THE CITY OF WATERTOWN

SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, JUNE 10, 2024 AT 1:30 PM

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

Virtual Meeting
Info: https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GlUPaClat.1&omn=89612797273 Meeting ID: 237 146 0557 Passcode: 144391 One tap mobile +16469313860

https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GlUPaClat.1

All public participants' phones will be muted during the meeting except during the public comment period.

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - A. Site Plan meeting minutes from May 13, 2024
3. **BUSINESS**
   - A. Review and take action: 700 Hoffman Drive Preliminary Plat
   - B. Review and take action: 1800 S. Church Street site/building plan review
   - C. Review and take action: 1819 River Drive 50' x 60' airplane hangar
   - D. Review and take action: 1832 River Drive 66' x 64' airplane hangar
   - E. Review and take action: 1901 Market Way fireworks sales
   - F. Review and take action: 510 Cole Street School Use
   - G. Review and take action: 1532 S. Church Street & 1536 S. Church Street Group Development
   - H. Review and take action: 211 Hiawatha Street site/building plan review
4. **ADJOURNMENT**

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

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

SITE PLAN REVIEW COMMITTEE
May 13, 2024

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Mayor Emily McFarland; Doug Zwieg of Building, Safety & Zoning; Mike Zitelman of the Water Department; Tanya Reyen of the Fire Department; Maureen McBroom of Stormwater; Stacy Winkelman of the Street Department; and Strategic Initiatives and Development Coordinator Mason Becker. Also in attendance were Nikki Zimmerman, Tim Pooler, Tom Reiss, Jr., and Bert Zenker of MSI General. Virtually present via GotoMeeting was Aleric Huebner.

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

A. Roll Call
Roll call was completed.

2. Approval of Minutes
A. Review and take action: Site Plan Review Minutes Dated April 22, 2204
Motion was made by Doug Zwieg and seconded by Stacy Winkelman to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 1781 River Drive – airplane hangar
The applicant, Tim Pooler was present to explain the project. This is for a 50' x 70' hangar which will consist of a pole building and shop in the interior.

The following was presented by staff:

Building:	This will be considered personal property so the building application for 1-2 family is what should be submitted. The applicant asked a question regarding the distance required between the building and the transformer. Building Inspector Doug Zwieg stated the applicant should speak with WE Energies regarding this.
Fire:	The exits should be properly marked. The garage doors don't count as means of egress. Also ensure that proper amount of fire extinguishers are present.
Stormwater:	-This site will require an Erosion Control & Storm Water Runoff Permit. There is a storm sewer pipe to the south of the proposed building; this should be shown on the grading plan sheet. Any grading should be at least 10-15 feet (preferably 15 feet) north of the storm pipe. -Today's approval is conditional with review and approval of the Erosion Control & Storm Water Runoff Permit. - The applicant asked about a culvert for a driveway in the ditch area. This question will be reviewed by Engineering/Stormwater staff and they will reach out to the applicant with the size of the culver that would be required.
Fire	No comment.
Streets and Solid Waste:	No comments.
Water/Wastewater:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve this item contingent upon:
-Review and approval of the Erosion Control & Storm Water Runoff Permit and plans.
-Proper marking of the exits.
-Proper amount of fire extinguishers.

Unanimously approved.

B. Review and take action: 1207 Boomer Street – 2 additions
Bert Zenker of MSI General was present to explain the project. This is for 59,200 sf to the west and a 606 sf boiler room to the east. The exterior would match the existing building.

The following was presented by staff:

Building:	The plans will have to go to state for review. Verify the height will be okay with the airpor

Fire: -Sprinkler systems should be appropriate for the building size.
-Verify exits are also appropriate.
-Ensure doors are clearly numbered for emergency purposes.

Stormwater: -The conceptual stormwater management approach sounds good. Additional details, including a maintenance agreement and plan, will need to be submitted along with the Erosion Control & Storm Water Runoff Permit.
-A copy of the NOI (Notice of Intent) is required.
-The City has reached out to Bureau of Aeronautics (BOA) for any comments or conflicts with the airport Runway Protection Zone (RPZ). S. Twelfth Street was identified for relocation in a previous airport planning document; a decision has not been made on whether S. Twelfth Street may eventually be relocated or not. Expansion to the west of the existing building is at the owner's risk. The northwest corner of the property is within the runway approach area. There are height concerns that need to be addressed. There is a 2017 plan that will be shared with the MSI and if a more updated plan is released, that will be shared as well.
-Confirm that access points from Boomer Street to building addition area are being removed. If not, city access standards need to be met.
-Approval is conditional with review and approval of the Erosion Control & Storm Water Runoff Permit and feedback or approval from BOA.

Fire No comment.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: Expanded warehousing and industrial space is needed in the city. City staff will be working with the applicant to work through the various steps.

Zoning: -Have a rendering of the exterior of the building for Plan Commission.
-There needs to be 1 parking space per 2,000 sf of gross floor area.
-Submit an exterior lighting plan.
-The loading dock should have an apron space, so trucks don't have to back up from the road. The setback area should also not be used for trucks. This can be discussed with staff.

Motion was made by the Mayor and seconded by Maureen McBroom to approve this item contingent upon:

-Review and approval of the Erosion Control & Storm Water Runoff Permit, including a maintenance agreement and plan.
-Submittal of a copy of the NOI.
-Where the driveway access will be (on Boomer Street or an alternate location).
-Feedback or approval from the Bureau of Aeronautics regarding the Runway Protection Zone and the potential road relocation.
-Building plans going to state for review.
-Ensure sprinkler systems meet code.
-Verify exits are also appropriate.
-Ensure doors are clearly numbered for emergency purposes.
-There needs to be 1 parking space per 2,000 sf of gross floor area.
-Submittal of an exterior lighting plan.
-Discuss the loading dock area with Engineering staff

Unanimously approved.

4. **Adjournment**
Motion was made by Mayor and seconded by Doug Zwieg 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.

SUBDIVISION OF LAND

545 Attachment 1

City of Watertown

Site Assessment Checklist

NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

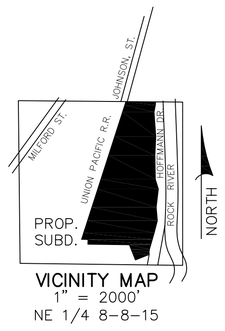
Item No.	Item of Information	Yes	No
I.	**Land Resources. Does the project site involve?**		
A.	Changes in relief and drainage patterns (attach a topographical map showing, at a minimum, two-foot contour intervals)	X	
B.	A landform or topographical feature, including perennial streams and hills over 50 feet in elevation		X
C.	A floodplain (If "yes" attach two copies of the one-hundred-year floodplain limits and the floodway limits - if officially adopted)		X
D.	An area of soil instability — greater than 18% slope and/or organic soils, peats or mucks at or near the surface as depicted in the applicable County Soils Atlas		X
E.	An area of bedrock within 6 feet of the soil surface as depicted in the applicable County Soils Atlas		X
F.	An area with groundwater table within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
G.	An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
H.	Prevention of gravel extraction		X
I.	A drainageway for 5 or more acres of land	X	
J.	Lot coverage of more than 50% impermeable surfaces		X
K.	Prime agricultural land as depicted in adopted farmland preservation plans		X
L.	Wetlands as depicted on wetland inventory maps	X	
M.	Area within the airport height limitations or noise impact zone	X	
N.	Officially mapped environmental corridors		X
II.	**Water Resources. Does the project involve?**		
A.	Location in an area traversed by a navigable stream or dry run		X
B.	Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile	X	
C.	The use of septic tank for on-site waste disposal		X
D.	Lowering of water table by pumping or drainage		X

Item No.	Item of Information	Yes	No
E.	Raising of water table by altered drainage		X
F.	Lake or river frontage		X
III.	**Biological Resources. Does the project site involve?**		
A.	Critical habitat for plants and animals of community interest per DNR inventory		X
B.	Endangered, unusual or rare species of:		X
1.	Land animals per DNR inventory		X
2.	Birds per DNR inventory		X
3.	Plants per DNR inventory		X
C.	Removal of over 30% of the present trees on the site		X
IV.	**Human and Scientific Interest per State Historical Society Inventory. Does the project site involve?**		
A.	An area of archaeological interest		X
B.	An area of historical interest		X
1.	Historic buildings or monuments		X
V.	**Energy, Transportation and Communications.**		
A.	Does the development increase traffic flow on any arterial or collector street by more than 10% based upon the most recent traffic counts and trip generation rates provided by the ITE?		X
B.	Is the development traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		X
VI.	**Population.**		
A.	Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity?	E: 1375 Cap.: 1398 M: 627 Cap.: 723 H: 1033 Cap.: 1472	
VII.	**Comments on any of the above which may have significant impact.**		
VIII.	**Appendixes and Supporting Material.**		

PRELIMINARY PLAT
OF
ROCK RIVER RIDGE

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

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



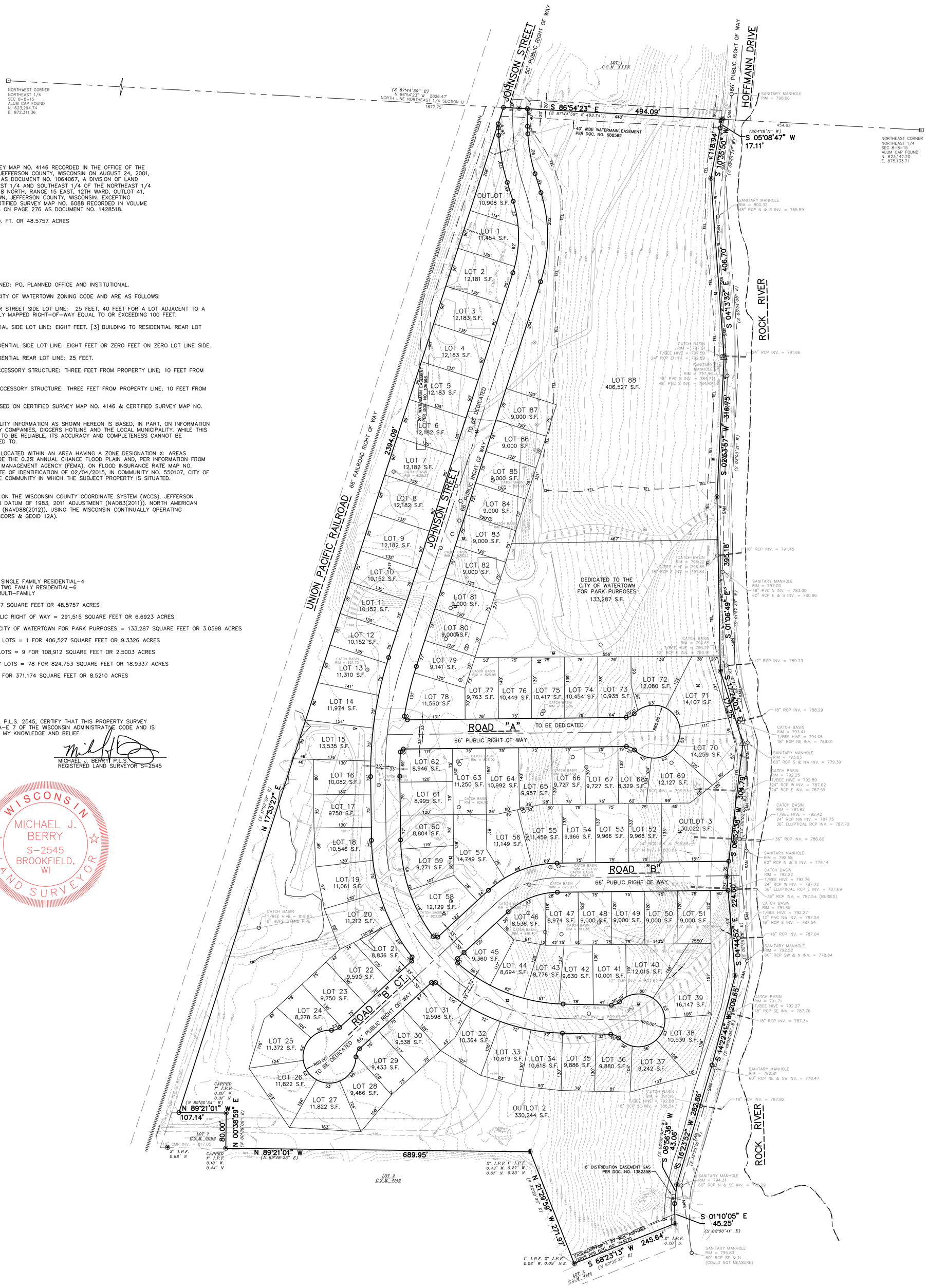
VICINITY MAP
1" = 2000'
NE 1/4 8-8-15

BEARING BASIS:
ALL BEARINGS REFER TO SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, BEARING OF N 86°54'26" W

NORTH

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

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



- ◉ INDICATES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED
- △ INDICATES P.K. NAIL, FOUND
- ○ INDICATES 2 INCH DIA. IRON PIPE, 18 I INCHES IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT, SET.

  ALL OTHER LOT CORNERS ARE 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON AUGUST 24, 2001, IN VOLUME 20, PAGE 181 AS DOCUMENT NO. 1064067, A DIVISION OF LAND LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, 12TH WARD, OUTLOT 41, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN. EXCEPTING THEREFROM LOT 7 OF CERTIFIED SURVEY MAP NO. 6088 RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 276 AS DOCUMENT NO. 1428518.

CONTAINING: 2,115,957 SQ. FT. OR 48.5757 ACRES

NOTES

1. SUBJECT PROPERTY ZONED: PO, PLANNED OFFICE AND INSTITUTIONAL.

2. SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:

[1] BUILDING TO FRONT OR STREET SIDE LOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.

[2] BUILDING TO RESIDENTIAL SIDE LOT LINE: EIGHT FEET. [3] BUILDING TO RESIDENTIAL REAR LOT LINE: 25 FEET.

[4] BUILDING TO NONRESIDENTIAL SIDE LOT LINE: EIGHT FEET OR ZERO FEET ON ZERO LOT LINE SIDE.

[5] BUILDING TO NONRESIDENTIAL REAR LOT LINE: 25 FEET.

[6] SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM ALLEY RIGHT-OF-WAY.

[7] REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM ALLEY RIGHT-OF-WAY.

3. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 4146 & CERTIFIED SURVEY MAP NO. 6088

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0086F, WITH A DATE OF IDENTIFICATION OF 02/04/2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), JEFFERSON COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

SUBDIVISION NOTES

PROPOSED ZONING: SR-4 SINGLE FAMILY RESIDENTIAL-4
TR-6 TWO FAMILY RESIDENTIAL-6
PUD MULTI-FAMILY

OVERALL AREA = 2,115,957 SQUARE FEET OR 48.5757 ACRES

AREA DEDICATED FOR PUBLIC RIGHT OF WAY = 291,515 SQUARE FEET OR 6.6923 ACRES

AREA DEDICATED TO THE CITY OF WATERTOWN FOR PARK PURPOSES = 133,287 SQUARE FEET OR 3.0598 ACRES

NUMBER OF MULTI-FAMILY LOTS = 1 FOR 406,527 SQUARE FEET OR 9.3326 ACRES

NUMBER OF TWO-FAMILY LOTS = 9 FOR 108,912 SQUARE FEET OR 2.5003 ACRES

NUMBER OF SINGLE FAMILY LOTS = 78 FOR 824,753 SQUARE FEET OR 18.9337 ACRES

NUMBER OF OUTLOTS = 3 FOR 371,174 SQUARE FEET OR 8.5210 ACRES

I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MAY 2, 2024
DATE

MICHAEL J. BERRY, P.L.S.
REGISTERED LAND SURVEYOR S-2545

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

LEGEND

SAN —	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST —	STORM SEWER	ELECTRIC METER	WATER VALVE
W —	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G —	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL —	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E —	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO —	BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
// —	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV —	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB —	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

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

PRELIMINARY PLAT
FOR
GWCHF
700 HOFFMANN DR.
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	MAY 2, 2024
CHECKED BY:	MJB	DRAWING NO.	PP - O
CSE JOB NO.:	23-102	SHEET	1 OF 1

PHASE II INVESTIGATIONS AT 47JE-0108/BJE-0250 AND 47JE-0201/BJE-0171, JEFFERSON COUNTY, WISCONSIN

By: Brian D. Nicholls M.S.

University of Wisconsin-Milwaukee Cultural Resource Management

UNIVERSITY of WISCONSIN UWMILWAUKEE

Archaeological Research Laboratory Center Report of Investigations No. 622

Cover Images: Project overview photos

PHASE II INVESTIGATIONS AT 47JE-0108/BJE-0250 AND 47JE-0201/BJE-0171, JEFFERSON COUNTY, WISCONSIN

Prepared by:
Brian D. Nicholls, M.S.

Brian D. Nicholls, M.S. Principal Investigator

Report Prepared for:
Nathan Peters
Greater Watertown Community Health Foundation
600 E. Main St., #200
Watertown, WI 53094

University of Wisconsin-Milwaukee Cultural Resource Management
Archaeological Research Laboratory Center
Report of Investigations No. 622
UWM-CRM Project 2023-0089
July 2023

This Page Intentionally Left Blank

MANAGEMENT SUMMARY

In the spring of 2023, UWM-CRM conducted Phase II archaeological investigations on two previously reported archaeological/burial sites that will be impacted by the proposed development of the Greater Watertown Community Health Foundation. Investigations consisted of backhoe trench excavations on two previously reported archaeological/burial sites 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171.

The Phase II investigations at 47JE-0108/BJE-0250 included one machine aided backhoe trench excavation over the area where artifacts were recovered during the phase I survey. Phase II investigations at 47JE-0201/BJE-0171 included five backhoe trench excavations over the area where cultural material was recovered during the phase I survey. The upper 30-50 cmbs of Ap horizon were removed during trench excavations at both sites. Trench excavations at both sites revealed heavily disturbed soils. Exposed B horizon planviews failed to reveal evidence of intact subsurface, buried deposits.

Given the degree of prior disturbance and that no intact cultural features were identified, neither site meets the criteria for listing on the NRHP. Additionally, UWM-CRM recommends the proposed development will have no adverse affect on the cultural properties at either site 47JE-0108/BJE-0250 or site 47JE-0201/BJE-0171.

This Page Intentionally Left Blank

CONTENTS

This Page Intentionally Left Blank

LIST OF FIGURES

This Page Intentionally Left Blank

INTRODUCTION

Introduction and Project Description

In the spring of 2023, staff from University of Wisconsin-Milwaukee Cultural Resource Management (UWM-CRM) conducted phase II archaeological investigations on portions pf two previously reported archaeological/ burial sites located on property owned by the Greater Watertown Community Health Foundation (GWCHF) (Figures 1-1 and 1-2).

UWM-CRM conducted a Phase I survey in 2022 to identify the presence and distribution of cultural marterial from sites 47JE-201/BEJ-0171 and 47JE-0108/BJE-0250 Portions of both sites will be impacted by the proposed development on the GWCHF property. Results from the Phase I survey at 7JE-201/BEJ-0171 recovered precontact cultural material from one discrete. A Phase I survey at 47JE-0108/BJE-0250 also recovered precontact cultural material from the site (Figure 1-3).

The Phase II determined that the majority of artifacts were recovered from within distrubed/fill contexts from both sites. No intact cultural deposits were encountered at either site. This report details the results of the Phase II archaeological investigations at 47WP0038.

Project Location

The project is located in Section 15 of Township 8 North, Range 15 East in Watertown, Jefferson County, Wisconsin (Figure 1-3). The project areas are completely within the boundaries of the property formerly owned by the Bethesda Lutheran Home and Services (BLHS) facility. Although many of the roads and parking lots remain, most of the buildings on the BLHS property have been razed.

The project's Area of Potential Effects (APE) was defined as the portion of the parcels where ground disturbing activities are planned and are coincident with the southern portion of 47JE-0108/BJE-0250 and the northern portion of 47JE-0201/BJE-0171 (Figure 1-3).

Report Organization

This report is divided into five sections. This first section, provides a description of the project, its location, and its APE. The second section, provides environmental and historical context for the project location. The third section provides a description of the Phase II archaeological investigations for the project. The fourth section provides a summary as well as conclusions and recommendations. The final section includes appendices.

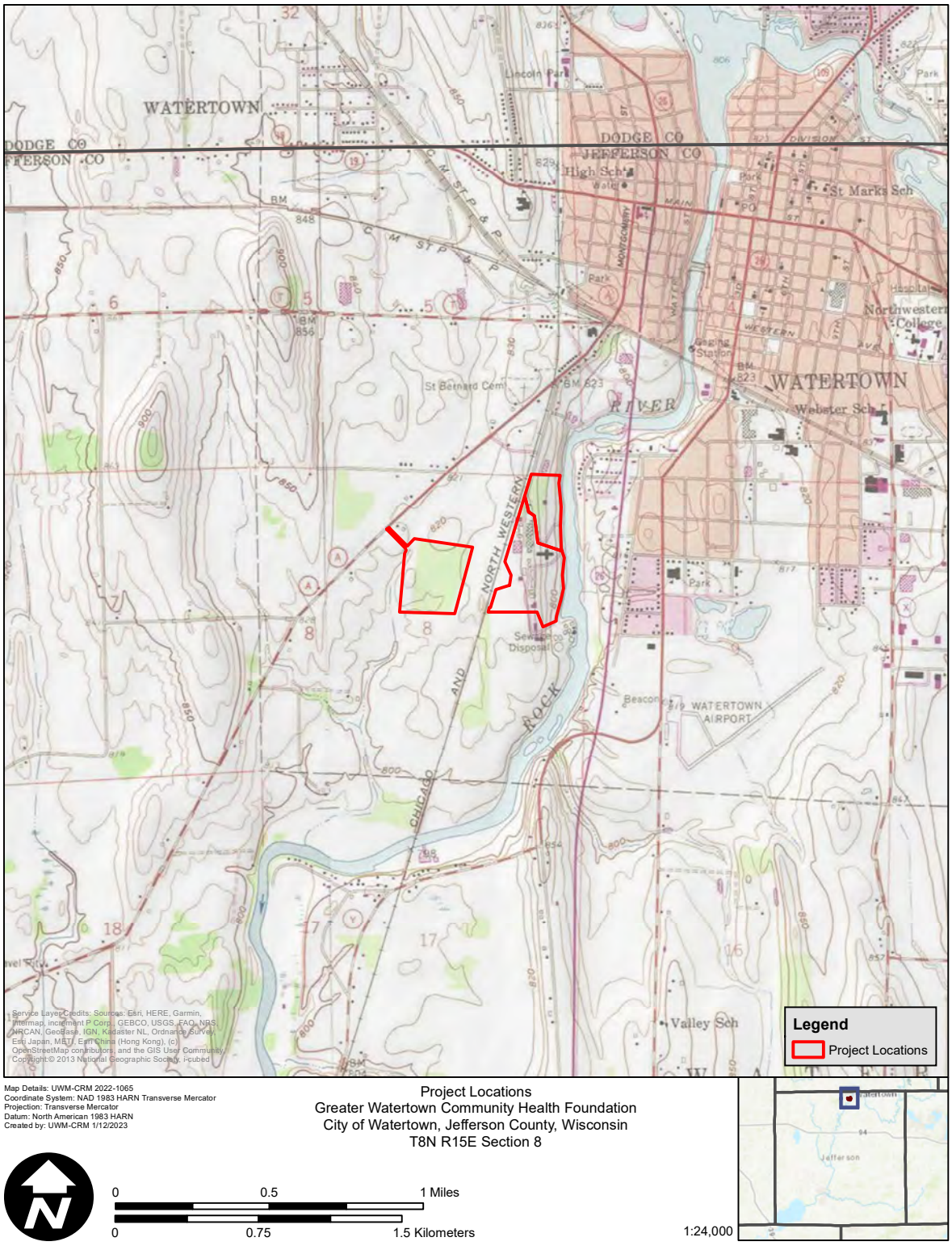


Figure 1-1. Project location (topo).

Figure 1-2. Project location (aerial)

Figure 1-3. Project location relative to previously identified archaeological sites (aerial).

ENVIRONMENTAL CONTEXT AND CULTURE HISTORY

Introduction

The following chapter provides an overview of the physiographic and topographic characteristics of the project as well as the culture history for the region. The topics, relating to soils, geology, and floral and faunal communities, may be found in Chamberlain (1877), Martin (1965), Curtis (1959), Paull and Paull (1977), and in various Wisconsin Geological and Natural History Survey Bulletins. The following culture history account draws heavily on trends apparent throughout eastern Wisconsin which are broadly applicable to the present study area. General overviews relative to this area include Benchley et al. (1997), Birmingham et al. (1997), Fowler and Hall (1978), and Mason (2002). This narrative provides a physical and environmental context for the archaeological study of the First State Bank project area.

Physical Setting

The GWCHF project is located within the western limit of Martin's (1965) Eastern Ridges and Lowlands physiographic province of southeastern Wisconsin. The Eastern Ridges and Lowlands extend from Lake Michigan west to the Menominee River valley in the north and the Wisconsin River in Sauk and Columbia Counties to the south. Within this extensive area, topography is controlled by cuestas or asymmetrical ridges of resistant rock bordered by lowland plains. As Martin notes, topography in the region is distinct, but local relief is mild (1965:209).

The landscape in the region was shaped by the retreat of the Green Bay glacier and consists largely of flat land and rolling prairie with occasional hilled areas (Fox 1916). Glaciation in this region acted on the bedrock geology to scour extensive rock basins that were subsequently submerged, as in the case of Lake Michigan, or filled with various glacial deposits, in including unsorted till fields, boulder trains, moraines, drumlins, eskers, and kames (Martin 1965:253-263).

Drainage systems in the Eastern Ridges and Lowlands include two major river systems, the Rock River that drains into the Mississippi, and the Fox River that drains into the St. Lawrence. The presence of these systems would have facilitated movements of people, ideas, and goods into and out of the region by connecting eastern Wisconsin with the Mississippi valley to the south and the Great Lakes and St. Lawrence River to the northeast.

However, perhaps the most significant feature of the pre-settlement landscape in eastern Wisconsin was the regionally extensive distribution of wetlands that developed following the retreat of the last glaciation. Once covering as much as 20 percent of the landscape, the marshes and wetlands of eastern Wisconsin range from small pocket bogs and larger marshes, such as the Cedarburg Bog, to large filled lakes, like Horicon Marsh in Dodge County, and eutrophic river basins such as Lake Koshkonong in Jefferson County. These topographic and hydrologic features contributed to the formation of a complex mosaic of vegetation and soil regimes constituting one of the most productive natural habitats in the western Great Lakes (Goldstein and Kind 1987).

Soils

Major soils in the vicinity of the project area include variants of the Adrian, Boyer, Fox, St. Charles, Martinton, Sebewa, Rotamer, Aztalan, Sisson and Grelton series soils (USDA Web Soil Survey 2022) (Figure 1-4). Soils in the project area consists of a variety of moderately well-drained to muck soils (USDA Web Soil Survey 2022).

Vegetation

Information from original General Land Office (GLO) survey notes, USDA soil data, USDA soil data by Robert Finley (1976), and John Curtis (1959) assisted in revealing the pre-settlement vegetation of Jefferson County. The county boasts a variety of pre-settlement plant species that can be generally categorized as mixed deciduous forests of maples, basswoods, oaks interspersed with marsh and sedge meadows and lowlands scrubs (Finely 1976). The presettlement vegetation is dominated by sugar maple, basswood, red oak, white oak and black oak (Figure 1-5).

Evidence from Native American Cultures

Precontact occupation of Jefferson County most likely spanned the entire archaeological sequence. While the precontact populations of south central Wisconsin may have constructed a diverse array of mounds, garden beds, and settlements across the landscape, few of these remain visible today. The following discussion regarding the precontact land use is broadly applicable to central Wisconsin, yet the general patterns noted are largely applicable to the present study area and its environs. Table 2-1 provides a list of the 34 previously reported archaeological and burial sites located in the vicinity of the project area.

Paleo-Indian (11,500 - 8500 BC)

The earliest human inhabitants of central Wisconsin were most likely nomadic hunter gathers whose primary subsistence was focused on exploitation of Pleistocene animals such as mammoth, mastodon, bison and caribou (Benchley et al. 1997; Mason 1997). Although recovered evidence is lacking, Paleo-Indian diets undoubtedly included significant proportions of native plant foods and a variety of smaller mammals, reptiles, birds and fish. The characteristic forms of projectile points associated with this period are frequently recovered as isolated finds in upland areas or ancient lake beds. Very little is known of the actual distributions, subsistence patterns, and social organization of these small nomadic groups of people. Early Paleo-Indian diagnostic artifacts consist of fluted lanceolate points, late Late Paleo-Indian points are also lanceolate in shape, but are distinguished by a lack of fluting (Benchley et al. 1997; Mason 1997). No Paleo-Indian sites are recorded in the vicinity of the project area.

Archaic (8500 – 1000 BC)

The Archaic tradition is most often conceptualized as the change from Late Paleo-Indian big game hunting to less nomadic, more sedentary lifestyles associated with warming climate at the end of the last ice age. In general, Archaic Traditions assemblages vary more among regions. Common site types include “base camps” and communal mortuary areas often placed on prominent landscape features (Benchley et al. 1997). During the Archaic Period, fishing and the utilization of plant

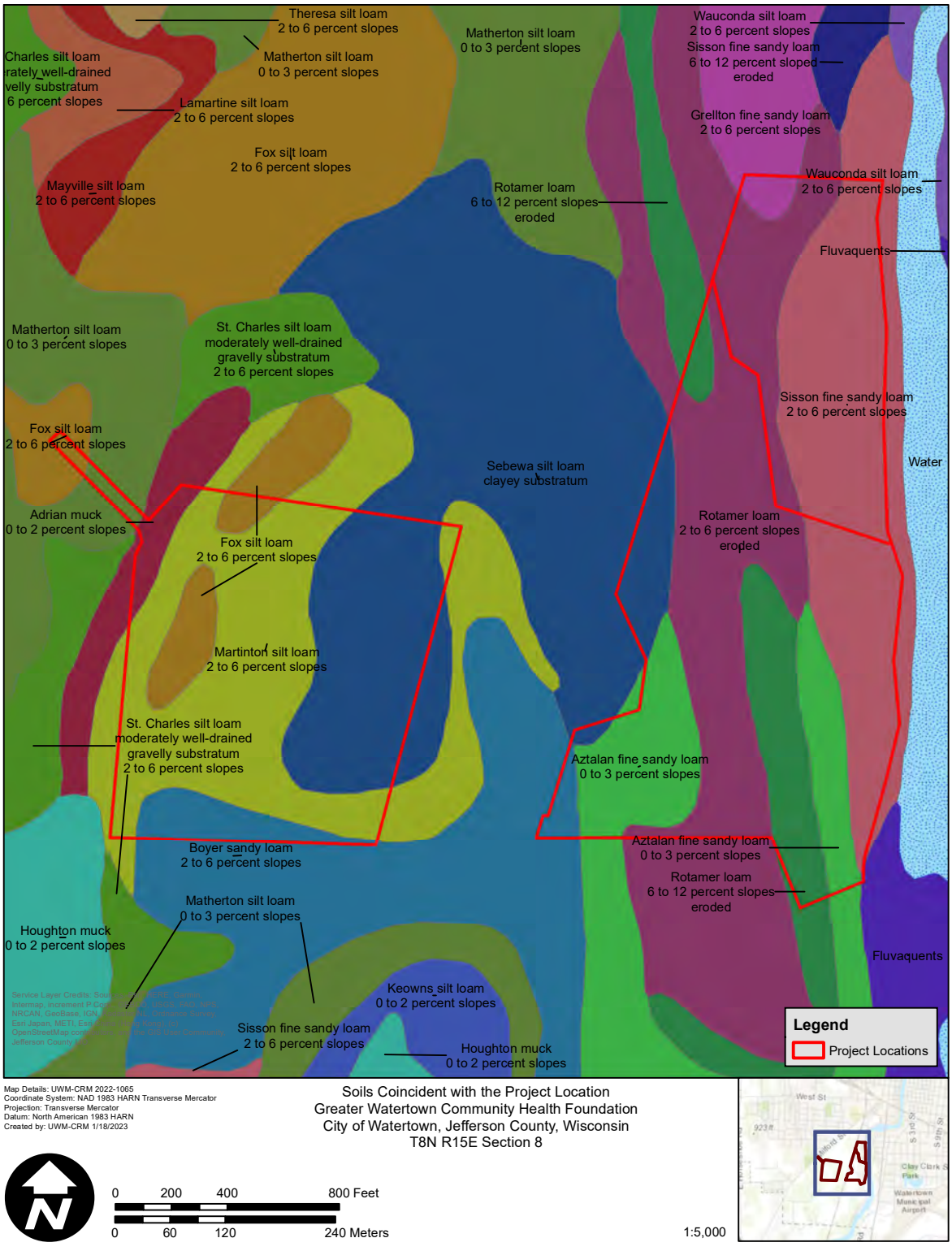


Figure 1-4. Soil types relative to the project location.

Figure 1-5. Presettlement vegetation relative to the project location.

resources became more important. This change in subsistence strategy is reflected in changes in stone tool assemblages. Projectile point styles and ground stone tools increase diversity and frequency in response to a need for woodworking implements and tools to process nuts and seeds (Stoltman 1997). There is also a shift in status forms over the course of the Archaic, with the earliest solid evidence of ascribed status visible in the Red Ochre burial complex during the Late Archaic and into the Early Woodland (Stevenson et al. 1997). Three previously reported Archaic sites are in the vicinity of the project area.

Woodland Tradition (500 BC – AD 1200)

Two broadly defined cultural traits are used to differentiate Woodland Traditions from the earlier Archaic Traditions: the appearance of ceramic technologies and a shift from burial on prominent landscape features to burial in constructed earthen mounds (Stevenson et al. 1997). In general, the Woodland period was marked by a significant population increase, more external exchange focusing on the distribution of exotic goods, and the emergence of elaborate burial ceremonialism. Woodland artifacts included distinctive ceramic forms and the introduction of new projectile point types. Woodland sites are relatively common in the eastern Wisconsin.

The Woodland tradition is commonly divided into Early (500 BC - AD 100), Middle (AD 100-400) and Late (AD 400-1200) temporal components. The Early Woodland period is characterized by a strong similarity to the Late Archaic period in terms of subsistence patterns and social organization. Site locations appear to frequently correlate with wetland margins. However, there is very little information on the Early Woodland period in northeastern and east central Wisconsin. Early Woodland sites are defined archaeologically by the occurrence of the first pottery vessels and by particular forms of projectile points and other stone tools (Stevenson et al. 1997).

The Middle Woodland stage is characterized by the appearance of conical burial mounds, plant cultivation, and pottery decorated by pressing cordwrapped sticks or notched tools into the wet body of the vessel (Stevenson et al. 1997). Statewide, the stage also witnessed an increase in the long distance trade of exotic goods manufactured from obsidian, copper, and marine shell that were often interred with burials as grave goods.

During the Middle Woodland, a loose trade and cultural network known as the Hopewell Interaction Sphere developed throughout much of the lower Ohio and Mississippi River valleys. Centering in Illinois and Ohio, Hopewell influence extended over much of eastern North America, including Wisconsin. After AD 400, Hopewell ceremonialism is no longer seen in the state, and the Middle Woodland stage in Wisconsin drew to a close by about AD 500 (Stevenson et al. 1997).

In southeastern Wisconsin, most Middle Woodland sites are associated with the Waukesha Focus. It includes numerous local pottery traditions, such as Shorewood Cord Roughened, and has weak connections with Havana Hopewell related ceremonial/trade network. In the north, the Middle Woodland is characterized by North Bay ceramics. Instead of southerly Hopewell connections, North Bay appears connected into social networks that broadly extend northward, as signified by the presence of Laurel ceramics in low densities but relatively high frequencies (Benchley et al. 1997; Salzer n.d.; Stevenson et al. 1997; Mason 1966). The elaborate

mortuary sites that characterize Middle Woodland occupation in Ohio, Illinois and western Wisconsin are not known in the Waupaca County area (Stevenson et al. 1997).

The Late Woodland period appears to have been a time of great social reorganization and concomitant increase in population size and density. Settlements were located along major river valleys and uplands. Circa AD 500, the construction of burial mounds, often in animal shapes, occurred in most of southern Wisconsin (Richards and Jeske 2000). During the Late Woodland, trade became less important. Late Woodland sites can be recognized archaeologically by new pottery and projectile point types. For most of the early Late Woodland, Madison ware and associated ceramics were the predominant pottery type across the state. For most of these groups in eastern Wisconsin, hunting and gathering remained important, and their sites appear to be associated with relatively high levels of nomadism (Stevenson et al. 1997).

However, circa. AD 900, the arrival of new collared ceramic types and maize horticulture arrived in Wisconsin. Between AD 900 and 1200, a portion of the Late Woodland population in Wisconsin switched to a more sedentary and horticultural way of life. Generally, these sites are not associated with effigy mounds or Madisonwares. Rather, they are more closely associated with collared wares. The more nomadic lifestyle continued with another segment of the population. This is usually associated with Madisonware ceramics and is thought to be associated with the continued use of Effigy Mounds. Generally these are called Horicon (Madisonware) and Keskoskee (collared) phases, (Salkin 2000). However, the situation is not cut and dry, with several sites containing both ceramic types, at times in the same contexts (e.g., Clauter 2012). Four previously reported archaeological sites are in the vicinity of the project area.

Mississippian Period (AD 1000 – 1500)

The Mississippian period is named for various groups of late precontact agriculturalists who occupied portions of the Midwest and the Southeast. A broad distinction is generally drawn between Middle Mississippian cultures that predominantly occupied the fertile alluvial lands of the Mississippi River and its major tributaries and Upper Mississippian groups, who generally lived further to the north. The term Upper Mississippian refers to several different subgroups, including Oneota, Oliver, and Fort Ancient. In Wisconsin, Upper Mississippian groups are classified as Oneota (Green 1997, Hall 1962, Overstreet 1997).

In Illinois, Middle Mississippian cultures have been characterized as displaying: 1) a shift to a more intensive maize-based agricultural system centered on maize cultivation in riverine environments; 2) the establishment of a hierarchy of planned communities including regional centers, ceremonial locations, hamlets, farmsteads, and extractive facilities; 3) a general increase in local population densities; 4) he development of complex and hierarchical socio-cultural systems; 5) elaboration of a complex iconography representative of a widespread integrative symbolic system; and 6) maintenance of extensive extra-regional trade relationships (Griffin 1985). Middle Mississippian components in Wisconsin exhibit many of these traits, however, they typically exist as isolated settlements without a subsidiary habitations or site types. The only Middle Mississippian site in eastern Wisconsin is Aztalan, in Jefferson County.

All other definitive Middle Mississippian contexts have been identified in western Wisconsin (Brose 1978; Richards 1992; Richards and Jeske 2002). By AD 1250 or 1300 Middle Mississippian presence in Wisconsin ended (Krus et al. 2021).

Oneota sites and villages are widely distributed throughout the Upper Midwest, occurring primarily in densely occupied clusters known as localities. Major habitation sites tend to be permanent or seasonal villages that were moved no more than twice a year (summer vs. winter villages). Oneota groups are generally considered to have been village farmers with an economy based on maize agriculture. Hunting, fishing, and wild resources were used to supplement maize and other domesticated resources (Edwards 2020).

Relative to Middle Mississippians, Oneota groups were less hierarchically oriented. Periodic warfare appears to have been a significant fact of life during, with evidence for raids present at most Oneota localities in Wisconsin. Conflict may have existed between Oneota groups and non-Oneota groups. However, it appears that the evidence of violence continued after the disappearance of Middle Mississippian and Woodland sites from the archaeological record, circa AD 1250. This suggests that conflict existed between Oneota groups. Ceramic, lithic, and subsistence data suggests that each group, while difficult to distinguish archaeologically, were politically and socially independent of one another (Edwards 2020; Schneider and Carpiaux 2020; Sterner 2018).

Postcontact Native American

The first documented arrival of the European Jean Nicolet to Green Bay in 1634 is generally noted as the beginning of the Postcontact Period in Wisconsin. Practically, however, the Postcontact Period refers to a time when written records regarding people and events begin to be available. The land currently occupied by the city of Appleton was a principal center of precontact Native American occupation, likely due to the fertile Fox River and proximity of Lake Winnebago to the south.

The Historic period refers to the time of actual physical presence of Europeans among the Native American groups of the western Great Lakes region. Ushered in by Jean Nicolet's landfall at Red Banks, near present-day Green Bay, the Historic period in Wisconsin is divided into three sections: Early Historic; Middle Historic; and Late Historic. First applied to the western Great Lakes by Quimby (1966), these sections are defined by the presence of distinct types of trade goods at archaeological sites and correspond with the periods of French, British, and American influence over the region.

The Early Historic period refers to the years between 1610 and 1670, when European trade goods were relatively scarce in the western Great Lakes and the influence of French traders was minimal. Early Historic period artifacts recovered from sites in Wisconsin include: iron clasp knives; brass kettles and bracelets; glass bottles; trade beads; and religious medals (C. I. Mason 1997).

The Middle Historic period, spanning the years between 1670 and 1720, corresponds to the period when French influence throughout the western Great Lakes region was largely unchallenged by other European powers. During the period, characteristic French trade goods including distinctive bead types, Jesuit rings, iron kettles, muskets, and spall gunflints, were brought into the region by French traders and missionaries. The Middle

Historic period witnessed the establishment of important French settlements in Wisconsin at La Pointe on Madeline Island, La Baye (Green Bay), and Prairie du Chien (Smith 1973). Essentially, the Middle Historic period concluded with the French and Indian War of 1763 after which the French forces withdrew from the western Great Lakes (C.I. Mason 1986:387).

The Late Historic period in Wisconsin coincides with a shift to British influence over the western Great Lakes region. French knives and guns, Jesuit rings, and distinctive varieties of French glass beads were replaced by British trade goods, including silver utilitarian and ornamental items such as spoons, earrings, wristbands, bracelets, brooches, gorgets, armbands, headbands, crosses, and lockets. Other items include patent medicine bottles, an increase of European ceramics, prism-shaped gunflints, and multi-faceted glass trade beads. By Late Historic period times, most of the native arts and crafts had been modified or disappeared completely (Mason 1986:376-378).

One of the most significant archaeological investigations to date relating to the historic period in Wisconsin was conducted on Rock Island near the mouth of Green Bay where evidence of long term Euro–American and Native American occupation has been discovered (Mason 1974).

Evidence from Euro-American Cultures

While the Watertown area has been inhabited by Native peoples throughout time, and early traders were more than likely in the area, the first known Euro-American settlement of the area didn't occur until the early mid 1800's Goldstein 1979). Seven archaeological sites with historic components have recorded in the vicinity of the project area.

RESULTS OF THE PHASE II ARCHAEOLOGICAL INVESTIGATGIONS

Introduction

In the spring of 2023, UWM-CRM conducted Phase II archaeological investigations at sites 47JE-201/BEJ-0171 and 47JE-0108/BJE-0250. Both sites have portions that overlap with the proposed Greater Watertown Community Health Foundation project. Figure 1-6 displays Phase II trench locations.

Methods

The methods and techniques used during the archaeological investigations were consistent with those standards promulgated in the *Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation*, the *Guide for Public Archeology in Wisconsin* (2012), established by the Wisconsin Archaeological Survey, and endorsed by the Wisconsin Historical Society.

Phase II Investigations - 47JE-0108/ BJE-0250

In 2022, UWM-CRM conducted a phase I survey of the portions of site 47JE-0108/ BJE-0250 that overlap with the proposed development (Nicholls and Akemann 2022). The entire area was subjected to a visual inspection followed by a shovel test survey. Results from the survey recovered a total of four chipped stone debris from a series of shove test probes from 47JE-0108/BJE-0250.

A single backhoe trench was placed over the location of the positive shovel test probes. excavations (Figure 1-7). Backhoe trench excavation profiles and planview revealed distrubed contexts with no evidence of intact subsurface deposits from the precontact habitation site. A historic feature associated with the previous BLHS facilities. Figure 1-8display the Trench 1 planview. Figure 1-9provides a profile of the south wall of trench 1. Figures 1-10 and 1-11 display overview and profile photos of the trench 1

Phase II Investigations - 47JE-201/BEJ-0171

In 2022, UWM-CRM conducted a phase I survey of the portions of site 47JE-201/ BEJ-0171 that overlap with the proposed development. The entire area was subjected to a visual inspection followed by a shovel test survey. Results from the survey recovered a total of twelve chipped stone debris from nine shove test probes from 47JE-0108/BJE-0250 (Figure 3-1).

In the spring of 2023, five backhoe trenches was placed over the location of the positive shovel test probes. (Figure 3-5). Backhoe trench excavation profiles and planview revealed distrubed contexts with no evidence of intact precontact subsurface deposits. Figure 3-6 through 3-10 display trench planviews. Figure 3-11 thrtough 3-15 provides trench profiles.

Conclusions

The Phase II investigation at 47JE-0108/ BJE-0250 and 47JE-201/BEJ-0171 produced evidence of significantly disturbed soils at both sites. Additionally, trench excavations failed to identify any remaining intact subsurface deposits at either precontact site.

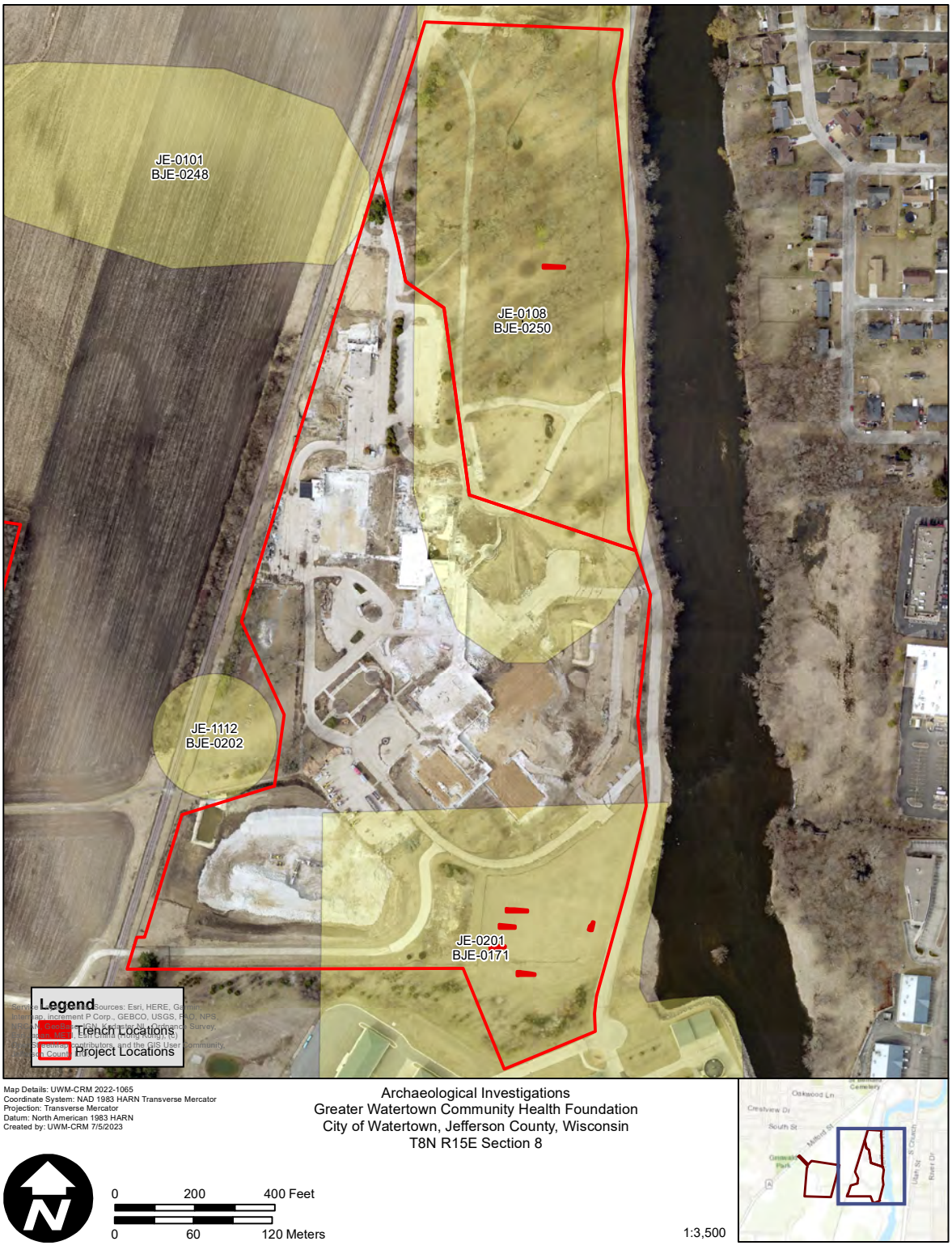


Figure 1-6. Phase II trench locations at 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171.

Figure 1-7. Phase II trench excavation at 47JE-0108/BJE-0250.

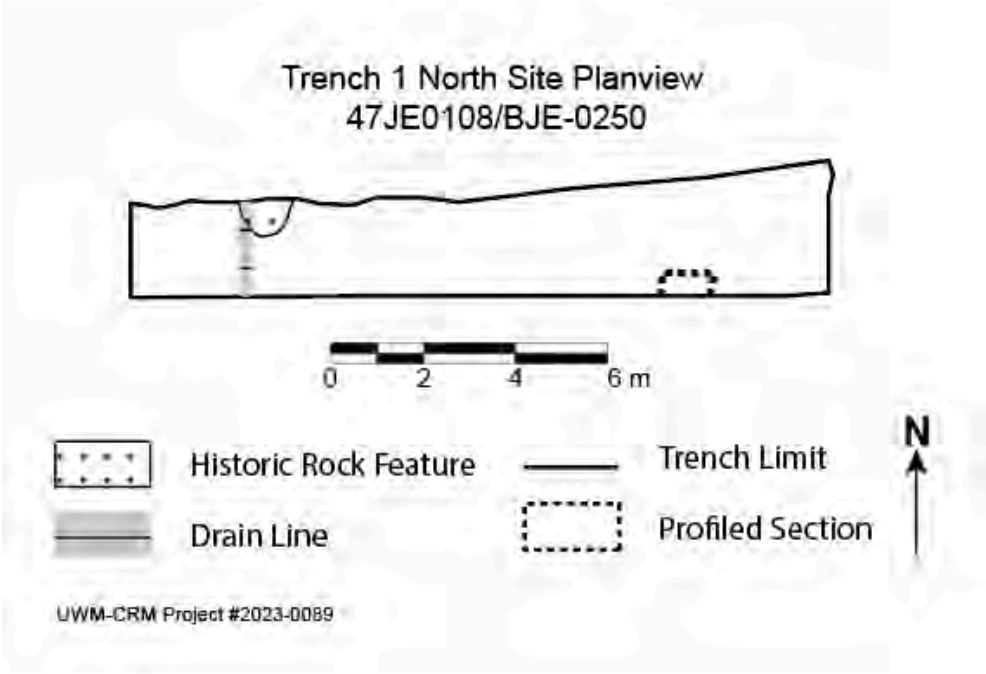


Figure 1-8. Trench 1 planview of 47JE-0108/BJE-0250

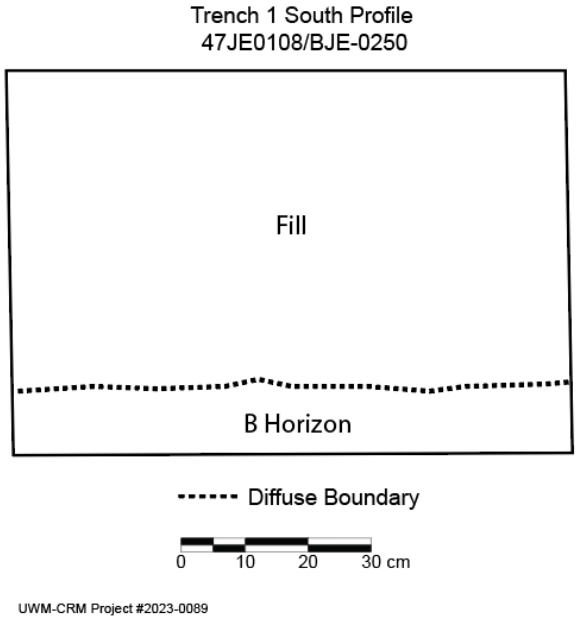


Figure 1-9. Trench 1 profile of 47JE-0108/BJE-0250.

Figure 1-10. Overview photo of Trench 1 at site 47JE-0108/BJE-0250 facing west. (IMG_8584.jpeg).

Figure 1-11. Trench 1 north profile at site 47JE-0108/BJE-0250 facing. (IMG_8583.jpeg).

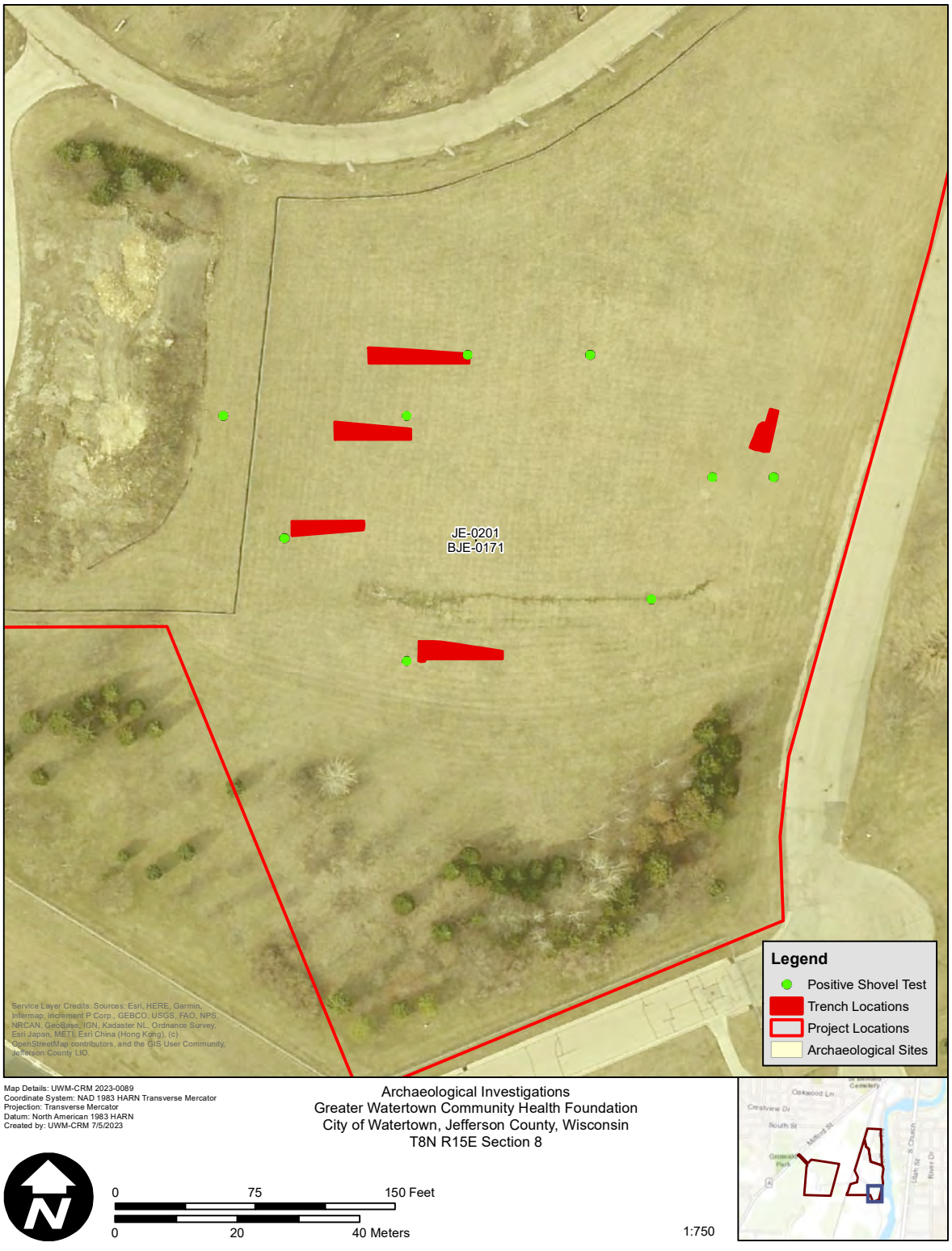


Figure 1-12. Phase II trench excavation at 47JE-0201/BJE-0171.

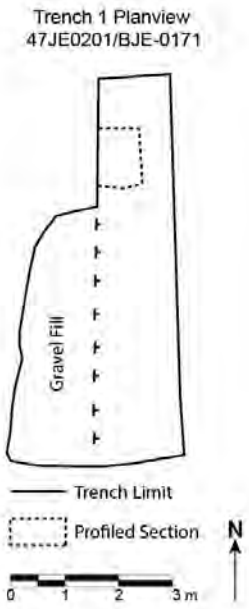


Figure 1-13. Trench 1 planview of 47JE-0201/BJE-0171

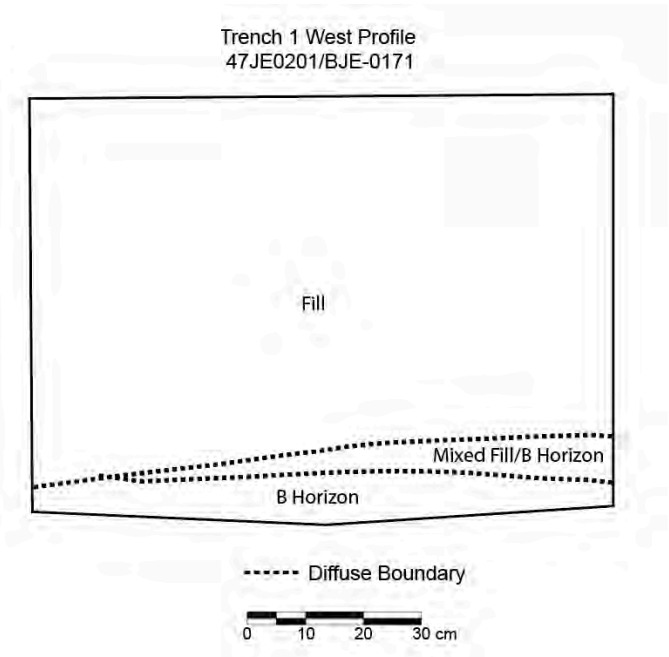


Figure 1-14. Trench 1 profile of 47JE-0201/BJE-0171.

