THE CITY OF WATERTOWN

PLAN COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 23, 2026 AT 4:30 PM

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

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - A. Review and take action: Site Plan Review minutes dated November 9, 2026
   - B. Review and take action: Plan Commission minutes dated November 9, 2026
3. **BUSINESS**
   - A. Public Hearing: 631 S. Church Street Conditional Use Permit (CUP) request for a proposed drive thru accessory use under Section §550-33C(2)(d)
   - B. Review and take action: 631 S. Church Street Conditional Use Permit (CUP) request for a proposed drive thru accessory use under Section §550-33C(2)(d) and site review
   - C. Public Hearing: Draft Zoning Code and Map Updates
   - D. Review and take action: Draft Zoning Code and Map Updates Remaining Policy Items
4. **ADJOURNMENT**

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

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
November 9, 2026

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: Mayor Robert Stocks, Brian Zirbes – Zoning, Maureen McBroom – Stormwater, Andrew Beyer, Laura Bohlman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Timothy Niemiec of LaMacchia Group, and Nikki Zimmerman of the City of Watertown.

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

2. **Approval of Minutes**
   A. **Review and take action: Site Plan Review Minutes Dated October 12, 2026**
   Motion was made and seconded to approve the minutes as submitted. Unanimously approved.

3. **Business**
   A. **Review and make recommendation to Plan Commission: 631 S. Church Street – interior and exterior renovations**
   Tim Niemiec of LaMacchia Group was present. Fort Community Credit Union recently purchased the building and would like to renovate the interior and exterior. They will eventually lease their current space on the north end of the building to another business and will move into the south end of the building at that time.

   The following was presented by staff:

Fire:	No concerns.
Building:	The plan review can be completed in-house. Architect-stamped drawings and a commercial building permit application will be required. Permits for any electric, plumbing, and/or HVAC will also be needed for any work being completed. A sign permit will be needed for any new signs.
Police:	The night deposit box is proposed for the back side of the property. It should be considered that it may give a less sense of security and a higher potential for robberies. Before opening, a representative from Fort Community Credit Union should meet with the City of Watertown Crime Prevention Officer to review alarm protocols and a keyholder list.
Mayor:	No concerns.
Stormwater:	The city's Stormwater and Erosion Control Permit will be needed. Post-construction stormwater does not apply. However, if a stormwater pond or biofilter is voluntarily installed, there are BMP credits for reductions in the stormwater utility charge.
Engineering:	Coordinate with neighboring property owners during construction so they are aware of what to expect for the traffic.
Zoning:	Asked about the east side green space and if it would be curbed or have any additional landscaping. Mr. Niemiec stated that the area is currently designed just to be grass for a snow retention area.
Parks & Rec:	No concerns.
Water/Wastewater:	Not present.
Streets/Solid Waste:	Private garbage and recycling services will have to be obtained – the city does not complete collection for commercial properties. The drive through being from east to west will work well with the traffic.

Econ. Development: No concerns.

Motion was made and seconded to present this item with a positive recommendation to the Plan Commission.

Unanimously approved.

4. **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.

PLAN COMMISSION MINUTES

November 9th, 2026

The Plan Commission met in council chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Nick Krueger, Tom Levi, Kerry Kneser, City Engineer Andrew Beyer, Joe Ditmann, Zoning Administrator Brian Zirbes

Others in attendance: Dan Higgs, PLS of Combs & Associates

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**

A. Review and take action: Plan Commission minutes dated October 26, 2026 Krueger moved to approve these minutes with an amendment which would delete the sentence beginning with "Krueger felt…" and ending with "without much delay." feeling it was not necessary. Beyer seconded his motion and it passed unanimously. The minutes as amended were then passed unanimously with Krueger making that motion and Beyer again seconding this motion.

3. **BUSINESS**

A. Review and take action: W5873 County Road T – Extraterritorial Certified Survey Map (ET CSM)

Brian Zirbes stated that there is a 1.16 acre lot certified survey lot at W5873 County Road T which was created from a 40-acre parent parcel so as to have a new home site. This new parcel is not in the airport approach zone and does not have an expanded right of way for West Street per the City's Comprehensive Plan. However, Brian is recommending two conditions to an approval for this CSM. They are: add 'Dedicated to the Public' to the portion of West Road ROW being dedicated by CSM & add a signature page with appropriate lines for city official signatures. Krueger moved to pass this proposed extraterritorial certified survey map with the above two conditions, seconded by Beyer and passed unanimously.

B. Review and Discuss: Chapter 550 Zoning Code Update – Full Code and Zoning Map

Brian Zirbes stated that Vandewalle & Associates had forwarded the proposed zoning code totaling some 250 pages along with the zoning maps and a document of key policy discussion that Sonja had put together. He added the Plan Commission can discuss anything we want on these pages now, otherwise they will go to the Plan Commission public hearing on November 23rd. After the public hearing and any changes or additions that are approved by our Plan Commission, Sonja would take this information to our Council on December 1st for a presentation and public hearing. On December 14th, our Plan Commission would review public hearing comments and make recommendation to our Council for adoption for the zoning code and map. On January 5th, 2027 the council would have a 1st reading of this ordinance to adopt the new zoning code and map and if approved a 2nd reading would occur in front of the council on January 19th, 2026. If approved again it would be adopted and in effect as of February 1st, 2027. The question was asked when changes could be made and if November 23rd would be appropriate, which Brian said yes to. Brian\ asked members to forward any proposed changes to him if possible b4 the 23rd so he could have these suggestions in place for discussion on the 23rd. Concerns about billboard restrictions and data centers being allowed or not in our community were two topics brought up for discussion.

Krueger raised concern about our ability to handle the potential issues that may be brought up on the 23rd or on December 1st in front of Council. Brian stated that recommendations from our Board on the 23rd are preliminary and that we have another opportunity on Dec 14th and if we are not ready we don't have to move the proposed ordinance to the Council at that time. Brian noted the 12 policy discussion items that Sonja had put together which we would be confirming our position on in order to put forward the zoning code & map we are considering for adoption. Berg stated one of themes in the proposed changes to our code is to move the approval process forward more quickly if possible along with deleting the need for CUPs as much as we currently do. In doing this, we are aiming to be a bit more business friendly in our approach to reviewing applications.

C. Review and set public hearing date at Common Council – Chapter 550 Zoning Co Update

Berg moved to approve the schedule that was outlined by our Zoning Administrator above in section B, seconded by Beyer and approved by majority vote with Krueger voting no.

4 ADJOURNMENT

A motion was made by Levi to adjourn at 5:15pm, seconded by Kneser and approved unanimously.

Respectfully submitted,

Alderperson Ken Berg

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/32b1d467-c7d5-401b-bf34-5c35cb66f3ed/November-9%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

NOTICE OF PUBLIC HEARING

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 23rd day of November, 2026 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin.

This public hearing will be to consider the request of Fort Community Credit Union (applicant and owner) for a Conditional Use Permit for In-vehicle sales or service under Section § 550-33C(2)(d) for a drive thru accessory use. 631 S. Church Street is zoned General Business (GB), and is further described as follows:

> Parcel 2 as designated on Certified Survey Map No. 1678 recorded in the office of the Register of Deeds in and for Jefferson County, Wisconsin on May 27, 1983 in Volume 5 of the Certified Surveys on Pages 275, 276, and 277, as Document Number 789692, being a redivision of a part of Crangle's Addition to the City Watertown, being a part of the Southwest Quarter of Section 4, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin. (Parcel Number 291-0815-0432-009)

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building Safety & Zoning Department at nzimmerman@watertownwi.gov.

CITY OF WATERTOWN
Brian Zirbes
Planning & Zoning Administrator

BZ/nmz

PUBLISH: November 9, 2026
and
November 16, 2026

(BLOCK AD)

THE CITY OF WATERTOWN
Opportunity runs through it.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: November 23rd, 2026
SUBJECT: 631 S Church St, Site Plan Review and Conditional Use Permit - CUP

A request by Timothy Niemiec, agent for Fort Community Credit Union, for a Site Plan Review and a Conditional Use Permit (CUP) for an accessory use of 'In-Vehicle Sales or Service'. Parcel PIN(s): 291-0815-0442-009

SITE DETAILS:
Acres: 0.93
Current Zoning: General Business (GB)
Existing Land Use: Bank
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:
The applicant is seeking Site Plan Review for a bank renovation and approval of a Conditional Use Permit (CUP) for an accessory use of 'In-Vehicle Sales or Service' to add a teller drive-through. The teller drive-through will be located on the south side of the existing building. The existing building consists of two commercial units. The bank currently occupies the northern unit at 633 S Church St., but will be renovating the southern unit at 631 S Church St and moving into that location. The northern unit will then be renovated as a future commercial tenant space.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of November 9th, 2026.

Land Use and Zoning:

1. Site Plan Review: A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

2. Within the General Business (GB) Zoning District 'In-Vehicle Sales or Service' is an accessory land use permitted as a Conditional Use *[per § 550-33C(2)(d)]*. 'In-Vehicle Sales or Service' is a land use which includes all land uses which perform sales and/or services to persons in vehicles. Examples of these land uses include drive-in, drive-up and drive-through facilities.

   Applicable regulations for 'In-Vehicle Sales or Service' land uses include the following:
   - Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s). *[per § 550-52G(1)(a)].*
   - The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts. *[per § 550-52G(1)(b)].*
   - In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section. *[per § 550-52G(1)(c)].*
   - The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street right-of-way lines, a minimum of 20 feet from all residentially zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to highest part of structure. *[per § 550-52G(1)(d)].*
   - All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four-ton axle load. *[per § 550-52G(1)(e)].*
   - Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property. *[per § 550-52G(1)(f)].*
   - Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps,

vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of six inches high and be of a nonmountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines. *[per § 550-52G(1)(g)].*

2. Parking requirements require one space per every 300 square feet of gross floor area. *[per § 550-52B(1)]*. Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass-through window and 40 feet beyond the pass-through window. *[per § 550-52G(2)]*.

   The proposed building will have 21 parking stalls including two disabled stalls. The existing 3,583 SF building requires a minimum of 12 parking stalls. The proposed drive-through has adequate stacking lengths.

3. Site Layout and Design:
   Within the General Business (GB) Zoning District the minimum paved surface setback is five feet from side or rear lot lines and ten feet from street lot lines [per § 550-33G(2)(f). The existing building meets the setback standards on the west and south sides of the parcel and will be adding green space on the east side of the parcel bringing that side into conformance. The north side pavement setback will continue to be a legal nonconforming pavement setback.

4. Vehicle Access and Circulation:
   The proposed driveways and parking stalls meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards [per § 550-107F].

5. Landscaping:
   The applicant has provided a landscaping plan the meets the required landscaping point calculations for this development proposal.

6. Exterior Lighting:
   The applicant has submitted an exterior lighting plan and photometric map that meets the exterior lighting standards for this development proposal.

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.

