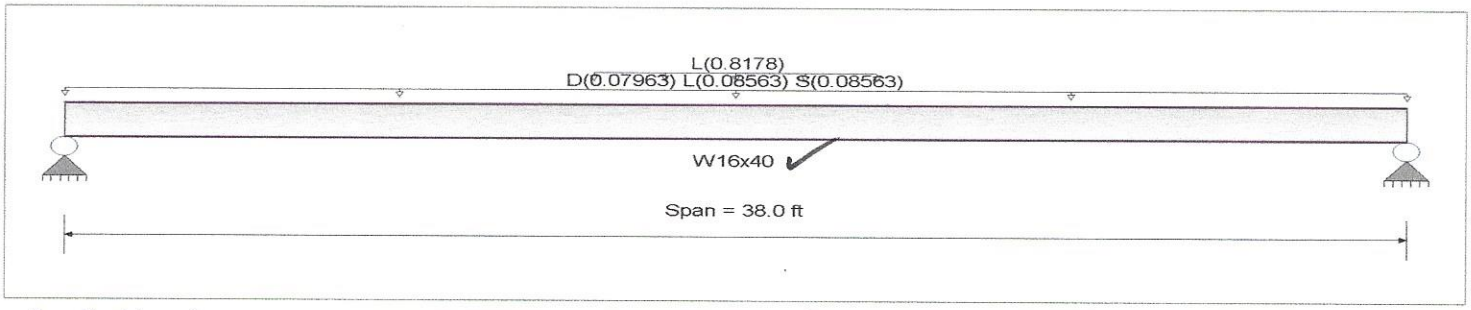
CODE REFERENCES

Calculations per AISC 360-05, IBC 2009, CBC 2010, ASCE 7-05
Load Combination Set : IBC 2009

Material Properties

Analysis Method : Allowable Strength Design
Beam Bracing : Beam is Fully Braced against lateral-torsional buckling
Bending Axis : Major Axis Bending

Fy : Steel Yield : 50.0 ksi
E: Modulus : 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added
Uniform Load : D = 0.07963, L = 0.08563, S = 0.08563 k/ft, Tributary Width = 1.0 ft, (Load Condition #2)

Uniform Load : L = 0.8178 k/ft, Extent = 15.0 -->> 23.0 ft, Tributary Width = 1.0 ft, (Vehical Load = 25,000 lbs)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.469 : 1	Maximum Shear Stress Ratio =	0.066 : 1
Section used for this span	W16x40	Section used for this span	W16x40
Ma : Applied	85.440 k-ft	Va : Applied	6.411 k
Mn / Omega : Allowable	182.136 k-ft	Vn/Omega : Allowable	97.60 k
Load Combination	+D+L	Load Combination	+D+L
Location of maximum on span	19.000 ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward Transient Deflection	1.113 in	Ratio =	409 >=360
Max Upward Transient Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	1.364 in	Ratio =	334 >=300
Max Upward Total Deflection	0.000 in	Ratio =	0 <300

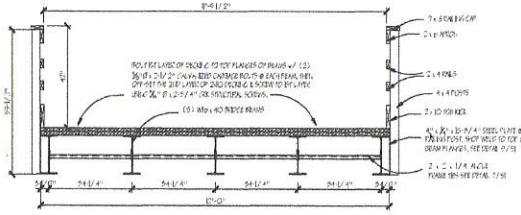
Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+L	1	1.3644	19.109		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

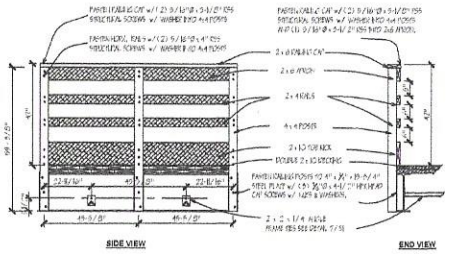
Load Combination	Support 1	Support 2
Overall MAXimum	6.411	6.411
Overall MINimum	1.513	1.513
+D+L	6.411	6.411
+D+S	3.140	3.140
+D+0.750L+0.750S	6.407	6.407
D Only	1.513	1.513
L Only	4.898	4.898
S Only	1.627	1.627



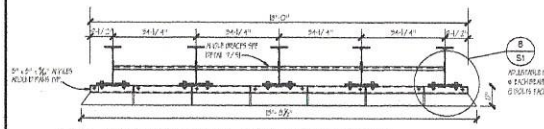
3 S1 BRIDGE CROSS SECTION
SCALE: 1/2"=1'-0"

NOTE:
RAILING DESIGNED FOR PEDESTRIAN TRAFFIC ONLY, IT IS NOT INTENDED OR DESIGNED AS A VEHICLE GUARD RAILING.

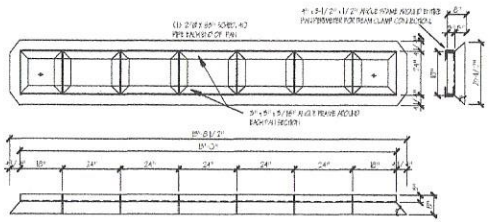
NOTES:
1. FINAL BRIDGE CENTERLINE LOCATION & FOUNDATION ELEVATIONS ARE TO BE LOCATED BY OTHERS AND VERIFIED IN THE FIELD WITH JEFFERSON COUNTY PRIOR TO STARTING BRIDGE ERECTION.
2. THE CONTRACTOR SHALL PROVIDE 10' WIDE FILTER FABRIC & STONE RIP-RAP BANK PROTECTION @ ABUTS & FRONT OF ABUTMENTS PER WIS. DOT SPECIFICATIONS SECTION 606 OR AS APPROVED BY JEFFERSON COUNTY.
3. ALL ASPECTS OF CONSTRUCTION FOR THIS BRIDGE SHALL MEET THE WISCONSIN DNR REQUIREMENTS FOR STRUCTURES IN A FLOOD WAY. THE BRIDGE ELEVATION SHALL BE SET FOR A MINIMUM CLEARANCE OF 2'-0" ABOVE THE ORDINARY HIGH WATER MARK, OR 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION, OR AS DIRECTED BY JEFFERSON COUNTY TO COMPLY WITH WISCONSIN DNR REQUIREMENTS.



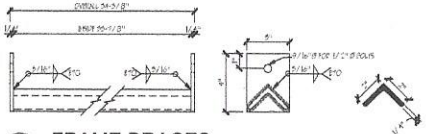
4 S1 RAILING ELEVATION & SECTION
SCALE: 1/2"=1'-0"



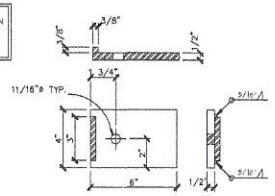
5 S1 24" BEARING PAN END VIEW
SCALE: 1/2"=1'-0"
GALVANIZED METAL BEARING PANS COVERED BY U.S. PATENT #6,421,863



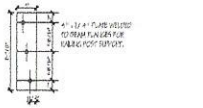
6 S1 24" BEARING PAN
SCALE: 1/2"=1'-0"
GALVANIZED METAL BEARING PANS COVERED BY U.S. PATENT #6,421,863



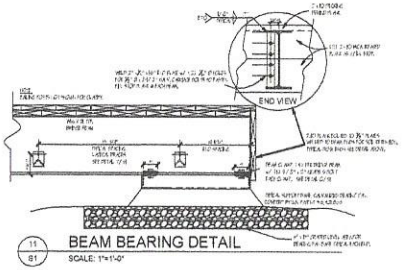
7 S1 FRAME BRACES
SCALE: 3"=1'-0"



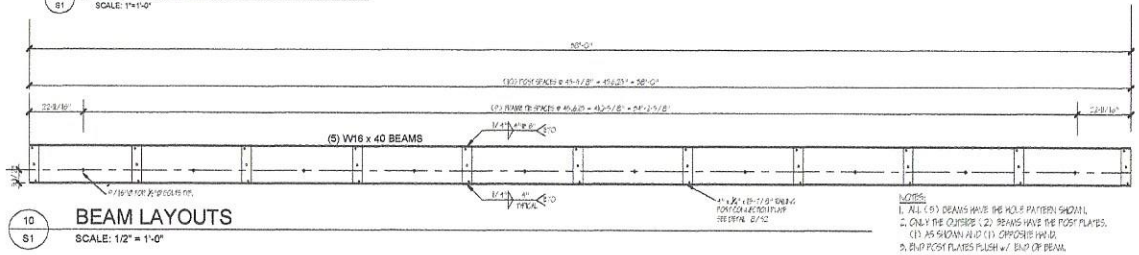
8 S1 BEAM CLAMP
SCALE: 3" = 1'-0"



9 S1 HANDRAIL POST PLATES
SCALE: 1" = 1'-0"

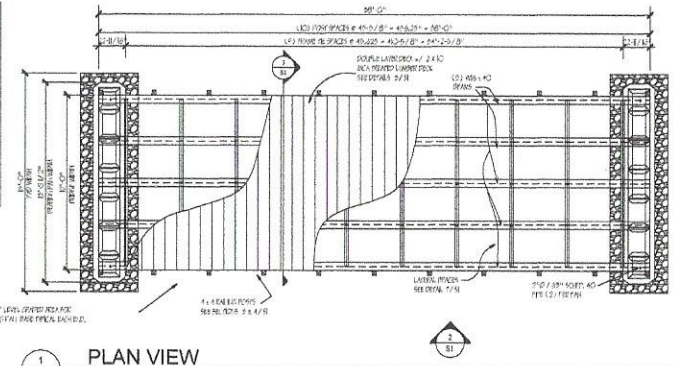


11 S1 BEAM BEARING DETAIL
SCALE: 1"=1'-0"

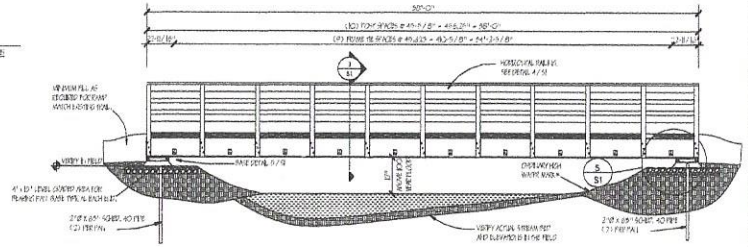


10 S1 BEAM LAYOUTS
SCALE: 1/2" = 1'-0"

NOTES:
1. ALL (5) BEAMS HAVE SHE HOLE PATTERN SHOWN.
2. ONLY THE OUTSIDE (2) BEAMS HAVE THE POST PLATES.
(3) AS SHOWN AND (3) OPPOSITE HAND.
3. END POST PLATES FLUSH w/ END OF BEAM.



1 S1 PLAN VIEW
SCALE: 1/4" = 1'-0"



2 S1 ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

GENERAL NOTES:

1. THIS BRIDGE IS DESIGNED ON THE BASIS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCE'S ARDUSE GUIDELINES FOR NEW AND REPLACEMENT SNOWMOBILE AND ALL-TERRAIN VEHICLE BRIDGES PUBLICATION PUB-OF-568 DATED 2014, WITH THE FOLLOWING:

DESIGN LOADS:

DEAD LOAD DIAMOND	=	8.9 PSF
DEAD LOAD SUPPORTED BY BRIDGE	=	24.2 PSF
LIVE LOAD #1 ON ENTIRE DECK	=	60.0 PSF
LIVE LOAD #2 ON ENTIRE DECK	=	10.0 PSF
SNOW LOAD	=	60.0 PSF
WIND LOAD	=	90.0 MPH
VEHICLE LOAD	=	28,000.0 LBS

LOAD COMBINATIONS:
LCM1 = DL + 80 (LL#1 + EL)
LCM2 = DL + 75 (LL#2 + EL + VL)

2. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS OR METHODS OR FOR SUPERVISION OF CONSTRUCTION.

3. ALL DIMENSIONS ARE TO BE CROSS CHECKED WITH EXISTING FIELD DIMENSIONS AND APPROVED SHOP DRAWINGS FOR THE VARIOUS MATERIALS AND BUILDING COMPONENTS. ALL DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

4. ALL WORK IS TO BE PERFORMED IN A SAFE AND WORKMAN LIKE MANNER IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL STATE OF WISCONSIN AND JEFFERSON COUNTY, WI BUILDING CODES AND ZONING ORDINANCES AS THEY MAY PERTAIN TO THIS PROJECT.