Figure 1-15. Overview photo of Trench 1 at site 47JE-0201/BJE-0171 facing north. (IMG_9403.jpg).

Figure 1-16. Trench 1 west profile at site 47JE-0201/BJE-0171 (IMG_9401.jpg).

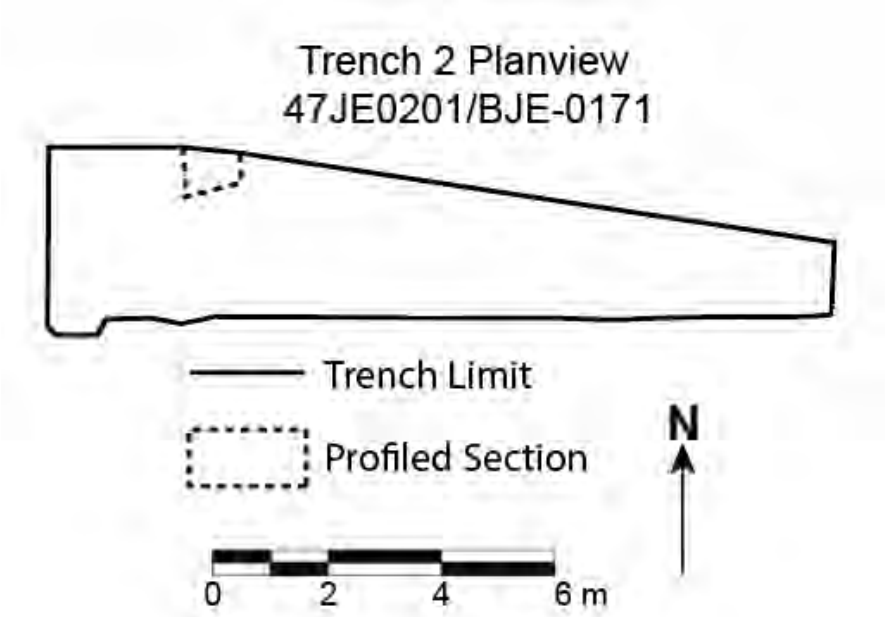


Figure 1-17. Trench 2 planview of 47JE-0201/BJE-0171

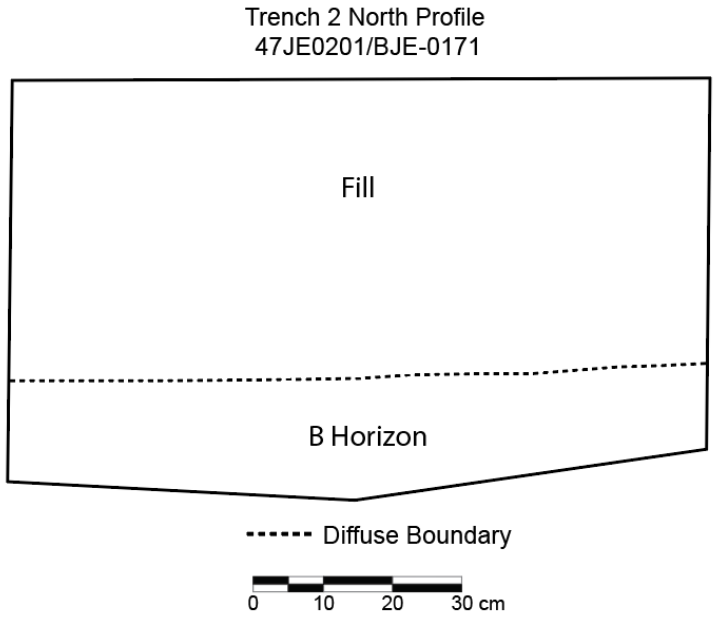


Figure 1-18. Trench 2 profile of 47JE-0201/BJE-0171.

Figure 1-19. Overview photo of Trench 2 at site 47JE-0201/BJE-0171 facing east. (IMG_9442.jpg).

Figure 1-20. Trench 2 north profile at site 47JE-0201/BJE-0171 (IMG_9443.jpg).

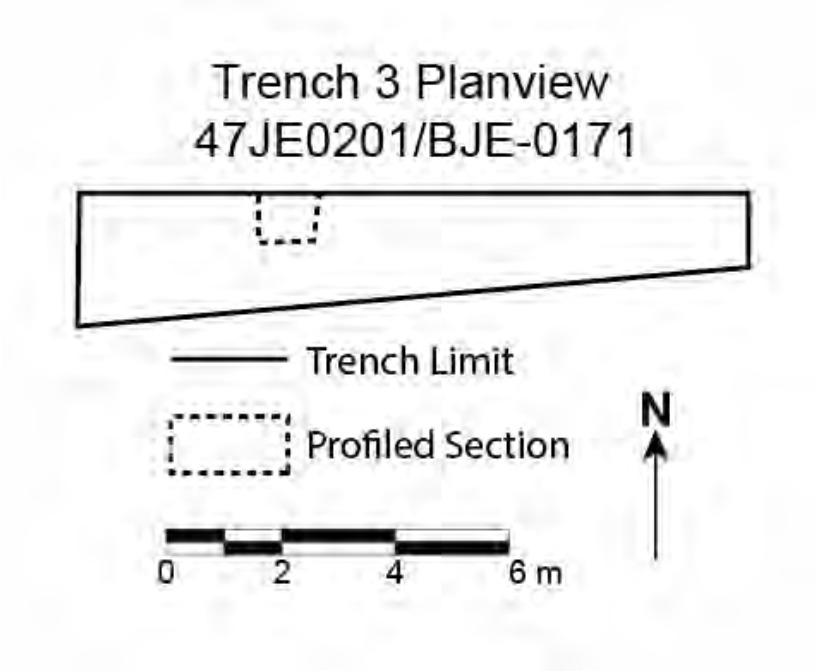


Figure 1-21. Trench 3 planview of 47JE-0201/BJE-0171

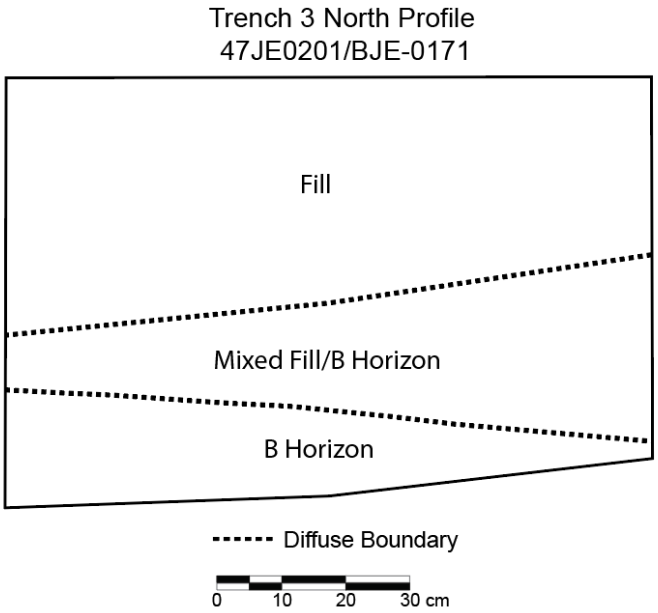


Figure 1-22. Trench 3 profile of 47JE-0201/BJE-0171.

Figure 1-23. Overview photo of Trench 3 at site 47JE-0201/BJE-0171 facing east. (IMG_9436.jpg).

Figure 1-24. Trench 3 north profile at site 47JE-0201/BJE-0171 (IMG_9434.jpg).

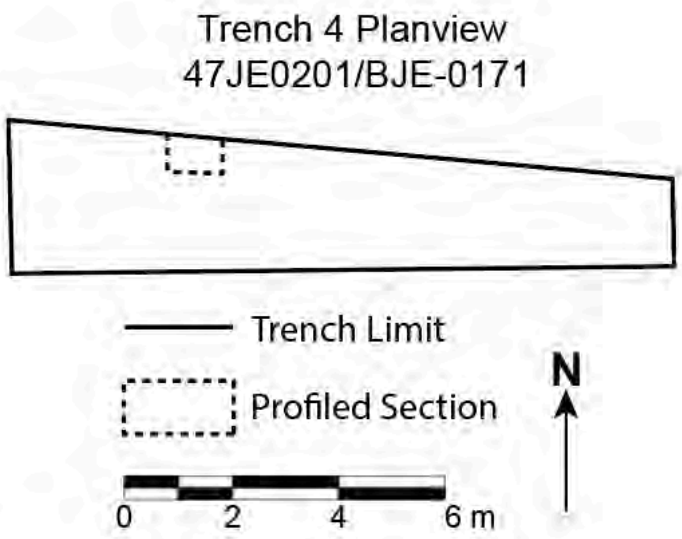


Figure 1-25. Trench 4 planview of 47JE-0201/BJE-0171

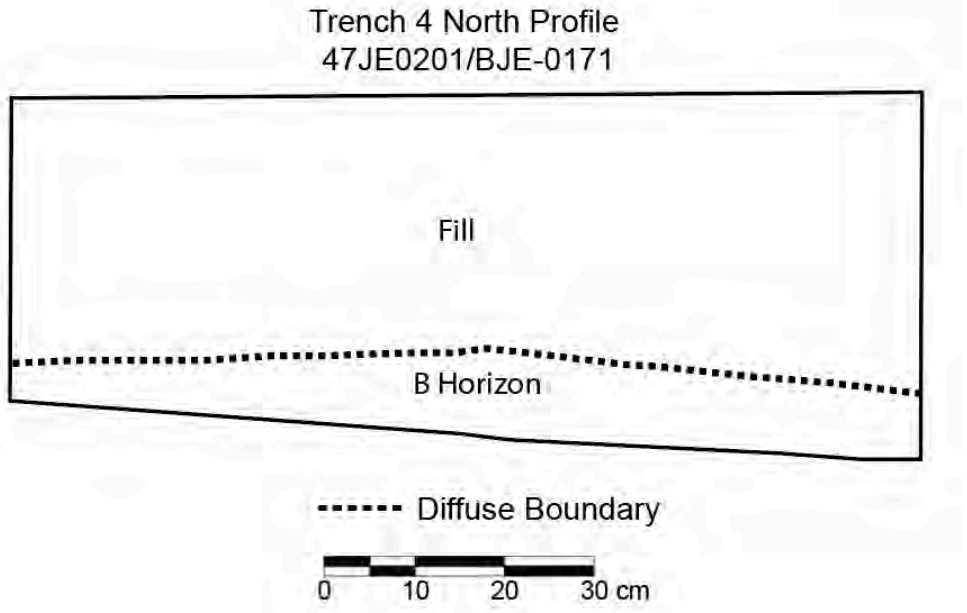


Figure 1-26. Trench 4 profile of 47JE-0201/BJE-0171.

Figure 1-27. Overview photo of Trench 4 at site 47JE-0201/BJE-0171 facing east (IMG_9428.jpg).

Figure 1-28. Trench 4 north profile at site 47JE-0201/BJE-0171 (IMG_9426.jpg).

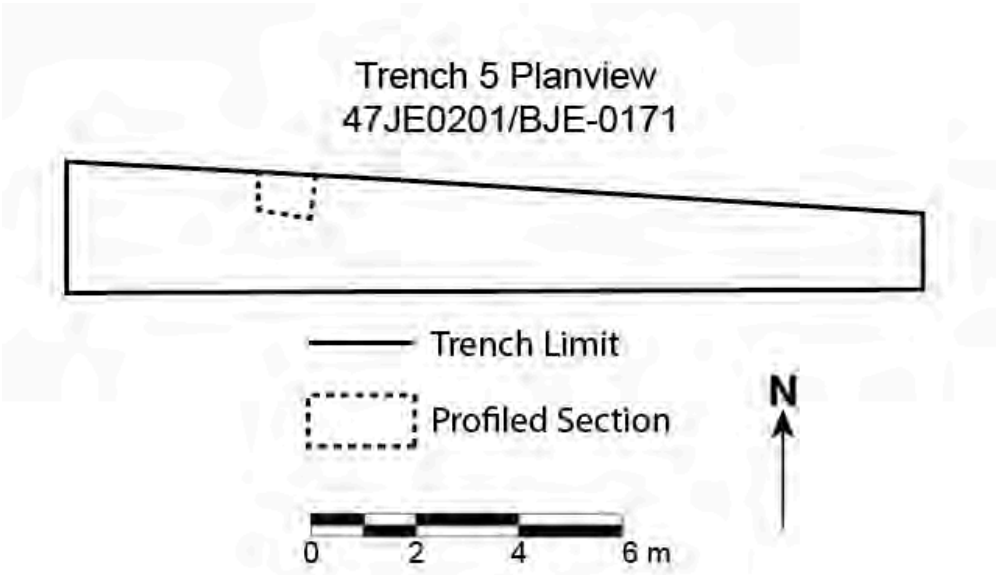


Figure 1-29. Trench 5 planview of 47JE-0201/BJE-0171

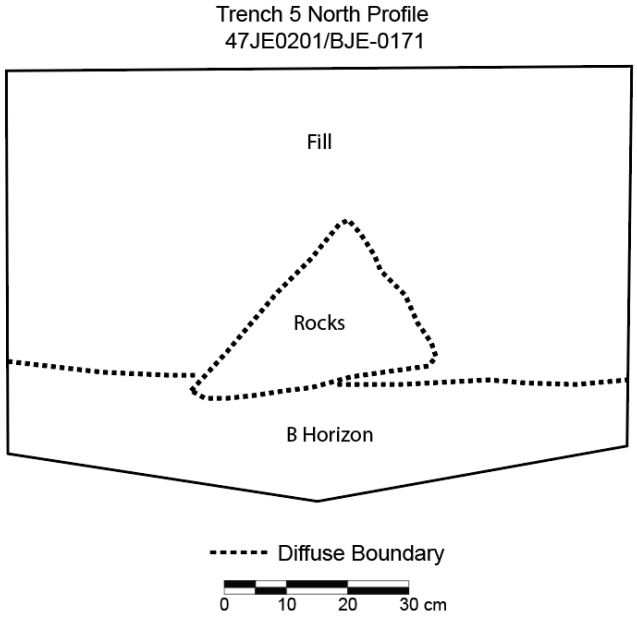


Figure 1-30. Trench 5 profile of 47JE-0201/BJE-0171.

Figure 1-31. Overview photo of Trench 5 at site 47JE-0201/BJE-0171 facing west. (IMG_9409.jpg).

Figure 1-32. Trench 5 north profile at site 47JE-0201/BJE-0171 (IMG_9411.jpg).

This Page Intentionally Left Blank

SUMMARY & RECOMMENDATIONS

Introduction

In the spring of 2023, UWM-CRM conducted Phase II archaeological investigations at 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171. Portions of both sites overlaps with the proposed Greater Watertown Community Health Foundation project. Investigations included excavating one trench at 47JE-0108/BJE-0250 and the excavation of five trenches at 47JE-0201/BJE-0171.

Summary and Recommendations

The results of the Phase II investigations found the previously reported precontact components of both 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171 within the project area have been significantly impacted by previous ground disturbing activities. Trench excavations did not identify any evidence of intact surficial or subsurface deposits. Given the heavy degree of disturbance, lack of intact subsurface deposits and the small number of cultural material recovered from the Phase I and Phase II investigations coincident with the project area are not eligible for listing on the National Register of Historic Places (NRHP). Consequently, the proposed development of the project areas will not have an effect on the cultural resources associated with 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171. UWM-CRM recommends the project proceed without any additional investigations, including monitoring.

Although no human remains were encountered during the Phase I survey or Phase II trench excavations, if during the proposed ground disturbing activity, you encounter human remains, you must stop work at that location and contact the Wisconsin Historical Society immediately for further coordination, and, in the event that human remains must be excavated and analyzed, for negotiation and execution of an appropriate contract.

Contact the Wisconsin Historical Society at 800-342-7834 or 608-264-6507 as soon as possible

This Page Intentionally Left Blank

REFERENCES CITED

Benchley, Elizabeth. D., Blane Nansel, Clark A. Dobbs, Susan M. Thurston Myster, and Barbara H. OConnell (editors)

1997 *Archaeology and Bioarchaeology of the Northern Woodlands*. Research Series No. 52. Arkansas Archaeological Survey, Fayetteville.

Birmingham Robert A. Carol I. Mason, and James Stoltman (editors)

1997 Wisconsin Archaeology. *The Wisconsin Archeologist* 78.

Brose, David S.

1978 Late Prehistory of the Upper Great Lakes Area. In *Northeast*, edited by B.G. Trigger, pp.569-582. Handbook of North American Indians, Vol 15. W.G. Sturtevant, general editor. The Smithsonian Institution, Washington, D.C.

Chamberlin, Thomas C.

1877 *Geology of Wisconsin–Survey of 1873-1877*. Commissioners of Public Printing, Madison.

Clauter, Jody A.

2012 Effigy Mounds, Social Identity , and Ceramic Technology: Decorative Style, Clay Composition, and Petrography o Wisconsin Late Woodland Vessels. Ph.D. Dissertation, Department of Anthropology, University of Wisconsin-Milwaukee, Milwaukee.

Curtis, John T.

1959 *The Vegetation of Wisconsin-An Ordination of Plant Communities*. The University of Wisconsin Press, Madison.

Dudzik, Mark J., Joseph A. Tiffany, and Katherine P. Stevenson

2012 *Guide for Public Archeology in Wisconsin*. The Wisconsin Archaeological Survey, Madison.

Edwards IV, Richard W.

2020 *Indigenous Life Around the Great Lakes: War, Climate, and Culture*. University of Notre Dame Press, Notre Dame, IN.

Finley, R. W.

1976 *Original Vegetation of Wisconsin*. University of Wisconsin-Madison.

Fowler, Melvin L. and Robert L. Hall

1978 Late Prehistory of the Illinois Area. In *Northeast*, edited by B. Trigger, pp. 560- 568. Handbook of North American Indians, W.C. Sturtevant, general editor. Smithsonian Institution Press, Washington, D.C.

Goldstein, Lynne

1979 Southeaster Wisconsin Archaeology Program University of Wisconsin-Milwaukee Archaeological Research Laboratory, Milwaukee.

Goldstein, Lynne and R. Kind.

1987 Early Vegetation of the Region. In *The Southeast Wisconsin Archaeology Project: 1986-87 & Project Summary*, edited by L. Goldstein, pp. 18-37. Report of Investigations No. 88. University of Wisconsin-Milwaukee Archaeological Research Laboratory, Milwaukee.

Green, William

1997 Middle Mississippian Peoples. *The Wisconsin Archeologist* 78:203-222. Griffin, James B.

Hall, Robert L.

1962 *The Archaeology of Carcajou Point*. University of Wisconsin Press, Madison, Wisconsin.

Krus, Anthony M., John D. Richards, and

Robert J. Jeske

2021 Chronology for Mississippian and Oneota Occupations at Aztalan and the Lake Koshkonong Locality. *American Antiquity* 87:124-141.

Martin, Lawrence

1965 *The Physical Geography of Wisconsin*. University of Wisconsin Press, Madison.

Mason, Carol I.

1997 The Historic Period in Wisconsin Archaeology: Native Peoples. The Wisconsin Archeologist 78(1-2):298-319.

Mason, Ronald J.

1966 *Two Stratified Sites on the Door Peninsula of Wisconsin*. Anthropological Papers No. 26. Museum of Anthropology, University of Michigan, Ann Arbor.

1974 Huron Island and the Island of the Poutouatamis. In Aspects of Upper Great Anthropology: Papers in Honor of Lloyd A. Wilford, edited by Elden Johnson, pp. 149-156. University of Minnesota Press, St. Paul, Minnesota.

1986 The PaleoIndian Tradition. In Introduction to Wisconsin Archaeology,. *The Wisconsin Archeologist* 67: 181-206.

1997 The PaleoIndian Tradition in Wisconsin. *The Wisconsin Archeologist* 78:78-110.

2002[1981] *Great Lakes Archaeology*. Blackburn Press, Caldwell.

Nicholls, Brian D. and Kevin Akemann

2022 *Phase I Archaeological Investigations of 90 Acres for the Greater Watertown Community Health Foundation Development, 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171, Jefferson County, Wisconsin*. University of Wisconsin-Milwaukee Archaeological Research Laboratory Center, Milwaukee. UWM-ARLC Report of Investigations 624,. Milwaukee, Wisconsin

Overstreet, David F

1997 *Oneota Prehistory and History. The Wisconsin Archeologist* 78:250-296.

Paull, Rachel K. and Richard A. Paull

1977 *Geology of Wisconsin and Upper Michigan–Including Parts of Adjacent States*. Kendal/ Hunt Publishing Company, Dubuque, IA.

Quimby, George I.

1966 Indian Culture and European Trade Goods. University of Wisconsin Press, Madison.

Richards, John D.

1992 Ceramics and Culture at Aztalan, a Late Prehistoric Village in Southeast Wisconsin. Unpublished Ph.D. dissertation, Department of Anthropology, University of Wisconsin-Milwaukee, Wisconsin.

Richards, John D. and Robert J. Jeske

2002 Location, Location, Location: The Temporal and Cultural Context of Late Prehistoric Settlement in Southeast Wisconsin. *The Wisconsin Archeologist* 83:32-54.

Salkin, Philip H.

2000 The Horicon and Kekoskee Phases: Cultural Complexity in the Late Woodland Stage in Southeastern Wisconsin. In *Late Woodland Societies: Tradition and Transformation across the Midcontinent*, edited by T.E. Emerson, D.L. McElrath, and A.C. Fortier, pp. 525-542. The University of Nebraska Press, Lincoln.

Salzer, Robert J.

n.d. *The Waukesha Focus*. Unpublished report on file at the University of Wisconsin-Milwaukee Archeological Research Laboratory Center, Milwaukee.

Schneider, Seth A. and Natalie A. Carpiaux

2020 Identities in Clay: Displays of Group Identity on Pottery from Oneota Villages on Lake Koshkonong. In *Life, Death, and Landscapes at Lake Koshkonong: Oneota Archaeology in Southeastern Wisconsin*, edited by R.J. Jeske, R.W. Edwards IV, and K. Sterner, pp. 47-62. Occasional Papers No. 4. Midwest Archeological Conference, Urbana, Illinois.

Sterner, K.

2018 Stone Tools and Agricultural Communities: Economic, Microwear, an Residue Analysis of Wisconsin Oneota Lithic Assemblages. Ph.D. dissertation, Department of Anthropology, University of Wisconsin- Milwaukee, Wisconsin.

Stevenson, K.P., R. Boszhardt, C. Moffat, P. Salkin, T. Pleger, J. Theler, and C. Arzigan

1997 The Woodland Tradition. *The Wisconsin Archeologist* Vol 78:141-201.

Stoltman, James B.

1997 The Archaic Tradition. *The Wisconsin Archeologist* 78:113-139.

United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey (USDA Web Soil Survey)

2022 Natural Resources Conservation Service (NRCS) Web Soil Survey found at https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed January 9, 2023.

Wisconsin Historic Preservation Database (WHPD)

2022a Archaeological Site Inventory found at https://www.wisarhd.org/ASI/Sites/Primary.aspx?id=7109. Accessed December 1, 2022.

2022b Archaeological Site Inventory found at https://www.wisarhd.org/ASI/Sites/Primary.aspx?id=7110. Accessed December 1, 2022.

Appendix A. ASI Updates

This Page Intentionally Left Blank

Wisconsin ASI Update/Correction Form

Site# 47-JE-0108 Burial Site#BJE-0250 Field Number#2023-0089 County Jefferson

Site Name (limit 25 characters) West Bank Village and Burials Other Name

Civil Town(s) Watertown Town # 8 North Range# 15 East Section# 5, 8

USGS Quad Name Watertown

Please refer to the ASI form and provide the appropriate headings for the correction or new information. Examples of headings are: QUARTER SECTIONS, USGS MAP, SITE DESCRIPTION, and BIBLIOGRAPHIC REFERENCES. Provide a justification or reference for any new information. When appropriate, attach a sketch map and copy of USGS quad showing revised location of site.

HEADING(S) AND NATURE OF CORRECTION/UPDATE: 2023 Update

In spring of 2023, UWM-CRM conducted Phase II investigations of the former Bethesda Lutheran Home and Services facility in Watertown and within the boundary of 47JE-0108/BJE-0250. Investigations included excavation of one backhoe trench in the locale coincident with the positive probe found during the 2022 Phase I survey. Trench planview and profile found the entire area has been significantly impacted by previous construction and landscap modifications. Consequently, no evidence of intact surficial or subsurface deposits were encountered.

Investigator Brian Nicholls Affiliation UWM-CRM Date May 2023

Submitted by Brian Nicholls Affiliation UWM-CRM Date July 2023

FOR WHS OFFICE USE: ❒ ASI#____ ❒ CHK'D ____ ❒ GIS ENTRY ____ ❒ GIS ENTRY CHK'D ____ ❒ ENTER ____ ❒ ENTRY CHK'D ____

HP-00-000 (rev. 08/2002)

Wisconsin ASI Update/Correction Form

Site# 47-JE-0201 Burial Site# BJE-0171 Field Number# 2023-0089 County Jefferson

Site Name (limit 25 characters) Bethesda Lutheran Home Other Name

Civil Town(s) Watertown Town # 8 North Range# 15 East Section# 8

USGS Quad Name Watertown

Please refer to the ASI form and provide the appropriate headings for the correction or new information. Examples of headings are: QUARTER SECTIONS, USGS MAP, SITE DESCRIPTION, and BIBLIOGRAPHIC REFERENCES. Provide a justification or reference for any new information. When appropriate, attach a sketch map and copy of USGS quad showing revised location of site.

HEADING(S) AND NATURE OF CORRECTION/UPDATE: 2023 Update

In spring of 2023, UWM-CRM conducted Phase II investigations of the former Bethesda Lutheran Home and Services facility in Watertown and within the boundary of 47JE-0201/BJE-0171. Investigations included excavation of five backhoe trenches in locales coincident with the positive probes found during the 2022 Phase I survey. Trench planviews and profiles found the entire area has been significantly impacted by previous construction and landscap modifications. Consequently, no evidence of intact surficial or subsurface deposits were encountered.

Investigator Brian Nicholls Affiliation UWM-CRM Date May 2023

Submitted by Brian Nicholls Affiliation UWM-CRM Date July 2023

FOR WHS OFFICE USE: ❒ ASI# ❒ CHK'D ❒ GIS ENTRY ❒ GIS ENTRY CHK'D ❒ ENTER ❒ ENTRY CHK'D

HP-00-000 (rev. 08/2002)

Appendix B. ARI Form

This Page Intentionally Left Blank

ARCHAEOLOGICAL REPORTS INVENTORY FORM

WHS PROJECT # COUNTY Jefferson

AUTHORS: Brian Nicholls

REPORT TITLE: Phase II Investigations at 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171 Archaeological Investigations for the Greater Watertown Community Health Foundation Development, Jefferson County, Wisconsin

DATE OF REPORT (MONTH AND YEAR): July 2023

SERIES/NUMBER: ROI 622

PLACE OF PUBLICATION: UW-Milwaukee Archaeological Research Laboratory Center

LOCATIONAL INFORMATION [LEGAL DESCRIPTION OF SURVEY AREA (T-R-S)]
Township 8 North, Range 15 East, Section 15

U.S.G.S. QUAD MAP(S): New London

SITE(S) INVESTIGATED: 47JE-0108/BJE-0250
47JE-0201/BJE-0171

ACRES INVESTIGATED: 78 AGENCY # n/a

INVESTIGATION TECHNIQUES COMPLETED (Check all that apply.)

☐ Historical Research	☐ Surface Survey	☐ Geomorphology
☐ Interview/Informant	☐ Soil Core	☐ Underwater
☐ Records/Background	☐ Walk Over/Visual Inspection	☐ Avocational Survey
☐ Literature Background Research	■ Mechanical Stripping	☐ Chance Encounter
☐ Traditional Knowledge	■ Test Excavation/Phase II	☐ Osteological Analysis
☐ Monitoring	☐ Major Excavation/Phase III	☐ Faunal Analysis
☐ Shovel Testing/Probing	☐ Remote Sensing	☐ Floral Analysis

ABSTRACT: ■ Included in report ☐ Written in space below

In the spring of 2023, UWM-CRM conducted Phase II archaeological investigations on two previously reported archaeological/burial sites that will be impacted by the proposed development of the Greater Watertown Community Health Foundation. Investigations consisted of backhoe trench excavations on two previously reported archaeological/burial sites 47JE-0108/BJE-0250 and 47JE-0201/BJE-0171.
The Phase II investigations at 47JE-0108/BJE-0250 included one machine aided backhoe trench excavation over the area where artifacts were recovered during the phase I survey. Phase II investigations at 47JE-0201/BJE-0171 included five backhoe trench excavations over the area where cultural material was recovered during the phase I survey. The upper 30-50 cmbs of Ap horizon were removed during trench excavations at both sites. Trench excavations at both sites revealed heavily disturbed soils. Exposed B horizon planviews failed to reveal evidence of intact subsurface, buried deposits.
Given the degree of prior disturbance and that no intact cultural features were identified, neither site meets the criteria for listing on the NRHP. Additionally, UWM-CRM recommends the proposed development will have no adverse affect on the cultural properties at either site 47JE-0108/BJE-0250 or site 47JE-0201/BJE-0171.

Office of the State Archaeologist ARI # _____

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

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

WISCONSIN
DEPT. OF NATURAL RESOURCES

April 3, 2023

Kristi Sherfinski, PLA
Helianthus LLC.
247 W. Freshwater Way #210
Milwaukee, WI 53204

Subject: 2023 Assured Wetland Delineator Confirmation

Dear Ms. Sherfinski:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2023 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

WETLAND DELINEATION REPORT

600 & 700 Hoffmann Drive

Watertown, WI 53094

For

Harwood Engineering Consultants

255 North 21st Street

Milwaukee, WI 53233

PROJECT #: 23-198

December 1, 2023

1836 W. Fond Du Lac Ave., Suite 100
Milwaukee, Wisconsin – 53205

www.helianthusdesign.com

INTRODUCTION

The subject site is a 48.530-acre parcel located at 600 & 700 Hoffmann Drive in Watertown, WI 53094. The parcel is located in Section 8, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin. A map identifying the project location can be found in **FIGURE 1**. The closest waterbody to the site is the Rock River, which is located directly across the street and to the east of the project site.

The predominant land cover for this property is a former campus with a collection of buildings that have been recently demolished. The lawn areas have been left unmowed and the parking lots were still present. The purpose of the wetland delineation was to identify the existing wetlands on the property and to create a map of their boundaries. A map of the surveyed wetland boundary is found in **FIGURE 9**.

Kristi Sherfinski of HELIANTHUS conducted the wetland delineation field work on October 16, 2023. Field conditions on October 16 were partly cloudy with air temperatures in the 40s (°F). Growing season conditions as defined in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (2010) and Northcentral and Northeast Region (2012) were documented at the site prior to beginning the delineation. Soil temperatures must be at or above 41°F at depth of 12 inches and at least two plant species must be emerging or breaking bud. On October 16th, soil temperatures were at 50°F at a depth of 12 inches. Green plant species with active growth American basswood, orchard grass, Kentucky bluegrass, and bull thistle.

Kristi Sherfinski is certified as an Assured Wetland Delineator with the Wisconsin Department of Natural Resources (WIDNR). She has over 20 years of experience delineating wetlands in the Great Lakes Region. She received her initial basic wetland training at the Wetland Training Institute in Hastings, Michigan in 2002. Kristi worked as a project manager and wetland delineator at JFNew & Associates in Grand Haven, Michigan for six years, conducting wetland delineations in Michigan, Indiana, Illinois, and Wisconsin. Kristi then moved to Wisconsin to work for the Southeastern Wisconsin Regional Planning Commission (SEWRPC) with Dr. Donald Reed. At SEWRPC, Kristi updated the Wisconsin Wetland Inventory (WWI) in 2005 and in 2010 for the seven-county area of southeast Wisconsin. Kristi participated in the Advanced Wetland Delineation training in 2006. In 2009, she attended the Wetland Delineation USACE Regional Supplement training session, the Environmental Corridor Delineation Workshop, and the Farm Service Agency (FSA) Slide Review training session. After working at SEWRPC for seven years, Kristi worked as an environmental specialist at JSD Professional Services, Inc. for two years, before she started her own business—HELIANTHUS.

METHODS

The process of wetland delineation involves collecting information about the soils, vegetation, and hydrology of a site in order to determine where the wetland boundary is located. The

methodology used to conduct the delineation followed the US Army Corps of Engineers Wetlands Delineation Manual (1987), and the appropriate Regional Supplement to the Corps of Engineers Wetland Delineation Manual. In general, in southeastern and western Wisconsin, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, August, 2010) is used. The remaining portions of the state follow the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, January, 2012). At this site, the Northcentral and Northeast Regional Supplement was used.

Prior to the site visit, several sources of data are consulted to reveal information that will aid in locating the wetlands on the site. The sources reviewed include weather records to determine antecedent hydrologic conditions, the Wisconsin Wetland Inventory (WWI) map, the soil survey map, a topographic map, and historic aerial photographs of the project area. In areas that are under active cultivation as farmland, a Farm Service Agency (FSA) Slide Review is also conducted.

Data sample points are chosen based on the potential wetland areas identified by reviewing the above-referenced sources, and other sample points are added based on information gathered while in the field. Sample points are chosen on either side of the wetland line for their ability to reveal information about the actual location of the line, and upland reference data samples are chosen in order to show the contrast between wetland and upland field conditions.

Once a data sample point is chosen and located in the field, data is collected on the vegetation, the hydrology, and the soils of the site. Vegetation is identified by strata (tree, shrub, herbaceous, and vine layers), and an aerial coverage percent is determined for each species by layer. The plot size for the tree, shrub, and vine layers is a 30-foot radius circle, and the plot size for the herbaceous layer is a 5-foot radius circle. The scientific names and wetland status of each plant species follows the National Wetland Plant List (2020). Once all species have been assigned a cover percentage, the dominance by wetland indicator plant species is assessed.

Hydrological indicators, as described in the Regional Supplements, are then listed for the sample point. A soil pit is excavated to required depths and the depth of water, saturation, and the water table is recorded. The soil profile at the sample point is also described, using the Munsell Soil-Color Charts (2009) to assess the color of the soil, and a texture analysis to determine the predominant texture of each soil layer. This data is used to determine if the soil profile meets the hydric soil indicators as defined in the Regional Supplements and the Field Guide for Identifying Hydric Soils V. 8.2 (USDA, 2018).

Once the location of the wetland line is determined from the data sampling effort, the edge of the wetland is flagged in the field and then surveyed in order to produce a map of the wetland that occurs on the subject property. Representative photographs of the sample points and of each wetland area were taken during the field visit. Any ditch, stream, pond or other water body that may be considered a Water of the U.S. and thus regulated by the U.S. Army Corps of Engineers (USACE) or the Wisconsin Department of Natural Resources (WDNR) is also identified.

RESULTS AND DISCUSSION

Antecedent Hydrologic Condition Analysis

Weather records were consulted from the Watertown WWTP weather station to determine if precipitation levels were normal for the three months prior to the site visit. The antecedent hydrologic condition analysis for the site revealed that climatic conditions near the site were normal at the time of the site visit (**Table 1**). Drier than normal conditions means that hydrologic indicators may be absent from the wetland sample points and the data must be interpreted accordingly. Wetter than normal conditions must be accounted for when interpreting the data because saturation or the water table may be higher than it is during normal conditions, giving false positives for hydrological indicators.

Table 1 – Antecedent Hydrologic Condition Analysis

Month	3 yrs in 10 Less Than (inches)	3 yrs in 10 More Than (inches)	Rain Fall (inches)	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous Two Columns
October	1.77	3.61	3.40	Normal	2	3	6
September	2.13	4.14	3.10	Normal	2	2	4
August	2.65	4.98	4.30	Normal	2	1	2
						Sum	12
If sum is:							
6-9	Then prior period has been drier than normal						
10-14	Then prior period has been normal						
15-18	Then prior period has been wetter than normal						
Conclusions:	A sum of 12 shows the prior period to the site visit to be normal.						

Note: Average rainfall data based on the years 1990-2020.

Review of Existing Data Sources

Existing data sources were reviewed to aid in the identification of wetland areas in the field.

The topographic map (**FIGURE 2**) shows that the property slopes towards the Rock River to the east. Elevations are at 830 feet above Mean Sea Level at its highest at the west end and 794 feet at its lowest on the east side. The slope is approximately 5% across the width of the property.

The soil survey map shows an area of Sebewa silt loam, a hydric soil type, along the west boundary at the top of the hill. A very tiny area of Fluvaquents, another hydric soil type, is

located in the southeast corner near Hoffmann Drive (**FIGURE 3 & FIGURE 4**). The Aztalan fine sandy loam may include a small amount of hydric soil types in depressions. There are two areas of Aztalan fine sandy loam near the south side of the parcel. All of the soil types occurring on the property are listed in **Table 2**.

Table 2 – Soil Types

Map Symbol	Map Unit Name	Hydric Soil Type
AzA	Aztalan fine sandy loam, 0-3%	Predominantly Non-hydric
BpB	Boyer sandy loam, 2-6%	Non-hydric
Fn	Fluvaquents	Hydric
GtB	Grellton fine sandy loam, 2-6%	Non-hydric
RtB	Rotamer loam, 2-6%	Non-hydric
RtC2	Rotamer loam, 6-12%, eroded	Non-hydric
Sn	Sebewa silt loam, clayey substratum	Hydric
SoB	Sisson fine sandy loam, 2-6%	Non-hydric

The Wisconsin Wetland Inventory does not identify any wetlands within the project area (**FIGURE 5**). However, purple wetland indicator soils are shown in the areas of Sebewa and Aztalan soils; therefore, a wetland delineation was necessary.

The floodplain FEMA map (**FIGURE 6**) shows that a small amount of the 500-year floodplain crosses Hoffmann Drive and onto the eastern edge of the property. Most of the property is outside of the floodplain boundary.

Historic aerial photographs revealed that the subject property was either pasture and/or nursery land as of 1937 (**FIGURE 7**). By 1996, a campus with a collection of buildings and landscaping had been built on the property. The campus began to be demolished sometime around 2018. A fill area had been placed in the southwest corner of the property at that time as well. By 2020, most of the buildings had been removed, but the old roads and parking lots remained in place.

Wetlands Identified During the Site Visit

A total of three wetlands were identified on the property during the field visit. Site photos of the different wetlands are included in **FIGURE 8.** The acreages and types of wetlands that were identified and flagged in the project are shown in **FIGURE 9**. Field data sheets are included in **FIGURE 10**. A description of the wetland areas follows.

Wetland A

This wetland is an emergent wetland in a depression that occurs in the area mapped as the hydric Sebewa silt loam. The fill pad that was constructed in the southwest corner of the

property may have trapped water in this area, making it wetter than it may have been previously. It was dominated by broad-leaf cattail and had an overstory of dead ash trees (#3). Soils met the hydric criteria for A12. Thick Dark Surface, F1. Loamy Mucky Mineral, and F6. Redox Dark Surface. Hydrology indicators included Geomorphic Position and FAC-Neutral Test. The adjacent upland point (#4) was approximately 1.5 feet in elevation higher than the wetland point and occurred in open woods. The dominant species were bur oak, white ash, green ash, burning bush, Kentucky bluegrass, and Canada thistle. Soil hydric indicators and wetland hydrology were lacking.

The south end of Wetland A was also sampled in an area that was scrub-shrub wetland. The dominant species (#8) were sandbar willow, Eastern cottonwood, reed canary grass, and Kentucky bluegrass. The soils met the hydric criteria for F6. Redox Dark Surface. Hydrology indicators included Drainage Patterns, Geomorphic Position, and FAC-Neutral Test. The upland point (#7) was taken on a convex hillslope about 12-18" above the wetland. The dominant species were mulberry and Kentucky bluegrass. Soils were non-hydric and hydrology was absent.

Wetland B

This wetland is an emergent wetland pocket that receives runoff from an impervious area. The dominant vegetation (#10) included Eastern cottonwood, black willow, and broad-leaf cattail. There was a restrictive layer of gravel at four inches below the surface, but the soils met the criteria for F6. Redox Dark Surface. Hydrology indicators included Saturation, Geomorphic Position, and FAC-Neutral Test. The upland data point (#9) was taken on a gravel berm that was adjacent to the wetland and was also trapping water in the wetland. The dominant species on this berm were smooth sumac, wild lettuce, Canada thistle, and quackgrass. Hydric soils and wetland hydrology indicators were absent.

Wetland C

This wetland is an emergent wetland in a swale that occurred along the south edge of the fill pad in the southwest corner of the parcel. The dominant vegetation (#5) included broad-leaf cattail. Hydric soil indicators for A11. Depleted Below Dark Surface, F3. Depleted Matrix, and F6. Redox Dark Surface were met. Hydrology indicators included Geomorphic Position and FAC-Neutral Test. The upland data point (#6) was taken on a hillslope that separated Wetland B from Wetland A. The dominant species were tall fescue and Kentucky bluegrass. The soils met the criteria for F6. Redox Dark Surface but hydrology indicators were lacking and the vegetation was upland in nature.

Upland Data Points

Additional upland data points were sampled to verify lack of wetland elsewhere within the area of investigation.

Data point #1 was taken on a slight terrace in open woods where the lawn was allowed to go fallow. The dominant species were American basswood, silver maple, and quackgrass. The signs

of wetland hydrology included one secondary indicator for Geomorphic Position. However, the soils were non-hydric and the vegetation was upland in nature.

Data point #2 was taken in a depression next to an old parking lot. The dominant species was Kentucky bluegrass. The soils were a non-hydric layer of silty clay loam over gravel fill at 9 inches below the surface. Hydrology indicators were lacking aside from the one secondary indicator for Geomorphic Position.

Data point #11 was taken in a slight depression in an area mapped as Aztalan fine sandy loam. The vegetation consisted of planted prairie and was dominated by side oats grama grass and gray coneflower. The soils were non-hydric and consisted of gravel fill at 8 inches below the surface. Hydrology indicators were lacking aside from the one secondary indicator for Geomorphic Position.

Data point #12 was taken on a hillslope in an area mapped as Aztalan fine sandy loam. The vegetation consisted of a landscaped area and was dominated by white cedar, paper birch, Eastern cottonwood, and Kentucky bluegrass. The Prevalence Index was 3.76, indicating an upland plant community. The soils were non-hydric and signs of wetland hydrology were absent.

Data point #13 was taken on a hillslope in an open area. The vegetation consisted of old field and was dominated by Norway spruce, Austrian pine, green ash, and Kentucky bluegrass. The soils were non-hydric and consisted of gravel fill at 14 inches below the surface. Hydrology indicators were absent.

CONCLUSION

HELIANTHUS LLC identified wetlands on the project site on October 16, 2023, using the standard practices described in this report and their best professional judgment. The wetland lines staked in the field and referred to in this report are the best estimate of the wetland boundaries based on the conditions present at the time of the delineation. The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under your local, county, town, city, or village. Because this delineation was conducted by Ms. Sherfinski, an Assured Wetland Delineator, obtaining a concurrence letter from the Wisconsin Department of Natural Resources is not necessary. It should be noted that all reports conducted by an Assured Delineator are required to be submitted to WDNR for their records, and may be subject to their review as part of an annual review process. Concurrence with these wetland lines by the U.S. Army Corps of Engineers, however, is not required. If a permit is applied for, the USACOE will review the wetland delineation report during the permit application process.

In addition, because a wetland delineation is considered to be a point in time determination, wetland delineations are considered to be valid for a period of only five years for federal wetlands and 15 years for nonfederal wetlands. Permit applications may be submitted at the federal and state levels after a delineation is completed, with the request to review the delineation report and make a determination as to which, if any, wetlands on the site are nonfederal wetlands. Weather patterns and site conditions can change over time, making a new delineation necessary.

Other environmental considerations include threatened or endangered species. It is recommended that an Endangered Resources (ER) Review request be submitted to the WDNR prior to pursuing any permits for proposed work.

Any impact, alteration, or fill to either the wetland areas or to waterways that are considered Waters of the U.S. are subject to state and federal regulations and permits may be required. The WDNR administers Chapters 30 and 281 of the Wisconsin State Statues, and the USACE administers Section 404 of the Clean Water Act. Additional county, city or village ordinances may also apply to wetlands or waterways. If any disturbance occurs on the property without obtaining wetland delineation concurrence or authorization from the USACE and WDNR, it should be considered at the owner's own risk and HELIANTHUS LLC shall not be considered responsible or liable for any resulting damages.

REFERENCES

Environmental Laboratory. 1987. Corps of Engineers Wetland Delineation Manual. Technical Report Y-87-1. Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station.

Environmental Laboratory. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region, Version 2.0. ERDC/EL TR-10-16. Vicksburg, MS: U.S. Army Corps of Engineer Research and Development Center.

Environmental Laboratory. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0. ERDC/EL TR 12-1. Vicksburg, MS: U.S. Army Corps of Engineer Research and Development Center.

Guidance for Offsite Hydrology/Wetland Determinations. July 1, 2016. St. Paul District US Army Corps of Engineers.

Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources. March 4, 2015. St. Paul District US Army Corps of Engineers.

Lichvar, R.W, D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2020. State of Wisconsin 2020 Wetland Plant List. The National Wetland Plant List: 2020 Wetland Ratings. Phytoneuron 2016-30: 1-17.

Munsell Color X-rite. 2009. Munsell Soil-Color Charts. Grand Rapids, MI.

NOAA Regional Climate Centers. Applied Climate Information System (ACIS). Online: www.rcc-acis.org.

Southeastern Wisconsin Regional Planning Commission (SEWRPC) Regional Map Server. Online: maps.sewrpc.org/regionallandinfo/regionalmapping/RegionalMaps/viewer.htm.

USDA Natural Resources Conservation Service. 2018. Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils, Version 8.2, ed. L. M. Vasilas, G.W. Hurt, and C.V. Noble. Washington, DC: USDA NRCS in cooperation with the National Technical Committee for Hydric Soils.

USDA Natural Resources Conservation Service. Web Soil Survey. Online: www.websoilsurvey.sc.egov.usda.gov.

Wisconsin DNR Surface Water Data Viewer (SWDV). Online: www.dnr.wi.gov/topic/surfacewater/swdv/.

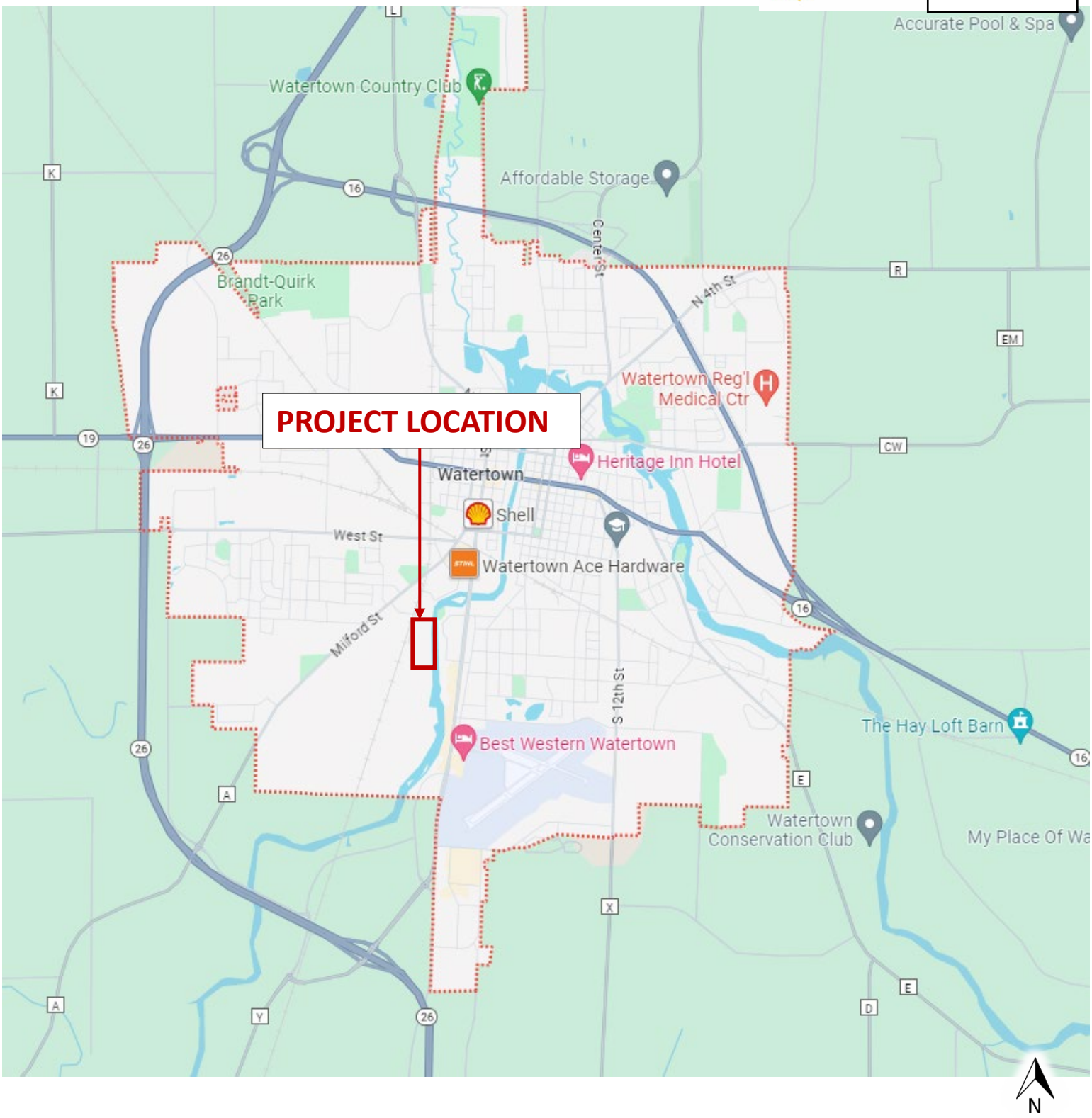


FIGURE 1. LOCATION MAP

Source: Google Maps, 2023

FIGURE 2. TOPOGRAPHIC MAP

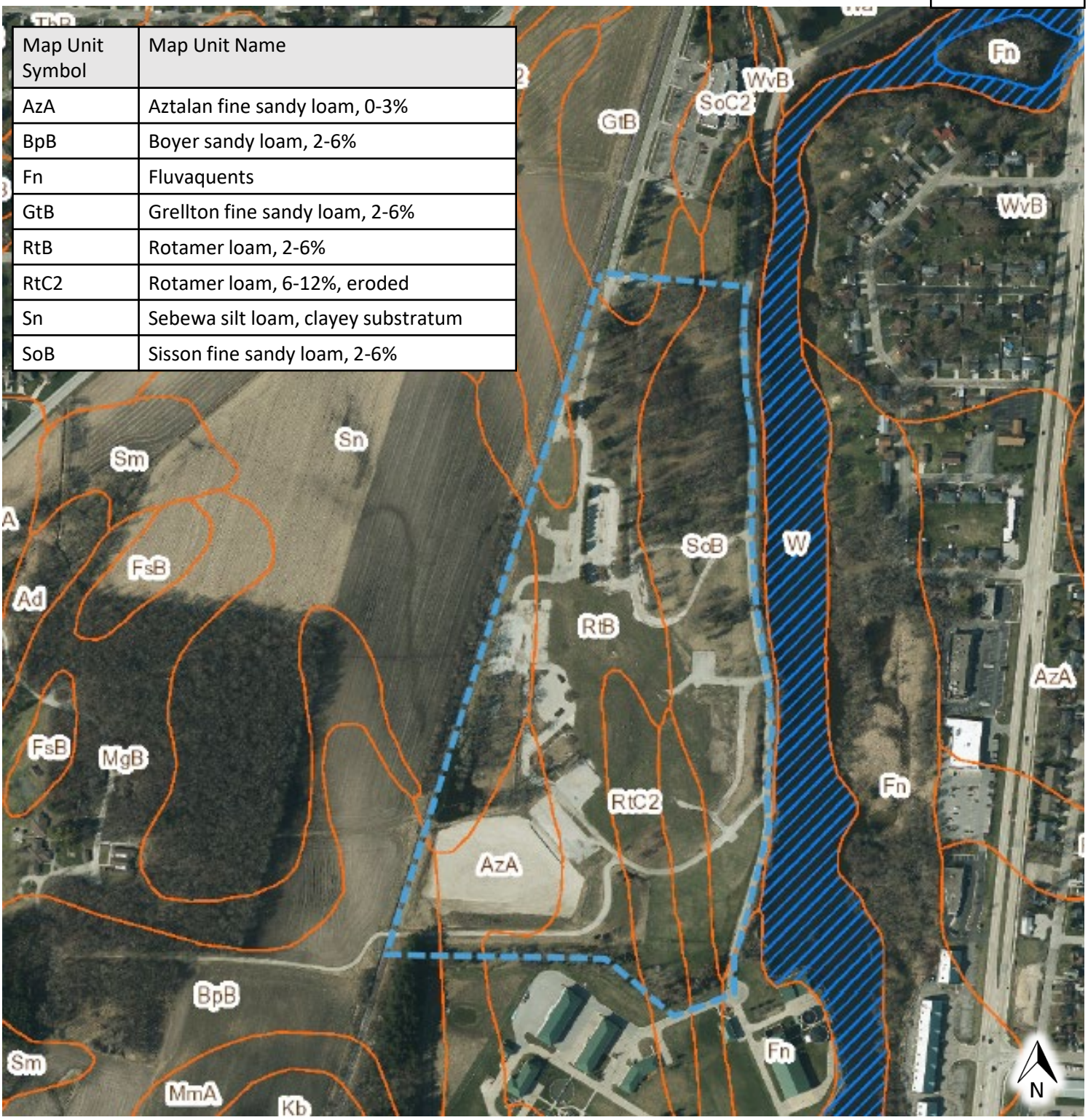
Source: Jefferson County GIS, 2023

Map Unit Symbol	Map Unit Name
AzA	Aztalan fine sandy loam, 0-3%
BpB	Boyer sandy loam, 2-6%
Fn	Fluvaquents
GtB	Grellton fine sandy loam, 2-6%
RtB	Rotamer loam, 2-6%
RtC2	Rotamer loam, 6-12%, eroded
Sn	Sebewa silt loam, clayey substratum
SoB	Sisson fine sandy loam, 2-6%

FIGURE 3. SOIL SURVEY MAP

Source: NRCS Web Soil Survey, 2023

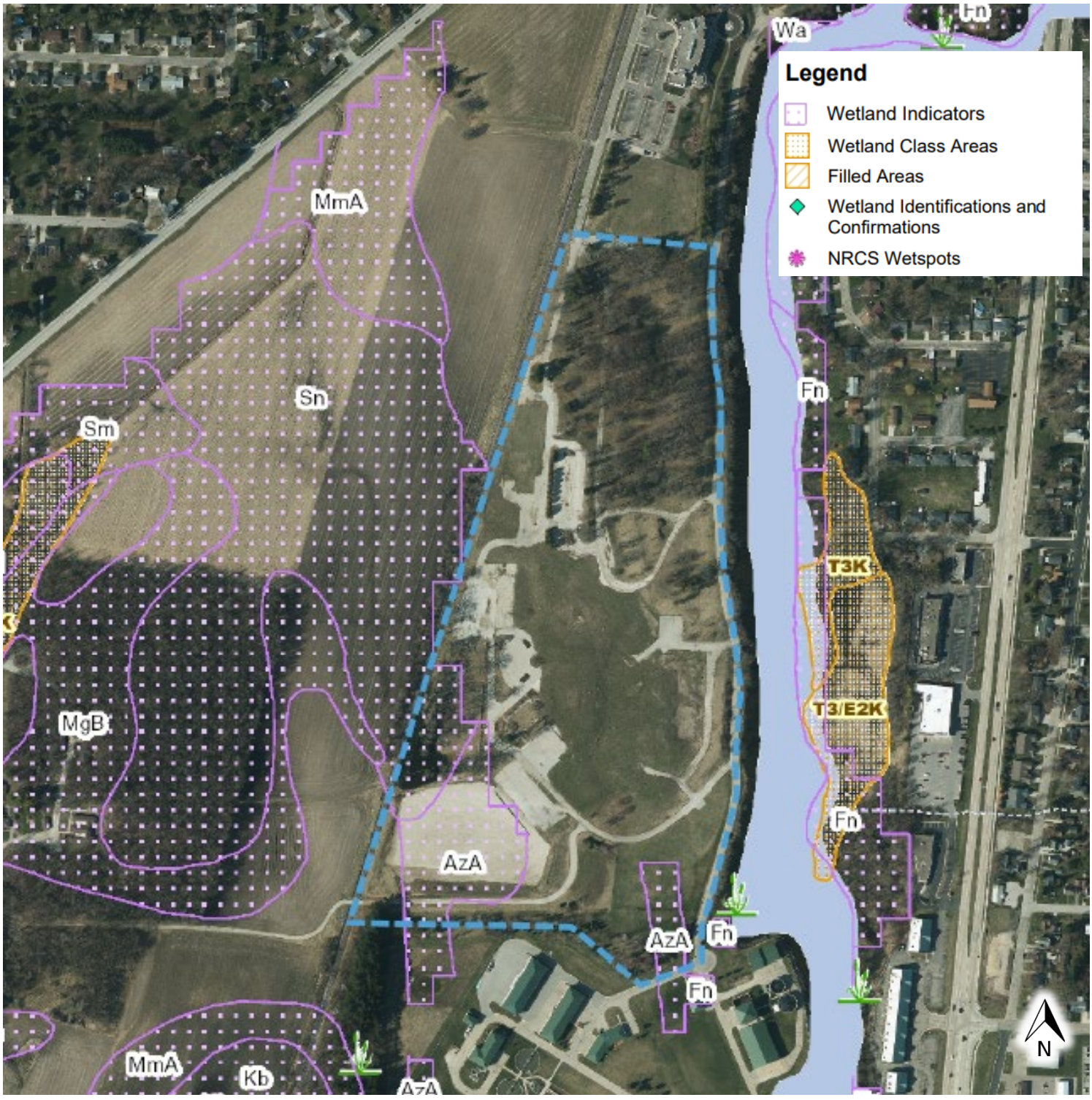
Map Unit Symbol	Map Unit Name
AzA	Aztalan fine sandy loam, 0-3%
BpB	Boyer sandy loam, 2-6%
Fn	Fluvaquents
GtB	Grellton fine sandy loam, 2-6%
RtB	Rotamer loam, 2-6%
RtC2	Rotamer loam, 6-12%, eroded
Sn	Sebewa silt loam, clayey substratum
SoB	Sisson fine sandy loam, 2-6%



500 FT

FIGURE 4. NRCS WISCONSIN SOILS MAP

Source: WIDNR Surface Water Data Viewer, 2023



500 FT

FIGURE 5. WWI MAP

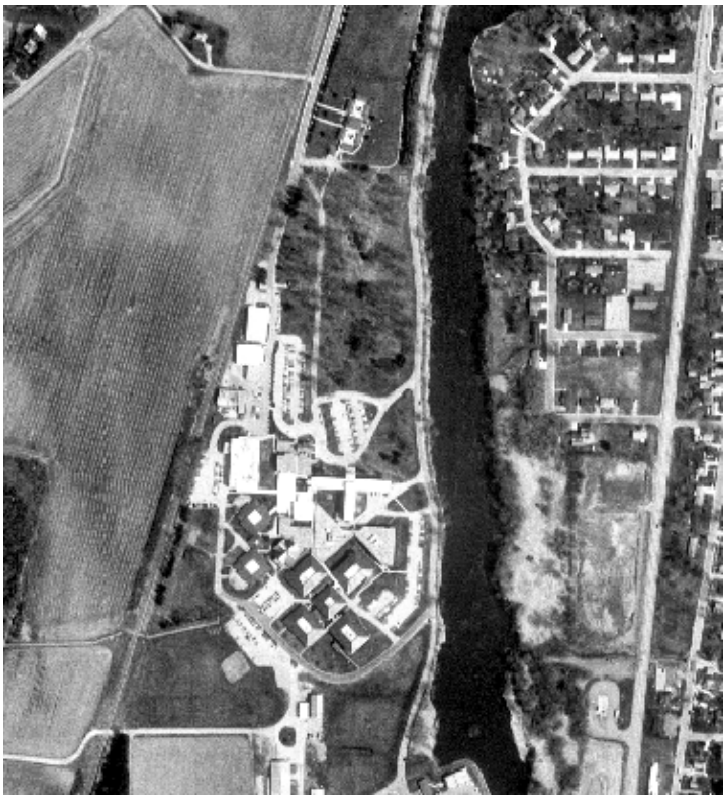
Source: WIDNR Surface Water Data Viewer, 2023

500 FT

FIGURE 6. FLOODPLAIN MAP

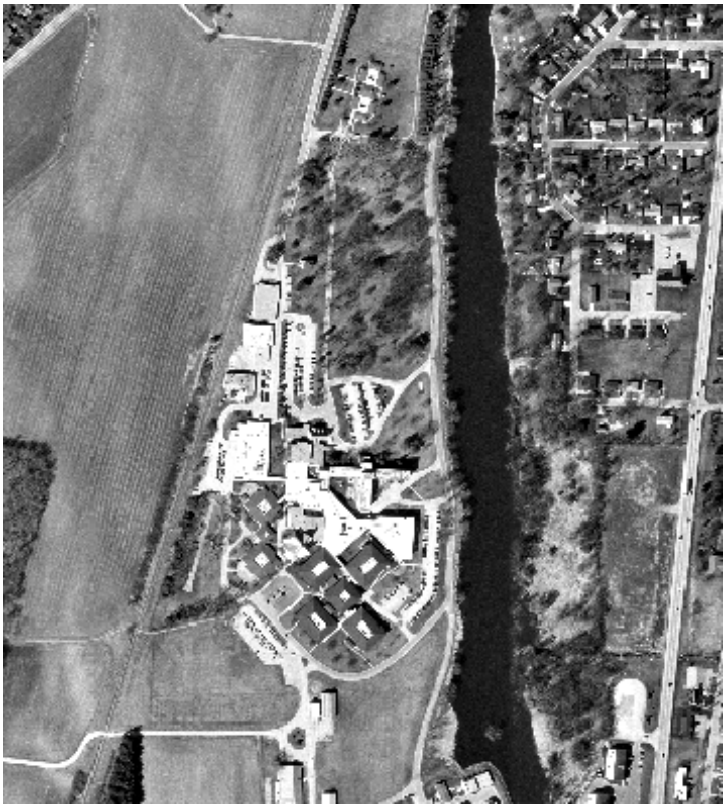
Source: WIDNR Surface Water Data Viewer, 2023

1937.