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

PLAN COMMISSION DECISION:

In-Vehicle Sales or Service Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).	**Yes**	No	Yes	**No**	**Yes**	No
The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts. [per § 550-52G(1)(b)].	**Yes**	No	Yes	**No**	**Yes**	No
In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section.	**Yes**	No	Yes	**No**	**Yes**	No
The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street right-of-way lines, a minimum of 20 feet from all residentially zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to highest part of structure.	**Yes**	No	Yes	**No**	**Yes**	No
All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four-ton axle load.	**Yes**	No	Yes	**No**	**Yes**	No
Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property.	**Yes**	No	Yes	**No**	**Yes**	No
Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of six inches high and be of a nonmountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.	**Yes**	No	Yes	**No**	**Yes**	No
Parking requirements require one space per every 300 square feet of gross floor area.	**Yes**	No	Yes	**No**	**Yes**	No

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, 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:

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BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan and Conditional Use Permit.

ATTACHMENTS:

- Application materials

SITE PLAN REVIEW COMMITTEE
November 9, 2026

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: Mayor Robert Stocks, Brian Zirbes – Zoning, Maureen McBroom – Stormwater, Andrew Beyer, Laura Bohlman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Timothy Niemiec of LaMacchia Group, and Nikki Zimmerman of the City of Watertown.

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   The meeting was called to order by Chairperson Brian Zirbes.

2. **Approval of Minutes**
   A. **Review and take action: Site Plan Review Minutes Dated October 12, 2026**
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   Tim Niemiec of LaMacchia Group was present. Fort Community Credit Union recently purchased the building and would like to renovate the interior and exterior. They will eventually lease their current space on the north end of the building to another business and will move into the south end of the building at that time.

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Econ. Development: No concerns.

Motion was made and seconded to present this item with a positive recommendation to the Plan Commission.

Unanimously approved.

4. **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.



PRELIMINARY ZONING CODE RESEARCH

PROJECT DESCRIPTION:
INTERIOR REMODEL W/ NEW ENTRY PLUS A NEW DETACHED DRIVE-THRU CANOPY.

ZONING: GB (GENERAL BUSINESS)

FRONT SETBACK	= 40'-0" MIN / x'-0" MAX
SIDE SETBACK	= 12'-0" MIN
REAR SETBACK	= 25'-0" MIN
ACCESSORY SETBACK	= 10'-0" MIN
PAVING SETBACK	= 5'-0" SIDE/REAR AND 10'-0" FRONT (STREET)
MAX HEIGHT	= 40'-0" MAX
MAX LOT COVERAGE	= 85% MAX (IMPERVIOUS)

PARKING:

PARKING LOCATION	= x
MIN. PARKING STALL SIZE	= 9' x 18.5'
MIN. DRIVE AISLE WIDTH	= 26'-0"
PARKING REQUIRED	= 1 PER 300 GSF (3,583sf/300 = 12 spaces) 21 spaces provided
ACCESSIBLE PARKING REQ	= 2

SIGNAGE:

WALL SIGNAGE SIZE	= 97 SF MAX EACH
(1 SF PER LINEAL FOOT OF BUILDING FRONTAGE, MAX. 200SF)	
1 SIGNS ALLOWED PER TENANT	
PYLON SIGNAGE SIZE	= 150SF MAX SIGN FACE
MAX HEIGHT	= BUILDING HEIGHT (NEW ENTRY 16'-2")
MAX WIDTH	= N/A
SETBACK	= ≥ HEIGHT OF SIGN

LANDSCAPE:

MINIMUM GREENSPACE	= 15% PERVIOUS - 25% SHOWN
LANDSCAPE PLAN REQUIRED FOR SITE SUBMITTAL	

DESIGN STANDARDS: (SEE x)
FRONT ELEAVTIONS = %x MASONRY
FRONT ELEVATIONS = %x TRANSPARENT

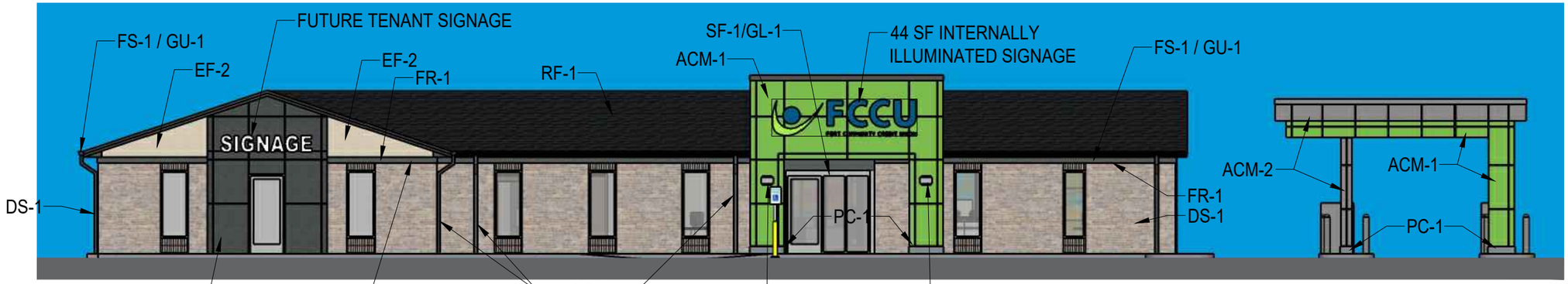
Disclaimer :
Site plan drawings are conceptual only. Additional information on setbacks, easements, local ordinances, parking requirements, allowable access points, zoning, and re-zoning informagion is required in final layout. Site survey required for assesment of site work required.

FCCU
FORT COMMUNITY CREDIT UNION

FORT COMMUNITY CREDIT UNION
PROPOSED SITE PLAN
WATERTOWN, WI
SCALE: 1:20 8-18-2026

N
0 10 20 40

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA GROUP



WEST ELEVATION

SCALE: 3/32" = 1'-0"

0 8 16 32



EAST ELEVATION

SCALE: 3/32" = 1'-0"

0 8 16 32

ITEM	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR
RF-1	ASPHALT SHINGLES	GAF /	TIMBERLINE HDZ SHINGLES	CHARCOAL GRAY
PC-1	PRECAST CONCRETE	CUSTOM CAST STONE	STONE BASE 8"X48"	NATURAL
EF-1	EIFS	DRYVIT	OUTSULATION - FINE SANDBLAST TEXTURE	SW7069 IRON ORE
EF-2	EIFS	DRYVIT	OUTSULATION - FINE SANDBLAST TEXTURE	SW7569 STUCCO
ACM-1	ALUMINUM COMPOSITE PANEL	ALPOLIC/PE COMPOSITE PANEL	PAC-3000 RS	WAV GREEN
ACM-2	ALUMINUM COMPOSITE PANEL	ALPOLIC/PE COMPOSITE PANEL	PAC-3000 RS	MICA GRAY
EP-1	PAINT	SHERWIN WILLIAMS	-	SW7569 STUCCO
CO-1	ALUMINUM COPING	PAC-CLAD	ENTRY CAP	IRON ORE
FS-1	FASCIA / SOFFIT	PAC-CLAD	FORMED FASCIA / 750 SOFFIT	IRON ORE
GU-1	GUTTER	PAC-CLAD	6" K STYLE GUTTER	IRON ORE
DS-1	DOWNSPOUT	PAC-CLAD	OPEN FACE DOWNSPOUT	IRON ORE
FR-1	FRIEZE BOARD	PAC-CLAD	PAC-CLAD WRAPPED PT 1X6	IRON ORE
CB-1	COMPOSITE DECKING	TIMBERTECH	TIMBERTECH COMPOSITE	NATURAL OAK
SF-1	ALUMINUM STOREFRONT	KAWNEER	4.5" TRIFAB VG451T	CLEAR ANODIZED
GL-1	GLAZING	GUARDIAN GLASS	SNX51/23	CLEAR ON CLEAR

NOTES:
- EXISTING MASONRY TO REMAIN AND SHALL BE TUCKPOINTED, REPAIRED AND CLEANED AS NEEDED.
- EXISTING WINDOWS TO REMAIN AND SHALL BE CLEANED AND RESEALED AS NEEDED.
-

DESIGN/BUILDER
OUR BUSINESS
LaMACCHIA GROUP
PLAN ▾ BRAND ▾ DESIGN ▾ BUILD ▾ EVOLVE
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com

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LA MACCHIA GROUP, LLC.
All information contained on this drawing including, but not limited to design concepts and details is the property of La Macchia Group, LLC. All ideas documented herein were created for this specific project and shall not be reused in any form without the written permission of La Macchia Group, LLC.

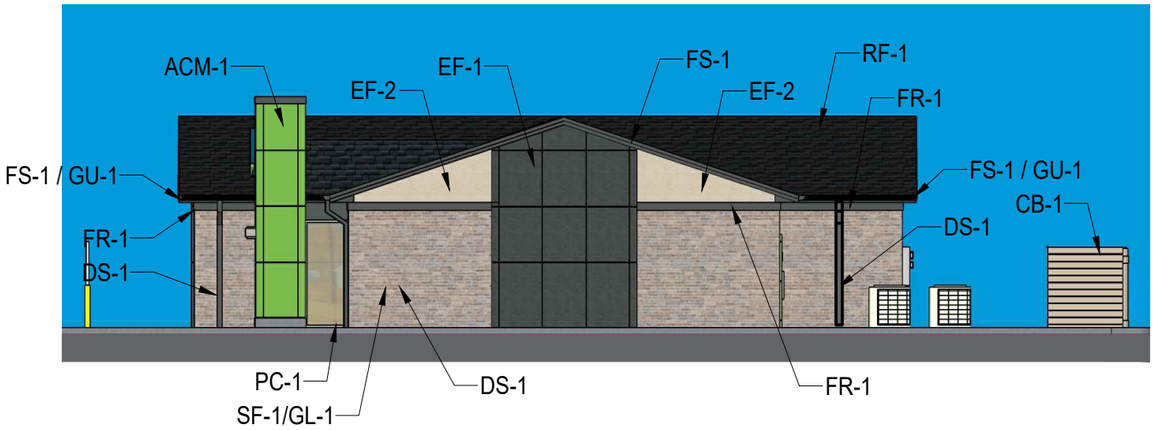
FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

DATE:
8/21/2026

SHEET TITLE:
ELEVATIONS

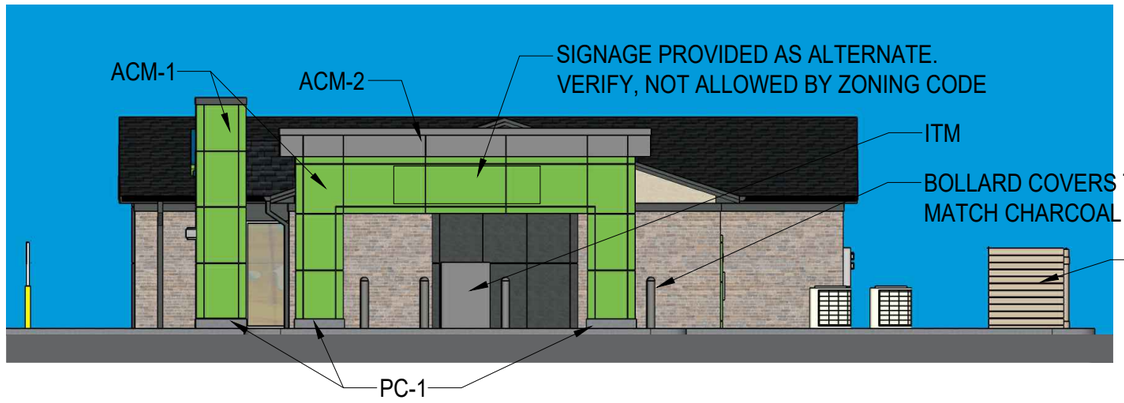
SHEET NUMBER:
A200



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

0 8 16 32



SOUTH ELEVATION W/ DRIVE-THRU

SCALE: 3/32" = 1'-0"