SITE WORK:

1. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE, PARTICULARLY THE LOCATION OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

2. THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED NET SOIL BEARING CAPACITY OF 1,500 PSF.

3. THE BEARING ELEVATION OF THE BRIDGE SHALL BE SET BY THE BRIDGE OWNER AT AN ELEVATION SUCH THAT THE MINIMUM BOTTOM CHORD ELEVATION OF THE BRIDGE SHALL BE AT LEAST 3.0' ABOVE ORDINARY HIGH WATER MARK, OR AS DETERMINED BY JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS OR THE WISCONSIN DNR.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL USED IN THE FABRICATION AND ERECTION OF THIS BRIDGE SHALL MEET ASTM A572/A992 GRADE 50 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 50,000 PSI.

2. FASTENERS USED IN THE FABRICATION AND ERECTION OF THIS BRIDGE SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS: SAE J429 GRADE 5, SAE J429 GRADE 8 AND ASTM A325 F, FOR THEIR RESPECTIVE USES. FASTENERS AND CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE HOT-DIP GALVANIZED. DECK SCREWS SHALL BE SIMPSON #8 x 3" DECK MATE SQUARE DRIVE BY PHILLIPS FASTENER PRODUCTS CO.

3. WELDING, WHEN REQUIRED, SHALL MEET THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE.

4. ALL STRUCTURAL STEEL SHALL BE PRIME PAINTED AFTER FABRICATION WITH A MINIMUM THICKNESS OF 1.4 MIL OF SHERWIN WILLIAMS TT-P-664 RUST-INHIBITING AND LACQUER RESISTANT PRIMER.

5. ALL STRUCTURAL STEEL SHALL BE FINISHED PAINTED AFTER FABRICATION, BUT PRIOR TO ASSEMBLY, WITH TWO (2) COATS OF SHERWIN WILLIAMS INDUSTRIAL ENAMEL VOC-COMPLIANT OIL BASED ENAMEL PAINT IN A GLOSS FINISH. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SURFACE PREPARATION, PRIME PAINTING AND FINISH PAINTING. COLOR TO BE SELECTED BY THE OWNER FROM MANUFACTURERS STANDARD COLOR CHARTS.

DIMENSION LUMBER:

1. ALL STRUCTURAL DIMENSION LUMBER INSTALLED IN THE PROJECT SHALL MEET THE REQUIREMENTS OF THE 2021 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) NDS AND SHALL BE STAMPED WITH A MINIMUM EQUIVALENT GRADE OF 2400 M&R 1 DEX. SOUTHERN PINE OR SPRUCE-PINE-FIR SPECIES.

2. ALL WOOD USED IN THIS BRIDGE SHALL BE MICRONIZED COPPER AZOLE (MCA) PRESERVATIVE TREATED TO A MINIMUM RETENTION OF 0.06 POUNDS PER CUBIC FOOT FOR ABOVE GROUND LUMBER AND 0.10 POUNDS PER CUBIC FOOT FOR LUMBER IN GROUND CONTACT. PER THE CHEMICAL MANUFACTURER'S INSTRUCTIONS.

3. THE MOISTURE CONTENT OF ALL STRUCTURAL FRAMING LUMBER, PLYWOOD AND FABRICATED WOOD PRODUCTS SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION. JOBSITE STORAGE OF ALL WOOD PRODUCTS SHALL PROTECT WOOD MATERIALS FROM DAMAGE DUE TO THE ELEMENTS. NO WARPED LUMBER SHALL BE USED IN THE CONSTRUCTION OF THIS BRIDGE.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING DURING HANDLING AND ERECTION OF THE BRIDGE.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL FINAL BRACING, AS SHOWN ON THE SHOP DRAWINGS.

NO.	DESCRIPTION	DATE	BY
01	FOR FABRICATORS REVIEW OF RAILING & FRAME TIE LAYOUT.	12/02/22	JFH
02	FOR FABRICATION & CONSTRUCTION.	12/03/22	JFH

PROJECT:
38' x 12' SNOWMOBILE BRIDGE #857
JEFFERSON COUNTY, WI

CLIENT:
CUSTOM MANUFACTURING INC

Trail Systems
Steel Fabricating & Finishing
606 Dukes Drive
P.O. Box 270
Clinton, Wisconsin 53525
Phone: 608-676-2202
Fax: 608-676-2203

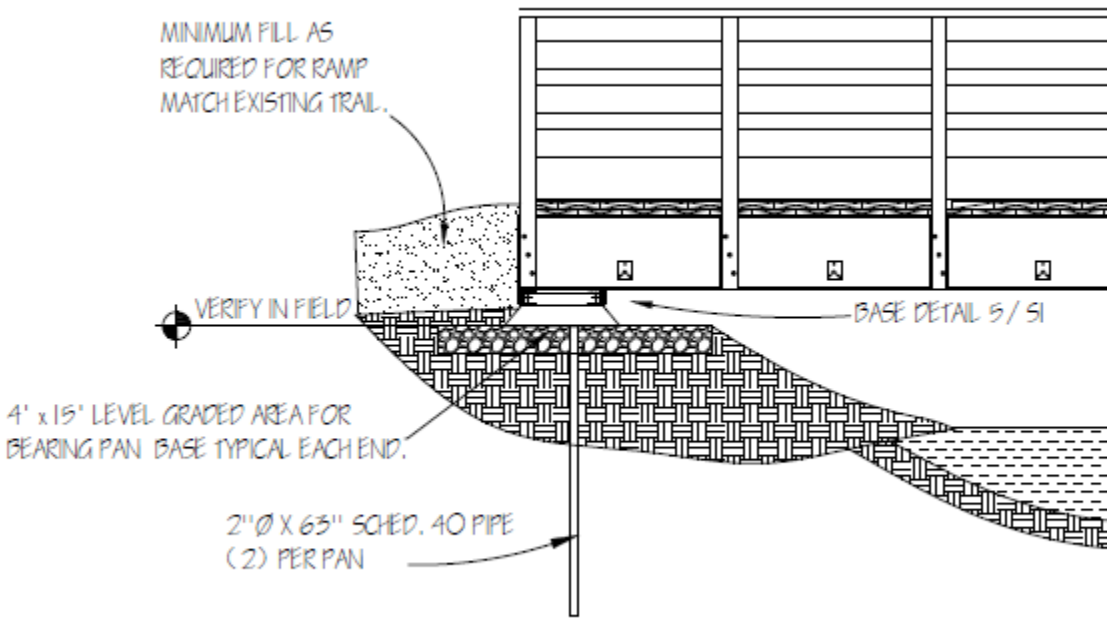
JAMES F. HEIDT, PE, LLC
CIVIL & STRUCTURAL ENGINEERING
2345 LANDMASTER, BELOIT, WISCONSIN 53511

DRAWN: JFH
DATE: 12/01/22
SCALE: AS SHOWN
JOB #:
SHEET #:

SEAL: JAMES F. HEIDT, PE
W. REG.: 15489
EXP. DATE: 07/31/2024

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Bridge Base



Sanitary Main



From: Seidl, Jared W - DNR
To: Kevin Wiesmann
Subject: Watertown bridge install
Date: Thursday, December 15, 2022 9:30:25 AM

Good Morning Kevin,

Pleasure speaking with you this morning regarding the proposed new clear span bridge installation project for the Watertown snowmobile trail. As discussed, no formal wetland delineation or site review is required for this project as no ground disturbance or fill will occur. For Section 5: Wetlands on the permit application, you can check the "d" or "e" box below as this email will be your correspondence from a WDNR Water Management Specialist; you can then upload this email into the Attachments section and label it DNR Correspondence. Please let me know if you have any questions or need further assistance.

Thanks,

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Jared Seidl
Water Management Specialist – Habitat & Outdoor Recreation Team
Wisconsin Department of Natural Resources
473 Griffith Ave., Wisconsin Rapids, WI 54494
Phone: (920) 420-5960
jared.seidl@wisconsin.gov


dnr.wi.gov


Federal Aviation Administration
2300 East Devon Avenue
Des Plaines, IL 60018

November 14, 2022

TO:
JEFFERSON COUNTY PARKS
Attn: Mary Truman
311 S. CENTER AVE.
Room 204
JEFFERSON, WI 53549
maryt@jeffersoncountywi.gov

CC:
CITY OF WATERTOWN
106 JONES
WATERTOWN, WI 53094
maryt@jeffersoncountywi.gov

CC:
JEFFERSON COUNTY PARKS
Attn: MARY TRUMAN
311 S. CENTER AVE.
Room 204
JEFFERSON, WI 53549
maryt@jeffersoncountywi.gov

RE: *(See attached Table 1 for referenced case(s))*
FINAL DETERMINATION

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2022-AGL-8318-NRA		WATERTOWN,WI	43-10-10.72N	88-43-23.80W	5	803

Description: Jefferson County proposes to replace a snowmobile bridge over an unnamed creek in Jefferson County. Bridge location is outside of the enclosed/fenced area of the airport. Original bridge washed out in 2019. Specifications: • 38' Flat Bridge x 12' Wide • 25,000# Load • Double Decked • 42" Horizontal Railing • Hardware - On 2 sets of Galvanized Sill Pans Stamped Engineered Drawings • Installation - Equipment Rental Bridge kit includes all Steel I-Beams and Crossmembers, which are predrilled and have a red oxide primer finish, MCA Southern Yellow Pine treated lumber and all hardware. All lumber is Pre-Stained. Bridge Kit Meets - WI DNR Guidelines - 25,000# Load

We do not object to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

For current Advisory Circulars go to www.oeaaa.faa.gov

A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

When your Airport Layout Plan is updated, please include this new development. In the meantime, we will show this feature on your current ALP approved on 04/30/1996.

This determination expires on May 14, 2024 unless:
(a) extended, revised or terminated by the issuing office.
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for the completion of construction, or the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be obtained at least 15 days prior to expiration date specified in this letter.

If you have any questions concerning this determination contact Elias Bello (847) 294-8251 Elias.O.Bello@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AGL-8318-NRA.

Elias Bello
ADO
Signature Control No: 543692996-561138788

Waterway and Wetland General Permit Application

General Information

Project Information

Project Name: Jefferson County Snowmobile Bridge Watertown Airport, S-5565

☐ **After-the-fact application** for permits or approvals submitted after work has been commenced or completed.

Start Date: 2/1/2023 (Anticipated)

End Date: 2/1/2024 (Projected)

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: http://www.mvp.usace.army.mil/Missions/Regulatory.aspx
County Zoning: http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

- Legible Site Map
- Create and attach a project narrative
- Clear site photographs
- Attach Ownership documentation
- Attach Plans and Specifications
- Attach any other information required by the select permit type(s). See the activity checklist for more information.
- Complete all displayed forms and fees.
- Pay fee online
- Sign and Submit form.

Waterway Activities

Note: If you have wetland impacts associated with your activity, you will need to apply for a wetland permit in addition to your project activities

☐ Boat ramp
☐ Boat shelter - Permanent
☐ Dredging - Invasive or non-native species management
☐ Dredging - Installation of utility crossing(s)
☐ Dredging - Jetting aquatic plants
☐ Dredging - Maintenance within a drainage district
☐ Dredging - Maintenance of previously dredged area
☐ Dredging - Man-made Impoundments - Group or Association
☐ Dredging - Man-made Impoundments - Individual
☐ Dredging - Remove accumulated plant and animal nuisance deposits
☐ Dredging - Small scale
☐ Dredging - Stream (less than 25 yards)
☐ Dry Fire Hydrant
☐ Grading
☐ Habitat Structure - Fish Habitat and Stocking Structures
☐ Habitat Structure - Stream habitat projects designed by government agencies
☐ Habitat Structure - Wildlife nesting structure
☐ Intake or outfall structure

- ☐ Lake shore erosion control - Biological
- ☐ Lake shore erosion control – Riprap
- ☐ Lake shore erosion control – Riprap repair
- ☐ Lake shore erosion control – Riprap replacement
- ☐ Lake shore erosion control – Seawall replacement
- ☐ Lake shore erosion control – Seawall replacement with riprap
- ☐ Pea gravel blanket
- ☐ Pilings
- ☐ Pond - Landscape
- ☐ Pond - Storm Water pond
- ☐ Pond - Wildlife pond
- ☐ Stream bank erosion control - Bio-stabilization
- ☐ Stream bank erosion control – Integrated bank protection
- ☐ Stream bank repair of riprap (placed prior to August 1, 2007)
- ☐ Stream bank erosion control - Replacement of structure with bio-stabilization
- ☐ Stream bank erosion control - Replacement of structure with integrated bank treatment
- ☐ Temporary waterway crossing for forest management activities
- ☐ Utility Structure, Bridge, Wetland, Dredging, Driving on the Bed
- ☑ Waterway Crossings – Culverts, Clear-Span Bridges, and Fords
  - The application checklist identifying critical design requirements can be found at https://dnr.wi.gov/files/pdf/forms/3500/3500-130.pdf for you to review as you work to complete your permit application submittal.
  - Please print, sign and attach this checklist on the attachment tab.
  - If your crossing design utilizes a clear span bridge or a ford crossing, please upload an attachment indicating the type of structure being proposed. If your crossing design includes a culvert, please upload supporting information used to inform culvert design, such as the culvert sizing worksheet , or other methods as referenced in the permit application checklist.
- ☐ Waterway and Wetland Conservation Activities
- ☐ Weed rake

Wetland Activities

- ☐ Utility Structure, Bridge, Wetland, Dredging, Driving on the Bed
- ☐ Wetland conservation - Federal
- ☐ Wetland conservation - Not federal
- ☐ Wetland Discharge for Dam Repair / Reconstruction / Maintenance
- ☐ Wetland disturbance - Wetlands established incidental to construction
- ☐ Wetland disturbance - Municipal Development Wetland Discharge
- ☐ Wetland disturbance - Residential / industrial / commercial development
- ☐ Wetland disturbance - Recreational development

The information included in these attachments is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

Please select your project activities to view the General Permit Eligibility Standards. If your project does not meet all of the eligibility standards, you will need to apply for an Individual Permit.