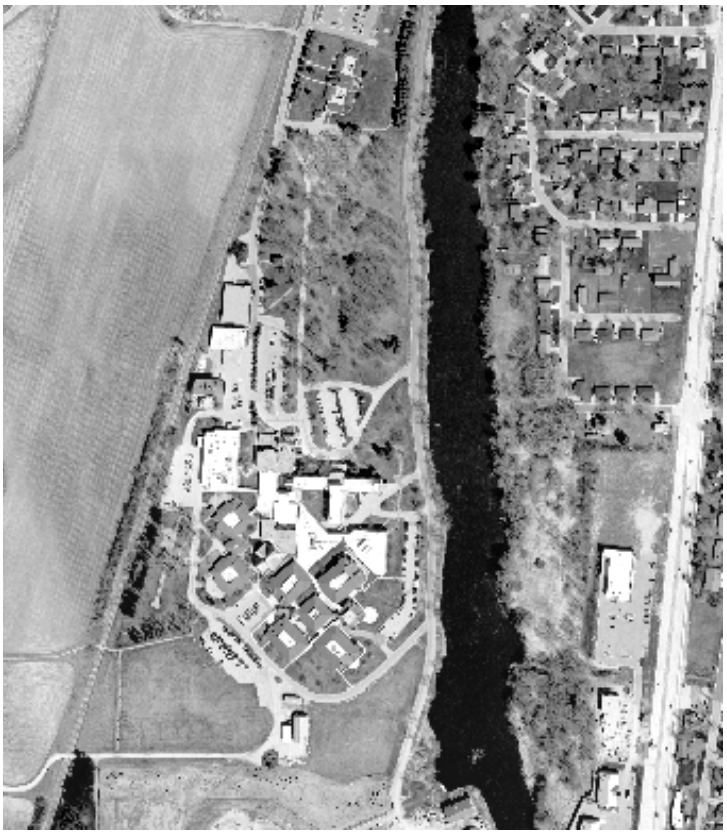


1996.

FIGURE 7. HISTORIC AERIAL PHOTOS Source: Jefferson County GIS, and WHAI Finder, 2023



2000.



2005.

FIGURE 7. HISTORIC AERIAL PHOTOS

Source: Jefferson County GIS, 2023

2008.

2010.

FIGURE 7. HISTORIC AERIAL PHOTOS

Source: Jefferson County GIS, 2023

2013.

2015.

FIGURE 7. HISTORIC AERIAL PHOTOS

Source: Jefferson County GIS, 2023

2018.

2020.

FIGURE 7. HISTORIC AERIAL PHOTOS

Source: Jefferson County GIS, 2023

Open woods with lawn left fallow on former campus.

View of DP 1.

FIGURE 8. SITE PHOTOS

Planted prairie near west side of property.

DP 2.

FIGURE 8. SITE PHOTOS

Wetland A.

Wetland B.

FIGURE 8. SITE PHOTOS

Wetland C.

A view of the Rock River across the street to the east.

FIGURE 8. SITE PHOTOS

DP 11.

DP 12.

FIGURE 8. SITE PHOTOS

DP 13.

FIGURE 8. SITE PHOTOS

FIGURE 9. WETLAND BOUNDARY MAP

HELIANTHUS

ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com

CLIENT ADDRESS:
HARWOOD ENGINEERING CONSULTANTS
255 NORTH 21st STREET
MILWAUKEE, WI 53233

WETLAND BOUNDARY MAP

600 HOFFMANN DRIVE
WATERTOWN, WI 53094

NORTH

0 100' 200'

Scale: 1" = 200'

Drawn By	BJY
Project Number	23-198
Date	10-30-2023
Sheet	1.0
Exhibit	FIGURE 9

FIGURE 10. FIELD DATA SHEETS

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 1
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): flat
Slope (%): 1-2% Lat.: Long.: Datum:
Soil Map Unit Name Sisson fine sandy loam (SoB) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 1

Tree Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Tilia americana*	30	Y	FACU
2 *Acer saccharinum*	15	Y	FACW
3 *Gleditsia triacanthos*	5	N	FAC
4			
5			
6			
7			
8			
9			
10			
	50	= Total Cover	

Sapling/Shrub Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Rhamnus cathartica*	2		FAC
2			
3			
4			
5			
6			
7			
8			
9			
10			
	2	= Total Cover	

Herb Stratum (Plot Size (5ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Elymus repens*	80	Y	FACU
2 *Dactylis glomerata*	10	N	FACU
3 *Viola sororia*	5	N	FAC
4 *Erigeron annuus*	3	N	FACU
5 *Symphyotrichum lateriflorum*	2	N	FAC
6 *Daucus carota*	2	N	UPL
7 *Asclepias syriaca*	2	N	UPL
8 *Hackelia virginiana*	2	N	FACU
9 *Juglans nigra*	1	N	FACU
10 *Rumex crispus*	1	N	FAC
11 *Celtis occidentalis*	1	N	FAC
12			
13			
14			
15			
	109	= Total Cover	

Woody Vine Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1			
2			
3			
4			
5			
	0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	10	25
Sapling/Shrub Stratum	0	1
Herb Stratum	22	55
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 33.33% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	16	x 3 =	48
FACU species	126	x 4 =	504
UPL species	4	x 5 =	20
Column totals	161 (A)		602 (B)

Prevalence Index = B/A = 3.74

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Open woods.

SOIL **Sampling Point:** 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-11	10YR 2/2	100					Loam	
11-19	10YR 4/3	98	10YR 3/6	2	C	PL	Silty clay loam	
19-24	10YR 4/4	97	10YR 5/8	3	C	PL/M	Silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:
Soils 50º at 12"

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/2023
Applicant/Owner: Harwood State: WI Sampling Point: 2
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): concave
Slope (%): 1-2% Lat.: Long.: Datum:
Soil Map Unit Name: Rotamer loam (RtB) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Low spot near parking lot. Sewer inlet present nearby.

VEGETATION - Use scientific names of plants

Sampling Point: 2

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	95	Y	FACU
2	*Elymus canadensis*	10	N	FACU
3	*Bouteloua curtipendula*	5	N	UPL
4	*Andropogon gerardii*	5	N	FACU
5	*Monarda fistulosa*	1	N	FACU
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		116	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	23	58
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	111	x 4 =	444
UPL species	5	x 5 =	25
Column totals	116 (A)		469 (B)

Prevalence Index = B/A = 4.04

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Unmowed lawn area.

SOIL **Sampling Point:** 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-9	10YR 2/2	98	10YR 4/3	2	C	M	Silty clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel fill
Depth (inches): 9

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/2023
Applicant/Owner: Harwood State: WI Sampling Point: 3
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): concave
Slope (%): 0-2% Lat.: Long.: Datum:
Soil Map Unit Name Sebewa silt loam (Sn) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 3

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Typha latifolia*	90	Y	OBL
2	*Phalaris arundinacea*	10	N	FACW
3	*Persicaria maculosa*	2	N	FAC
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		102	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	20	51
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	90	x 1 =	90
FACW species	10	x 2 =	20
FAC species	2	x 3 =	6
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	102 (A)		116 (B)

Prevalence Index = B/A = 1.14

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Emergent marsh. 35% dead ash in canopy.

SOIL **Sampling Point:** 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-15	N 2.5/-	98	2.5Y 4/6	2	C	PL	Mucky clay loam	
15-24	2.5Y 5/2	95	10YR 5/6	5	C	PL/M	Silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- _X_ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- _X_ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- _X_ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:
A percent organic soil test was not available, but the criteria for F1. were likely met due to high organic content

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/2023
Applicant/Owner: Harwood State: WI Sampling Point: 4
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 3% Lat.: Long.: Datum:
Soil Map Unit Name Sebewa silt loam (Sn) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Approximately 18 inches above the wetland.

VEGETATION - Use scientific names of plants

Sampling Point: 4

Tree Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Quercus macrocarpa*	20	Y	FACU
2 *Fraxinus americana*	10	Y	FACU
3			
4			
5			
6			
7			
8			
9			
10			
	30	= Total Cover	

Sapling/Shrub Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Fraxinus pennsylvanica*	10	Y	FACW
2 *Euonymus alatus*	10	Y	UPL
3 *Rhamnus cathartica*	3	N	FAC
4			
5			
6			
7			
8			
9			
10			
	23	= Total Cover	

Herb Stratum (Plot Size (5ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Poa pratensis*	60	Y	FACU
2 *Cirsium arvense*	50	Y	FACU
3 *Glechoma hederacea*	20	N	FACU
4 *Solidago altissima*	10	N	FACU
5 *Quercus macrocarpa*	5	N	FACU
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	145	= Total Cover	

Woody Vine Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Vitis riparia*	2		FAC
2			
3			
4			
5			
	2	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	6	15
Sapling/Shrub Stratum	5	12
Herb Stratum	29	73
Woody Vine Stratum	0	1

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 6 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 16.67% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	175	x 4 =	700
UPL species	10	x 5 =	50
Column totals	200 (A)		785 (B)

Prevalence Index = B/A = 3.93

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Open woods.

SOIL **Sampling Point:** 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-12	10YR 2/2	100					Silty clay loam	
12-21	10YR 2/1	70					Silty clay loam	
	10YR 2/2	30						
21-27	2.5Y 5/2	95	7.5YR 4/6	5	C	PL/M	Silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/2023
Applicant/Owner: Harwood State: WI Sampling Point: 5
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): concave
Slope (%): 0-2% Lat.: Long.: Datum:
Soil Map Unit Name Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches): At surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
A3. was not checked because the water table was not located within the soil pit.

VEGETATION - Use scientific names of plants

Sampling Point: 5

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Typha latifolia*	80	Y	OBL
2	*Typha angustifolia*	15	N	OBL
3	*Cirsium arvense*	15	N	FACU
4	*Symphyotrichum lanceolatum*	10	N	FACW
5	*Echinochloa crus-galli*	3	N	FAC
6	*Solidago gigantea*	2	N	FACW
7				
8				
9				
10				
11				
12				
13				
14				
15				
		125	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	25	63
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	95	x 1 =	95
FACW species	12	x 2 =	24
FAC species	3	x 3 =	9
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column totals	125 (A)		188 (B)

Prevalence Index = B/A = 1.50

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Emergent wetland.

SOIL **Sampling Point:** 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-6	10YR 3/1	98	10YR 3/6	2	C	PL	Silty clay loam	
6-20	10YR 4/1	90	10YR 3/6	10	C	PL	Silty clay	
20-24	2.5Y 4/2	85	10YR 5/6	15	C	M	Silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- _X_ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- _X_ Depleted Matrix (F3)
- _X_ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 6
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 2-3% Lat.: Long.: Datum:
Soil Map Unit Name Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? N
Hydric soil present? Y
Indicators of wetland hydrology present? N

Is the sampled area within a wetland? N

If yes, optional wetland site ID:

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 6

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Lolium arundinaceum*	40	Y	FACU
2	*Poa pratensis*	40	Y	FACU
3	*Symphyotrichum pilosum*	20	N	FACU
4	*Phalaris arundinacea*	15	N	FACW
5	*Solidago altissima*	10	N	FACU
6	*Melilotus officinalis*	5	N	FACU
7				
8				
9				
10				
11				
12				
13				
14				
15				
		130	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	26	65
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	15	x 2 =	30	
FAC species	0	x 3 =	0	
FACU species	115	x 4 =	460	
UPL species	0	x 5 =	0	
Column totals	130 (A)		490	(B)

Prevalence Index = B/A = 3.77

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Unmowed lawn.

SOIL **Sampling Point:** 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-5	10YR 2/1	78	10YR 4/6	2	C	PL	Silty clay loam	
	10YR 4/2	20						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel fill
Depth (inches): 5

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 7
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex
Slope (%): 3-4% Lat.: Long.: Datum:
Soil Map Unit Name Boyer sandy loam (BpB) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
DP 7 is about 12-18" above wetland.

VEGETATION - Use scientific names of plants

Sampling Point: 7

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Morus alba*	5	Y	FACU
2				
3				
4				
5				
6				
7				
8				
9				
10				
		5	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	70	Y	FACU
2	*Symphyotrichum pilosum*	20	N	FACU
3	*Bromus inermis*	20	N	UPL
4	*Plantago lanceolata*	15	N	FACU
5	*Daucus carota*	10	N	UPL
6	*Ratibida pinnata*	2	N	UPL
7				
8				
9				
10				
11				
12				
13				
14				
15				
		137	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	1	3
Herb Stratum	27	69
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	110	x 4 =	440
UPL species	32	x 5 =	160
Column totals	142 (A)		600 (B)

Prevalence Index = B/A = 4.23

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Unmowed lawn.

SOIL **Sampling Point:** 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-14	10YR 2/2	100					Loam	
14-24	10YR 4/3	70					Clay loam	
	10YR 2/2	30						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 8
Investigator(s): K. Sherfinksi Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): concave
Slope (%): 0-2% Lat.: Long.: Datum:
Soil Map Unit Name Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 8

	Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
			0	= Total Cover	

	Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Salix interior*		30	Y	FACW
2	*Populus deltoides*		10	Y	FAC
3	*Salix nigra*		5	N	OBL
4					
5					
6					
7					
8					
9					
10					
			45	= Total Cover	

	Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*		60	Y	FACW
2	*Poa pratensis*		30	Y	FACU
3	*Symphyotrichum lanceolatum*		15	N	FACW
4	*Agrostis gigantea*		5	N	FACW
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
			110	= Total Cover	

	Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
			0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	9	23
Herb Stratum	22	55
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 75.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	5	x 1 =	5	
FACW species	110	x 2 =	220	
FAC species	10	x 3 =	30	
FACU species	30	x 4 =	120	
UPL species	0	x 5 =	0	
Column totals	155	(A)	375	(B)

Prevalence Index = B/A = 2.42

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Scrub-shrub wetland.

SOIL **Sampling Point:** 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-6	10YR 3/2	100					Clay loam	
6-13	10YR 3/1	90	10YR 3/6	10	C	PL	Clay loam	
13-24	2.5Y 4/1	80	10YR 4/6	10	C	M	Clay	
	10YR 3/1	10						inclusions

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 9
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Berm Local relief (concave, convex, none): Convex
Slope (%): 3% Lat.: Long.: Datum:
Soil Map Unit Name Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Gravel berm is approximately three feet tall.

VEGETATION - Use scientific names of plants

Sampling Point: 9

	Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
			0	= Total Cover	

	Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Rhus glabra*		15	Y	UPL
2	*Lactuca biennis*		10	Y	FAC
3					
4					
5					
6					
7					
8					
9					
10					
			25	= Total Cover	

	Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Cirsium arvense*		70	Y	FACU
2	*Elymus repens*		25	Y	FACU
3	*Sonchus arvensis*		20	N	FACU
4	*Solidago altissima*		20	N	FACU
5	*Ambrosia trifida*		5	N	FAC
6	*Taraxacum officinale*		5	N	FACU
7	*Vitis riparia*		2	N	FAC
8					
9					
10					
11					
12					
13					
14					
15					
			147	= Total Cover	

	Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
			0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	5	13
Herb Stratum	29	74
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 25.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	17	x 3 =	51	
FACU species	140	x 4 =	560	
UPL species	15	x 5 =	75	
Column totals	172	(A)	686	(B)

Prevalence Index = B/A = 3.99

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Old field.

SOIL **Sampling Point:** 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-9	10YR 2/2	100					Silty clay loam	Gravelly

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel fill
Depth (inches): 9

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 10
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): swale Local relief (concave, convex, none): concave
Slope (%): 1-2% Lat.: Long.: Datum:
Soil Map Unit Name: Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes
Are vegetation ____, soil ____, or hydrology ____ naturally problematic?
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	X	No	____	Depth (inches): At surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
A restrictive layer is present so A3 is checked.

VEGETATION - Use scientific names of plants

Sampling Point: 10

	Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
			0	= Total Cover	

	Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Populus deltoides*		10	Y	FAC
2	*Salix nigra*		5	Y	OBL
3					
4					
5					
6					
7					
8					
9					
10					
			15	= Total Cover	

	Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Typha latifolia*		90	Y	OBL
2	*Epilobium ciliatum*		25	N	FACW
3	*Agrostis gigantea*		20	N	FACW
4	*Poa pratensis*		10	N	FACU
5	*Bidens frondosa*		10	N	FACW
6	*Symphyotrichum firmum*		10	N	OBL
7	*Cornus alba*		5	N	FACW
8	*Rumex crispus*		2	N	FAC
9					
10					
11					
12					
13					
14					
15					
			172	= Total Cover	

	Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
			0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	3	8
Herb Stratum	34	86
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	105	x 1 =	105
FACW species	60	x 2 =	120
FAC species	12	x 3 =	36
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column totals	187 (A)		301 (B)

Prevalence Index = B/A = 1.61

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Emergent wetland.

SOIL **Sampling Point:** 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 3/1	98	10YR 3/6	2	C	PL	Sandy clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel fill
Depth (inches): 4

Hydric soil present? Y

Remarks:
A restrictive layer is present at four inches.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 11
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): concave
Slope (%): 1-2% Lat.: Long.: Datum:
Soil Map Unit Name: Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Sewer drain nearby

VEGETATION - Use scientific names of plants

Sampling Point: 11

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Bouteloua curtipendula*	75	Y	UPL
2	*Ratibida pinnata*	30	Y	UPL
3	*Elymus canadensis*	15	N	FACU
4	*Solidago rigida*	10	N	UPL
5	*Sorghastrum nutans*	10	N	FACU
6	*Andropogon gerardii*	5	N	FACU
7	*Monarda fistulosa*	3	N	FACU
8	*Asclepias tuberosa*	1	N	UPL
9				
10				
11				
12				
13				
14				
15				
		149	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	30	75
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	33	x 4 =	132	
UPL species	116	x 5 =	580	
Column totals	149	(A)	712	(B)
Prevalence Index = B/A =			4.78	

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Planted prairie.

SOIL **Sampling Point:** 11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-7	10YR 3/2	100					Silty clay loam	
7-8	10YR 4/4	100					Sandy clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Gravel fill
Depth (inches): 8

Hydric soil present? N

Remarks:
Gravel fill, multiple attempts.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 12
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): convex
Slope (%): 3-5% Lat.: Long.: Datum:
Soil Map Unit Name Aztalan fine sandy loam (AzA) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 12

Tree Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Thuja occidentalis*	30	Y	FACW
2 *Betula papyrifera*	30	Y	FACU
3 *Pinus nigra*	10	N	UPL
4 *Picea abies*	10	N	UPL
5			
6			
7			
8			
9			
10			
	80 = Total Cover		

Sapling/Shrub Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Populus deltoides*	10	Y	FAC
2			
3			
4			
5			
6			
7			
8			
9			
10			
	10 = Total Cover		

Herb Stratum (Plot Size (5ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Poa pratensis*	80	Y	FACU
2 *Lolium arundinaceum*	15	N	FACU
3 *Plantago lanceolata*	10	N	FACU
4 *Symphyotrichum pilosum*	10	N	FACU
5 *Arctium minus*	2	N	FACU
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	117 = Total Cover		

Woody Vine Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1			
2			
3			
4			
5			
	0 = Total Cover		

50/20 Thresholds

	20%	50%
Tree Stratum	16	40
Sapling/Shrub Stratum	2	5
Herb Stratum	23	59
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 50.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	30	x 2 =	60	
FAC species	10	x 3 =	30	
FACU species	147	x 4 =	588	
UPL species	20	x 5 =	100	
Column totals	207	(A)	778	(B)
Prevalence Index = B/A =			3.76	

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Landscaped area.

SOIL **Sampling Point:** 12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-12	10YR 2/1	100					Silty clay loam	
12-24	10YR 4/4	70					Sandy clay loam	
	10YR 2/1	30						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Hoffman Drive - Watertown City/County: Watertown/Jefferso Sampling Date: 10/16/23
Applicant/Owner: Harwood State: WI Sampling Point: 13
Investigator(s): K. Sherfinski Section, Township, Range: T8N R15E S8
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): convex
Slope (%): 4-6% Lat.: Long.: Datum:
Soil Map Unit Name (SoB) NWI Classification: None
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: 13

Tree Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Picea abies*	10	Y	UPL
2 *Pinus nigra*	5	Y	UPL
3 *Malus pumila*	2	N	UPL
4			
5			
6			
7			
8			
9			
10			
	17	= Total Cover	

Sapling/Shrub Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Fraxinus pennsylvanica*	5	Y	FACW
2			
3			
4			
5			
6			
7			
8			
9			
10			
	5	= Total Cover	

Herb Stratum (Plot Size (5ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1 *Poa pratensis*	90	Y	FACU
2 *Plantago lanceolata*	20	N	FACU
3 *Lolium arundinaceum*	10	N	FACU
4 *Symphyotrichum pilosum*	5	N	FACU
5 *Asclepias syriaca*	5	N	UPL
6 *Fraxinus pennsylvanica*	3	N	FACW
7 *Acer negundo*	2	N	FAC
8 *Juglans nigra*	1	N	FACU
9 *Ulmus americana*	1	N	FACW
10			
11			
12			
13			
14			
15			
	137	= Total Cover	

Woody Vine Stratum (Plot Size (30ft radius))	Absolute % Cover	Dominant Species	Indicator Status
1			
2			
3			
4			
5			
	0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	3	9
Sapling/Shrub Stratum	1	3
Herb Stratum	27	69
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 25.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	9	x 2 =	18
FAC species	2	x 3 =	6
FACU species	126	x 4 =	504
UPL species	22	x 5 =	110
Column totals	159 (A)		638 (B)

Prevalence Index = B/A = 4.01

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Old field.

SOIL **Sampling Point:** 13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-10	10YR 2/1	100					Silty clay loam	
10-14	10YR 5/4	70					Sandy clay	
	10YR 2/1	30						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: Rock fill
Depth (inches): 14

Hydric soil present? N

Remarks:

ZUERN
BUILDING PRODUCTS & DESIGN CENTER

May 17, 2024

Brian Zirbes

Zoning & Floodplain Administrator

City of Watertown

106 Jones Street

Watertown WI 53094-0477

920-262-4041

RE: Zuern Watertown

I am writing in regards to some of the projects that Zuern Building Products is looking to conduct at our facility located at 1800 S. Church St. The list of projects is as follows:

- Addition of exterior storage building. This building will be used for additional covered storage of building materials, which will help to reduce the material stacked along the fence visible from Hwy 26. Covered storage is necessary in our industry to ensure product quality and integrity.
- Addition of fuel island/filling station. Currently Zuern equipment is travelling across Hwy 26 to Kwik Trip for fuel. This creates a safety concern mainly with forklift traffic. Retaining forklift traffic within the facility will increase safety and efficiencies. It is important to note with the addition of the exterior storage building that this will not be visible from Hwy 26
- Addition of covered entrance to the main building. This will help to create a more inviting space/entrance for our customers and members of the community. Ultimately this provides better visibility and curb appeal for the location.

- Painting of the main building. The hope is to increase curb appeal and address any defects in the exterior of the building that have developed over the last 30 years.
- Update/upgrade of handicapped parking/ADA accessibility. Since the facility was constructed in the 1990's we are taking the opportunity in conjunction with the covered entrance project to update the handicapped parking and ADA accessibility.

Zuern has been a long standing business operating within the Watertown community. Our organization has demonstrated commitment to the community and has operated a successful business within the City of Watertown for almost 40 years. The projects identified above represent opportunities to support the continued growth of our organization as well as the community.

Any questions or concerns please direct them to me individually.

Best,

Brendan Kons

Controller

Zuern Building Products

820 Enterprise Drive

Slinger WI 53086


ZUERN
ZUERN

CT DARNELL CONSTRUCTION
WE BUILD SOLUTIONS

SUNBELT RACK

ZUERN BUILDING PRODUCTS
WATERTOWN,WI

PROJECT DESCRIPTION: DOUBLE AISLE DRIVE-THRU BUILDING

ZUERN
BUILDING PRODUCTS & DESIGN CENTER

REV.	DATE	DESCRIPTION	DRFT
00	08/29/2023	PRELIMINARY DESIGN	KING
01	01/31/2024	REVISED	EXAR

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

PLOT DATE: 2/1/2024 10:25 AM

SUNBELT RACK
A Division of CAD LBM, LLC.
2255 Justin Trail | Alpharetta, GA | 30004
Phone: (404) 352-0992
(FAX) 770-569-9944
www.Sunbelt-Rack.com
www.CT-Darnell.com
CT DARNELL CONSTRUCTION
WE BUILD SOLUTIONS

SALESPERSON: RICK

PROJECT NUMBER: Q23-17957

PROJECT NAME: ZUERN BUILDING PRODUCTS WATERTOWN, WI

SHEET DESCRIPTION: COVER SHEET

SHEET NO: D23-17957-00-CS-v01

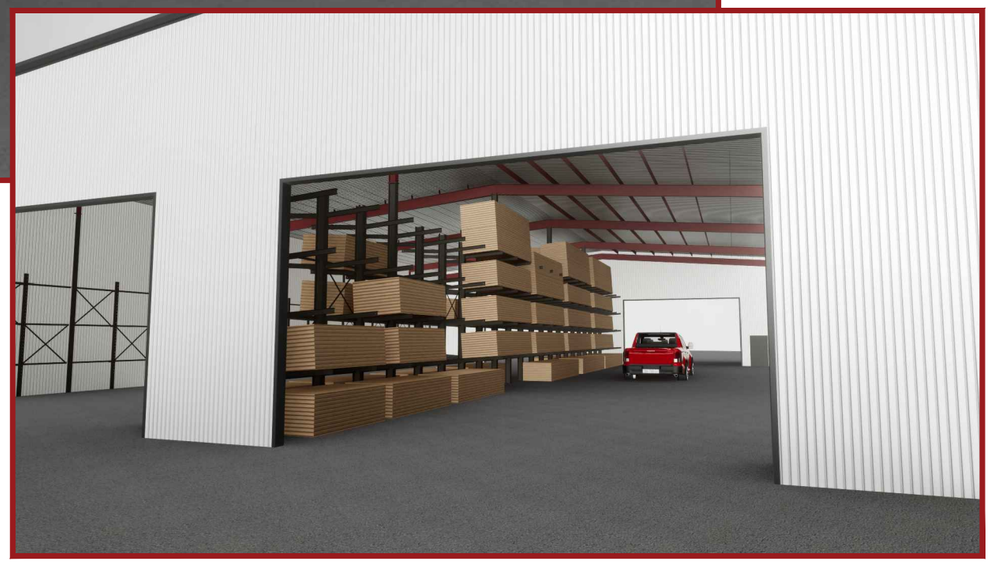
STRC #:

SHEET NO: 132

SCALE: AS NOTED

LOCAL FILE: S:\SUNBELTshared\DRAFTING_DESIGN\01_CONSTRUCTION\PROJECTS\2023\17957_ZUERNBUILDINGPRODUCTS_WATERTOWN_WI\01_ctdarnell_sunbeltrack_drawings\a_preliminary_drawings\D23-17957-00-00-central.dwg

ZUERN
BUILDING PRODUCTS & DESIGN CENTER



REV.	DATE	DESCRIPTION	DRFT	CHK'D
01	04/29/2024	PRELIMIARY DESIGN	EXAR	

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

PLOT DATE: 4/29/2024 1:39 PM

SUNBELT RACK
A Division of CAD LBM, LLC.
2255 Justin Trail | Alpharetta, GA | 30004
(P) 770-569-8944 | (800) 352-8862
(FAX) 770-569-8944
www.Sunbelt-Rack.com
www.CT-Darnell.com

CT DARNELL CONSTRUCTION

SALESPERSON: RICK

PROJECT NUMBER: Q23-17957

PROJECT NAME: ZUERN BUILDING PRODUCTS
WATERTOWN, WI

SHEET DESCRIPTION: SKETCH RENDERING(S)

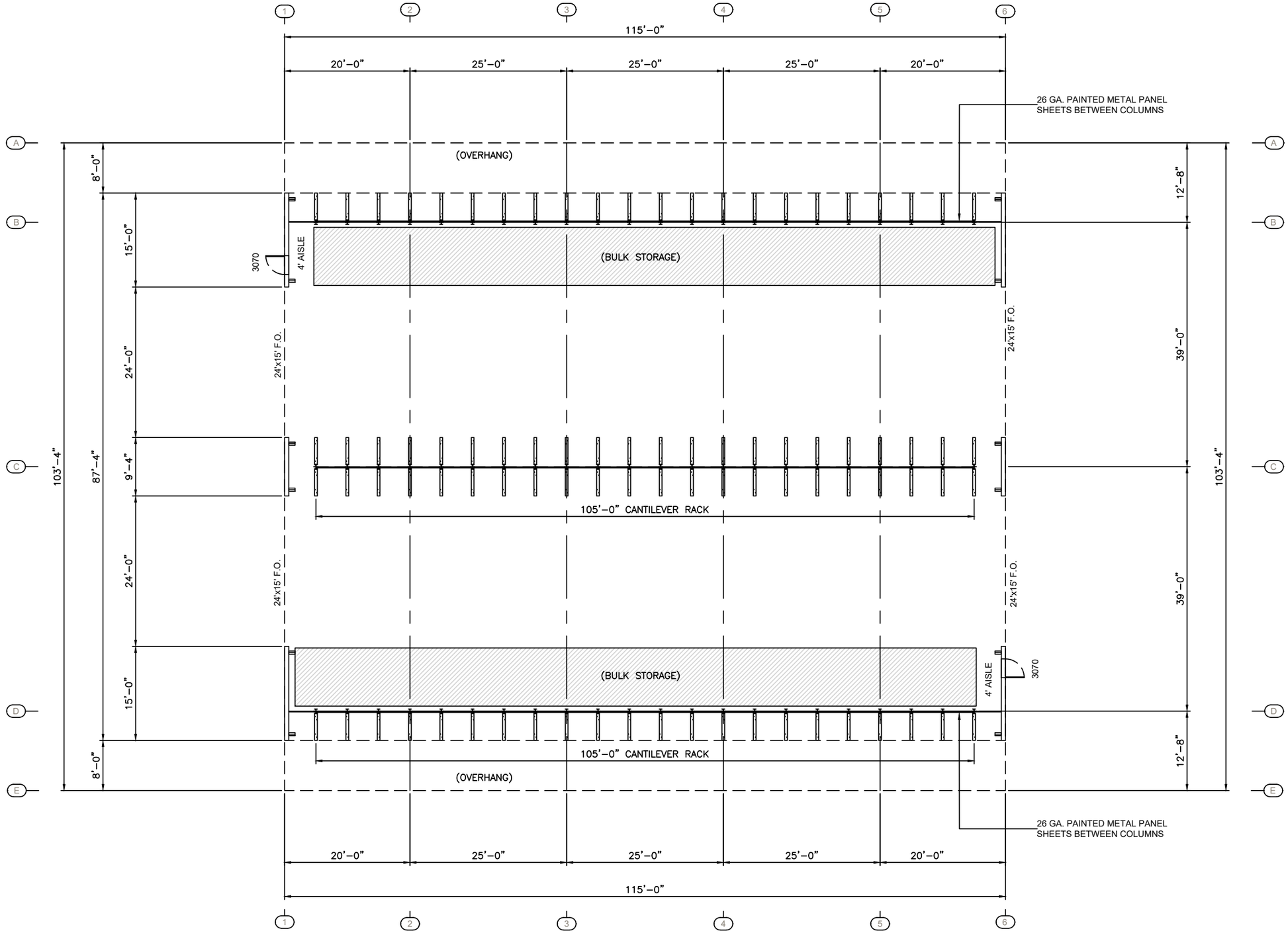
SHEET NO: D23-17957-00-SK100-v01

STRC #:

SHEET NO: SK

SCALE: AS NOTED

LOCAL FILE: S:\SUNBELTshared\DRAFTING_DESIGN\01_CONSTRUCTION\PROJECTS\2023\17957_ZUERNBUILDINGPRODUCTS_WATERTOWN_WI\01_ctdarnell_sunbeltrack_drawings\a_preliminary_drawings\D23-17957-00-00-central.dwg



100 RACK LAYOUT PLAN
S100 SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION	DRFT
00	08/29/2023	PRELIMINARY DESIGN	KING
01	01/31/2024	REVISED	EXAR

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

PLOT DATE: 2/1/2024 10:25 AM

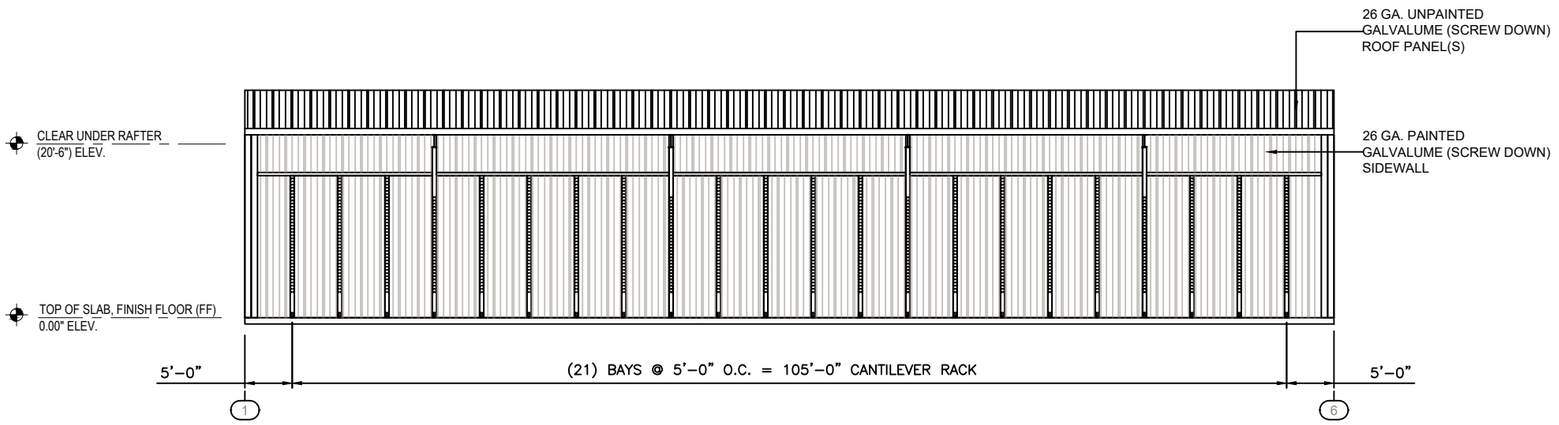
SUNBELT RACK
A Division of CAD LBM, LLC.
2255 Justin Trail | Alpharetta, GA | 30004
(770) 569-8944 | (800) 352-8944
(FAX) 770-569-8944
www.Sunbelt-Rack.com
www.CT-Darnell.com
CT DARNELL CONSTRUCTION

SALESPERSON: RICK
PROJECT NUMBER: Q23-17957

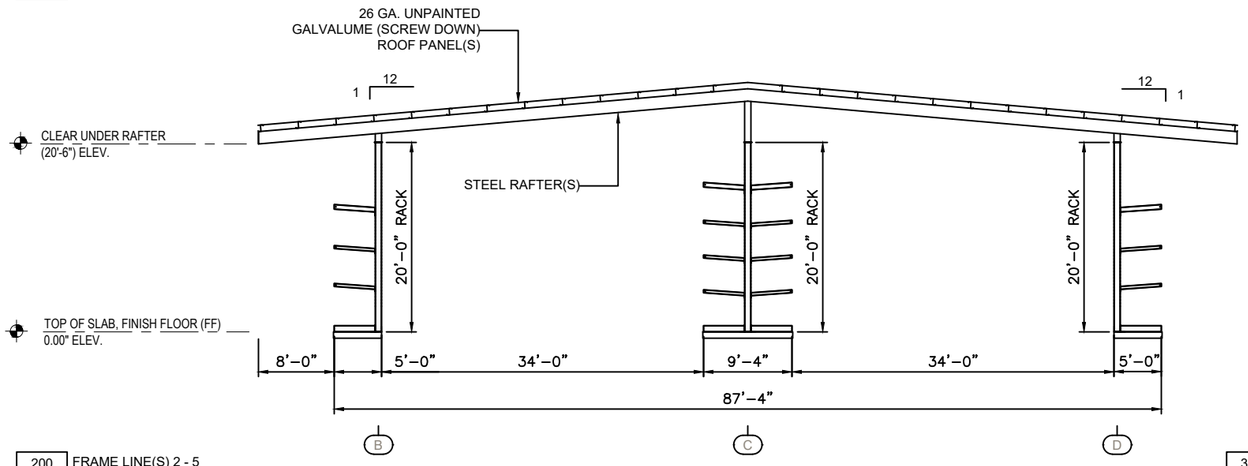
PROJECT NAME: ZUERN BUILDING PRODUCTS
WATERTOWN, WI
SHEET DESCRIPTION: RACK LAYOUT PLAN
SHEET NO: D23-17957-00-S100-v01

STRC #:
SHEET NO: S
SCALE: AS NOTED

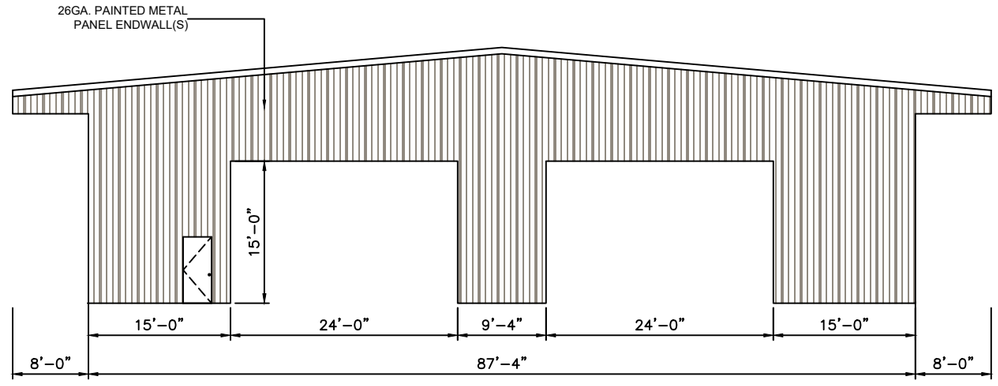
LOCAL FILE: S:\SUNBELTshared\DRAFTING_DESIGN\01_CONSTRUCTION\PROJECTS\2023\17957_ZUERNBUILDINGPRODUCTS_WATERTOWN_WI\01_ctdarnell_sunbeltrack_drawings\a_preliminary_drawings\D23-17957-00-00-central.dwg



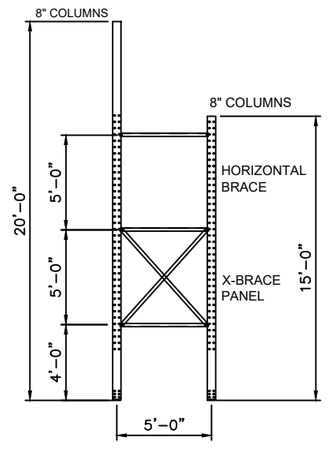
100 SIDE ELEVATION
S200 SCALE: 1/8" = 1'-0"



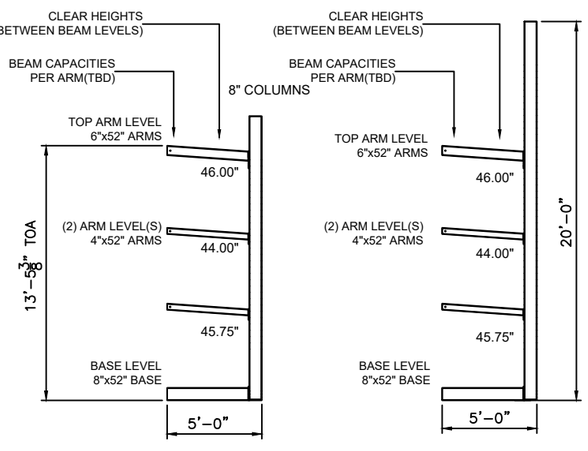
200 FRAME LINE(S) 2 - 5
S200 SCALE: 1/8" = 1'-0"



300 ENDWALL ELEVATION - TYP
S200 SCALE: 1/8" = 1'-0"



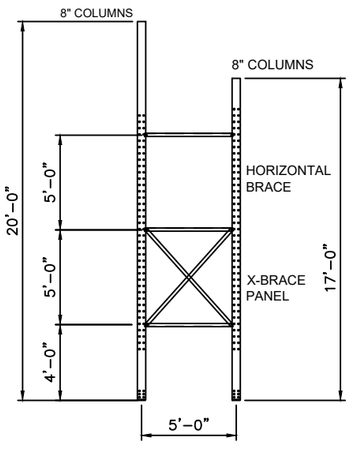
BAY DETAIL
TYP.



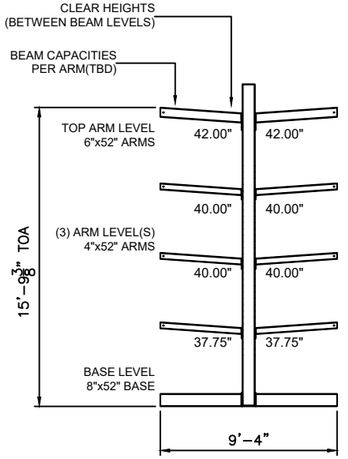
RACK LINE(S) B & D
INTERMEDIATE

RACK LINE(S) B & D
ROOF SUPPORTING

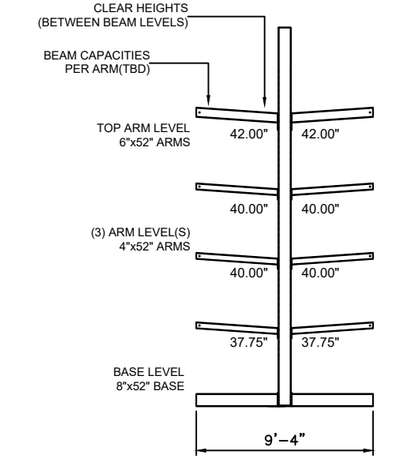
400 BAY DETAILS
S200 SCALE: 2X



BAY DETAIL
TYP.



RACK LINE(S) C
INTERMEDIATE



RACK LINE(S) C
ROOF SUPPORTING

REV.	DATE	DESCRIPTION	DRFT	ENG
00	08/29/2023	PRELIMINARY DESIGN	KING	E
01	01/31/2024	REVISED		EXAR

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

PLOT DATE: 2/1/2024 10:25 AM

SUNBELT RACK
A Division of CAD LBM, LLC.
2255 Justin Trail | Alpharetta, GA | 30004
(PH) 770-569-8944 | (800) 353-8662
(FAX) 770-569-8944
www.Sunbelt-Rack.com
www.CT-Darnell.com

SALESPERSON: RICK

PROJECT NUMBER: Q23-17957

PROJECT NAME: ZUERN BUILDING PRODUCTS
WATERTOWN, WI

SHEET DESCRIPTION: RACK LAYOUT PLAN
ELEVATIONS

SHEET NO: D23-17957-00-S200-v01

STRC #:

SHEET NO: S

SCALE: AS NOTED

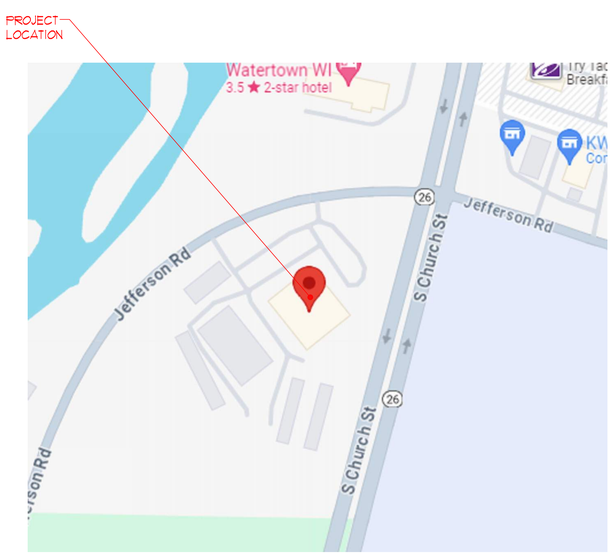
LOCAL FILE: S:\SUNBELTshared\DRAFTING_DESIGN\01_CONSTRUCTION\PROJECTS\2023\17957_ZUERNBUILDINGPRODUCTS_WATERTOWN_WI\01_ctdarnell_sunbeltrack_drawings\a_preliminary_drawings\D23-17957-00-00-central.dwg

PLOT DATE: 5/9/2024 11:25:59 PM

Zuern Building Products & Design Center

1800 South Church Street
City of Watertown, WI 53094
(Jefferson County)

VICINITY MAP



PLAN NORTH

ABBREVIATION KEY

AB	ANCHOR BOLT	EW	EACH WAY	OPT	OPTIONAL
AC	AIR CONDITIONING	FD	FLOOR DRAIN	PERF	PERFORATED
ACT	ACOUSTIC CEILING TILE	FF	FINISH FLOOR	PL	PLATE
ACWD	ALUMINUM CLAD WOOD DOOR	FN	FINISH	PLAM	PLASTIC LAMINATE
ADJ	ADJUSTABLE	FIXT	FIXTURE	PLYWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	PREFIN	PREFINISHED
ALUM	ALUMINUM	FDN	FOUNDATION	PSF	POUNDS PER SQ FT
ALT	ALTERNATE	FO	FACE OF	PSI	POUNDS PER SQ IN
APPROX	APPROXIMATE	FS	FLOOR SEAL	PT	PAINT
ARCH	ARCHITECTURAL	FTG	FOOTING	PVC	POLYVINYLCHLORIDE
@	AT	FURN	FURNACE	QT	QUARRY TILE
BD	BOARD	GA	GAUGE	R	RADIUS
BI	BUILT-IN	GALV	GALVANIZED	RD	ROOF DRAIN
BLDG	BUILDING	GFI	GROUND FAULT INTERRUPT	RHS	ROD & SHELF
BOT	BOTTOM	GLU-LAM	GLUE LAMINATED BEAM	REC	RECESSED
BO	BOTTOM OF	GT	GROUT	REG	REGULAR
BRG	BEARING	GWB	GYPSUM WALL BOARD	REINF	REINFORCE
BRG PL	BEARING PLATE	H	HARDWARE	RO	ROUGH OPENING
CPT	CARPET	HC	HOLLOW CORE	S+V	STAIN & VARNISH
CABST	CABINET	HD	HEAD	SC	SOLID CORE
CI	CAST IRON	HDR	HEADER	SECT	SECTION
CJ	CONSTRUCTION JOINTS	HT	HEIGHT	SHLV	SHELVES
℄	CENTER LINE	HM	HOLLOW METAL	SIM	SIMILAR
CLG	CEILING	HORZ	HORIZONTAL	SPEC	SPECIFICATION
CLO	CLOSET	HR	HOUR	STL	STEEL
CMU	CONCRETE MASONRY UNIT	HTG	HEATING	STN	STAIN
CO	CASED OPENING	HVAC	HEAT, VENT, AIR COND	STOR	STORAGE
COL	COLUMN	IHM	INSULATED HOLLOW METAL	STRUCT	STRUCTURAL
CONC	CONCRETE	INSUL	INSULATION	SV	SHEET VINYL
CONST	CONSTRUCTION	INT	INTERIOR	SW	STRIP WOOD
CONT	CONTINUOUS	JNT	JOINT	TBD	TO BE DETERMINED
CT	CERAMIC TILE	JST	JOIST	T&B	TOP & BOTTOM
CTB	CERAMIC TILE BASE	LAM	LAMINATE	T/	TOP OF
DEMO	DEMOLITION	LAV	LAVATORY	TEL	TELEPHONE
DIA ⌀	DIAMETER	MATL	MATERIAL	T&G	TONGUE & GROOVE
DIM	DIMENSION	MAX	MAXIMUM	TJI	TRUSS JOIST
DIV	DIVISION	MECH	MECHANICAL	TOP	TOP OF PLATE
DN	DOWN	MED	MEDIUM	TYP	TYPICAL
DWG(S)	DRAWINGS	MIN	MINIMUM	UC	UNDER COUNTER
DS	DOWNSPOUT	MISC	MISCELLANEOUS	UON	UNLESS OTHERWISE NOTED
DW	DISHWASHER	ML	MICROLAM	VB	COVED VINYL BASE
EA	EACH	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
EF	EPOXY FLOORING	MTL	METAL	VERT	VERTICAL
EXIST	EXISTING	MW	MICROWAVE	VIF	VERIFY IN FIELD
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NIC	NOT IN CONTRACT	VWC	VINYL WALL BASE
EXP	EXPANSION or EXPOSED	NO	NUMBER	W/	WITH
ELECT	ELECTRICAL	NOM	NOMINAL	WB	WOOD BASE
ELEV	ELEVATION	NTS	NOT TO SCALE	WIC	WALK-IN CLOSET
EQUIP	EQUIPMENT	OA	OVER ALL	WD	WOOD
EQUIV	EQUIVALENT	OC	ON CENTER	WDO	WINDOW
ETR	EXISTING TO REMAIN	OHD	OVERHEAD DOOR	W/O	WITHOUT
EXT	EXTERIOR	OPP	OPPOSITE	WP	WATERPROOF
				WWF	WELDED WIRE FABRIC

PARTICIPANTS

OWNER:

Zuern Building Products & Design Center
820 Enterprise Drive
Slinger WI 53086
Tele: (262) 297-5428
Fax: N/A
Contact: Brendan Kons
E-mail: brendan.kons@zuerns.com
Cell: (262) 347-7252

TENANT:

Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094
Tele: (262) 297-5428
Fax: N/A
Contact: Brendan Kons
E-mail: brendan.kons@zuerns.com
Cell: (262) 347-7252

GENERAL CONTRACTOR / CONSTRUCTION MANAGER

TO BE DETERMINED

ARCHITECT:

Perspective Design, Inc.
11525 West North Avenue
Wauwatosa, WI 53226
Tele: (414) 302-1780 x 201
Fax: (414) 302-1781
Contact: William Conine - Project Manager
E-mail: bconine@pdi-arch.com

STRUCTURAL ENGINEER:

Pierce Engineers
181 North Broadway
Milwaukee, WI 53202
Tele: (414) 278-6020
Fax: (414) 278-6061
Contact: Eric Felle
E-mail: efelle@pierceengineers.com
Direct: (414) 988-7464

INTERIOR DESIGN & MILLWORK:

Three Sixty
6000 North 60th Street
Milwaukee, WI 53218
Tele: (414) 906-0360
Fax: N/A
Contact: Brian Polster
Email: brian@threesixtymke.com

CIVIL ENGINEER:

CJ Engineering
9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Tele: (414) 443-1312 x 222
Fax: N/A
Contact: Chris Jackson
E-mail: chris@cj-engineering.com

SURVEYOR:

Capitol Survey Enterprises
220 Regency Court - Suite 210
Brookfield, WI 53045
Tele: (262) 786-6600
Fax: (262) 786-6008
Contact: Mike Berry
E-mail: mikeb@capitolsurvey.com

MECHANICAL ENG./DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY OWNER.

ELECTRICAL ENG./DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY OWNER.

PLUMBING ENG./DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY OWNER.

FIRE PROTECTION ENG./DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY OWNER.

DRAWING INDEX

(*) DENOTES SHEETS THAT ARE BEST VIEWED IN COLOR.
THESE SHEETS ARE SIZED AS 30"x42"

INTERIOR DESIGN

STRUCTURAL:

MECHANICAL:

TO BE SUBMITTED & STAMPED SEPARATELY BY DESIGN ENGINEER CONTACT GENERAL CONTRACTOR FOR DETAILS AND INFORMATION.

ELECTRICAL:

TO BE SUBMITTED & STAMPED SEPARATELY BY DESIGN ENGINEER CONTACT GENERAL CONTRACTOR FOR DETAILS AND INFORMATION.

PLUMBING:

TO BE SUBMITTED & STAMPED SEPARATELY BY DESIGN ENGINEER CONTACT GENERAL CONTRACTOR FOR DETAILS AND INFORMATION.

CODE REFERENCE

BUILDING CODE:
WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 361-366
- INTERNATIONAL BUILDING CODE - 2015
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015
  - ** PRESCRIPTIVE METHOD
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL FUEL GAS CODE - 2015
- INTERNATIONAL EXISTING BUILDING CODE - 2015

ACCESSIBILITY CODES:
- INTERNATIONAL BUILDING CODE- 2015, CHAPTER 11
- ICC A117.1 - 2009
- D.O.J. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

MECHANICAL CODE:
- REFER TO WI COMMERCIAL BUILDING CODE

ELECTRICAL CODE:
- INTERNATIONAL BUILDING CODE - 2015, CHAPTER 27
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316
  REFERENCE NATIONAL ELECTRIC CODE.
- NFPA 70 - NATIONAL ELECTRIC CODE (NEC) - 2017
  SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CH. III, OF SPS CHAPTER 316

PLUMBING CODE:
- INTERNATIONAL BUILDING CODE - 2015, CHAPTER 29
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381-387

FIRE PREVENTION:
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314
  REFERENCE NFPA
- NFPA 1, FIRE CODE - 2012 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE
  SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN SPS CHAPTER 314
- INTERNATIONAL FIRE CODE - 2015 (AS REFERENCED BY THE IBC - 2015)

CIVIL ENGINEER:
CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION.

EMERGENCY EGRESS LIGHTING:
-THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS & EMERGENCY EGRESS LIGHTING MAY BE REQUIRED.
- FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTOMETERICS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES.

LIGHTING & ENERGY CONSERVATION:
ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL AS FIXTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

ACCESSIBILITY NOTES:
THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION. AS DENOTED IN THESE DOCUMENTS, ACCESSIBILITY UPGRADES ARE BEING PROVIDED TO THE ACCESSIBLE ROUTE, INCLUDING TOILET AND DRINKING FACILITIES, AS REQUIRED BY THE EXISTING BUILDING CODE. THESE UPGRADES ARE LIMITED TO 20% OF THE PROJECT COST AS ALLOWED BY THE EXISTING BUILDING CODE.