0 8 16 32

ITEM	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR
RF-1	ASPHALT SHINGLES	GAF /	TIMBERLINE HDZ SHINGLES	CHARCOAL GRAY
PC-1	PRECAST CONCRETE	CUSTOM CAST STONE	STONE BASE 8"X48"	NATURAL
EF-1	EIFS	DRYVIT	OUTSULATION - FINE SANDBLAST TEXTURE	SW7069 IRON ORE
EF-2	EIFS	DRYVIT	OUTSULATION - FINE SANDBLAST TEXTURE	SW7569 STUCCO
ACM-1	ALUMINUM COMPOSITE PANEL	ALPOLIC/PE COMPOSITE PANEL	PAC-3000 RS	WAV GREEN
ACM-2	ALUMINUM COMPOSITE PANEL	ALPOLIC/PE COMPOSITE PANEL	PAC-3000 RS	MICA GRAY
EP-1	PAINT	SHERWIN WILLIAMS	-	SW7569 STUCCO
CO-1	ALUMINUM COPING	PAC-CLAD	ENTRY CAP	IRON ORE
FS-1	FASCIA / SOFFIT	PAC-CLAD	FORMED FASCIA / 750 SOFFIT	IRON ORE
GU-1	GUTTER	PAC-CLAD	6" K STYLE GUTTER	IRON ORE
DS-1	DOWNSPOUT	PAC-CLAD	OPEN FACE DOWNSPOUT	IRON ORE
FR-1	FRIEZE BOARD	PAC-CLAD	PAC-CLAD WRAPPED PT 1X6	IRON ORE
CB-1	COMPOSITE DECKING	TIMBERTECH	TIMBERTECH COMPOSITE	NATURAL OAK
SF-1	ALUMINUM STOREFRONT	KAWNEER	4.5" TRIFAB VG451T	CLEAR ANODIZED
GL-1	GLAZING	GUARDIAN GLASS	SNX51/23	CLEAR ON CLEAR

NOTES:
- EXISTING MASONRY TO REMAIN AND SHALL BE TUCKPOINTED, REPAIRED AND CLEANED AS NEEDED.
- EXISTING WINDOWS TO REMAIN AND SHALL BE CLEANED AND RESEALED AS NEEDED.
-

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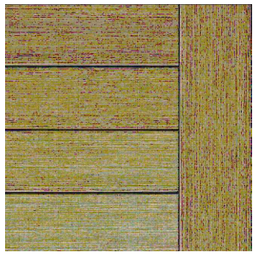
FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

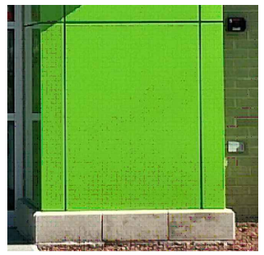
DATE:
8/21/2026

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201



CB-1
- TIMBERTECH
- COMPOSITE DECK
- NATURAL OAK



ACM-1
- ALPOLIC
- ALUMINUM COMPOSITE PANEL
- WAV GREEN

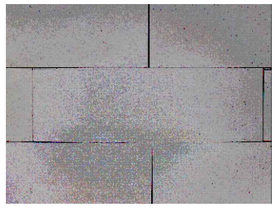


ACM-2,
- ALPOLIC
- ALUMINUM COMPOSITE PANEL & SHEET METAL
- MICA GRAY



EF-1
- DRYVIT
- OUTSULATION - FREESTYLE TEXTURE
- SW7069 IRON ORE

EF-2, EP-1
- DRYVIT
- OUTSULATION - FREESTYLE TEXTURE
- SW7569 STUCCO



PC-1
- CUSTOM CAST STONE
- MASONTY VENEER
- NATURAL

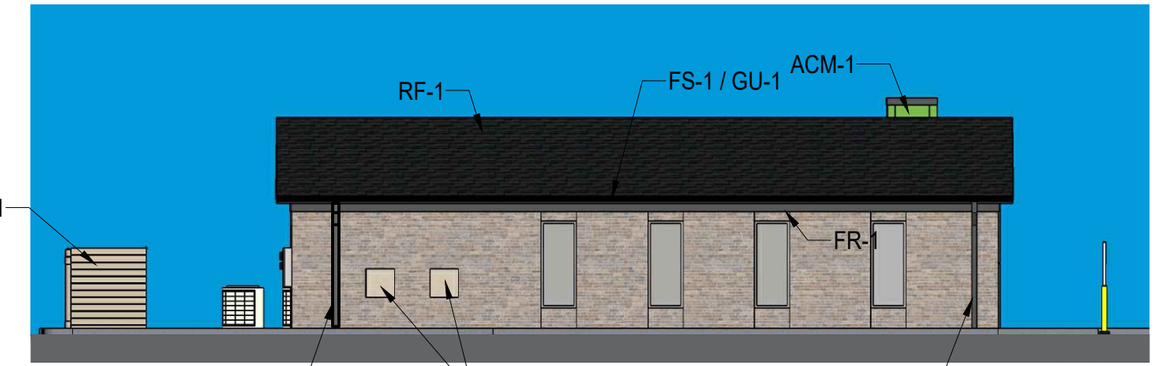


- RF-1
- GAF TIMBERLINE HDZ
- ASPHALT SHINGLES
- CHARCOAL



CO-1, FS-1, GU-1, DS-1, FR-1,
- PAC-CLAD
- ALUMINUM BREAK METAL
- IRON ORE

Iron Ore



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ITEM	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR
RF-1	ASPHALT SHINGLES	GAF /	TIMBERLINE HDZ SHINGLES	CHARCOAL GRAY
PC-1	PRECAST CONCRETE	CUSTOM CAST STONE	STONE BASE 8"X48"	NATURAL
EF-1	EIFS	DRYVIT	OUTSULATION - FINE SANDBLAST TEXTURE	SW7069 IRON ORE
EF-2	EIFS	DRYVIT	OUTSULATION - FINE SANDBLAST TEXTURE	SW7569 STUCCO
ACM-1	ALUMINUM COMPOSITE PANEL	ALPOLIC/PE COMPOSITE PANEL	PAC-3000 RS	WAV GREEN
ACM-2	ALUMINUM COMPOSITE PANEL	ALPOLIC/PE COMPOSITE PANEL	PAC-3000 RS	MICA GRAY
EP-1	PAINT	SHERWIN WILLIAMS	-	SW7569 STUCCO
CO-1	ALUMINUM COPING	PAC-CLAD	ENTRY CAP	IRON ORE
FS-1	FASCIA / SOFFIT	PAC-CLAD	FORMED FASCIA / 750 SOFFIT	IRON ORE
GU-1	GUTTER	PAC-CLAD	6" K STYLE GUTTER	IRON ORE
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CB-1	COMPOSITE DECKING	TIMBERTECH	TIMBERTECH COMPOSITE	NATURAL OAK
SF-1	ALUMINUM STOREFRONT	KAWNEER	4.5" TRIFAB VG451T	CLEAR ANODIZED
GL-1	GLAZING	GUARDIAN GLASS	SNX51/23	CLEAR ON CLEAR

NOTES:
- EXISTING MASONRY TO REMAIN AND SHALL BE TUCKPOINTED, REPAIRED AND CLEANED AS NEEDED.
- EXISTING WINDOWS TO REMAIN AND SHALL BE CLEANED AND RESEALED AS NEEDED.
-

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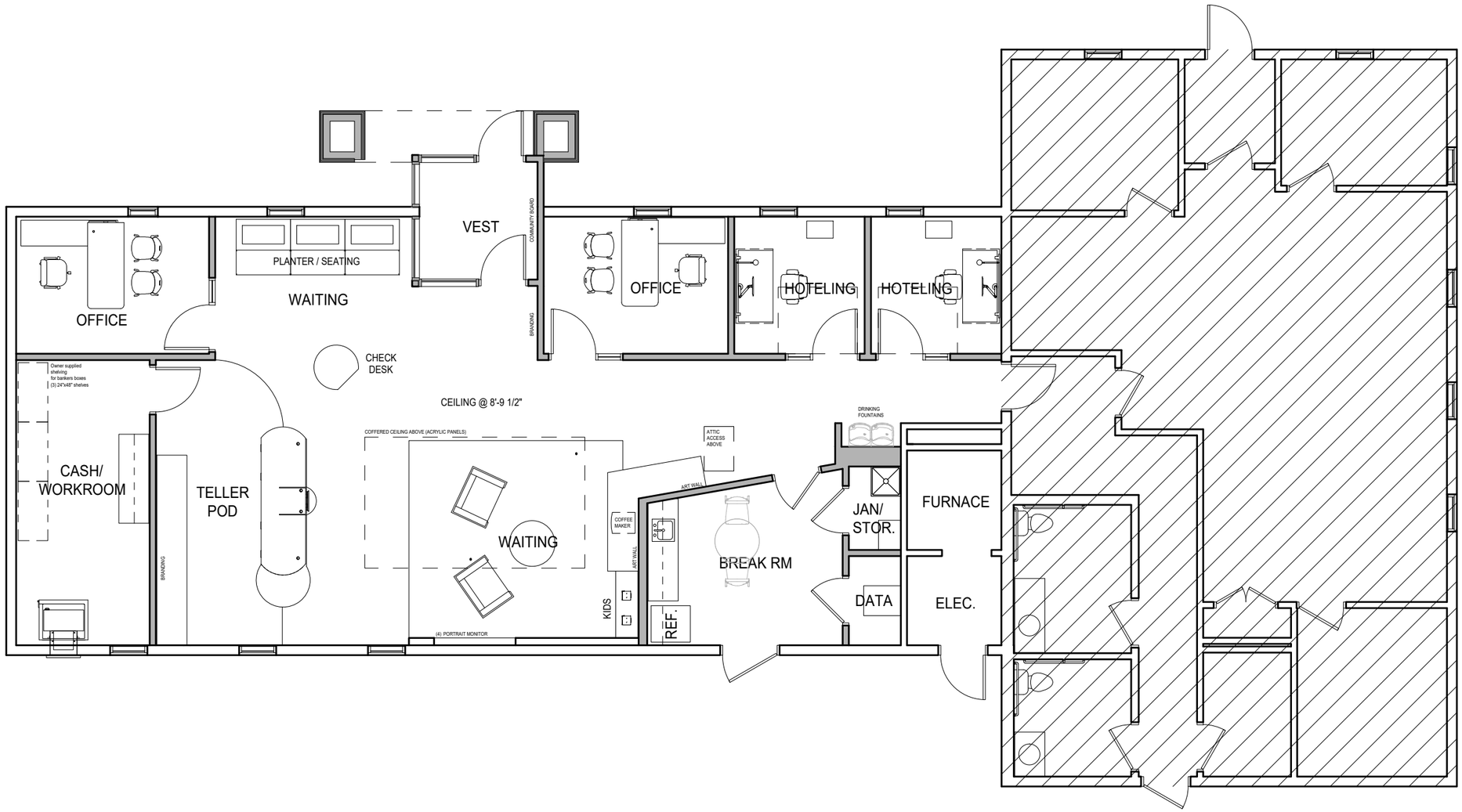
FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