The forms and worksheets included with this printed output are content consistent with most current paper revisions an statutory requirements for the creation date of : 12/15/2022

Form 3500-053 (R 8/16)

Permittee Contact Information - *Complete*

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats, and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Landowner / Applicant Information

Organization	Jefferson County Parks
Authorized Rep. Last Name:	Wiesmann
Authorized Rep. First Name:	Kevin
Mailing Address:	311 S Center Ave
City:	Jefferson
State:	WI
Zip Code:	53549
Email:	kevinw@jeffersoncountywi.gov
Phone Number:	920-674-7260 (xxx-xxx-xxxx)
Alternative Phone Number:	920-674-7452 (xxx-xxx-xxxx)

Applicant Information ☑ *Select if same as landowner /applicant*

Organization:	Jefferson County Parks
Contact Person Last Name:	Wiesmann
Contact Person First Name:	Kevin
Mailing Address:	311 S Center Ave
City:	Jefferson
State:	WI
Zip Code:	53549
Email:	kevinw@jeffersoncountywi.gov
Phone Number:	920-674-7260 (xxx-xxx-xxxx)
Alternative Phone Number:	920-674-7452 (xxx-xxx-xxxx)

Primary Project Contact ☑ *Select if same as landowner /applicant*

◉ Consultant or Plan Preparer ○ Contractor ○ Agent ○ Other - specify: _____

Organization:	Jefferson County Parks
Contact Person Last Name:	Wiesmann
Contact Person First Name:	Kevin
Mailing Address:	311 S Center Ave
City:	Jefferson
State:	WI
Zip Code:	53549
Email:	kevinw@jeffersoncountywi.gov
Phone Number:	920-674-7260 (xxx-xxx-xxxx)
Alternative Phone Number:	920-674-7452 (xxx-xxx-xxxx)

Site Information - *Complete*

Site Map - DRAWN

Choose the best map option for your project area . Site information and legal description fields (below) are automatically populated when mapping options are used . The mapped location of your project is required as part of the application and will be used to screen for potential impacts to sensitive resources, so be sure the map accurately represents the project location(s).

Additional optional maps for the proposed project may be added on the Attachments tab .

(Single project sites only)

To change or replace the map, press the DELETE MAP button.

Site Map PG0617-Jefferson_County_Snowmobile_Br



Note: Site information and legal description fields (below) are automatically populated when mapping options are used.

Site Information

Total Area of Project Site :	0.019 acres
Location Address / Description:	City of Watertown, East of Hwy 26 ROW, North of Airpark Drive, South of ...
County:	Jefferson
Municipality:	◉ City ○ Township ○ Village of WATERTOWN;C
Nearest Water body:	Rock River Provid e the name(s) of closest water bodies
Latitude:	43.165963771
Longitude:	-88.733557842

Legal Description

Quarter:	NW
of Quarter:	NW
Section:	16 (Valid Sections: 01 - 36)
Township:	08 N (Valid Townships 01 - 53)
Range:	15 (Valid Ranges 01 - 30)
Direction:	◉ East ○ West
Describe if not wholly contained in the 1/4 section	NWNW1608N15E;

Section 5: Wetlands

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department Wetland screening and delineation procedures for more information.

Is a wetland present in the project area?

○ Yes ◉ No

If no, please select one of the following items showing that a wetland is not present within the project boundaries:

○ a. A copy of your wetland determination and a letter from the department's Wetland Identification Progra in

wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4

○ b. A letter from an assured delineator stating wetlands are not present

○ c. Documentation showing that each of these resources were reviewed for wetland absence on the Surface Water Data Viewer :

i. Surface Water Data Viewer- Wisconsin Wetland Inventory

ii. Surface Water Data Viewer- Wisconsin Indicator layer

iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary

○ d. Show that the project limits are entirely in existing paved, graveled, or concrete areas.

◉ e. A copy of your correspondence from a WDNR Water Management Specialist, WDNR Office of Energy Water Management Specialist or WDNR Transportation Liaison regarding your wetland review/concurrence

Section 6: Endangered or Threatened Resources

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) ***http://dnr.wi.gov/topic/ERReview***

◉ Yes ○ No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

☐ a . Broad Incidental Take Permit /Authorization -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.):

_____

☑ b. Endangered Resources Preliminary Assessment from the Natural Heritage Inventory Public Portal

☐ c. Standard Endangered Resources Review Letter from Endangered Resources Review Program:
ERR - _____ (example ERR-YY-### with YY = Year and ### the number)

☐ d. Certified Endangered Resources Review Letter - specify:
ERR- _____ (example ERR-YY-### with YY = Year and ### the number)

Culvert Placement on Navigable Waterways Worksheet - *Not Started - Required*

General Permit Worksheet Culvert Placement on Navigable Waterways **05/2005**

This worksheet should be completed and accompany all application materials (Waterway General Permit Application and Approval - Form 3500-108) and any other additional support documents.

Be aware of the construction season prohibitions:
(A construction waiver must be approved by the local fisheries biologist)

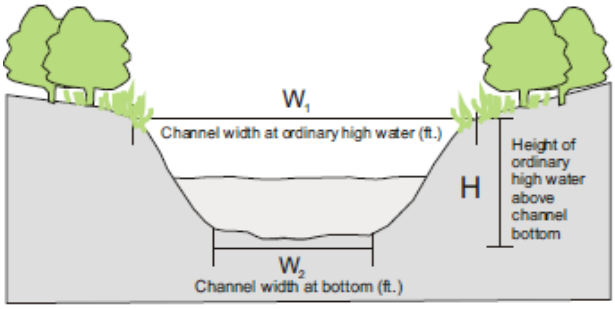
Trout waters and their tributaries: 9/15 - 5/15
Warm water streams North of Hwy 29: 4/1 - 6/1
Warm water streams South of Hwy 29: 3/15 - 5/15

Will the proposed project affect the navigational use of the water body? ○ **Yes** ○ **No**

If "Yes", the following portage will be provided (describe portage): Portage:

CULVERT SIZING

To be eligible for a general permit without a professionally engineered culvert design, the required culvert area may not exceed 20 square feet. To be eligible for a general permit with a professionally engineered culvert design, the required culvert area may not exceed 40 square feet.



Calculating Culvert area

To determine the required culvert area, 3 measurements should be made: channel width of the stream in feet at the ordinary high water mark (W_1), channel width of the stream in feet at the stream bottom (W_2), and the height in feet of the ordinary high water above the stream bottom (H) (see diagram). These 3 measurements are made at each of 3 locations or transects along the stream: the location of the proposed crossing, 100 feet upstream from the crossing, and 100 feet downstream from the crossing. The individual measurements of W_1 , W_2 and H are averaged to derive the final W_1 , W_2 and H values. The required culvert area is then calculated with the following equation:

Required Culvert area (square feet) = H x (W_1, W_2)

Height: [ ] * (**W 1 :** [ ] + **W 2 :** [ ]) **=Culvert area (sq ft)** 0

Culvert area (sq ft)	Culvert diameter (in.)	Culvert area (sq ft)	Culvert diameter (in.)
1.80	18	3.10	24
4.90	30	7.10	36
9.60	42	12.60	48
15.90	54	19.60	60
23.80	66		

Required Attachments and Supplemental Information - *Complete*

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

Contact Form: Complete

Site Information: Complete

Required Attachments

Upload Required Attachments (15 MB file limit) - Help reduce file size and troubleshoot file uploads

* indicates completion of this item is required

Note: To replace an existing file, use the 'Click here to attach file ' link or to delete an item.

Signed Completed Application Checklist - Download, sign and attach each item below

Water Crossings - Culverts, Clear-Span Bridges, and Fords

- Note: a copy of the permit application checklist identifying critical design requirements can be found here for you to review and print/sign as you work to complete your permit application submittal

File Attachment 3500-130WatertownBridge1.pdf

Project Narrative

File Attachment WatertownBridgeNarrative.docx

Plans and Specifications

File Attachment 22-129Flat38x12FlatBridge857JeffersonCo.pdf

If your crossing design utilizes a clear span bridge or a ford crossing, please upload an attachment indicating the type of structure being proposed. If your crossing design includes a culvert, please upload supporting information used to inform culvert design, such as the culvert sizing worksheet, or other methods as referenced in the permit application checklist.

Ownership Documents

File Attachment Ownership-CityofWatertown.pdf

Section 5 -Wetland Assessment Method

WDNR Communications

WetlandDelineationAlternativeAnalysisDNRLetter.pdf

File Attachment

Section 6 - Endangered or Threatened Resource Screening

File Attachment nhi-public-report2.pdf

Site Photos

File Attachment IMG_1590.jpg

Date of Photograph(s): 4/15/2020

File Attachment IMG_1592.jpg

Date of Photograph(s): 4/15/2020

File Attachment IMG_1594.jpg

Date of Photograph(s): 4/15/2020

Proof of Correspondence with Floodplain/Shoreland Zoning Regulatory Authority

File Attachment RE_SnowmobileBridgeWatertownSegmentCountyShorelandZoningReview.pdf

Proof of pre-application meeting or sediment sampling waiver

File Attachment WetlandDelineationAlternativeAnalysisDNRLetter.pdf

Other Site Maps

File Attachment WatertownBridge2.pdf

Example: soil map, topography maps, land survey maps.

File Attachment WatertownBridge3.pdf

Example: soil map, topography maps, land survey maps.

Other Items

File Attachment

Federal and State Project or Municipal Transportation Fee Exempt Project

Please describe the project that qualifies for the payment exemption (required):

Wisconsin Snowmobile Trail Aid Grant #S-5565

☑ I certify that this project is receiving State and/or Federal funding or is a Municipal Transportation Project and is thus exempt from permit application fees.

Please enter the contact information in case additional information is required:

Name:	Kevin Wiesmann
Contact Type:	Select...
Phone Number (Include Area Code)	920-674-7261
Contact Email:	kevinw@jeffersoncountywi.gov

Fee Exempt Supporting Documentation

File Attachment S-5565.pdf

Please upload a copy of a grant, award, NRCS fee exemption form, or other documentation exempting this permit from application fees.

Submit Payment

Fee Type	Number of Activities	Subtotal
Waterway Permit	0	$0
Wetland Permit	0	$0

Wisconsin Department of Natural Resources Invoice Number:

Total Due:

Upon completing the payment process, the system should return you to this page and display the confirmation number below. You will also receive an email receipt with a payment confirmation number from DNRFINANCEEPYMNT with a DNR-Water Div. Volume Permits subject line. If the confirmation number is displayed below, you may proceed with the signature process.

Please enter your payment confirmation number from the email receipt in the box below. For additional assistance select the "No confirmation Number" link.

Confirmation Number:

You can not proceed until you enter your payment transaction number into the above payment confirmation section.

Please note that payment is considered successful when your financial institution renders payment for this transaction. Failure of US Bank to collect and transfer funds from the permit applicant to the DNR, does not release the applicant of financial responsibility and the DNR reserves the right to collect unpaid fees.

All payments are collected by US Bank which is an external website contracted by the Wisconsin Department of Natural Resources for the sole purpose of collecting payments over the web.

Note for Applicants or Agents Sharing Application: If you do not intend to share or sign and submit this application now, press the "Save" icon in the top menu prior to closing the application. If you close the application with out saving, your payment status updates may not be retained

Sign and Submit

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit to the DNR button

You will receive an acknowledgement email upon completing these steps.