BUILDING DATA

PROJECT DESCRIPTION:

BUILDING CODE:	IBC/IEBC/WI-SPS 361-366
CLASSIFICATION OF WORK:	ADDITION & ALTERATION
TYPE OF WORK:	LEVEL 3, AREA OF WORK IS LARGER THAN 50% OF AREA
AREA OF WORK (ALTERATION):	14,463.50 SQ FT / (8%)
AREA OF WORK (ADDITION):	367 SQ FT

USE & OCCUPANCY:

MAJOR USE:	MERCANTILE (M)
ACCESSORY OCCUPANCY:	STORAGE - MODERATE HAZARD (S-1)
	BUSINESS (B)

GENERAL BUILDING DATA:

	ALLOWED	ACTUAL
APPROX HEIGHT:	60'-0"	+ 28'-0"
GROSS BUILDING AREA:	27,000 SQ FT	17,500 SQ FT
NUMBER OF STORIES:	2	2
NUMBER OF FLOORS:	2	2 FLOOR

TYPE OF CONSTRUCTION: V-B (UNPROTECTED WOOD)

FIRE RESISTANCE RATED CONST.: NOT REQUIRED

EXTERIOR WALL OPENINGS:

	ALLOWED	ACTUAL
NORTH:	UNLIMITED	N/A
SOUTH:	UNLIMITED	N/A
EAST:	UNLIMITED	N/A
WEST:	UNLIMITED	N/A

(OPENINGS ARE NOT LIMITED IN EXTERIOR WALLS PER IBC 705.8)

FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER:	REQUIRED & EXISTING
COVERAGE:	COMPLETE
STANDARD:	NFPA 13
MONITORING:	REQUIRED & EXISTING - CENTRAL STATION
FIRE ALARM:	REQUIRED & EXISTING
COVERAGE:	COMPLETE
TYPE:	AUTOMATIC
OCCUPANT NOTIFICATION:	REQUIRED - COMPLETE
STANDARD:	NFPA72
FIRE DETECTION:	REQUIRED & EXISTING - DETECTION / ALARM
TYPE:	AUTOMATIC
COVERAGE:	COMPLETE
SMOKE ALARM & DETECTION:	REQUIRED & EXISTING - DETECTION / ALARM
TYPE:	AUTOMATIC
COVERAGE:	COMPLETE

MEANS OF EGRESS IN GROSS BUILDING AREA:

	REQUIRED	ACTUAL
TOTAL OCCUPANT LOAD:	N/A	UNCHANGED
TOTAL EGRESS WIDTH:	N/A	UNCHANGED
TOTAL STAIRWAY WIDTH:	N/A	UNCHANGED
EXIT TRAVEL DISTANCE:		UNCHANGED

OCCUPANT LOAD DETERMINING PLUMBING FIXTURES: OCCUPANT LOAD LESS THAN 20% INCREASE, NO CHANGE IN EXISTING FIXTURES REQUIRED PER SPS366.0610(1)

PLUMBING FIXTURES:	REQUIRED	ACTUAL
MEN		
WATERCLOSETS:	N/A	1
URINALS:	N/A	1
LAVATORIES:	N/A	1
WOMEN		
WATERCLOSETS:	N/A	1
LAVATORIES:	N/A	1
DRINKING FOUNTAINS:	2	
EXISTING LOU DRINKING FOUNTAIN WITH CUP HOLDERS ADJACENT TO UNIT.		
OTHER (SERVICE/PREP SINKS):	1	1

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

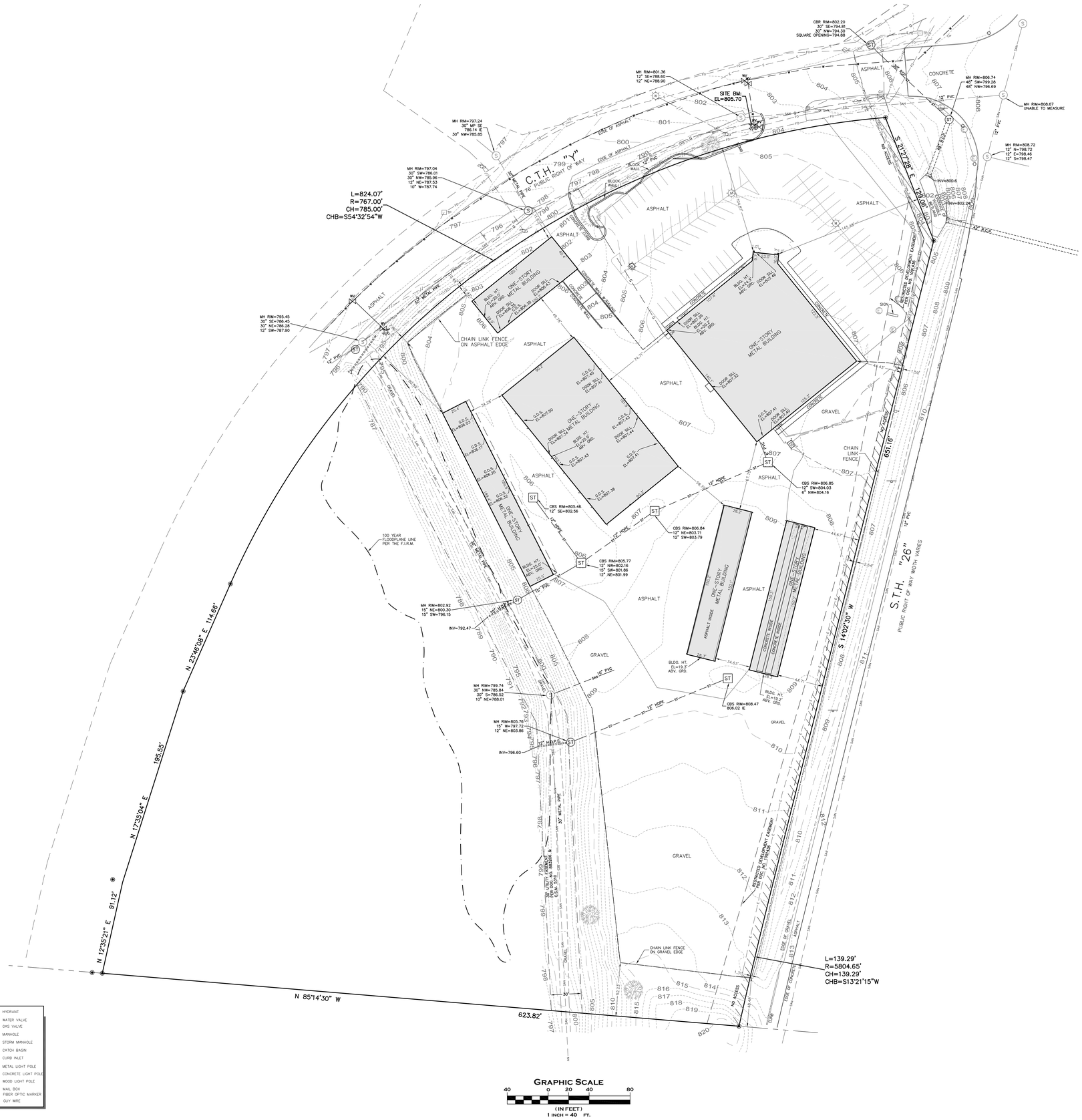
Project:
Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
TITLE SHEET

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet: T1

FILE NAME: P:_PROJECTS\360 - ZUERN WATERTOWN\T00_ZUERN WT.DWG



CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NOTES

1. SUBJECT PROPERTY ZONED: GB–GENERAL BUSINESS.

2. SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
BUILDING TO FRONT OF STREET SIDE ALOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
BLDG TO RESIDENTIAL SIDE LOT LINE: 12 FEET
BLDG TO RESIDENTIAL REAR LOT LINE: 25 FEET
BLDG TO NONRESIDENTIAL SIDE LOT LINE: 12 FEET OR ZERO FEET ON ZERO LOT LINE SIDE.
BLDG TO NONRESIDENTIAL REAR LOT LINE: 25 FEET
SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.
REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.

3. LEGAL DESCRIPTION FROM A WRITTEN REPORT AS PREPARED BY WISCONSIN TITLE SERVICE COMPANY, INC. PREPARED FEBRUARY 21, 2024 AS FILE NO. 240200093

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND AE: SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH [NO] BASE FLOOD ELEVATIONS DETERMINED) PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0086F WITH A DATE OF IDENTIFICATION OF FEBRUARY 4, 2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. PROJECT BENCHMARK – NGS MONUMENT PID DF9982, ELEVATION=845.02

7. SITE BENCHMARK – SOUTHEAST BOLT WITH BURY TAG, ELEVATION=805.70.

8. ELEVATIONS BASED ON INFORMATION FROM NATIONAL GEODETIC SURVEY. DATUM REFERS TO NAVD 88.

9. ELEVATIONS SHOWN AS G.D.S. ARE GARAGE DOOR SLAB

LEGAL DESCRIPTION

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 5310, BEING A REDIVISION OF PART OF LOT ONE (1) AND LOT TWO (2) OF HADLEYS ADDITION TO WATERTOWN AND A PART OF OUTLOT 11 OF WARD OF THE MAP OF OUTLOTS AND SUBDIVISIONS OF LOTS, 1ST, 2ND AND 7TH WARDS AND THE SOUTH HALF OF VACATED JEFFERSON ROAD, VACATED BY RESOLUTION ON MAY 21, 1997 AND RECORDED AS DOCUMENT NO. 918201, BEING A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION EIGHT (8) AND A PART OF THE SOUTHWEST ONE QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY ON OCTOBER 28, 2010 IN VOLUME 129, PAGES 34 THRU 36 OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 1285323.

PROPERTY ADDRESS: 1800 SOUTH CHURCH STREET, WATERTOWN, WI 53094

TAX KEY NO. : 291-0815-0844-002

LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST	STORM SEWER	ELECTRIC METER	WATER VALVE
W	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
OHU	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

EXISTING CONDITIONS SURVEY
FOR
ZUERN BROTHERS
1800 SOUTH CHURCH STREET
WATERTOWN, WI

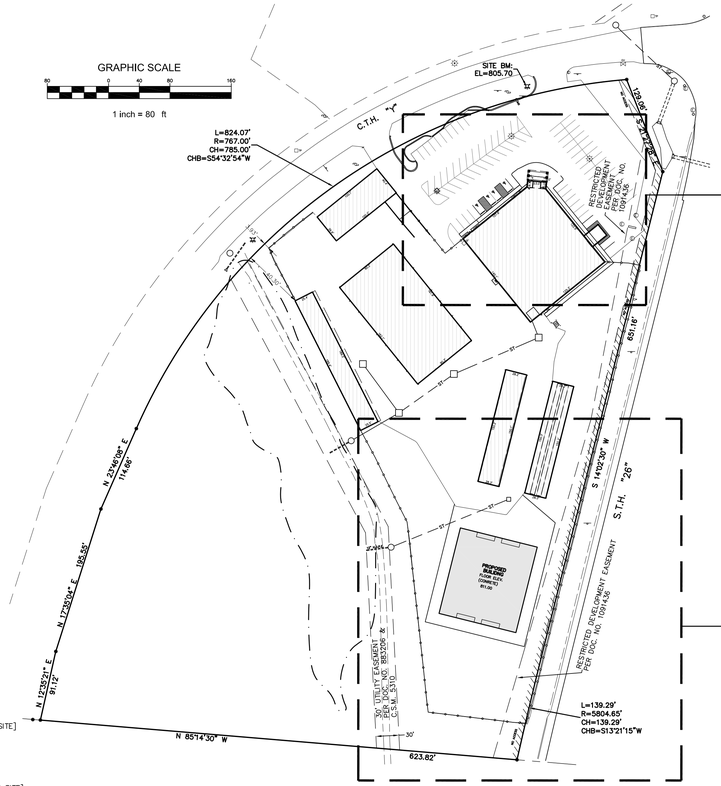
DRAWN BY:	DHS	DATE:	MARCH 14, 2024
CHECKED BY:	MJB	DRAWING NO.	EC-0-24-017
CSE JOB NO.:	24-017	SHEET	1 OF 1

LEGAL DESCRIPTION

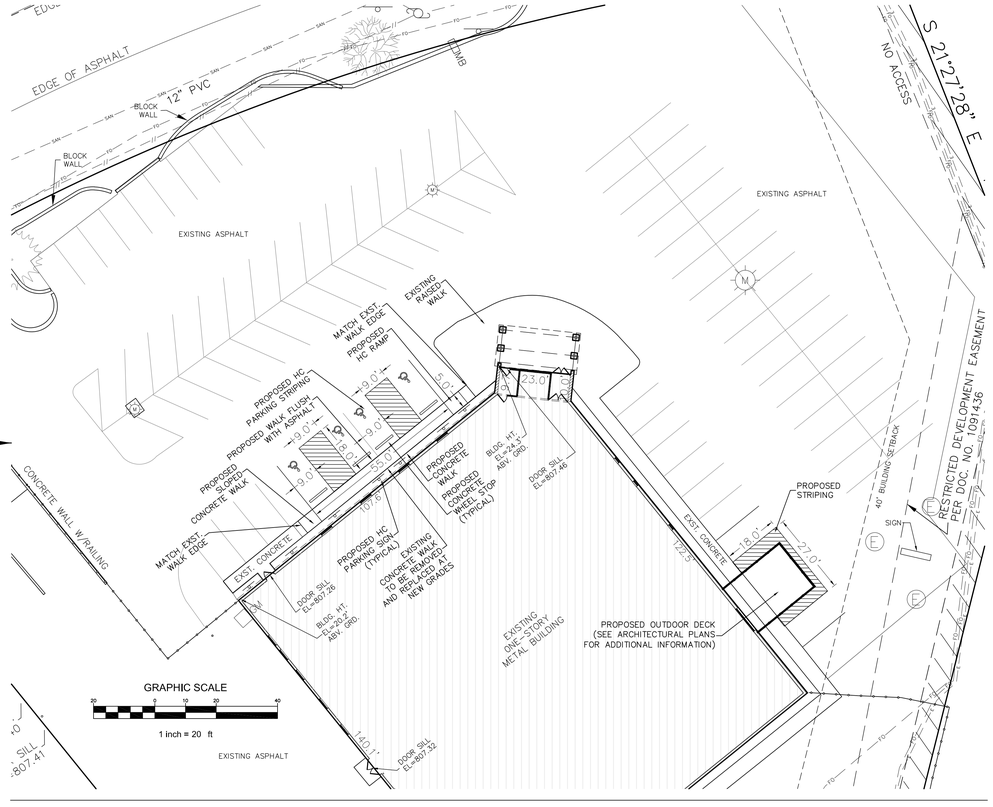
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 5310, BEING A REDIVISION OF PART OF LOT ONE (1) AND LOT TWO (2) OF HADLEYS ADDITION TO WATERTOWN AND A PART OF OUTLOT 11 OF WARD OF THE MAP OF OUTLOTS AND SUBDIVISIONS OF LOTS, 1ST, 2ND AND 7TH WARDS AND THE SOUTH HALF OF VACATED JEFFERSON ROAD, VACATED BY RESOLUTION ON MAY 21, 1997 AND RECORDED AS DOCUMENT NO. 918201, BEING A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION EIGHT (8) AND A PART OF THE SOUTHWEST ONE QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTEEN (15) EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY ON OCTOBER 28, 2010 IN VOLUME 129, PAGES 34 THRU 36 OF CERTIFIED SURVEY MAPS, AS DOCUMENT NO. 1285323.

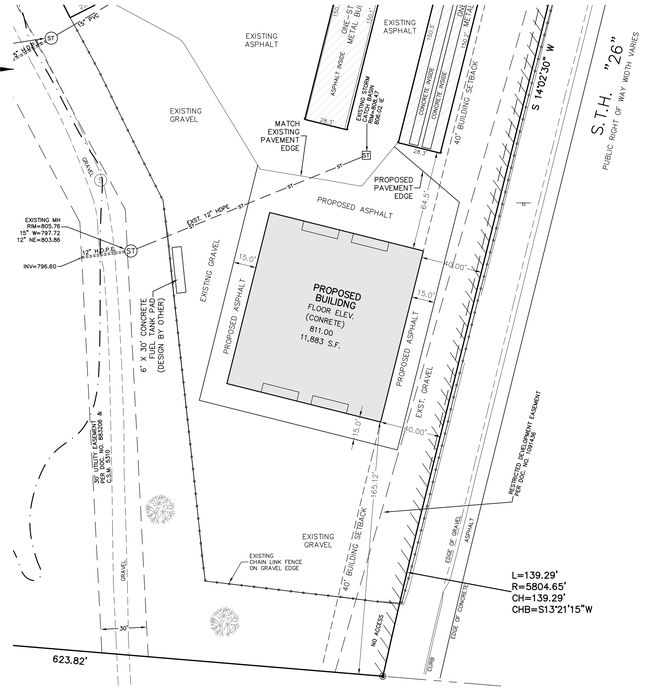
PROPERTY ADDRESS: 1800 SOUTH CHURCH STREET, WATERTOWN, WI 53094

TAX KEY NO. : 291-0815-0844-002



FULL SITE





SITE AREAS

EXISTING BUILDING FOOTPRINTS = 49,569 S.F. (1.138 ACRES)
EXISTING PAVEMENT = 121,566 S.F. (2.791 ACRES)
EXISTING GRAVEL = 75,784 S.F. (1.740 ACRES)

EXISTING IMPERVIOUS AREA = 246,919 S.F. (5.668 ACRES) [53% OF THE SITE]
EXISTING OPEN SPACE = 215,611 S.F. (4.950 ACRES) [47% OF THE SITE]

PROPOSED BUILDING FOOTPRINTS = 61,452 S.F. (1.411 ACRES)
PROPOSED PAVEMENT = 132,082 S.F. (3.032 ACRES)
PROPOSED GRAVEL = 53,385 S.F. (1.226 ACRES)

PROPOSED IMPERVIOUS AREA = 246,919 S.F. (5.668 ACRES) [53% OF THE SITE]
PROPOSED OPEN SPACE = 215,611 S.F. (4.950 ACRES) [47% OF THE SITE]

TOTAL SITE AREA = 462,530 S.F. (10.618 ACRES)

DISTURBED AREA = 39,165 S.F. (0.90 ACRES)

PROPOSED SURFACE PARKING

82 REGULAR CUSTOMER SPACES
4 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

86 TOTAL SPACES

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.

2. DISTURBED AREA = 39,165 S.F. / 0.90 ACRES

3. THE DEVELOPMENT WILL NOT RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE AS THE ENTIRE PROJECT AREA IS EXISTING IMPERVIOUS SURFACE.

4. STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT BASED ON THE AREA OF DISTURBANCE BEING UNDER 1 ACRE AND NO INCREASE OF IMPERVIOUS SURFACE..

5. NO WORK IN THE PUBLIC RIGHT OF WAY IS ANTICIPATED FOR THIS PROJECT. IF WORK IN THE PUBLIC RIGHT OF WAY IS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.

6. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.

7. PROPOSED BUILDING HEIGHT = 24'

8. SUBJECT PROPERTY ZONED: GB-GENERAL BUSINESS.

9. SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
BUILDING TO FRONT OF STREET SIDE ALOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
BLDG TO RESIDENTIAL SIDE LOT LINE: 12 FEET
BLDG TO RESIDENTIAL REAR LOT LINE: 25 FEET
BLDG TO NONRESIDENTIAL SIDE LOT LINE: 12 FEET OR ZERO FEET ON ZERO LOT LINE SIDE.
BLDG TO NONRESIDENTIAL REAR LOT LINE: 25 FEET
SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.
REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE.

10. LEGAL DESCRIPTION FROM A WRITTEN REPORT AS PREPARED BY WISCONSIN TITLE SERVICE COMPANY, INC. PREPARED FEBRUARY 21, 2024 AS FILE NO. 240200093

11. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

12. PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND AE: SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH [NO] BASE FLOOD ELEVATIONS DETERMINED] PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0086F WITH A DATE OF IDENTIFICATION OF FEBRUARY 4, 2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

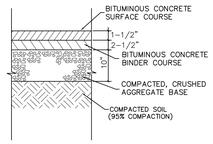
13. PROJECT BENCHMARK - NGS MONUMENT PID DF9982, ELEVATION=845.02

14. SITE BENCHMARK - SOUTHEAST BOLT WITH BURY TAG, ELEVATION=805.70.

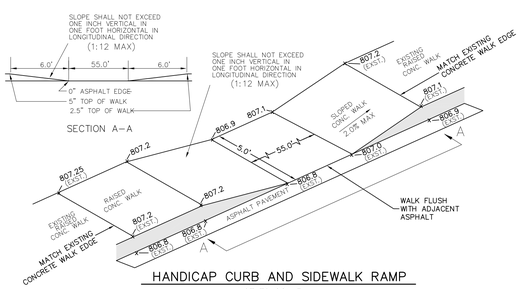
15. ELEVATIONS BASED ON INFORMATION FROM NATIONAL GEODETIC SURVEY. DATUM REFERS TO NAVD 88.

16. ELEVATIONS SHOWN AS G.D.S. ARE GARAGE DOOR SLAB

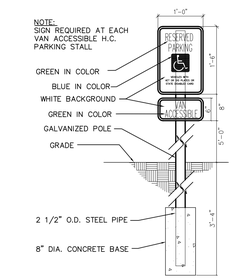
CONCRETE SIDEWALK
NOT TO SCALE



ASPHALT PAVEMENT
NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP
NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)
NOT TO SCALE

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

ZUERN

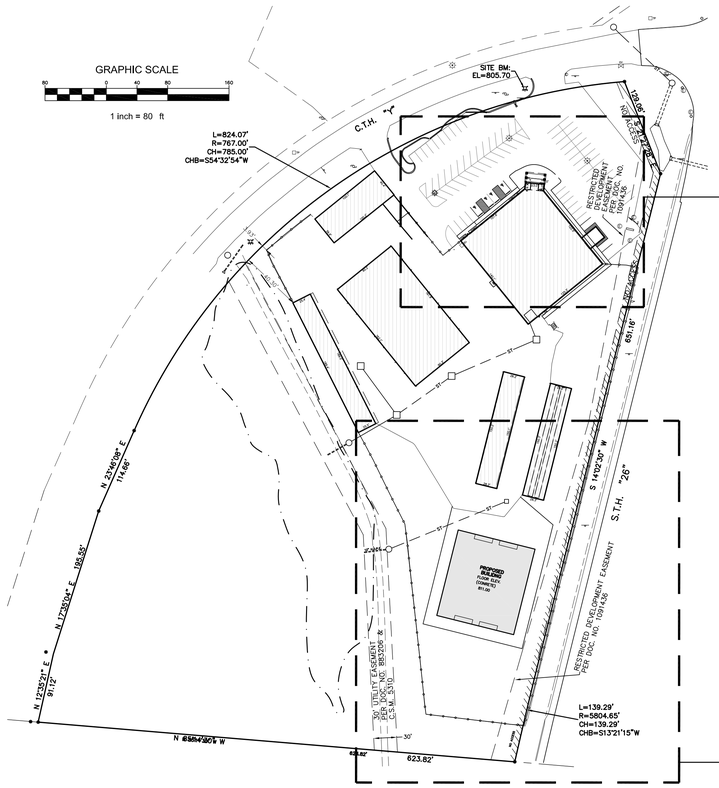
1800 SOUTH CHURCH STREET WATERTOWN, WISCONSIN

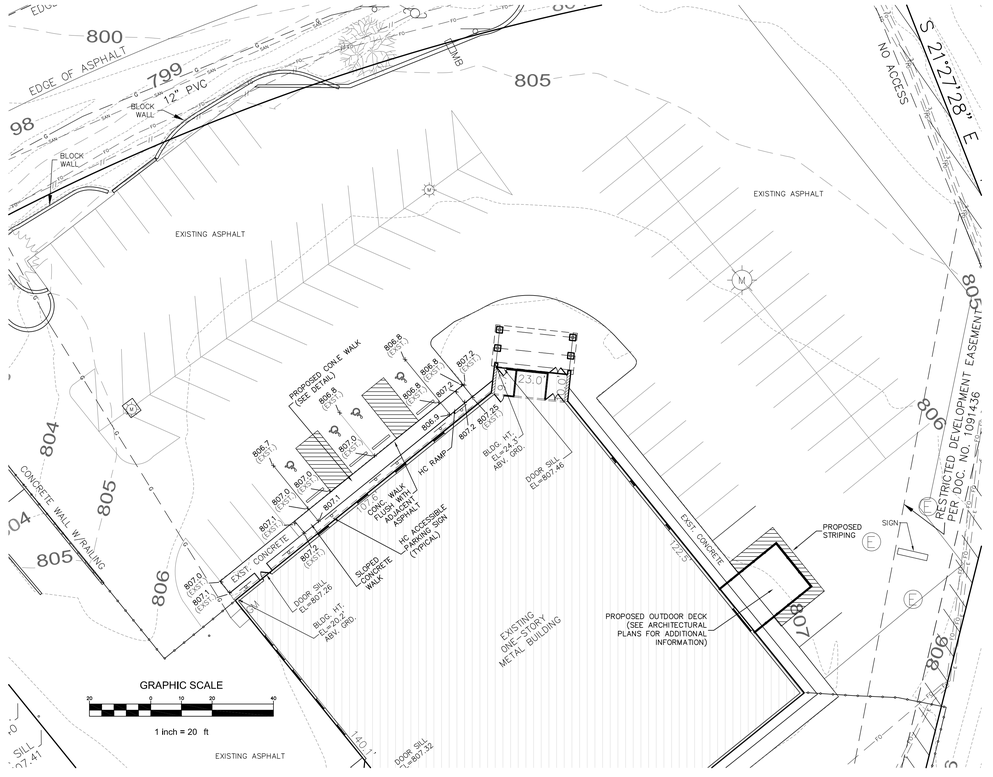
CJE NO.: 2418RI
APRIL 23, 2024
REV.: 05/07/2024

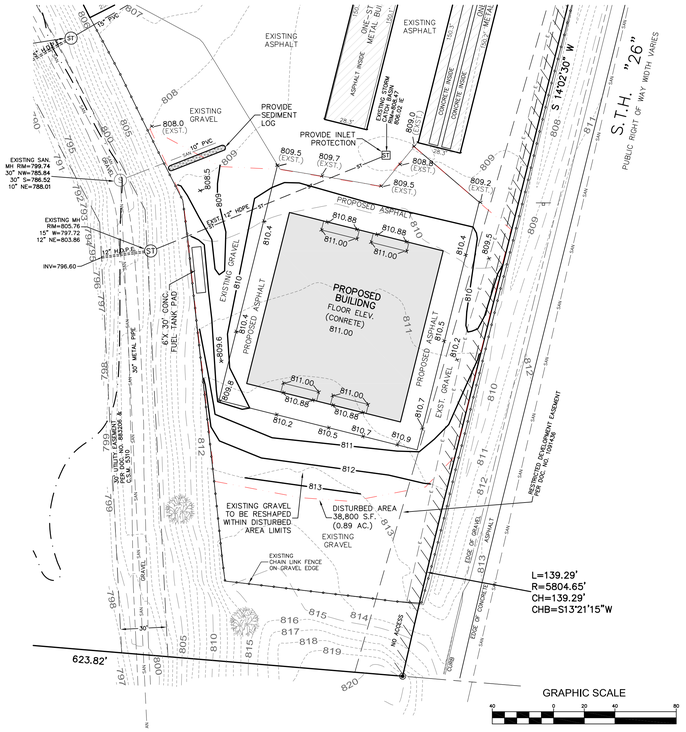
SITE PLAN C1.0

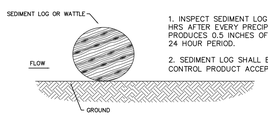
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

ZUERN
1800 SOUTH CHURCH STREET WATERTOWN, WISCONSIN









1. INSPECT SEDIMENT LOG WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
2. SEDIMENT LOG SHALL BE PER THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).

SEDIMENT LOG
PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

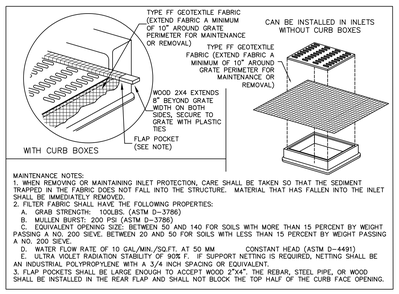
STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT AS NEEDED.
3. INSTALL SILT WATTLE/SEDIMENT LOG AS SHOWN AND CONSTRUCTION FENCE AS NEEDED
4. INSTALL INLET PROTECTION IN EXISTING OPEN GRATE STORM INLET STRUCTURES IN VICINITY OF WORK AS SHOWN.
5. ROUGH GRADE SITE
6. BEGIN BUILDING CONSTRUCTION.
7. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
8. INSTALL BASE COURSE OF PAVEMENT AND REGRADE GRAVEL AREA ADJACENT TO NEW BUILDING ASPHALT APRON.
9. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
10. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
11. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.



MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.
2. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
   B. MULLEN BURST: 200 PSI (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE, BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

INLET PROTECTION TYPE D & C
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE

LEGEND

190	EXISTING CONTOUR
190	PROPOSED CONTOUR
x—189.5	PROPOSED GRADE
—ST—	EXISTING STORM SEWER
—ST—	PROPOSED STORM SEWER
—SAN—	EXISTING SANITARY SEWER
—SAN—	PROPOSED SANITARY SEWER
—W—	EXISTING WATER MAIN
—W—	PROPOSED WATER MAIN
—G—	BURIED GAS MAIN
—//—	OVER HEAD WIRE
—E—	BURIED ELECTRIC

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 39,165 S.F. / 0.90 ACRES
3. THE DEVELOPMENT WILL NOT RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE AS THE ENTIRE PROJECT AREA IS EXISTING IMPERVIOUS SURFACE.
4. STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT BASED ON THE AREA OF DISTURBANCE BEING UNDER 1 ACRE AND NO INCREASE OF IMPERVIOUS SURFACE.
5. NO WORK IN THE PUBLIC RIGHT OF WAY IS ANTICIPATED FOR THIS PROJECT. IF WORK IN THE PUBLIC RIGHT OF WAY IS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
6. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
7. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.
8. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF WATERTOWN STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
9. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

CJE NO.: 2418RI
APRIL 23, 2024
REV.: 05/07/2024

SITE GRADING AND EROSION CONTROL PLAN

C2.0

EXISTING ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'
2

NOT USED
SCALE: N/A
1

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

NOT FOR CONSTRUCTION

FULL SIZE PRINT = 30" x 42" SHEET

Sheet: **SP1.1**
Job: 23-087
Drawn: WHC
Scale: A.N.
Date: 05/07/24
Drawing Title: EXISTING ARCHITECTURAL SITE PLAN

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Project:
Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Section 2 Item B

140

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:
Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
1152S W. North Avenue
Waukesha, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

Drawing Title: DEMOLITION ARCHITECTURAL SITE PLAN

This box is 2" x 3"

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet: SP1.2

REV. #	REV. DATE	DESCRIPTION	REV. BY:

FULL SIZE PRINT = 30" x 42" SHEET

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

NOT FOR CONSTRUCTION

1. REMOVE EXISTING CONCRETE ENTRY PAD. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
2. REMOVE EXISTING CONCRETE SIDEWALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
3. REMOVE EXISTING PARKING LOT PAINT, TYPICAL. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
4. REMOVE EXISTING ADA PARKING SPACE SIGNAGE SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
5. REMOVE EXISTING CONCRETE STOOP. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

DEMOLITION SITE PLAN NOTES 1
SCALE: N/A

DEMOLITION ARCHITECTURAL SITE PLAN 2
SCALE: 1" = 50'

PLAN NORTH

TOTAL PARKING SPACES (86)
- (82) STANDARD PARKING
- (1) ADA VAN PARKING
- (3) ADA CAR PARKING

PLAN NORTH

ARCHITECTURAL SITE PLAN 2
SCALE: 1" = 50'

1. EXISTING BUILDING STRUCTURE.
2. NEW OPEN AIR HEAVY TIMBER ENTRY CANOPY (495 SQ. FT.) / (26'-9-1/2" WIDE x 18'-6" DEEP x 22'-3-3/4" TALL)
   SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. NEW CONCRETE ENTRY "PAD" AREA TO MIMIC THE PREVIOUS CONCRETE AREA THAT WAS REMOVED DURING HE DEMOLITION PHASE.
   SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
4. NEW ADA PARKING AREA, WITH ADA COMPLIANT PARKING STALLS FOR BOTH VAN AND CAR PARKING, LOADING ZONES, WHEEL STOPS & APPROPRIATE SIGNAGE FOR EACH STALL.
   SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
5. NEW CONCRETE SIDE WALK THAT IS FLUSH WITH THE EXISTING ASPHALT WITH NEWLY DEFINED ADA PARKING AREA. THE SIDEWALK WILL SLOPE UP TO MEET THE EXISTING & NEW CONCRETE AREAS IN SUCH A MANNER THAT IT IS CONSIDERED A SLOPED WALK AND NOT A RAMP.
   SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
6. NEW NEW OUTDOOR DECK, (18'-8" WIDE x 24'-0" DEEP)
   SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
7. NEW PARKING LOT PAINT TO SURROUND NEW OUTDOOR DECK.
   SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
8. NEW METAL BUILDING STRUCTURE (11,883.33 SQ. FT.) / (103'-4" WIDE x 115'-0" DEEP x 27'-0" TALL).
   SEE GT DARNELL CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
9. 20'-0" IMAGINARY PROPERTY LINE BETWEEN BUILDING STRUCTURES.
10. 40'-0" SET BACK LINE.
    FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
11. 25'-0" SET BACK LINE.
    FOR A LOT ADJACENT TO A STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
12. APPROXIMATE LOCATION OF FUEL ISLAND. SEE OWNER FOR ALL DETAILS.
13. NEW ASPHALT DRIVE AROUND NEW BUILDING PERIMETER. SEE CIVIL PLANS FOR ALL DETAILS.

ARCHITECTURAL SITE PLAN NOTES 1
SCALE: N/A

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
ARCHITECTURAL SITE PLAN

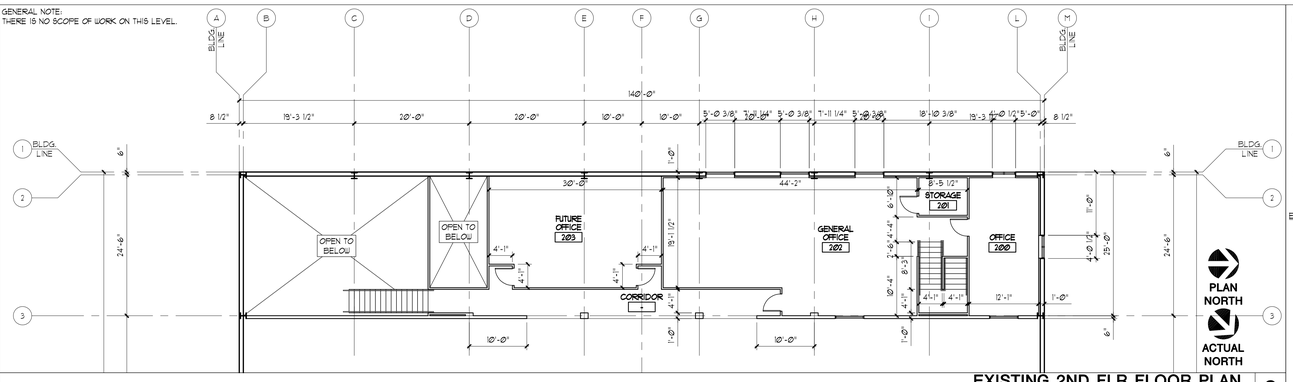
THIS BOX IS 3" x 3"

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet: SP1.3

PLOT DATE: 5/9/2024 11:40 PM

FILE NAME: P:\...PROJECTS\360 - ZUERN WATERTOWN\XRS\TE_ZUERN WT.DWG

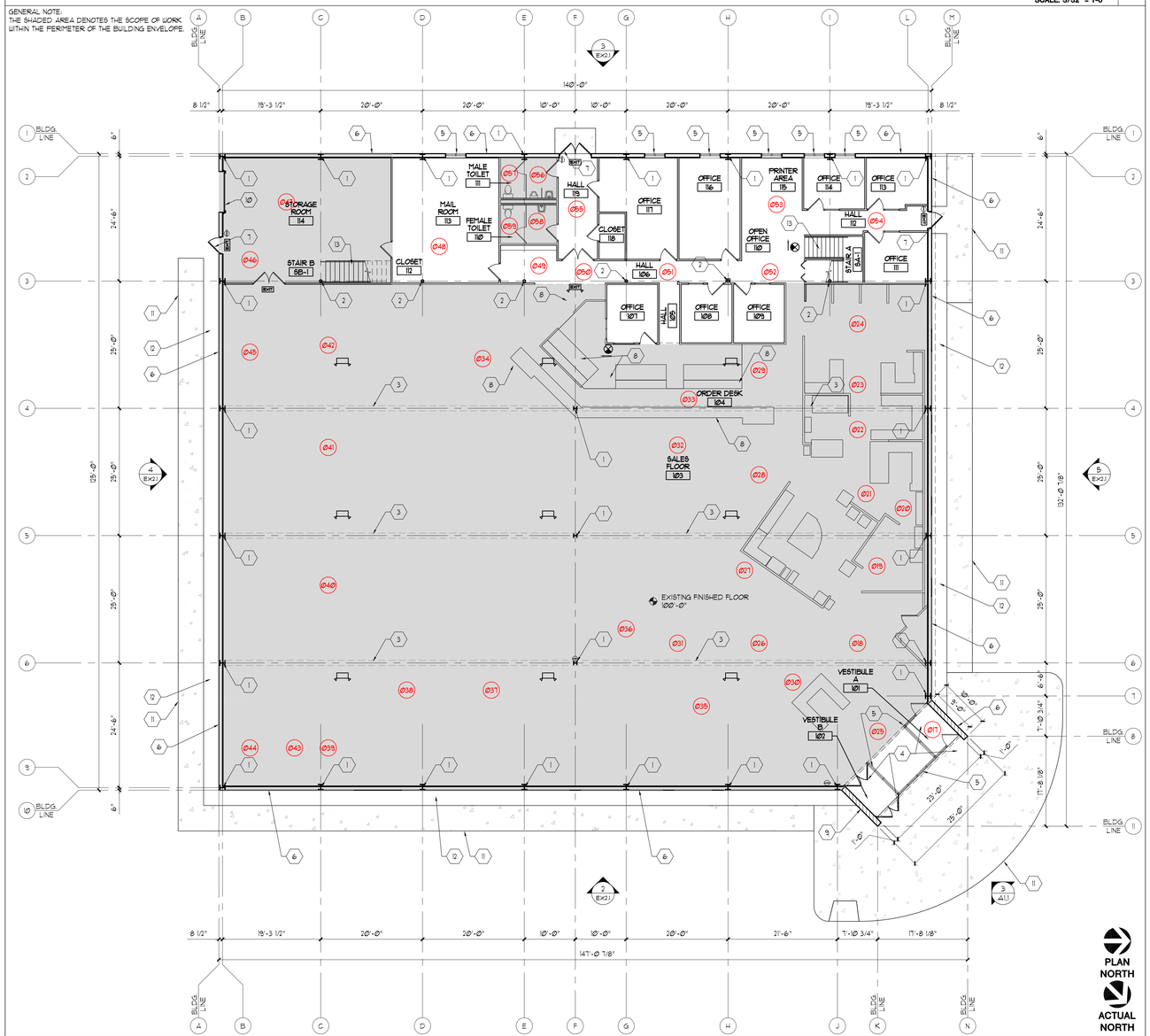
GENERAL NOTE:
THERE IS NO SCOPE OF WORK ON THIS LEVEL.



EXISTING 2ND FLR FLOOR PLAN 3

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

GENERAL NOTE:
THE SHADED AREA DENOTES THE SCOPE OF WORK WITHIN THE PERIMETER OF THE BUILDING ENVELOPE.



EXISTING 1ST FLR FLOOR PLAN 2

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

EXISTING NOTES:

1. EXISTING PLANS AND STRUCTURAL INFORMATION FOR REFERENCE ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
2. G.C. TO VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, STORM, WATER, ETC.) WITH LOCAL MUNICIPALITY, & OWNER PRIOR TO DEMOLITION. UTIL. SERVICE EXISTS AT CURRENT STRUCTURE, MODIFY AS NECESSARY.
3. DO NOT SCALE THESE DRAWINGS.
4. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.

EXISTING FLOOR PLAN PHOTOGRAPH SYMBOL:

(XXX) = EXISTING PHOTOGRAPH AVAILABLE UPON REQUEST

EXISTING FLOOR PLAN KEYED NOTES:

1. EXISTING (PRE-ENGINEERED METAL BUILDING (PEMB)) STEEL COLUMN.
2. EXISTING STEEL COLUMN.
3. EXISTING (PRE-ENGINEERED METAL BUILDING (PEMB)) STEEL ROOF BEAM, (ABOVE).
4. EXISTING STOREFRONT ENTRY SYSTEM.
5. EXISTING STOREFRONT GLAZING SYSTEM.
6. EXISTING EXTERIOR METAL WALL PANEL. THIS IS THE TYPICAL EXTERIOR WALL FINISH ON ALL SIDES OF THE BUILDING UNLESS OTHERWISE NOTED.
7. EXISTING EXTERIOR EXIT DOOR.
8. EXISTING ORDER DESK.
9. EXISTING PAINTED EXTERIOR SPLIT FACE CMU WALL STRUCTURE.
10. EXISTING EXTERIOR (8' x 8') OVERHEAD DOOR.
11. EXISTING SLAB ON GRADE CONCRETE SIDEWALK.
12. EXISTING FOUNDATION PLANTING AREA. THIS IS TYPICALLY BETWEEN THE SIDEWALK AND EXTERIOR BUILDING WALL.
13. EXISTING STAIR UP TO MEZZANINE LEVEL.

GENERAL NOTES 1

SCALE: N/A

NOT USED 4

SCALE: N/A

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

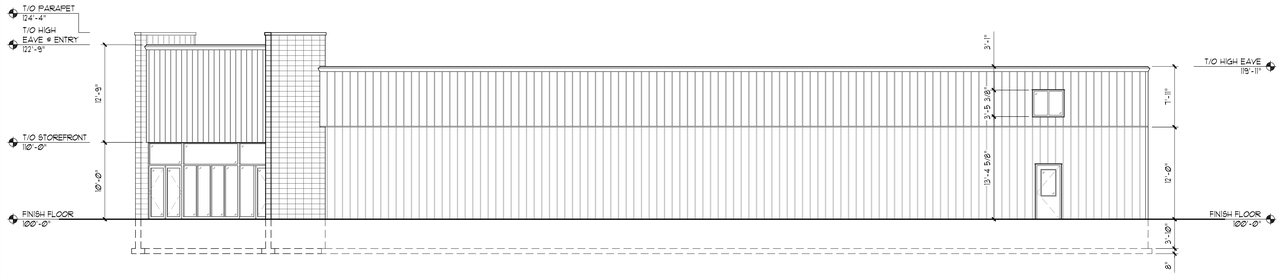
Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

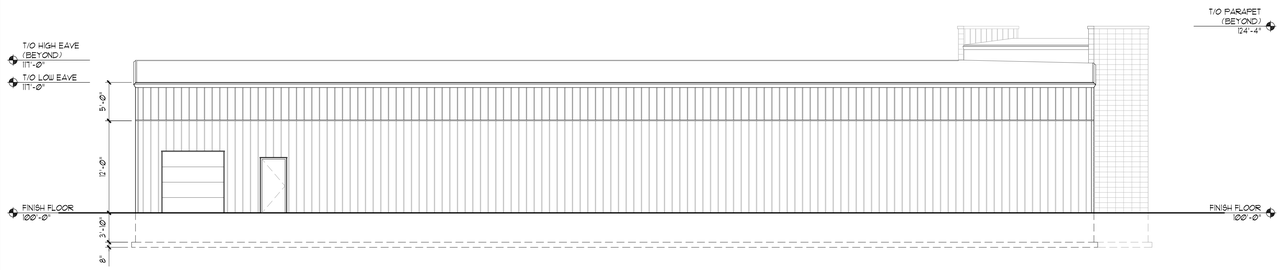
Drawing Title:
EXISTING FLOOR PLANS

THIS BOX IS 3" x 3"

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet: **EX1.1**

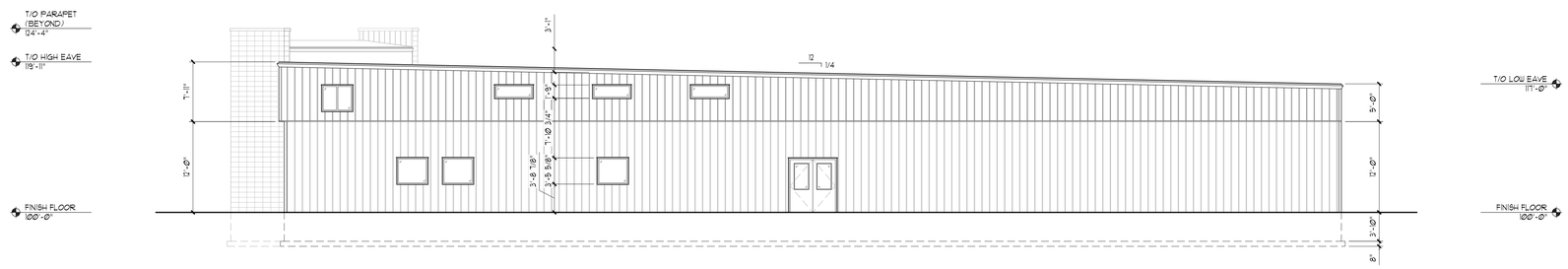


EXISTING BUILDING ELEVATION (NORTH) 5
SCALE: 1/8" = 1'-0"

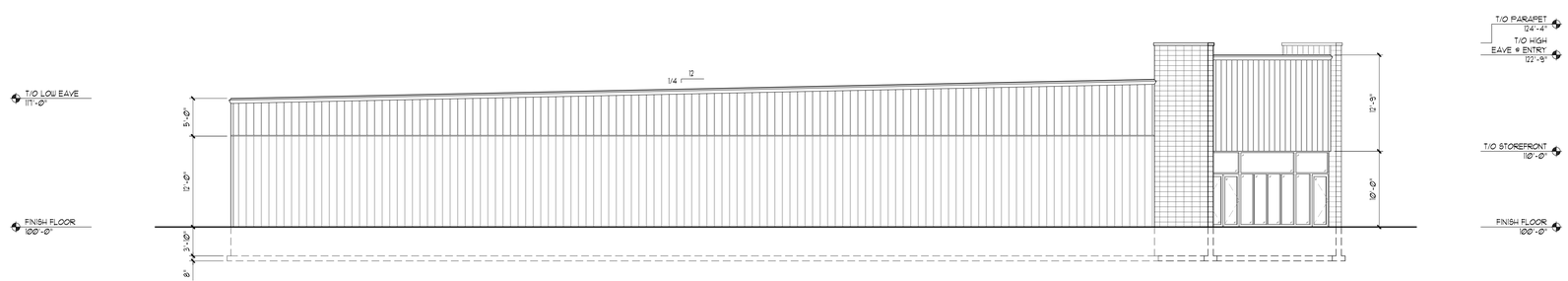


EXISTING BUILDING ELEVATION (SOUTH) 4
SCALE: 1/8" = 1'-0"

NOT USED 6
SCALE: N/A



EXISTING BUILDING ELEVATION (WEST) 3
SCALE: 1/8" = 1'-0"



EXISTING BUILDING ELEVATION (EAST) 2
SCALE: 1/8" = 1'-0"

NOT USED 1
SCALE: N/A

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
EXISTING BUILDING ELEVATIONS

THIS BOX IS 3" x 3"

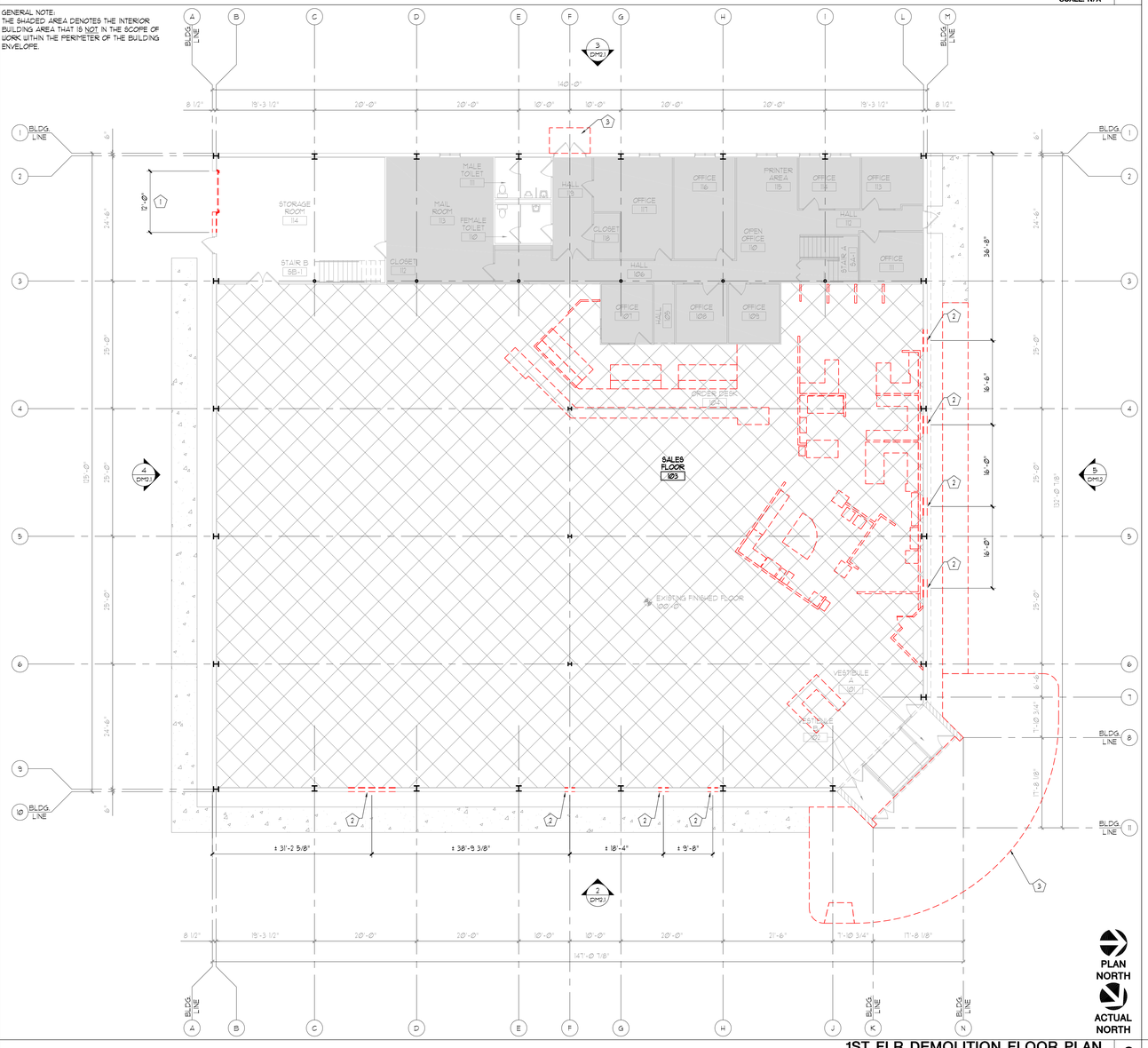
Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet: **EX2.1**

PLOT DATE: 5/9/2024 1:12:01 PM

FILE NAME: P:_PROJECTS\380 - ZUERN WATERTOWN\EX201_ZUERN WT.DWG

PLOT DATE: 5/9/2024 11:22 PM

GENERAL NOTE:
THE SHADED AREA DENOTES THE INTERIOR BUILDING AREA THAT IS NOT IN THE SCOPE OF WORK WITHIN THE PERIMETER OF THE BUILDING ENVELOPE.



NOT USED
SCALE: N/A — 3

1ST FLR DEMOLITION FLOOR PLAN
SCALE: 3/32" = 1'-0" — 2

GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY. ALL STATE AND LOCAL PRACTICES & REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA REGULATIONS, FOR DEMOLITION SHALL BE FOLLOWED FOR SAFETY & ALL OTHER MEASURES ASSOCIATED WITH DEMOLITION. IF ANY HAZARDOUS MATERIALS ARE FOUND AFTER THE INITIAL SURVEY OF EXISTING CONDITIONS OCCUR, IMMEDIATELY CONTACT THE GENERAL CONTRACTOR & STOP WORK FOR ASSESSMENT.
2. ITEMS TAGGED FOR DEMO SHOULD BE CONSIDERED FOR REFERENCE ONLY. ALL CONDITIONS SHOULD BE VERIFIED IN FIELD BEFORE WORK BEGINS.
3. ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW CONSTRUCTION.
4. ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING AN ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
6. INTERIOR WALLS AFFECTED / DAMAGED BY DEMO WORK SHOULD BE REPAIRED BY GC .
7. USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
8. MAINTAIN EXISTING UTILITIES IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
9. ALL HVAC EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO DUCT WORK) SHALL BE VERIFIED BY HVAC CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
10. ALL ELECTRICAL EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO PANELS, FIXTURES, OUTLETS, SWITCHES, ETC.) SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
11. PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
12. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNERS OPERATIONS WILL NOT BE DISRUPTED. PROVIDE NO LESS THAN 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT OWNERS OPERATIONS.
13. THE ENTIRE BUILDING WILL REMAIN OCCUPIED & OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. ACCOMMODATIONS MUST BE MADE TO ENSURE CONTINUED OPERATION, CUSTOMER ACCESS, TENANT ACCESS, HEATING, COOLING, FIRE PROTECTION, & SECURITY. ACCOMMODATIONS SHALL ALSO BE MADE TO PROTECT THE TENANTS, CUSTOMERS & TENANT'S PROPERTY/MERCHANDISE AS REQ'D. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: DUST & FUME PROTECTION, NOISE PROTECTION.
14. IF PROVIDED, SEE SECTIONS AND ELEVATIONS FOR ADDITIONAL DEMOLITION INFO - TYPICAL
15. DO NOT SCALE THESE DRAWINGS.

FLOOR PLAN DEMOLITION KEYED NOTES:

AREA OF COMPLETE INTERIOR REMOVAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING, (PLEASE NOTE THESE ARE NOT SHOWN IN THE PLAN.)
1. FINISHED FLOORING AND ALL ASSOCIATED MATERIALS,
2. ROOM AND DISPLAY LIGHTING & FIXTURES,
3. ORDER DESK(S),
4. SALES / CASHIERS STATION(S),
5. RETAIL FIXTURES,
6. RETAIL DISPLAYS,
7. MERCHANDISING SHELVING,
8. SELF STANDING RACK STORAGE,
9. WALL HUNG DISPLAY(S),
10. STRUCTURE HUNG DECOR ITEMS, AND
11. INTERIOR NON-LOADING PARTIAL HEIGHT PARTITION WALLS THAT WERE PREVIOUSLY CONSTRUCTED TO CREATE "DISPLAY VIGNETTES".

CONFIRM WHICH ITEMS SHALL BE REMOVED BY OWNER PRIOR TO START OF WORK AND WHICH ITEMS SHALL BE THE GENERAL CONTRACTORS FINAL SCOPE OF WORK.

FLOOR PLAN DEMOLITION KEYED NOTES:

1. REMOVE OVERHEAD DOOR, COMPOSITE EXTERIOR WALL CONSTRUCTION, STEEL GIRT, STEEL PORTAL FRAME, EXTERIOR BOLLARD, AND ALL ASSOCIATED CONSTRUCTION MATERIAL AS NEEDED TO ACCOMMODATE NEW PLANS.
2. REMOVE COMPOSITE EXTERIOR WALL CONSTRUCTION AND ALL ASSOCIATED CONSTRUCTION MATERIAL AS NEEDED TO ACCOMMODATE WALL OPENINGS FOR NEW WINDOWS. SEE OWNER/TENANT FOR FINAL ROUGH OPENING AND FINISHED OPENING SIZES, PRIOR TO THE START OF THIS WORK. USE OWNER/TENANT PROVIDED CUT SHEET AS NEEDED FOR GUIDANCE.
3. REMOVE THE FOLLOWING ITEMS,
   1. EXISTING SLAB ON GRADE CONCRETE SIDE WALK,
   2. SLAB ON GRADE APRON,
   3. SLAB ON GRADE STOOP, AND
   ALL ASSOCIATED CONSTRUCTION MATERIAL AS NEEDED TO ACCOMMODATE NEW PLANS.