DATE:
8/21/2026

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A202



FORT COMMUNITY CREDIT UNION

PROPOSED FLOOR PLAN
WATERTOWN, WI

WORK AREA: 2,057 sf
TOTAL AREA: 3,551 sf

SCALE 1/8" - 1'-0"
08-21-2026

N

0 4 8 16

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FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

DATE:
8/21/2026

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A100



FORT COMMUNITY CREDIT UNION
WEST ELEVATION RENDERING
WATERTOWN, WI

08-21-2026

DESIGN/BUILDER:
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FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

DATE:
8/21/2026

SHEET TITLE:
RENDERING

SHEET NUMBER:
R100



FORT COMMUNITY CREDIT UNION
EAST ELEVATION RENDERING
WATERTOWN, WI

08-21-2026

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FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

DATE:
8/21/2026

SHEET TITLE:
RENDERING

SHEET NUMBER:
R101



FORT COMMUNITY CREDIT UNION
SOUTHWEST (DRIVE-THRU) ELEVATION RENDERING
WATERTOWN, WI

08-21-2026

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FORT COMMUNITY CREDIT UNION
631 S CHURCH ST.
WATERTOWN, WI 53094

LA MACCHIA GROUP PROJECT NUMBER:
WI-FOR-2602

DATE:
8/21/2026

SHEET TITLE:
RENDERING

SHEET NUMBER:
R102

Parcel 2 as designated on Certified Survey Map No. 1678 recorded in the office of the Register of Deeds in and for Jefferson County, Wisconsin on May 27, 1983 in Volume 5 of Certified Surveys on Pages 278, 276 and 277, as Document Number 789692, being a redivision of a part of Crangle's Addition to the City of Watertown, Jefferson County, Wisconsin.

"MCDONALD'S" BILLBOARD SIGN
"MCDONALD'S" WAYFINDING SIGNS
ASPHALT PARKING LOT
(R.A N81°37'00"W)
S83°29'16"E 235.00'
"MCDONALD'S" WAYFINDING SIGN
DUMPSTER ENCLOSURE
UNKNOWN M.H
RIM: 806.86
8" PVC N IE: 803.31
8" PVC E IE: 803.26
WEFPCO EASEMENT PER L
8.00'
10.00'
EMPTY PYLON SIGN
BOLLARDS
RIP RAP
CAPPED
"FCC" PLAZA SIGN
NO ACCESS PER DOC. NO. 721216
STORM M.H
RIM: 804.79
36" RCP N IE: 795.79
36" RCP S IE: 795.74
24" RCP E IE (0.0%): 795.29
(R.A S08°23'00"W)
N06°30'44"E 178.52'
FORT COMMUNITY CREDIT UNION
633 S. CHURCH ST.,
WATERTOWN, WI 53094
BLDG HEIGHT 822.93
FL.EL. 807.94
BLDG HEIGHT 823.97
FL.EL. 807.92
FL.EL. 807.92
FL.EL. 807.90
BLDG HEIGHT 824.02
FL.EL. 807.92
BLDG HEIGHT 823.02
50.1'
31.0'
31.0'
9.5'
9.5'
67.0'
67.0'
31.1'
ASPHALT PARKING LOT
ASPHALT PARKING LOT
PARCEL 2
CSM 1678
ASPHALT DRIVE
EMPTY WAYFINDING SIGN
25.00'
25.00'
S06°20'37"W 197.27'
(R.A N08°23'00"E)
N86°12'16"W 235.27'
(R.A S84°20'00"E)
SANITARY M.H
RIM: 806.18
6" CLAY N IE: 796.46
6" CLAY S.W IE: 796.45
25' WIDE INGRESS & EGRESS PER DOC. 724969 & 1363002
25' WIDE INGRESS & EGRESS PER DOC. 724969 & 1363002
ASPHALT DRIVE
GUY
GUY

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

REGISTER'S HOTLINE TICKETS:
20263402296, 20263402305.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- (GW) = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- (CO) = CLEANOUT
- (FLAG) = FLAG POLE
- (MP) = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- (V,LV) = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE

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788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
FORT COMMUNITY CREDIT UNION

LOCATION:
633 S CHURCH STREET, WATERTOWN, WI 53094

CLIENT:
LAMACCHIA GROUP

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

all in

SHEET:
EXISTING CONDITIONS PLAN

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C100

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\C100 – EXISTING CONDITIONS PLAN.dwg

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788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

"MCDONALD'S" BILLBOARD SIGN
"MCDONALD'S" WAYFINDING SIGNS
ASPHALT PARKING LOT
UNKNOWN M.H
RIM: 806.86
8" PVC N IE: 803.31
8" PVC E IE: 803.26
"MCDONALD'S" WAYFINDING SIGN
DUMPSTER ENCLOSURE
WEPCO EASEMENT PER L
RIP RAP
CAPPED
EMPTY PYLON SIGN
12' BUILDING SIDE SETBACK
BOLLARDS
40.00'
40' BUILDING FRONT SETBACK
"FCC" PLAZA SIGN
NO ACCESS PER DOC. NO. 721216
FORT COMMUNITY CREDIT UNION
633 S. CHURCH ST.,
WATERTOWN, WI 53094
BLDG HEIGHT 822.93
FL.EL. 807.94
BLDG HEIGHT 824.02
FL.EL. 807.92
FL.EL. 807.52
FL.EL. 807.90
BLDG HEIGHT 823.02
STORM M.H
RIM: 804.79
36" RCP N IE: 793.59
36" RCP S IE: 793.34
24" RCP W IE (O/S): 795.29
ASPHALT PARKING LOT
25.00'
CAUTION
EMPTY WAYFINDING SIGN
ASPHALT DRIVE
12' BUILDING SIDE SETBACK
12.00'
SANITARY M.H
RIM: 806.18
6" CLAY N IE: 796.46
6" CLAY S.W IE: 796.45
25' WIDE INGRESS & EGRESS PER DOC. 724969 & 1363002
25' WIDE INGRESS & EGRESS PER DOC. 724969 & 1363002
ASPHALT DRIVE
10.00'

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www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SCSCSCSC — SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- CAUTION — CONTRACTOR TO VERIFY LOCATION OF EXISTING COMMUNICATIONS LINE IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF LINE IS IN CONFLICT WITH PROPOSED IMPROVEMENTS.
- 1 — EXISTING SANITARY STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 2 — REMOVE & DISPOSE OF EXISTING BOLLARD.
- 3 — REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
- 4 — REMOVE & DISPOSE OF EXISTING CURB AND GUTTER.
- 5 — REMOVE & DISPOSE OF EXISTING PYLON SIGN.
- 6 — EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 7 — REMOVE & DISPOSE OF EXISTING LIGHT POLE.
- 8 — EXISTING ELECTRIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 9 — EXISTING ELECTRIC METER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 10 — EXISTING TELECOMMUNICATIONS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 11 — EXISTING GAS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 12 — EXISTING GAS METER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 13 — REMOVE & DISPOSE OF EXISTING AIR CONDITIONING UNIT.
- 14 — EXISTING DOWNSPOUT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 15 — EXISTING COMMUNICATIONS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 16 — EXISTING RIP RAP TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 17 — EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 18 — REMOVE & DISPOSE OF EXISTING PLANTINGS.

PROJECT:
FORT COMMUNITY CREDIT UNION

LOCATION:
633 S CHURCH STREET, WATERTOWN, WI 53094

CLIENT:
LAMACCHIA GROUP

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

all in

SHEET:
SITE DEMOLITION PLAN

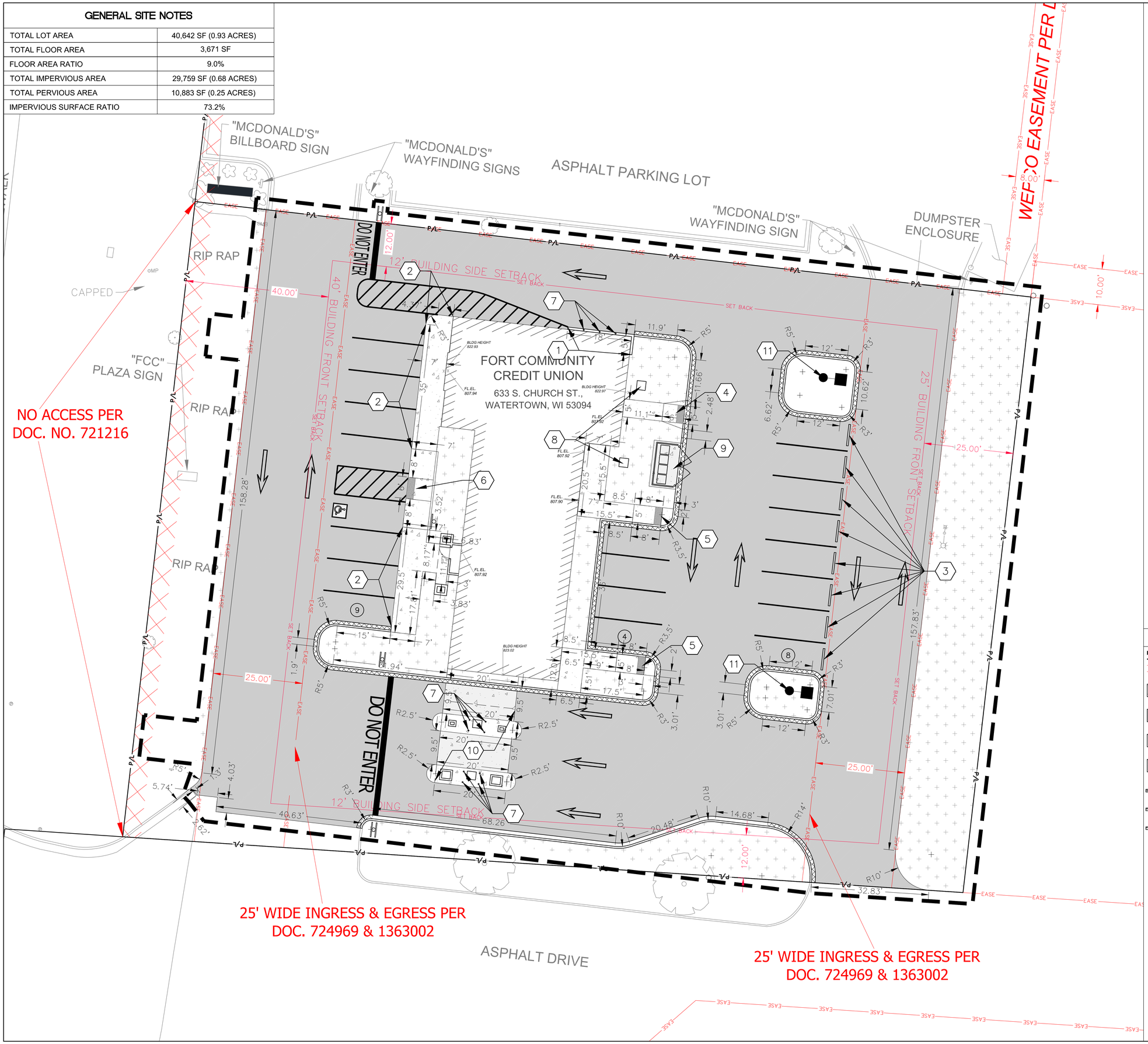
PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C101

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\C101 – SITE DEMOLITION PLAN.dwg

GENERAL SITE NOTES

TOTAL LOT AREA	40,642 SF (0.93 ACRES)
TOTAL FLOOR AREA	3,671 SF
FLOOR AREA RATIO	9.0%
TOTAL IMPERVIOUS AREA	29,759 SF (0.68 ACRES)
TOTAL PERVIOUS AREA	10,883 SF (0.25 ACRES)
IMPERVIOUS SURFACE RATIO	73.2%



kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
FORT COMMUNITY CREDIT UNION

LOCATION:
633 S CHURCH STREET, WATERTOWN, WI 53094

CLIENT:
LAMACCHIA GROUP

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

all in

SHEET:
SITE LAYOUT PLAN

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C102

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- ASPHALTIC CONCRETE: 1.75" SURFACE COURSE, 2.25" BINDER COURSE, 12.00" AGGREGATE BASE COURSE — 3/C201
- CONCRETE SLAB: 5.00" CONCRETE, 4.00" AGGREGATE BASE COURSE — 4/C201, 5/C201
- HEAVY DUTY CONCRETE SLAB: 7.00" CONCRETE, 6.00" AGGREGATE BASE COURSE — 4/C201, 5/C201
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED — 1/C202
- LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED — 1/C202
- DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED — 2/C202
- 1 — 8" WIDE X 6" HIGH CONCRETE CURB HEAD — 3/C202
- 2 — INTEGRAL CURB — 4/C202
- 3 — 5" HIGH X 5" WIDE X 8' WIDE CONCRETE CURB STOP
- 4 — ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 5/C202, 8/C202
- 5 — ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 6/C202, 8/C202
- 6 — ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 7/C202, 8/C202
- 7 — 4" STEEL BOLLARD WITH BOLLARD COVER — 9/C202
- 8 — AC UNIT. REFER TO MECHANICAL PLANS FOR MORE INFORMATION.
- 9 — TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 10 — DRIVE THRU CANOPY & EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 11 — LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\C102 – SITE LAYOUT PLAN.dwg

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#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

SEAL:

all in

SHEET:
SITE SIGNAGE & TRAFFIC CONTROL PLAN

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C103

DIGGERS HOTLINE
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SIGN INDEX

A — STOP — R1-1, 30" X 30"

DO NOT ENTER — R5-1, 30" X 30" — B

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- 1 — PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, YELLOW, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
- 3 — PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 5 — 4" YELLOW PAINT 36" O.C. FOR DIAGONALS — 10/C202
- 6 — ACCESSIBLE PARKING SYMBOL — 11/C202
- 7 — ACCESSIBLE SIGN — 12/C202

SITE PARKING SUMMARY	
REQUIRED VEHICLE SPACES – 1 SPACE PER 300 SF OF GROSS FLOOR AREA (3,671 SF)	13
STANDARD SURFACE SPACES	20
ACCESSIBLE SURFACE SPACES	1
TOTAL VEHICLE SPACES	21

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#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

SEAL:

all in

SHEET:
SITE GRADING PLAN

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C104

DIGGERS HOTLINE
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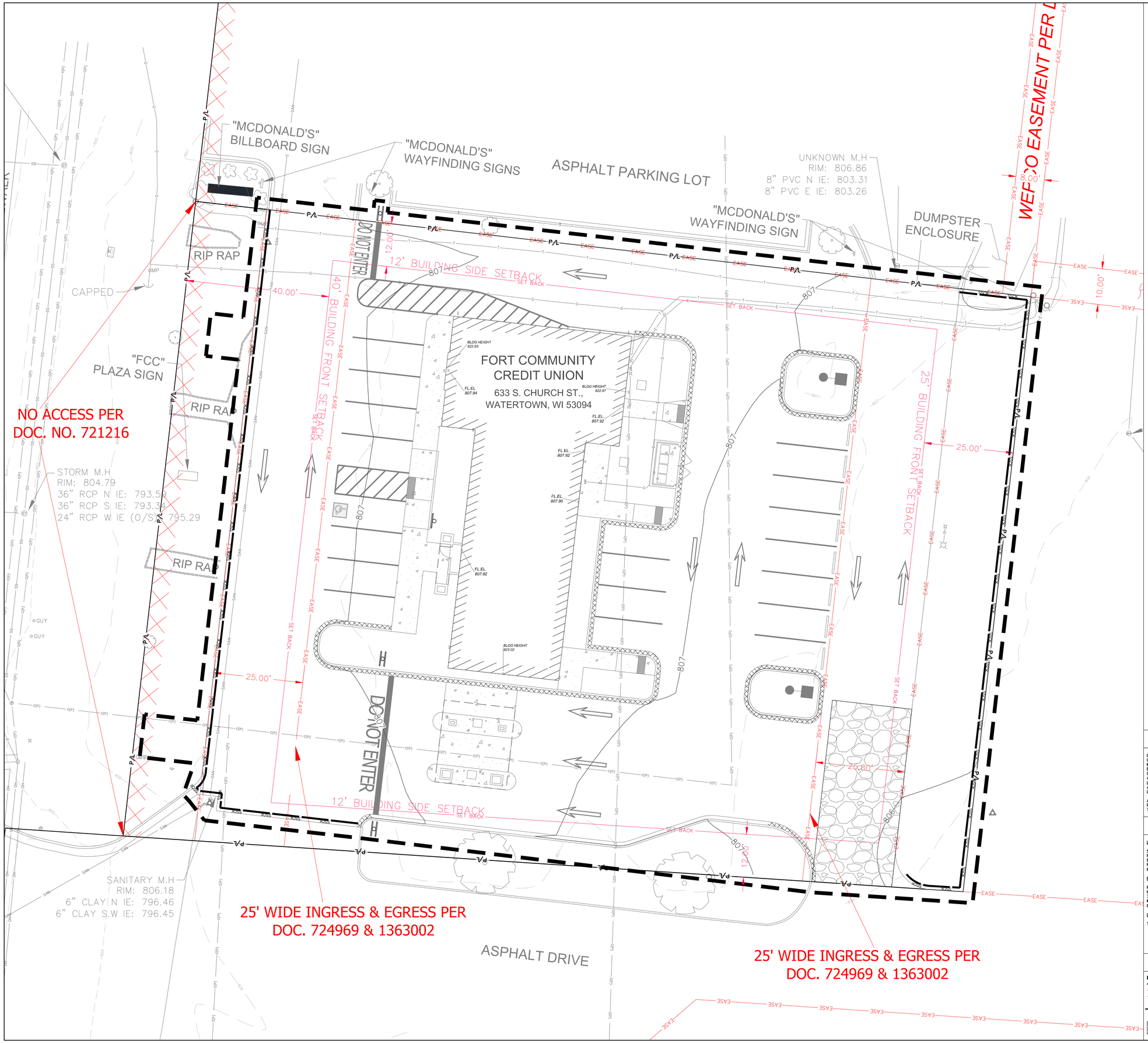
GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- SET BACK LINE
- 806 — EXISTING CONTOUR MINOR
- 805 — EXISTING CONTOUR MAJOR
- 806 — PROPOSED CONTOUR MINOR
- 805 — PROPOSED CONTOUR MAJOR
- 807.00 — PROPOSED SPOT GRADE
- 806.00± — MATCH EXISTING GRADE
- T805.00 — PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- T804.00± — MATCH EXISTING TOP OF CURB GRADE
- T803.00 — PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- DRAINAGE SWALE



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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

SUE JOHNSON – PRESIDENT
FORT COMMUNITY CREDIT UNION
800 MADISON AVENUE
FORT ATKINSON, WI 53538
PHONE: (920) 563-7305

PROJECT ENGINEER:

RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC
788 NORTH JEFFERSON STREET, SUITE 900
MILWAUKEE, WI 53202
PHONE: (262) 758-6035

CONSTRUCTION MANAGER:

TBD

KEY INDEX

PROJECT LIMITS
P/L PROPERTY LINE
EASE EASEMENT LINE
SET BACK SET BACK LINE
SSCK SILT SOCK
STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.

1 C201
2 C201

SHEET:
SITE EROSION CONTROL PLAN

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C105

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\C106 – SITE EROSION CONTROL PLAN.dwg

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT:
   http://dnrnet.wi.gov/topic/stormwater/standards/const_standards.htm
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WisDOT PRODUCT ACCEPTABILITY LIST. TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE:
   http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, ENSURING NO MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF WATERTOWN, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING 2027, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS.
4. SILT SOCK SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT SOCK WHEN THEY REACH A DEPTH OF 1/2 SOCK HEIGHT.
5. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
6. CONSTRUCTION OF THE BUILDING ADDITION, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
7. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
8. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
9. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
10. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
11. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
12. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT SOCK SHALL BE REMOVED AND PROPERLY DISPOSED OF.
13. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
14. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 10 ABOVE.
15. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06		

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 12 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 300 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:

   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.

   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.

   C. MAINTENANCE ACTIVITIES

   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
      APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
      DATE AND TIME APPLIED.
      WEATHER CONDITIONS DURING APPLICATION.
      METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

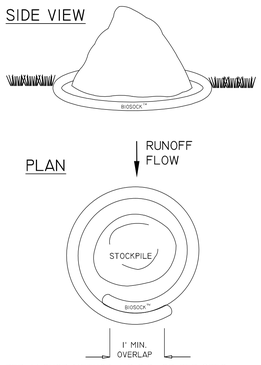
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormwater/documents/dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

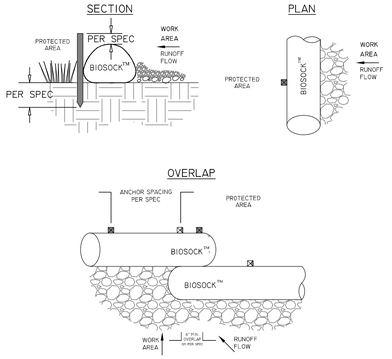
INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.

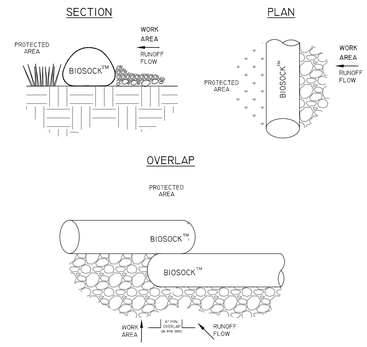


NOTE: INSTALL PER ANCHOR METHOD A,B,C,D, OR PER SPEC

STOCKPILE CONTAINMENT



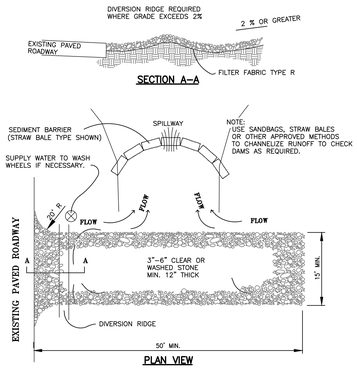
ANCHOR METHOD B



NOTE: INSTALL PER ANCHOR METHOD A,B,C,D, OR PER SPEC

PERIMETER PROTECTION

1 / C201 SILT SOCK N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3– TO 6–INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

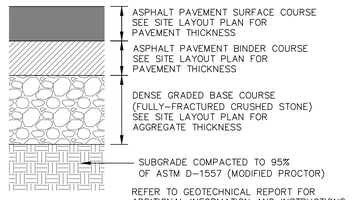
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

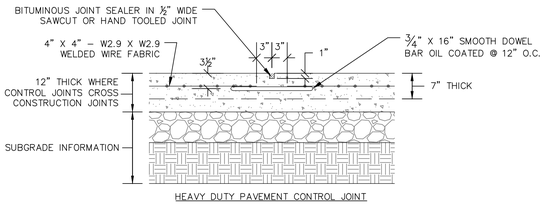
PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

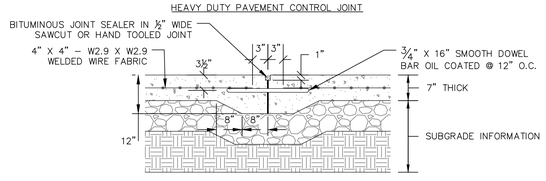
WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

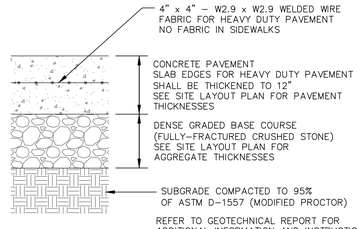
2 / C201 STONE TRACKING CONSTRUCTION ENTRANCE N.T.S.



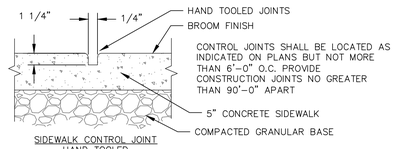
3 / C201 ASPHALTIC CONCRETE PAVEMENT N.T.S.



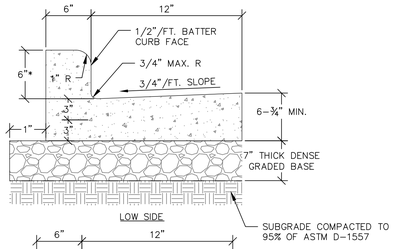




4 / C201 CONCRETE SIDEWALK/SLAB N.T.S.

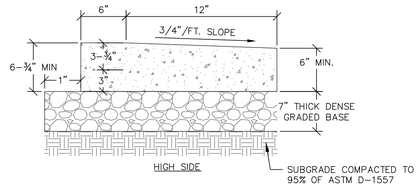


5 / C201 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.) N.T.S.



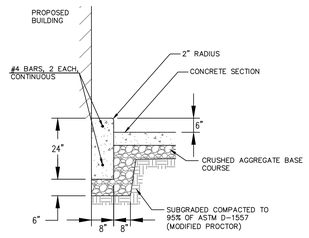
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

1 C202 — 18-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.

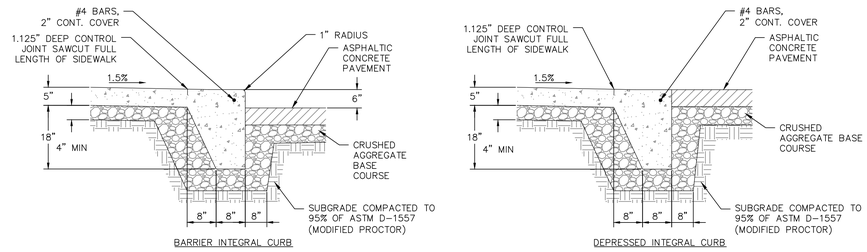


*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

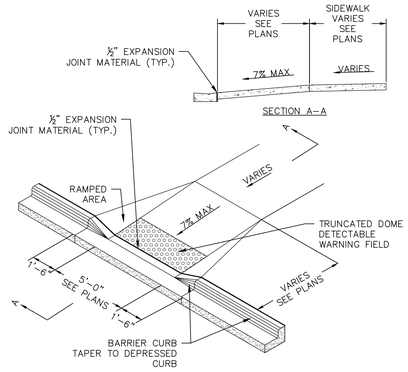
2 C202 — 18-INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.



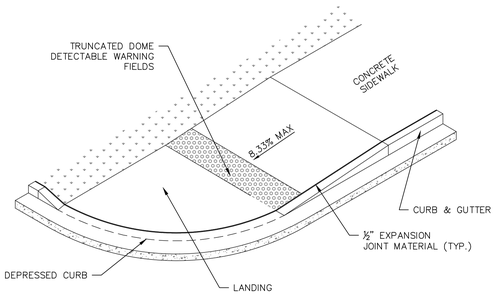
3 C202 — 6"H X 8"W CONCRETE CURB HEAD
N.T.S.



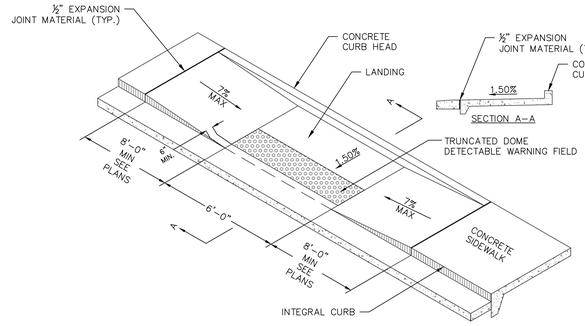
4 C202 — CONCRETE SIDEWALK WITH INTEGRAL CURB
N.T.S.



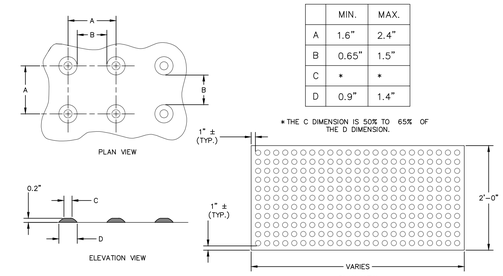
5 C202 — ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



6 C202 — ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



7 C202 — ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

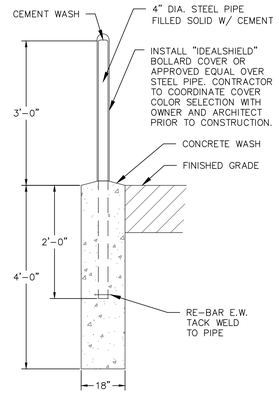
TRUNCATED DOMES
DETECTABLE WARNING PATTERN DETAIL

TRUNCATED DOME PANEL
DETECTABLE WARNING FIELD DETAIL

GENERAL NOTES

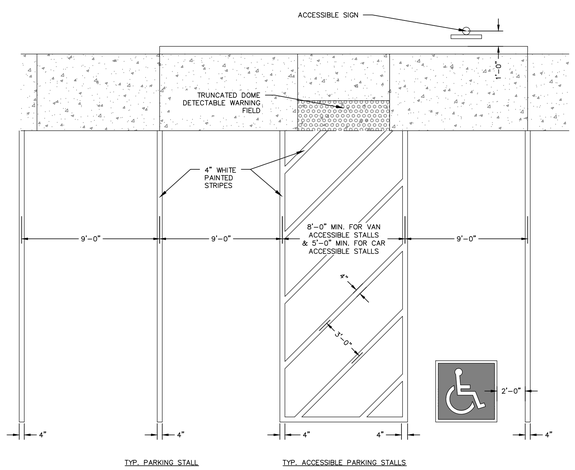
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE TYPICAL SIZE OF DWF PANEL IN CAST IRON IS 2 FT X 2FT. OTHER CAST IRON PANEL SIZES AVAILABLE INCLUDE 2 FT X 1 FT, 2 FT X 1.5 FT, 2 FT X 2.5 FT, AND 2 FT X 3 FT. COVER THE ENTIRE CURB RAMP WIDTH (EXCLUDING CONCRETE FLARES) WITH DETECTABLE WARNING FIELDS. DO NOT LEAVE GAPS BETWEEN ADJACENT WARNING PLATS. THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

8 C202 — CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.

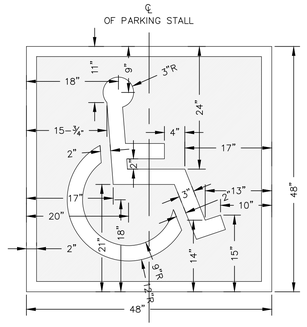


DISTANCE FROM OBJECT TO CENTER OF BOLLARD = 2'-0" MAX. -TYP.

9 C202 — STEEL BOLLARD
N.T.S.

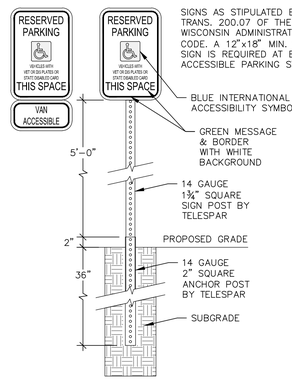


10 C202 — ACCESSIBLE PARKING STALL MARKING
N.T.S.



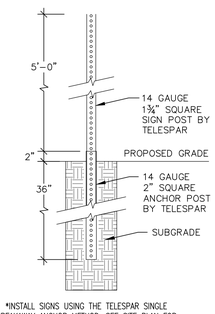
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

11 C202 — INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS
N.T.S.



*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

12 C202 — ACCESSIBLE PARKING STALL SIGN
N.T.S.



*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

13 C202 — SIGN POST
N.T.S.

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
FORT COMMUNITY CREDIT UNION

LOCATION:
633 S CHURCH STREET, WATERTOWN, WI 53094

CLIENT:
LAMACCHIA GROUP

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

all in

SHEET:
SITE DETAILS

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
C202

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\C201 - SITE DETAILS.dwg

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
FORT COMMUNITY CREDIT UNION

LOCATION:
633 S CHURCH STREET, WATERTOWN, WI 53094

CLIENT:
LAMACCHIA GROUP

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

all in

SHEET:
SITE LANDSCAPE PLAN

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
L101

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- SET BACK SET BACK LINE
- TEMPORARY TREE PROTECTION FENCE (3 L202)
- ALUMINUM EDGING (1 L202)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- (10)HEHM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (2 L202, 1 L202)
2. ALUMINUM EDGING AT PLANTING BED
3. EXISTING 15" DBH HONEYLOCUST TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
4. EXISTING 15" DBH HONEYLOCUST TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
5. TRASH ENCLOSURE (SEE CIVIL PLANS AND ARCHITECTURAL PLANS)
6. CONDENSING UNIT (SEE CIVIL PLANS – PROTECT FROM DAMAGE DURING CONSTRUCTION)
7. EXISTING MONUMENT SIGN (SEE CIVIL PLANS AND ARCHITECTURAL PLANS)

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\L101 – SITE LANDSCAPE PLAN.dwg

Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Building Foundations landscape points for building	Street Frontages landscape points S. Church St.	Paved Areas landscape points	Developed Lots landscape points
Shade and Tall Trees: (Install in accordance with detail 4/L201)											
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	1	Per Plan	2" caliper / B&B	40'/15'	75 points			75	
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	2" caliper / B&B	50'/35'	30 points		30		
Medium and Low Trees: (Install in accordance with detail 4/L201)											
BENI	Betula nigra	River Birch	1	Per Plan	8' multi-stem / B&B	40'-70'/35'-50'	15 points		15		
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Per Plan	1.5" caliper / B&B	25'/15'	10 points			10	
Evergreen Trees: (Install in accordance with detail 5/L201)											
JUCT	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	2	Per Plan	3' tall / B&B	10'-12'/3'-4'	12 points	12			
Deciduous Shrubs: (Install in accordance with detail 6/L201)											
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	9	Per Plan	18" tall / pot	3'/3'-4'	1 point	9			
PHOPD	Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	2	Per Plan	18" tall / pot	3'-4'/3'-4'	1 point	2			
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	5	Per Plan	24" tall / pot	5'-6'/4'	3 points	6			9
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	16	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point			16	
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	7	Per Plan	18" tall / pot	2'-3'/2'-3'	1 point				7
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	1	Per Plan	24" tall / pot	4'-5'/5'-7'	3 points				3
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	11	Per Plan	24" tall / pot	2'-3'/2.5'-3'	3 points	33			
Perennials: (Install in accordance with detail 7/L201)											
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	19	Per Plan	#1 cont.	8"-12"/18"-24"	0 points	0			
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	30	Per Plan	#1 cont.	4'-5'/18"-24"	0 points	0		0	
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	10	Per Plan	#1 cont.	12"-18"/16"-24"	0 points			0	
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	27	Per Plan	#1 cont.	18"-24"/18"-24"	0 points			0	
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.											
Total Landscape Points Provided								62	45	101	19
Total Existing Landscape Points											
Grand Total Landscape Points								**62**	**45**	**101**	**19**
Total Landscape Points Required								62	36	114	19

1 L201 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS

City of Watertown Landscaping Requirements

Site Zoning = GB (General Business)

Properties on all sides of the project site are zoned = GB (General Business)

Building Foundation Landscaping

Building Foundation length = 309 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.	The landscaping for building foundations is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for building foundation		
20 landscaping points per 100 feet of building foundation required.	20 landscaping points per 100 feet of building foundation required.	More than or equal to 20 landscaping points per 100 ft of building foundation is provided
(309 ft of proposed building foundation/100 lf) x (20 points) = 61.8 landscaping points required	62 landscape points required	62 landscape points provided

Street Frontage Landscaping

Length of street yard along S. Church Street = 178.5 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	All landscaping used to meet this requirement is located within 10 feet of the public right-of-way.
	Landscaping shall not be located within the public right-of-way	Landscaping is not located within the public right-of-way
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	(30 climax and tall tree points)/(36 total landscape points required) = 83.3% climax and tall trees provided
A minimum of 30% of points devoted to medium trees	A minimum of 30% of all points shall be devoted to medium trees.	(15 proposed medium tree points)/(36 total landscape points required) = 41.6% medium trees provided
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
20 landscaping points per 100 feet of street frontage required	20 landscaping points per 100 feet of street frontage required	Equal to or greater than 20 landscaping points per 100 lf of street frontage is provided
S. Church Street		
(178.5 total feet of street frontage / 100 feet) x 20 points = 35.7 landscaping points required	36 Landscaping Points required	45 Landscaping Points provided

Paved Areas

Parking Lot paving area = 25,222 square feet

Parking Stalls = 21 stalls

	Required	Provided
A minimum of 360 sf of landscaped area, which shall be located within 10 feet of the paved area, is required for the placement of every 100 landscaping points.	(101 Landscape points required / 100 landscape points) x 360 sf = 363.6 sf of parking lot landscape area required	844 sf of parking lot landscape area provided
Calculation of Landscaping Points		
40 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(21 total parking stalls provided / 20) x 40 landscaping points = 42 landscaping points required	42 total landscaping points required in the stall calculation method	N/A - more points required with parking stall method (see below cell)
(25,222 sf total parking area/10,000 sf) x 40 landscaping points = 100.9 landscaping points	101 total landscaping points required in the paved area calculation method	101 landscaping points provided

Developed Areas

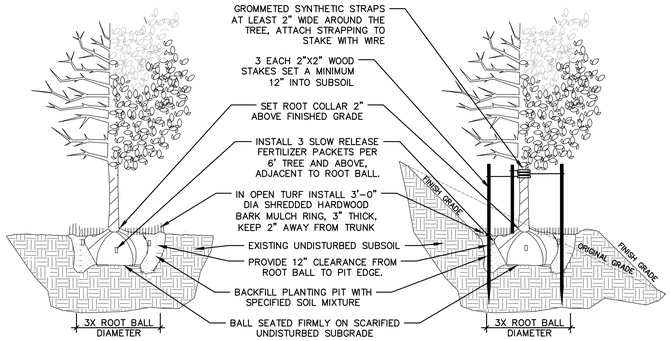
Gross Floor area = 3,699 square feet

	Required	Provided
Landscaping points (as described in Section 15.603) shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
5 landscaping points shall be provided per every 1,000 sf of gross floor area		
(3,699 sf total parking area/1,000 sf) x 5 landscaping points = 18.5 landscaping points	19 total landscaping points required	19 landscaping points provided

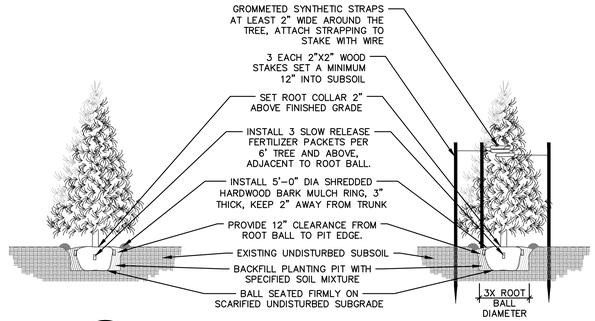
2 L201 LANDSCAPE CALCULATIONS
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

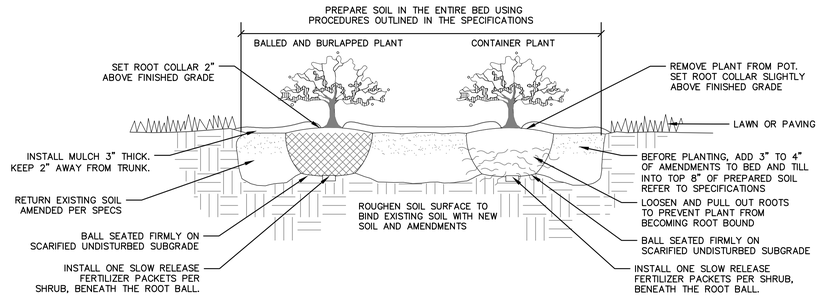
3 L201 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



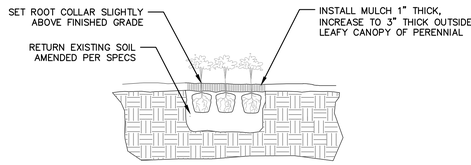
4 L201 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



5 L201 EVERGREEN TREE PLANTING & STAKING
N.T.S.



6 L201 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



7 L201 PERENNIAL AND ORNAMENTAL GRASSES PLANTING
N.T.S.

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
FORT COMMUNITY CREDIT UNION

LOCATION:
633 S CHURCH STREET, WATERTOWN, WI 53094

CLIENT:
LAMACCHIA GROUP

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

SEAL:

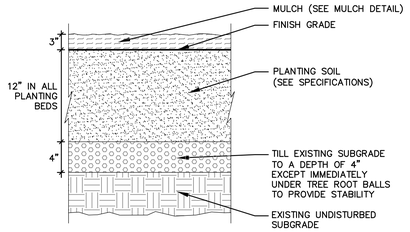
all in

SHEET:
SITE LANDSCAPE DETAILS

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

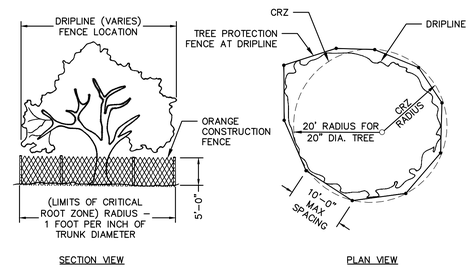
SHEET NUMBER:
L201

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\L101 – SITE LANDSCAPE PLAN.dwg



NOTE:
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

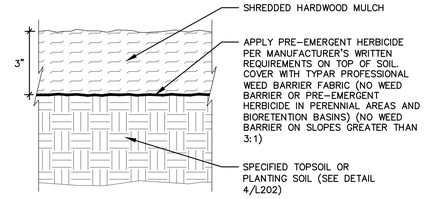
4 / L202 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.



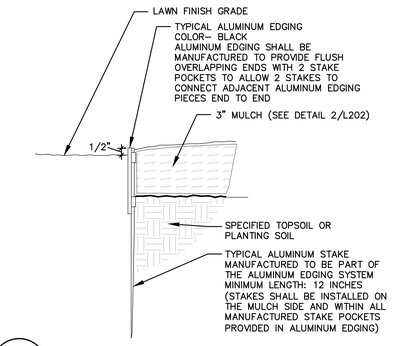
SECTION VIEW PLAN VIEW

NOTES:
1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING AS SHOWN.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD–UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER.
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BY BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROOT SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
9. CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AND REPAIR LANDSCAPE DAMAGED BY REMOVAL ACTIVITIES WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.

3 / L202 TREE PROTECTION FENCE PLAN AND SECTION
N.T.S.



2 / L202 SHREDDED HARDWOOD MULCH SECTION
N.T.S.



1 / L202 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
FORT COMMUNITY CREDIT UNION

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#	DATE	DESCRIPTION

NORTH ARROW:

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0 5 10 20

SEAL:

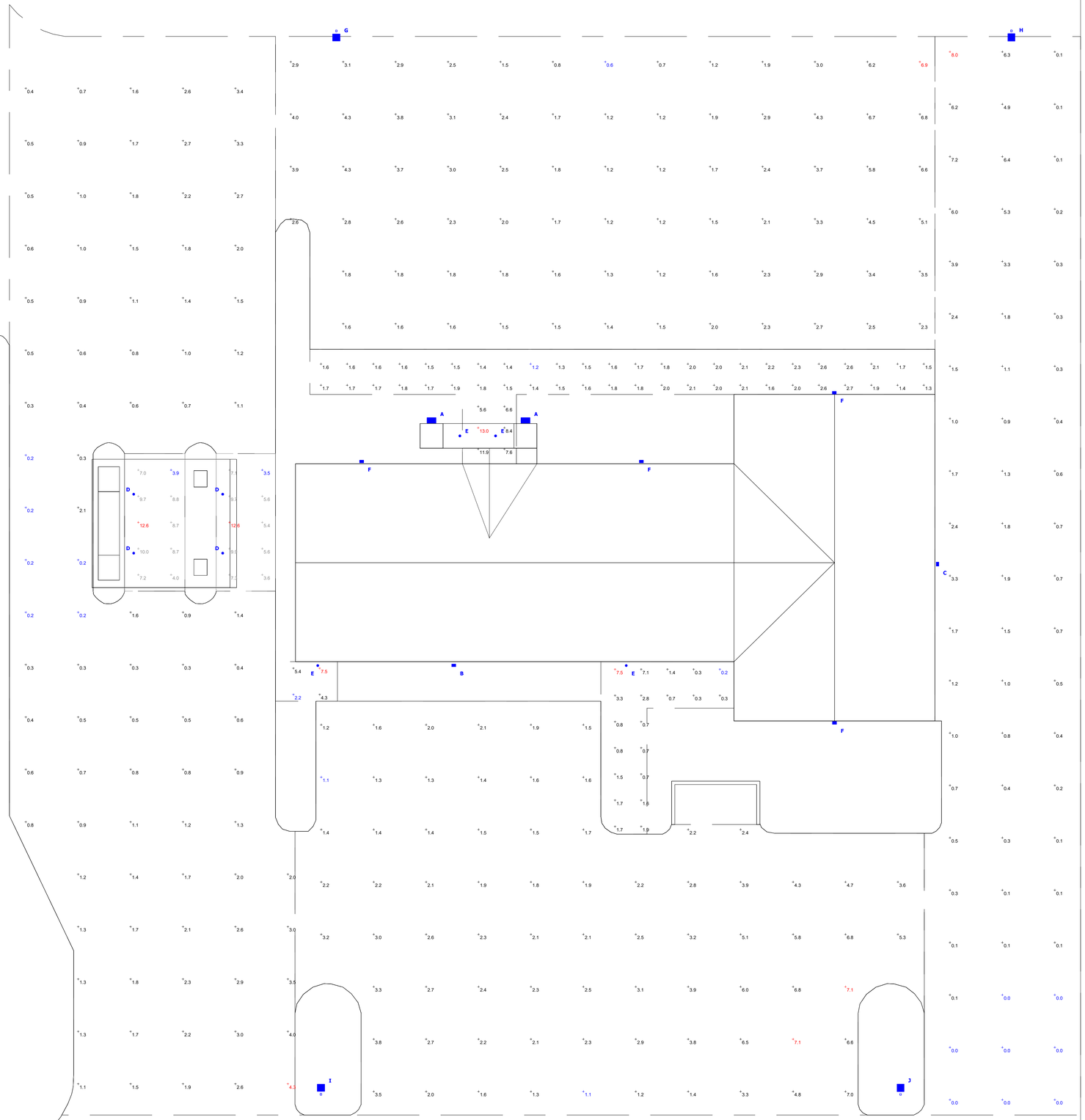
all in

SHEET:
SITE LANDSCAPE DETAILS

PROJECT MANAGER:	KS
PROJECT NUMBER:	260842.01
DATE:	10/09/2026

SHEET NUMBER:
L202

FILENAME: S:_SiteDsgn\LaMacchia Group\260842 Fort Community CU Watertown WI\Design\L101 – SITE LANDSCAPE PLAN.dwg



Plan View
Scale - 1" = 8ft

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		2	WENMS-L16-8-120-277-r	MASTER'S WENDYS WALL MOUNT FIXTURE WITH A PRISMATIC LENS, (12) 40K LEDS AND (1) ELECTRONIC DRIVERS IN A BRONZE HOUSING.	(12) 4000K LEDS	1	432	0.95	20	Max: 233cd
	B		1	WDGE2 LED P1 40K 80CRI T3M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC		1	1265	0.95	11.1658	Max: 927cd
	C		1	WDGE2 LED P2 40K 80CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC		1	2062	0.95	18.9815	Max: 1512cd
	D		4	LDN4 4G/15 LO4 AR LD	4IN LDN, 4000K, 1500LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI		1	1354	0.95	17.5	Max: 1432cd
	E		4	LDN4 4G/05 LO4 AR LS	4IN LDN, 4000K, 500LM, CLEAR, SPECULAR REFLECTOR, 80CRI		1	552	0.95	5.74	Max: 583cd
	F		4	WDGE2 LED P1 40K 80CRI T4M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC		1	1238	0.95	11.1658	Max: 756cd
	G		1	DSX1 LED P4 40K 80CRI BLC4	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control		1	11051	0.95	123.94	Max: 1040lcd
	H		1	DSX1 LED P4 40K 80CRI LCCO	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control		1	10797	0.95	123.94	Max: 1671lcd
	I		1	DSX1 LED P4 40K 80CRI T4M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium		1	14930	0.95	123.94	Max: 1194lcd
	J		1	DSX1 LED P4 40K 80CRI RCCO	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control		1	10797	0.95	123.94	Max: 1671lcd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking Lot	+	2.9 fc	7.1 fc	1.1 fc	6.5:1	2.6:1
Employee Entrance	+	1.8 fc	7.5 fc	0.2 fc	37.5:1	9.0:1
Front Sidewalk	+	2.6 fc	13.0 fc	1.2 fc	10.8:1	2.2:1
Night Deposit	+	4.9 fc	7.5 fc	2.2 fc	3.4:1	2.2:1
North Drive Thru Lane	+	7.0 fc	12.6 fc	3.5 fc	3.6:1	2.0:1
North Side of Building	+	1.5 fc	8.0 fc	0.0 fc	N/A	N/A
South Side of Building	+	1.3 fc	4.3 fc	0.2 fc	21.5:1	6.5:1
Souths Drive Thru Lane	+	8.1 fc	12.6 fc	3.9 fc	3.2:1	2.1:1
West Parking Lot	+	2.6 fc	6.9 fc	0.6 fc	11.5:1	4.3:1

TC MECHANICAL

Fort Community Credit Union - Watertown

Designer
JB
Date
10/20/2026
Scale
1" = 8'-0"
Drawing No.

Summary

631 / 633 S Church Street



Municipal Boundary

Parcels Boundaries

Addresses

Address Labels

THE CITY OF WATERTOWN
Opportunity runs through it.

N

City of Watertown Geographic Information System

Scale: 1:1,539
SCALE BAR = 1"

Printed on: Novemb
Author:

33

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

631/633 S Church Street

Rock River

Silver Creek

Provimi Rd

Welsh 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 3rd St

S 12th St

Summit Ave

Clark St

Gypsy Rd

Horseshoe Rd

Hilltop Rd

Jefferson Rd

South Rd

Air Park Dr

Beryl Dr

High Rd

Turf Dr

River Rd

Gophe

Q R M K T A Y X D E CW

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

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

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

NOTICE OF PUBLIC HEARING

In compliance with Wis. Stat. § 62.23(7)(d) and Section § 550-140 of the City of Watertown Municipal Code, notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 23rd day of November 2026 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 4:30 P.M., or shortly thereafter, for the repealing and recreation of Chapter 550, Zoning.

A copy of the proposed ordinance and map are on file at Building Safety & Zoning Office for review 8:00 a.m. to 4:30 p.m., Monday through Friday.

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building Safety & Zoning Office either via email at nzimmerman@watertownwi.gov or 106 Jones Street, Watertown, WI 53094.

CITY OF WATERTOWN
Brian Zirbes
Planning & Zoning Administrator

PUBLISH:
November 9, 2026
and
November 16, 2026

(BLOCK AD)

Remaining Key Policy Discussion

On November 9, 2026, the Plan Commission will receive a complete draft of the proposed Watertown Zoning Code (dated November 3, 2026), draft Official Zoning Map, and draft supplemental Overlay Zoning Map. On November 23, 2026, the Plan Commission will discuss the full draft.

Note that all prior Plan Commission PowerPoint presentations can be viewed on the City's website at the following link: https://www.watertownwi.gov/page/zoning-ordinance-rewrite

The following items have been identified by the staff team to be reviewed again with the Plan Commission for either confirmation of the proposed direction or for potential discussion of alternatives.

1. **Data Center Regulations (Article III):** Review the alternative regulatory approach provided in the separate attachment.
2. **Recreational Vehicle Parking (Article VI):** Review proposed regulations for parking recreational vehicles in residential zoning districts. Language was updated to reflect Plan Commission discussion, which continues to allow up to two RVs parked in rear/side yards on grass and one RV in a paved front yard driveway.
3. **Fence Heights (Article VI):** Fence heights for residential and non-residential were updated to reflect continuation of existing regulations (4 feet in all front yards, 6 feet in street side yards if the vision triangle standards are met, and either 8 or 10 feet in the interior side and rear yards depending on the zoning district. Industrial districts have a higher fence allowance.)
4. **Building Design Standards (Article VIII):**
    - Confirm the requirement for a minimum 40-inch-high durable base material. Language was revised to require such material along at least 60% of the façade length for multifamily and commercial buildings. This applies to only the street facing or parking facing facades.
    - Confirm that Class IV materials are permitted on residential accessory buildings (e.g., metal siding on sheds). The prior CUP process is no longer applicable.
    - Numerous "waivers" or "special exceptions" are built into the design standards, landscaping standards, and parking standards sections that will allow Plan Commission to make adjustments during site plan review rather than triggering Conditional Use Permits. These reflect prior Plan Commission discussion with at least one minor revision:

    - Rear *or side elevations* not visible from public streets, as determined by Plan Commission, may use Class IV materials (commercial buildings)

5. **No Ground-Floor Residential in DMU District:** Ground-floor residential uses remain prohibited in the new DMU (Downtown and Riverfront Mixed Use) District. Fully residential buildings may be accommodated in the new DRR (Downtown and Riverfront Residential) District, with appropriate locations guided by the Comprehensive Plan (not yet mapped). The intent is to protect the downtown historic commercial core by not allowing ground floor residential in key locations.
6. **Multifamily Recreational Space:** Removed the on-site recreational space requirement for multifamily buildings containing more than three dwelling units.
7. **Sign Setbacks (Article IX):** Reduced the minimum sign setback to 5 feet from the right-of-way, replacing the previous requirement for a setback equal to the height of the sign.
8. **Pylon Sign Height (Article IX):** Pylon signs up to 35 feet in height are permitted within the Sign Overlay Area. The Plan Commission may grant a waiver for up to 10 additional feet based on site conditions, surrounding development, roadway characteristics, or visibility constraints. This replaces the previous open-ended Conditional Use Permit approach.
9. **Number of Wall Signs (Article IX):** Changed to 1 sign per business per street frontage*, plus 1 additional sign on a side or rear façade visible from a public street or parking area*.
10. **Parking Maximums (Article VI):** Removed maximum parking requirements for all land uses per Plan Commission feedback. Confirm this remains the preferred approach, particularly for commercial uses.
11. **Vacant Buildings Regulations (Article X):** After Plan Commission feedback, the timeline thresholds regarding enforcement of maintenance of vacant buildings were shortened from 1, 5, and 10 years, to 1, 3, and 5 years.
12. **Downtown Setback Flexibility for Pavement/Garages (Article IV):** The existing Watertown code has a targeted flexibility allowance for older residential development particularly related to driveways and garages. This flexibility has been retained and added to the Bulk Dimensions table for residential land uses. This area still needs to be mapped and will be called the “Downtown Residential Setback Adjustment Area.”