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click HERE .

Authorized Signature

☑ I accept the above terms and conditions.

Signed by : i:0#.f|wamsmembership|kwiesmann on 2023-01-30T14:...

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St. Paul Ave.
Milwaukee, WI 53233

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

02/07/2023

Jefferson County Parks
Attn: Kevin Wiesmann
311 S Center Ave
Jefferson, WI 53549
[sent electronically]

GP-SC-2023-28-00390

Dear Mr. Wiesmann:

This letter accepts your application to construct a Bridge-clear span near the Rock River, located in the NW 1/4, NW 1/4, Section 16, Township 08N, Range 15E, City of WATERTOWN, Jefferson County.

Our field staff are currently evaluating your proposal. Depending on the amount of information you provided and the complexity of your project, you may be asked to provide additional information so that a complete evaluation can be made. We will notify you of the final disposition of your application as soon as we complete our review.

If you have not already done so, please contact the Jefferson County and local municipal zoning offices to determine if a local permit is also required for your project. I have forwarded a copy of your application to the U.S. Army Corps of Engineers. They will advise you directly as to whether their regulations apply to your project.

If you would like to know more about this project or would like to see the application and plans, please visit the Department's permit tracking website at https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx and search for GP-SC-2023-28-00390 or WP-GP-SC-2023-28-X01-30T14-58-02.

If you have any questions, please contact your local Water Management Specialist, Michelle Soderling at (414) 430-7129 or email michelle.soderling@wisconsin.gov.

Sincerely,

Michael Pleimling
Waterway and Wetland Permit Intake Specialist

Email CC:

Michelle Soderling, Water Management Specialist
USACE Project Manager

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Grant Project
Form 8700-010 (9/15)

The attached grant application has been received. Reviews are required before grant can be be issued.
Please review the attached material, offer any comments, check off below as appropriate, initial, date, and return the completed form back to:

Kurt Byfield **Requestor Location** **Fitchburg**
Review requested by:

If we don't hear back from you by **03/15/2021** **, we'll presume you see no issues to address with this project.**

Grant Program Name
Snowmobile

Project Name	Project Sponsor Name
Jefferson County Airport bridge	Jefferson County

Project Location	County	Amount of Grant Request
43.16892, -88.73335	Jefferson	39,900

Project Description
Jefferson County proposes to replace an 8'x14' bridge with an 12'x38' bridge over an unnamed creek in Jefferson County. Current bridge washed out in 2019.

NHI - 4 elements of occurrence

WMS - Ch 30 permit probably required

Initial and date below to indicate your review is completed.

	Initials	Date		Initials	Date
Fisheries Management	TM	3/15/21	Law Enforcement		
Wildlife Management			Parks & Recreation		
Engineering Section			Water Management Specialist		
Forestry			Water Quality		
Environmental Analysis			Flood Plain Engineer		
Real Estate			Storm Water Specialist		
Archaeologist			Endangered Resources		
			Other:		

Please check all boxes that apply

- [X] There are no conflicts with the interests of my program(s).
- [ ] There may be a conflict with the interests of my program(s). Attached is additional information about these concerns.
- [ ] This project may impact rare, threatened, or endangered species. Attached is additional information concerning this impact.
- [ ] Permits or other approvals are needed for this project.
- [ ] Permits or other approvals have been issued for this project. Attached are copies of these documents.

Comments: Based on desktop review of available resources there are no concerns from Fisheries as long as BMPs are followed. Travis Motl 3/15/21

#30 - Jefferson - Watertown Airport Bridge

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Due Date: April 15

Motorized Recreation Grant Application

For: (choose all that apply)

Form 8700-159 (R 12/18)

- ☐ ATV/UTV Trail Aid
- ☒ Snowmobile Trail Aid
- ☐ Motorized Stewardship - 20% County match required

Notice: Completion of this form is required under Wisconsin Statutes 23.09(26) and 23.33. Failure to complete this form will result in denial of financial assistance. Personally identifiable information found on this form is not intended to be used for any other purpose. The Department of Natural Resources (DNR) may provide this information to requesters as required by Wisconsin's Open Records law {ss. 19.31 – 19.39, Wis. Stats.}.

Instructions: Applications may combine more than one source of funds. They may be submitted for consideration of traditional ATV, UTV, Snowmobile and Motorized Stewardship funding. Submit one copy of all forms and attachments. See Page 2 for necessary attachments. Send applications to your Community Services Specialist.

DNR Use Only	
Category	Number

Section 1: Applicant Information

Applicant / Organization Name			Check Recipient: Individual other than authorized individual to act on behalf of the applicant. ☐ Select if the same as applicant.		
JEFFERSON COUNTY PARKS DEPARTMENT					
Individual Authorized to Act on Behalf of Applicant per Resolution			**Check Recipient Name** (Name to Appear on Check)		
BENJAMIN WEHMEIER			JEFFERSON COUNTY PARKS		
Title			Title		
COUNTY ADMINISTRATOR					
Address			Address		
311 S. CENTER AVE.			311 S. CENTER AVE.		
City	State	ZIP Code	City	State	ZIP Code
JEFFERSON	WI	53549	JEFFERSON	WI	53549
Telephone Number	Email Address				
(920) 674-7260	MARYT@JEFFERSONCOUNTYWI.GOV				

Section 2: Project Information Required for all Projects

Project Title	**Current Funded Miles**	New Miles (if applicable)
JEFFERSON CO SNOWMOBILE TRAIL BRIDGE REPLACEMEN		

County	Township	Range	Section	¼ ¼	¼	GPS Coordinates:
Jefferson	N	○E ○W				Lat. Long.

Project Description Summary

JEFFERSON COUNTY PROPOSES TO REPLACE A TRAIL BRIDGE THAT WASHED OUT IN FALL, 2019.

☒ I certify that all maintenance land use agreements are on file.

Estimated Cost

Maintenance	Acquisition	Insurance	Development	Bridge Rehab.	Trail Rehab.	Total Estimated Cost
				$20,000.00		$20,000.00

Leave Blank – DNR Use Only

Applicant Certification

Printed Name of Authorized Official	Official's Title
BENJAMIN WEHMEIER	COUNTY ADMINISTRATOR

As the applicant's authorized official, I certify that, to the best of my knowledge, the information in this application is true and correct.

Signature of Authorized Official — Date Prepared: April 15, 2020

JEFFERSON COUNTY PARKS DEPARTMENT

Motorized Recreation Grant Application

Form 8700-159 (R 12/18)

Appendix A – Required for Bridge Rehab/Replace, New, or Reroute with New Bridge

☒ Bridge Rehab/Replace ☐ New Bridge ☐ Reroute with new bridge

County	Township	Range	Section	¼ ¼	¼	GPS Coordinates:
Jefferson	08 N	15 ◉E ○W	16	NW	NW	Lat. 43.165923 Long. -88.733369

Water Body Name	Bridge Name	County Inventory Number
No Name	N/A	

Funded Trail Name or Number (SNARS if applicable)	Has this bridge site ever received development or rehabilitation funds in the past? ○ Yes ◉ No Year:____ $____
TRAIL 16	

Bridge is located on:	Old Bridge/Culvert Size 8'X14'
○ Private property ◉ Public property	New Bridge/Culvert Size 8'X16'

Landowner Where Bridge is Located	Telephone Number	Length of Trail Use Agreement (5 year minimum)
CITY OF WATERTOWN		N/A

Current maximum load ____ lbs.	Age of Bridge	Bridge Material
Proposed maximum load ____ lbs.	15+ YEARS	WOOD

Sponsoring Club Name	Club Contact	Telephone Number
WATERTOWN SNOWMOBILE ASSOCIATION	JASON LENZ	(920) 988-5445

Do you have your trail bridges posted as to maximum load?	What is the maximum load of the other bridges on the system if groomed with this bridge?
○ Yes ◉ No	N/A
What is the weight of your puller & drag/grading equipment?	
12,000LBS W/DRAG	

What other recreational trail uses are planned for this bridge?

N/A

If there are other Recreational uses planned, how much of the bridge cost will be paid for by non-snowmobile or non-ATV users?

N/A

◉ Yes ○ No Have you contacted your local DNR Water Management Specialist (WMS) regarding a permit?

○ Yes ○ No Is a permit needed? (Please provide any written correspondence from WMS.)

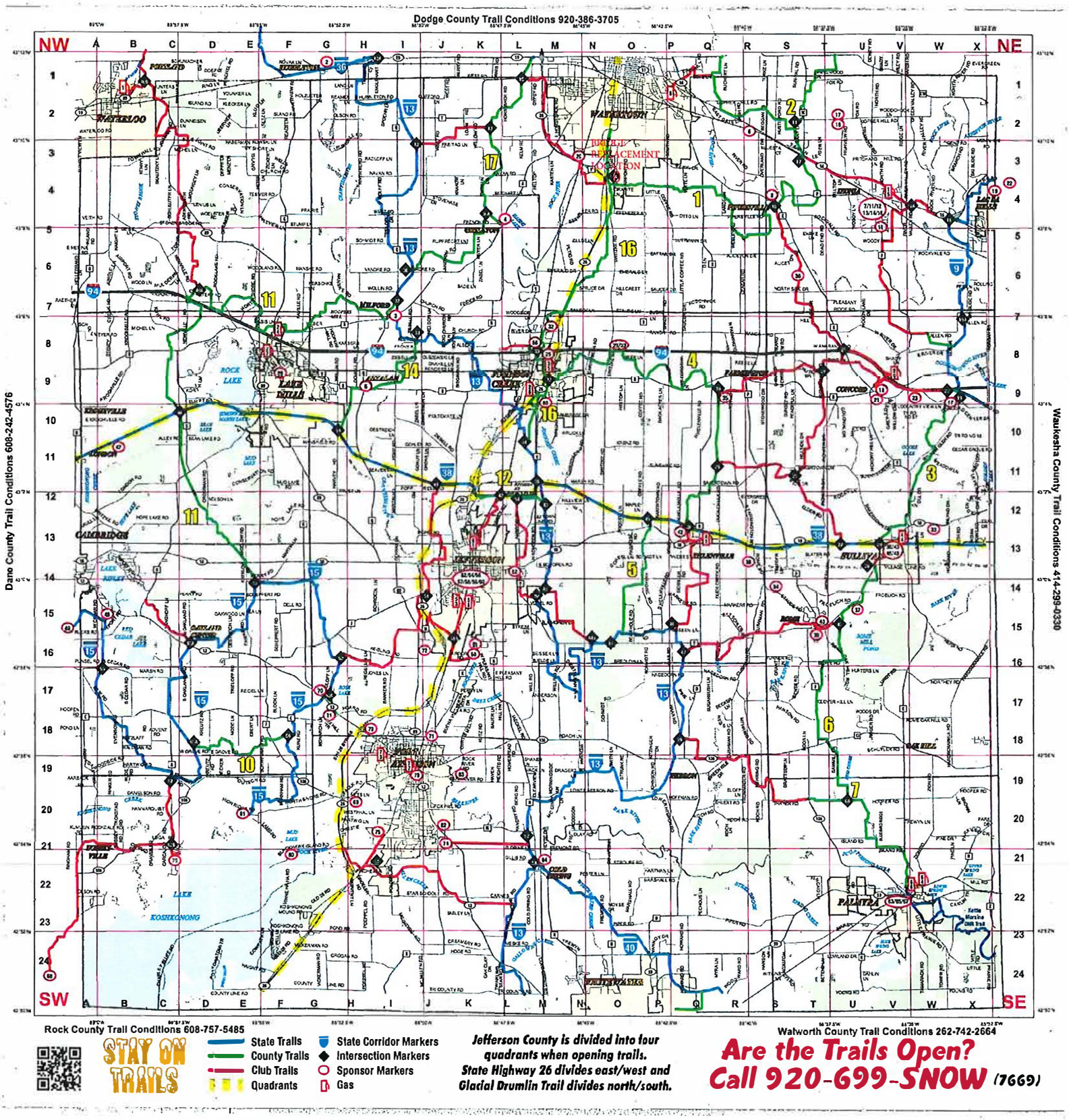
◉ Yes ○ No Have you contacted your County Zoning Dept. regarding a floodplain determination?

○ Yes ○ No Will an H & H (hydrologic and hydraulic) study be required?

Bridge Project Detailed Description

WOOD 8'x16' BRIDGE - CLUB BUILT

WORK WILL INCLIDE MINOR EXCAVATION ON EACH SIDE TO PREVENT FUTURE WASH OUT.

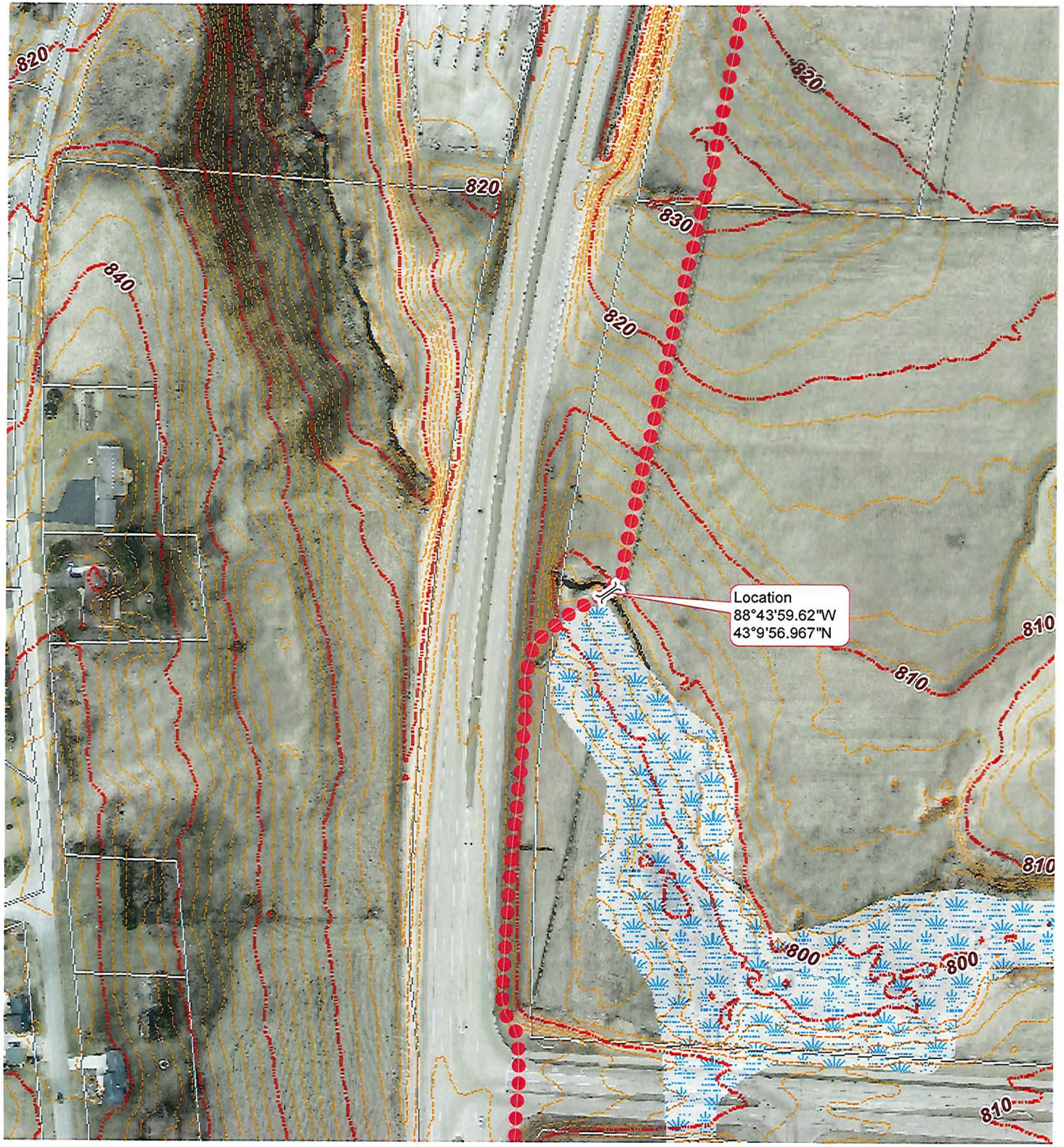

Dodge County Trail Conditions 920-386-3705
NW
NE
SW
SE
BRIDGE REPLACEMENT LOCATION
Dane County Trail Conditions 608-242-4576
Waukesha County Trail Conditions 414-299-0330
Rock County Trail Conditions 608-757-5485
Walworth County Trail Conditions 262-742-2664
STAY ON TRAILS
State Trails
County Trails
Club Trails
Quadrants
State Corridor Markers
Intersection Markers
Sponsor Markers
Gas
Jefferson County is divided into four quadrants when opening trails. State Highway 26 divides east/west and Glacial Drumlin Trail divides north/south.
Are the Trails Open?
Call 920-699-SNOW (7669)











JEFFERSON COUNTY PARKS

Snowmobile Trail Aid Grant Request

Trail Bridge
Repair/Replacement
NW 1/4 NW1/4
Section 16 T08N R15E

Grant Request Mapping

Trail for Grant Request

- State Funded
- Waterway Crossing

Wetlands

- Wetlands

Contour Lines

- 2 foot
- 10 foot

Tax Parcels

N

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

0 250 500
Feet

Map prepared by Jefferson County LWCD 4/15/2020

Byfield, Kurt A - DNR

From: Kubicek, Richard H - DNR
Sent: Monday, February 22, 2021 4:17 PM
To: Byfield, Kurt A - DNR
Subject: JE-8-15-16...CFA...Jefferson County Airport bridge replacement - S-5565
Attachments: Jefferson County Airport bridge aerial close.pdf; Jefferson County Airport bridge aerial.pdf; Jefferson County Airport bridge topo.pdf

CLEARED

Richard H. Kubicek
Departmental Archaeologist/
Departmental Historic Preservation Officer

Historic Preservation Unit
Bureau of Environmental Analysis & Sustainability
Wisconsin Department of Natural Resources – GEF2/EA7
101 S. Webster St.
Madison, WI 53703
Cell Phone: 608-445-8395
Richard.kubicek@wisconsin.gov


dnr.wi.gov


We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

From: Byfield, Kurt A - DNR <Kurt.Byfield@wisconsin.gov>
Sent: Monday, February 22, 2021 3:49 PM
To: Kubicek, Richard H - DNR <richard.kubicek@wisconsin.gov>
Subject: T8N-R15E-S16 - Jefferson County Airport bridge replacement - S-5565

- Topo and aerial maps attached
- T8N-R15E-S16
- Lat/Lon: 43.16592, -88.73335
- Replacement of Jefferson County Airport snowmobile bridge
- No federal interest
- No DNR Project #
- DNR grant # S-5565

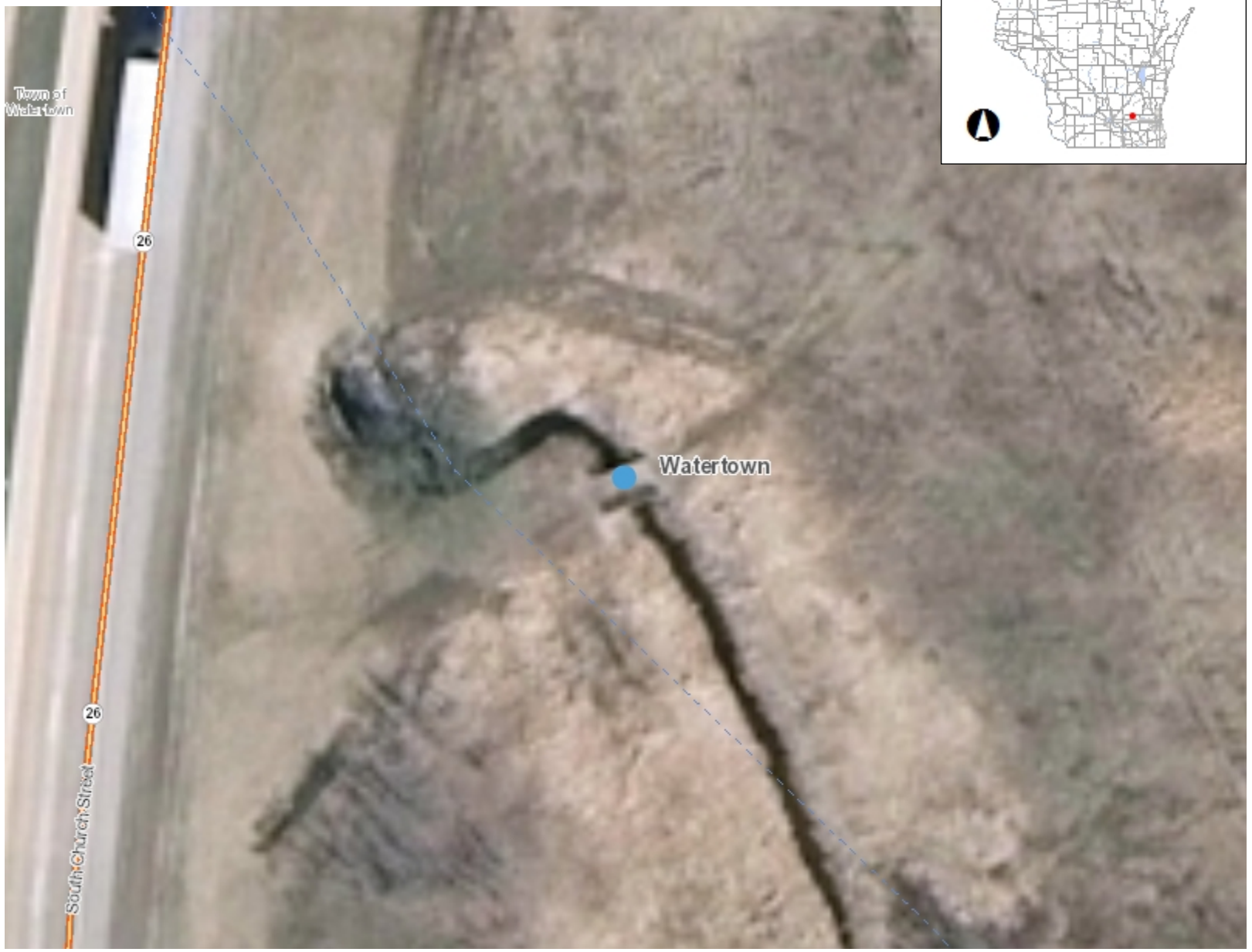
We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Kurt Byfield
Grant Project Manager – Bureau of Community Financial Assistance
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

Cell: (608) 501-4274 – **NEW CELL NUMBER**
Kurt.Byfield@Wisconsin.Gov

dnr.wi.gov

Surface Water Data Viewer Map





Legend

0.0 0 0.01 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 495

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

Notes

Jefferson County Airport bridge replacement
43.16592
-88.73335

Surface Water Data Viewer Map





Legend

- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf_Off

Notes

Jefferson County Airport bridge replacement
43.16592
-88.73335

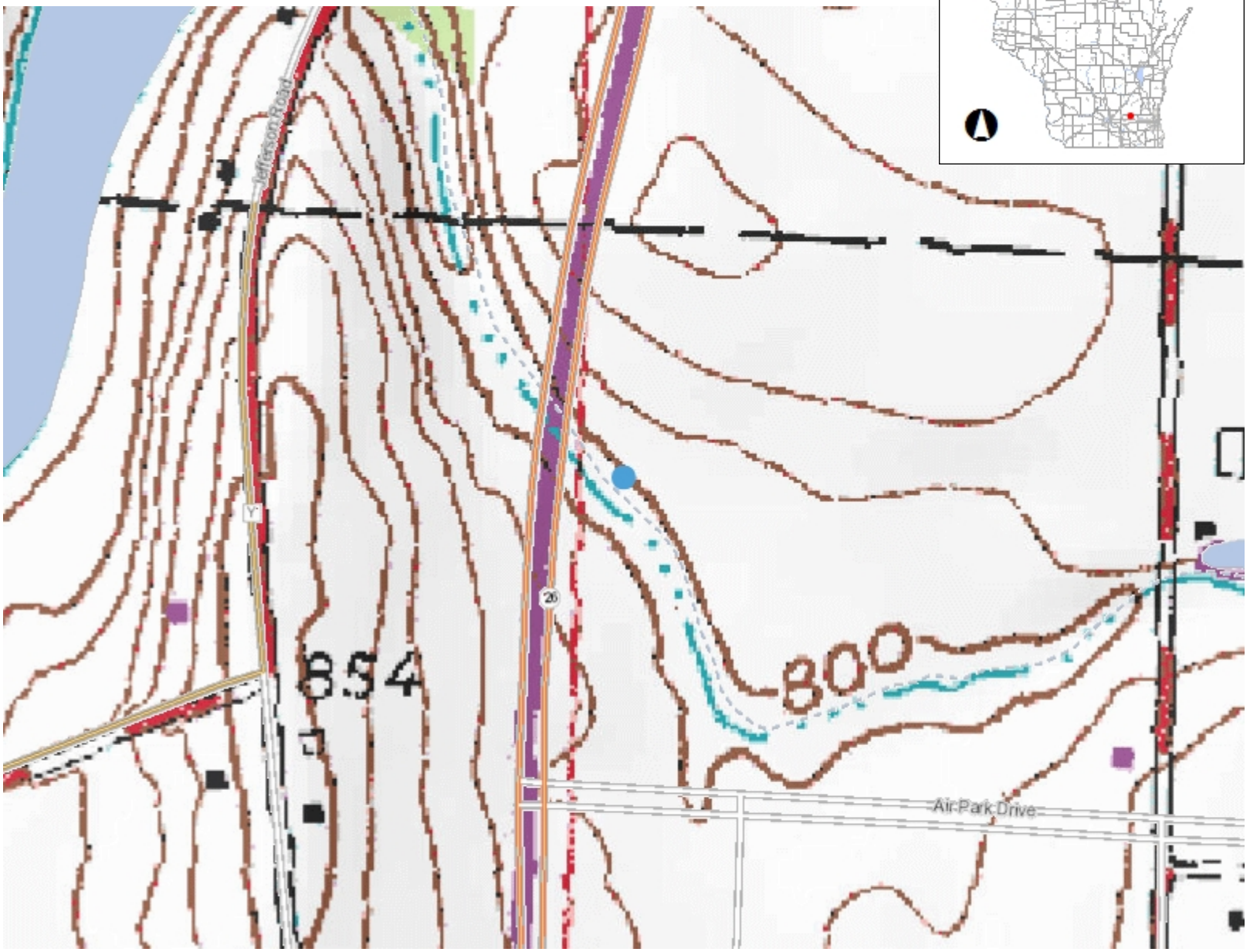
0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

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Surface Water Data Viewer Map





Legend

- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- 24K USGS Quad Index - Level 7 - 16

Notes

Jefferson County Airport bridge replacement
43.16592
-88.73335

133

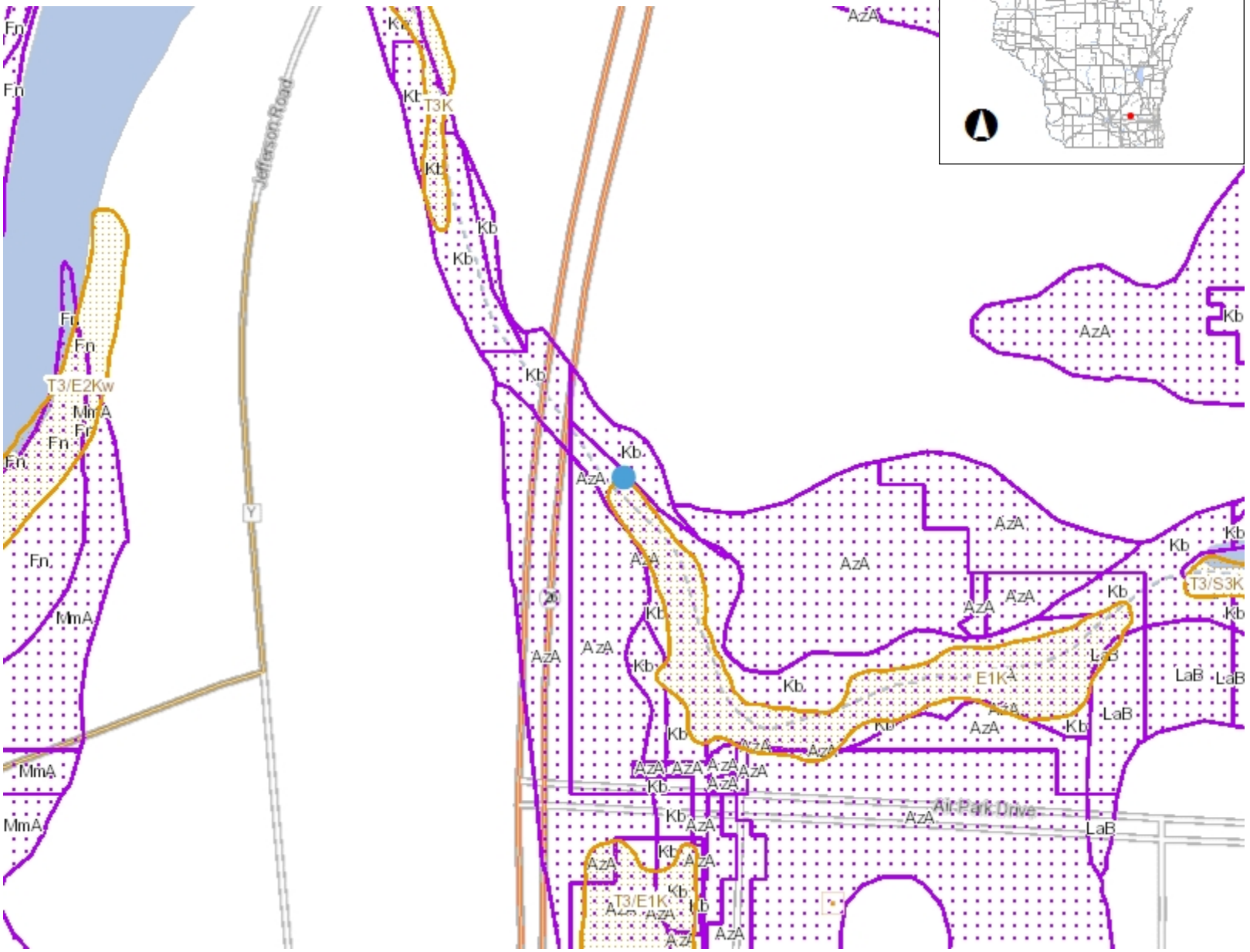
0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

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Surface Water Data Viewer Map





Legend

- Wetland Identifications and Confirmations
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- NRCS Wetspots
- Maximum Extent Wetland Indicators
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

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Notes

Jefferson County Airport bridge replacement
43.16592
-88.73335

Element Occurrence Summary: Jefferson County Airport bridge (2/22/2021)

For an explanation of the fields and codes used in this report, please refer to http://dnr.wi.gov/topic/NHI/calypso/EOReport.htm.

Common Name	Scientific Name	Type	S Status	F Status	Group	# EOs
Blanding's Turtle	Emydoidea blandingii	A	SC/P	SOC	Turtle~	2
River Redhorse	Moxostoma carinatum	A	THR		Fish~	1
Redfin Shiner	Lythrurus umbratilis	A	THR		Fish~	1
Blanchard's Cricket Frog	Acris blanchardi	A	END		Frog~	1

Element Occurrences: 5

County Forests, State and Federal Lands within 1-mile Project Buffer

Name	Type	Owner

Detailed EO Data: 2/22/2021

For an explanation of the fields and codes used in this report, please refer to http://dnr.wi.gov/topic/NHI/calypso/EOReport.html

Redfin Shiner (Lythrurus umbratilis) - Fish~ (EO ID=13818)

Aquatic EO

State Status	THR	**Federal Status**		**State Rank**	S2	**Global Rank**	G5	**ASNRI**	Y
EO Rank		**Prec**	S	**Last Obs**	1928	**Survey Site**	Rock River		

EO Data 1928-08-07: Eight fish. 1900: Species collected.

River Redhorse (Moxostoma carinatum) - Fish~ (EO ID=14383)

Aquatic EO

State Status	THR	**Federal Status**		**State Rank**	S2	**Global Rank**	G4	**ASNRI**	Y
EO Rank	E	**Prec**	S	**Last Obs**	2017	**Survey Site**	Rock River - Watertown Pond		

EO Data 2017 (Lyons): Population still present. 1995: 2 fish. 1977-10: 7 fish. 1977-05: 4 fish. 1976-10: 59 fish in 4+ samples (3 days).

Blanchard's Cricket Frog (Acris blanchardi) - Frog~ (EO ID=8393)

Aquatic EO

State Status	END	**Federal Status**		**State Rank**	S1	**Global Rank**	G5	**ASNRI**	Y
EO Rank	H	**Prec**	Q	**Last Obs**	1927	**Survey Site**	Rock River - Ixonia		

EO Data 1927: Species collected on 7/26.

Blanding's Turtle (Emydoidea blandingii) - Turtle~ (EO ID=11309)

Aquatic EO

State Status	SC/P	**Federal Status**	SOC	**State Rank**	S3	**Global Rank**	G4	**ASNRI**	Y
EO Rank		**Prec**	M	**Last Obs**	1986	**Survey Site**	Watertown		

EO Data 1986 (Toople): One turtle. 1981 (Bush): One caught and released by 2 small boys.

Blanding's Turtle (Emydoidea blandingii) - Turtle~ (EO ID=25472)

Aquatic EO

State Status	SC/P	**Federal Status**	SOC	**State Rank**	S3	**Global Rank**	G4	**ASNRI**	Y
EO Rank		**Prec**	S	**Last Obs**	2007	**Survey Site**	Rock River Tributary - Ebenezer		

EO Data 2007 (Kapfer): One found dead on E shoulder of rd on 5/4.

County Forests, State and Federal Lands within 1-mile Project Buffer

Name	Type	Owner

Disclaimer: This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Data provided by NHI are not based on a comprehensive rare species inventory of the state. The lack of data shall not be construed to mean that no significant features are present. NHI data is exempt from State of Wisconsin Open Records Law. The Wisconsin NHI is solely responsible for distributing NHI data to authorized users. These data shall not be provided to anyone outside of the DNR.

Natural Heritage Inventory (NHI) Portal Project Area: Jefferson County Airport bridge



February 22, 2021

Buffer Area

Project Area

EN_LNDNT_TWNSHP_THIN_AR_24K

1:7,685

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

FIRST AMENDMENT
OF DEVELOPMENT AGREEMENT
-111 S WATER STREET, WATERTOWN, WISCONSIN-

THIS FIRST AMENDMENT OF DEVELOPMENT AGREEMENT & PURCHASE AGREEMENT (this "**First Amendment**"), dated as of February __, 2023 is by and between RIVERHOUSE ON THE ROCK, LLC (fka Main Street Watertown, LLC) (the "**Developer**" also referred to as the "**Buyer**") and the City of Watertown, a Wisconsin municipal corporation (the "**City**" also referred to as "**Seller**").

RECITALS

WHEREAS, Developer and the City are parties to that certain development agreement dated as of August 17, 2021 (the "**Development Agreement**") regarding the development of the Project, as described in the Development Agreement.

WHEREAS, the parties desire to amend certain terms of the Development Agreement as provided below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Definitions. Unless otherwise defined herein or amended hereby, capitalized words and terms used herein shall have the meanings ascribed to them in the Development Agreement.

2. Amendment to Development Agreement. As of the Effective Date, the Development Agreement shall be further amended such that:

(a) **Description of Development**. Section 2.1.1 shall state, Project shall consist of approximately 101 residential apartment units, approximately 2,800 square feet of commercial space, approximately 35 at-grade covered parking stalls, and approximately 61 under-building stalls for parking on the property.

(b) **Undertakings of the Developer**. Section 3.1.2 shall be amended and restated as follows; "The Property has been conveyed from the City to the Developer. However, the Developer needs additional time to secure permits, work with contractors on bidding, and initiate construction. Therefore, notwithstanding Section 3.1.2 of the Agreement, Developer shall have until November 30, 2023 to obtain all permits necessary for construction and to initiate construction of the Project. Construction shall be defined as construction team mobilization to the Property and efforts have begun to improve the Property as described in Section 2.1.1."

(c) **Undertakings of the City**. Section 4.3.2 shall be added to the Development Agreement and shall be stated as follows; "The City shall provide to Developer no less than 20 parking stalls on adjacent properties but no further than 300 yards from the subject property."

(d) **Riverwalk Construction**. The Parties agree to an extension of the Riverwalk construction, as described in Section 3.6.2 of the Development Agreement. Therefore, the reference to "December 31, 2023" in Section 3.6.2 of the Development Agreement shall be amended and restated to mean "August 1, 2024"

(e) **TIF.** Needs to be discussed further.

3. Full Force and Effect. Except as amended by this First Amendment, the Development Agreement and Purchase Agreement remain in full force and effect.

4. Conflict. In the event of conflict between the provisions of the Development Agreement or Purchase Agreement and the provisions of this First Amendment, the provisions of this First Amendment shall control.

5. Counterparts and Signatures. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument. Signatures transmitted by facsimile or sent electronically by PDF (or similar software) shall be treated as originals for all purposes.

IN WITNESS WHEREOF, this First Amendment has been executed by the undersigned as of the day and year first above written.

CITY:

CITY OF WATERTOWN, WISCONSIN

By:_____
Emily McFarland, Mayor

By:_____
Megan Dunneisen, City Clerk

DEVELOPER:

RIVERHOUSE ON THE ROCK, LLC
A Wisconsin limited liability company

By:_____
Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, Its Manager

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

On this __ day of January, 2023, before me appeared Emily McFarland, Mayor, and Megan Dunneisen, City Clerk of the City of Watertown, Wisconsin, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

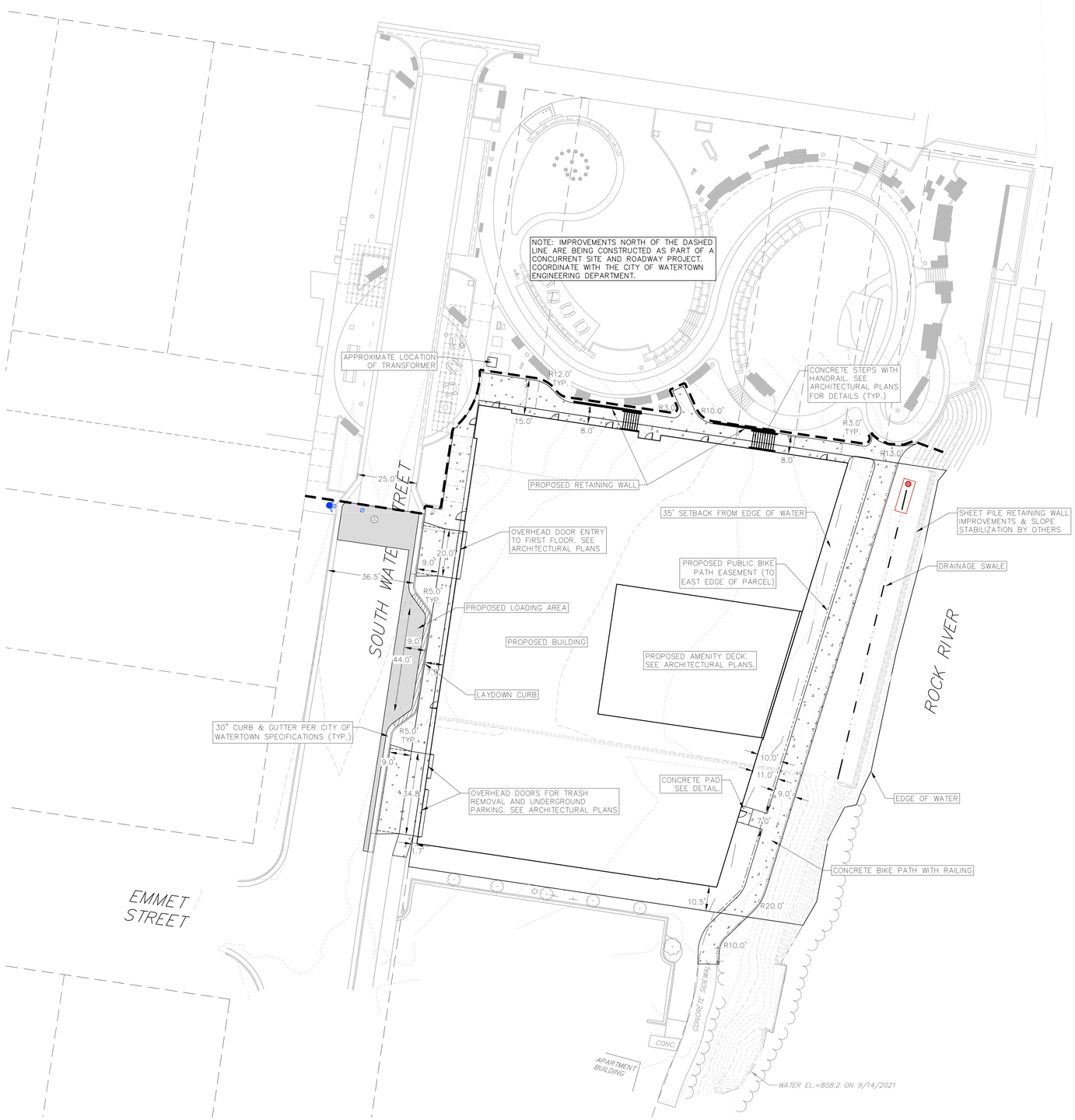
On this __ day of January, 2023, before me appeared Terrence R. Wall, the President of T. Wall Enterprises Manager, LLC, the Manager of Riverhouse on the Rock, LLC, to me personally known, who, being by me duly sworn, did say that said instrument was signed on behalf of said company by its authority, and said person acknowledged said instrument to be the free act and deed of said company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Name: F. Taylor Brengel, Esq.
Notary Public, State of Wisconsin
My Commission is permanent


RIVERHOUSE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
RIVERHOUSE
RIVERHOUSE
ON THE ROCK


SIGNAGE
SIGNAGE
RIVERHOUSE
ON THE ROCK





GRAPHIC SCALE FEET
0 10 20 40

SITE INFORMATION:

1. LOT AREA: 36,596 SF
2. FLOOR AREA: 26,021 SF
3. FLOOR AREA RATIO: 0.71
4. IMPERVIOUS SURFACE AREA: 27,300
5. IMPERVIOUS SURFACE RATIO: 0.75
6. BUILDING HEIGHT: SEE ELEVATION DRAWINGS
7. SITE PARKING STALLS: 0 (ALL STALLS ARE INTERIOR)

NOT FOR CONSTRUCTION

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

T. Wall Enterprises Development, LLC

DRAFTER	CLAN
CHECKED	TSCH
PROJECT NO.	190037

RIVERHOUSE ON THE ROCK

Bid Set

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 20, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SITE PLAN

SHEET NUMBER

C 5

16 May 2022 - 3:09p M:\T Wall Enterprises LLC\190037_Watertown\CADD\190037_Base.dwg by: bhan

BUILDING DATA: RESIDENTIAL

UNIT TYPES	AVERAGE UNIT AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		QTY TOTALS	AREA SUB-TOTALS	%
		Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area			
Unit A1.0	517 S.F	-	-	5	2,585 S.F	8	4,136 S.F	8	4,136 S.F	8	4,136 S.F	29	14,993 S.F	20.6%
Unit A2.0	541 S.F	-	-	4	2,164 S.F	4	2,164 S.F	4	2,164 S.F	4	2,164 S.F	16	8,656 S.F	11.9%
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unit B1.0	754 S.F	-	-	1	754 S.F	-	-	-	-	-	-	1	754 S.F	1.0%
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unit B3.0	777 S.F	-	-	1	777 S.F	1	777 S.F	1	777 S.F	1	777 S.F	4	3,108 S.F	4.3%
Unit B4.0	756 S.F	-	-	2	1,512 S.F	2	1,512 S.F	2	1,512 S.F	2	1,512 S.F	8	6,048 S.F	8.3%
Unit B5.0	804 S.F	-	-	1	804 S.F	1	804 S.F	1	804 S.F	1	804 S.F	4	3,216 S.F	4.4%
Unit B6.0	832 S.F	-	-	1	832 S.F	1	832 S.F	1	832 S.F	1	832 S.F	4	3,328 S.F	4.6%
Unit B7.0	843 S.F	-	-	1	843 S.F	1	843 S.F	1	843 S.F	1	843 S.F	4	3,372 S.F	4.6%
Unit B8.0	895 S.F	-	-	1	895 S.F	1	895 S.F	1	895 S.F	1	895 S.F	4	3,580 S.F	4.9%
Unit B9.0	761 S.F	-	-	-	-	1	761 S.F	1	761 S.F	1	761 S.F	3	2,283 S.F	3.1%
Unit B10.0	853 S.F	-	-	1	853 S.F	1	853 S.F	1	853 S.F	1	853 S.F	4	3,412 S.F	4.7%
Unit B11.0	752 S.F	-	-	1	752 S.F	-	-	-	-	-	-	1	752 S.F	1.0%
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unit C2.0	832 S.F	-	-	1	832 S.F	1	832 S.F	1	832 S.F	1	832 S.F	4	3,328 S.F	4.6%
Unit C3.0	739 S.F	-	-	-	-	1	739 S.F	1	739 S.F	1	739 S.F	3	2,217 S.F	3.1%
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unit D1.0	1,007 S.F	-	-	1	1,007 S.F	1	1,007 S.F	1	1,007 S.F	1	1,007 S.F	4	4,028 S.F	5.5%
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
_	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unit E1.0	1,188 S.F	-	-	1	1,188 S.F	1	1,188 S.F	1	1,188 S.F	1	1,188 S.F	4	4,752 S.F	6.5%
Unit E2.0	1,205 S.F	-	-	1	1,205 S.F	1	1,205 S.F	1	1,205 S.F	1	1,205 S.F	4	4,820 S.F	6.6%

BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		Total Bldg Qty	TOTAL AREAS	%
		Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area			
UNIT TOTALS:		-	-	23	17,003 S.F	26	18,548 S.F	26	18,548 S.F	26	18,548 S.F	101	72,647 S.F	100.0%
COMMON SPACES:			-		(4,793 S.F)		(3,248 S.F)		(3,159 S.F)		(2,733 S.F)		(13,933 S.F)	
BUILDING TOTALS:	Area:		-		21,796 S.F		21,796 S.F		21,707 S.F		21,281 S.F		86,580 S.F	
	Efficiency:		0.0%		78.0%		85.1%		85.4%		87.2%		83.9%	

STUDIOS	
Total Qty:	45
Total Percentage	32.5%
Total Area:	23,649 S.F
Average Unit Size:	526 S.F
1 BEDROOM	
Total Qty:	32
Total Percentage	35.2%
Total Area:	25,689 S.F
Average Unit Size:	803 S.F
1 BEDROOM PLUS	
Total Qty:	7
Total Percentage	7.7%
Total Area:	5,545 S.F
Average Unit Size:	792 S.F
2 BEDROOM	
Total Qty:	4
Total Percentage	5.5%
Total Area:	4,028 S.F
Average Unit Size:	1,007 S.F
2 BEDROOOM PLUS	
Total Qty:	8
Unit A.S.F.	719 S.F
Total BR Count	108
	857 S.F Per Unit

BUILDING DATA: RETAIL

BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		Total Bldg Qty	TOTAL AREAS	%
		Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area			
Retail Space #1	2,808 S.F	1	2,808 S.F	-	-	-	-	-	-	-	-	1	2,808 S.F	3.9%
NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAIL SPACE TOTALS:		1	2,808 S.F	-	-	-	-	-	-	-	-	1	2,808 S.F	3.9%
COMMON SPACES:			2,808 S.F		-		-		-		-		2,808 S.F	
BUILDING TOTALS:	Area:		-										-	
	Efficiency:		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	

Retail Spaces	
Total Qty:	1
Total Percentage	3.9%
Total Area:	2,808 S.F
Average Unit Size:	2,808 S.F
	2,808 S.F A.S.F.
	- Per Space

BUILDING DATA - TOTALS

Total Leasable 740 A.S.F. per Space		Common Space	Building Totals	
Qty.	Area		Area	Efficiency
101	72,647	(13,933)	86,580	83.91%
1	2,808	-	-	#DIV/0!
102	**75,455**	**(13,933)**	**86,580**	**87.2%**



25 LOWER LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES – PARKING LEVEL

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. EXTERIOR WINDOW & DOOR LOCATION DIMENSIONS ARE TO ROUGH OPENING ENDS OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. ALL CONCRETE MASONRY UNIT (CMU) WALLS SHALL BE TYPE MB UNLESS NOTED OTHERWISE.
5. ALL METAL STUD WALLS SHALL BE AS TAGGED AND/ OR INDICATED ON THE INTERIOR WALL ASSEMBLIES SHEET, UNLESS NOTED OTHERWISE.
6. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
7. ANY EXPOSED STEEL THAT SUPPORTS LOAD–BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY–FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
8. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE–TREATED.
9. DESIGN–BUILD MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS SHALL MAINTAIN A CLEAR HEIGHT OF 7'–0" MINIMUM IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS PER 2015 IBC 406.3.2.
10. VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
11. VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
12. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING: PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
13. GENERAL CONTRACTOR TO COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLAN/PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
14. COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
15. CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.
16. PROVIDE VINYL BASE IN PARKING AREA AT BASE OF ALL DRYWALLED WALLS.
17. PROVIDE MOISTURE–RESISTANT GYPSUM DRYWALL (GREENBOARD) ON ALL DRYWALL WALLS FACING PARKING AREAS) ON ALL LEVELS. REFER TO WALL ASSEMBLIES FOR REQUIRED FIRE RATINGS.

KEYNOTES

NUMBER	NOTE
124	GAS METER LOCATION. CM TO VERIFY EXACT LOCATION W/ UTILITY – SEE CIVIL PLAN SET
125	ELECTRIC METER LOCATION. CM TO VERIFY EXACT LOCATION W/ UTILITY – SEE CIVIL PLAN SET
126	SEMI–RECESSED FIRE EXTINGUISHER CABINET WITH EXTINGUISHER
127	WALL–HUNG FIRE EXTINGUISHER
140	BOLLARD
141	STRUCTURAL PRECAST T'S – SHOWN ABOVE FLOOR LEVEL – SEE STRUCTURAL PLAN SET
171	EV PARKING SPOT
172	UNEXCAVATED
173	FLOOR MOUNTED BIKE RACK – SEE SCOPE SPECS
174	UNIT HEATER – VERIFY LOCATION WITH MECHANICAL CONTRACTOR
202	MIRROR – VERIFY LOCATION AND MOUNTING REQUIREMENTS WITH OWNER
217	RECESS CONCRETE SLAB FOR ADA PLATFORM LIFT – SEE SCOPE SPEC
232	WALL MOUNTED BIKE HOOK – SEE SCOPE SPECS
248	BIKE REPAIR STATION – SEE SCOPE SPECS
249	BIKE PUMP – SEE SCOPE SPECS
424	WALL HUNG KAYAK RACKS, (2) HIGH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-1121

T. Wall Enterprises Development, LLC

RIVERHOUSE ON THE ROCK

BID SET

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 20, 2022

REVISION SCHEDULE

Mark	Description	Date

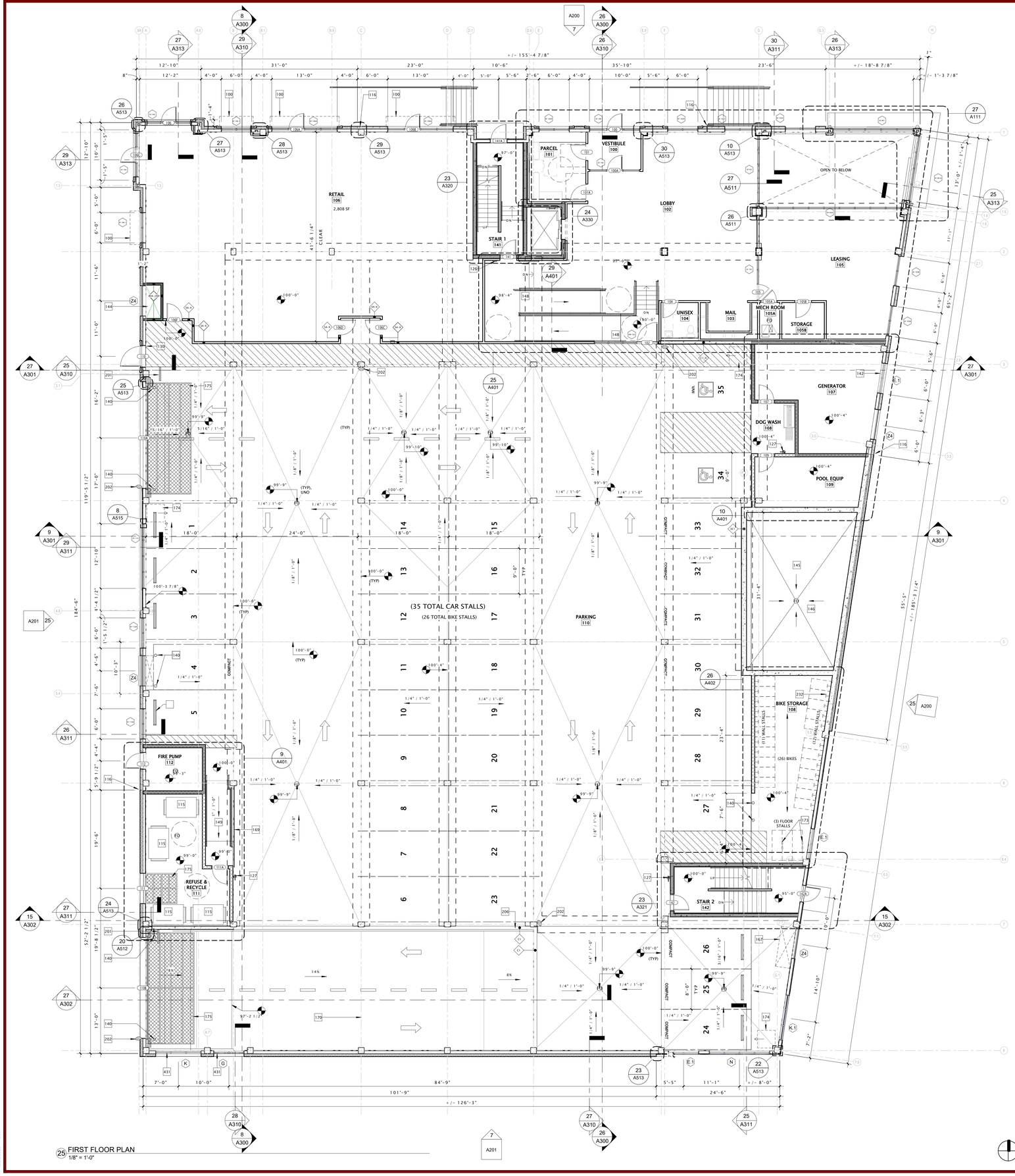
SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100

5/20/2022 1:47:54 PM



25 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES – PARKING LEVEL

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KEYNOTES

NUMBER	NOTE
100	AWNING BELOW / ABOVE (DASHED)
115	TYPICAL 3YRD DUMPSTER
116	DIMENSION LOCATES CHANGE IN EXTERIOR CLADDING MATERIAL OR COLOR – SEE EXTERIOR ELEVATIONS.
126	SEMI–RECESSED FIRE EXTINGUISHER CABINET WITH EXTINGUISHER
127	WALL–HUNG FIRE EXTINGUISHER
130	AUTO–OPERATORS LOCATED ON BOTH THE INSIDE AND OUTSIDE OF DOOR – SEE DOOR SCHEDULE
140	BOLLARD
142	BACK MASKED WINDOW
144	AIR INTAKE (MECHANICAL SHAFT OPEN TO BELOW FOR LOWER LEVEL PARKING VENTILATION) – COORDINATE WITH DESIGN–BUILD MECHANICAL CONTRACTOR
145	POOL ABOVE – SEE ENLARGED POOL PLANS AND DETAILS SHEET
146	1/8" TAPERED CONCRETE TOPPING TO FLOOR DRAIN(s)
148	RAMP & STAIR DOWN FROM PARKING AREA AT 1:12 MAX SLOPE
149	RAMP DOWN TO REFUSE/ RECYCLE
167	EXHAUST
169	RAILING
170	RAMP DOWN
173	FLOOR MOUNTED BIKE RACK – SEE SCOPE SPECS
174	UNIT HEATER – VERIFY LOCATION WITH MECHANICAL CONTRACTOR
175	PROVIDE ENCAPSULATED RIGID INSULATION ABOVE OVERHEAD DOOR – SEE INSULATION SECTION OF THE SCOPE SPECIFICATIONS FOR ADDITIONAL INFORMATION
201	STOP SIGN – VERIFY LOCATION AND MOUNTING REQUIREMENTS WITH OWNER
202	MIRROR – VERIFY LOCATION AND MOUNTING REQUIREMENTS WITH OWNER
206	42"–H POURED CONCRETE WALL/VEHICLE BARRIER TO THE HIGH POINT OF THE FINISH FLOOR– SEE STRUCTURAL
232	WALL MOUNTED BIKE HOOK – SEE SCOPE SPECS
431	WINDOW ROUGH OPENING HEIGHT TO BE 7'–0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-1121

T. Wall Enterprises Development, LLC

RIVERHOUSE ON THE ROCK

BID SET

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 20, 2022

REVISION SCHEDULE

Mark	Description	Date

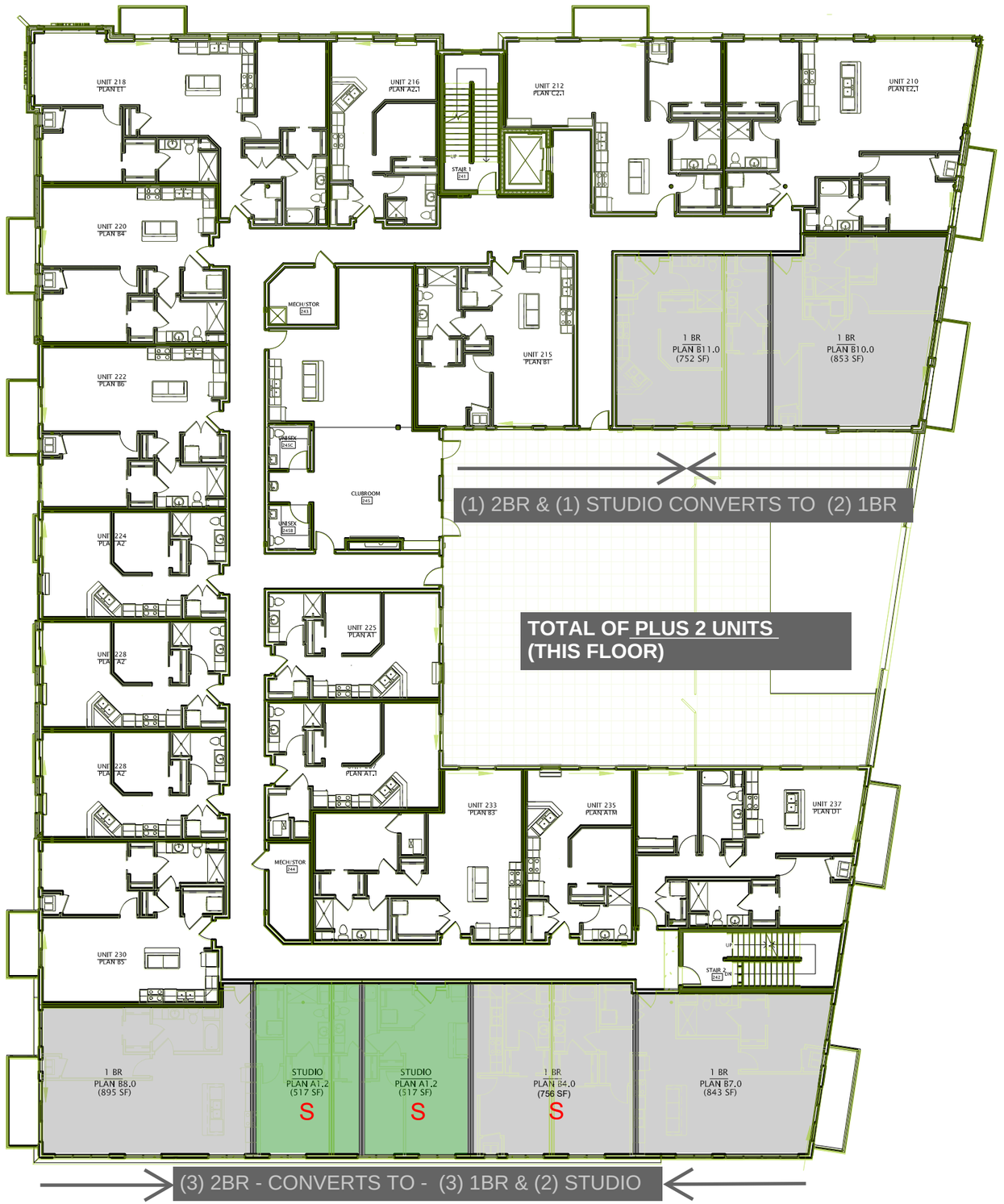
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

5/20/2022 1:48:00 PM



PROPOSED UNITS

- STUDIO
- 1BR
- S = standard client unit

JLA ARCHITECTS

RIVERHOUSE ON THE ROCK

2ND FLOOR PLAN

(Revised: 11/17/22) NOVEMBER 11, 2021

1" = 20' @ 11 x 17

T. Wall Enterprises Development, LLC



PROPOSED UNITS

- STUDIO
- 1BR
- S = standard client unit

JLA ARCHITECTS

RIVERHOUSE ON THE ROCK

3RD THRU 5TH FLOOR PLAN

(Revised: 11/17/22) NOVEMBER 11, 2021

1" = 20' @ 11 x 17

T. Wall Enterprises Development, LLC