GENERAL NOTES
SCALE: N/A — 1

NOT USED
SCALE: N/A — 4

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:

DEMOLITION FLOOR PLAN

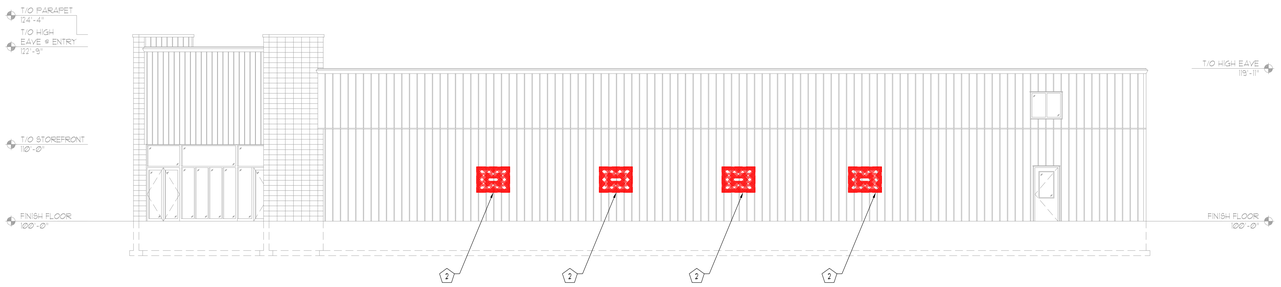
THIS BOX IS 3/4" x 3/4"

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet:

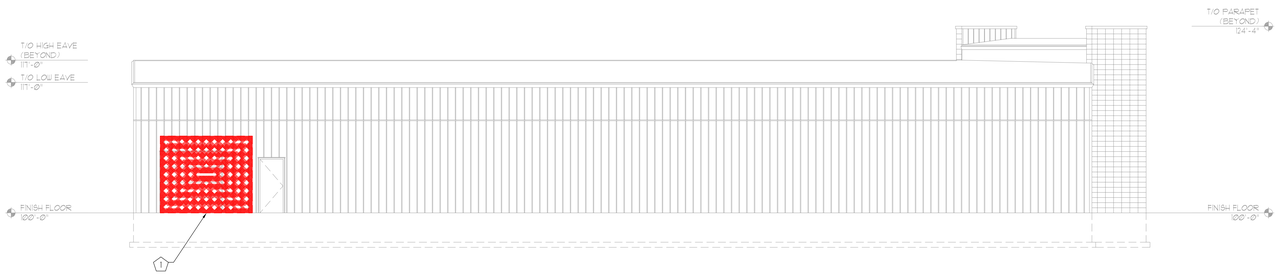
DM1.1

FULL SIZE PRINT = 30" x 42" SHEET

FILE NAME: P:_PROJECTS\380 - ZUERN WATERTOWN.DM01_ZUERN WT.DWG



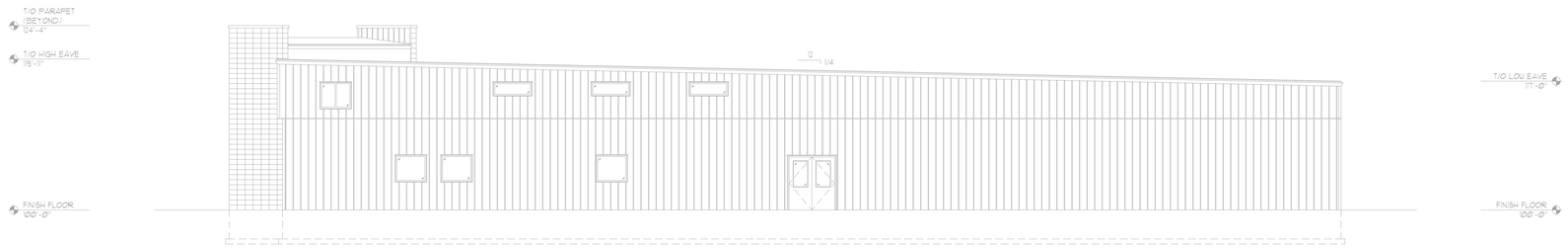
DEMOLITION BUILDING ELEVATION (NORTH) 5
SCALE: 1/8" = 1'-0"



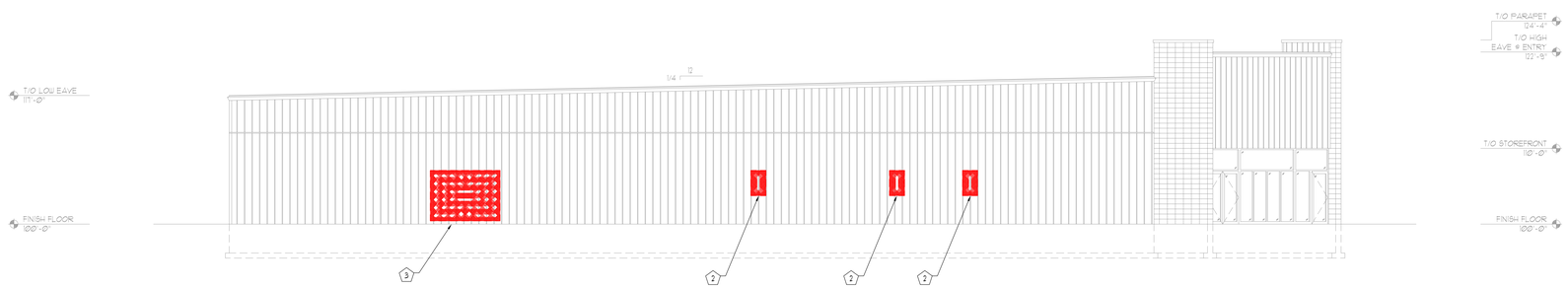
DEMOLITION BUILDING ELEVATION (SOUTH) 4
SCALE: 1/8" = 1'-0"

NOT USED 6
SCALE: N/A

NO WORK ON THIS SIDE OF THE BUILDING.



DEMOLITION BUILDING ELEVATION (WEST) 3
SCALE: 1/8" = 1'-0"



DEMOLITION BUILDING ELEVATION (EAST) 2
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION DEMOLITION KEYED NOTES:

1. REMOVE EXTERIOR CORRUGATED METAL WALL PANEL, Z-GIRT, INSULATION AND INTERIOR GYP. BD. AS NEEDED TO ACCOMMODATE NEW PLANS.
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW PATIO DOOR INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   THIS AREA WILL NEED A NEW STEEL PORTAL FRAME. SEE STRUCTURAL PLANS FOR ALL ADDITIONAL INFORMATION.
2. REMOVE EXTERIOR CORRUGATED METAL WALL PANEL, INSULATION AND INTERIOR GYP. BD. AS NEEDED TO ACCOMMODATE NEW PLANS.
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW WINDOW INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   PROVIDE ADDITIONAL FRAMING AS NEEDED TO ACCOMMODATE ROUGH & FINISHED OPENING.
3. REMOVE EXTERIOR CORRUGATED METAL WALL PANEL, Z-GIRT, INSULATION AND INTERIOR GYP. BD. AS NEEDED TO ACCOMMODATE NEW PLANS.
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW OVERHEAD DOOR INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   THIS AREA WILL NEED A NEW STEEL PORTAL FRAME. SEE STRUCTURAL PLANS FOR ALL ADDITIONAL INFORMATION.

DEMO. BUILDING ELEVATION KEYED NOTED 1
SCALE: N/A

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
DEMOLITION BUILDING ELEVATIONS

THIS BOX IS 3" x 3"

Date:	05/07/24
Scale:	A.N.
Drawn:	WHC
Job:	23-087
Sheet:	DM2.1

PLOT DATE: 5/9/2024 10:56:4 PM

GENERAL PROJECT NOTES:

1. CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT. REFER TO SPS 362.3300 SAFEGUARDS DURING CONSTRUCTION FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.
2. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.
3. ALL CONTRACTORS SHALL BECOME FAMILIAR WITH SITE PRIOR TO BIDDING. GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.
4. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING W/ ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY.
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUME FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION AFTER OCCUPANCY.
7. THE INSTALLATION AND EXECUTION OF ALL PRODUCTS & MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS, INSTRUCTIONS AND SPECIFICATIONS.
8. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.
9. DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WITH WORK.
10. HAZARDOUS MATERIAL (INCLUDING ASBESTOS) ASSESSMENT AND ABATEMENT WILL BE COORDINATED BY GC.
11. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE CH. 906. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW. IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED, AN OTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. EXTINGUISHERS EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR & BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
12. ALL CONCRETE FLATWORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL DRAWINGS FOR CURING COMPOUND SPECIFICATIONS (SUBMIT CURING COMPOUND TECHNICAL DATA TO ARCHITECT FOR APPROVAL BEFORE PLACING CONCRETE.) CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.
13. LEAD PAINT ASSESSMENT, TESTING, AND ABATEMENT WILL BE COORDINATED BY GC.
14. DO NOT SCALE THESE DRAWINGS.
15. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
16. THE ENTIRE BUILDING WILL REMAIN OCCUPIED & OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. ACCOMMODATIONS MUST BE MADE TO ENSURE CONTINUED OPERATION, CUSTOMER ACCESS, TENANT ACCESS, HEATING, COOLING, FIRE PROTECTION, & SECURITY. ACCOMMODATIONS SHALL ALSO BE MADE TO PROTECT THE TENANTS, CUSTOMERS & TENANT'S PROPERTY/MERCHANDISE AS REQ'D. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: DUST & FUME PROTECTION, NOISE PROTECTION, & FALLING DEBRIS PROTECTION.
17. IF THIS PROJECT INCLUDES THE INSTALLATION OF A WEATHER-BARRIER IN THE EXTERIOR WALL ASSEMBLY, THE INSTALLING CONTRACTOR SHALL HAVE THE WEATHER-BARRIER MANUFACTURER'S REPRESENTATIVE VISIT THE SITE TO REVIEW AND APPROVE THE WEATHER-BARRIER INSTALLATION. THE GENERAL CONTRACTOR SHALL PROVIDE TO THE ARCHITECT THE NAME AND DATE OF THE REPRESENTATIVE'S VISIT AND THAT THE INSTALLATION WAS APPROVED.
18. STRUCTURAL GRIDS SHOWN ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY. IF DISCREPANCIES EXIST BETWEEN STRUCTURAL AND ARCHITECTURAL GRIDS, NOTIFY ARCHITECT. GRIDS SHOWN ON STRUCTURAL PLANS SHALL CONTROL.

GENERAL FLOOR PLAN NOTES:

1. VERIFY ALL FINISHES WITH OWNER & INTERIOR DESIGN PRIOR TO ORDER & INSTALLATION.
2. GC/ SUPPLIERS TO SUBMIT DIGITAL COPY OF ALL SUBMITTALS TO ARCHITECT. PROVIDE PAPER COPIES WHEN REQUIRED BY AHJ OR GC, U.O.N.
3. ACCOMMODATE EXISTING OUTLETS, FIXTURES, AND MECHANICAL SYSTEMS TO REMAIN. ADJUST LAYOUT AS NECESSARY W/ OWNER & ARCHITECT APPROVAL.
4. PER WISCONSIN COMMERCIAL CODE - TOILET ROOMS MUST BE DIRECTLY ACCESSIBLE TO TENANT'S CUSTOMERS. LOCATION MAY VARY DEPENDENT UPON FUTURE TENANT LAYOUT.
5. PER IBC 1018.3 IN GROUP B AND M OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN 44 INCHES, OR 36 INCHES IF SERVING LESS THAN 50 PEOPLE EXCEPTION: NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28 INCHES IN WIDTH.
6. THE FOLLOWING CLEARANCES SHALL APPLY TO ALL AREAS OF THE GENERAL SALES AREA. THE MIN. CLEAR AISLE WIDTH SHALL BE 36" WHERE SEATS, TABLES, FURNISHINGS, DISPLAYS, & SIMILAR FIXTURES OR EQUIPMENT ARE PLACED ON ONLY ONE SIDE OF THE AISLE & 44" WHERE SUCH FIXTURES OR EQUIPMENT ARE PLACED ON BOTH SIDES OF THE AISLE.
7. CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE NEW WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION.
8. VERIFY RECESSED EQUIPMENT WITH OWNER PRIOR TO FRAMING WALLS. ADJUST WALL THICKNESS ACCORDINGLY.
9. COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO SLAB POUR.
10. CARPENTER TO PROVIDE ALL WALL BLOCKING AS NECESSARY FOR OWNER'S EQUIPMENT - VERIFY LOCATION WITH EQUIPMENT SUPPLIER.
11. PER IBC 1018.4 AN AISLE ACCESSWAY SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH ELEMENT WITHIN THE MERCHANDISE PAD. THE MINIMUM CLEAR WIDTH FOR AN AISLE ACCESSWAY NOT REQUIRED TO BE ACCESSIBLE SHALL BE 30 INCHES. THE REQUIRED CLEAR WIDTH OF THE AISLE ACCESSWAY SHALL BE MEASURED PERPENDICULAR TO THE ELEMENTS AND MERCHANDISE WITHIN THE MERCHANDISE PAD. THE 30 INCH MINIMUM CLEAR WIDTH SHALL BE MAINTAINED TO PROVIDE A PATH TO AN ADJACENT AISLE OR AISLE ACCESSWAY. THE COMMON PATH OF TRAVEL SHALL NOT EXCEED 30 FEET FROM ANY POINT IN THE MERCHANDISE PAD. EXCEPTION: FOR AREAS SERVING NOT MORE THAN 50 OCCUPANTS, THE COMMON PATH OF TRAVEL SHALL NOT EXCEED 75 FEET.
12. PER IBC 1013.4, A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGE AND THE EXIT DISCHARGE.
13. TENANT TO PROVIDE BOTTLED WATER DISPENSER W/ ADJACENT CUP DISPENSER.

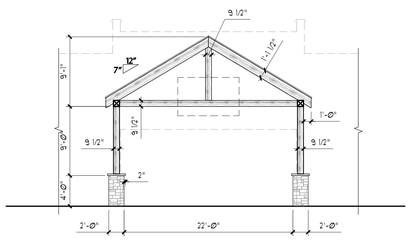
WALL NOTES:

1. REFER TO AND FOLLOW MANUFACTURER'S SPECIFICATIONS FOR SPECIFIC INSTALLATION DETAILS.
2. REFER TO AND FOLLOW MANUFACTURERS SPECIFICATIONS AND UNDERWRITERS LABORATORIES DIRECTORY FOR SPECIFIC INSTALLATION DETAILS.
3. GYP. BD. TO BE INSTALLED FLOOR TO DECK, OR TOP OF STUD WALL, UNLESS OTHERWISE NOTED. DO NOT APPLY GYP. BD. TO SLIP TRACK, UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE PROVIDED IN GYPSUM BOARD WALLS AND CEILINGS AS REQUIRED TO CONTROL CRACKING. THE FRAMING THAT SUPPORTS THE GYPSUM CONTROL JOINT MUST BE DISCONTINUOUS BEHIND THE JOINT. AT A MINIMUM, CONTROL JOINTS SHALL BE PROVIDED WHERE GYPSUM BOARD TRAVERSES A CONSTRUCTION JOINT IN THE SUPPORTING STRUCTURE, AT 30' O.C. MAX IN WALL PLANES, AND 30' O.C. MAX IN CEILING PLANES OR WHERE THE CEILING AREA IS GREATER THAN 1000SF. CONTROL JOINTS IN RATED ASSEMBLIES MUST EQUAL THE RATING OF THE ASSEMBLY.
5. ALL STEEL STUDS SHALL BE ENGINEERED BY THE MATERIAL SUPPLIER. SUBMIT ENGINEERING DATA TO ARCHITECT FOR RECORDS ONLY. INTERIOR STUD WALLS, INCLUDING PARTITIONS GREATER THAN 6', SHALL BE DESIGNED AT A MINIMUM TO MEET IBC 1607.14 AND 1604.3.
6. SOUND BATT TO BE INSTALLED FLOOR TO DECK, UNLESS OTHERWISE NOTED.
7. TOILET ROOM WALLS SHALL HAVE 2 COATS OIL BASED, SEMI-GLOSS PAINT WITH PRIMER, UNLESS OTHERWISE NOTED.
8. GYP. BOARD FINISH TO BE OMITTED AT INACCESSIBLE SPACES WHERE THE APPLICATION OF GYP. BOARD IS PHYSICALLY IMPOSSIBLE.
9. ALL INTERIOR WALLS TO BE TAPED AND SANDED READY FOR TENANT'S FINISH.
10. FIRE-RESISTANT TREATED (FRT.) LUMBER, SHEATHING, OR BLOCKING INDICATED TO BE USED SHALL MEET THE TESTING AND LABELING REQUIREMENTS OF IBC CHAPTER 23. ALL FRT LUMBER SHALL MEET OR EXCEED PERFORMANCE VALUES OF THAT PROVIDED FOR "PRIQUOOD FR", UNLESS OTHERWISE INDICATED IN STRUCTURAL DRAWINGS. NAILS OR SCREWS USED TO FASTEN FRT. LUMBER SHALL BE 6AE 1010 STEEL, HOT-DIPPED ZINC GALVANIZED STEEL, STAINLESS STEEL, OR OTHERWISE APPROVED BY MFG. INSTALLATION INSTRUCTIONS. ALL FRT. LUMBER USED FOR EXTERIOR WALLS, FINISH, OR BLOCKING SHALL BE EXTERIOR GRADE. COORDINATE W/ STRUCTURAL.

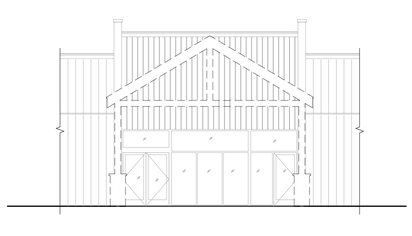
GENERAL WALL NOTES:

1. ALL DIMENSIONS ARE FROM NOMINAL FINISHED SURFACES, UNLESS OTHERWISE NOTED, ALLOW FOR FLOOR AND WALL FINISHES.
2. MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE. INSTALL CEMENT BOARD @ ALL TILE FINISHES.
3. STRUCTURE OF INTERIOR WALLS, UNLESS SPECIFIED OTHERWISE, TO FASTEN FROM FLOOR TO DECK, UNLESS LISTED AS BEING "STRUCTURAL" PROVIDE SLIP TRACK AT DECK FOR ROOF DEFLECTION FOR ALL PARTITION WALLS. VERIFY DEFLECTION CRITERIA WITH PLANS AND REFER TO TYPICAL DETAIL.
4. (XX.X) CRITICAL DIMENSIONS TO BE HELD CLEAR.
5. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 364.
6. INSULATE ALL PLUMBING WALLS - TYP.
7. ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 712 - 714 BY THE CONTRACTOR MAKING SAID PENETRATION. PENETRATIONS BY DUCTS & AIR TRANSFER OPENINGS SHALL COMPLY WITH IBC 714 & 717.
8. INTERIOR DOORS TO BE LOCATED WITHIN 4'-6" OF CORNER TO ALLOW FOR TRIM, U.O.N.
9. IF PROVIDED, SEE EXTERIOR ELEVATIONS & SECTIONS FOR MATERIAL FINISH TYPES, LOCATIONS, & HEIGHTS.
10. ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/ CEILING ASSEMBLIES AND ROOFS OR ROOF/ CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 715. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.
11. UNLESS OTHERWISE NOTED, NO SITE BORED HOLES OR NOTCHES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS STRUCTURE INCLUDING THE STRUCTURAL OR NON-STRUCTURAL WALLS. IN WOOD STUD MEMBERS, HOLES AND NOTCHING BY SUBCONTRACTORS SHALL ADHERE TO IBC 2308.9.8-2308.9.10. OR BE SUPPORTED BY ENGINEERING CALCULATIONS.
12. PRIOR TO CUTTING HOLES OR NOTCHES IN STEEL STUD WEBS, THE SUBCONTRACTOR SHALL BECOME FAMILIAR WITH THE MAXIMUM ALLOWABLE SIZE AND PLACEMENT OF HOLES AS SPECIFIED BY THE SSMA AND/OR STUD MANUFACTURER. IF HOLES OR NOTCHES ARE CUT THAT EXCEED THESE REQUIREMENTS, THE SUBCONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO PROVIDE A STRUCTURAL ANALYSIS DEMONSTRATING THAT THE MODIFIED STUDS ARE SUFFICIENT TO MEET CODE. CUTTING OR NOTCHING OF STEEL STUD FLANGES IS NOT ALLOWED WITHOUT AN ENGINEERING ANALYSIS. UPON REQUEST, THE ENGINEERING ANALYSIS SHALL BE MADE AVAILABLE TO THE AHJ.

GENERAL NOTES 4
SCALE: N/A



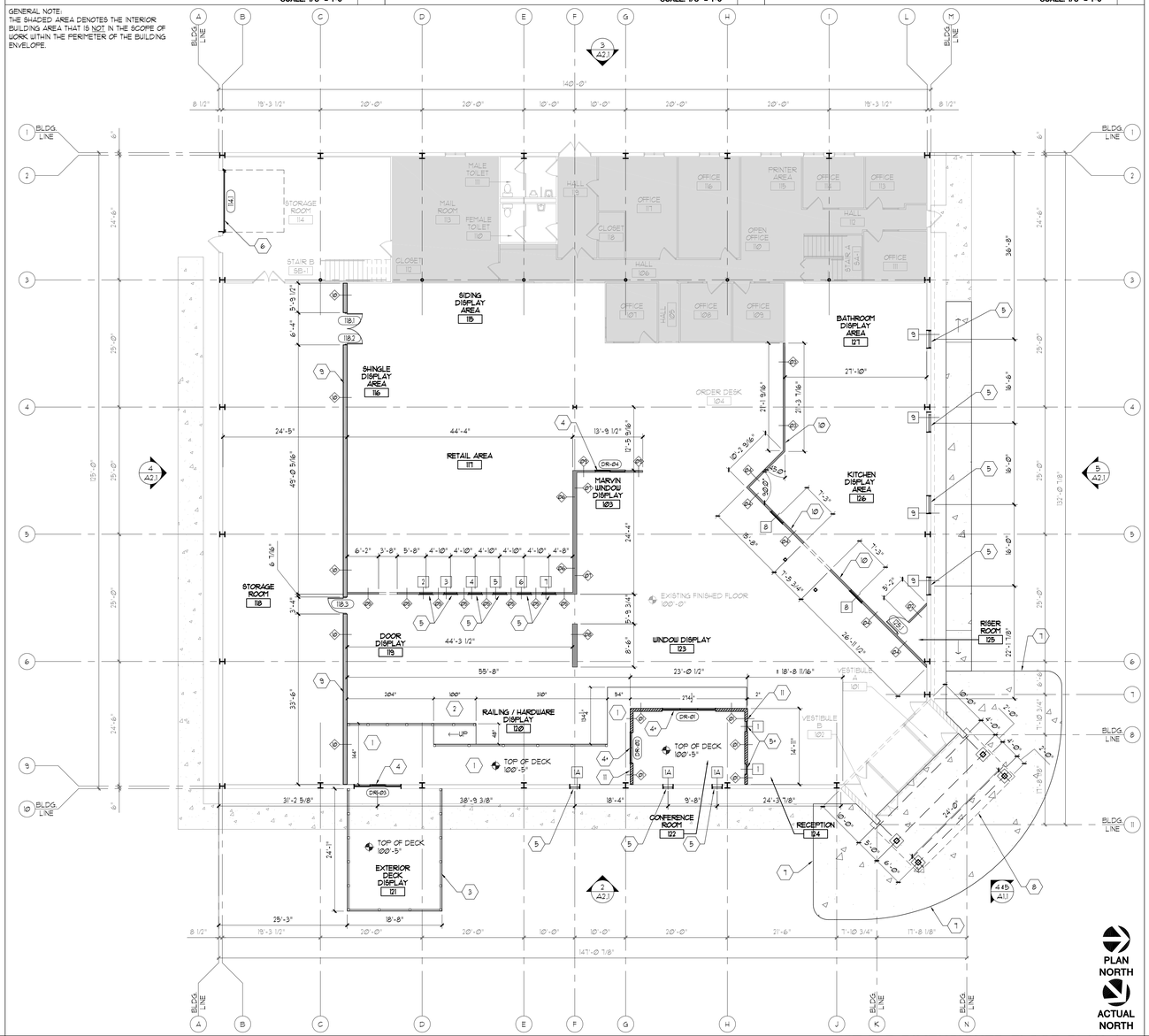
PROPOSED FRONT ENTRY ELEVATION 5
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ENTRY OUTLINE 4
SCALE: 1/8" = 1'-0"

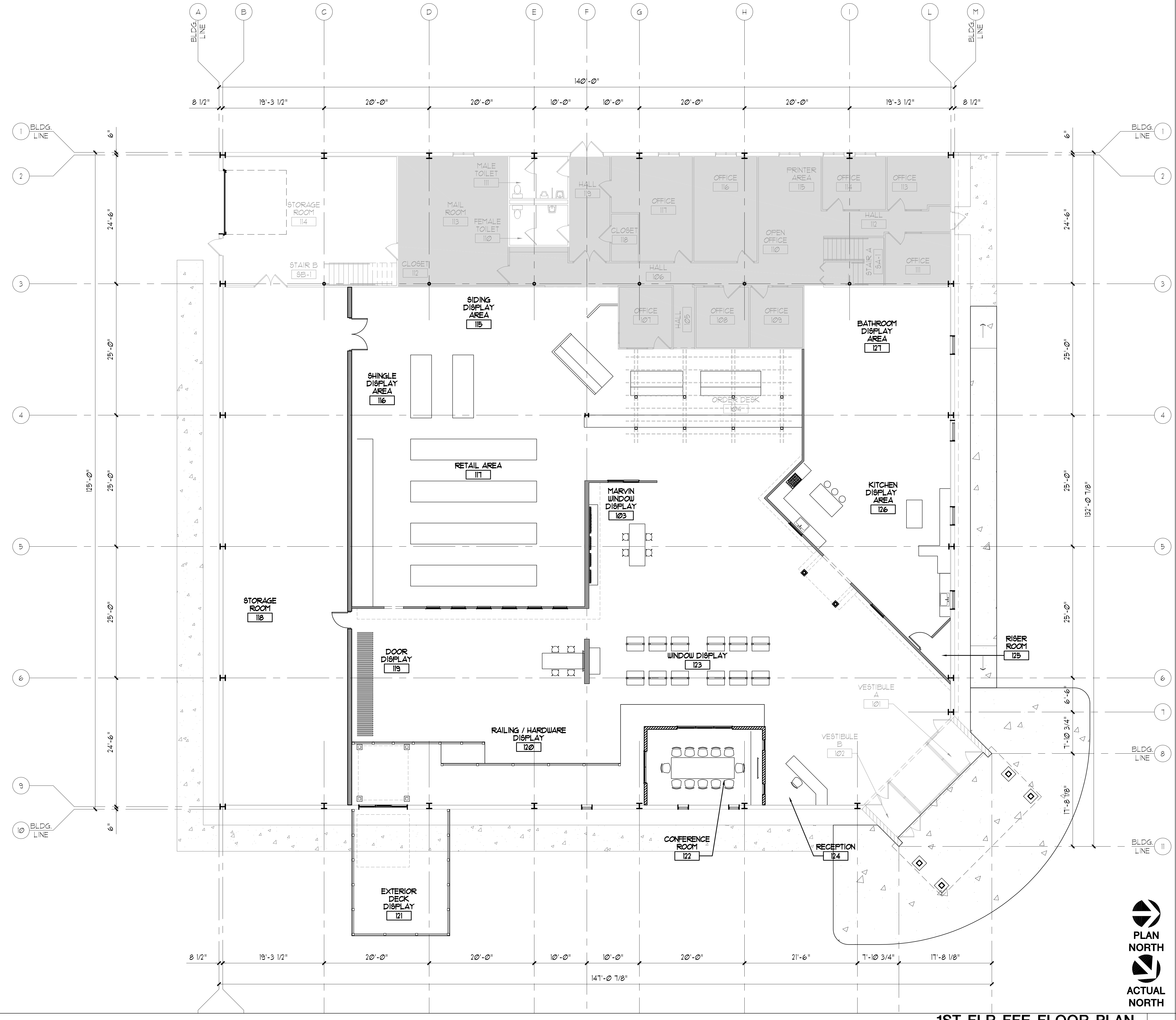
EXISTING FRONT ENTRY ELEVATION 3
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
THE SHADED AREA DENOTES THE INTERIOR BUILDING AREA THAT IS NOT IN THE SCOPE OF WORK WITHIN THE PERIMETER OF THE BUILDING ENVELOPE.


BLDG. LINE
A
B
C
D
E
F
G
H
I
L
M
J
K
N
3 A2.1
140'-0"
8 1/2"
19'-3 1/2"
20'-0"
20'-0"
10'-0"
10'-0"
20'-0"
20'-0"
19'-3 1/2"
8 1/2"
24'-6"
35'-0"
36'-8"
132'-0 1/8"
STORAGE ROOM 114
(141)
MALE TOILET 111
FEMALE TOILET 112
MAIL ROOM 113
HALL 113
OFFICE 116
PRINTER AREA 115
OFFICE 114
OFFICE 117
OFFICE 118
CLOSET 118
OPEN OFFICE 110
HALL 106
OFFICE 108
OFFICE 109
OFFICE 107
HALL 107
STAIR A
STAIR B
CLOSET 112
SIDING DISPLAY AREA 115
SHINGLE DISPLAY AREA 116
RETAIL AREA 117
MARVIN WINDOW DISPLAY 103
BATHROOM DISPLAY 121
ORDER DESK 104
KITCHEN DISPLAY AREA 126
STORAGE ROOM 118
DOOR DISPLAY 119
WINDOW DISPLAY 123
RAILING / HARDWARE DISPLAY 120
TOP OF DECK 100'-5"
EXISTING FINISHED FLOOR 100'-0"
VESTIBULE 101
RISER ROOM 125
CONFERENCE ROOM 122
RECEPTION 124
EXTERIOR DECK DISPLAY 121
DR-01
DR-02
DR-03
DR-04
WIN-01
WIN-02
WIN-03
WIN-04
WIN-05
WIN-06
WIN-07
WIN-08
WIN-09
WIN-10
WIN-11
WIN-12
WIN-13
WIN-14
WIN-15
WIN-16
WIN-17
WIN-18
WIN-19
WIN-20
WIN-21
WIN-22
WIN-23
WIN-24
WIN-25
WIN-26
WIN-27
WIN-28
WIN-29
WIN-30
WIN-31
WIN-32
WIN-33
WIN-34
WIN-35
WIN-36
WIN-37
WIN-38
WIN-39
WIN-40
WIN-41
WIN-42
WIN-43
WIN-44
WIN-45
WIN-46
WIN-47
WIN-48
WIN-49
WIN-50
WIN-51
WIN-52
WIN-53
WIN-54
WIN-55
WIN-56
WIN-57
WIN-58
WIN-59
WIN-60
WIN-61
WIN-62
WIN-63
WIN-64
WIN-65
WIN-66
WIN-67
WIN-68
WIN-69
WIN-70
WIN-71
WIN-72
WIN-73
WIN-74
WIN-75
WIN-76
WIN-77
WIN-78
WIN-79
WIN-80
WIN-81
WIN-82
WIN-83
WIN-84
WIN-85
WIN-86
WIN-87
WIN-88
WIN-89
WIN-90
WIN-91
WIN-92
WIN-93
WIN-94
WIN-95
WIN-96
WIN-97
WIN-98
WIN-99
WIN-100
WIN-101
WIN-102
WIN-103
WIN-104
WIN-105
WIN-106
WIN-107
WIN-108
WIN-109
WIN-110
WIN-111
WIN-112
WIN-113
WIN-114
WIN-115
WIN-116
WIN-117
WIN-118
WIN-119
WIN-120
WIN-121
WIN-122
WIN-123
WIN-124
WIN-125
WIN-126
WIN-127
WIN-128
WIN-129
WIN-130
WIN-131
WIN-132
WIN-133
WIN-134
WIN-135
WIN-136
WIN-137
WIN-138
WIN-139
WIN-140
WIN-141
WIN-142
WIN-143
WIN-144
WIN-145
WIN-146
WIN-147
WIN-148
WIN-149
WIN-150
WIN-151
WIN-152
WIN-153
WIN-154
WIN-155
WIN-156
WIN-157
WIN-158
WIN-159
WIN-160
WIN-161
WIN-162
WIN-163
WIN-164
WIN-165
WIN-166
WIN-167
WIN-168
WIN-169
WIN-170
WIN-171
WIN-172
WIN-173
WIN-174
WIN-175
WIN-176
WIN-177
WIN-178
WIN-179
WIN-180
WIN-181
WIN-182
WIN-183
WIN-184
WIN-185
WIN-186
WIN-187
WIN-188
WIN-189
WIN-190
WIN-191
WIN-192
WIN-193
WIN-194
WIN-195
WIN-196
WIN-197
WIN-198
WIN-199
WIN-200
WIN-201
WIN-202
WIN-203
WIN-204
WIN-205
WIN-206
WIN-207
WIN-208
WIN-209
WIN-210
WIN-211
WIN-212
WIN-213
WIN-214
WIN-215
WIN-216
WIN-217
WIN-218
WIN-219
WIN-220
WIN-221
WIN-222
WIN-223
WIN-224
WIN-225
WIN-226
WIN-227
WIN-228
WIN-229
WIN-230
WIN-231
WIN-232
WIN-233
WIN-234
WIN-235
WIN-236
WIN-237
WIN-238
WIN-239
WIN-240
WIN-241
WIN-242
WIN-243
WIN-244
WIN-245
WIN-246
WIN-247
WIN-248
WIN-249
WIN-250
WIN-251
WIN-252
WIN-253
WIN-254
WIN-255
WIN-256
WIN-257
WIN-258
WIN-259
WIN-260
WIN-261
WIN-262
WIN-263
WIN-264
WIN-265
WIN-266
WIN-267
WIN-268
WIN-269
WIN-270
WIN-271
WIN-272
WIN-273
WIN-274
WIN-275
WIN-276
WIN-277
WIN-278
WIN-279
WIN-280
WIN-281
WIN-282
WIN-283
WIN-284
WIN-285
WIN-286
WIN-287
WIN-288
WIN-289
WIN-290
WIN-291
WIN-292
WIN-293
WIN-294
WIN-295
WIN-296
WIN-297
WIN-298
WIN-299
WIN-300
WIN-301
WIN-302
WIN-303
WIN-304
WIN-305
WIN-306
WIN-307
WIN-308
WIN-309
WIN-310
WIN-311
WIN-312
WIN-313
WIN-314
WIN-315
WIN-316
WIN-317
WIN-318
WIN-319
WIN-320
WIN-321
WIN-322
WIN-323
WIN-324
WIN-325
WIN-326
WIN-327
WIN-328
WIN-329
WIN-330
WIN-331
WIN-332
WIN-333
WIN-334
WIN-335
WIN-336
WIN-337
WIN-338
WIN-339
WIN-340
WIN-341
WIN-342
WIN-343
WIN-344
WIN-345
WIN-346
WIN-347
WIN-348
WIN-349
WIN-350
WIN-351
WIN-352
WIN-353
WIN-354
WIN-355
WIN-356
WIN-357
WIN-358
WIN-359
WIN-360
WIN-361
WIN-362
WIN-363
WIN-364
WIN-365
WIN-366
WIN-367
WIN-368
WIN-369
WIN-370
WIN-371
WIN-372
WIN-373
WIN-374
WIN-375
WIN-376
WIN-377
WIN-378
WIN-379
WIN-380
WIN-381
WIN-382
WIN-383
WIN-384
WIN-385
WIN-386
WIN-387
WIN-388
WIN-389
WIN-390
WIN-391
WIN-392
WIN-393
WIN-394
WIN-395
WIN-396
WIN-397
WIN-398
WIN-399
WIN-400
WIN-401
WIN-402
WIN-403
WIN-404
WIN-405
WIN-406
WIN-407
WIN-408
WIN-409
WIN-410
WIN-411
WIN-412
WIN-413
WIN-414
WIN-415
WIN-416
WIN-417
WIN-418
WIN-419
WIN-420
WIN-421
WIN-422
WIN-423
WIN-424
WIN-425
WIN-426
WIN-427
WIN-428
WIN-429
WIN-430
WIN-431
WIN-432
WIN-433
WIN-434
WIN-435
WIN-436
WIN-437
WIN-438
WIN-439
WIN-440
WIN-441
WIN-442
WIN-443
WIN-444
WIN-445
WIN-446
WIN-447
WIN-448
WIN-449
WIN-450
WIN-451
WIN-452
WIN-453
WIN-454
WIN-455
WIN-456
WIN-457
WIN-458
WIN-459
WIN-460
WIN-461
WIN-462
WIN-463
WIN-464
WIN-465
WIN-466
WIN-467
WIN-468
WIN-469
WIN-470
WIN-471
WIN-472
WIN-473
WIN-474
WIN-475
WIN-476
WIN-477
WIN-478
WIN-479
WIN-480
WIN-481
WIN-482
WIN-483
WIN-484
WIN-485
WIN-486
WIN-487
WIN-488
WIN-489
WIN-490
WIN-491
WIN-492
WIN-493
WIN-494
WIN-495
WIN-496
WIN-497
WIN-498
WIN-499
WIN-500
WIN-501
WIN-502
WIN-503
WIN-504
WIN-505
WIN-506
WIN-507
WIN-508
WIN-509
WIN-510
WIN-511
WIN-512
WIN-513
WIN-514
WIN-515
WIN-516
WIN-517
WIN-518
WIN-519
WIN-520
WIN-521
WIN-522
WIN-523
WIN-524
WIN-525
WIN-526
WIN-527
WIN-528
WIN-529
WIN-530
WIN-531
WIN-532
WIN-533
WIN-534
WIN-535
WIN-536
WIN-537
WIN-538
WIN-539
WIN-540
WIN-541
WIN-542
WIN-543
WIN-544
WIN-545
WIN-546
WIN-547
WIN-548
WIN-549
WIN-550
WIN-551
WIN-552
WIN-553
WIN-554
WIN-555
WIN-556
WIN-557
WIN-558
WIN-559
WIN-560
WIN-561
WIN-562
WIN-563
WIN-564
WIN-565
WIN-566
WIN-567
WIN-568
WIN-569
WIN-570
WIN-571
WIN-572
WIN-573
WIN-574
WIN-575
WIN-576
WIN-577
WIN-578
WIN-579
WIN-580
WIN-581
WIN-582
WIN-583
WIN-584
WIN-585
WIN-586
WIN-587
WIN-588
WIN-589
WIN-590
WIN-591
WIN-592
WIN-593
WIN-594
WIN-595
WIN-596
WIN-597
WIN-598
WIN-599
WIN-600
WIN-601
WIN-602
WIN-603
WIN-604
WIN-605
WIN-606
WIN-607
WIN-608
WIN-609
WIN-610
WIN-611
WIN-612
WIN-613
WIN-614
WIN-615
WIN-616
WIN-617
WIN-618
WIN-619
WIN-620
WIN-621
WIN-622
WIN-623
WIN-624
WIN-625
WIN-626
WIN-627
WIN-628
WIN-629
WIN-630
WIN-631
WIN-632
WIN-633
WIN-634
WIN-635
WIN-636
WIN-637
WIN-638
WIN-639
WIN-640
WIN-641
WIN-642
WIN-643
WIN-644
WIN-645
WIN-646
WIN-647
WIN-648
WIN-649
WIN-650
WIN-651
WIN-652
WIN-653
WIN-654
WIN-655
WIN-656
WIN-657
WIN-658
WIN-659
WIN-660
WIN-661
WIN-662
WIN-663
WIN-664
WIN-665
WIN-666
WIN-667
WIN-668
WIN-669
WIN-670
WIN-671
WIN-672
WIN-673
WIN-674
WIN-675
WIN-676
WIN-677
WIN-678
WIN-679
WIN-680
WIN-681
WIN-682
WIN-683
WIN-684
WIN-685
WIN-686
WIN-687
WIN-688
WIN-689
WIN-690
WIN-691
WIN-692
WIN-693
WIN-694
WIN-695
WIN-696
WIN-697
WIN-698
WIN-699
WIN-700
WIN-701
WIN-702
WIN-703
WIN-704
WIN-705
WIN-706
WIN-707
WIN-708
WIN-709
WIN-710
WIN-711
WIN-712
WIN-713
WIN-714
WIN-715
WIN-716
WIN-717
WIN-718
WIN-719
WIN-720
WIN-721
WIN-722
WIN-723
WIN-724
WIN-725
WIN-726
WIN-727
WIN-728
WIN-729
WIN-730
WIN-731
WIN-732
WIN-733
WIN-734
WIN-735
WIN-736
WIN-737
WIN-738
WIN-739
WIN-740
WIN-741
WIN-742
WIN-743
WIN-744
WIN-745
WIN-746
WIN-747
WIN-748
WIN-749
WIN-750
WIN-751
WIN-752
WIN-753
WIN-754
WIN-755
WIN-756
WIN-757
WIN-758
WIN-759
WIN-760
WIN-761
WIN-762
WIN-763
WIN-764
WIN-765
WIN-766
WIN-767
WIN-768
WIN-769
WIN-770
WIN-771
WIN-772
WIN-773
WIN-774
WIN-775
WIN-776
WIN-777
WIN-778
WIN-779
WIN-780
WIN-781
WIN-782
WIN-783
WIN-784
WIN-785
WIN-786
WIN-787
WIN-788
WIN-789
WIN-790
WIN-791
WIN-792
WIN-793
WIN-794
WIN-795
WIN-796
WIN-797
WIN-798
WIN-799
WIN-800
WIN-801
WIN-802
WIN-803
WIN-804
WIN-805
WIN-806
WIN-807
WIN-808
WIN-809
WIN-810
WIN-811
WIN-812
WIN-813
WIN-814
WIN-815
WIN-816
WIN-817
WIN-818
WIN-819
WIN-820
WIN-821
WIN-822
WIN-823
WIN-824
WIN-825
WIN-826
WIN-827
WIN-828
WIN-829
WIN-830
WIN-831
WIN-832
WIN-833
WIN-834
WIN-835
WIN-836
WIN-837
WIN-838
WIN-839
WIN-840
WIN-841
WIN-842
WIN-843
WIN-844
WIN-845
WIN-846
WIN-847
WIN-848
WIN-849
WIN-850
WIN-851
WIN-852
WIN-853
WIN-854
WIN-855
WIN-856
WIN-857
WIN-858
WIN-859
WIN-860
WIN-861
WIN-862
WIN-863
WIN-864
WIN-865
WIN-866
WIN-867
WIN-868
WIN-869
WIN-870
WIN-871
WIN-872
WIN-873
WIN-874
WIN-875
WIN-876
WIN-877
WIN-878
WIN-879
WIN-880
WIN-881
WIN-882
WIN-883
WIN-884
WIN-885
WIN-886
WIN-887
WIN-888
WIN-889
WIN-890
WIN-891
WIN-892
WIN-893
WIN-894
WIN-895
WIN-896
WIN-897
WIN-898
WIN-899
WIN-900
WIN-901
WIN-902
WIN-903
WIN-904
WIN-905
WIN-906
WIN-907
WIN-908
WIN-909
WIN-910
WIN-911
WIN-912
WIN-913
WIN-914
WIN-915
WIN-916
WIN-917
WIN-918
WIN-919
WIN-920
WIN-921
WIN-922
WIN-923
WIN-924
WIN-925
WIN-926
WIN-927
WIN-928
WIN-929
WIN-930
WIN-931
WIN-932
WIN-933
WIN-934
WIN-935
WIN-936
WIN-937
WIN-938
WIN-939
WIN-940
WIN-941
WIN-942
WIN-943
WIN-944
WIN-945
WIN-946
WIN-947
WIN-948
WIN-949
WIN-950
WIN-951
WIN-952
WIN-953
WIN-954
WIN-955
WIN-956
WIN-957
WIN-958
WIN-959
WIN-960
WIN-961
WIN-962
WIN-963
WIN-964
WIN-965
WIN-966
WIN-967
WIN-968
WIN-969
WIN-970
WIN-971
WIN-972
WIN-973
WIN-974
WIN-975
WIN-976
WIN-977
WIN-978
WIN-979
WIN-980
WIN-981
WIN-982
WIN-983
WIN-984
WIN-985
WIN-986
WIN-987
WIN-988
WIN-989
WIN-990
WIN-991
WIN-992
WIN-993
WIN-994
WIN-995
WIN-996
WIN-997
WIN-998
WIN-999
WIN-1000
WIN-1001
WIN-1002
WIN-1003
WIN-1004
WIN-1005
WIN-1006
WIN-1007
WIN-1008
WIN-1009
WIN-1010
WIN-1011
WIN-1012
WIN-1013
WIN-1014
WIN-1015
WIN-1016
WIN-1017
WIN-1018
WIN-1019
WIN-1020
WIN-1021
WIN-1022
WIN-1023
WIN-1024
WIN-1025
WIN-1026
WIN-1027
WIN-1028
WIN-1029
WIN-1030
WIN-1031
WIN-1032
WIN-1033
WIN-1034
WIN-1035
WIN-1036
WIN-1037
WIN-1038
WIN-1039
WIN-1040
WIN-1041
WIN-1042
WIN-1043
WIN-1044
WIN-1045
WIN-1046
WIN-1047
WIN-1048
WIN-1049
WIN-1050
WIN-1051
WIN-1052
WIN-1053
WIN-1054
WIN-1055
WIN-1056
WIN-1057
WIN-1058
WIN-1059
WIN-1060
WIN-1061
WIN-1062
WIN-1063
WIN-1064
WIN-1065
WIN-1066
WIN-1067
WIN-1068
WIN-1069
WIN-1070
WIN-1071
WIN-1072
WIN-1073
WIN-1074
WIN-1075
WIN-1076
WIN-1077
WIN-1078
WIN-1079
WIN-1080
WIN-1081
WIN-1082
WIN-1083
WIN-1084
WIN-1085
WIN-1086
WIN-1087
WIN-1088
WIN-1089
WIN-1090
WIN-1091
WIN-1092
WIN-1093
WIN-1094
WIN-1095
WIN-1096
WIN-1097
WIN-1098
WIN-1099
WIN-1100
WIN-1101
WIN-1102
WIN-1103
WIN-1104
WIN-1105
WIN-1106
WIN-1107
WIN-1108
WIN-1109
WIN-1110
WIN-1111
WIN-1112
WIN-1113
WIN-1114
WIN-1115
W

PLOT DATE: 5/9/2024 1:08:19 PM

NOT USED 3
SCALE: N/A



1ST FLR FFE FLOOR PLAN 2
SCALE: 3/32" = 1'-0"

NOT USED 4
SCALE: N/A

NOT USED 1
SCALE: N/A

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

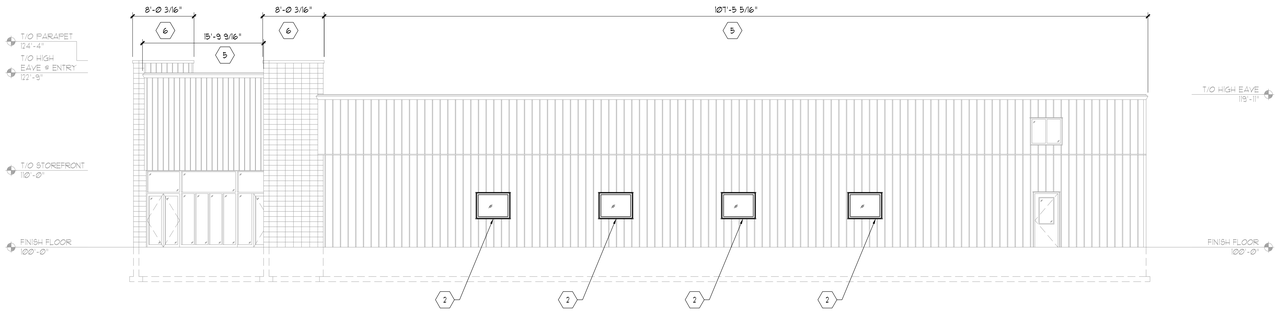
Drawing Title:

1ST FLR
FFE
FLOOR
PLAN

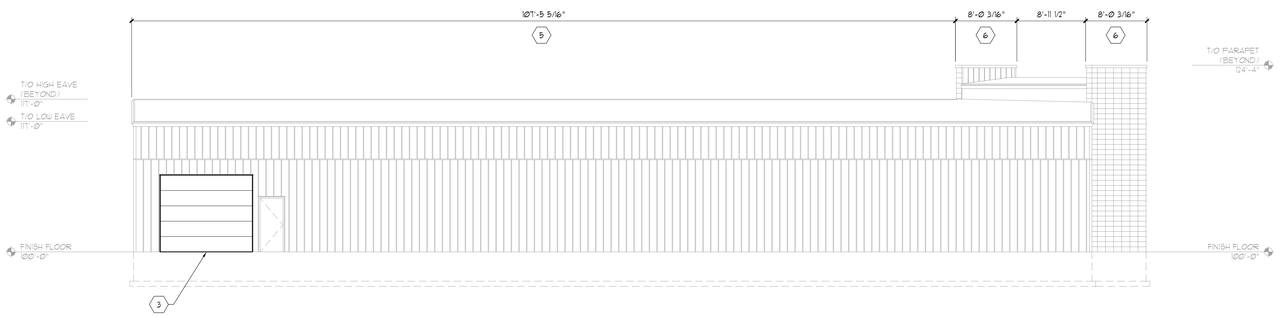
THIS BOX IS ½" x ½"

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet:
A1.2

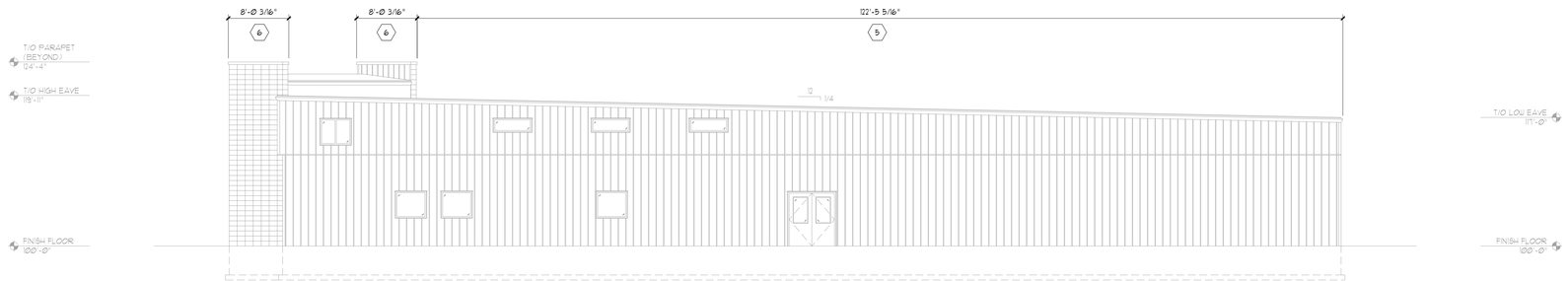
FILE NAME: P:_PROJECTS\360 - ZUERN WATERTOWN\A102_ZUERN WT.DWG



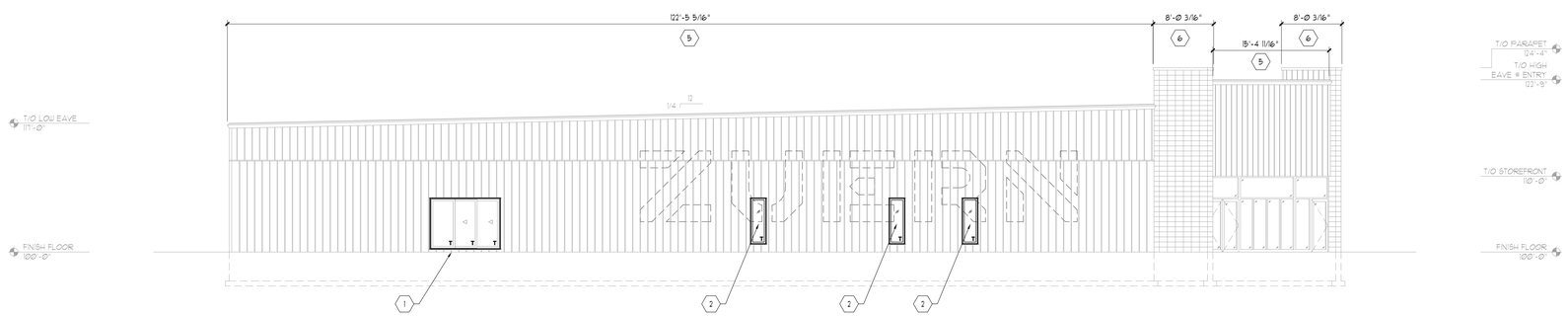
BUILDING ELEVATION (NORTH) 5
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION (SOUTH) 4
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION (WEST) 3
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION (EAST) 2
SCALE: 1/8" = 1'-0"

NOT USED 6
SCALE: N/A

BUILDING ELEVATION KEYED NOTES 1
SCALE: N/A

ELEVATION NOTES:

1. ALL BUILDING SIGNAGE TO BE PROVIDED AND INSTALLED BY OWNER/TENANT. GC TO PROVIDE FIRE-TREATED PLYWOOD AT SIGNAGE LOCATION.
2. DO NOT SCALE THESE DRAWINGS.
3. REVIEW ALL DRAWINGS INCLUDING DRAWN DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.

BUILDING ELEVATION KEYED NOTES:

1. NEW PATIO DOOR WITH TEMPERED GLAZING PANELS (FRAME COLOR: BLACK)
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW PATIO DOOR INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   THIS AREA WILL NEED A NEW STEEL PORTAL FRAME. SEE STRUCTURAL PLANS FOR ALL ADDITIONAL INFORMATION.
   PROVIDE TYPICAL "METAL BUILDING" HEAD, JAMB & SILL FLASHING FOR NEW DOOR.
   REFER TO INTERIOR DESIGN PLAN SET FOR DOOR SCHEDULE.
2. NEW WINDOW (FRAME COLOR - BLACK).
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW WINDOW INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   PROVIDE ADDITIONAL FRAMING AS NEEDED TO ACCOMMODATE ROUGH & FINISHED OPENING.
   PROVIDE TYPICAL "METAL BUILDING" HEAD, JAMB & SILL FLASHING FOR NEW WINDOW.
   REFER TO INTERIOR DESIGN PLAN SET FOR WINDOW SCHEDULE.
3. NEW OVERHEAD DOOR. (12' WIDE x 10'-0" TALL - COLOR: MEDIUM GREY TO MATCH BUILDING).
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW OVERHEAD DOOR INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   THIS AREA WILL NEED A NEW STEEL PORTAL FRAME. SEE STRUCTURAL PLANS FOR ALL ADDITIONAL INFORMATION.
   PROVIDE TYPICAL "METAL BUILDING" HEAD, JAMB & SILL FLASHING FOR NEW DOOR.
   THIS IS CURRENTLY SHOWN AS THERMACORE SECTIONAL STEEL DOOR MODEL 599 BY OVERHEAD DOOR.
4. NEW WINDOW (FRAME COLOR - BLACK).
   PLEASE USE OWNER PROVIDED CUT SHEETS FOR NEW WINDOW INFORMATION.
   REFER TO FLOOR PLANS FOR LOCATION.
   CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO THE START OF WORK.
   PROVIDE ADDITIONAL FRAMING AS NEEDED TO ACCOMMODATE ROUGH & FINISHED OPENING.
   PROVIDE TYPICAL "METAL BUILDING" HEAD, JAMB & SILL FLASHING FOR NEW WINDOW.
   REFER TO INTERIOR DESIGN PLAN SET FOR WINDOW SCHEDULE.
5. ALL EXISTING METAL WALL PANEL(S) TO BE
   APPROPRIATELY REPAINTED "MEDIUM GREY".
   • FINAL COLOR AS SELECTED BY OWNER & INTERIOR DESIGNER.
   ALL EXISTING METAL WINDOW AND DOOR TRIM & METAL DOORS TO BE PAINTED TO
   APPROPRIATELY REPAINTED "MEDIUM GREY".
   • FINAL COLOR AS SELECTED BY OWNER & INTERIOR DESIGNER.
   ALL EXISTING METAL TRIM / FLASHING TYPICALLY ONLY LOCATED AT THE TOP OF THE BUILDING TO
   BE APPROPRIATELY REPAINTED "BLACK".
   • FINAL COLOR AS SELECTED BY OWNER & INTERIOR DESIGNER.
6. ALL EXISTING CMU WALL, TYPICALLY ONLY LOCATED AT THE "MAIN ENTRY" TO
   BE APPROPRIATELY REPAINTED "BLACK".
   • FINAL COLOR AS SELECTED BY OWNER & INTERIOR DESIGNER.

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
BUILDING ELEVATIONS

THIS BOX IS 3" x 3"

Date:	05/07/24
Scale:	A.N.
Drawn:	WHC
Job:	23-087
Sheet:	A2.1

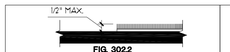


FIG. 302.2
CARPET ON FLOOR SURFACES

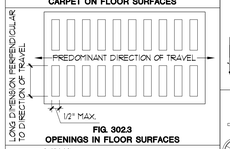


FIG. 302.3
OPENINGS IN FLOOR SURFACES

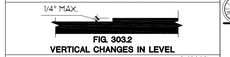
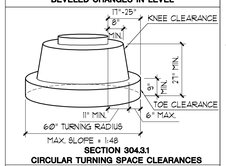
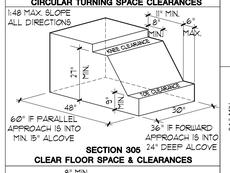


FIG. 303.2
VERTICAL CHANGES IN LEVEL

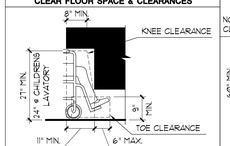
(A) & (B)
FIG. 303.3
BEVELED CHANGES IN LEVEL



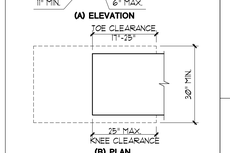
SECTION 304.3.1
CIRCULAR TURNING SPACE CLEARANCES



SECTION 305
CLEAR FLOOR SPACE & CLEARANCES



(A) ELEVATION



(B) PLAN
FIGS. 306.2 & 306.3
TOE AND KNEE KNEE CLEARANCES

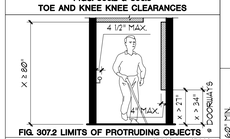


FIG. 307.2 LIMITS OF PROTRUDING OBJECTS

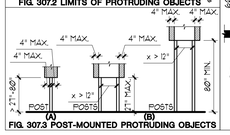


FIG. 307.3 POST-MOUNTED PROTRUDING OBJECTS

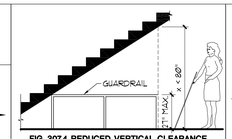
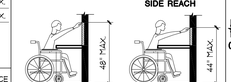


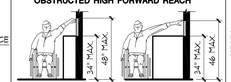
FIG. 307.4 REDUCED VERTICAL CLEARANCE

FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH

FIG. 308.3.1
UNOBSTRUCTED SIDE REACH



(A) (B)
FIG. 308.2.2
OBSTRUCTED HIGH FORWARD REACH



(A) (B)
NOTE: ALL OPERABLE PARTS REQUIRED TO BE ACCESSIBLE SHALL BE WITHIN THE RANGES OF FIGURES 308.2.1 THRU 308.3.2
FIG. 308.3.2 OBSTRUCTED HIGH SIDE REACH

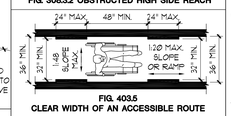
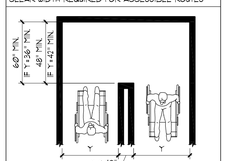


FIG. 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE
NOTE: PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES



(A) 180 DEGREE TURN AND
(B) 180 DEGREE TURN (EXCEPTION)
FIG. 403.5.1 CLEAR WIDTH AT TURN

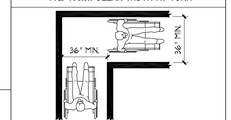
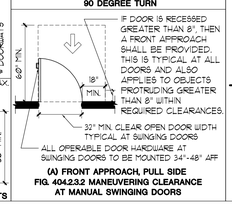
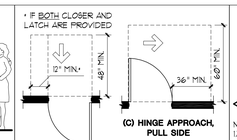


FIG. 7 (a) PER DOJ ADA STANDARDS
90 DEGREE TURN

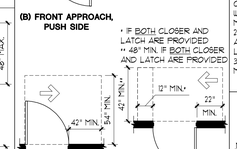


(A) FRONT APPROACH, PULL SIDE
FIG. 404.2.3.2 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



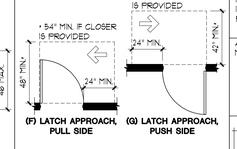
(B) FRONT APPROACH, PUSH SIDE

(C) HINGE APPROACH, PULL SIDE



(D) HINGE APPROACH, PULL SIDE

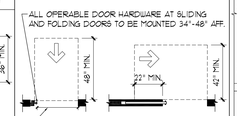
(E) HINGE APPROACH, PUSH SIDE



(F) LATCH APPROACH, PULL SIDE

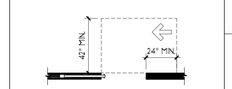
(G) LATCH APPROACH, PUSH SIDE

FIG. 404.2.3.2 (CONTINUED) MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



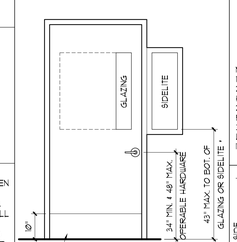
32" MIN. CLEAR OPEN DOOR WIDTH TYPICAL AT ALL SLIDING AND FOLDING DOORS

(A) FRONT APPROACH (B) POCKET OR HINGE APPROACH



(C) STOP OR LATCH APPROACH

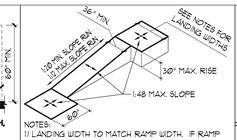
FIG. 404.2.3.3 MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS



THIS AREA REQUIRED TO HAVE A SMOOTH SURFACE ON PUSH SIDE OF ALL DOORS

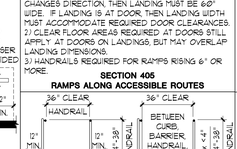
• VISION LITES WITH THE LOWEST PART MORE THAN 66" ABOVE THE FLOOR ARE EXEMPT FROM MAX. HEIGHT REQUIREMENT.

SECTIONS 404.2.6, 404.2.9, & 404.2.10
DOOR HARDWARE, SURFACE, & VISION LITES



NOTES:
1) LANDING WIDTH TO MATCH RAMP WIDTH. IF RAMP CHANGES DIRECTION, THEN LANDING MUST BE 60" WIDE. IF LANDING IS AT DOOR, THEN LANDING WIDTH MUST ACCOMMODATE REQUIRED DOOR CLEARANCES.
2) CLEAR FLOOR AREAS REQUIRED AT DOORS STILL APPLY AT DOORS ON LANDINGS, BUT MAY OVERLAP LANDING DIMENSIONS.
3) HANDRAILS REQUIRED FOR RAMPS RISING 6" OR MORE.

SECTION 405
RAMPS ALONG ACCESSIBLE ROUTES



(A) EXTENDED SURFACE (B) CURB OR BARRIER

NOTE: IF GRADE DIFFERENCE ADJACENT TO RAMP IS GREATER THAN 30", THEN A GUARDRAIL IS ALSO REQUIRED PER INTERNATIONAL BUILDING CODE

FIG. 405.9 RAMP EDGE PROTECTION

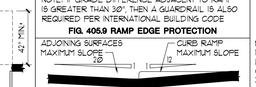
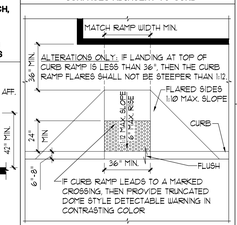
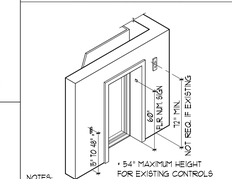


FIG. 406.2 COUNTER SLOPE OF SURFACES ADJACENT TO CURB



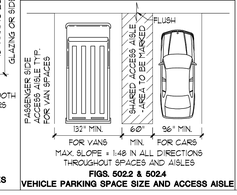
NOTE: REFER TO CODE FOR RAMPS IN SERIES, CORNER, DIAGONAL, AND ISLAND RAMPS.

FIG. 406.3 & 406.7 SIDES OF CURB RAMPS & LANDINGS



NOTES:
1) FLOOR DESIGNATION SHALL BE PROVIDED IN MIN. 2" TACTILE CHARACTERS ON BOTH JAMBS OF HOISTWAY ENTRANCE.
2) 30"x48" PARALLEL APPROACH CLEARANCE REQUIRED AT CALL BUTTONS.
3) MINIMUM DOOR WIDTH DETERMINED BY DOOR LOCATION RELATIVE TO ELEVATOR CAR. REFER TO ICC A117.1-2009 TABLE 407.4.1 FOR WIDTHS.

SECTION 407 ELEVATORS



FIGS. 502.2 & 502.4
VEHICLE PARKING SPACE SIZE AND ACCESS AISLE

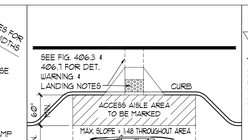
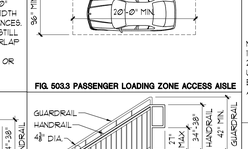


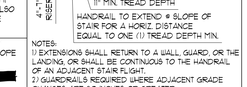
FIG. 503.3 PASSENGER LOADING ZONE ACCESS AISLE



HANDRAIL TO EXTEND @ SLOPE OF STAIR FOR A HORIZ. DISTANCE EQUAL TO ONE (1) TREAD DEPTH MIN.

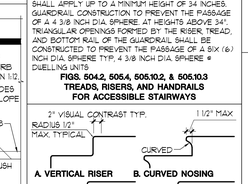
NOTES:
1) EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
2) GUARDRAILS REQUIRED WHERE ADJACENT GRADE CHANGES ARE 30 INCHES OR GREATER.
3) GUARDRAIL SPINDLES TO BE SPACED TO PREVENT THE PASSAGE OF A FOUR (4) INCH DIA SPHERE. THIS SHALL APPLY UP TO A MINIMUM HEIGHT OF 34 INCHES. GUARDRAIL CONSTRUCTION TO PREVENT THE PASSAGE OF A 4 3/8 INCH DIA SPHERE, AT HEIGHTS ABOVE 34", TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARDRAIL SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A SIX (6) INCH DIA SPHERE TYP. 4 3/8 INCH DIA SPHERE @ DUELLING UNITS

FIGS. 504.2, 505.4, 505.10.2, & 505.10.3
TREADS, RISERS, AND HANDRAILS
FOR ACCESSIBLE STAIRWAYS



NOTE: MAXIMUM SLOPE OF 1:48 ANY DIRECTION

FIG. 504.5 STAIR NOSINGS



FIGS. 505.5 & 505.7
HANDRAIL CLEARANCE AND CROSS SECTION

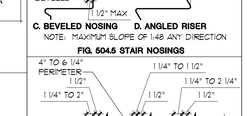
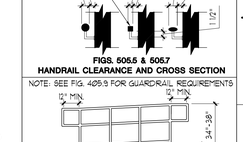
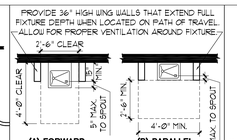


FIG. 505.10.1 TOP AND BOTTOM
HANDRAIL EXTENSION AT RAMPS



NOTE:
IF A SINGLE WHEELCHAIR ACCESSIBLE DRINKING FOUNTAIN IS PROVIDED, THEN A CUP DISPENSER MUST BE PROVIDED ADJACENT TO FIXTURE

SECTION 602 DRINKING FOUNTAIN REQUIREMENTS

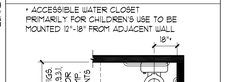


(A) FORWARD APPROACH W/ KNEE/TOE CLEARANCES

(B) PARALLEL APPROACH W/O KNEE/TOE CLEARANCES

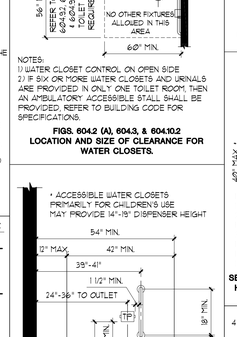
NOTES:
1) FORWARD APPROACH TO BE PROVIDED (TYP.)
2) PARALLEL APPROACH MAY ONLY BE PROVIDED WHEN USE IS PRIMARILY FOR CHILDREN, OR IF AN EXISTING DRINKING FOUNTAIN CURRENTLY PROVIDES A PARALLEL APPROACH.

FIG. 602.5
DRINKING FOUNTAIN SPOUT LOCATION



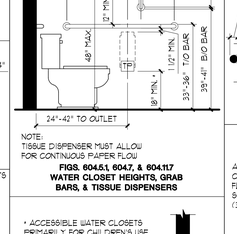
NOTES:
1) WATER CLOSET CONTROL ON OPEN SIDE
2) IF SIX OR MORE WATER CLOSETS AND URINALS ARE PROVIDED IN ONLY ONE TOILET ROOM, THEN AN AMBULATORY ACCESSIBLE STALL SHALL BE PROVIDED. REFER TO BUILDING CODE FOR SPECIFICATIONS.

FIGS. 604.2 (A), 604.3, & 604.10.2
LOCATION AND SIZE OF CLEARANCE FOR WATER CLOSETS.



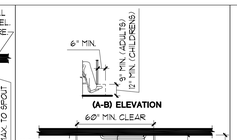
NOTE:
TISSUE DISPENSER MUST ALLOW FOR CONTINUOUS PAPER FLOW

FIGS. 604.5.1, 604.7, & 604.11.7
WATER CLOSET HEIGHTS, GRAB BARS, & TISSUE DISPENSERS



NOTE:
1) FLUSH CONTROLS TO BE WITHIN REACH RANGES OF FIGURES 308.2.1 THRU 308.3.2
2) CHILDREN'S FLUSH CONTROLS TO BE MOUNTED AT A MAX. HEIGHT OF 36" AFF

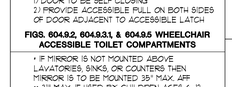
FIGS. 604.4, 604.5.2, & 604.11.4
WATER CLOSET HEIGHTS & GRAB BARS



• 56" MIN. CLEARANCE APPLIES TO BOTH FLOOR AND WALL MOUNTED WATER CLOSETS WHEN THE PRIMARY USE IS BY CHILDREN

NOTES:
1) DOOR TO BE SELF CLOSING.
2) PROVIDE ACCESSIBLE PULL ON BOTH SIDES OF DOOR ADJACENT TO ACCESSIBLE LATCH

FIGS. 604.9.2, 604.9.3.1, & 604.9.5 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS



NOTES:
1) PROVIDE PROTECTIVE WRAP ON ALL PIPING
2) PROVIDE TOE AND KNEE CLEARANCES PER FIGS. 308.2 & 308.3
3) PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH PER FIGURES 308.2 & 308.3 IF LOCATED IN AN ALCOVE GREATER THAN 24" DEEP, THEN A 36" CLEAR WIDTH IS REQUIRED.

SECTION 603.3 & FIG. 606.3
HEIGHT OF LAVATORIES, SINKS, AND MIRRORS

FIG. 605.2
HEIGHT OF URINALS

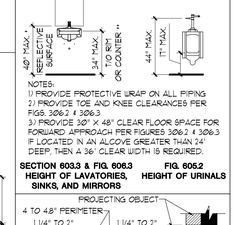
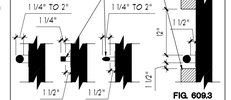


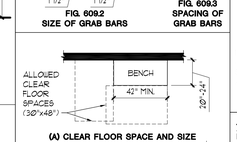
FIG. 609.2
SIZE OF GRAB BARS

FIG. 609.3
SPACING OF GRAB BARS

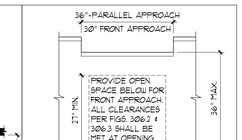


(A) CLEAR FLOOR SPACE AND SIZE

(B) BENCH BACK SUPPORT AND SEAT HEIGHT
FIG. 903 BENCHES



SECTION 902
DINING SURFACES AND WORK SURFACES



SECTION 904
SALES & SERVICE COUNTERS

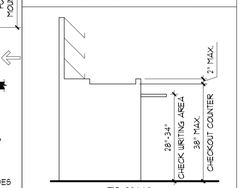
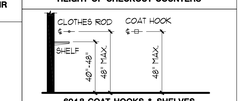


FIG. 904.4.2
HEIGHT OF CHECKOUT COUNTERS



604.8 COAT HOOKS & SHELVES

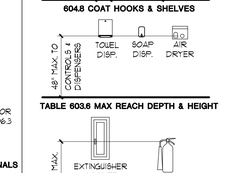
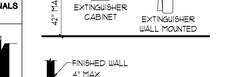
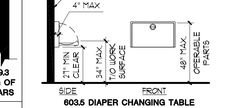


TABLE 603.6 MAX REACH DEPTH & HEIGHT





603.5 DIAPER CHANGING TABLE

NOTE:
-REFER TO 308.2.2 & 308.3.2 FOR MORE STRICT HEIGHT REQUIREMENTS DUE TO APPROACH AND OBSTRUCTIONS

MISCELLANEOUS EQUIPMENT MOUNTING HEIGHTS

THIS SHEET FOR REFERENCE ONLY:
ITEMS SHOWN ON THIS SHEET DO NOT NECESSARILY REPRESENT WORK BEING COMPLETED UNDER THIS CONTRACT. SEE OTHER SHEETS FOR SCOPE OF WORK.

MATERIAL ON THIS SHEET IS TAKEN DIRECTLY FROM THE FOLLOWING SOURCES:

-ICC A117.1-2009 - APPROVED OCT. 20, 2010
INTERNATIONAL CODE COUNCIL W/ APPROVAL FROM AMERICAN NATIONAL STANDARD INSTITUTE
-2010 ADA STANDARDS - SEP. 15TH, 2010
DEPARTMENT OF JUSTICE
CODE OF FEDERAL REGULATIONS
ADA STANDARDS FOR ACCESSIBLE DESIGN
-ACCESSIBILITY GUIDELINES JULY 23, 2004
UNITED STATES ACCESS BOARD
AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES

THE MATERIAL THOUGH IS NOT IN ITS ORIGINAL ENTIRETY AND THE INTENT OF THIS PAGE IS TO POINT OUT THE MOST IMPORTANT & PREVALENT ISSUES STATED IN THE ABOVE MENTIONED SOURCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE ORIGINAL SOURCES TO THEIR ENTIRETY.

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	05/07/24	Watertown Site Plan Review Submission	WHC

Project:

Interior & Exterior Alterations for:
Zuern Building Products & Design Center
1800 South Church Street
City of Watertown, WI 53094

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
ACCESSIBILITY GUIDELINES

Date: 05/07/24
Scale: A.N.
Drawn: WHC
Job: 23-087
Sheet: AG1.1

DAVID HOEFGEN
American Rentals LLC
1819 River Drive
Watertown, WI 53094

50' X60' Hangar

2

AMERICAN RENTALS

WATERTOWN, WI

BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNERS INFORMATION:
- NAME: AMERICAN RENTALS
- ADDRESS: W36754601 HIGHWAY 67
- CITY: DOUSMAN
- STATE: WI
- ZIP: 53118

BUILDING DESIGN INFORMATION:
- DESIGN CODE: 2018 COMM BLDG CODE
- USE OF BUILDING: HANGAR
- OCCUPANCY CLASSIFICATION: GROUP (S-1)
- CONSTRUCTION TYPE: 5B
- RISK CATEGORY: 2
- FIRE SUPPRESSION SYSTEM: NO

BUILDING AREA:
- AREA OF WORK: 3000 SQFT
- MEZZANINE AREA: 0 SQFT
- EXISTING BUILDING AREA: 0 SQFT
- TOTAL BUILDING AREA: 3000 SQFT

ALLOWABLE AREA:
- TABLE AREA: 9000 SQFT
- PERIMETER INCREASE: 0 SQFT
- SPRINKLER INCREASE: 0 SQFT
- TOTAL ALLOWABLE AREA: 9000 SQFT

BUILDING DESIGN LOADS:

SNOW	WIND	SEISMIC	TRUSS DEAD LOADS
(Pg) = 30.0 PSF	B.W.S. = 115 MPH	- SEISMIC IMPORTANCE FACTOR: 1.00	DLTC = 4 PSF
(Ce) = 0.90	EXPOSURE = C	- SPECTRA RESPONSE COEFFICIENT SDS: 0.090	DLBC = 5 PSF
(Is) = 1.00		- SPECTRA RESPONSE COEFFICIENT SD1: 0.072	
(Ct) = 1.10		- SITE CLASSIFICATION: B	
(Pf) = 20.79 PSF		- SEISMIC DESIGN CATEGORY: B	
(Ce) = 0.86			
(Ps) = 17.87 PSF			
(Lr) = 20.00 PSF			

*WITH UNBALANCED LOADS AS REQUIRED

MAJOR STRUCTURAL COMPONENTS:

COLUMNS:	- ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	- DESIGNED IN ACCORDANCE TO 2015 IBC TPI APPROVED THIRD PARTY INSPECTED - MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTREC0843974 - LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANEL:	- MIDWEST MANUFACTURING'S PRO-RIB STEEL PANEL .0142" MINIMUM THICKNESS BEFORE PAINTING .0165" NOMINAL THICKNESS AFTER PAINTING G60 GALVANIZED COATING PLUS ZINC PHOSPHATE 40 YEAR PAINT WARRANTY STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH

PLEASE NOTE:
- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPORTANT!! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.
- ROOF SYSTEM USES A SLIPPERY ROOF SURFACE. THE USE OF ACCESSORIES TO PREVENT THE SLIDING OF SNOW IS NOT PERMITTED.

SOIL:
- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
- FOOTINGS TO BE ABOVE THE WATER TABLE
- ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23)
- PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC).
- SOIL CONSISTENCY: MEDIUM
- A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF.

CONCRETE:
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL DEFORMED REBAR SHALL MEET A615 GRADE 60 OR BETTER.

LUMBER:
- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL 2x4, 2x6, 2x8 LUMBER SHALL BE #2 SPF OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT.
- FOR LUMBER REQUIRED TO BE PROTECTED FROM DECAY AND/OR INSECTS, SEE MOST CURRENT AWPA U1 FOR USE CATEGORIES AND EXPOSURE CONDITIONS.

STEEL TRIMS:
- COLOR MATCHED STEEL TRIMS
- CERAM-A-STAR 1050 PAINT SYSTEM

FRAMING FASTENERS:
- ALL FASTENERS SHALL BE AS LISTED BELOW UNLESS NOTED OTHERWISE.

PRIMARY FASTENERS (POST FRAME NAILS):
- 16d RINGSHANK NAILS (.148"ø)
- 30d RINGSHANK NAILS (.177"ø)
- 60d RINGSHANK NAILS (.200"ø)

SECONDARY FASTENERS (POST FRAME NAILS):
- 10d RINGSHANK NAILS (.135"ø)
- 16d RINGSHANK NAILS (.148"ø)
- 30d RINGSHANK NAILS (.177"ø)

PANEL FASTENERS: - COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.

HANDLING AND STORING: - ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.

GRADE: - ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (IBC 1804).

CONSTRUCTION BRACING: - TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

HVAC: - HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

PLUMBING: - PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

ELECTRICAL: - ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

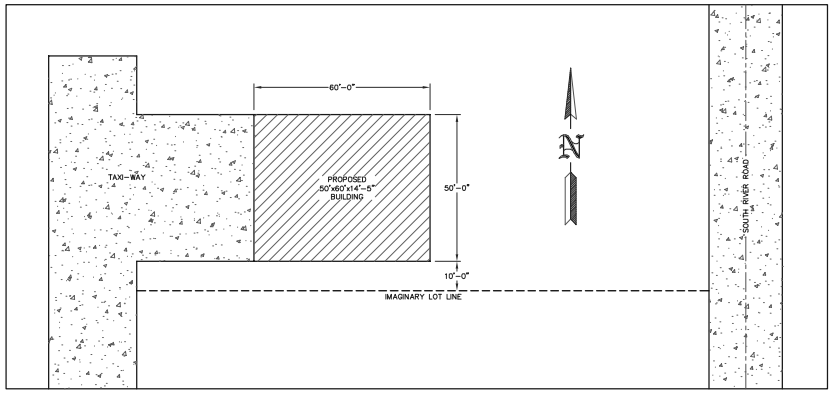
EXIT LIGHTS: - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.

ACCESSIBLE PARKING: - SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.

ACCESSIBLE ROUTE: - SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.

ACCESSIBLE DOOR HARDWARE: - SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPENED, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (1220 MM) ABOVE FINISHED FLOOR. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".

FIRE EXTINGUISHERS: - SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).



SITE PLAN
SCALE: 1"=20'

SHEET INDEX	
SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND SITE PLAN
S2	ELEVATIONS
S3	FLOOR PLAN
S4	ROOF FRAMING PLAN
S5	SIDEWALL SECTION AND SECTION DETAILS
S6	ENDWALL SECTION AND SECTION DETAILS
S7	BI-FOLD DOOR DETAILS
S8	STEEL APPLICATION DETAILS

JEFFREY A. MURRAY
E-37360
EAU CLAIRE
WISCONSIN
4-23-24
Digitally signed by Jeffrey J. Murray
Date: 2024.04.29 09:22:37 -05'00'

NOTE: PROPOSED BUILDING SHALL NOT BE USED TO STORE UPHOLSTERED FURNITURE OR MATTRESSES.

NOTE: CURB RAMPS COMPLYING W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

NOTE: THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

96" MIN
96" MIN
96" MIN

NOTE: PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS. (ICC/ANSI A117.1 SECTION 502) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1106.

BUILDING INFORMATION:
NAME: AMERICAN RENTALS
ADDRESS: 1741 RIVER DRIVE
CITY: WATERTOWN
STATE: WI
ZIP: 53094
COUNTY: JEFFERSON

NOTE: THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 362.0400(2).

NOTE: OWNER/CONTRACTOR SHALL PROVIDE A PLAT SURVEY WITH PROPOSED BUILDING LOCATIONS AND VERIFY ALL PROPOSED BUILDING SETBACKS AND LOCATION ON PROPERTY WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION AND MAKE ADJUSTMENTS ACCORDINGLY.

NOTE: IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THEN THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER NR 216.

ENGINEERING SERVICES
6061 BLAZE BLVD. EAU CLAIRE, WI 54703 (715) 876-8886
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

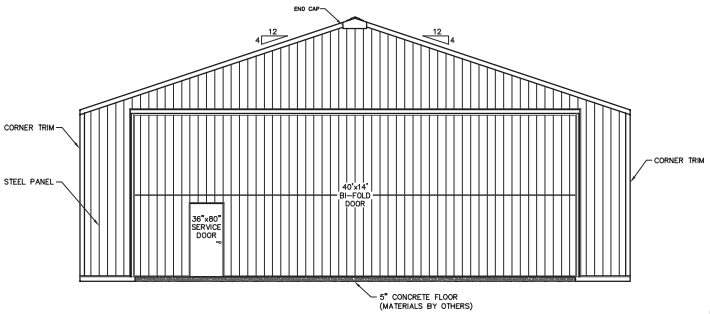
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

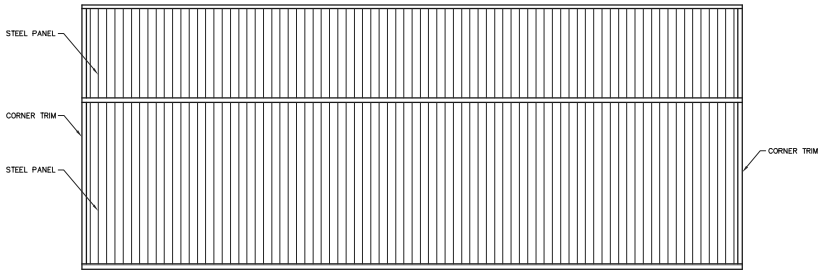
SHEET TITLE:
GENERAL NOTES AND SITE PLAN

FILE NAME: SH11324WI

SHEET NO.
S1



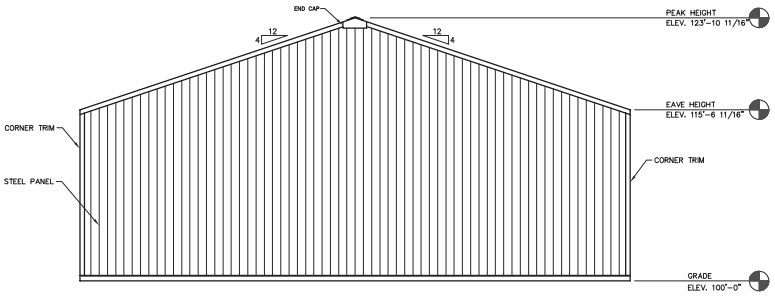
WEST ENDWALL



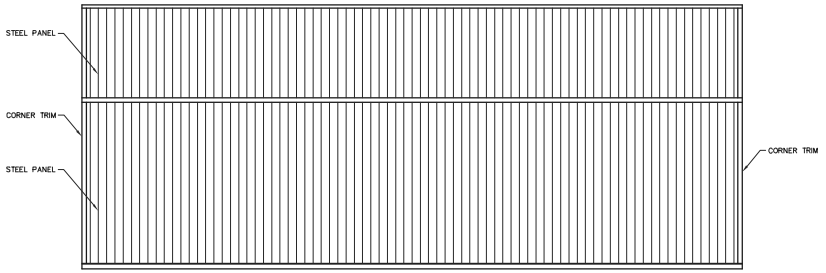
NORTH SIDEWALL

NOTE:
OWNER TO VERIFY WITH LOCAL OFFICIALS IF PROPOSED SERVICE DOOR IS AN ACCEPTABLE MEANS OF EGRESS.

NOTE:
OWNER TO PROVIDE SUFFICIENT EAVE VENTILATION TO COVER A MINIMUM OF 5 SQ. FT. (720 SQ. IN.)



EAST ENDWALL



SOUTH SIDEWALL

ELEVATIONS
SCALE: 3/16"=1'-0"

ENGINEERING SERVICES
6881 BLAINE RD. EAST CLAIRE, WI 54703 (715) 876-5555
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

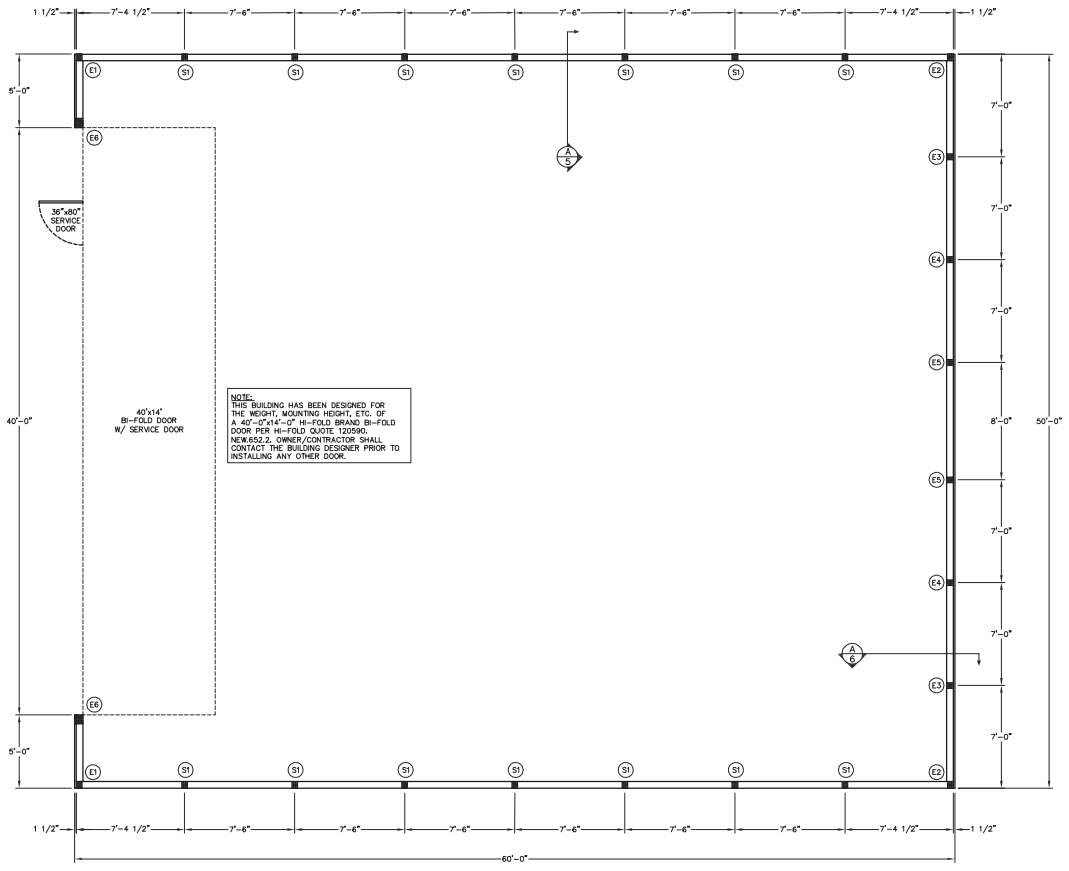
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS

FILE NAME: SH11324WI

SHEET NO.
S2



NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS EXCEPT FOR CORNERS AND OVERHEAD DOOR JAMBS OR UNLESS NOTED OTHERWISE.

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

COLUMN & FOOTING SCHEDULE				
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	NUMBER OF COLUMNS	FOOTING DESCRIPTION
S1	3-PLY (22")-2x6 #1 SYP LAMINATED COLUMN	4'-8"	14	20"Øx6" CONCRETE FOOTING
E1	3-PLY (22")-2x6 2400f MSR SYP LAMINATED COLUMN	4'-8"	2	14"Øx4" CONCRETE FOOTING
E2	3-PLY (22")-2x6 #1 SYP LAMINATED COLUMN	4'-8"	2	14"Øx4" CONCRETE FOOTING
E3	3-PLY (24")-2x6 #1 SYP LAMINATED COLUMN	4'-8"	2	14"Øx4" CONCRETE FOOTING
E4	3-PLY (26")-2x6 #1 SYP LAMINATED COLUMN	4'-8"	2	14"Øx4" CONCRETE FOOTING
E5	3-PLY (28")-2x6 2400f MSR SYP LAMINATED COLUMN	4'-8"	2	14"Øx4" CONCRETE FOOTING
E6	5-PLY (24")-2x6 2400f MSR SYP LAMINATED COLUMN	5'-8"	2	14"Øx4" CONCRETE FOOTING

NOTE:
IF CONCRETE FOOTINGS ARE POURED ON SITE, THEN FOOTINGS MUST BE A MINIMUM OF 8" THICK.

NOTE:
THIS BUILDING CONTAINS 22' LONG COLUMNS ON BOTH #1 SYP AND 2400f MSR SYP GRADE LUMBER. OWNER/CONTRACTOR TO VERIFY THAT THESE COLUMNS ARE INSTALLED IN THE CORRECT LOCATIONS WITHIN THE BUILDING.

NOTE:
OWNER TO VERIFY WITH LOCAL OFFICIALS IF PROPOSED SERVICE DOOR IS AN ACCEPTABLE MEANS OF EGRESS.

ENGINEERING SERVICES
6001 BLAZE BLVD. BAY CLARK, WI 54720 (715) 570-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

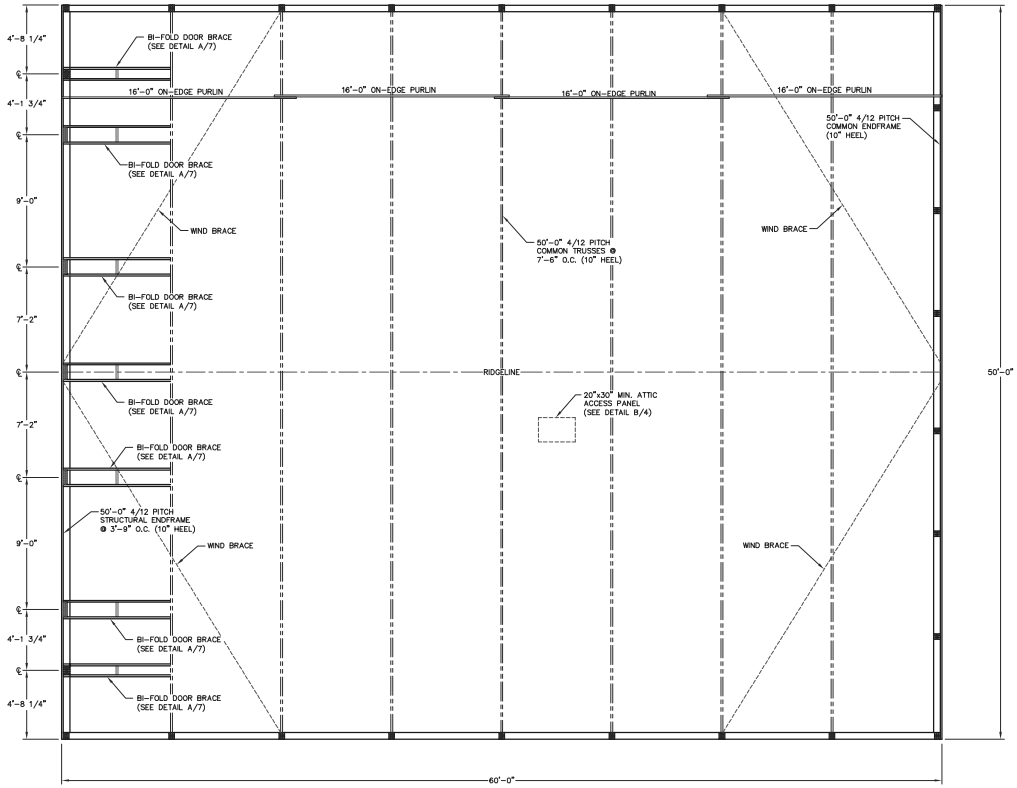
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
FLOOR PLAN

FILE NAME: SH11324WI

SHEET NO.
S3



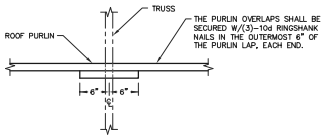
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE:
THIS BUILDING HAS BEEN DESIGNED FOR THE WEIGHT, MOUNTING HEIGHT, ETC. OF A 40'-0"x14'-0" HI-FOLD BRAND BI-FOLD DOOR PER HI-FOLD QUOTE 120590-NEW.652.2. OWNER/CONTRACTOR SHALL CONTACT THE BUILDING DESIGNER PRIOR TO INSTALLING ANY OTHER DOOR.

NOTE:
OWNER TO PROVIDE SUFFICIENT EAVE VENTILATION TO COVER A MINIMUM OF 5 SQ. FT.

NOTE:
WIND BRACE SHALL BE A 2x4 PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-30d RINGSHANK NAILS AT EACH END AND W/(1)-10d RINGSHANK NAIL AT EACH BRACE TO PURLIN LOCATION.

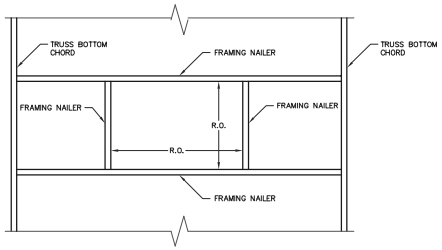
NOTE:
LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.



NOTE:
2x4 ROOF PURLINS (ON-EDGE). THE FIRST (4) ROWS OF PURLINS AFTER THE PEAK PURLIN SHALL BE AT 23" O.C. WITH THE BALANCE AT 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE TRUSS W/(1)-60d RINGSHANK NAIL AT EACH PURLIN TO TRUSS LOCATION.

A/4 PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"

NOTE: ATTIC AREA SHALL BE COMPARTMENTALIZED INTO AREAS NOT GREATER THAN 3000 SQ. FT. BY FIRE STOPPING AS SPECIFIED IN IBC 717.4.3. EVERY ATTIC COMPARTMENT SHALL BE PROVIDED WITH A 20"x30" ACCESS PANEL FROM LOWER AREA OR ACCESS PANELS IN COMPARTMENT WALLS SHALL BE PROVIDED WITH SELF CLOSING DEVICES. (INCLUDES OVERHANGS)



B/4 ATTIC ACCESS FRAMING
SCALE: 3/4"=1'-0"

ENGINEERING SERVICES
6881 BLAZE RD. BAY CLARK, WI 54220 (715) 570-0000

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

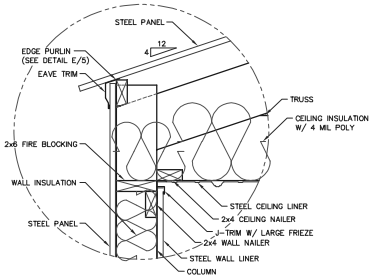
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ROOF FRAMING PLAN

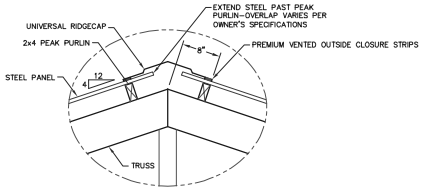
FILE NAME: SH11324WI

SHEET NO.
S4

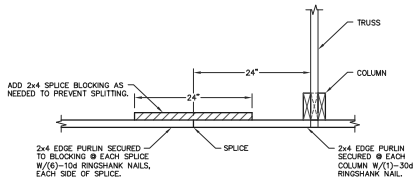


C/5 EAVE DETAIL
SCALE: 1 1/2"=1'-0"

NOTE:
2x4 PEAK PURLINS BUTTED END TO END AND ALL OTHER PURLINS WILL OVERLAP 6" MIN.



D/5 PEAK PURLIN DETAIL
SCALE: 1"=1'-0"



E/5 EDGE PURLIN DETAIL
SCALE: 1"=1'-0"

SIDEWALL SECTION FASTENER NOTES

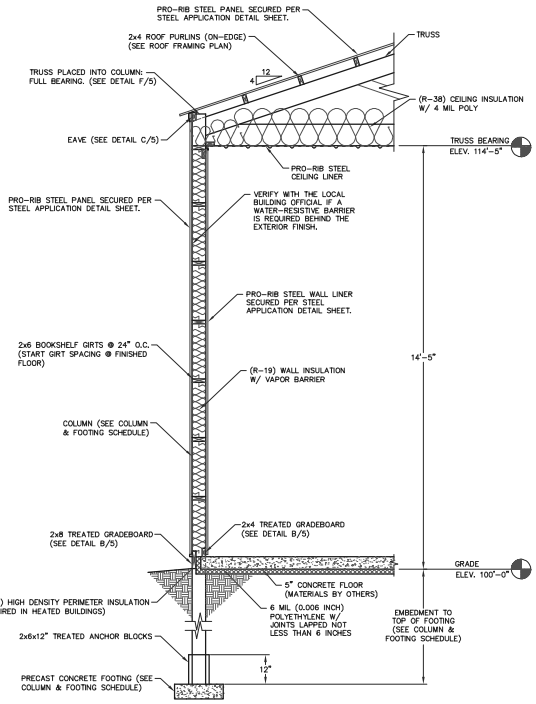
WALL GIRTS:
WALL GIRTS SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

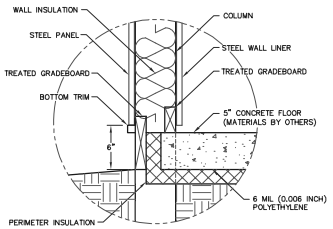
EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)-30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

TREATED ANCHOR BLOCKS:
TREATED ANCHOR BLOCKS SECURED TO EACH FACE OF THE COLUMN AT THE BASE WITH (4)-30d RINGSHANK NAILS, EACH BLOCK.

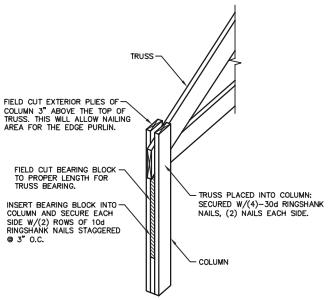
NOTE:
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.



A/5 SIDEWALL SECTION
SCALE: 1/2"=1'-0"



B/5 GRADE DETAIL (SIDEWALL)
SCALE: 1 1/2"=1'-0"



F/5 TRUSS INSTALLATION DETAIL
NOT TO SCALE

ENGINEERING SERVICES
6881 BLAINE HILL ROAD CLARKSTON, MI 48346 (248) 676-8886
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
SIDEWALL SECTION AND SECTION DETAILS

FILE NAME: SH11324WI

SHEET NO.
S5

SIDEWALL SECTION FASTENER NOTES

WALL GIRTS:
WALL GIRTS SECURED WITH (2)–30d RINGSHANK NAILS AT EACH GIRT TO COLUMN LOCATION.

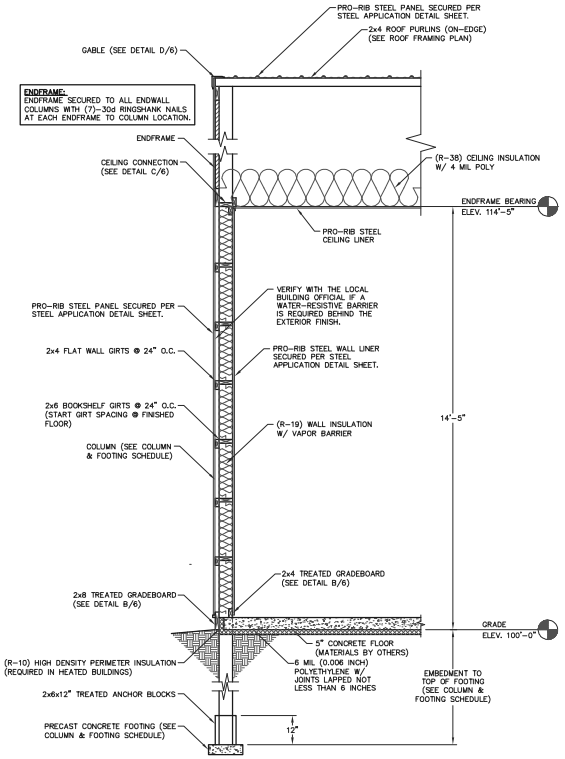
INTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (2)–30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

EXTERIOR TREATED GRADEBOARD:
TREATED GRADEBOARD SECURED WITH (4)–30d RINGSHANK NAILS AT EACH GRADEBOARD TO COLUMN LOCATION.

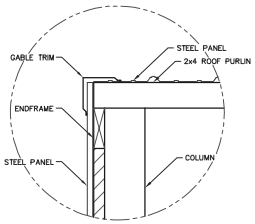
TREATED ANCHOR BLOCKS:
TREATED ANCHOR BLOCKS SECURED TO EACH FACE OF THE COLUMN AT THE BASE WITH (4)–30d RINGSHANK NAILS, EACH BLOCK.

NOTE:
OWNER SHALL PROVIDE THICKNESS MARKERS WHICH ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN INTO PLACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. EACH MARKER SHALL FACE THE ATTIC ACCESS PANEL.

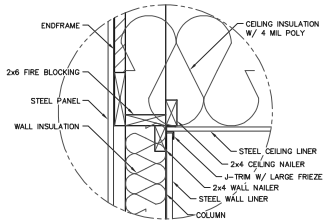
NOTE:
CONCEALED WALL SPACES SHALL HAVE FIRE BLOCKING AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10' PER IBC 718.2. FIRE BLOCKING MAY CONSIST OF TWO INCH NOMINAL MATERIAL OR INSULATION MEETING IBC REQUIREMENTS.



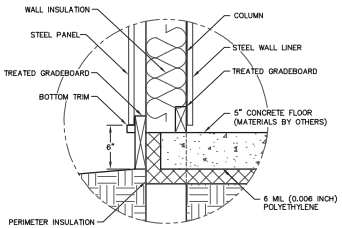
A/6 ENDWALL SECTION
SCALE: 1/2"=1'-0"



D/6 GABLE TRIM DETAIL
SCALE: 1 1/2"=1'-0"



C/6 CEILING CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



B/6 GRADE DETAIL (ENDWALL)
SCALE: 1 1/2"=1'-0"

ENGINEERING SERVICES
6001 BLACK RIV. ROAD CLARION, WI 54320 (715) 979-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

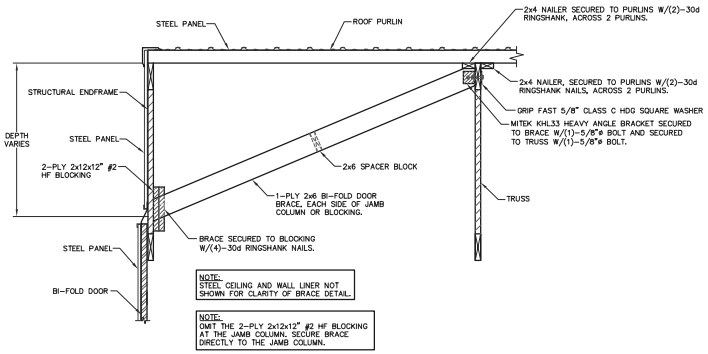
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

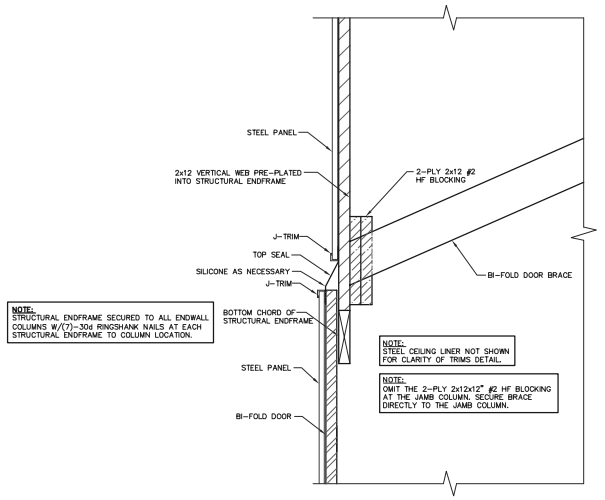
SHEET TITLE:
ENDWALL SECTION AND SECTION DETAILS

FILE NAME: SH11324WI

SHEET NO.
S6

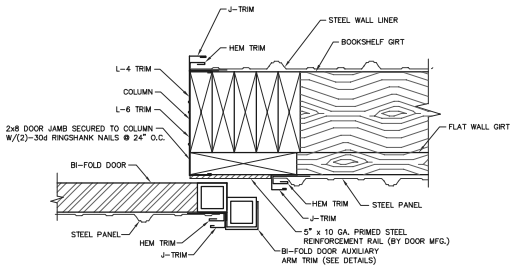


A/7 BI-FOLD DOOR BRACE @ HINGE LOCATIONS
SCALE: 3/4"=1'-0"

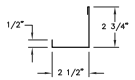


BI-FOLD DOOR DETAIL
SCALE: 1 1/2"=1'-0"

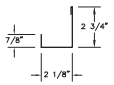
NOTE: THIS BUILDING HAS BEEN DESIGNED FOR THE WEIGHT, MOUNTING HEIGHT, ETC. OF A 40'-0"x14'-0" HI-FOLD BRAND BI-FOLD DOOR PER HI-FOLD QUOTE 120590. NEW.652.2. OWNER/CONTRACTOR SHALL CONTACT THE BUILDING DESIGNER PRIOR TO INSTALLING ANY OTHER DOOR.



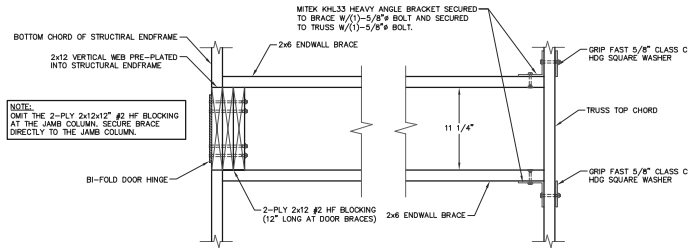
BI-FOLD DOOR JAMB DETAIL
SCALE: 3"=1'-0"



AUXILARY UPPER ARM TRIM DETAIL



AUXILIARY LOWER ARM TRIM DETAIL



BI-FOLD DOOR BRACE TOP VIEW
SCALE: 1 1/2"=1'-0"

ENGINEERING SERVICES
6881 BLAINE HILL ROAD CLARENCE, NY 14031 (716) 870-0005

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

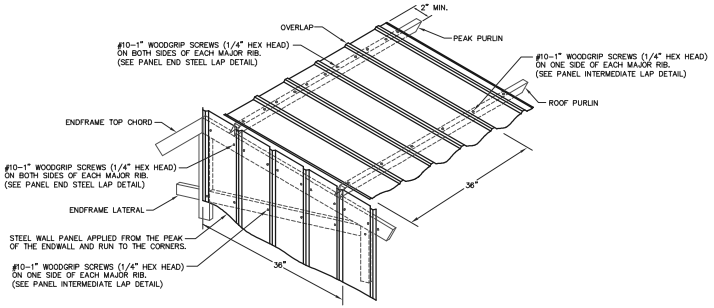
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

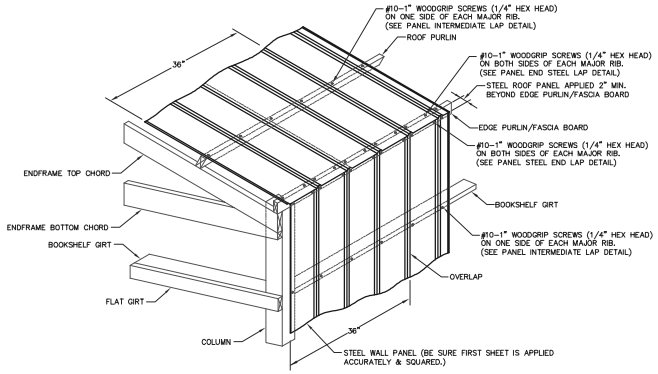
SHEET TITLE:
BI-FOLD DOOR DETAILS

FILE NAME: SH11324WI

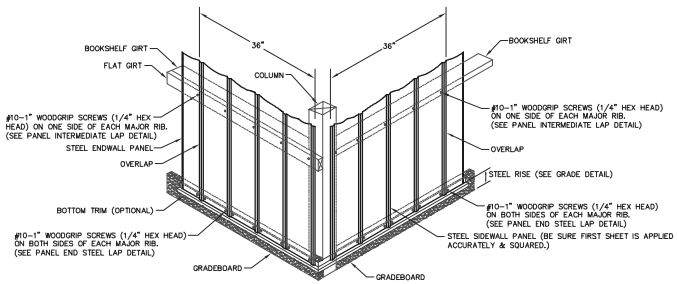
SHEET NO.
S7



ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE

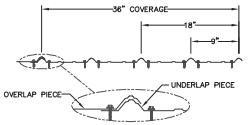


WALL STEEL APPLICATION @ GRADEBOARD

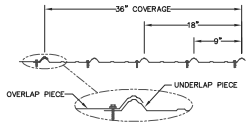
STEEL APPLICATION DETAILS

STEEL PANEL INSTALLATION GENERAL NOTES:

1. PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.
2. FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.
3. FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.
4. THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.

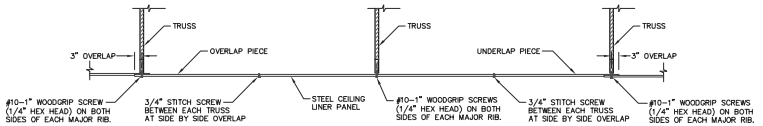


PANEL END STEEL LAP DETAIL
NOT TO SCALE

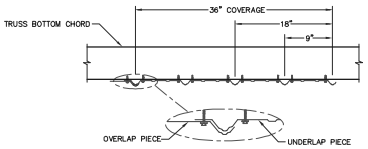


PANEL INTERMEDIATE LAP DETAIL
NOT TO SCALE

NOTE:
THE RECOMMENDED PROCEDURE FOR APPLYING CEILING LINER IS: APPLYING 1" WOODGRIP SCREWS FROM ONE END OF THE PANEL, HOLDING THE PANEL FLAT TO THE BOTTOM CHORD OF THE TRUSSES AND BETWEEN THE TRUSSES, THEN APPLYING ONE SCREW ON BOTH SIDES OF EVERY MAJOR RIB INTO THE FIRST TRUSS, THEN THE MIDDLE TRUSS, THEN FINALLY AT THE THIRD TRUSS WHERE THE PANEL WILL OVERLAP THE TRUSS 3". THE NEXT PANEL ATTACHED TO THE TRUSS WITH 1" OR LONGER WOODGRIP SCREWS ON BOTH SIDES OF EVERY MAJOR RIB. A STITCH SCREW NEEDS TO BE APPLIED AT THE SIDE BY SIDE OVERLAP OF THE PANEL NEXT TO IT HALF WAY BETWEEN EACH TRUSS.



STEEL APPLICATION DETAIL @ CEILING LINER
SCALE: 1/2"=1'-0"



STEEL CEILING LINER-LAP DETAIL
NOT TO SCALE

ENGINEERING SERVICES
6001 BLACK RIV. ROAD CLARKSVILLE, NY 14720 (716) 676-0000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
AMERICAN RENTALS
WATERTOWN, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	CHOUA KHA
DRAWN BY:	JMS
DATE:	4/26/2024
SCALE:	AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
STEEL APPLICATION DETAILS

FILE NAME: SH11324WI

SHEET NO.
S8

COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code:	90.1 (2013) Standard
Project Title:	American Rentals
Location:	Watertown, Wisconsin
Climate Zone:	6a
Project Type:	New Construction
Performance Sim. Specs:	EnergyPlus 8.1.0.009 (EPW: USA_WI_Madison-Dane.County.Rgnl.AP.726410_TMY3.epw)

Construction Site:
1741 River Drive
Watertown, Wisconsin 53094

Owner/Agent:
David Hoefgen
American Rentals

Designer/Contractor:
Choua Kha
Midwest Manufacturing.com
5311 Kane Road
Eau Claire, Wisconsin 54703

Building Area	Floor Area
1-Warehouse : Semiheated	3000

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Warehouse]	3000	38.0	0.0	0.027	0.034
Floor: Heated Slab-On-Grade Fully insulated (uniform R-value across perimeter + under entire slab), [Bldg. Use 1 - Warehouse] (b)	220	---	10.0	0.550	0.860
NORTH					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	840	19.0	0.0	0.065	0.089
EAST					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	700	19.0	0.0	0.065	0.089
SOUTH					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	840	19.0	0.0	0.065	0.089
WEST					
Ext. Wall: Wood-Framed, 24in. o.c., [Bldg. Use 1 - Warehouse]	700	19.0	0.0	0.065	0.089
Hangar Door: Insulated Metal, Non-Swinging, [Bldg. Use 1 - Warehouse]	560	---	---	0.500	0.500

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 8% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2013) Standard requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jeffrey J Murray		4-29-24
Name - Title	Signature	Date

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 90.1 (2013) Standard

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 5.4.3.1.1, 5.7 [PR1][1]	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
4.2.2, 8.4.1.1, 8.4.1.2, 8.7 [PR6][2]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
4.2.4 [FO1][2]	Installed below-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
4.2.4 [FO3][2]	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.8.1.2 [FO4][2]	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.5.3.5 [FO5][2]	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.8.1.7 [FO6][1]	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.7.3 [FO7][1]	Insulation in contact with the ground has <=0.3% water absorption rate per ASTM C272.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
6.4.4.1.5 [FO11][3]	Bottom surface of floor structures incorporating radiant heating insulated to >=R-3.5.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply. *See the Envelope Assemblies table for values.*

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.4.3.2 [FR1][3]	Factory-built and site-assembled fenestration and doors are labeled or certified as meeting air leakage requirements.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.4.3.4 [FR4][3]	Vestibules are installed where building entrances separate conditioned space from the exterior, and meet exterior envelope requirements. Doors have self-closing devices, and are >=7 ft apart (>= 16 ft apart for adjoinging floor area >= 40000 sq.ft.). Vestibule floor area <=7 50 sq.ft. or 2 percent of the adjoining conditioned floor area.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
5.5.4.3a [FR8][1]	Vertical fenestration U-Factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.5.4.3b [FR9][1]	Skylight fenestration U-Factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.5.4.4.1 [FR10][1]	Vertical fenestration SHGC value.	SHGC:____	SHGC:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.5.4.4.2 [FR11][1]	Skylight SHGC value.	SHGC:____	SHGC:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.8.2.1, 5.8.2.3, 5.8.2.4, 5.8.2.5 [FR12][2]	Fenestration products rated (U-factor, SHGC, and VT) in accordance with NFRC or energy code defaults are used.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.2.2 [FR13][1]	Fenestration and door products are labeled, or a signed and dated certificate listing the U-factor, SHGC, VT, and air leakage rate has been provided by the manufacturer.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.5.3.6 [FR14][2]	U-factor of opaque doors associated with the building thermal envelope meets requirements.	U-____ ☐ Swinging ☐ Nonswinging	U-____ ☐ Swinging ☐ Nonswinging	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.4.3.1 [FR15][1]	Continuous air barrier is wrapped, sealed, caulked, gasketed, and/or taped in an approved manner, except in semiheated spaces in climate zones 1-6.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
8.4.2 [EL10][2]	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
4.2.4 [IN2][1]	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	R-____ ☐ Above deck ☐ Metal ☐ Attic	R-____ ☐ Above deck ☐ Metal ☐ Attic	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.8.1.2, 5.8.1.3 [IN3][1]	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the ceiling slope is <= 3:12.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
4.2.4 [IN6][1]	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-____ ☐ Mass ☐ Metal ☐ Steel ☐ Wood	R-____ ☐ Mass ☐ Metal ☐ Steel ☐ Wood	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.8.1.2 [IN7][1]	Above-grade wall insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
4.2.4 [IN8][2]	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R-____ ☐ Mass ☐ Steel ☐ Wood	R-____ ☐ Mass ☐ Steel ☐ Wood	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
5.8.1.1 [IN10][2]	Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.9 [IN18][2]	Building envelope insulation extends over the full area of the component at the proposed rated R or U value.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.4 [IN11][2]	Eaves are baffled to deflect air to above the insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.5 [IN12][2]	Insulation is installed in substantial contact with the inside surface separating conditioned space from unconditional space.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.6 [IN13][2]	Recessed equipment installed in building envelope assemblies does not compress the adjacent insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.7.1 [IN15][2]	Attics and mechanical rooms have insulation protected where adjacent to attic or equipment access.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.8.1.7.2 [IN16][2]	Foundation vents do not interfere with insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
5.8.1.8 [IN17][3]	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
5.4.3.3 [FI1][1]	Weatherseals installed on all loading dock cargo doors in Climate Zones 4-8.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

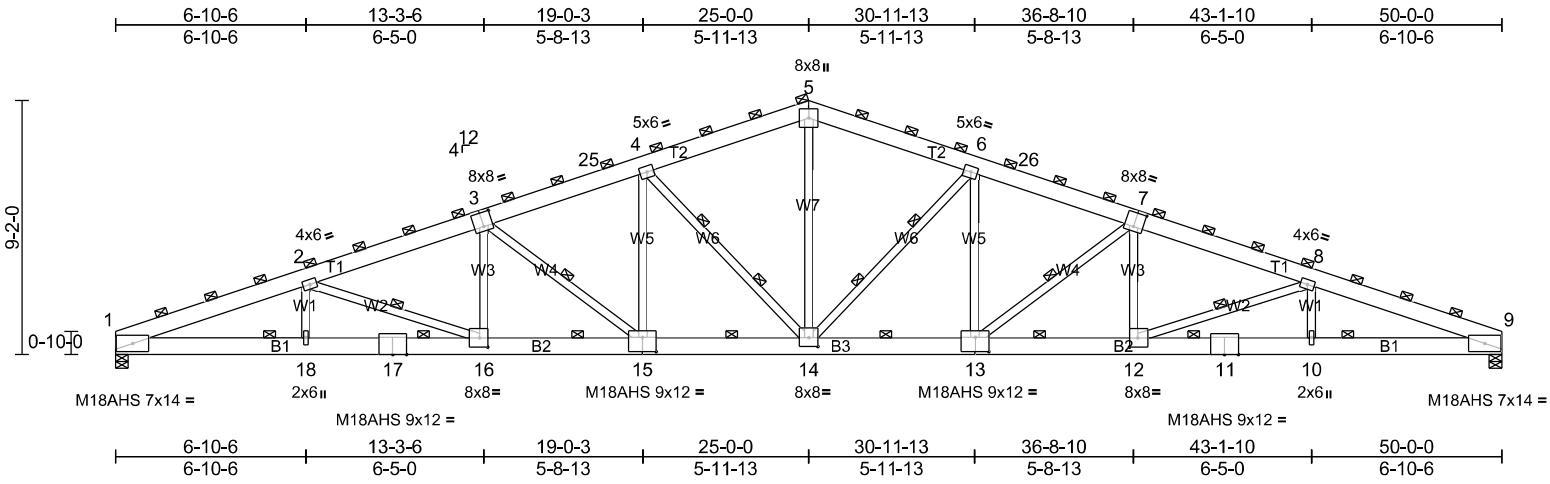
Additional Comments/Assumptions:

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0843974	P1	COMMON	7	1	

Section 3, Item C.

Midwest Manufacturing, Eau Claire, WI — Run: 8.98 S 8.72 Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Ap… — Page: 1

ID:inNe6DEURRjgw0QwEfOXQtzPU99-xK0Kiky7ItG96E?SIGTcsXLvQOh1gpecxq_2YqzPU8D



Scale = 1:83.2

Plate Offsets (X, Y): [3:0-4-0,0-6-0], [7:0-4-0,0-6-0], [12:0-3-8,0-4-0], [13:0-6-0,0-6-0], [14:0-4-0,0-3-12], [15:0-6-0,0-6-0], [16:0-3-8,0-4-0]

Loading	(psf)	Spacing	7-6-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.66	Vert(LL)	-0.68	14-15	>881	240	M18AHS	186/179
Snow (Ps/Pg)	17.9/30.0	Lumber DOL	1.15	BC	0.85	Vert(CT)	-0.99	14-15	>605	180	MT20	197/144
TCDL	4.0	Rep Stress Incr	NO	WB	0.84	Horz(CT)	0.29	9	n/a	n/a		
BCLL	0.0	Code	IBC2015/TPI2014	Matrix-MS								
BCDL	5.0										Weight: 403 lb	FT = 15%

LUMBER

TOP CHORD	2x8 SP 2400F 2.0E
BOT CHORD	2x8 SP 2400F 2.0E
WEBS	2x4 SPF Stud *Except* W6:2x4 SPF No.2, W7:2x4 SPF 1650F 1.5E

BRACING

TOP CHORD	2-0-0 oc purlins (2-9-1 max.).	
BOT CHORD	6-0-0 oc bracing.	
WEBS	1 Row at midpt	2-16, 3-15, 7-13, 8-12
WEBS	2 Rows at 1/3 pts	4-14, 6-14

REACTIONS (lb/size) 1=5038/0-5-8, (min. 0-4-8), 9=5038/0-5-8, (min. 0-4-8)
Max Horiz 1=326 (LC 12)
Max Uplift 1=-1461 (LC 8), 9=-1461 (LC 9)
Max Grav 1=5438 (LC 2), 9=5438 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 1-2=-13327/3536, 2-3=-12297/3285, 3-25=-10508/2829, 4-25=-10273/2845, 4-5=-8650/2394, 5-6=-8650/2394, 6-26=-10273/2845, 7-26=-10508/2829, 7-8=-12297/3286, 8-9=-13327/3541

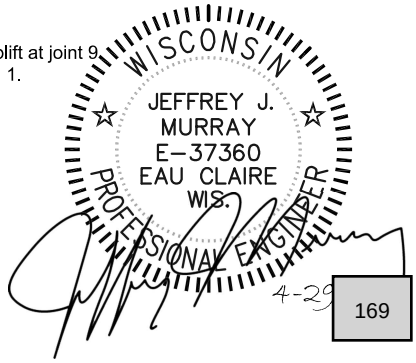
BOT CHORD 1-18=-3413/12435, 17-18=-3413/12435, 16-17=-3413/12435, 15-16=-2981/11584, 14-15=-2334/9795, 13-14=-2109/9795, 12-13=-2755/11584, 11-12=-3193/12435, 10-11=-3193/12435, 9-10=-3193/12435

WEBS 2-18=-136/462, 2-16=-1206/489, 3-16=-82/1024, 3-15=-2288/825, 4-15=-354/1545, 4-14=-3075/987, 5-14=-1042/4199, 6-14=-3075/988, 6-13=-354/1545, 7-13=-2288/824, 7-12=-84/1024, 8-12=-1206/497, 8-10=-136/462

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=2.4psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=17.9 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp.; Ct=1.10; Unobstructed slippery surface
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
7) All plates are MT20 plates unless otherwise indicated.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1461 lb uplift at joint 1 and 1461 lb uplift at joint 9.
10) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



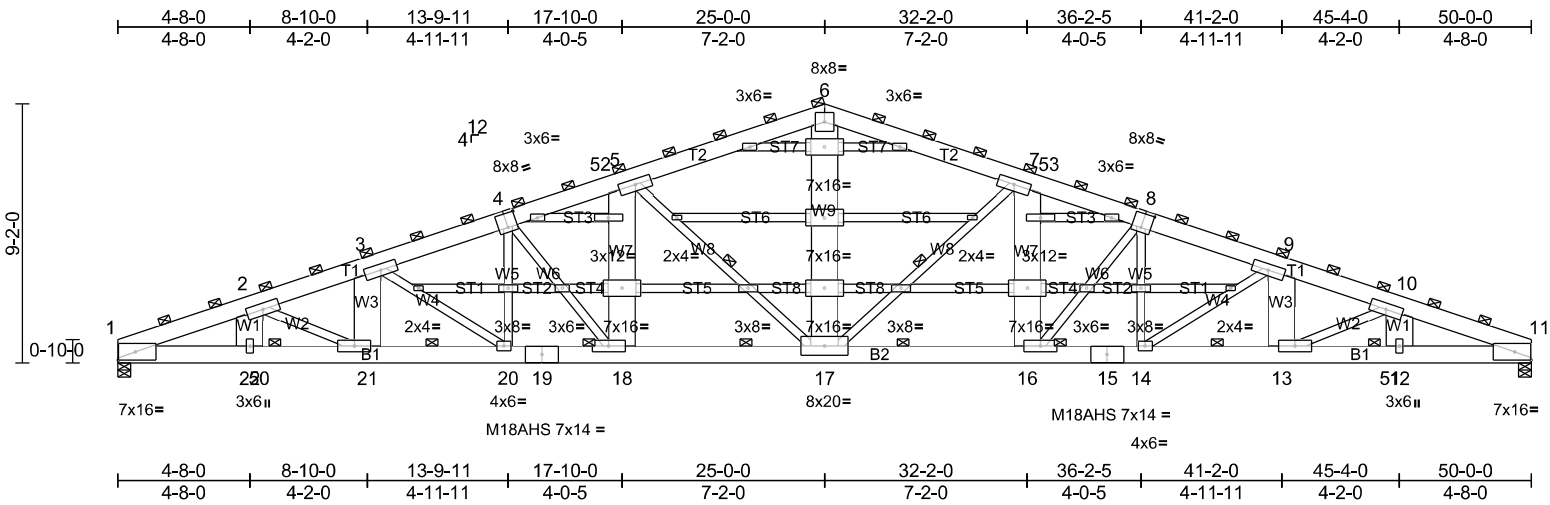
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0843974	XP1SE	COMMON	1	1	

Section 3, Item C.

Midwest Manufacturing, Eau Claire, WI

Run: 8.98 S 8.72 Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Ap... Page 1

ID:jLMUAL7HyTK8aWGWhBHGWhzPUDA-kNI1IhechGo5MW2BCXAgR7IlcnjWR5ot_2?kILzPTm5



Scale = 1:81.6

Plate Offsets (X, Y): [1:0-7-1,0-3-8], [4:0-4-0,0-6-0], [8:0-4-0,0-6-0], [11:0-7-1,0-3-8]

Loading	(psf)	Spacing	3-9-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.73	Vert(LL)	-0.35	17-18	>999	240	MT20	244/190
Snow (Ps/Pg)	17.9/30.0	Lumber DOL	1.15	BC	0.58	Vert(CT)	-0.79	17-18	>757	180	M18AHS	186/179
TCDL	4.0	Rep Stress Incr	NO	WB	0.91	Horz(CT)	0.22	11	n/a	n/a		
BCLL	0.0	Code	IBC2015/TPI2014	Matrix-MS								
BCDL	5.0										Weight: 545 lb	FT = 15%

LUMBER

TOP CHORD	2x8 SPF No.2 *Except* T1:2x8 SP 2400F 2.0E
BOT CHORD	2x8 SP 2400F 2.0E
WEBS	2x4 SPF Stud *Except* W1,W3,W7,W9:2x12 SP 2400F 2.0E, W8:2x4 SPF No.2
OTHERS	2x4 SPF Stud

BRACING

TOP CHORD	2-0-0 oc purlins (2-8-0 max.).	
BOT CHORD	6-0-0 oc bracing.	
WEBS	1 Row at midpt	5-17, 7-17

REACTIONS (lb/size) 1=3799/0-5-8, (min. 0-3-5), 11=3799/0-5-8, (min. 0-3-5)
Max Horiz 1=163 (LC 12)
Max Grav 1=3999 (LC 2), 11=3999 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 1-2=-9734/0, 2-3=-10204/0, 3-4=-9317/0, 4-52=-8426/0, 5-52=-8332/0, 5-6=-6756/0, 6-7=-6756/0, 7-53=-8332/0, 8-53=-8426/0, 8-9=-9317/0, 9-10=-10204/0, 10-11=-9734/0

BOT CHORD 1-22=0/9095, 22-50=0/9095, 21-50=0/9095, 20-21=0/9679, 19-20=0/8806, 18-19=0/8806, 17-18=0/7964, 16-17=0/7964, 15-16=0/8806, 14-15=0/8806, 13-14=0/9679, 13-51=0/9095, 12-51=0/9095, 11-12=0/9095

WEBS 2-22=-327/38, 2-21=0/691, 3-21=0/510, 5-18=0/1440, 5-17=-2408/0, 6-17=0/3541, 9-13=0/510, 10-13=0/691, 10-12=-327/37, 4-18=-1300/0, 4-20=0/912, 3-20=-1103/0, 8-14=0/912, 9-14=-1103/0, 7-16=0/1440, 7-17=-2408/0, 8-16=-1300/0

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=2.4psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=17.9 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp.; Ct=1.10; Unobstructed slippery surface
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
8) All plates are MT20 plates unless otherwise indicated.
9) All plates are 5x14 MT20 unless otherwise indicated.
10) Horizontal gable studs spaced at 2-6-0 oc.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
13) Load case(s) 1 has/have been modified. Building designer must review loads to verify that they are correct for the intended use of this truss.
14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
15) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard

WISCONSIN JEFFREY J. MURRAY E-37360 EAU CLAIRE WIS. PROFESSIONAL ENGINEER 4-29

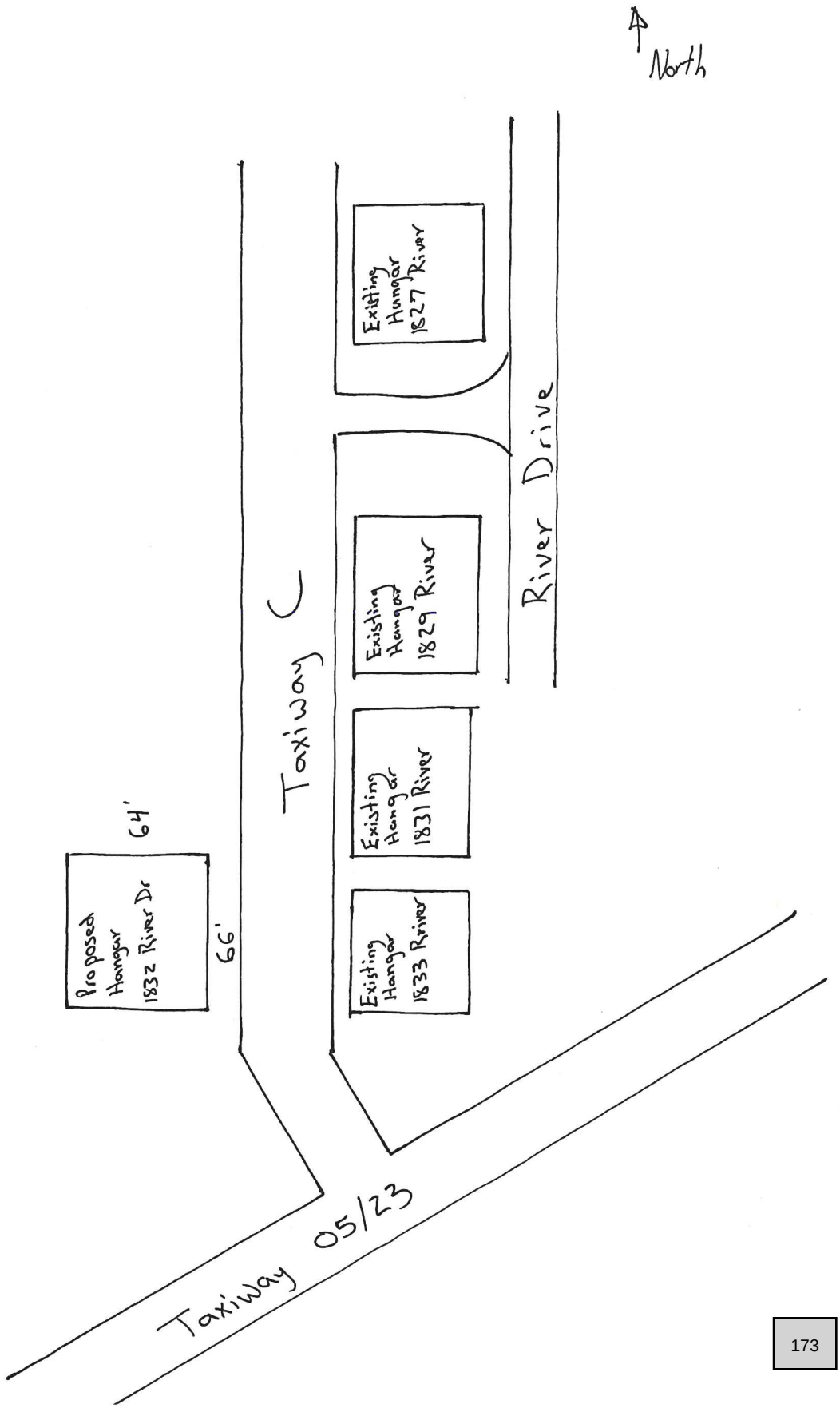
Continued on page 3

1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15
Uniform Loads (lb/ft)
Vert: 44-50=-19, 50-51=-83 (F=-64), 47-51=-19, 1-6=-82, 6-11=-82

Zoning and Planning May 15, 2024:

1. Two sets of plans-included.
    a. No landscape plans. Airport tarmac. In conformance with Airport Commission's Master plan.
    b. Elevation: Grade to be in accordance with airport requirements. All drainage and utilities already in place and in compliance.
    c. Building is white with lower blue wainscot and blue trim. Building is in conformance with architectural controls in place and on file. Site was required as selected by airport manager. Both site and hangar are in accordance with requirements set forth by City and have been approved by the Airport Commission.
2. Operation Plan
    a. Private use hangar. There are no hours/days of operation and no employees.
3. Timetable
    a. Looking to break ground by August 2024 with a completion of spring 2025.
4. Floodplain & Wetlands
    a. None know.

SITE DETAIL
For Proposed Hangar at: 1632 River Drive Watertown, WI 53094



CLEARY BUILDING CORP.
ClearyBuilding.com
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan

Customer Information

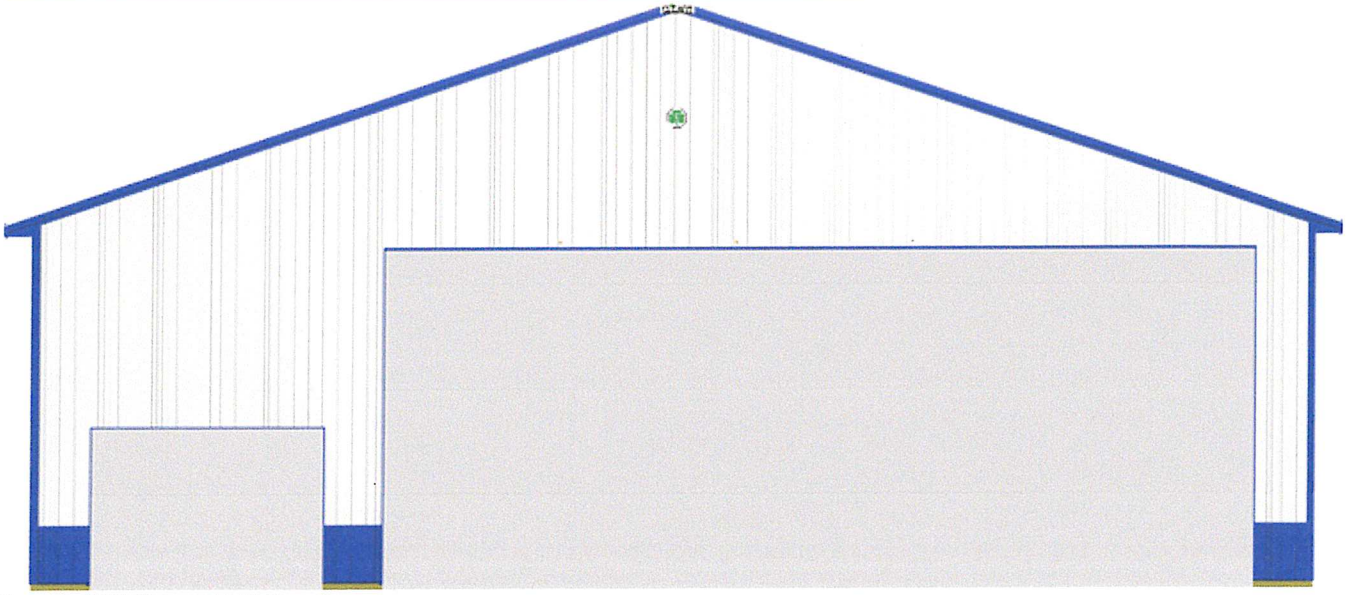
Building Specification For:

SCHMIDT, ANDREW
UNKNOWN
LAKE MILLS, WISCONSIN 53551
Cell Phone: (608) 285-8691
Email: andrews@rentfmi.com

Building Site Location:

Location: N/A
Tenant: N/A
WATERTOWN MUNICIPAL AIRPORT
WATERTOWN, WISCONSIN 53094
County: JEFFERSON

Elevations for Building 1



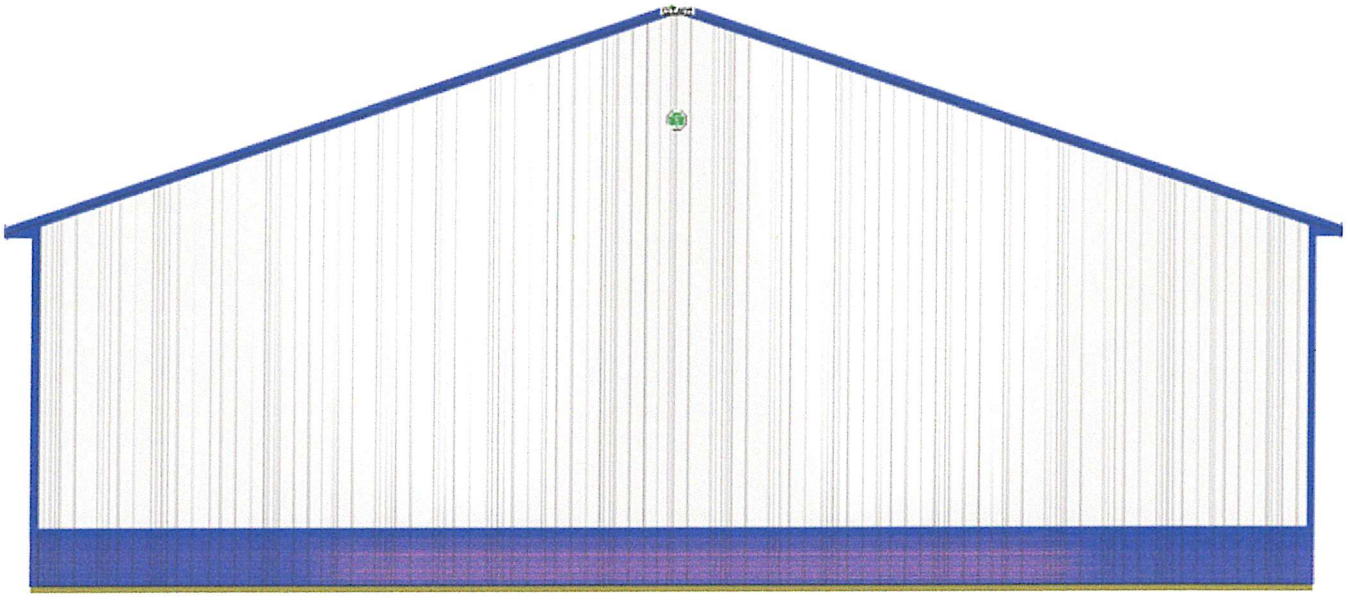
East End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

CLEARY BUILDING CORP.
ClearyBuilding.com
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

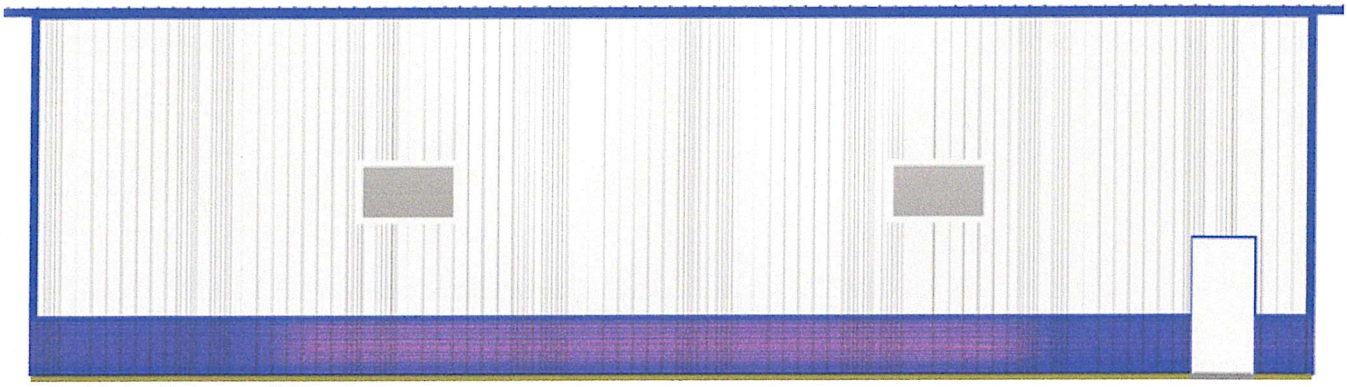
5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan



West End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



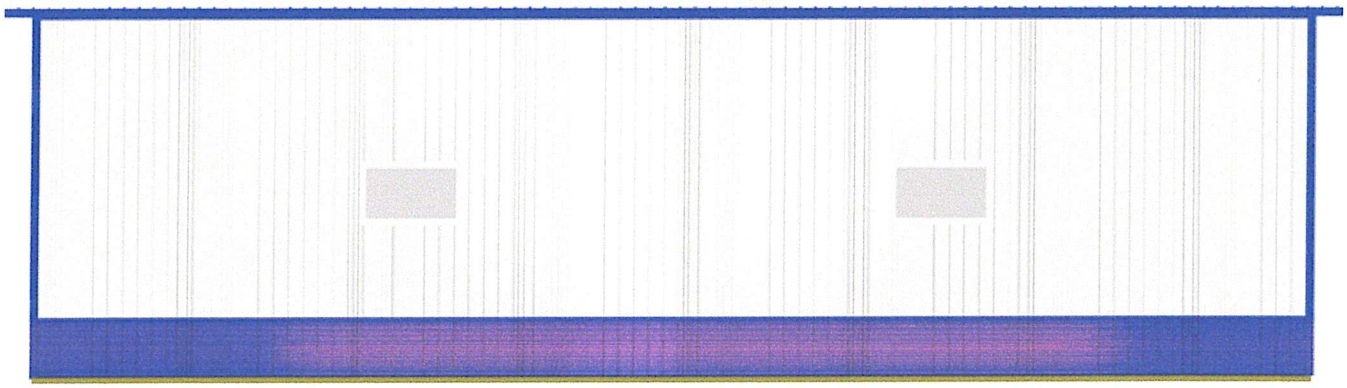
South Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan



North Side Wall 2 on Building 1

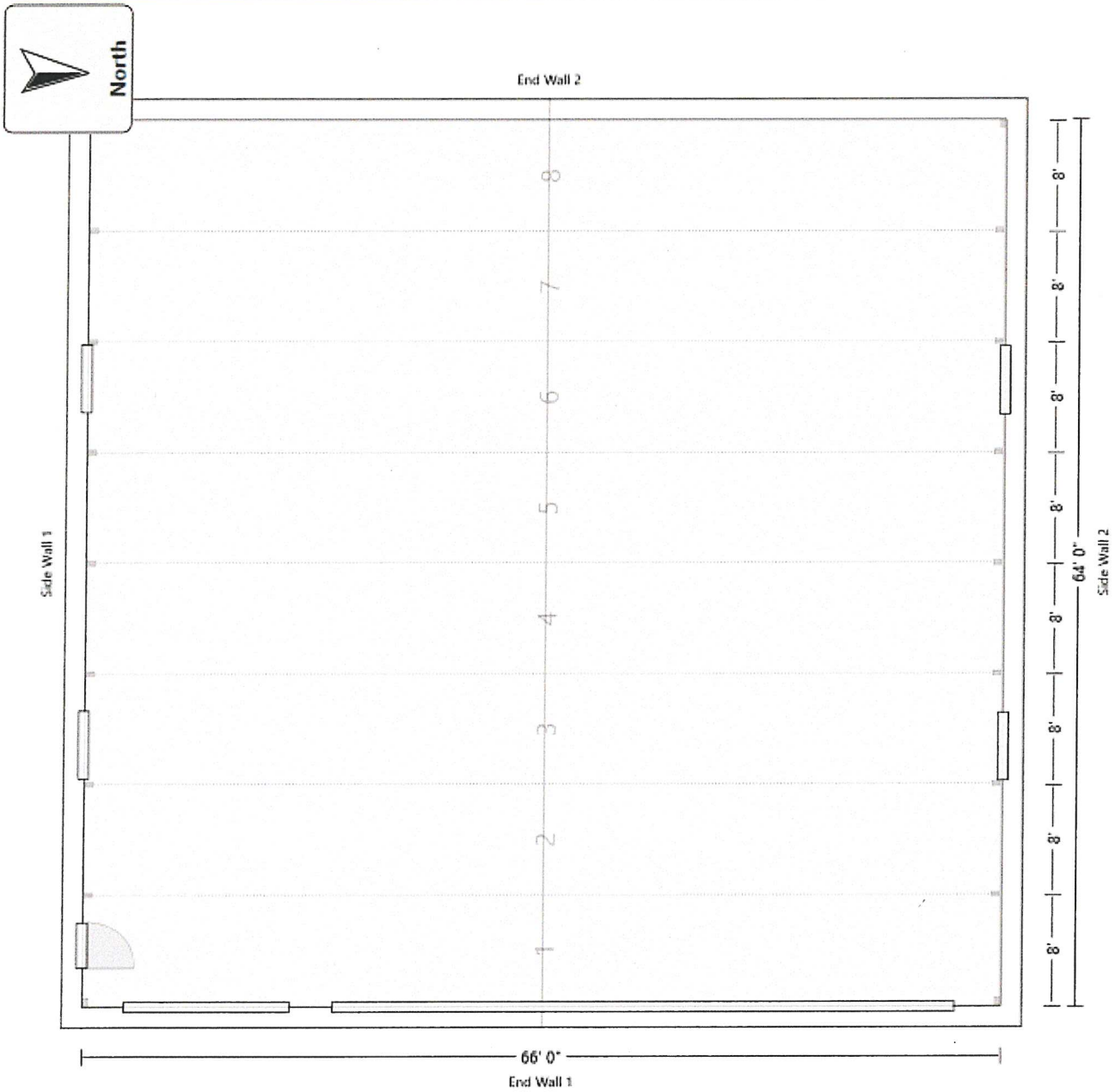
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

CLEARY BUILDING CORP.
ClearyBuilding.com
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan

Floor Plan



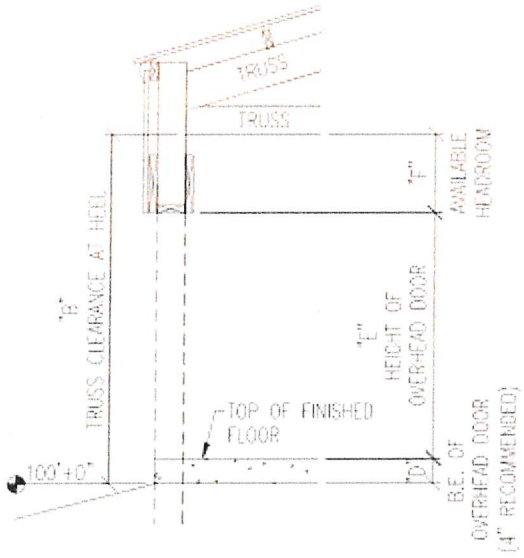
built with pride before the is applied®

CLEARY BUILDING CORP.
ClearyBuilding.com
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **17' 2"**
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **0' 0"**
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

("B") - ("D") - ("E") = ("F")

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

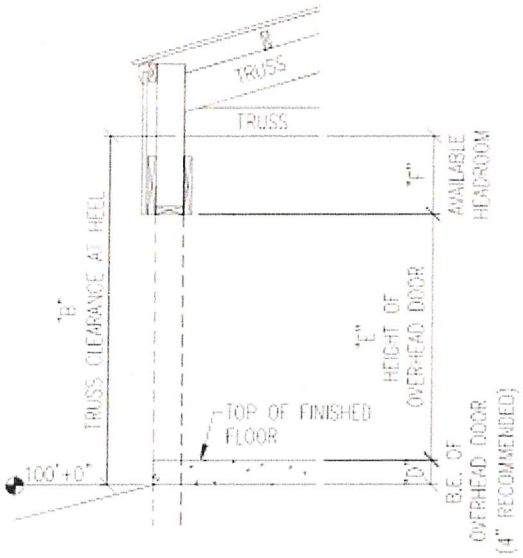
Example:

(10'-0") - (4") - (8'-0") = (1'-8" of available headroom)

CLEARY BUILDING CORP.
ClearyBuilding.com
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

5/15/2024
SCHMIDT, ANDREW
Doc ID: 9910120240515160917

Elevations & Floor Plan



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **9' 2"**
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

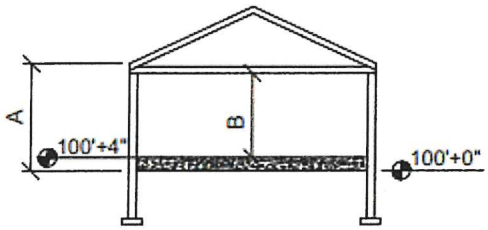
("B") - ("D") - ("E") = ("F")

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

(10'-0") - (4") - (8'-0") = (1'-8" of available headroom)

Interior Clearances and Exterior Heights



Standard Lower Chord Truss (SLC)

Top of concrete floor must be at 100'+4" for this foundation type. If thicker concrete floor is desired, the extra thickness will be below the 100'+0" mark.

Interior Clearances:

"B"=Clearance from finished floor to bottom of truss: **17' 3"**
(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height: **19' 3"**

Roof Peak Height: **30' 3"**

Roof Pitch: **4/12**

Walmart

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

August 17, 2023

To Whom It May Concern,

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

- December 26th, 2023 through and including January 10th, 2024.
- June 12th, 2024 through and including July 12th, 2024 with the exception of Utah which has an additional selling period through the end of July for Pioneer Days.

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

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

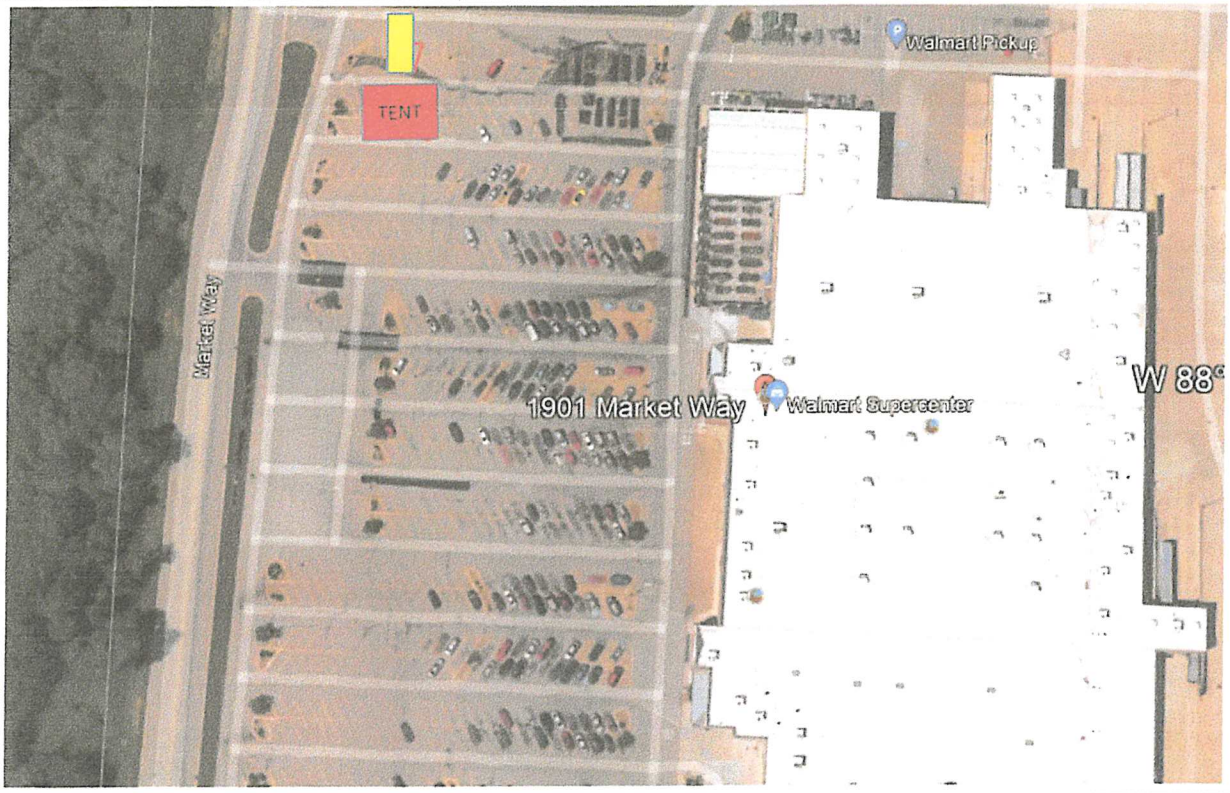
Thank you in advance for your cooperation in this matter and if you have any questions, please contact TNT Fireworks at 256-767-7142.

Best Regards,

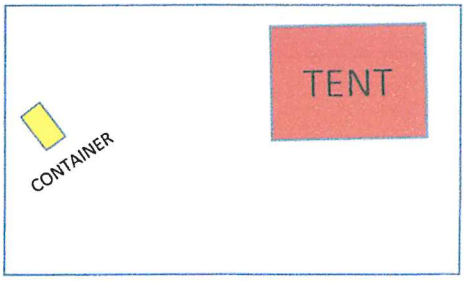
DocuSigned by:
Pete Rosen
3CEEF3D9BFFA44F...

Pete Rosen
Manager II
Walmart Retail Services

WAL-MART #1776 – 1901 MARKET WAY, WATERTOWN, WI	FWI 0028



TNT Fireworks Contact:	Store Manager spoke with:
Name:___Matt Sokol_____	Name:_____
Email Address:_sokolm@tntfireworks.com__	Site Map reviewed: Yes / No (Circle)
Phone Number:_715-797-6885_____	Notes:_____
Date:__3/15/2023____	_____



CERTIFICATE OF LIABILITY INSURANCE

11/1/2024 | 11/1/2023

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

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

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
	INSURER(S) AFFORDING COVERAGE / **NAIC #**
	INSURER A : Everest Indemnity Insurance Company / 10851
INSURED 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 13495768 **REVISION NUMBER:** XXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:	Y	N	SI8GL00242-231	11/1/2023	11/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE $	$ XXXXXXX $ XXXXXXX $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		NOT APPLICABLE			[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ XXXXXXX $ XXXXXXX $ XXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ADDITIONAL INSURED: FWI0028; PROPERTY LOCATED AT WALMART 1901 MARKET WAY WATERTOWN, WI 53094; WALMART STORES, INC. 702 SW 8TH STREET BENTONVILLE, AR 72716; GABRIEL MCPIKE AND GROUP;
Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

13495768
CITY OF WATERTOWN
106 JONES STREET
WATERTOWN WI 53094

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

Contact Information:

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

Letter ID L0626782032

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

Wisconsin Business Tax Registration Certificate

Expiration date: **March 31, 2024**

Legal/real name: **AMERICAN PROMOTIONAL EVENTS INC**

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

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

Business Proposal for St. Jude Academy

- To be Located at 510 Cole St, Watertown, WI 53094
- Within the Watertown Moravian Church campus

1)Business Operator

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

2) Building and Grounds involved in this proposal

- Owned by Watertown Moravian Church
- Pastor - Pastor Kurt Liebenow

3) Location Map of the proposed business site

- See Attachment A

4) A detailed floor plan

- See Attachment B

5) Outdoor view of Parking lot and School building area

- See Attachment "C"

6)A detailed narrative of business operation

- See Attachment D

7) A Detailed Landscape Plan

- Not Applicable

8)Responsibility to obtain permits, licenses, etc

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

As the pastor of Watertown Moravain Church, I authorize Jennifer Getz to pursue a conditional use permit for the use of space within the Watertown Moravian Church campus as outlined in this proposal. If you have any questions concerning this request you may contact me at:

608.354.4862

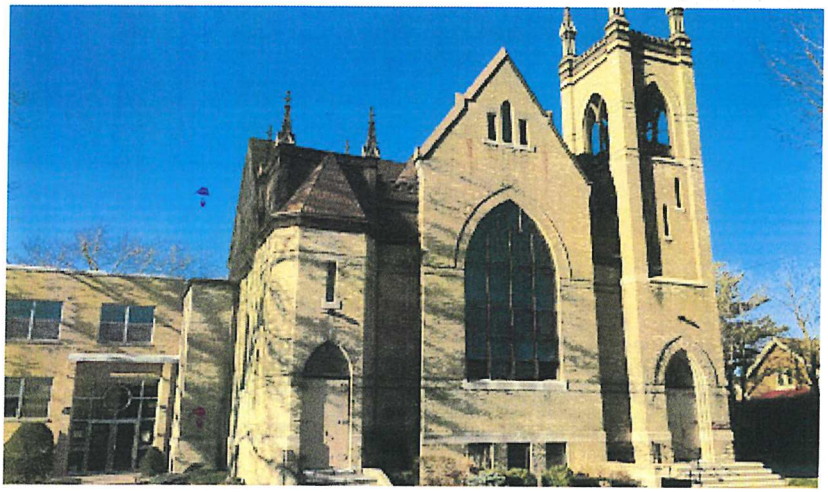
Sincerely,
Pastor Kurt Liebenow

Signature: Kurt Liebenow Date May 23, 2024

Google Maps Watertown Moravian Church

Attachment A

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft



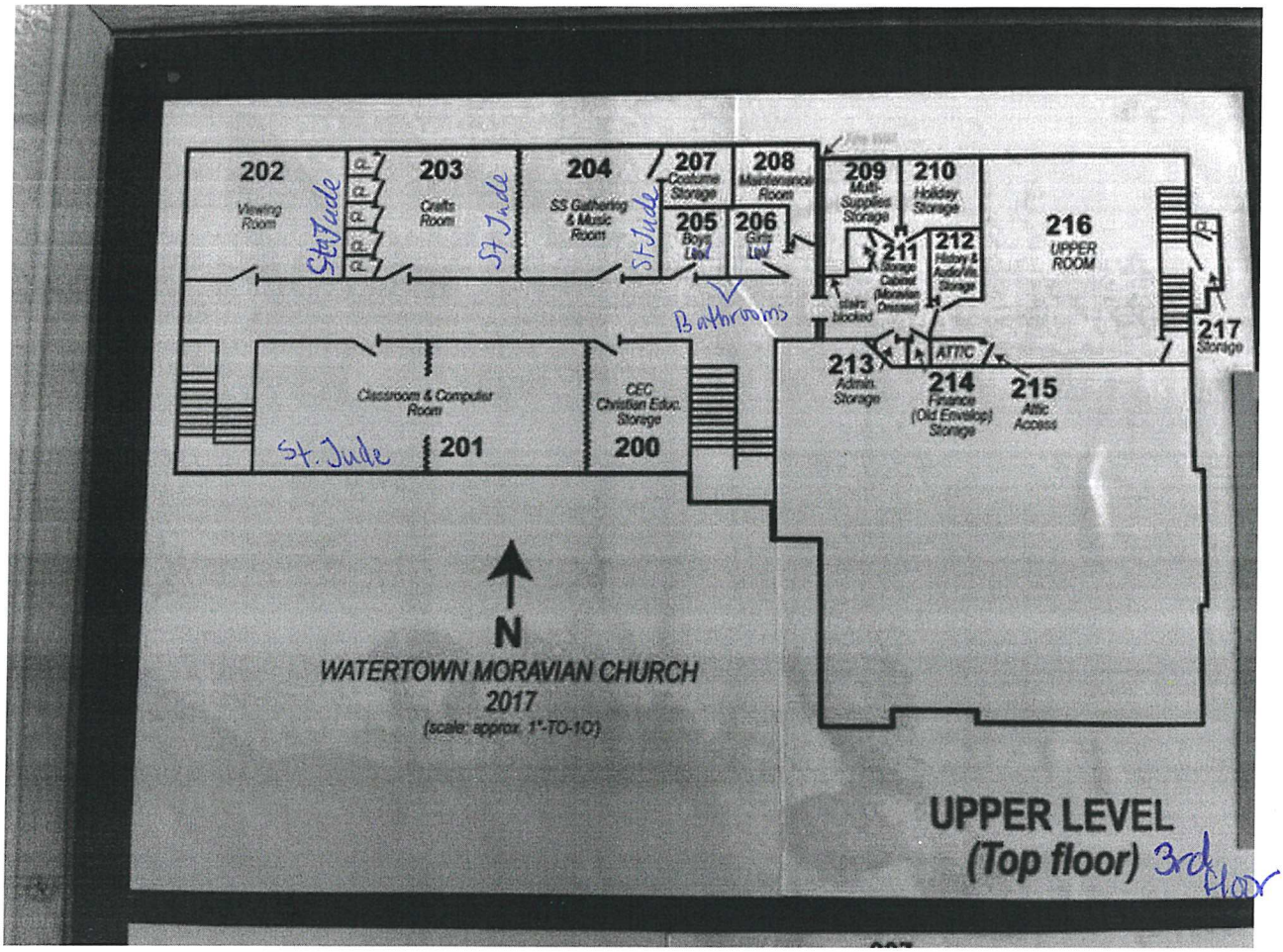
Watertown Moravian Church

4.8 ★★★★★ (16)

Moravian church

Overview Reviews About

Directions Save Nearby Send to phone Share



Attachment "B"

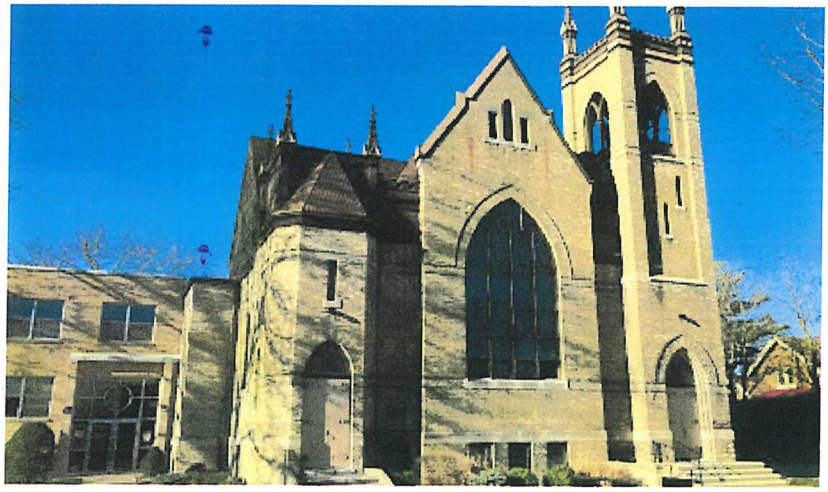
Google Maps Watertown Moravian Church

Attachment C

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft

School space

Parking Lot



Watertown Moravian Church

4.8 ★★★★★ (16)

Moravian church

Overview Reviews About

Directions Save Nearby Send to phone Share

Attachment "D"

Narrative of business operation:

We plan to use the 3rd floor classrooms as labeled in Attachment "B" for the instruction of high school students grades 9-12. There is a drinking fountain, bathrooms, and fire extinguisher on this 3rd floor. We will purchase lockers for the students and place them in the 3rd floor hallway.

Students and staff will have access to bathrooms on the 3rd floor, and if necessary to meet capacity requirements, can have access to the bathrooms on the 2nd floor. On each floor there is a single stall boys bathroom and a single stall ladies bathroom.

We plan to use a designated area in the parking lot area for scheduled outdoor breaks or recess. The parking lot will also be used for staff and student parking. There are 24 general parking spaces available in the parking lot plus an additional 6 handicap spaces. See Attachment "C"

We will transport students off site for Physical Education classes and as such do not plan to use space within the building for Physical Education.

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

We are planning to start with 3-6 part time teachers and 1-2 support staff, and we hope to grow that into 4 full time teachers and a few part time teachers and support staff. The maximum enrollment for the space requested would be 75 students.The classrooms already provide the structure for school operation so no remodeling changes are planned.

We do not plan to use bussing services, but will have drop off and pick up provided by individual families or parent carpool groups. Cones may be placed to designate a drop off/pick up lane separate from the general parking lot.

A staff member or volunteer will greet students at the door to allow monitored entrance to the building. Students who arrive late will have to be buzzed in through the office. A staff member will also dismiss students at the end of the day. If a student needs to be picked up during the day or leave early, parents will have to pick them up from the office.

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

We do not have an athletic program designed at this time.

There will be no off street parking plans

We do not propose any changes to the current outdoor signage.

May 1, 2024

Brian Zirbes
Zoning & Floodplain Administrator
City of Watertown
106 Jones Street
Watertown, WI 53094-0477

Re: Plan Commission & Site Plan Review Application – Conditional Use Permit, Group Development, Condominium Plat

Property: 1532 S. Church Street, Watertown, WI

Dear Mr. Zirbes:

I am enclosing the Plan Commission & Site Plan Review Application for the conversion of the referenced property to a two-unit commercial condominium called Church Street Condominium, along with the proposed condominium plat.

Please accept the following statements on compliance with § 550-69B (1) thru (5) of the Group Development code requirements:

§ 550-69B (1) – All required off-street parking spaces and access drives are located entirely within the boundaries of the group development.

§ 550-69B (2) – The development contains a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.

§ 550-69B (3) – The group development does not take access from a local residential street.

§ 550-69B (4) – Based on information and belief, all of the development located within this proposed group development is located as to comply with the intent of the zoning code regarding setbacks of structures and buildings from lot lines. To the extent that they may not comply, we respectfully request a waiver of this requirement, as no changes are being made to the existing structure as part of this application.

§ 550-69B(5)

(a) The building exterior is of high quality and will remain so after the conversion to condominium status.

(b) The building exterior is unified in design materials and is complementary to other structures in the vicinity. We ask that any discrepancies from the standards in this provision be waived due to prior acceptance of the overall design elements and improvements in the building, which compensate for the waiver of these standards.

(c) Mechanical equipment and refuse containers are concealed with materials identical to those used on the building exterior.

(d) Based on information and belief, building designs, materials, architectural elements and colors have all been deemed to be acceptable due to their longevity. We ask that any discrepancies from the standards in this provision be waived due to prior acceptance of the overall design elements and improvements in the building, which compensate for the waiver of these standards.

(e) Public entryways are prominently indicated from the building's exterior design and are emphasized by on-site traffic patterns. All sides of the building that directly face or abut a public street do have public entrances.

(f) There are no loading areas in the existing structure. Any deliveries of supplies are small and of the type typical of an office building.

(g) Vehicle access from public streets is currently designed to accommodate peak traffic volumes without disrupting traffic on public streets.

(h) Parking lot design employs interior landscaped islands. We ask that any discrepancies from the standards in this provision be waived due to prior acceptance of the overall design elements and improvements in the building, which compensate for the waiver of these standards.

(i) Cart return is inapplicable to this building.

(j) Upon information and belief, stormwater, utilities, erosion control and public safety standards have all been met. To the extent they have not, we request a waiver based on the overall design elements and improvements in the building, which compensate for the waiver of these standards.

(k) Upon information and belief, current landscaping is in compliance with the zoning code.

(l) Current signage is compliant, and no signage will change as a result of this application. Upon conversion to a condominium, one unit will be sold. The owner of that unit will have to obtain any necessary permits for signage.

(m) The development currently provides for full and safe pedestrian and bicycle access. We request a waiver of the requirement of secure bicycle parking, pedestrian furniture, and a central pedestrian gathering area due to the nature the building.

(n) This development does not propose to provide a new location for a business already located within the community.

(o) This is not applicable to the proposed conversion to condominium status.

(p) Generally, we request that the building, including parking, landscaping and other design elements be accepted as they are, as this application is for a conversion from a two-unit, leased office space to a two-unit commercial condominium. No changes to the building are anticipated as part of this application.

Please note that we have submitted an $800 fee online.

Thank you for your consideration. Please contact me if you need additional information in order to process this application or note any errors that could be corrected prior to the Plan Commission meeting.

Thank you,

Judy Buchs
Attorney for 1532 S Church Street, LLC

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

1532 S Church St

Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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

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

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

Miles
0 0.25 0.5 1

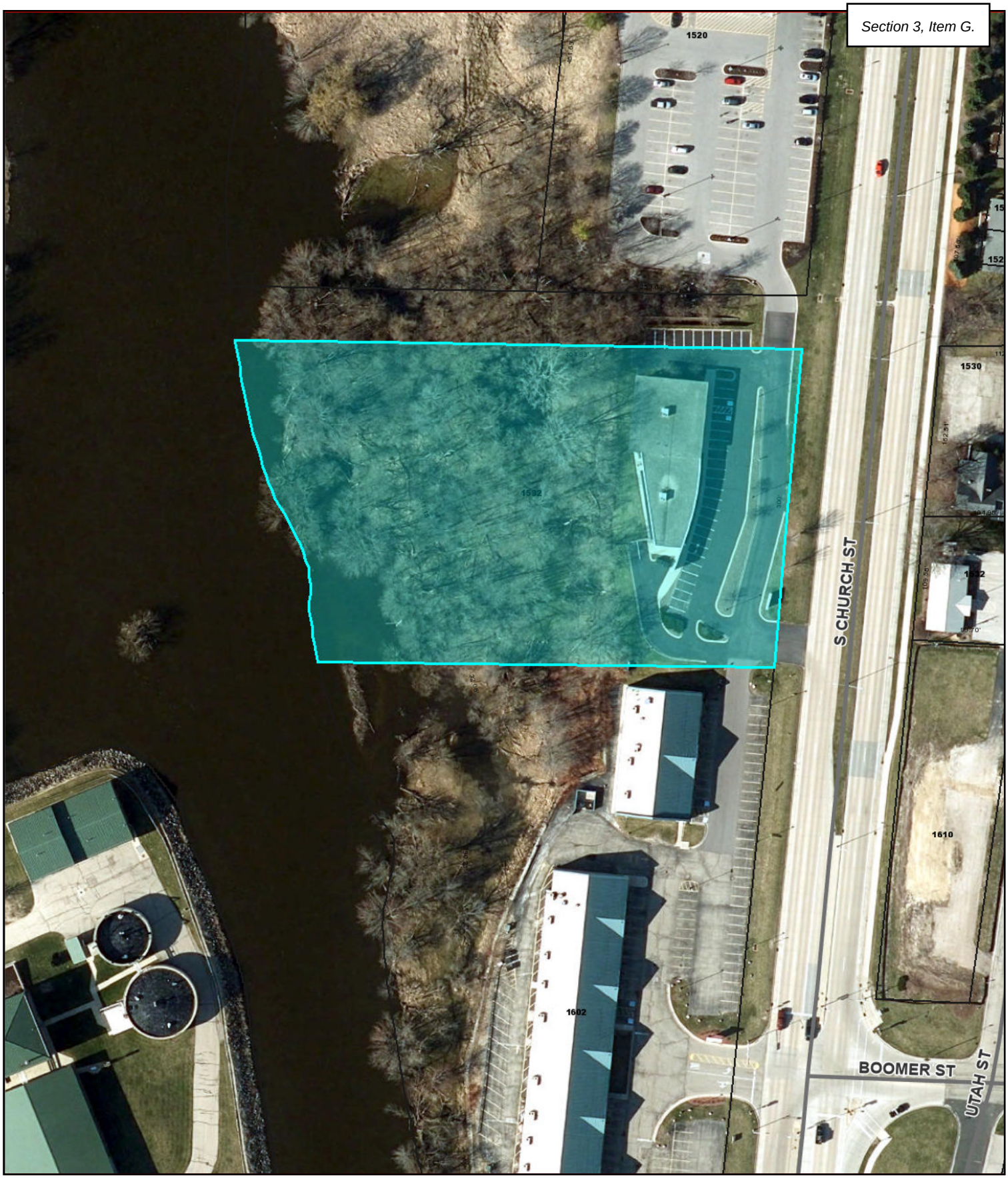
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

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

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

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



Parcels

Override 1

Parcels

City Limits

Street Centerlines w/Labels

N

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 120 feet

Printed on: May 16

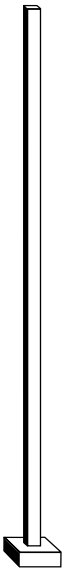
Author: Private U

SCALE BAR = 1"

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

LITHONIA LIGHTING®

Catalog Number	Section 3, Item H.
Notes	
Type	



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNEMENT PROCUREMENT —

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	Shipped installed VD Vibration damper[4] HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5,7] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,8] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VM/original order# Match pole to prior order or project[12]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[13] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VM/010-36784
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

TECHNICAL INFORMATION — EPA (ft^2) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

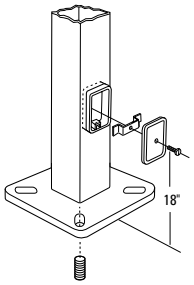
NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft^2) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

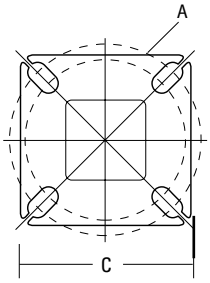
NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

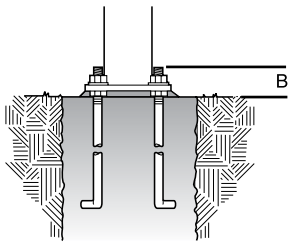
BASE DETAIL



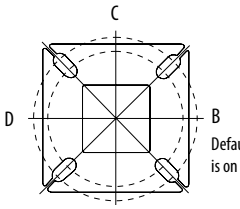
ANCHORAGE AND TEMPLATE INFORMATION

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A





HANDHOLE ORIENTATION



Handhole

Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

RSX1 LED
Area Luminaire

Catalog Number

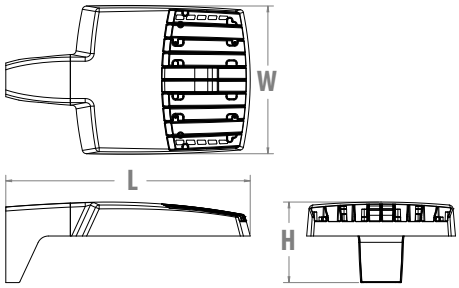
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	**(use specific voltage for options as noted)**	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
			R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

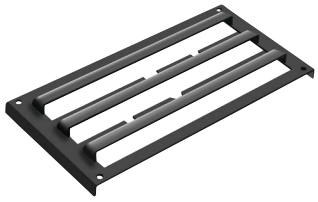
Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

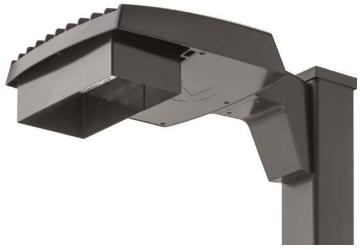
NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

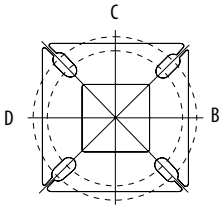


External 360 Full Visor

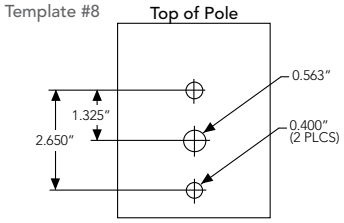
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

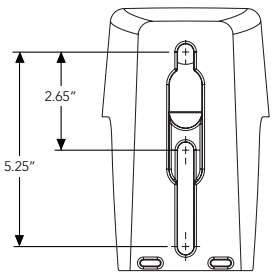
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

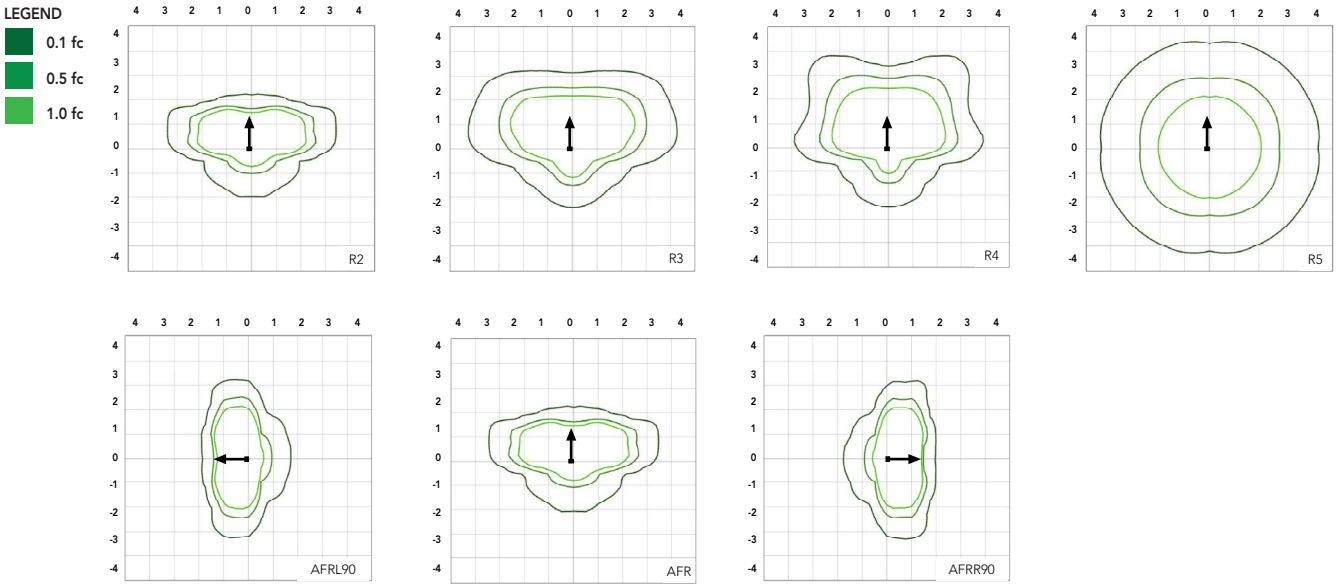
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepa

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

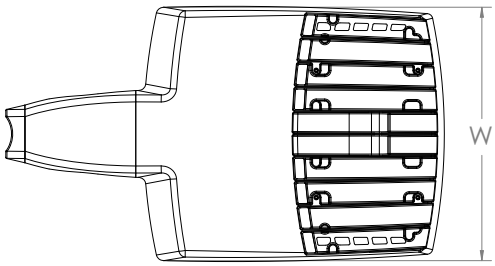
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

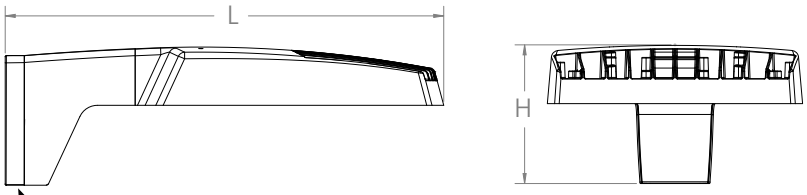
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

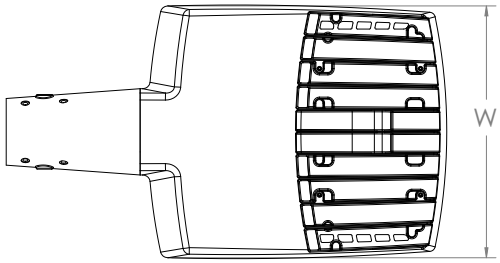


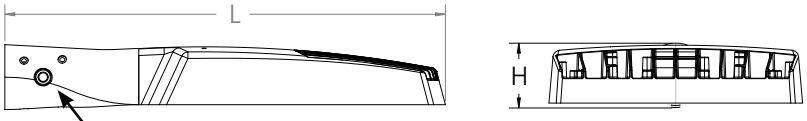


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)

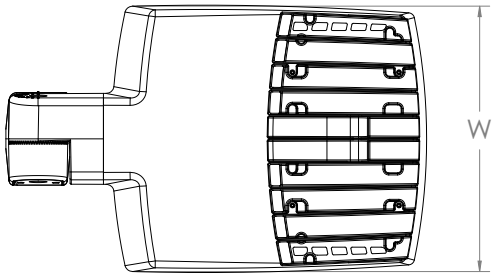


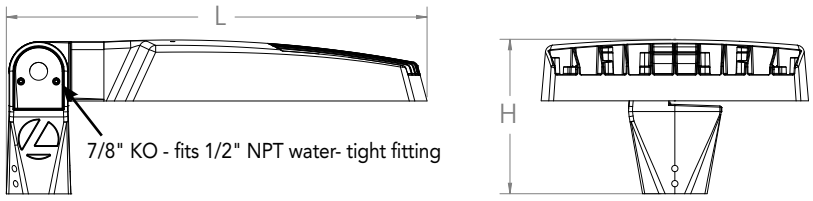


7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)

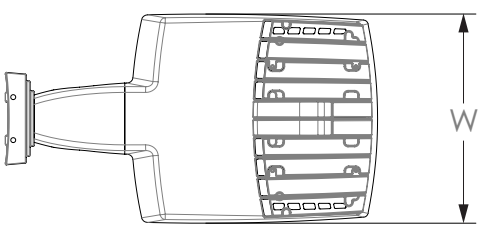


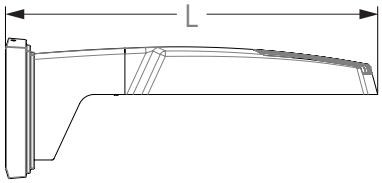


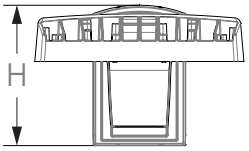
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

Dimensions

RSX1 with Wall Bracket (WBA)

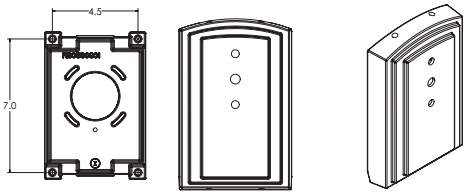




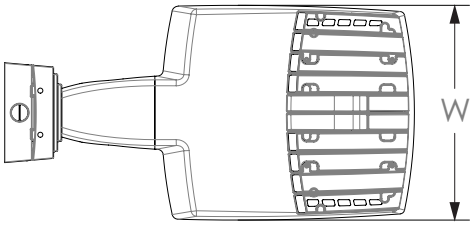


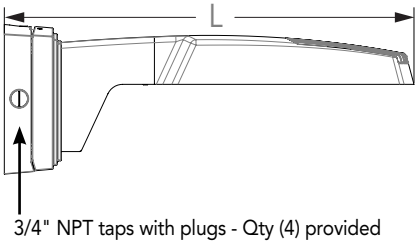
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

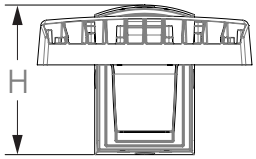


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



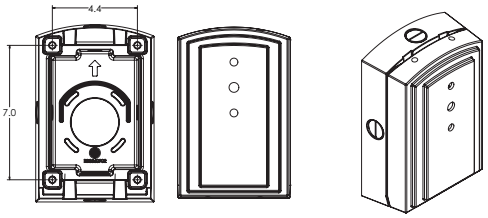


3/4" NPT taps with plugs - Qty (4) provided

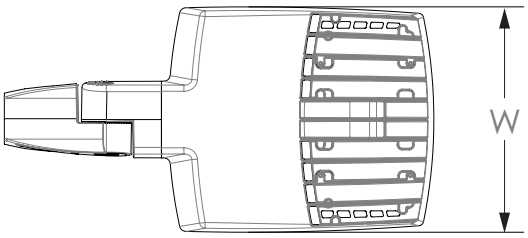


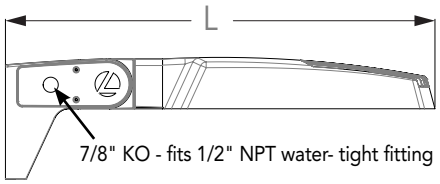
Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

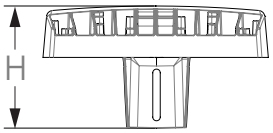
Surface Conduit Box (SCB) Mounting Detail

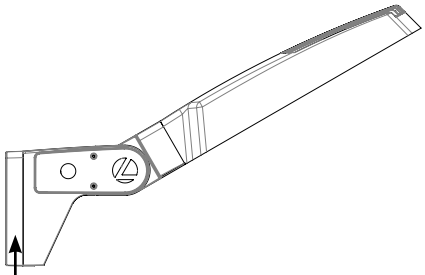


RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

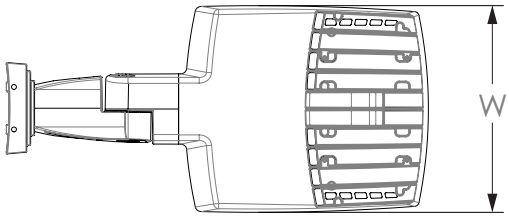
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

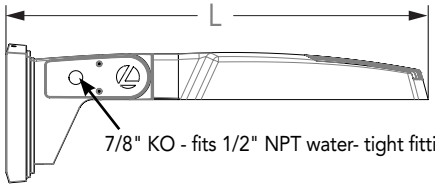
Notes

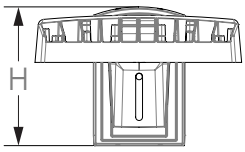
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

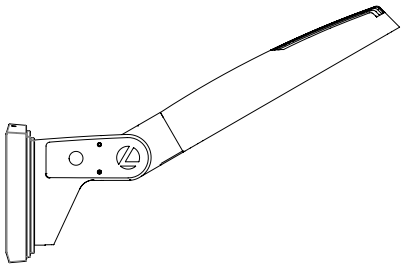
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



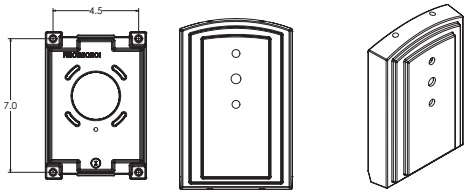






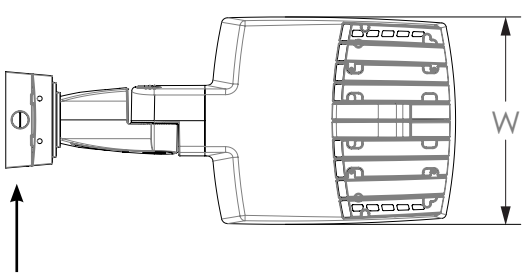
Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

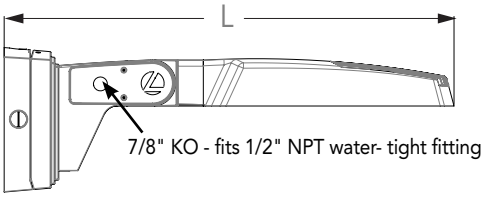


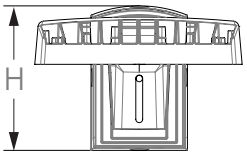
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com

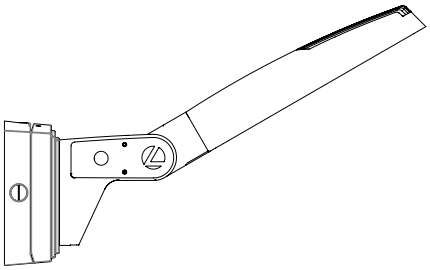
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

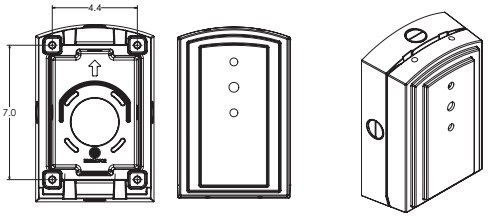




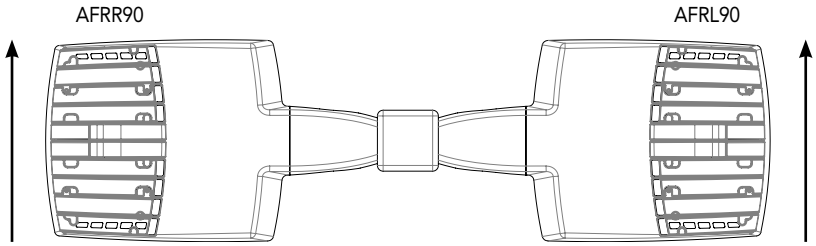


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)

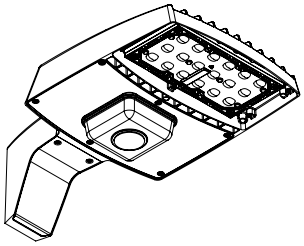


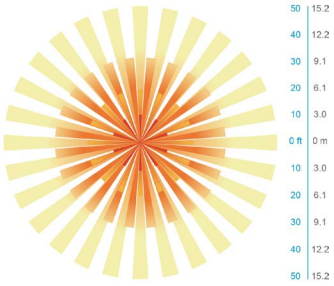
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

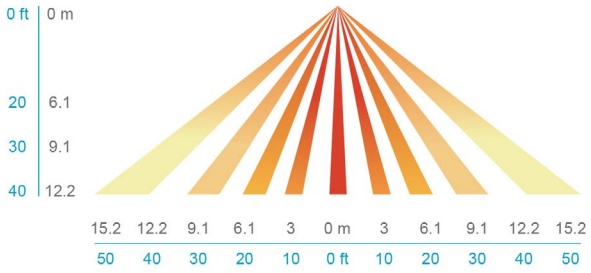
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)
ptional corrosion resistant construction is engineered with added corrosion rotection in materials and/or pre-treatment of base material under superŸurable paint. Provides additional corrosion protection for applications nearÜoastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Project Name

GO Riteway - Watertown

Project Address

211 Hiawatha Street

Watertown, WI 53098

PROJECT DATA
- BUILDING
  - BUILDING AREA - 4790 S.F.
  - GRADE PLAN - 0
  - NUMBER OF STORIES - 1
  - EGRESS WIDTH
    - REQUIRED - 34"
    - PROVIDED - 136"
  - CONSTRUCTION TYPE - IIB
- BUILDING CLASSIFICATION - S-1 & B
  - NUMBER OF STORIES - 1
  - MULTIPLE OCCUPANCIES - YES
    - SEPARATED USES - NO
    - NON-SEPARATED USES - YES
  - ALLOWABLE AREA - 5000 S.F (903.2.9.1 PAR 4)
    - FIRE PROTECTION - NO (903.2.9.1. PAR 4)
  - EXTERIOR WALL OPENINGS PERMITTED - YES
- SANITARY FACILITY REQUIREMENTS
  - MEN REQUIRED
    - WATER CLOSET - 1
    - URINAL - 0
    - LAVATORY - 1
  - MEN PROVIDED
    - WATER CLOSET -1
    - URINAL - 0
    - LAVATORY - 1
  - WOMEN REQUIRED
    - WATER CLOSET - 1
    - LAVATORY - 1
  - WOMEN PROVIDED
    - WATER CLOSET - 1
    - LAVATORY - 1

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366

ACCESSIBILITY CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ENERGY CODE:
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363

MECHANICAL CODE:
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364

PLUMBING CODE:
2014 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE:
2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316

FIRE CODE:
2012 NFPA FIRE CODE

Architects Seal

Engineers Seal

OVER 65 YEARS OF DESIGN EXCELLENCE

SHEET INDEX

		REVISIONS
G-001	COVER SHEET	
C-100	EXISTING CONDITIONS & DEMO SITE PLAN	
C-101	SITE PLAN	
C-102	GRADING & EROSION CONTROL PLAN	
C-501	CONSTRUCTION DETAILS	
C-502	CONSTRUCTION DETAILS	
A-001	DEMOLITION PLAN	
A-100	FLOOR PLAN	
A-201	EXTERIOR ELEVATIONS	

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
City Site Plan Submittal:	05/31/2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

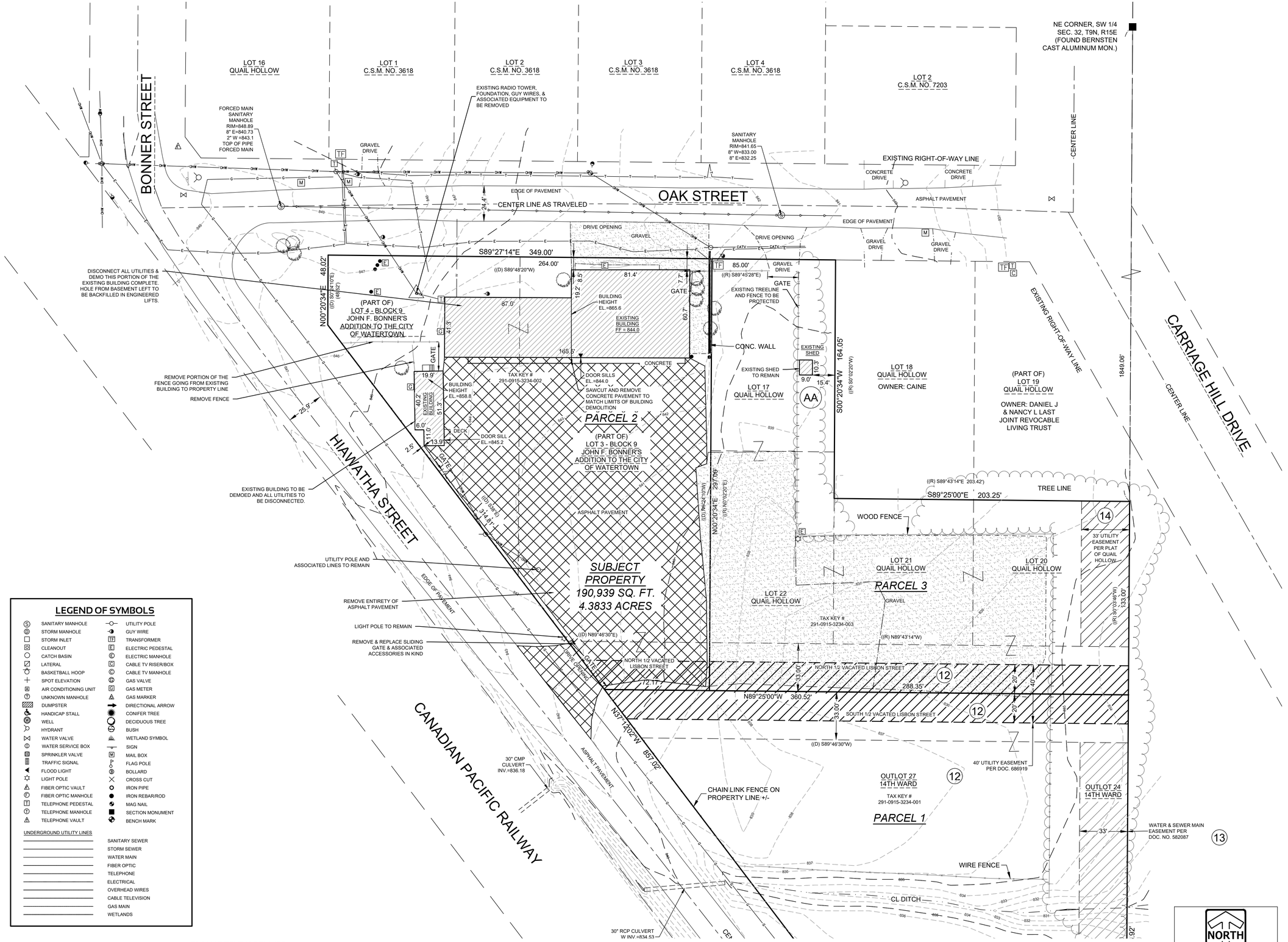
Architect:	Engineer:	Reviewed By:
BJZ	--	AMH

Sheet Title:
COVER SHEET

Sheet Number:
G-001

Project Number: --
P13616

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



LEGEND OF SYMBOLS

SANITARY MANHOLE		UTILITY POLE	
STORM MANHOLE		GUY WIRE	
STORM INLET		TRANSFORMER	
CLEANOUT		ELECTRIC PEDESTAL	
CATCH BASIN		ELECTRIC MANHOLE	
LATERAL		CABLE TV RISER/BOX	
BASKETBALL HOOP		CABLE TV MANHOLE	
SPOT ELEVATION		GAS VALVE	
AIR CONDITIONING UNIT		GAS METER	
UNKNOWN MANHOLE		GAS MARKER	
DUMPSTER		DIRECTIONAL ARROW	
HANDICAP STALL		CONIFER TREE	
WELL		DECIDUOUS TREE	
HYDRANT		BUSH	
WATER VALVE		WETLAND SYMBOL	
WATER SERVICE BOX		SIGN	
SPRINKLER VALVE		MAIL BOX	
TRAFFIC SIGNAL		FLAG POLE	
FLOOD LIGHT		BOLLARD	
LIGHT POLE		CROSS CUT	
FIBER OPTIC VAULT		IRON PIPE	
FIBER OPTIC MANHOLE		IRON REBAR/ROD	
TELEPHONE PEDESTAL		MAG NAIL	
TELEPHONE MANHOLE		SECTION MONUMENT	
TELEPHONE VAULT		BENCH MARK	

UNDERGROUND UTILITY LINES

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC
- TELEPHONE
- ELECTRICAL
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

NORTH

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PEG JOB # 1366.00

1 EXISTING CONDITIONS & DEMOLITION PLAN 1" = 30'

MSI GENERAL

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
City Site Plan Submittal:	5-31-2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

GO RITEWAY

PROJECT ADDRESS:

PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	AEK	AMH

Sheet Title:
EXISTING CONDITIONS & DEMOLITION PLAN
Sheet Number:
C100
Project Number: --
P13616

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

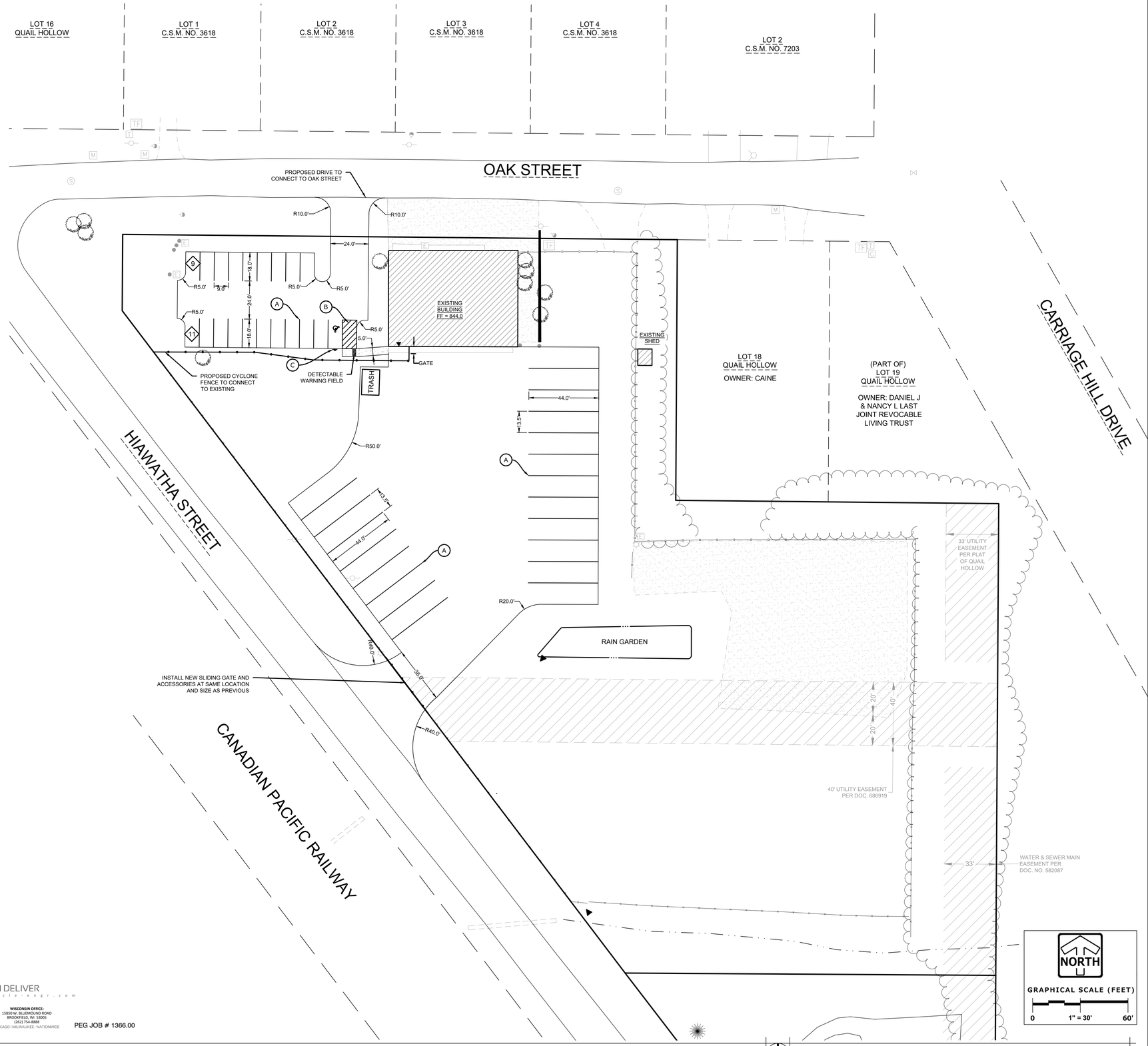
LEGEND

- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAIL
- 18 PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR

REFER TO ARCHITECTURAL SITE PLAN FOR PAVEMENT PLAN/BIDDING INFORMATION.

SITE DATA

PROPOSED PERVIOUS:	114,000 SF (2.6 AC)
PROPOSED IMPERVIOUS:	36,800 SF (0.9 AC)
EXISTING BUILDING:	4,800 SF (0.1 AC)
TOTAL	155,600 SF (3.6 AC)
PROPOSED PARKING:	20 TOTAL STALLS 1 ADA SPOT



SITE PLAN 1" = 30'

PLAN | DESIGN | DELIVER
www.pinnacle-eng.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PEG JOB # 1366.00

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
City Site Plan Submittal:	5-31-2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

GO RITEWAY

PROJECT ADDRESS:

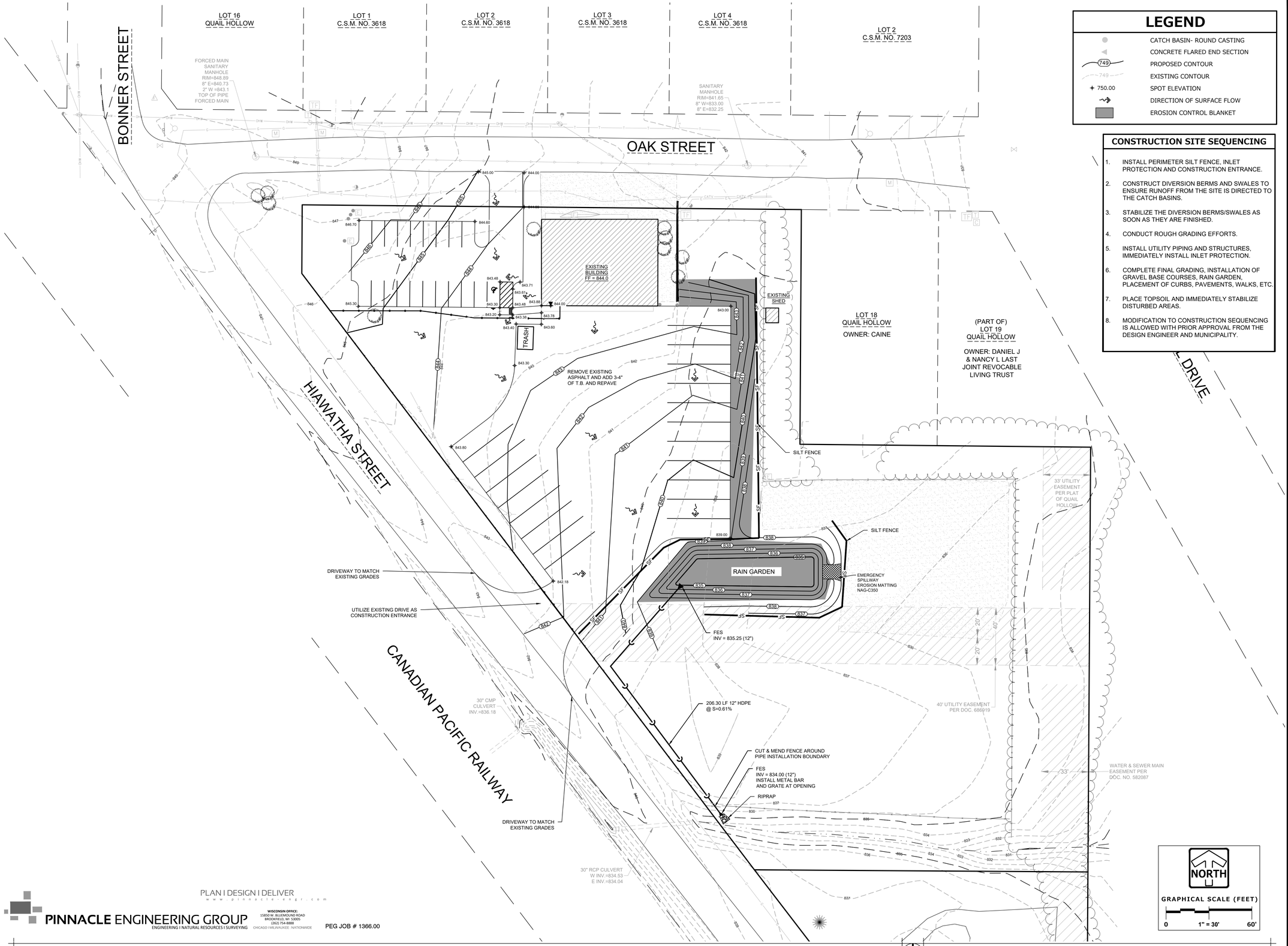
PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	AEK	AMH

Sheet Title:
SITE PLAN
Sheet Number:
C101
Project Number: --
P13616

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



LEGEND

- CATCH BASIN- ROUND CASTING
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- EROSION CONTROL BLANKET

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND CONSTRUCTION ENTRANCE.
2. CONSTRUCT DIVERSION BERMS AND SWALES TO ENSURE RUNOFF FROM THE SITE IS DIRECTED TO THE CATCH BASINS.
3. STABILIZE THE DIVERSION BERMS/SWALES AS SOON AS THEY ARE FINISHED.
4. CONDUCT ROUGH GRADING EFFORTS.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, RAIN GARDEN, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS.
8. MODIFICATION TO CONSTRUCTION SEQUENCING IS ALLOWED WITH PRIOR APPROVAL FROM THE DESIGN ENGINEER AND MUNICIPALITY.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

GRADING & EROSION CONTROL PLAN 1" = 30'

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PEG JOB # 1366.00

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
City Site Plan Submittal:	5-31-2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:	
1	--

PROJECT ADDRESS:

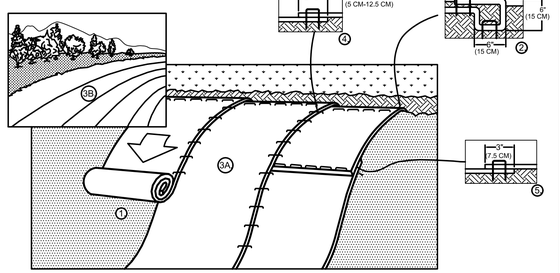
PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	AEK	AMH

Sheet Title:
GRADING & EROSION CONTROL PLAN
Sheet Number:
C102
Project Number: --
P13616

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



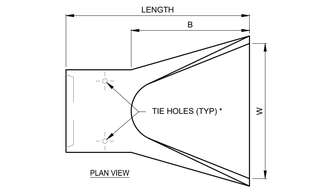
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

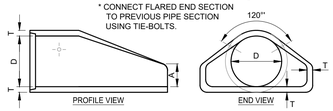
NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION

13h 11/19/10

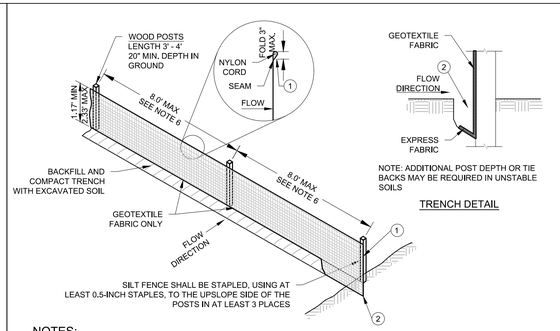
PIPE DIAMETER D	LENGTH	T	A	B	W	WEIGHT PER SECTION
INCHES	FEET	INCHES	INCHES	INCHES	INCHES	LBS.
12	6'-0"	2	4	24	24	530
15	6'-0"	2 1/4	6	27	30	740
18	6'-0"	2 1/2	9	27	36	990
21	6'-0"	2 3/4	9	36	42	1280
24	6'-0"	3	9 1/2	43 1/2	48	1520
27	6'-0"	3 1/4	10 1/2	49 1/2	54	1930
30	6'-0"	3 1/2	12	54	60	2190
33	6'-6"	3 3/4	13 1/2	58 1/2	66	3850
36	8'-2"	4	15	63	72	4100
42	8'-2"	4 1/2	21	63	78	5380
48	8'-2"	5	24	72	84	6550
54	8'-2 1/2"	5 1/2	27	65	90	8240
60	8'-3"	6	35	60	96	8730





FLARED END SECTION

#312 6/18/13



TRENCH DETAIL

NOTES:

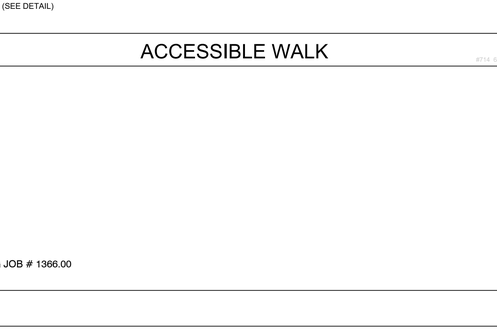
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1,125-INCHES x 1,125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#100-C 07-31-

	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

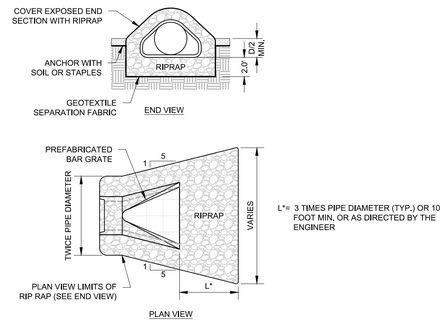


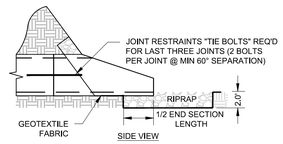
NOTES:

1. DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL), UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION.

DETECTABLE WARNING TRUNCATED DOMES

#705 4/30/13





NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#124A 12/26/12

ADA SIGN

#708 10-11-12

CONCRETE SIDEWALK

#507 10-11-12

ACCESSIBLE WALK

#714 6/26/13

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-6888
CHICAGO | MILWAUKEE | NATIONWIDE

PEG JOB # 1366.00

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
City Site Plan Submittal:	5-31-2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

PROJECT ADDRESS:

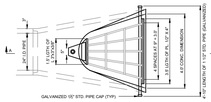
PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

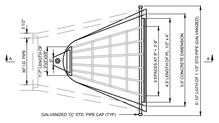
Sheet Title:
CONSTRUCTION DETAILS
Sheet Number:
C501
Project Number: --
P13616

LEADERS • ENGINEERS • CONTRACTORS • ARCHITECTS



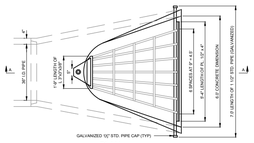
PLAN

APPROX. WEIGHT OF STEEL = 150 LBS.



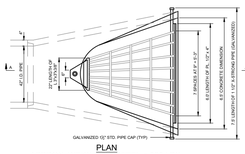
PLAN

APPROX. WEIGHT OF STEEL = 210 LBS.



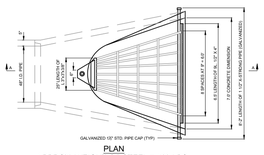
PLAN

APPROX. WEIGHT OF STEEL = 280 LBS.



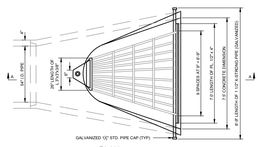
PLAN

APPROX. WEIGHT OF STEEL = 320 LBS.



PLAN

APPROX. WEIGHT OF STEEL = 400 LBS.

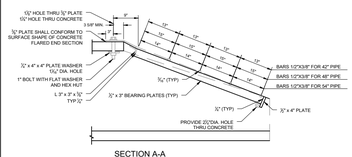


PLAN

APPROX. WEIGHT OF STEEL = 425 LBS.

NOTES:

1. GRATING DETAILS SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTION AS SHOWN ON IDOT STANDARDS.
2. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.
6. THE CORED HOLES IN THE THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
7. APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS, AND STEEL PIPE.
8. THE CONTRACT UNIT PRICE "EACH" FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDED FABRICATION AND INSTALLATION OF THE GRATING AS DETAILED HEREON, INCLUDING FABRICATION OF THE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.

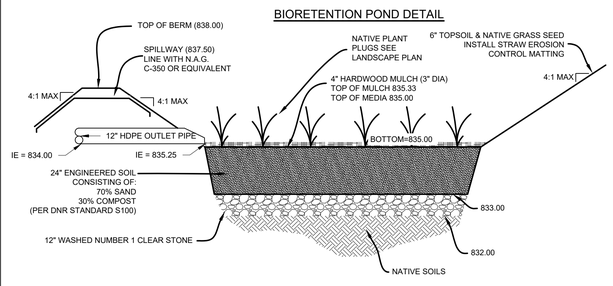


SECTION A-A

FLARED END SECTION GRATES

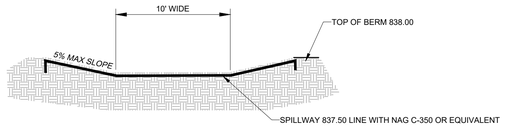
#313 6/18/13

BIORETENTION POND DETAIL



BIORETENTION POND SPECIFICATIONS:

1. DO NOT USE HEAVY EQUIPMENT IN THE BASIN.
2. BASIN SHALL BE EXCAVATED TO 1 FOOT ABOVE THE FINISH GRADE, AND LEAVE THE FINAL 1 FOOT TO BE CUT LATER.
3. DO NOT PLACE TOPSOIL, MEDIA, MULCH, OR PLANTS UNTIL AFTER THE PAVING OPERATION IS COMPLETE AND THE SITE IS STABILIZED.
4. PRIOR TO COMPLETING THE BASIN, REMOVE ANY SEDIMENT THAT HAS ACCUMULATED AND REMOVE FINAL FOOT AND COMPACT BOTTOM SOIL PRIOR TO PLACEMENT OF ANY FINISH MATERIALS.
5. ONCE THE ENGINEERED SOIL OR TOPSOIL IS PLACED, THE SURFACE SHALL BE COVERED WITH VARIOUS AREAS OF PLANTINGS AND/OR SEEDING ACCORDING TO THE FOLLOWING SPECIES LIST. HARDWOOD MULCH MAY NOT BE USED WITHIN 30' OF THE OUTLET TO AVOID WASHOUTS. DECORATIVE 6" STONE SHALL BE USED INSTEAD.
7. CONTRACTOR TO PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS AND DATA PERTAINING TO THE PONDS TO THE ENGINEER FOR APPROVAL. ENGINEER SHALL SUBMIT COPIES TO THE CITY FOR APPROVAL ALONG WITH THE RECORD DRAWINGS.



EMERGENCY SPILLWAY DETAIL

BOTANICAL NAME	COMMON NAME
RAIN WATER RENEWAL PLUGS	
Asclepias incarnata	Swamp Milkweed
Aster novae-angliae	New England Aster
Baptisia leucantha	White False Indigo
Bromus ciliatus	Fringed Brome Grass
Calamagrostis canadensis	Bluejoint Reed Grass
Carex annectens	Yellow-fruited Sedge
Carex bebbii	Bebbs Sedge
Carex crinita	Caterpillar Sedge
Carex stipata	Sawbeak Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus riparius	Riverbank Wild Rye
Elymus virginicus	Virginia Wild Rye
Eupatorium maculatum	Joe Pye Weed
Glyceria grandis	Reed Manna Grass
Liatris pycnostachya	Gayfeather
Liatris spicata	Spike Gayfeather
Monarda fistulosa	Bergamot
Panicum virgatum	Switch Grass
Physostegia virginiana	Obedient Plant
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia subtomentosa	Sweet Black-eyed Susan
Sorghastrum nutans	Indian Grass
Spartina pectinata	Prairie Cordgrass
Tradescantia ohiensis	Blue Jacket
Verbena hastata	Blue Vervain
Vernonia fasciculata	Ironweed

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE . NATIONWIDE

PEG JOB # 1366.00

EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. QUALIFIED PERSONNEL: (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERNAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
3. POST WNDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
4. KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
5. MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPS. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
9. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
10. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
12. WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATERING ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
14. PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
16. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
17. CONSTRUCT AND PROTECT THE BIOINFLTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004. BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL 1' OR INSTALL STONE/ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCOMPLISHED, REMOVE THE FINAL 1' PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF BIOINFILTRATION AREA.
18. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
19. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
20. INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
21. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
22. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
23. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
24. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
25. OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
26. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
27. COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS OR COMPACTED EARTHEN BERMS)
28. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
29. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
30. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
31. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
32. OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIED INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WNDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
33. MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
34. NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

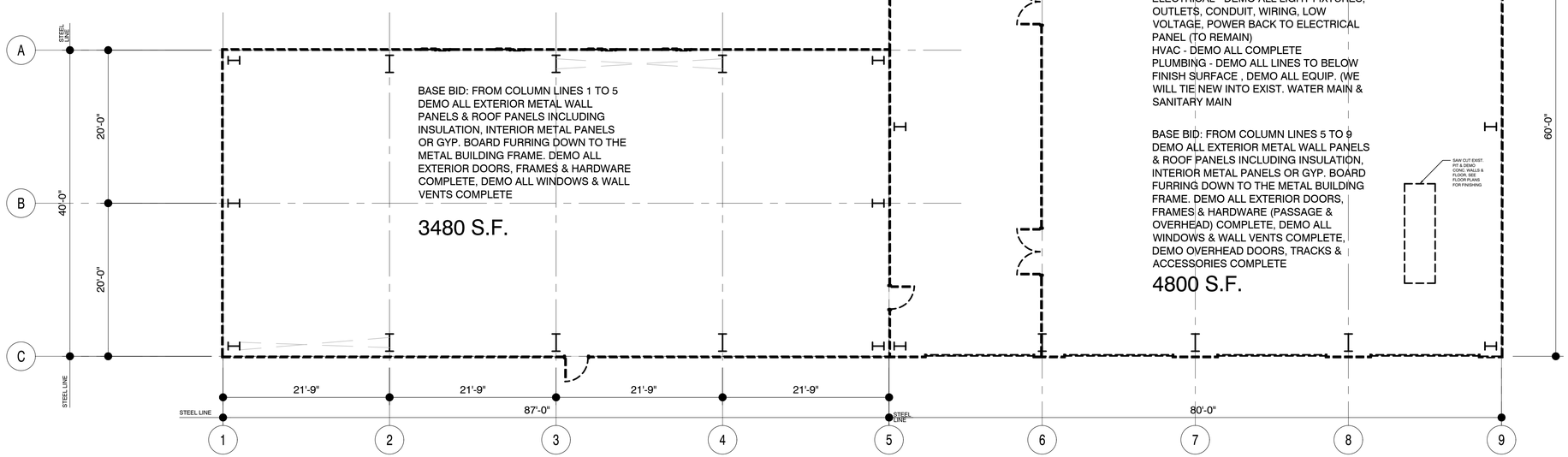
1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +3 TO +3 PERCENT FOR GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.
11. EROSION CONTROL MEASURES SHALL COMPLY WITH ALL WI DNR TECHNICAL STANDARDS.

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. ALL WORK WITHIN THE RIGHT OF WAY MUST CONFORM TO THE CITY OF WATERTOWN STANDARDS FOR ROADWAY AND UTILITY CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION
5. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
6. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
7. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THIS EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. ANY TRACKING ONTO PUBLIC ROADWAYS SHALL BE CLEANED UP AS IT OCCURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
11. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEANED UP AT END OF EACH WORK DAY. SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
12. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWNSPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL



1 DEMO FLOOR PLAN 1/8"= 1'-0"

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
City Site Plan Submittal:	05/31/2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:	
1	--

PROJECT ADDRESS:

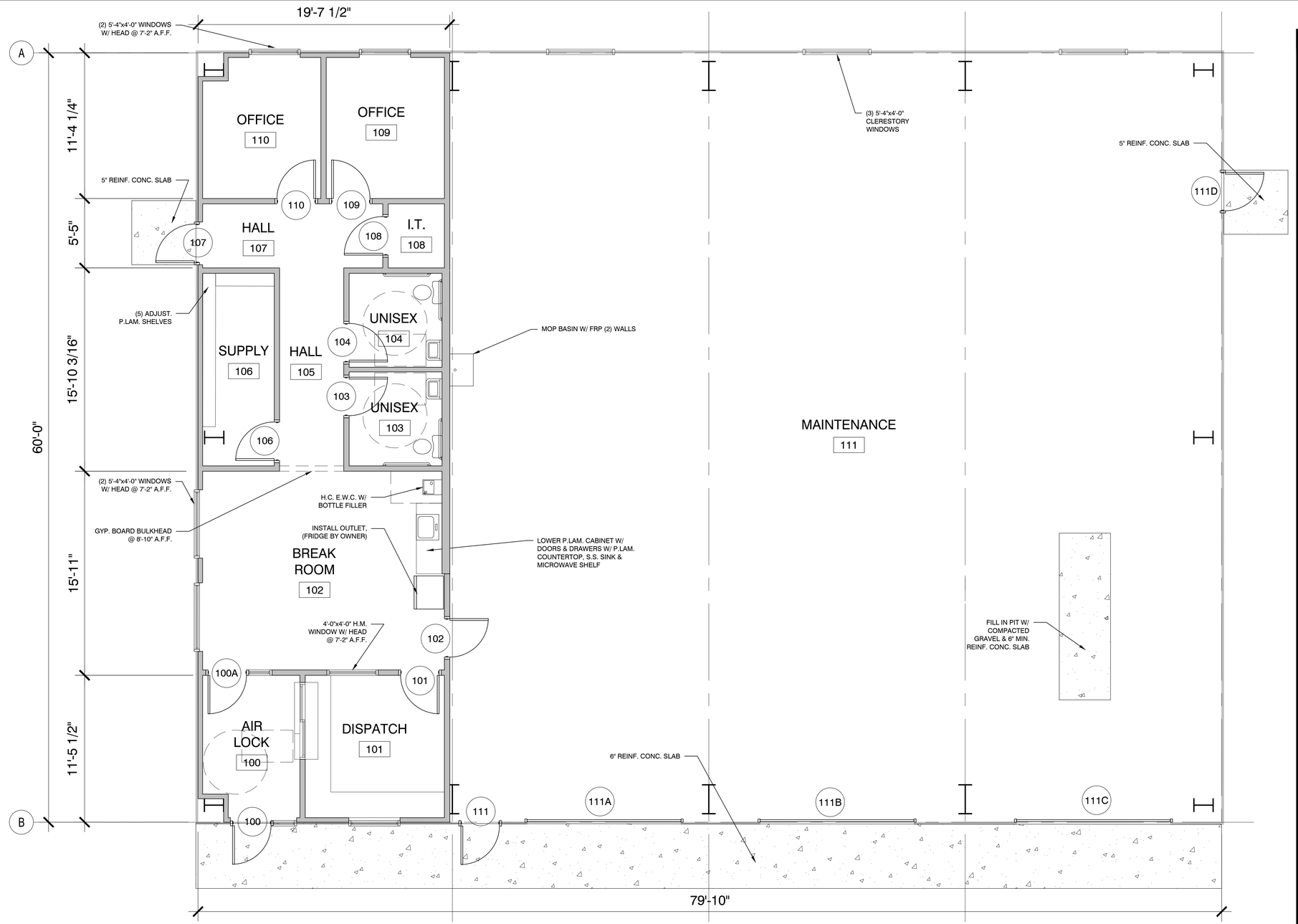
PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH

Sheet Title:
DEMO
FLOOR PLAN
Sheet Number:
A-001
Project Number: --
P13616

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



AL1
ALUM. DOOR
ALUM. FRAME
FULL GLASS
STND JAMB
STND HEAD

HM1
H.M. DOOR
H.M. FRAME
SOLID DOOR
2" JAMB
2" HEAD

HM3
H.M. DOOR
H.M. FRAME
1/2 GLASS
2" JAMB
2" HEAD

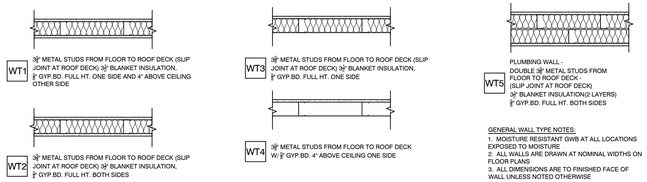
WD1
WOOD DOOR
H.M. FRAME
SOLID DOOR
2" JAMB
2" HEAD

WD3
WOOD DOOR
H.M. FRAME
1/2 GLASS
2" JAMB
2" HEAD

DOOR AND FRAME SCHEDULE

	DOOR							FRAME									
		SIZE							DETAIL								
DOOR #	TYPE	PR WxH	MATERIAL	SWING	GLASS SIZE	FINISH	Color	MATERIAL	JAMB	HEAD	FINISH	Color	LABEL	REMARKS	Door Keying	Door Hardware	DOOR #
100	AL 1	3'-0" x 7'-0"	ALUM.	Right	FULL	--	--	ALUM.	STND	STND	--	--	--	BY NUCOR	--	--	100
100A	WD 3	3'-0" x 7'-0"	WOOD	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	100A
101	WD 3	3'-0" x 7'-0"	WOOD	Left	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	101
102	HM 3	3'-0" x 7'-0"	H.M.	Left	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	102
103	WD 1	3'-0" x 7'-0"	WOOD	Left		--	--	H.M.	2"	2"	--	--	--	--	--	--	103
104	WD 1	3'-0" x 7'-0"	WOOD	Right		--	--	H.M.	2"	2"	--	--	--	--	--	--	104
106	WD 1	3'-0" x 7'-0"	WOOD	Left		--	--	H.M.	2"	2"	--	--	--	--	--	--	106
107	HM 3	3'-0" x 7'-0"	H.M.	Left	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	107
108	WD 1	3'-0" x 7'-0"	WOOD	Left		--	--	H.M.	2"	2"	--	--	--	--	--	--	108
109	WD 3	3'-0" x 7'-0"	WOOD	Left	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	109
110	WD 3	3'-0" x 7'-0"	WOOD	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	110
111	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	BY NUCOR	--	--	111
111A	M 2	12'-0" x 14'-0"	STND	NA	1-PANEL GLASS	--	--	METAL	STND	STND	--	--	--	--	--	--	111A
111B	M 2	12'-0" x 14'-0"	STND	NA	1-PANEL GLASS	--	--	METAL	STND	STND	--	--	--	--	--	--	111B
111C	M 2	12'-0" x 14'-0"	STND	NA	1-PANEL GLASS	--	--	METAL	STND	STND	--	--	--	--	--	--	111C
111D	HM 1	3'-0" x 7'-0"	H.M.	Left		--	--	H.M.	2"	2"	--	--	--	BY NUCOR	--	--	111D

WALL TYPES



GENERAL WALL TYPE NOTES:
1. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE.
2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS
3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE

1 FLOOR PLAN 1/4"= 1'-0"

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
City Site Plan Submittal:	05/31/2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

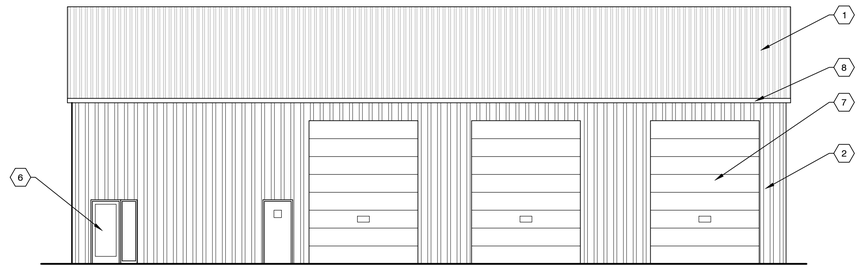
Architect: BJZ | Engineer: -- | Reviewed By: AMH

Sheet Title:
FLOOR PLAN

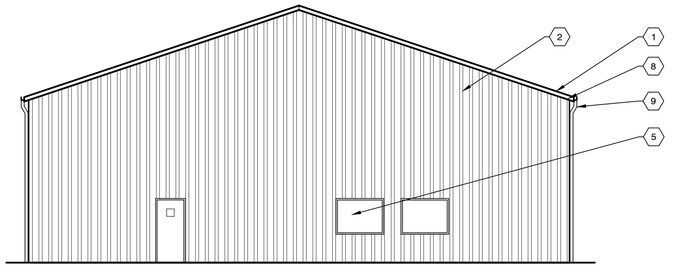
Sheet Number:
A-100

Project Number: --
P13616

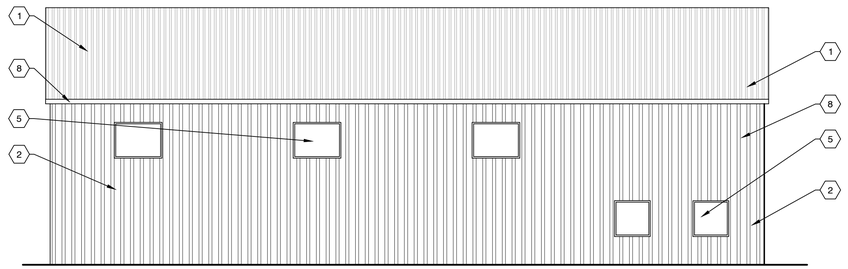
LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



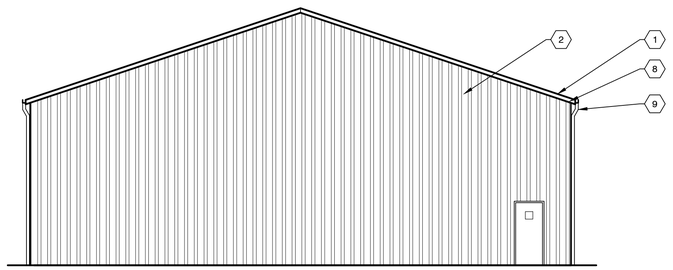
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ELEVATIONS 1/8" = 1'-0"

EXTERIOR MATERIAL KEY NOTES

1. GALVALUME NUCOR STANDING SEAM METAL ROOF
2. PREFINISHED NUCOR REVERSE CLASSIC METAL WALL PANELS (FOX GRAY)
3. PRECAST STONE LINTEL
4. CULTURED STONE MOUNTED ON CONT. GALVANIZED ANGLE ATTACHED TO EXIST. FOUNDATION CONT. (COLOR & STYLE T.B.D.)
5. ANODIZED ALUM. WINDOWS W/ GRAY TINT GLASS
6. ANODIZED ALUM. DOOR W/ GRAY TINT GLASS
7. PREFINISHED OVERHEAD DOORS (WHITE) (ALT. BID #3)
8. FASCIA TRIM (MEDIUM GRAY)
9. GUTTERS & DOWNSPOUTS (MEDIUM GRAY)
10. PREFAB ENTRY CANOPY (COLOR TO MATCH NUCOR FOX GRAY) W/ GALVANIZED RODS & TURNBUCKLES & LAMBS TONGUE DRAIN ON SOUTH SIDE

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
City Site Plan Submittal:	05/31/2024
Budget Set:	12/18/2023
Proposal:	05/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME
GO Riteway - Watertown
STREET ADDRESS
211 Hiawatha St.
CITY/ STATE / ZIP
Watertown, WI 53098

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	--	AMH

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-201

Project Number: --
P13616

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS