City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
January 14, 2020
Reedsburg City Hall Council Chambers
6:00 PM

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON DECEMBER 10, 2019:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

A. Consider recommending Certified Survey Map to divide existing tax parcel into two parcels and conditioned on Town of Winfield approval. E6384 Bass Rd; Parcel#042-0765 - Robert & Judith Bass.

B. Consider Site Plan Review for a cooler and dock addition with driveway relocation. - 1120 Commercial Ave; Parcel#1699-1 - Saputo Cheese USA Inc.

C. Consider Site Plan Review to convert former storage/office building (Riberich Plumbing) into retail (Slama's) - 2160 E Main St; Parcel#2232 - Hillsboro Equipment.

D. Consider Conditional Use Permit for a home business. The business would be for a firearms business that serves as a location for storage and pick-up of firearms that customers order. - 430 Vine St; Parcel#1042- James McCoy.

E. Consider Site Plan Review for a new public works and parks & rec garage to be relocated from S. Walnut St. - 620 Wengel Dr; Parcel#2243-3 - City of Reedsburg.

F. Consider Site Plan Review for a garage addition to the Reedsburg Police Dept. - 200 S Park St; Parcel#1013-1 - City of Reedsburg.

II. ADJOURN:

The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg Plan Commission
December 10, 2019



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell, Richard Braun, Greg Finkel, Dan DeBaets
Absent: None
Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Braun to approve the 10/28/19 meeting minutes. Motion approved

Consider Conditional Use Permit (CUP) for a Community Based Residential Facility (CBRF) for up to eight residents. – 1395 Pineview Dr; parcel #1457 – David & Rebecca Knull.
Duvalle stated that the number of CBRF residents now exceeds the State requirement for review discretion. Rebecca Knull stated that they own two similar CBRFs on Fawn Valley Dr and S Grove St. They house developmentally disabled residents from 30-80 years old. They also own a similar house in Baraboo that has mobility and size problems that they cannot correct. Some of their residents have jobs and are visible in the community. The proposed house will work for their current needs.

Gargano asked if the State license was general or specific to the house, which is specific. Inspections can be done day or night and are more than just a walk-thru. Braun asked how many Baraboo residents would move, which will be six for sure if not all eight. There is one staff member there 24 hours. Traffic would consist of a VARC bus and taxis. Discussion held on a past unruly resident. Attorney Joe Hasler explained the State law for CUP review, including substantial evidence and using facts for decisions and conditions rather than personal preferences.

John Murphy stated he lives next door and has for 36 years. His house is about 20.5' from the neighboring house. He reviewed online comments about Casa de Oakes, some from past employees.
Elizabeth Weiss is concerned about neighborhood property values and safety. She stated it is a relatively small lot and house and questioned bringing in other residents from other cities.
Tricia Anderson stated there are 25 children in the neighborhood. She added that she is a nurse and questioned an emergency plan and discussed DHS 83 standards.
Shannon Wais is the Knull's daughter and grew up next to the Fawn Valley facility. She has worked in these facilities and commended their residents.
Larry Jatho stated he has experience with developmentally disabled residents and that has not always been positive. He questioned the 20' house separation (16' is minimum) and substantial evidence requirement.
Nate Stenerson has experience from another group home and questioned neighborhood safety.
Jake Krueger asked about adding conditions to the CUP upon its sale.
Steve Sutton also questioned what would happen once the Knulls sell in the future.
John Murphy stated that the Knulls could look for houses in a different area that would better serve their business.

Rebecca Knull stated they do not take in violent people. She read letters of support from other facility neighbors and added that the Fawn Valley Dr is also on a cul-de-sac like Pineview Dr. Federal regulations allow up to eight residents in these facilities. This proposed facility would be Class CNA, non-

ambulatory. Its residents must have the cognitive and physical ability to exit the house in case of emergency.

Knudsen questioned the liability of requiring background checks. According to Hasler, doing so could cause problems with open records, HIPAA, and discrimination and may not meet the substantial evidence requirement. Braun asked about parking, which is normally off-street. Becker stated no problems when he lived next door to or across the street from a similar facility for 10 years and responded to worse houses than these.

Motion by Knudsen, seconded by Gargano to approve the CUP as presented for a Class CNA CBRF and with the following conditions:

1. All permits and licenses be obtained for all City, County, State, and Federal government regulations.
2. The CUP will expire upon the sale of the property or a change in management of the CBRF.

Motion approved (6-1, Finkel)

Consider recommendation for rezoning property from R-2 Residential to R-3 Residential. – 152 8th St; Parcel #1585 – Alex Bergenske.

Bergenske stated that he wants to add a fourth unit in the basement of this apartment building. Discussion held on future parking possibilities.

Motion by Estes, seconded by Braun to recommend approval of the R-3 rezoning to Council.

Motion approved

Discuss possible rezoning of residential use properties on E Main St.

A map was presented with several properties on E Main St that have residential dwellings on them but are zoned B-2 Business.

Motion by Knudsen, seconded by DeBaets to adjourn at 7:42 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission
Staff Report

DATE: 1/14/20

APPLICANT: Robert & Judith Bass

LOCATION: E6384 Bass Rd; Parcel #042-0765

ZONING: Agricultural

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Certified Survey Map to divide existing tax parcel into two parcels and conditioned on Town of Winfield approval.

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Agricultural
- South – Agricultural, Residential
- East – Agricultural, Residential

ZONING:

- North- Agricultural
- West- Agricultural
- South- Agricultural
- East- Agricultural

TOPOGRAPHY: Floodway, Flood fringe
STREET R.O.W./TRAFFIC/ACCESS: County Hwy F / Bass Rd, 66' ROW
ENVIRONMENTAL HAZARDS/CONDITIONS: None known
COMPREHENSIVE PLAN DESIGNATION: Agricultural, Rural Residential

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, January 14, 2020, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review
G. Notice of Public Meeting

Revised 1/12

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Robert and Judith Bass

ADDRESS: E6391 Bass Road **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 393-0222 524-8050 **FAX:** _____

E- MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: E6384 Bass Rd intersection of Bass Road and HWY K **PARCEL #:** 042-0765-00000

LAND USE CHANGE REQUESTED

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A" on the opposite side.

- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "B" on the opposite side.

- ☐ **Zone Change (Rezoning) - From:** _____ **To:** _____
- ☒ **Certified Survey Map (C.S.M.):** 2 Lot CSM
- ☐ **Preliminary Plat:** ____ **Final Plat:** ____ **Name of Plat:** _____
- ☐ **Flood Plain Zone Change: From:** _____ **To:** _____
- ☐ **Comprehensive Plan Amendment:** _____
- ☐ **Other:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

_____ / _____ Robert A Bass, 11-22-19

Applicant Signature / Date **Owner Signature / Date**

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

C:\Users\kwitt.CITYHALL\Desktop\Land Use Appl.doc

Conditional Use $153	
Cond. Use-Agriculture $400	
Variance $112	
Zone Change $200	
C.S.M. $171	$171
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Flood Plain Zone $189	
Mapping Fee $61/parcel in C.S.M./plat	
Comp Plan Amend $200	
Date Paid	
Receipt #	

Pd ✓ 11-22-19 Receipt # 1.033713

BLAKESLEE LAND SURVEYING
1228 E. MAIN STREET
REEDSBURG, WI 53959
(608) 524-0402

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING DESCRIBED AS A LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 5982; LOCATED IN THE NW1/4-NE1/4 AND THE NE1/4-NE1/4 OF SECTION 34, T13N, R4E, TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN.

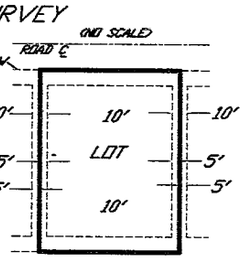
CLIENTS:
ROBERT A. & JUDITH A. BASS
E6391 BASS ROAD
REEDSBURG, WI 53959

PROPERTY ADDRESS:
E6384 BASS ROAD
REEDSBURG, WI 53959

SW1/4-SE1/4 SECTION 27

SE1/4-SE1/4 SECTION 27

UTILITY EASEMENTS
EACH LOT OF THIS C.S.M. HAS UTILITY EASEMENTS AS DEDICATED AND SHOWN. THE UTILITY EASEMENTS SHOWN ON THIS CERTIFIED SURVEY MAP ARE BEING DEDICATED BY THIS INSTRUMENT AND ARE GRANTED TO THE CITY OF REEDSBURG AS HOLDER AND BENEFICIARY.



N1/4 CORNER OF SECTION 34

NORTH LINE OF LOT 2 OF C.S.M. NO. 5982

UNPLATTED LANDS

LOT 3 OF C.S.M. NO. 5982

NE CORNER OF THE NW1/4-NE1/4

S89°55'15"E 460.09'

S89°55'15"E 840.43'

P.O.B.
NW CORNER OF LOT 2 OF C.S.M. NO. 5982

NOTES:
—THE LOCATION OF HAY CREEK IS APPROXIMATE. IT IS MAPPED ON THIS SURVEY USING AERIAL PHOTOGRAPHY AS FOUND ON SAUK COUNTY'S GIS WEBSITE.
—THE LOCATION OF FLOOD ZONE AE IS SHOWN USING AERIAL PHOTOGRAPHY AS FOUND ON SAUK COUNTY'S GIS WEBSITE.

ZONED:
AGRICULTURAL WITHIN THE E.T.

ZONE AE

NE CORNER OF LOT 2 OF C.S.M. NO. 5982

S62°02'40"E 469.77'

CURVE DATA 'A'
R = 815.71'
I = 06°02'24"
L = 85.99'
CRD. = 85.95'
CRD. BRG. = S21°25'01"W
TAN. BRG. = S33°26'42"W

'A'

APPROXIMATE FLOOD PLANE ZONE AE BOUNDARY LINE

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE1/4 OF SECTION 34, COMPUTED TO BEAR S00°41'46"W, USING THE SAUK COUNTY COORDINATE SYSTEM. (NAD 83/2011)

LOT 1 OF C.S.M. NO. 5982

(1324.89') 1324.99'

APPROXIMATE FLOOD PLANE ZONE AE BOUNDARY LINE

LOT 2 OF C.S.M. NO. 5982

NW1/4-NE1/4 SECTION 34

LOT 2
27.46 ACRES (GROSS)
1,196,353 SQ. FT.
27.19 ACRES (NET)
1,184,321 SQ. FT.

LOT 2 OF C.S.M. NO. 5982

356.64'
S33°26'42"W
R/O/W VARIES

APPROXIMATE FLOOD PLANE ZONE AE BOUNDARY LINE

(1292.89') 1291.99'

2651.85'

WEST LINE OF THE NE1/4 OF SECTION 34

N00°44'34"E

S00°41'46"W

LEGEND
- STANDARD HARRISON MONUMENT FOUND (ALL TIES F.D. & VERIFIED)
- 3/4" X 18" REBAR SET WEIGHING 1.50 LBS./LIN. FT.
- MAG NAIL FOUND
- MAG NAIL SET
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND

(REC) RECORDED DATA

NOTE:
PORTIONS OF LOTS 1 AND 2 FALL WITHIN FLOOD ZONE AE. SEE FIRM PANEL NUMBER 55111C0184E.

PLAT OF SURVEY NO. 14714

227.74'
S24°22'52"W

'K'

NE1/4-NE1/4 SECTION 34

HAY CREEK

APPROXIMATE FLOOD PLANE ZONE AE BOUNDARY LINE

LOT 1
3.29 ACRES (GROSS)
143,360 SQ. FT.
3.11 ACRES (NET)
135,424 SQ. FT.

N21°43'56"E 90.61'

S55°42'16"E 312.87'

302.02'
S04°56'38"W

C.T.H.

DETAIL
3.56'
S01°10'21"E 36.57'
33.01'

N67°39'11"E 286.69'

26.0'

SHEDS

WELL

BARN

SHEDS

159.82'
S20°42'14"W
R/O/W VARIES

WEST LINE OF LOT 2 OF C.S.M. NO. 5982

LOT 1 OF C.S.M. NO. 5982

APPROXIMATE FLOOD PLANE ZONE AE BOUNDARY LINE

SEPTIC TANK LIDS H G

SEPTIC VENTS

NORTH 200.32'

167.32'

LOT 1

DRIVEWAY

S34°56'19"W 65.88'

223.90'

N84°04'32"W

33.00' (N89°58'55"W) S89°56'33"W 366.96'

367.39'

33.00' (N89°58'55"W) S89°56'33"W 240.33'

241.00'

LOT 1 OF C.S.M. NO. 1061

33.33'

BASS ROAD S89°56'33"W 608.39' (N89°58'55"W) (608.44')

CENTER 1/4 COR. OF SECTION 34

SW CORNER OF LOT 2 OF C.S.M. NO. 5982

UNPLATTED LANDS

SW1/4-NE1/4 SECTION 34

SE1/4-NE1/4 SECTION 34

R/O/W VARIES

GRAPHIC 1" = 200' SCALE

0' 100' 200' 400' 600'

FIELD WORK COMPLETED ON NOVEMBER 18, 2019

(REVISED DECEMBER 13, 2019)
11-18-2019
DATE

WISCONSIN
RICHARD T. BLAKESLEE
S-1614
REEDSBURG, WIS.
PROFESSIONAL LAND SURVEYOR
12/13

THROUGH WIS. STAT. 823.08, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO NEARBY PRE-EXISTING AGRICULTURAL PRACTICES. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND ARE PLANNED TO CONTINUE ON LANDS IN THE VICINITY OF THIS C.S.M. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISES, ODORS, DUST, MACHINERY TRAFFIC OR OTHER CONDITIONS DURING DAYTIME AND EVENING HOURS.

RICHARD T. BLAKESLEE
PROFESSIONAL LAND SURVEYOR S-1614

SURVEYOR'S CERTIFICATE

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being described as Lot 2 of Sauk County Certified Survey Map Number 5982; located in the NW1/4-NE1/4 and the NE1/4-NE1/4 of Section 34, T13N, R4E, Town of Winfield, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the North ¼ corner of Section 34; thence S89°55'15"E, 460.09 feet along the North line of the Northeast ¼ of Section 34 to the Northwest corner of Lot 2 of Sauk County Certified Survey Map Number 5982, said point being the point of beginning; thence continuing S89°55'15"E, 840.43 feet along the aforesaid Northerly line to the Northeast corner of the NW1/4-NE1/4 of Section 34; thence S62°02'40"E, 469.77 feet along the Northeasterly line of the aforesaid Lot 2 to the Northeast corner thereof, said point being located on a Westerly line of County Trunk Highway 'K', said point is also located on a curve to the right, having a central angle of 06°02'24" and a radius of 815.71 feet; thence Southwesterly, 85.99 feet along the arc of the curve, the long chord of which bears S21°25'01"W, 85.95 feet; thence S33°26'42"W, 356.64 feet along a Northwesterly line of County Trunk Highway 'K'; thence S24°22'52"W, 227.74 feet along a Northwesterly line of County Trunk Highway 'K'; thence S04°56'38"W, 302.02 feet along a Westerly line of County Trunk Highway 'K'; thence S20°42'14"W, 159.82 feet along a Northwesterly line of County Trunk Highway 'K'; thence S34°56'19"W, 65.88 feet along a Northwesterly line of County Trunk Highway 'K' to the Southeast corner of Lot 2 of Sauk County Certified Survey Map Number 5982; thence N84°04'32"W, 223.90 feet along a Southerly line of the aforesaid Lot 2; thence S01°10'21"E, 36.57 feet along an Easterly line of the aforesaid Lot 2 to a point on the South line of the NW1/4-NE1/4 of Section 34; thence S89°56'33"W, 608.39 feet along a Southerly line of the aforesaid Lot 2 to the Southwest corner thereof; thence N00°44'34"E, 1324.99 feet along the Westerly line of the aforesaid Lot 2 to the point of beginning.

Said parcel contains 30.76 acres, more or less, and is subject to the rights-of-way of Bass Road, all existing utility easements of record and the utility easements as dedicated on this Certified Survey Map.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Township of Winfield Subdivision Regulations and the Sauk County Land Resources and Environment Department. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of Robert A. & Judith A. Bass, E6391 Bass Road, Reedsburg, WI 53959; owners of said lands.

(Revised 12-13-2019)

11-18-2019

Date

Richard T. Blakeslee

Professional Land Surveyor S-1614

WISCONSIN RICHARD T BLAKESLEE S-1614 REEDSBURG WIS. 12/13/19 PROFESSIONAL LAND SURVEYOR

Soil Certificate

Lot 2 of this Certified Survey Map has not had a Soil's Evaluation done. No construction for human habitation will be allowed on Lot 2 until an approved sanitary septic site has been approved by the office of Sauk County Land Resources and Environment Department. Lot 1 has an existing septic system.

Winfield Town Board Approval

Resolved, that this Certified Survey in the Town of Winfield, be and is hereby approved.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Winfield Town Board and made effective this 17th day of Dec, 2019.

Teresa Bass

Town Board Clerk

Town Board Chairman

Sauk County Land Resources and Environment Department Approval

Resolved, that this Certified Survey in the Town of Winfield, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes, and the zoning requirements of the Sauk County Land Resources and Environment Department regulations.

I herby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land Resources and Environment Department and made effective this _____ day of _____, 2019.

_____ _____

Date Administrator

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey located in the Town of Winfield be and is hereby approved by the Common Council of the City of Reedsburg.

_____ Approved_____

Date David G. Estes, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Reedsburg.

_____ Approved_____

Date

OWNER'S CERTIFICATE OF DEDICATION

Robert A. & Judith A. Bass as owner's, do hereby certify that they have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map. Robert A. & Judith A. Bass do further certify that the Certified Survey is required by s.236.10 or 236.12 to be submitted to the following for approval or rejection: The City of Reedsburg, The Town of Winfield and the Sauk County Land Resources and Environment Department.

Robert A. Bass Judith A. Bass

Robert A. Bass Judith A. Bass

State of Wisconsin:
Sauk County:

Personally came before me this 13 day of Dec, 2019, Robert A. & Judith A. Bass, to me known to be the person who executed the foregoing instrument and acknowledged that they have executed the foregoing instrument.

R. Deborah Johnson

Notary Public, Sauk County, Wisconsin.

My commission expires 7-17-23.

(Revised 12-13-2019)
11-18-2019
Date

Richard T. Blakeslee

RICHARD T BLAKESLEE S-1614 REEDSBURG WIS. 12/13/19 PROFESSIONAL LAND SURVEYOR

Richard T. Blakeslee
Professional Land Surveyor S-1614

Plan Commission
Staff Report

DATE: 1/14/20

APPLICANT: Saputo Cheese USA Inc.

LOCATION: 1120 Commercial Ave; Parcel #1699-1

ZONING: I-3 Industrial Park

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Site Plan Review for a cooler and dock addition with driveway relocation.

General Findings

SURROUNDING LAND USES:
- North – Commercial
- West – Industrial
- South – Armory
- East – Industrial

ZONING:
- North- I-3 Industrial Park
- West- I-2 Heavy Industrial
- South- I-3 Industrial Park
- East- I-3 Industrial Park

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Dewey Ave/Commercial Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS
ADMINISTRATOR:
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

Site Plan Review Findings of Fact for Section 690-32(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel contains an existing industrial building.
2. The Board finds that the parcel is zoned I-3 Industrial Park.
3. The Board finds that the parcel is 14.98 acres.
4. The Board finds that a 7497 SF cooler and shipping dock addition is proposed.
5. The Board finds that section 690-Schedule 3 permits manufacturing uses.
6. The Board finds that three shipping docks are proposed on the south side of the addition.
7. The Board finds that a 250 SF pallet transfer room is proposed.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that a 7497 SF addition is proposed.
2. The Board finds that existing asphalt on the east side would be removed and new added to the east.
3. The Board finds that a new catch basin will be installed.
4. The Board finds that three new parking spaces are proposed.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the property has three driveways on Commercial Ave.
2. The Board finds that the eastern most driveway will be shifted about 30’ to the east.

Exterior lighting shall be arranged as follows:

1. **It is deflected away from adjacent properties.**
2. **It does not impede the vision of traffic along adjacent streets.**
3. **It does not unnecessarily illuminate night skies.**

1. The Board finds that exterior lights will be installed above new service doors and overhead doors.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that the property has three existing driveways on Commercial Ave and one on S Dewey Ave.

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Industrial.

STAFF COMMENTS: This proposal was not reviewed by the RICDC but is OK per the RICDC Chair. This addition should increase capacity but not employees therefore not affecting parking. Airport height limit is the same for the entire parcel. Now may be a good time about asking Saputo to close off their middle driveway. Every access point is an increased spot for an accident.

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, January 14, 2020, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Revised 7/19

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Saputo Cheese USA Inc

ADDRESS: 10700 W Research Dr Suite 400 **CITY:** Milwaukee **STATE:** WI

ZIP: 53226 **PHONE:** 262-202-2262 **FAX:** _____

E- MAIL: kurt.mcarthur@saputo.com

PROPERTY OWNER: (if different from Applicant) Same as Applicant

LOCATION: 1120 Commercial Avenue **PARCEL #:** 276-1699-10000

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☒ **Site Plan Review:** (See "B" on back page) Cooler & Dock Addition with Driveway Relocation
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Same as Owner / _____

Applicant Signature / Date

Kurt J McArthur / 12/4/19

Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

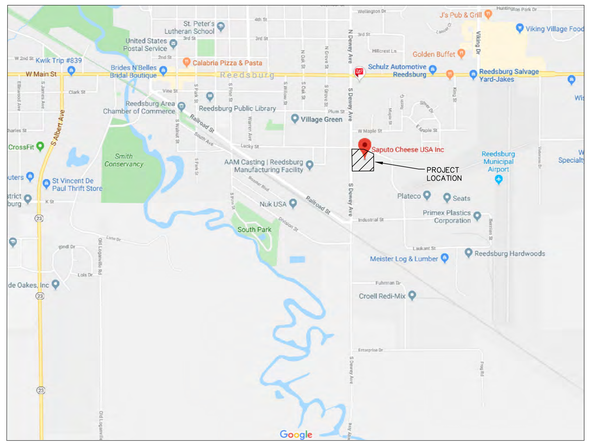
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Cond Use; Site Plan $153	_____
Cond Use-Agriculture $400	_____
Variance $112	_____
Rezoning $200	_____
C.S.M. $171	_____
Subdivision Plat $610	_____
- w/ Stormwater Plan $100	_____
Flood Plain Zone $189	_____
Annexation $200	_____
Plan Amend $200	_____
Date Paid	_____
Receipt #	_____

PROPOSED COOLER ADDDTION FOR:
SAPUTO CHEESE USA, INC.
REEDSBURG, WI

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 EG — EXISTING GRADE SPOT ELEVATIONS
- 000.00 TR / 000.00 BR — PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
- 000.00 TC / 000.00 BC — PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN — ST CB
- PROPOSED STORM FIELD INLET — ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CURB INLET
- PROPOSED STORM CURB INLET — ST CI
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON ENDWALL
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- EXISTING LIGHT POLE
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPERTY LINE
- EXISTING GUARD RAIL
- EXISTING STORM SEWER AND MANHOLE — ST
- PROPOSED STORM SEWER AND MANHOLE — ST MH
- EXISTING SANITARY SEWER AND MANHOLE — SA
- PROPOSED SANITARY SEWER AND MANHOLE — SAN MH
- EXISTING WATER LINE AND HYDRANT — W
- PROPOSED WATER LINE AND HYDRANT — W
- EXISTING OVERHEAD UTILITY LINE — OU
- EXISTING UNDERGROUND FIBER OPTIC LINE — FO
- EXISTING UNDERGROUND ELECTRIC CABLE — E
- EXISTING UNDERGROUND TELEPHONE CABLE — T
- EXISTING UNDERGROUND GAS LINE — G
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR — 800
- PROPOSED GROUND CONTOUR — 800
- EXISTING POLISH SEWER AND MANHOLE — POL
- PROPOSED POLISH SEWER AND MANHOLE — POL
- EXISTING PROCESS SEWER AND MANHOLE — P
- PROPOSED PROCESS SEWER AND MANHOLE — P



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY ECS MIDWEST, INC.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062
3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.
5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING WATER AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.

C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (5 LT 58-28S)
2-1/2" BINDER COURSE (3 LT 58-28S)
6" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS.

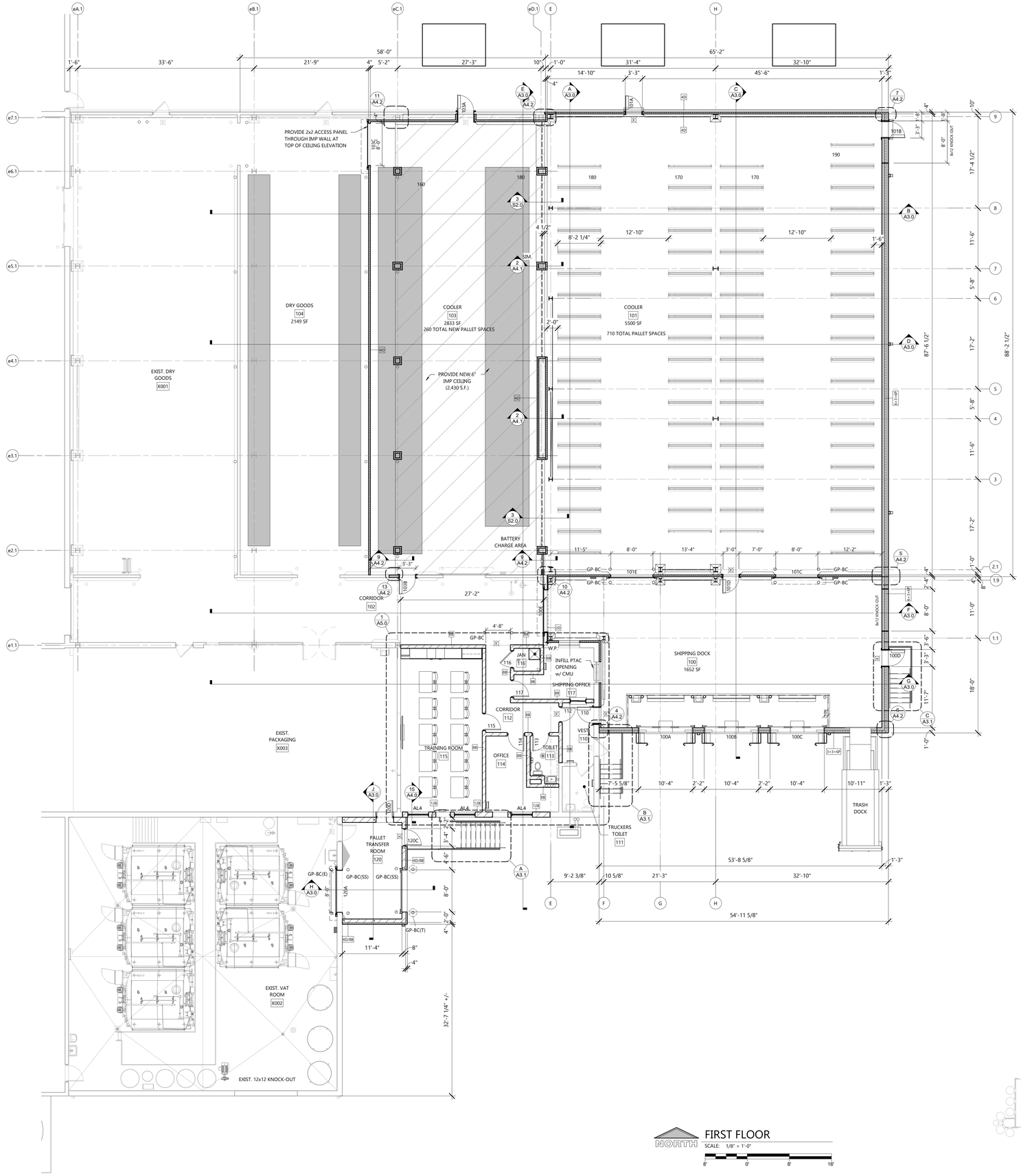
32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
2. LOADING DOCK CONCRETE - 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
   a. CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
      1). 4"X4" WS.5XW5.5 W.W.F.
   2). TWO LAYERS OF 4"X4" W 2.9XW2.9 W.W.F.
   3). #3 REBARS AT 7-1/2" O.C.
   4). #4 REBARS AT 13" O.C.
   b. LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS:
      1). CONTRACTION SAWCUT JOINT -CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH.
   2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD, BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE.
2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LB



SYMBOLS LEGEND

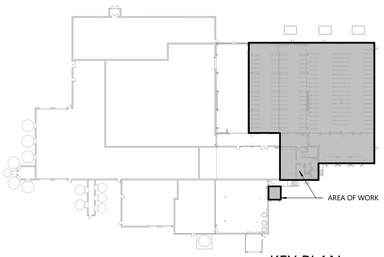
- SEE SHEET A6.0 FOR WALL TYPES
- SEE SHEET AX.X FOR CURB DETAILS
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- W.P. - WORK POINT - FOR DIMENSIONS
- GP-X — GUARD POST/GOAL POST DESIGNATION -SEE SHEET A6.0 FOR DETAILS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
- (1) HOUR FIRE RATED
- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- NEW DOOR

NORTH

FIRST FLOOR
SCALE: 1/8" = 1'-0"
8' 0' 8' 16'



KEY PLAN

FIRST FLOOR PLAN

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COLLABORATION

Saputo

PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES — NOT FOR CONSTRUCTION

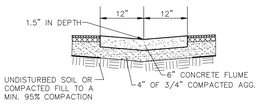
MAY 6, 2019
MAY 13, 2019
MAY 14, 2019
JUNE 27, 2019
JULY 22, 2019
JULY 25, 2019
AUG. 15, 2019
OCT. 8, 2019
OCT. 16, 2019
OCT. 25, 2019
NOV. 20, 2019
NOV. 26, 2019
DEC. 6, 2019

JOB NUMBER
1955940

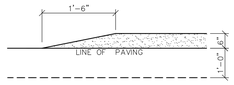
SHEET NUMBER
A1.1

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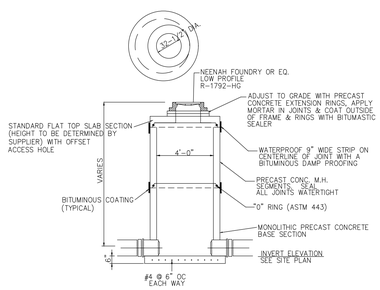
C:\Users\jlarsen\Documents\1955940_ARCH_Central_v_19_Jarsen.rvt
12/6/2019 1:20:14 PM



CONCRETE FLUME DETAIL
NO SCALE



TAPERED CURB DETAIL
NO SCALE



CATCH BASIN DETAIL
NO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

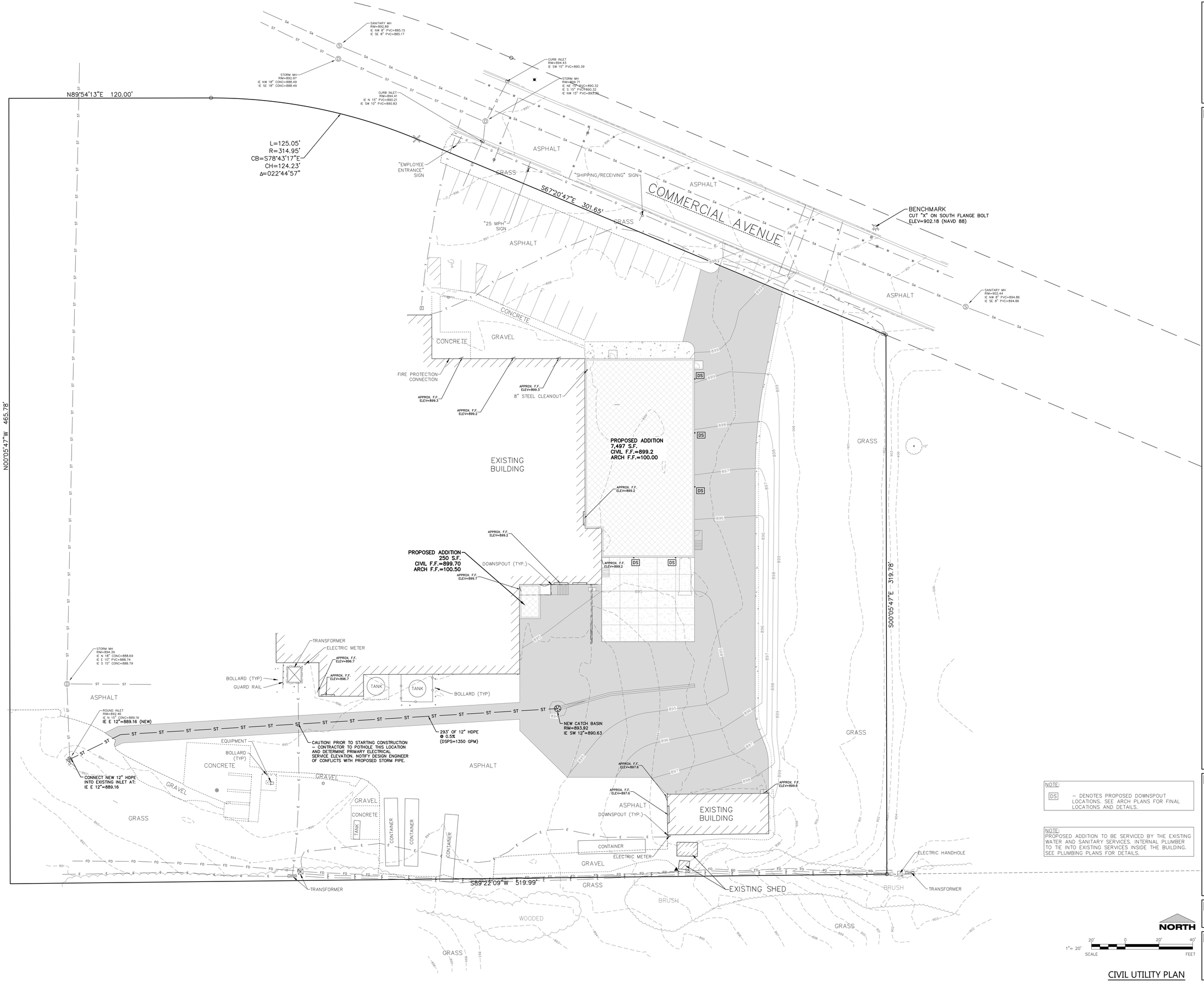
PRELIMINARY DATES
DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1955940

SHEET NUMBER
C2.0

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NOTE:
DS – DENOTES PROPOSED DOWNSPOUT LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS AND DETAILS.

NOTE:
PROPOSED ADDITION TO BE SERVICED BY THE EXISTING WATER AND SANITARY SERVICES. INTERNAL PLUMBER TO TIE INTO EXISTING SERVICES INSIDE THE BUILDING. SEE PLUMBING PLANS FOR DETAILS.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL UTILITY PLAN

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PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

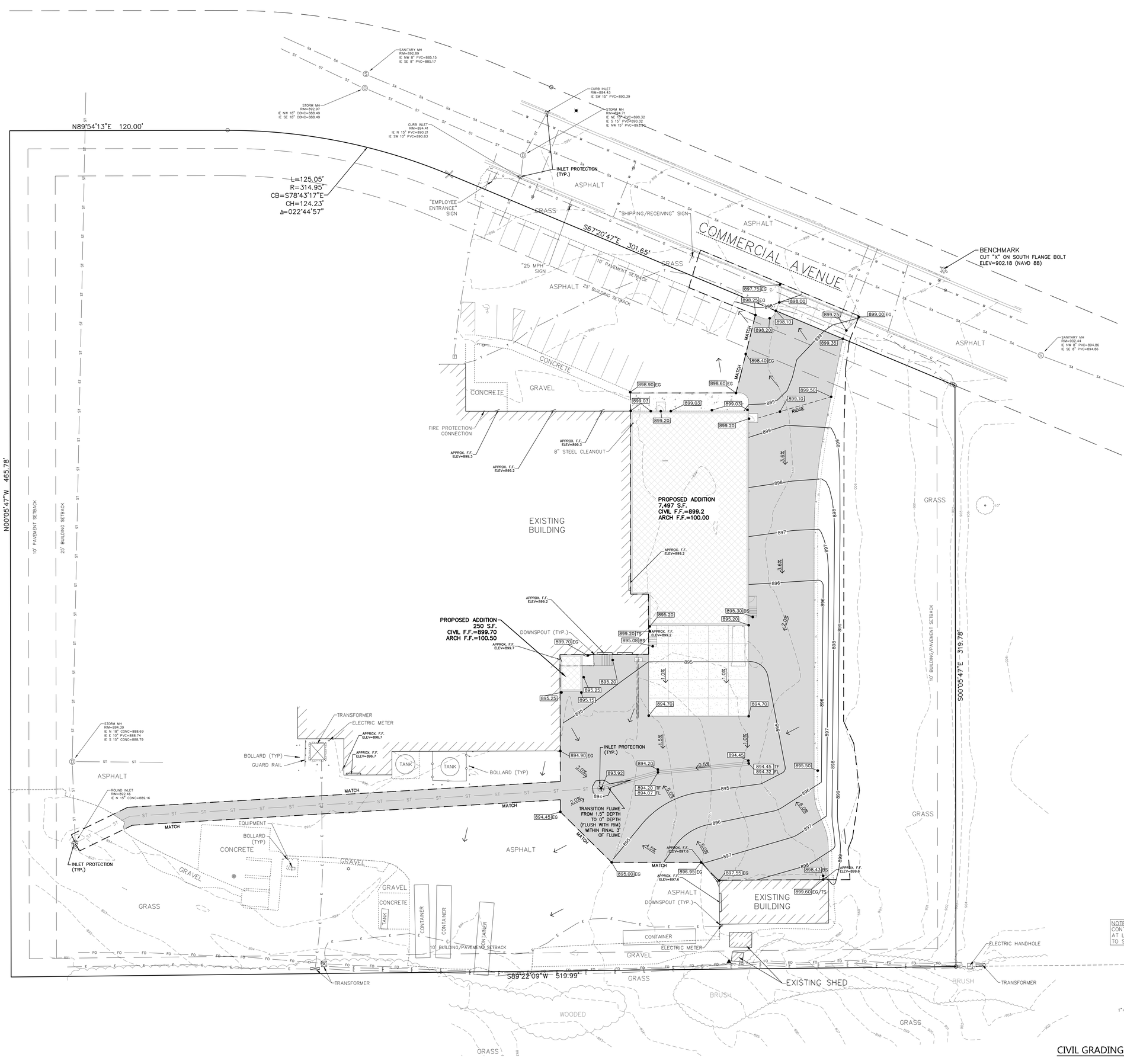
PRELIMINARY DATES
DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1955940

SHEET NUMBER
C1.3

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NOTE:
CONTRACTOR TO PROVIDE STONE TRACKING PAD AT LOCATION OF CONSTRUCTION ENTRANCE PRIOR TO STARTING CONSTRUCTION.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL GRADING AND EROSION CONTROL PLAN

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PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

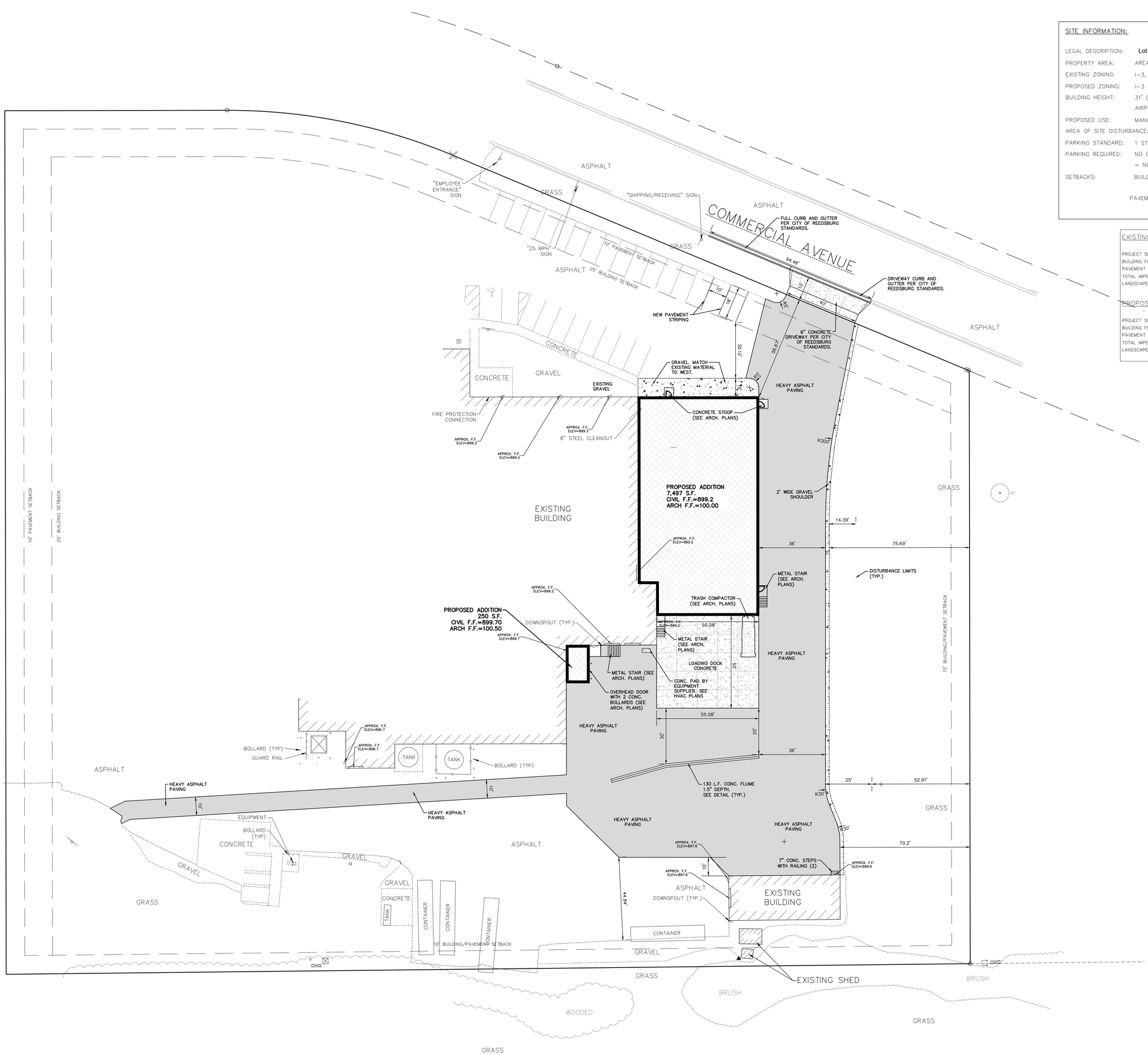
PRELIMINARY DATES
NOV. 26, 2019
DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1955940

SHEET NUMBER
C1.2

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SITE INFORMATION:

LEGAL DESCRIPTION:	Lot 1 of Certified Survey Map Number 1394.
PROPERTY AREA:	AREA = 216,893 S.F. (4.98 ACRES).
EXISTING ZONING:	I-3, INDUSTRIAL PARK
PROPOSED ZONING:	I-3
BUILDING HEIGHT:	31' (MAX ELEV = 930.2') AIRPORT HEIGHT RESTRICTION = 966'
PROPOSED USE:	MANUFACTURING/FOOD PROCESSING
AREA OF SITE DISTURBANCE:	41,787 S.F. (0.96 AC.)
PARKING STANDARD:	1 STALL PER EACH 2 EMPLOYEES
PARKING REQUIRED:	NO CHANGE IN NUMBER OF EMPLOYEES = NO NEW STALLS REQUIRED
SETBACKS: BUILDING:	FRONT = 25' (NORTH/WEST) SIDE = 10' REAR = 10'
PAVEMENT:	FRONT = 10' SIDE = 10' REAR = 10'

EXISTING SITE DATA (WITHIN PROJECT AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.96	41,787	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.45	19,607	46.9%
TOTAL IMPERVIOUS	0.45	19,607	46.9%
LANDSCAPE/ OPEN SPACE	0.51	22,180	53.1%

PROPOSED SITE DATA (WITHIN PROJECT AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.96	41,787	
BUILDING FLOOR AREA	0.18	7,747	18.5%
PAVEMENT (ASP. & CONC.)	0.64	27,975	66.9%
TOTAL IMPERVIOUS	0.82	35,722	85.5%
LANDSCAPE/ OPEN SPACE	0.14	6,065	14.5%

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PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:

SAPUTO CHEESE USA, INC.

1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 26, 2019
DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1955940

SHEET NUMBER

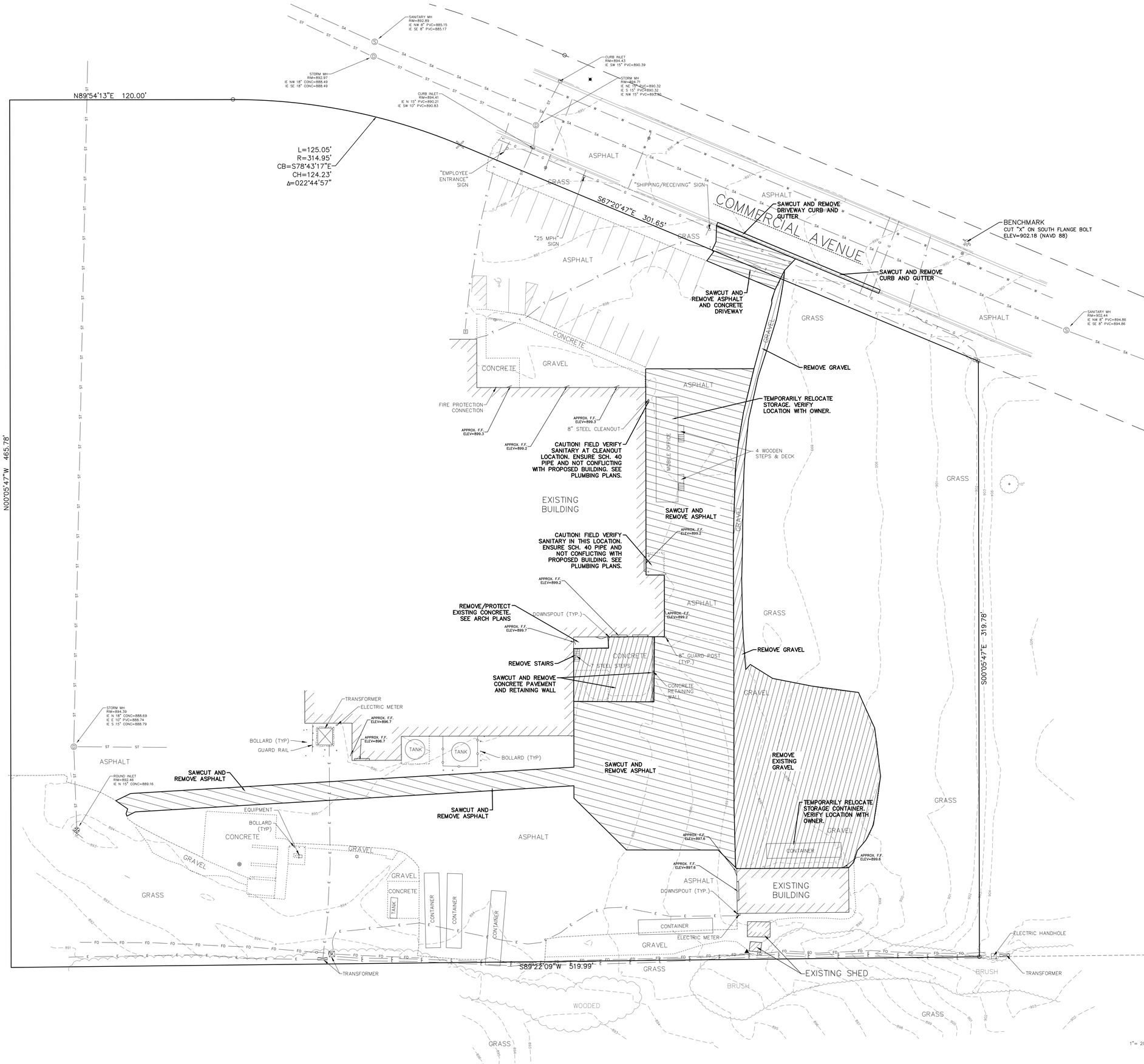
C1.1

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL SITE PLAN

2019 © EXCEL ENGINEERING, INC.



NORTH

1" = 20' SCALE 20' 0 20' 40' FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN

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PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:

SAPUTO CHEESE USA, INC.

1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 26, 2019

DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1955940

SHEET NUMBER

C1.0

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TYPE: "WP1"

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
Full Cutoff **XTOR1B**=18W **XTOR2B**=28W **XTOR4B**=Medium Door, 38W **Refractive Lens** **XTOR6BRL**=18W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [5]	**WG/XTOR-W**=Wire Guard [6] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	28W Series	38W Series
Full Cutoff			
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=28W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=28W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=28W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=28W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=28W, 4000K, 120V PC, Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=28W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	**XTOR3B-PC2**=28W, 5000K, 208-277V PC, Carbon Bronze	

TYPE: "WP1"

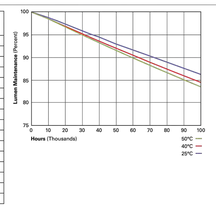
POWER AND LUMENS BY FIXTURE MODEL

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

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

LUMEN MAINTENANCE

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



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.083A	0.12A

TYPE: "WP1"

Lumark

DESCRIPTION

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

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

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

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

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

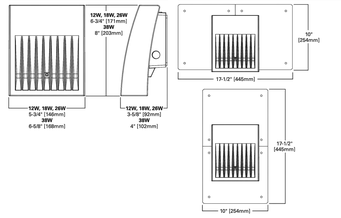
Warranty
Five-year warranty.



XTOR
CROSSTOUR LED

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

DIMENSIONS



ESCUTCHEON PLATES

DLC DLC PREMIUM

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingreseol Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

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

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

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

TYPE: "WP2"

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2,3,4,5] **480V**=480V [2,3,4,5,6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7,8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [9,10] **MS-L26**=Motion Sensor for ON/OFF Operation [5,9,11,12,13,14] **MS/DIM-L26**=Motion Sensor for Dimming Operation [5,9,11,12,13,14] **CBP**=Cold Weather Battery Pack [5,11,12,13,14] **HA**=50°C High Ambient [15]

Accessories (Order Separately)	
WG-XTORMX=Crosstour MAXX Wire Guard **PB120V**=Field Installed 120V Photocontrol [7] **PB277V-TOR/PC**=Field Installed 208-277V Photocontrol [8] **VA1444-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon [16] **VA1543-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon [16] **VA1562-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon [16] **VA1043-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon [16] **VA1544-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon [16] **VA1045-XX**=@180° Tenon Adapter for 3-1/2" O.D. Tenon [16] **VA1046-XX**=@120° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [16] **VA1034-XX**=@180° Tenon Adapter for 2-3/8" O.D. Tenon [16] **VA1035-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon [16] **VA1036-XX**=@90° Tenon for 2-3/8" O.D. Tenon [16] **VA1037-XX**=@180° Tenon for 2-3/8" O.D. Tenon [16] **VA1038-XX**=@180° Tenon Adapter for 2-3/8" O.D. Tenon [16] **VA1039-XX**=@120° Tenon Adapter for 2-3/8" O.D. Tenon [16] **EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [16]

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Order PC2 for 347V models.
3. Does back box is standard for 347V, 480V, CBP, PMA, MS-L26 and MS/DIM-L26.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L26 and MS/DIM-L26 option.
8. PC2 for 208-277V only. Not available with CBP option. Factory wired to 208-277V load.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS130016EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V thru 277V only.
12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. Not available in XTOR12B.
16. Operating temperature -30°C to 25°C.
17. Not available in XTOR12B or XTOR12BRL models.
18. Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	
XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	
XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze	
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-347V**=81W, 5000K, Carbon Bronze, 347V	
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR12BRL-347V**=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	
XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	**XTOR8BRL-347V** = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

TYPE: "WP2"

POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W

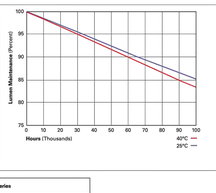
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W

102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**TOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,981	12,595
B.U.G. Rating	B2-U0-G1	B3-U4-G3	B2-U0-G1	B3-U4-G3	B3-U0-G1	B3-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED**	**XTOR6BL, XTOR8B and XTOR12B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	213000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.80/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

TYPE: "WP2"

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 6000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

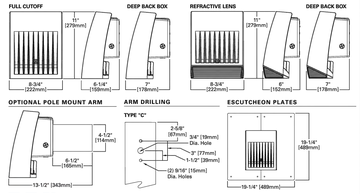




XTOR
CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS



OPTIONAL POLE MOUNT ARM

ARM DRILLING

ESCUTCHEON PLATES

DLC DLC PREMIUM

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

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

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:
Approximate Net Weight:
12-19 lbs. [5.4-6.8 kgs.]

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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1955940

SHEET NUMBER
PXP2

ELECTRICAL SITE PHOTOMETRIC PLAN CUT SHEETS

2019 © EXCEL ENGINEERING, INC.



NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'

20' 0 20' 40'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ASPHALT AREA	+	2.8 fc	18.6 fc	0.1 fc	186.0:1	28.0:1

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Manufacturer
	WP1	5	XTOR3B-W	CROSSTOUR 26W WALL MOUNT LED	EATON LED 4000K	1	XTOR3B-W.ies	2709	1	25.5	EATON - LUMARK (FORMER COOPER LIGHTING)
	WP2	7	XTOR8BRL-W	CROSSTOUR WALL MOUNT LED WITH REFRACTIVE LENS	EATON LED 4000K	1	XTOR8BRL-W.ies	8491	1	81	EATON - LUMARK (FORMER COOPER LIGHTING)
	EXIST.	6	XTOR3B-W	CROSSTOUR 26W WALL MOUNT LED	EATON LED 4000K	1	XTOR3B-W.ies	2709	1	25.5	EATON - LUMARK (FORMER COOPER LIGHTING)

ELECTRICAL SITE PHOTOMETRIC PLAN

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SAPUTO CHEESE USA, INC.

1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 6, 2019

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JOB NUMBER

1955940

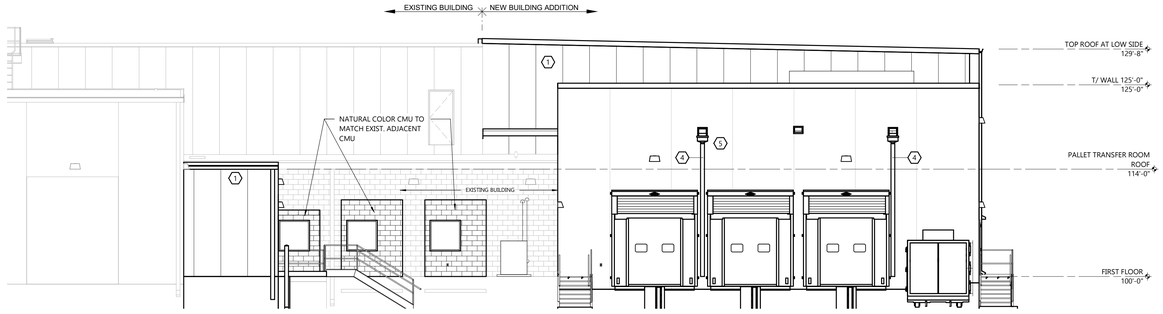
SHEET NUMBER

PXP1

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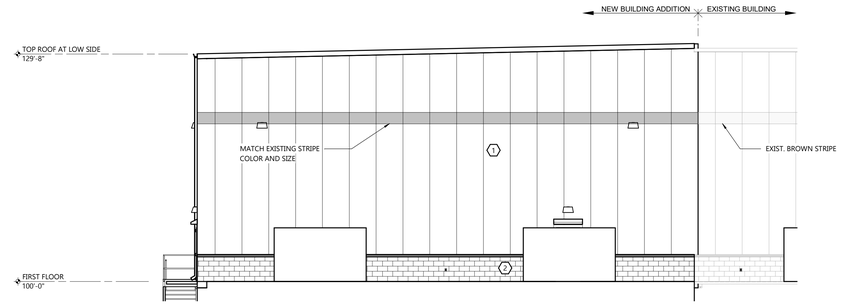
MATERIAL LEGEND

6	PRECAST CONCRETE w/ USDA SMOOTH TROWEL FINISH
5	PRECAST CONCRETE - LIGHT BROOM FINISH TO MATCH EXISTING
4	DOWNSPOUT - MATCH EXISING TIM
3	CONCRETE FOUNDATION WALL
2	8 RIB SPLIT-FACE CMU TO MATCH EXIST.
1	INSULATED METAL WALL PANEL



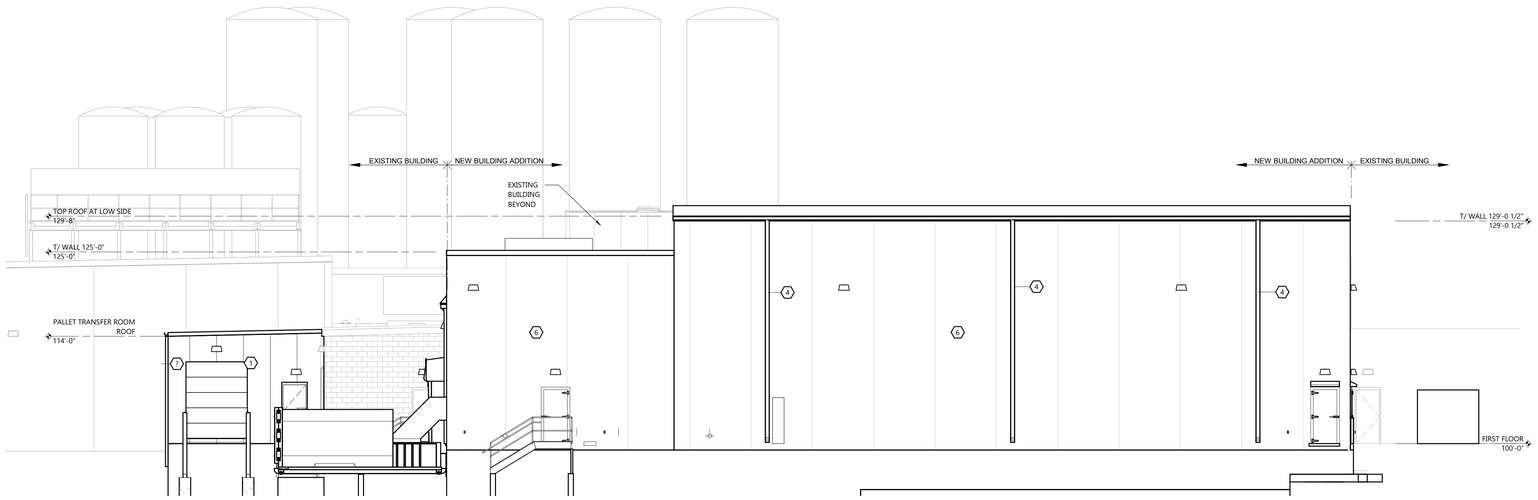
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS

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COLLABORATION

Saputo

PROJECT INFORMATION

PROPOSED COOLER ADDITION FOR:

SAPUTO CHEESE USA, INC.

1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 6, 2019
MAY 13, 2019
MAY 14, 2019
OCT. 16, 2019
OCT. 25, 2019
NOV. 26, 2019
DEC. 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1955940

SHEET NUMBER

A2.0

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City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 139 '

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 1/6/2020

Plan Commission
Staff Report

DATE: 1/14/20

APPLICANT: Hillsboro Equipment

LOCATION: 2160 E Main St; Parcel #2232

ZONING: B-2 Business

DESCRIPTION: Consider Site Plan Review to convert former office & storage building into retail (former Riberich Plumbing).

General Findings

SURROUNDING LAND USES:
- North – Commercial
- West – Commercial
- South – Commercial
- East – Commercial

ZONING:
- North- B-2 Business
- West- B-2 Business
- South- I-1 Light Industrial
- East- B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St; 134' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS
ADMINISTRATOR:
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

Site Plan Review Findings of Fact for Section 690-32(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel is contains a __ SF building.
2. The Board finds that the parcel is zoned B-2 Business Outer.
3. The Board finds that the parcel is 1.76 acres.
4. The Board finds that the building formerly contained a plumbing business (storage, offices).
5. The Board finds that section 690 Attachment 2 permits retail.
6. The Board finds that 18 parking spaces are required; 11 parking spaces are proposed.
7. The Board finds that enough impervious surface exists to add at least 9 more parking spaces.
8. The Board finds that a 10' X 6.5' vestibule would be added to the existing building.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. N/A

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. N/A

Exterior lighting shall be arranged as follows:

1. **It is deflected away from adjacent properties.**
2. **It does not impede the vision of traffic along adjacent streets.**
3. **It does not unnecessarily illuminate night skies.**

1. The Board finds that there would be exterior lighting near exit doors.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that the existing shared driveway is on E Main St.

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Commercial.

STAFF COMMENTS: The required parking is 18 spaces. They indicate 11 spaces on the plan, but there is enough existing asphalt to add two more spaces along the building and seven spaces in front. Not that all 18 spaces are needed but the room is there regardless. The Plan Commission can approve fewer spaces.

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, January 14, 2020, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Revised 7/19

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Hillsboro Equipment

ADDRESS: PO Box 583 **CITY:** Hillsboro **STATE:** WI

ZIP: 54634 **PHONE:** 608-489-2275 **FAX:** _____

E- MAIL: sallyslama@hillsboroequipment.com

PROPERTY OWNER: (if different from Applicant) Slama Commercial Properties LLC

LOCATION: 2160 E Main St. **PARCEL #:** 276-223-00000

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** Business **To:** Mercantile **TID #** _____
- ☐ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

1/8/2020 , 8-Jan 2020

Applicant Signature / Date **Owner Signature / Date**

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

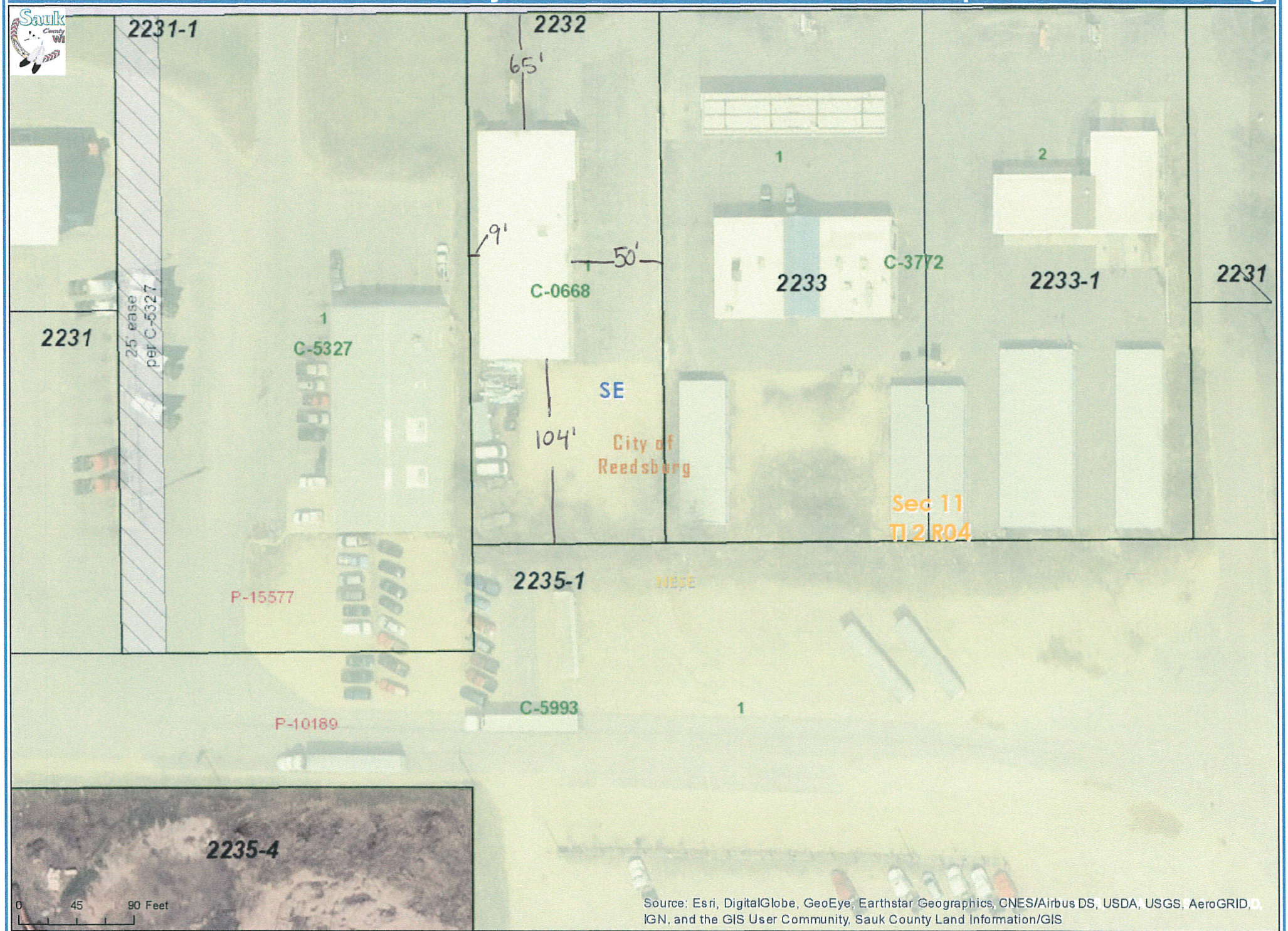
Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

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Cond Use; Site Plan $153	
Cond Use-Agriculture $400	
Variance $112	
Rezoning $200	
C.S.M. $171	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Flood Plain Zone $189	
Annexation $200	
Plan Amend $200	
Date Paid	
Receipt #	

Sauk County Land Information/GIS Web Map



FOR INFORMATIONAL PURPOSES ONLY Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

Proposed Building Plans for

Slama John Deere Retail

Reedsburg, Wisconsin

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

Transaction
3280858
Building
12/9/2019

PLAN REVIEW

GENERAL NOTES

1. All work to be constructed per governing codes/ordinances, as amended by local authorities. Said codes/ordinances are herein incorporated into these documents. All code required work to be included in contract sum.
2. Adherence to Code Requirements of the New and Remodeled construction shall be the strict responsibility of the Owner/ Builder. The Architect shall not be held liable for any such unauthorized deviations or violations of any applicable Building, Plumbing, HVAC, or Electrical codes or the ADA (Americans with Disabilities Act.)
3. General notes are intended to clarify or emphasize the requirements of the drawings and specifications. In the event of a conflict between the drawings or specifications and these notes, the contractor shall comply with the more stringent requirement.
4. All work to be performed in a manner so as to have a minimum of disruption and disturbance with existing operations and local environment. Noise and dust shall be kept to a minimum.
5. Do not scale drawings.
6. Permit and approvals are to be kept on-site at all times.
7. Details and notes of similar conditions are typical whether or not called out at all places. references to any detail is for convenience only and does not limit the application of such detail or drawing.
8. Systems shown on drawings are intended to be furnished, installed, and turned over to the owner in proper functioning condition. All work to be considered in contract sum.
9. Contractor shall check and verify all field conditions and dimensions with the construction drawings at the project site prior to construction, erection, and/or fabrication. Contractor shall inspect related work and adjacent surfaces. Contractor shall report any discrepancies between the contract documents and the existing conditions which shall prevent proper execution of this work to the architect before proceeding with the work. Contractor is responsible for dimensions, quantities, and coordination of other trades.
10. Special finish materials, carpet/ flooring, bases, doors, etc. are not shown on all details for clarity purposes. refer to plans, sections, other details, specifications, and schedules for additional information.
11. Installation of all materials and systems shall be in accordance with manufacturer's written instructions.
12. This project is being constructed using a design-bid-build construction methodology. All contractors are responsible for complying with all applicable codes and ordinances related to their design and construction and integration with other systems and components. All concerns or conflicts related to such shall be brought to the attention of the general contractor prior to the start of construction.
13. All products are to be selected for the intended use and installed per manufacturer's specifications.

SUMMARY BUILDING CODE REQUIREMENTS

Applicable code provisions include, but are not limited to the following:

362.0712 - Penetrations
All through penetrations and membrane penetrations in fire resistance rated assemblies shall comply with IBC Section 712.

362.0715 - Opening Protective's
All doors in fire resistance rated assemblies shall comply with IBC section 715.

362.0716 - Duct and Air Transfer Openings
All ducts and air transfer openings in fire resistance rated assemblies shall comply with IBC section 716.

362.0719 - Thermal and Sound Insulating Materials
All insulation materials shall comply with IBC section 719.

362.1011 - Exit Signs
Internally lit exit signs with battery backup shall be provided to mark approved exits from any direction of egress travel.

362.1006 - Means of Egress Illumination
The means of egress, including the exit discharge, shall be illuminated to a minimum of 1 foot-candle at the floor level at all times the building space is occupied.

362.1006 - Illumination Emergency Power
In the event of power supply failure, an emergency system shall automatically illuminate to and average of 1 foot-candle and minimum of 0.1 foot-candle at the floor level at all corridors, stairways, and the portion of the exterior exit discharge immediately adjacent to exit discharge doorways, exterior walk or stoops adjacent to the exit doors to comply.

362.2304.9.5 - Fasteners in preservative treated wood
Fasteners for preservative treated wood shall be hot-dipped, zinc coated, galvanized, or stainless steel.

362.2406 - Safety Glazing
Provide Safety Glazing per IBC section 2406.

The General Contractor and sub contractors are responsible for coordinating with product manufacturers, suppliers, and installers to ensure that all applicable code provisions are complied with. Review the full Wisconsin Building Code for complete requirements.

ABBREVIATIONS

AB	ANCHOR BOLT
AFF	ABOVE FINISHED FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CL	CENTER LINE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CPT	CARPET
CT	CERAMIC TILE
DIM	DIMENSION
DS	DOWNSPOUT
EJ	EXPANSION JOINT
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FRP	FIBERGLASS REINFORCED PLASTIC
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FLR	FLOOR
REINF	REINFORC (ED) (ING)
GWB	GYPSUM WALLBOARD
GC	GENERAL CONTRACTOR
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
MET	METAL
MR	MOISTURE RESISTANT
NTS	NOT TO SCALE
OD	OUTSIDE DIMENSION
PL	PLATE
QTY	QUANTITY
R	RADIUS
RM	ROOM
RO	ROUGH OPENING
SAB	SOUND ATTENUATION BATT
SC	SUSPENDED CEILING
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
TEMP	TEMPERED
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
W/	WITH
WC	VINYL FACED WALL COVERING
WD	WOOD

ARCHITECTURAL SYMBOLS



ELEVATION



BUILDING SECTION



DETAIL



WALL TYPE



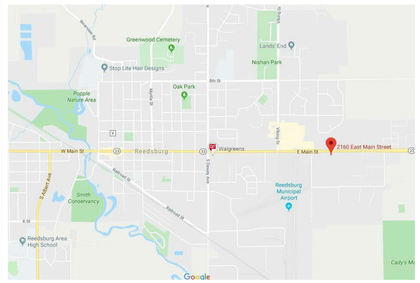
DOOR



WINDOW

MAP

PROJECT ADDRESS:
2160 E. Main Street
Reedsburg, WI 53959



PROJECT DIRECTORY

OWNER
Don Slama
Hillsboro Equipment
E 18898 Hwy 33 East
Hillsboro, WI 54634
608-489-2275

ARCHITECT
Paul Kardatzke, Architect
STRUCTURAL ENGINEERING
Michael Mertens, Engineer

Jewell Associates, Inc.
560 Sunrise Drive
Spring Green, WI 53588
paul.kardatzke@jewellassoc.com
608-588-7484



DRAWING INDEX

T1.0	Title Sheet
T1.1	Schedules
T1.2	Details
A0.0	Life Safety Plan
A0.1	Demo Floor Plan
A1.0	Proposed Floor Plan
A1.1	Roof Plan
A2.0	Exterior Elevations
A4.0	Finish Plan
A4.1	Plan Details
S0.0	Structural Notes
S0.1	Structural Notes
S1.0	Foundation Plan
S1.1	Structural Details
S1.2	Framing Details
S2.0	Roof Framing Plan

JEWELL associates engineers, inc.
Engineers - Surveyors - Architects

560 Sunrise Drive
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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

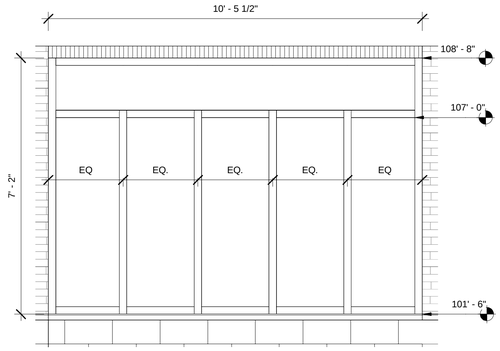
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12-4-2019

No.	Description	Date

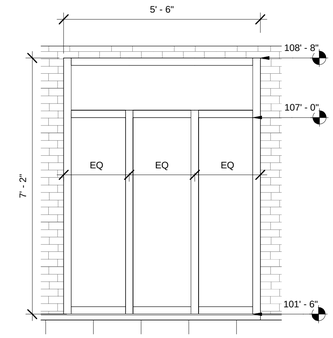
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Title Sheet

Project number
H85020

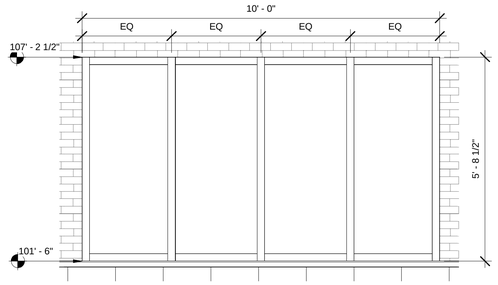
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T1.0



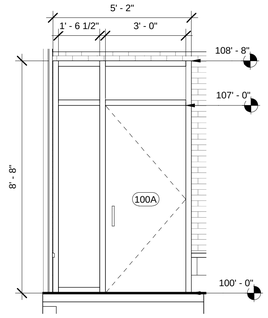
1 T1.1 SF-1 Detail
1/2" = 1'-0"



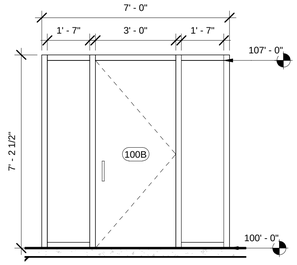
2 T1.1 SF-3 Detail
1/2" = 1'-0"



3 T1.1 SF-4 Detail
1/2" = 1'-0"



4 T1.1 SF-5 Detail
3/8" = 1'-0"



5 T1.1 SF-6 Detail
3/8" = 1'-0"

Door Schedule										
Mark	Description	Door Type	Door Glazing	Width	Height	Thickness	Frame Material	Frame Type	Lock Function	Hardware/Notes
100A	Single Glass Storefront	C		3' - 0"	7' - 0"		AL		EN	A,B,C,D,E
100B	Single Glass Storefront	C		3' - 0"	7' - 0"		AL		EN	A,B,C,D,E
101A	Monumental Thermally Broken Folding System	E		10' - 0"	8' - 0"	0' - 3 5/32"				A
101B	Single Flush	A		3' - 4"	7' - 0"	0' - 1 3/4"	HM	I	EN	A,B,C,D,E
102A	Single Glass Storefront	C		3' - 0"	7' - 0"		AL		OF	
103A	Single Flush	A		3' - 0"	7' - 0"	0' - 1 3/4"	HM	I	ST	A,C
104A	Single Flush	A		2' - 8"	7' - 0"	0' - 2"	HM	I	PR	A,C
105A	Overhead Door	F		9' - 8"	9' - 0"	0' - 2"				
105B	Single Flush	A		3' - 4"	7' - 0"	0' - 1 3/4"	HM	I	EN	A,B,C,D,E
105C	Double Flush	B		8' - 0"	10' - 0"	0' - 2"	HM	I	ST	A,C

DOOR LOCKS:

TYPE	ANSI	DESCRIPTION
EN	F109	ENTRANCE LOCK: PUSH AND TURN-BUTTON LOCKS OUTSIDE LEVER UNTIL IT IS UNLOCKED WITH KEY OR UNTIL THE BUTTON IN MANUALLY UNLOCKED
EX	-	EXIT LOCK: BLANK PLATE OUTSIDE, INSIDE LEVER ALWAYS UNLOCKED
CL	F84	CLASSROOM: KEY LOCKS/UNLOCKS OUTER KNOB OR LEVER. INSIDE ALWAYS FREE
OF	F82	OFFICE: OPERATED BY KEY OUTSIDE, BUTTON ON FACE OF LOCK W/ PASSAGE FUNCTION
PA	F75	PASSAGE: NO LOCKING FUNCTION
PP		STAINLESS STEEL PUSH/PULL PLATES
PR	F76	TOILET PRIVACY LOCK: PUSH-BUTTON LOCKING, TURN INSIDE LEVER OR CLOSE DOOR TO RELEASE BUTTON
ST	F86	STOREROOM LOCK: OUTSIDE LEVER LOCKED AND UNLOCKED BY KEY, INSIDE LEVER ALWAYS UNLOCKED.
TT		THUMBTURN LOCK WITH EXTERIOR KEY

HARDWARE:

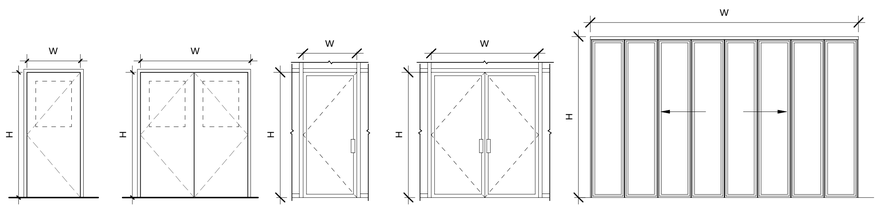
A- LOCK - VERIFY KEYING WITH OWNER
B- PUSH PLATE EGRESS DEVICE
C- STAINLESS STEEL THRESHOLD - ADA COMPLIANT
D- WEATHER STRIPPING AND SILL SWEEP
1. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
2. PROVIDE SS THRESHOLDS AT EXTERIOR DOORS 1/2" HIGH MAX.
3. PROVIDE LOUVERS & UNDERCUTS IF CALLED FOR BY HVAC DWGS.
4. PROVIDE GLAZING AS NOTED IN HARDWARE NOTES.
5. PROVIDE CLOSERS ON ALL DOORS
E- SELF CLOSING ACTION PER NFPA 80
F- KEY FOB ACCESS SYSTEM
G- 24X30 STAINLESS STEEL KICKPLATES, BOTH SIDES OF DOOR

DOOR GLAZING:

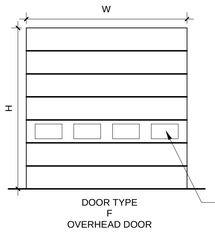
TYPE	DESCRIPTION
1	36" HIGH x 24" WIDE, 1/4" CLEAR TEMPERED
2	36" HIGH x 24" WIDE (TWO DOORS), 1/4" CLEAR TEMPERED
3	FULL GLAZING 1" LOW-E, CLEAR TEMPERED
4	INSULATED GLASS WINDOWS IN ONE DOOR SECTION

GLAZING NOTES:
EXTERIOR: 1" INSULATED, LOW-E CLEAR TEMPERED
INTERIOR: 3/8" CLEAR TEMPERED

DOOR FINISH:
ALL INTERIOR HOLLOW METAL DOORS AND FRAMES TO BE PAINTED:
TBD BY OWNER



DOOR TYPE A FLUSH
DOOR TYPE B DOUBLE FLUSH
DOOR TYPE C ALUMINUM FRAME W/ 2" STILES
DOOR TYPE D ALUMINUM FRAME W/ 2" STILES
DOOR TYPE E FOLDING DOOR

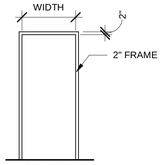


DOOR TYPE F OVERHEAD DOOR

1" INSULATED GLASS VISION PANES IN ONE PANEL

OVERHEAD INSULATION NOTE:
SECTIONAL OVERHEAD DOOR NOMINAL 2" THICK W/ 1 3/4" POLYURETHANE FOAM CORE, VINYL BREAKS AND SECTION JOINT SEALS
U-FACTOR = 0.14 MAX.
3/4 HP 115 VOLT 3 PHASE MOTORS REQUIRED

3" HEAVY DUTY TRACKS TYP. ON ALL OVERHEAD DOORS, 50K SPRING CYCLE



FRAME TYPE I
5 3/4" HM

JEWELL associates engineers, inc.
Engineers - Surveyors - Architects
560 Sunrise Drive
Spring Green, WI 53588
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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

No.	Description	Date

Drawing Name
Schedules

Project number **H85020**
Sheet number **T1.1**

ROOF TYPES	
MARK	DESCRIPTION
RS-1	ROOF SYSTEM #1 METAL ROOF 1 LAYER OF 4" INSULATION OVER PURLINS THERMAL BLOCKS 1 LAYER OF 7.5" UNFACED INSUL. BETWEEN PURLINS (R=24, U=0.042) VAPOR BARRIER LINER FABRIC
RS-2	ROOF SYSTEM #2 - ENTRY 60 MIL FULLY ADHERED MEMBRANE ROOF 6" MIN. RIGID INSULATION (R-30) TAPERED FOR DRAINAGE. PROVIDE AND INSTALL TAPERED INSULATION 1/4" PER 12" MIN. SLOPE FOR CRICKETS AT DRAINS AND OTHER LOCATIONS AS INDICATED ON ROOF PLANS OVER STEEL DECK & PURLINS

ROOF NOTES

1. MECHANICALLY FASTENED 60 MIL EPDM ROOF MEMBRANE
2. 1-LAYER OF 2" POLYISOCYANURATE ROOF INSULATION TOTALING 2" - 25 P.S.I. - ALL JOINTS TO BE STAGGERED BETWEEN LAYERS
3. 1-LAYER OF 2" POLYISOCYANURATE ROOF INSULATION TOTALING 2" - 20 P.S.I. - ALL JOINTS TO BE STAGGERED BETWEEN LAYERS
4. ROOF SYSTEM IS REQUIRED TO MEET FACTORY MUTUAL CLASS 1 ROOF ASSEMBLY WITH 1-90-A ATTACHMENT.

WALL TYPES	
MARK	DESCRIPTION
A	EXTERIOR WALL MASONRY VENEER, WALL TIES @ 16" VERT. & 16" HORIZ. AIR BARRIER 1/2" PLYWOOD W/ 8D NAILS @ 6" O.C. 5-1/2" METAL STUD 5 1/2" R-21 BATT INSULATION 8 MIL VAPOR BARRIER 5/8" GWB
B	INTERIOR WALL WALL FINISH 5/8" GWB (WATER RESISTANT @ RESTROOMS) 3-1/2" METAL STUD FRAMING @ 24" O.C. (6" @ PLUMBING WALLS) 5/8" GWB (WATER RESISTANT @ RESTROOMS) WALL FINISH

LEGEND

AS = AIR SPACE

CMU = CONCRETE MASONRY UNIT (B-3 CLASSIFICATION) SEE STRUCTURAL PLANS FOR REINFORCING

FRP = FIBERGLASS REINFORCED PLASTIC FINISH

INSUL = INSULATION

MS = METAL SIDING ON FURRING STRIPS

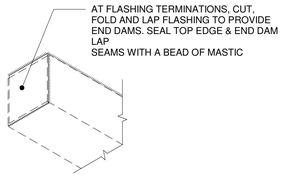
RI = POLYISOCYANURATE RIGID INSULATION (R = 6 PER INCH)

SS = STAINLESS STEEL

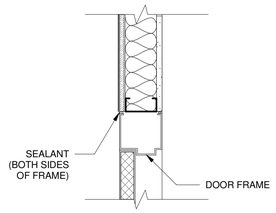
VB = VAPOR BARRIER

NOTES

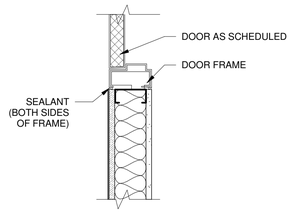
1. SEE DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION DETAILS.
2. SEE SCHEDULES FOR BASE, FINISH & OTHER REQUIREMENTS.



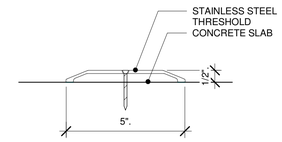
1 T1.2 Flashing End Dam
NOT TO SCALE



2 T1.2 Interior Door Head (Steel Stud)
1 1/2" = 1'-0"

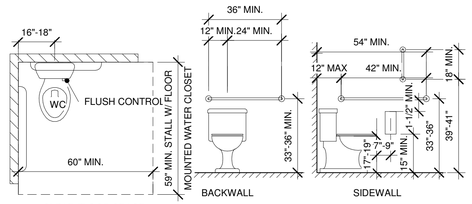


3 T1.2 Interior Door Jamb (Steel Stud)
1 1/2" = 1'-0"

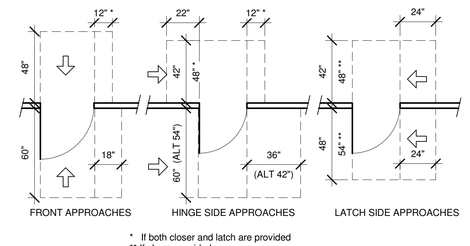


4 T1.2 Typical Threshold
NOT TO SCALE

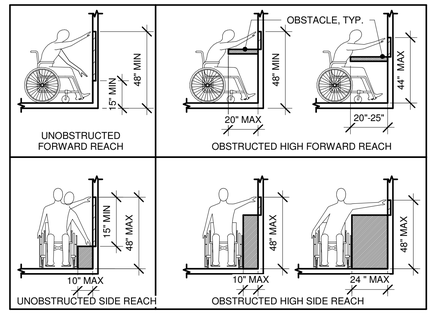
5 T1.2 Exterior Door Sill
NOT TO SCALE



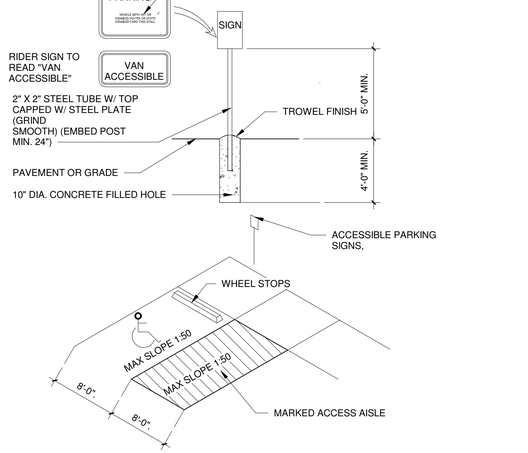
6 T1.2 Water Closet - ANSI A117.1 604
3/8" = 1'-0"



7 T1.2 Door Clearances - ANSI A117.1 606
1/4" = 1'-0"



8 T1.2 Reach Ranges - ANSI A117.1 308
1/4" = 1'-0"



SITE NOTES:
1. CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

NOTES:
1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP ACCESSIBLE RAMP 1:12. PAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF NEKOOSA STANDARD SPECIFICATIONS.
3. ALL PARKING STALLS SHALL BE STRIPED WITH WHITE OR YELLOW STRIPES A MINIMUM OF 3" WIDE. ACCESSIBLE STALLS SHALL BE MARKED BY AN APPROVED SIGN. ACCESS AISLES SHALL BE PAINTED WITH CROSS HATCHING.

9 T1.2 ADA Parking Details
1/4" = 1'-0"

JEWELL associates engineers, inc.
Engineers - Surveyors - Architects
560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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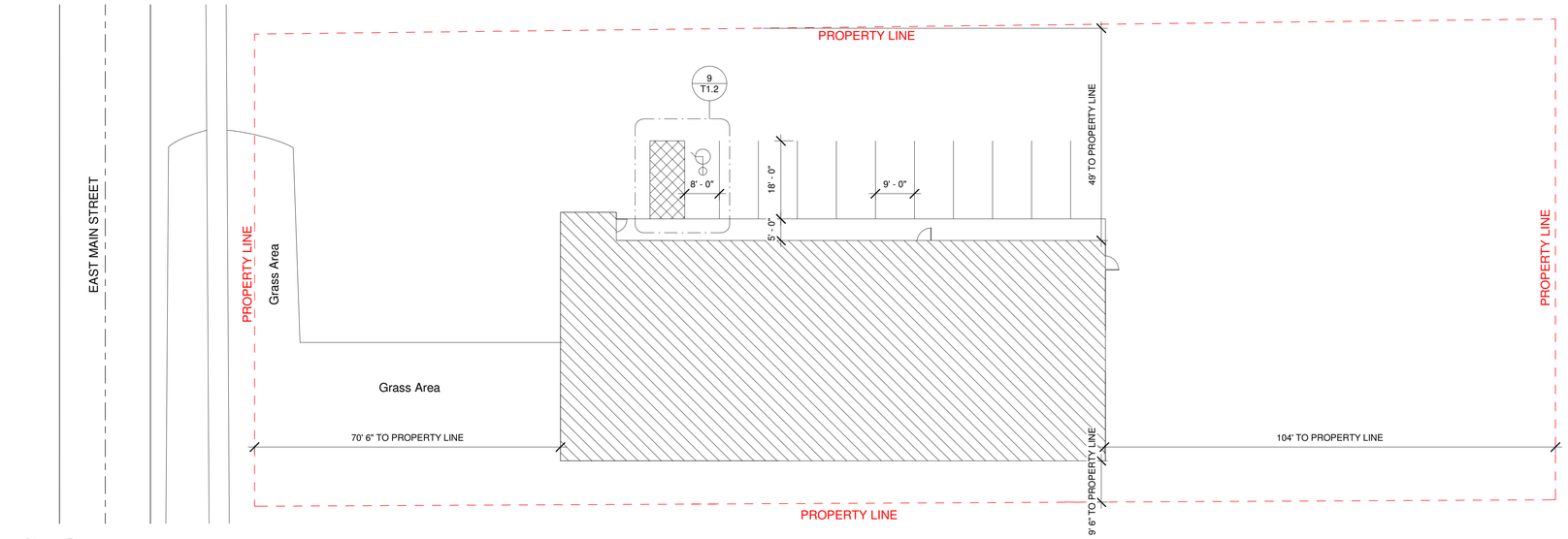
Date
12-9-2019

No.	Description	Date

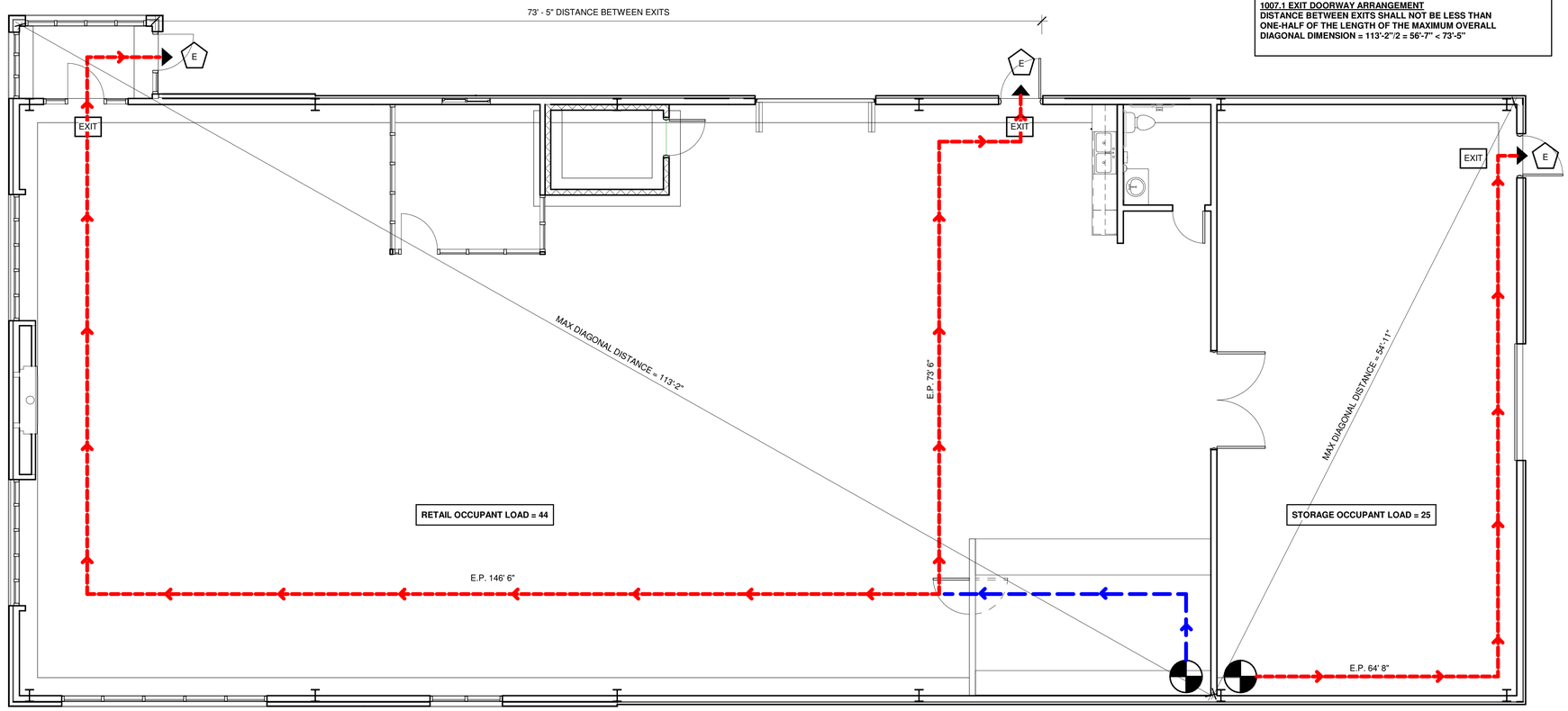
Drawing Name
Details

Project number
H85020

Sheet number
T1.2



2 A0.0 Site Plan
1/16" = 1'-0"



1 A0.0 Life Safety Plan
3/16" = 1'-0"

LIFE SAFETY PLAN LEGEND

- COMMON PATH (C.P.) (> DIRECTION OF TRAVEL)
- EGRESS PATH (E.P.) (> DIRECTION OF TRAVEL)
- EGRESS DOOR: EXIT HARDWARE & INTERNALLY LIT EXIT SIGN
- EXIT — INTERNALLY LIT EXIT SIGN
- FE-1 — FIRE EXTINGUISHER: 4A-60-B:C 10lb PROCESS AREA CABINET (SECTION 10522, PARAGRAPH 2.2)
- FE-2 — FIRE EXTINGUISHER: 4A-60-B:C 10lb NON-PROCESS AREA CABINET (SECTION 10522, PARAGRAPH 2.3)
- EXISTING FIRE WALL

FIRE EXTINGUISHER NOTE:
FE1: 10 LB A-B-C FIRE EXTINGUISHER MOUNTED ON SURFACE OF WALL WITH METAL BRACKET.

VERIFY LOCATION OF FIRE EXTINGUISHERS SHOWN ON PLANS WITH OWNER AND FIRE DEPARTMENT INSPECTOR.

NOTES: IBC 906.1/IBC 906.2 PROVIDE FIRE EXTINGUISHERS PER IFC 906. FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC 906 AND NFPA 10.

1008.1.2 DOOR SWING:
EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED TYPE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE.

EXCEPTION 1: PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS.

1006.2.1 COMMON PATH
SPRINKLERED, B/F/S = 75' MAX

1017 EXIT TRAVEL DISTANCE
NOT SPRINKLERED R1/F1/S1 = 200' MAX
NOT SPRINKLERED B = 200' MAX
NOT SPRINKLERED F2/ S2 = 300' MAX

1007.1 EXIT DOORWAY ARRANGEMENT
DISTANCE BETWEEN EXITS SHALL NOT BE LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION = 113'-2"/2 = 56'-7" < 73'-5"

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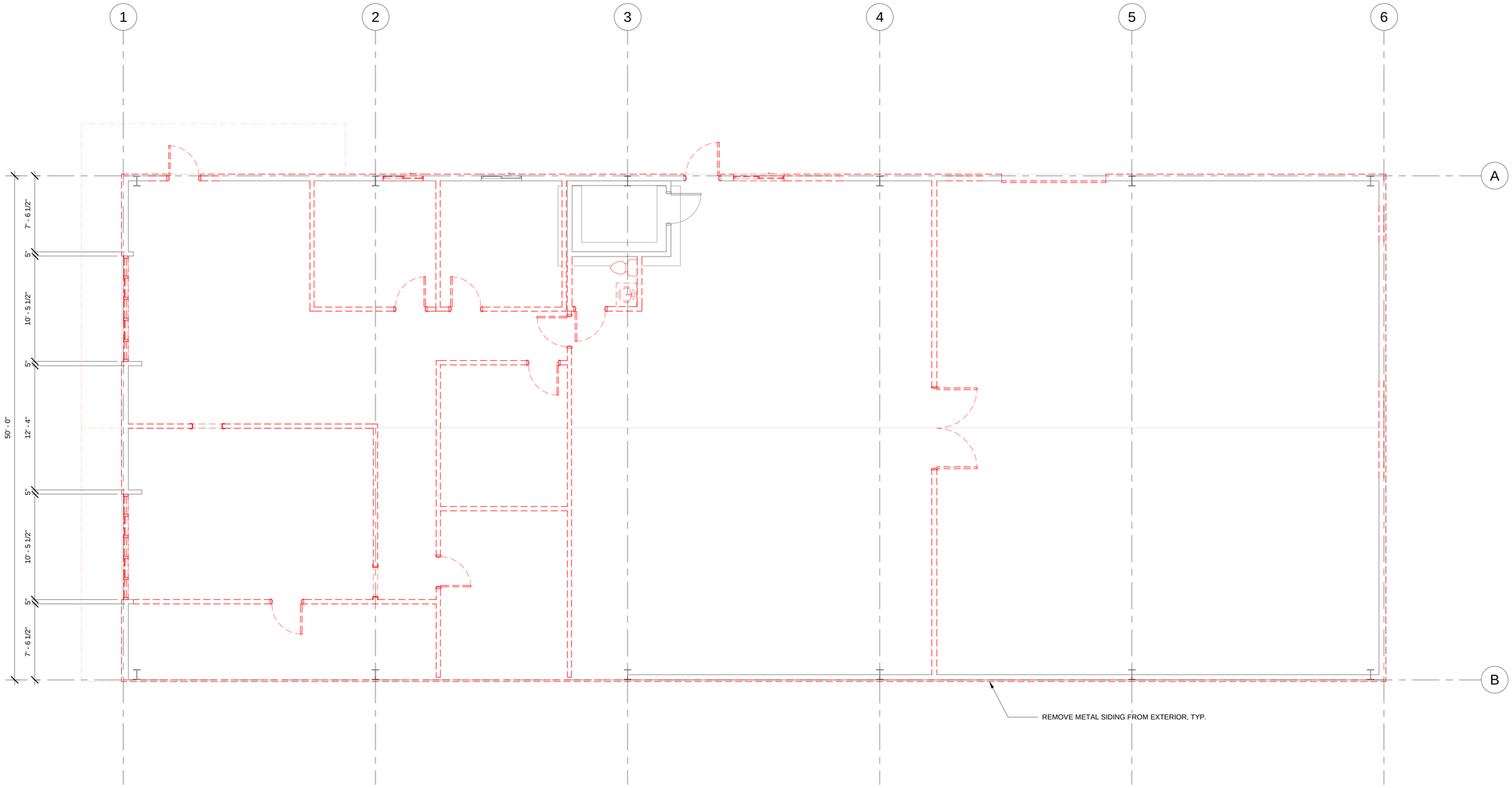
Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-9-2019

No.	Description	Date

Drawing Name
Site Plan and Life Safety Plan

Project number H85020
Sheet number A0.0



1 / A0.1 Demolition Plan
3/16" = 1'-0"

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Hillsboro Equipment

Reedsburg Retail Store
Reedsburg, Wisconsin

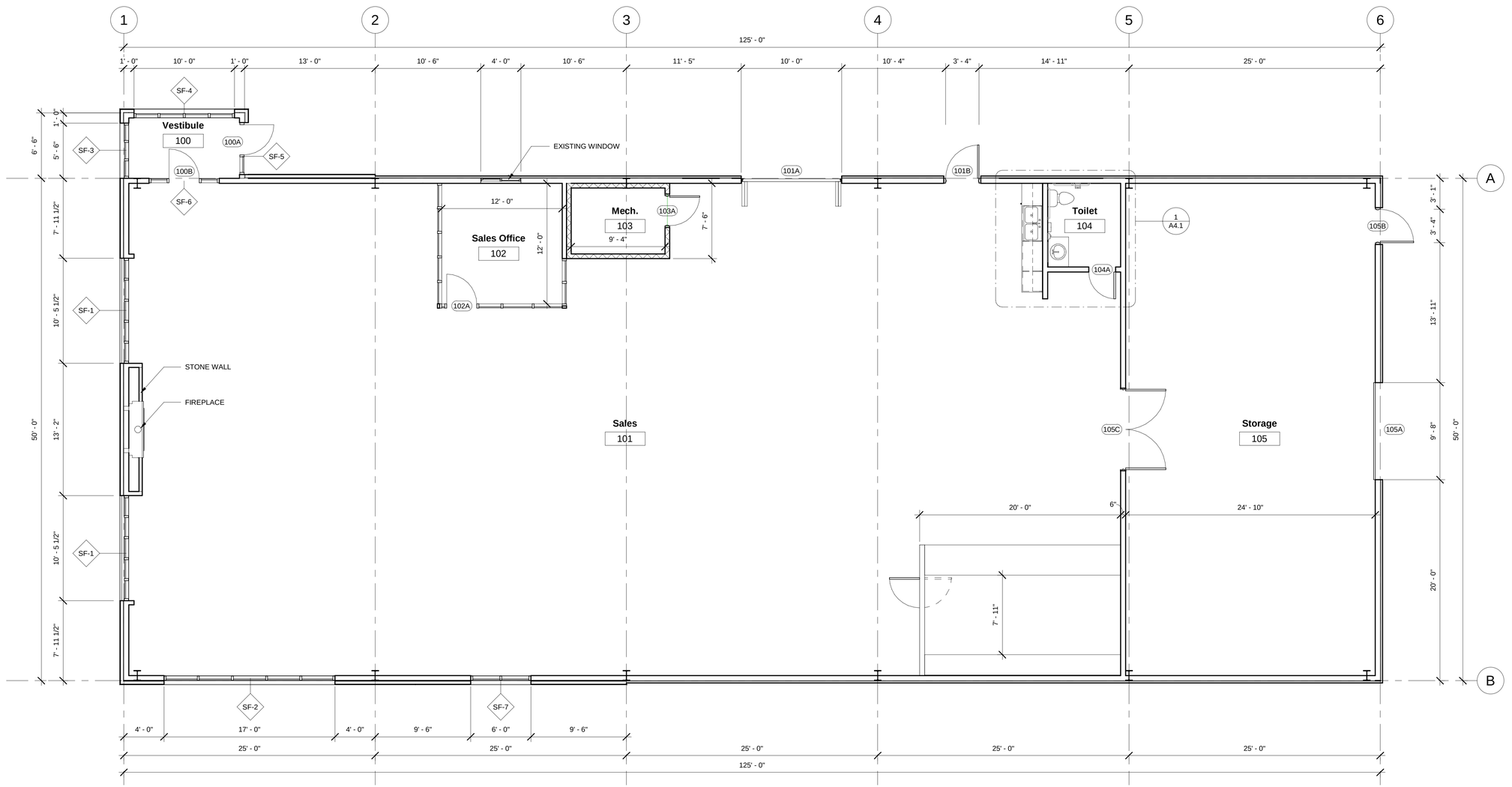
Date
12-4-2019

No.	Description	Date

Drawing Name
Demo Floor Plan

Project number	Sheet number
H85020	A0.1

Room Schedule		
Number	Name	Area
100	Vestibule	67 SF
101	Sales	4,504 SF
102	Sales Office	144 SF
103	Mech.	61 SF
104	Toilet	60 SF
105	Storage	1,217 SF
		6,054 SF



1 A1.0 Proposed Plan
3/16" = 1'-0"

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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

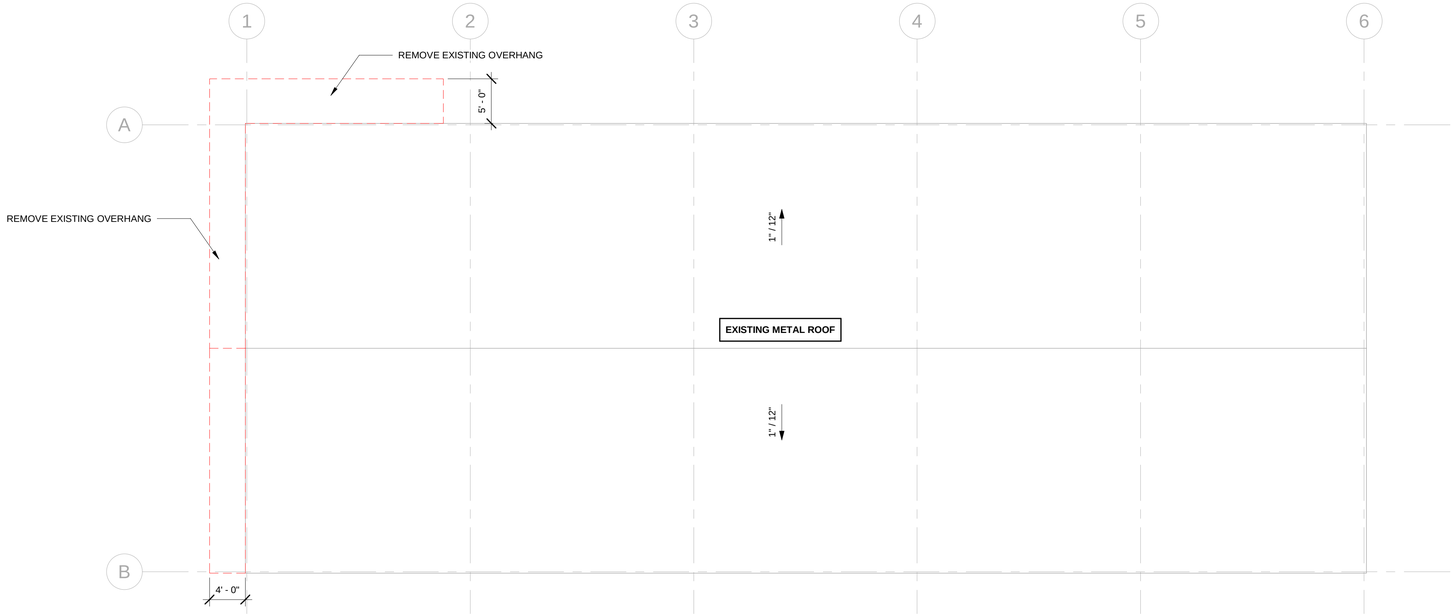
Date
12-4-2019

No.	Description	Date

Drawing Name
Proposed Floor Plan

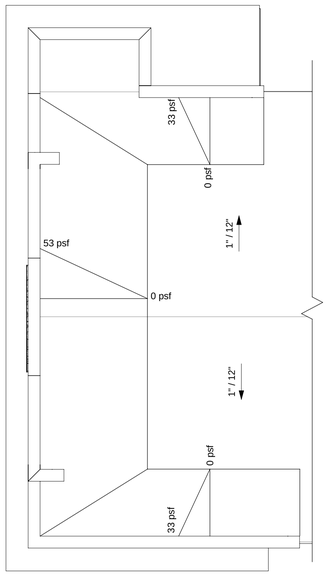
Project number **H85020**

Sheet number **A1.0**

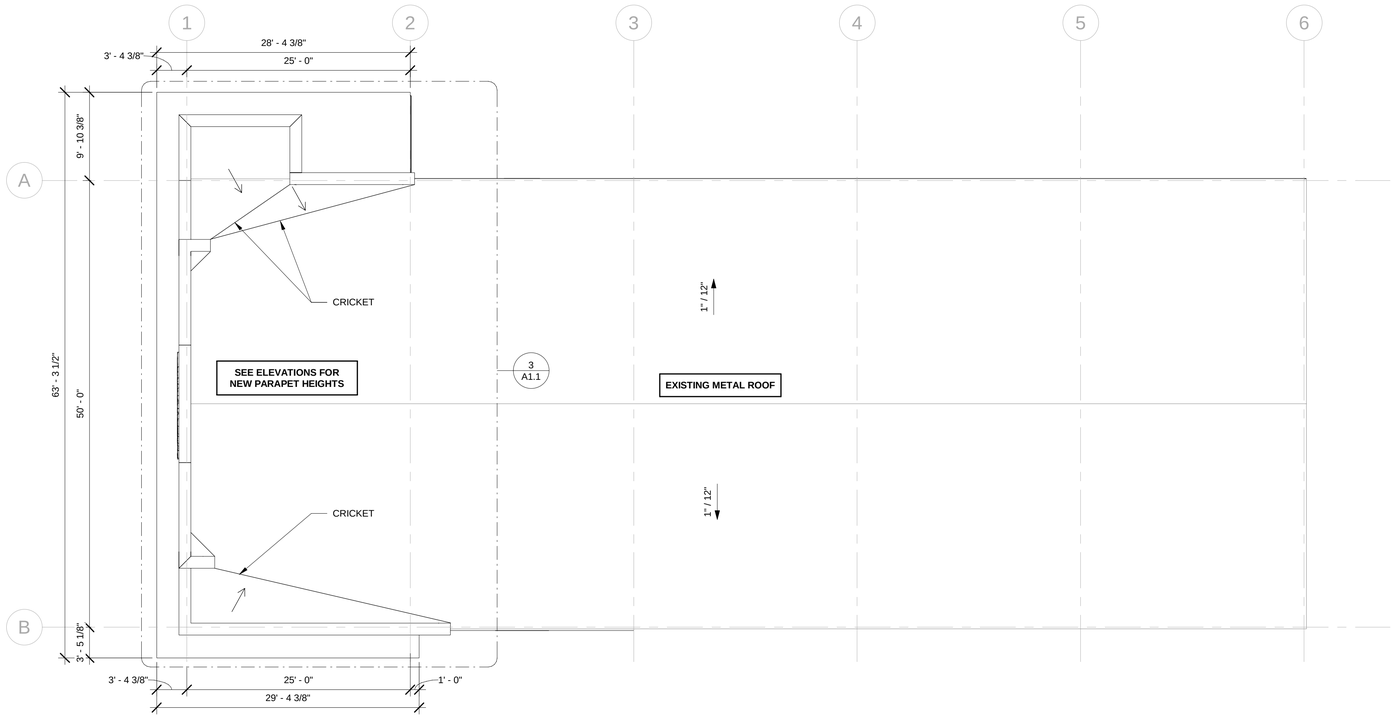


1 A1.1 Existing Roof Plan
1/8" = 1'-0"

BALANCED SNOW LOAD = 20.79 psf
DRIFT LOADS AND SLIDING SNOW LOADS SHALL BE APPLIED IN ADDITION TO BALANCED SNOW LOADS



3 A1.1 Snow & Drift Load Diagram
1/8" = 1'-0"



2 A1.1 Proposed Roof Plan
1/8" = 1'-0"

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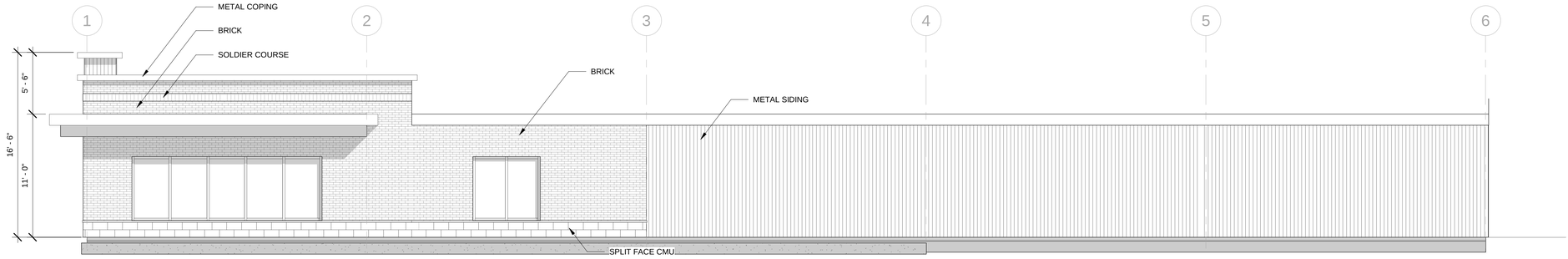
Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

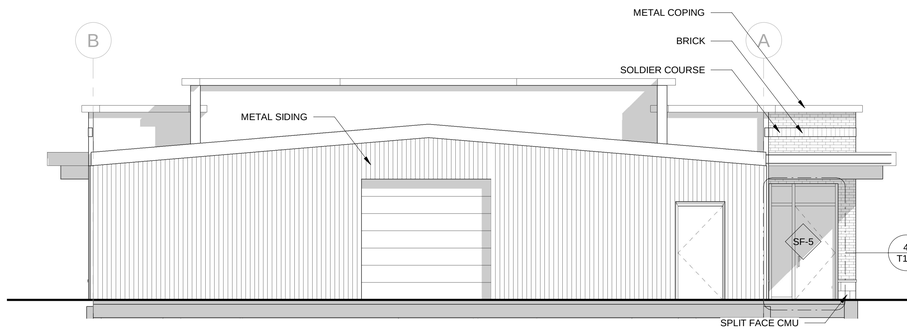
No.	Description	Date

Drawing Name
Roof Plan

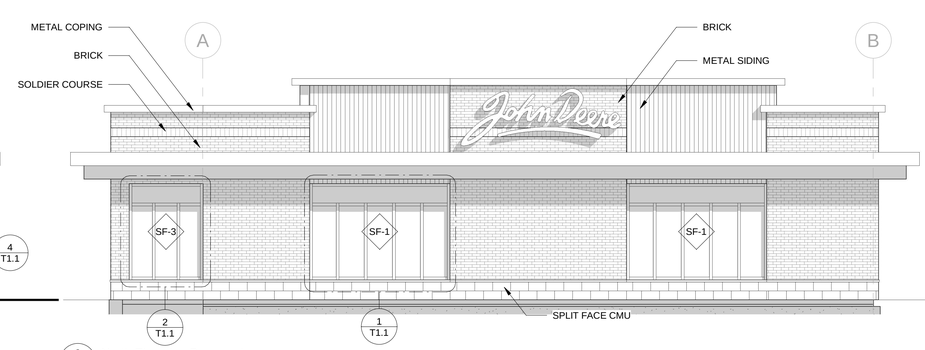
Project number	Sheet number
H85020	A1.1



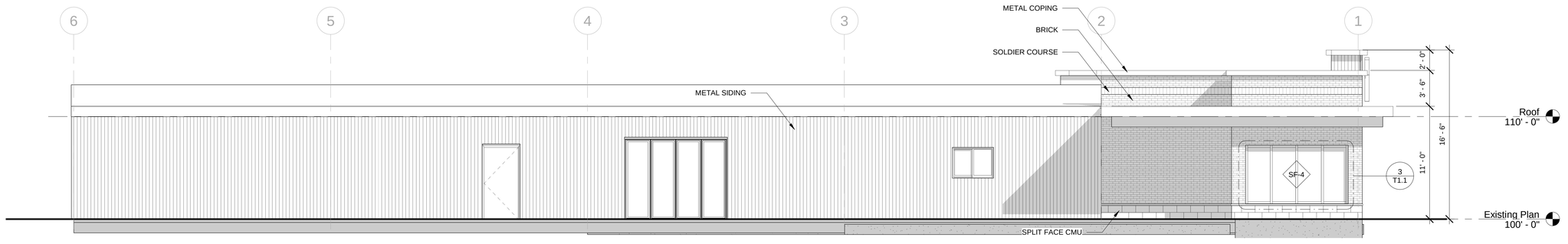
1 A2.0 West Elevation Proposed
3/16" = 1'-0"



2 A2.0 South Elevation Proposed
3/16" = 1'-0"



3 A2.0 North Elevation Proposed
3/16" = 1'-0"



4 A2.0 East Elevation Proposed
3/16" = 1'-0"

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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

No.	Description	Date

Drawing Name
Exterior Elevations

Project number	Sheet number
H85020	A2.0



2 A4.0 Reflected Ceiling Plan
1/8" = 1'-0"

FLOOR FINISH LEGEND

- CONC-1
- CPT - 1
- TILE-1
- VCT-1

NOTE:
PROVIDE AND INSTALL SCHLUTER METALS FOR ALL FLOORING TRANSITIONS AND OUTSIDE WALL CORNERS.

LEGEND

CONCRETE:

CONC-1 SEALED CONCRETE

CARPET:

CPT-1 TO BE DETERMINED

RUBBER BASE:

RB-1 JOHNSONITE TRADITIONAL WALL BASE
COLOR TO BE DETERMINED

TILE: **PROVIDE AND INSTALL SCHLUTER METALS FOR ALL FLOORING TRANSITIONS AND OUTSIDE WALL CORNERS.**

TILE-1 TO BE DETERMINED

PAINT:

PT-1 TO BE DETERMINED

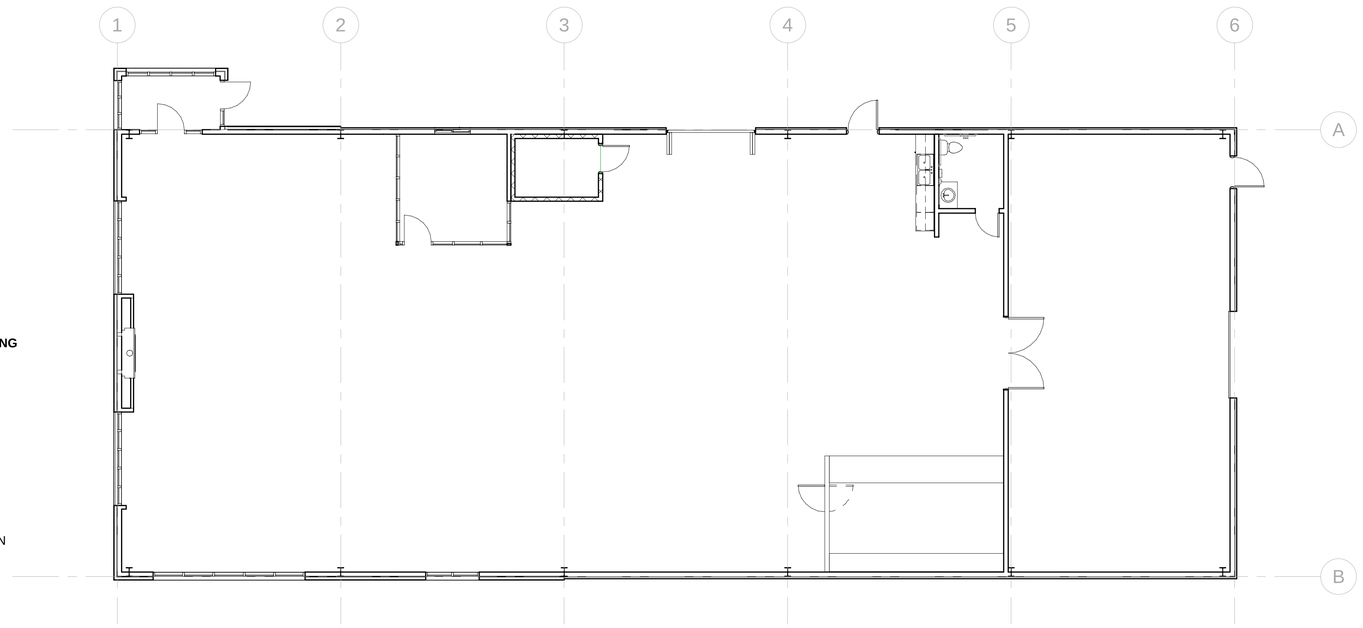
VANITY TOPS & WINDOW SILLS:

SS-1 TO BE DETERMINED

*BATHROOM VANITIES TO INCLUDE INTEGRATED SOLID SURFACE SINK IN WHITE

CABINET LAMINATE:

PLAM-1 TO BE DETERMINED



1 A4.0 Finish Plan
1/8" = 1'-0"

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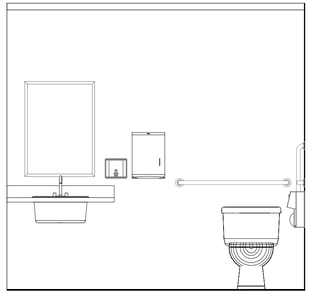
Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

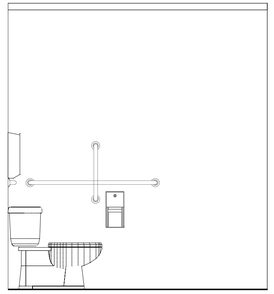
No.	Description	Date

Drawing Name
Finish Plan

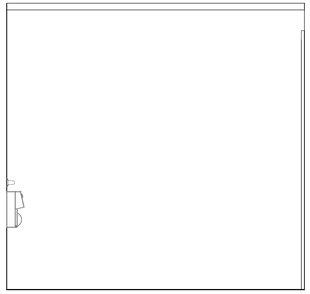
Project number	Sheet number
H85020	A4.0



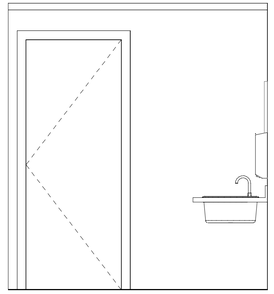
2 A4.1 Bathroom North
1/2" = 1'-0"



3 A4.1 Bathroom East
1/2" = 1'-0"



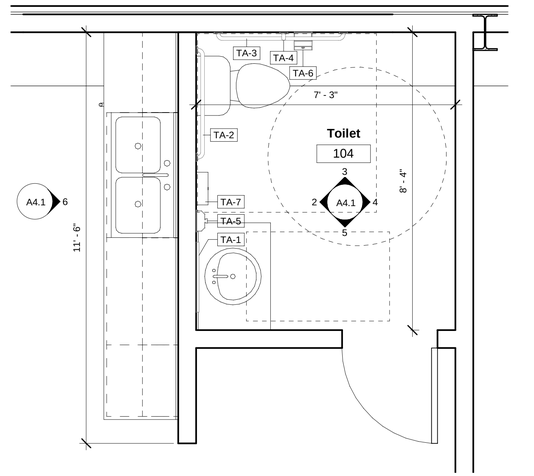
4 A4.1 Bathroom South
1/2" = 1'-0"



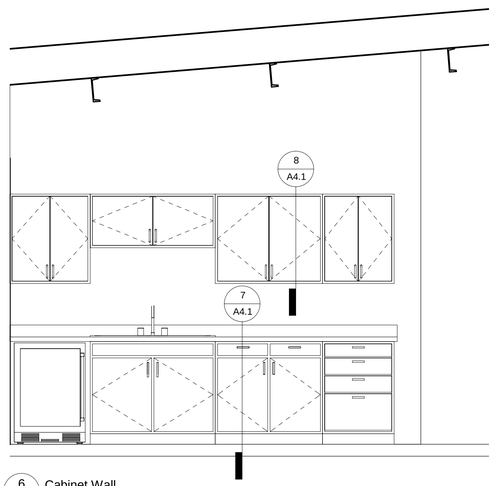
5 A4.1 Bathroom West
1/2" = 1'-0"

TOILET ACCESSORIES

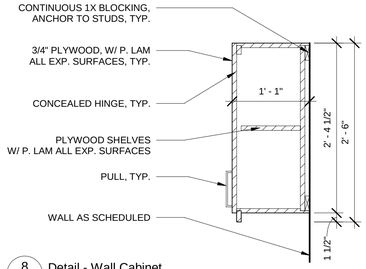
TA-1	24" X 36" MIRROR *(OPOI)*
TA-2	36" GRAB BAR
TA-3	42" GRAB BAR
TA-4	18" GRAB BAR
TA-5	WALL MOUNTED SOAP DISPENSER *(OPOI)*
TA-6	WALL MOUNTED TOILET PAPER DISPENSER *(OPOI)*
TA-7	PAPER TOWEL DISPENSER *(OPOI)*
TA-9	FEMININE NAPKIN DISPOSAL *(OPOI)*



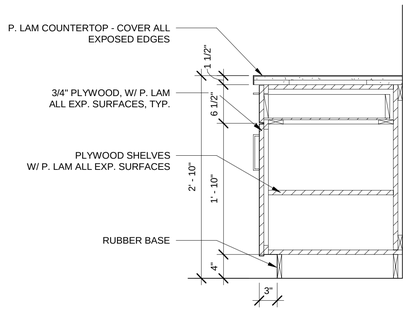
1 A4.1 Plan Detail
1/2" = 1'-0"



6 A4.1 Cabinet Wall
1/2" = 1'-0"



8 A4.1 Detail - Wall Cabinet
1" = 1'-0"



7 A4.1 Detail - Base Cabinet
1" = 1'-0"

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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

No.	Description	Date

Drawing Name
Plan Details

Project number	Sheet number
H85020	A4.1

GENERAL STRUCTURAL NOTES

1. DESIGNED IN CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, INCLUDING THE WISCONSIN AMENDMENTS, 2015.
2. DESIGN LOADS:
   - ROOF: 20.79 PSF BALANCED SNOW LOAD.
   - PF = 0.7 X CE X CT X I X PG
   - PG = 30 PSF, CE = 0.9, CT = 1.1, I = IS = 1.0
3. DESIGN DEAD LOADS:
   - ROOF 15 PSF
   - COLLATERAL 10 PSF
4. WIND DESIGN CRITERIA:
   - PER ASCE 7-10 METHOD 1 SIMPLIFIED PROCEDURE
   - ENCLOSED BUILDING
   - V = 115 MPH, EXPOSURE B
   - KD=0.85, KZ=1.00, IW = 1.00
5. SEISMIC DESIGN CRITERIA:
   - SITE CLASS D, SDS = 0.071, SDI = 0.064
   - SEISMIC DESIGN CATEGORY A
6. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, PLUMBING, HVAC AND ELECTRICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS AND WORK.
7. NO OPENING (OTHER THAN THOSE SHOWN ON THE DRAWINGS) SHALL BE MADE IN ANY BEAM, COLUMN, OR OTHER STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON NEW OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
9. PRESUMED SOIL BEARING CAPACITY = 2000 PSF.
10. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/ OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY. INFORMATION PERTAINING TO EXISTING FIELD CONDITIONS GIVEN ON THESE STRUCTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE, THE ACTUAL EXISTING FIELD CONDITIONS. JEWELL ASSOCIATES MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THE NEW CONSTRUCTION AND REPORT DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE A/E FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE A/E IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
12. CONTRACTOR NOTE: THE BASE OF ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER AND LOOSE SOIL PRIOR TO PLACING CONCRETE. CARE SHOULD BE TAKEN DURING EXCAVATION AND CONSTRUCTION TO MINIMIZE DISTURBANCE OF THE BEARING SOILS THE CONCRETE SHOULD BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATION TO PREVENT EXCESSIVE DRYING OR WETTING OF THE EXCAVATION.
13. FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
14. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS.
15. FOR CLARITY, ALL EXTERIOR SLABS AND SIDEWALKS MAY NOT BE SHOWN. FOR EXACT DIMENSIONS, LOCATIONS, JOINTS AND SCORE LINES, SEE ARCHITECTURAL DRAWINGS.
16. FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATIONS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
17. DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CAST IN PLACE CONCRETE

1. PERFORM FORMWORK, SHORING AND BRACING IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 347 TO CONFORM TO DESIGN AND APPLICABLE CODE REQUIREMENTS TO ACHIEVE CONCRETE SHAPE, LINE AND DIMENSION AS INDICATED ON DRAWINGS.
2. PERFORM AND FABRICATE CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 315, ACI 318.
   - PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318 ACI 305, AND ACI 306.1.
3. SUBMITTALS:
   - SHOP DRAWINGS: INDICATE PERTINENT DIMENSIONING, FORM MATERIALS, ARRANGEMENT OF JOINTS AND TIES, REINFORCEMENT SIZES, SPACINGS, LOCATIONS, AND QUANTITIES, BENDING AND CUTTING SCHEDULES, SUPPORTING AND SPACING DEVICES, SIDEWALKS, AND SLABS-ON-GRADE.
   - PRODUCT DATA: INDICATE ADMIXTURES AND ANCHORS
   - DESIGN DATA: SUBMIT MIX DESIGNS
4. FIRE RATED CONSTRUCTION: RATING AS INDICATED ON DRAWINGS.
   - TESTED RATING: DETERMINED IN ACCORDANCE WITH ASTM E119.
   - PRESCRIPTIVE RATING: DETERMINED IN ACCORDANCE WITH APPLICABLE CODE.
5. FORM MATERIALS
   - PLYWOOD: SOUND UNDAMAGED SHEETS WITH CLEAN TRUE EDGES.
   - LUMBER: SPF SPECIES; CONSTRUCTION GRADE.
   - PREFABRICATED STEEL TYPE: TIGHT FITTING, STIFFENED TO SUPPORT WEIGHT OF CONCRETE.
   - PAN TYPE: STEEL; OF SIZE AND PROFILE REQUIRED.
   - TUBULAR COLUMN TYPE: ROUND, SPIRALLY WOUND LAMINATED MATERIALS, INSIDE SURFACE TREATED WITH RELEASE AGENT, OF SIZE REQUIRED.
6. FORM TIES: METAL TYPE OF FIXED LENGTH.
7. WATER STOPS: BENTONITE, MAXIMUM POSSIBLE LENGTHS, PROFILED AS REQUIRED FOR PROJECT CONDITIONS. INSTALL WATER STOPS CONTINUOUS WITHOUT DISPLACING REINFORCEMENT.
8. VAPOR RETARDER:
   - SEE CONCRETE SLAB SCHEDULE.
   - INSTALL VAPOR RETARDER UNDER INTERIOR SLABS ON GRADE IN ACCORDANCE WITH ASTM E1643. LAP JOINTS MINIMUM 6 INCHES AND SEAL WATERTIGHT.
   - REPAIR DAMAGED VAPOR RETARDER WITH VAPOR RETARDER MATERIAL, LAP OVER DAMAGED AREAS MINIMUM 6 INCHES AND SEAL WATERTIGHT.
9. FORM RELEASE AGENT: COLORLESS MINERAL OIL NOT CAPABLE OF STAINING CONCRETE OR IMPAIRING NATURAL BONDING CHARACTERISTICS OF COATING INTENDED FOR USE ON CONCRETE.
10. FORMED CONSTRUCTION JOINTS FOR SLAB-ON-GRADE: GALVANIZED STEEL, TONGUE AND GROOVE TYPE PROFILE, KNOCKOUT HOLES TO RECEIVE DOWELING.
11. SLAB EDGE JOINT FILLER: ASTM D1751, PREMOLDED ASPHALTIC BOARD, ½ INCH THICK.
12. ALL CONCRETE REINFORCING STEEL IS TO BE ASTM A-615, GRADE 60, LAPS SHALL BE AS FOLLOWS:

BAR SIZE:	#3	#4	#5	#6	#7	#8	#10
LAP LENGTH:	19"	25"	32"	38"	44"	54'	77"

13. WELDED DEFORMED WIRE FABRIC: ASTM A497; IN FLAT SHEETS AND UNFINISHED.
14. WELDED PLAIN WIRE FABRIC: ASTM A185; IN FLAT SHEETS AND UNFINISHED.
15. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING; PLASTIC TIPPED OR NON-CORRODING FOR SUPPORTS IN SLABS FORMING FINISHED CEILINGS OR WHERE SUPPORTS ARE EXPOSED TO WEATHER.
16. FABRICATE CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 301 AND ACI 318.
17. WELD REINFORCEMENT IN ACCORDANCE WITH AWS D1.4
18. EPOXY COATED FINISH FOR STEEL BARS: ASTM A775/A775M.
19. EPOXY COATING PATCHING MATERIAL: TYPE AS RECOMMENDED BY COATING MANUFACTURER.
20. CEMENT: ASTM C150, NORMAL-TYPE I, PORTLAND TYPE.
21. FINE AND COARSE AGGREGATES: ASTM C33.
22. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
23. AIR ENTRAINMENT ADMIXTURE: ASTM C260.
24. BONDING AGENT: POLYMER RESIN EMULSION.
25. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS.
26. CURING COMPOUND: ASTM C1315, TYPE 1, CLASS A.
27. ABSORPTIVE MATS: ASTM C171, BURLAP-POLYETHYLENE.
28. METALLIC HARDENER: PREMIXED CLEAR, OXIDABLE TYPE.
29. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94/C94M, OPTION A.
30. FURNISH CONCRETE OF THE FOLLOWING STRENGTH:
   - COMPRESSIVE STRENGTH 3,000 PSI: FOOTINGS, FOUNDATION WALLS, AND ALL OTHER CONCRETE NOT NOTED.
   - 3,500 PSI: INTERIOR AND EXTERIOR SLAB ON GRADE.
   - 4,000 PSI: SUSPENDED FLOOR SLABS, STRUCTURAL TOPPING, BEAMS AND COLUMNS (28 DAY). SLUMP 3 TO 5 INCHES.
   - MAXIMUM WATER-CEMENT RATIO: 0.50.
31. SELECT ADMIXTURE PROPORTIONS FOR NORMAL WEIGHT CONCRETE IN ACCORDANCE WITH ACI 318.
32. ADD AIR ENTRAINING AGENT TO CONCRETE MIX FOR CONCRETE WORK EXPOSED TO EXTERIOR.
33. ERECT FORMWORK, SHORING AND BRACING TO ACHIEVE DESIGN REQUIREMENTS. PROVIDE BRACING TO ENSURE STABILITY OF FORMWORK.
34. CAMBER SLABS AND FRAMING TO ACHIEVE ACI 301 TOLERANCES.
35. PROVIDE BRACING TO ENSURE STABILITY OF FORMWORK.
36. FORM EXTERNAL CORNERS OF BEAMS, JOISTS, AND COLUMNS, AS INDICATED ON DRAWINGS. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
37. APPLY FORM RELEASE AGENT TO FORMWORK PRIOR TO PLACING FORM ACCESSORIES AND REINFORCEMENT. DO NOT APPLY FORM RELEASE AGENT WHERE CONCRETE SURFACES WILL RECEIVE [SPECIAL FINISHES] [OR] [APPLIED COVERINGS] AFFECTED BY AGENT.
38. CLEAN FORMS AS ERECTION PROCEEDS, TO REMOVE FOREIGN MATTER.
39. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB.
40. PLACE FORMED CONSTRUCTION JOINT DEVICE IN FLOOR SLAB IN PATTERN POURING SEQUENCE.
41. PLACE JOINT FILLER AT PERIMETER OF FLOOR SLAB, PENETRATIONS, AND ISOLATION JOINTS.
42. INSTALL VOID FORMS. PROTECT FORMS FROM MOISTURE BEFORE CONCRETE PLACEMENT AND FROM CRUSHING DURING CONCRETING.
43. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
44. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
45. WELD REINFORCEMENT IN ACCORDANCE WITH AWS D1.4.
   - DO NOT WELD CROSSING REINFORCEMENT BARS FOR ASSEMBLY EXCEPT AS PERMITTED BY ARCHITECT/ENGINEER.
46. SPACE REINFORCEMENT BARS WITH MINIMUM CLEAR SPACING IN ACCORDANCE WITH ACI 301.
47. MAINTAIN CONCRETE COVER AROUND REINFORCEMENT IN ACCORDANCE WITH ACI 301.
48. PREPARE PREVIOUSLY PLACED CONCRETE BY CLEANING WITH STEEL BRUSH AND APPLYING BONDING AGENT.
49. SEPARATE SLABS-ON-GRADE FROM VERTICAL SURFACES WITH 1/2 INCH THICK JOINT FILLER, EXTENDED FROM BOTTOM OF SLAB TO WITHIN 1/4 INCH OF FINISHED SLAB SURFACE.
50. PLACE CONCRETE CONTINUOUSLY BETWEEN PREDETERMINED EXPANSION, CONTROL AND CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS CREATING COLD JOINTS.
51. PLACE FLOOR SLABS IN EVERY-OTHER LANE-PLACEMENT OR SAW CUT PATTERN INDICATED.
52. WHERE NEW CONCRETE IS DOWELED TO EXISTING WORK, DRILL HOLES IN EXISTING CONCRETE, INSERT STEEL DOWELS AND PACK WITH NON-SHRINK GROUT.
53. SCREED FLOORS SLABS-ON-GRADE AND CONCRETE BASE FOR TOPPINGS LEVEL OR IN SLOPE PATTERN INDICATED IN DRAWINGS.
54. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND IMPOSED LOADS.
55. REMOVE FORMWORK PROGRESSIVELY AND IN ACCORDANCE WITH CODE REQUIREMENTS.
56. PLACE CONCRETE FLOOR TOPPINGS TO REQUIRED LINES AND LEVELS.
57. PRIOR TO PLACING, ROUGHEN CONCRETE BASE COURSE AND REMOVE DELETERIOUS MATERIAL. BROOM AND VACUUM CLEAN.
58. PLACE REQUIRED DIVIDERS, EDGE STRIPS, REINFORCING AND OTHER ITEMS TO BE CAST IN.
59. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301.
60. UNIFORMLY SPREAD, SCREED, AND FLOAT CONCRETE.
61. STEEL TROWEL SURFACES RECEIVING FLOOR FINISH MATERIALS OR REMAINING EXPOSED TO VIEW IN FINISHED CONSTRUCTION.
62. MAINTAIN SURFACE FLATNESS, WITH MAXIMUM VARIATION OF 1/8 INCH IN 10 FT.
63. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR LEVEL AT WALLS AND SLOPE SURFACES UNIFORMLY TO DRAINS.
64. APPLY CONCRETE HARDENER AND COLOR ON FLOOR SURFACES AS SCHEDULED.
65. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.
66. APPLY SEALER ON FLOOR SURFACES. PLACE ABSORPTIVE MATTING, MOISTEN, AND KEEP DAMP.
67. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE FOR NOT LESS THAN 7 DAYS.
68. PROVIDE CONCRETE SURFACES TO BE LEFT EXPOSED WITH SMOOTH RUBBED FINISH.
69. INSTALL REINFORCEMENT WITHIN TOLERANCES REQUIRED BY ACI 301.
70. PERFORM FIELD INSPECTION AND TESTING IN ACCORDANCE WITH ACI 301.
71. REINFORCEMENT INSPECTION:
   - INSPECT FOR CORRECT MATERIALS, FABRICATION, SIZES, LOCATIONS, SPACING, CONCRETE COVER, AND SPLICING.
72. FIELD TESTING:
   - MEASURE SLUMP AND TEMPERATURE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.
   - MEASURE AIR CONTENT IN AIR ENTRAINED CONCRETE FOR EACH COMPRESSIVE STRENGTH CONCRETE SAMPLE.
73. CYLINDER COMPRESSIVE STRENGTH TESTING:
   - STRENGTH TEST SAMPLES: SAMPLE CONCRETE AND MAKE ONE SET OF FOUR CYLINDERS FOR EVERY 75 CU YDS OR LESS OF EACH CLASS OF CONCRETE PLACED EACH DAY AND FOR EVERY 5,000 SF OF SURFACE AREA FOR SLABS AND WALLS.
   - TEST METHOD: ASTM C39.
   - TEST ACCEPTANCE: IN ACCORDANCE WITH ACI 301.
   - TEST 1 CYLINDER AT 7 DAYS.
   - TEST 2 CYLINDERS AT 28 DAYS.
   - RETAIN 1 CYLINDER FOR 45 DAYS FOR TESTING WHEN REQUESTED BY ARCHITECT/ENGINEER.
   - DISPOSE OF REMAINING CYLINDERS WHEN TESTING IS NOT REQUIRED.
74. MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED COMPRESSIVE STRENGTH LINES, DETAILS AND ELEVATIONS, AS DIRECTED BY ARCHITECT/ENGINEER.
75. PIPE SLEEVES OVER 1-1/2 INCHES IN DIAMETER WHICH PASS THROUGH CONCRETE WALLS OR SLABS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE. ALL OTHER SLEEVES SHALL BE 18 GAUGE SHEET METAL. SLEEVES SHALL BE ONE SIZE LARGER THAN OUTSIDE DIAMETER OF PIPE PASSING THROUGH SLEEVE. VERIFY SIZE AND NUMBER WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
76. ALUMINUM CONDUIT IS NOT PERMITTED TO BE EMBEDDED IN CONCRETE.
77. PROVIDE 2" CLEAR COVER TO REINFORCING UNLESS NOTED OTHERWISE.

MASONRY MORTARING AND GROUTING

1. SECTION INCLUDES MORTAR AND GROUT FOR MASONRY.
2. PERFORM WORK IN ACCORDANCE WITH ACI 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1 SPECIFICATION FOR MASONRY STRUCTURES.
3. COLD WEATHER REQUIREMENTS: IN ACCORDANCE WITH ACI 530.1 WHEN AMBIENT TEMPERATURE OR TEMPERATURE OF MASONRY UNITS IS LESS THAN 40 DEGREES F.
4. HOT WEATHER REQUIREMENTS: IN ACCORDANCE WITH ACI 530.1 WHEN AMBIENT TEMPERATURE IS GREATER THAN 100 DEGREES F OR AMBIENT TEMPERATURE IS GREATER THAN 90 DEGREES F WITH WIND VELOCITY GREATER THAN 8 MPH.
5. MORTAR AGGREGATE: ASTM C144, STANDARD MASONRY TYPE.
6. HYDRATED LIME: ASTM C206, TYPE N.
7. MORTAR COLOR: MINERAL OXIDE PIGMENT COLOR AS SELECTED BY OWNER.
8. GROUT AGGREGATE: ASTM C404, FINE AND COARSE.
9. WATER: CLEAN AND POTABLE.
10. BONDING AGENT: EPOXY TYPE.
11. CALCIUM CHLORIDE IS NOT PERMITTED.
12. MORTAR MIXES:
   - MORTAR FOR STRUCTURAL MASONRY: ASTM C270, TYPE S USING PROPORTION SPECIFICATION.
   - MORTAR FOR NON-STRUCTURAL MASONRY: ASTM C270, TYPE N USING PROPORTION SPECIFICATION.
   - MORTAR FOR GLASS UNIT MASONRY: ASTM C270, TYPE N USING PROPERTY SPECIFICATION.
   - POINTING MORTAR: ASTM C270, TYPE N, USING PROPORTION SPECIFICATION.
   - STAIN RESISTANT POINTING MORTAR: ONE PART PORTLAND CEMENT, 1/8 PART HYDRATED LIME, AND TWO PARTS GRADED (80 MESH) AGGREGATE, PROPORTIONED BY VOLUME. ADD ALUMINUM TRISTEARATE, CALCIUM STEARATE, OR AMMONIUM STEARATE EQUAL TO 2 PERCENT OF PORTLAND CEMENT BY WEIGHT.
   - MORTAR FOR FIREBRICK MASONRY: FIRECLAY TYPE.
13. MORTAR MIXING:
   - THOROUGHLY MIX MORTAR INGREDIENTS IN ACCORDANCE WITH ASTM C270 IN QUANTITIES NEEDED FOR IMMEDIATE USE.
   - ADD MORTAR COLOR AND ADMIXTURES. AS NECESSARY
14. GROUT MIXES:
   - BOND BEAMS, LINTELS, ENGINEERED MASONRY: 3,000 PSI STRENGTH AT 28 DAYS; 8-10 INCHES SLUMP ; PREMIXED TYPE IN ACCORDANCE WITH ASTM C94/C94M MIXED IN ACCORDANCE WITH ASTM C476 FINE GROUT.
15. GROUT MIXING:
   - MIX GROUT IN ACCORDANCE WITH ASTM C94/C94M.
   - DO NOT USE ANTI-FREEZE COMPOUNDS TO LOWER FREEZING POINT OF GROUT.
16. APPLY BONDING AGENT TO EXISTING CONCRETE SURFACES.
17. INSTALL MORTAR AND GROUT IN ACCORDANCE WITH ACI 530.1 SPECIFICATION FOR MASONRY STRUCTURES.
18. TESTING FREQUENCY: ONE SET OF SPECIFIED TESTS FOR EVERY 5,000 SF OF COMPLETED WALL AREA.
19. TESTING OF MORTAR MIX: IN ACCORDANCE WITH ASTM C780.
20. TESTING OF GROUT MIX: IN ACCORDANCE WITH ASTM C1019.

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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

No.	Description	Date

Drawing Name
Structural Notes

Project number	Sheet number
H85020	S0.0

UNIT MASONRY

1. SECTION INCLUDES BRICK CONCRETE MASONRY UNITS; AND REINFORCEMENT, ANCHORAGE, AND ACCESSORIES.
2. CONCRETE MASONRY UNITS: 1500 PSI MINIMUM NET AREA COMPRESSIVE STRENGTH.
3. SAMPLES: SUBMIT FOUR SAMPLES OF DECORATIVE BLOCK AND FACE BRICK UNITS TO ILLUSTRATE COLOR, TEXTURE AND EXTREMES OF COLOR RANGE.
4. PERFORM WORK IN ACCORDANCE WITH ACI 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1 SPECIFICATION FOR MASONRY STRUCTURES.
5. FIRE RATED WALL / CONSTRUCTION: RATING AS INDICATED ON DRAWINGS.
   - TESTED RATING: DETERMINED IN ACCORDANCE WITH ASTM E119.
6. COLD WEATHER REQUIREMENTS: IN ACCORDANCE WITH ACI 530.1 WHEN AMBIENT TEMPERATURE OR TEMPERATURE OF MASONRY UNITS IS LESS THAN 40 DEGREES F.
7. HOT WEATHER REQUIREMENTS: IN ACCORDANCE WITH ACI 530.1 WHEN AMBIENT TEMPERATURE IS GREATER THAN 100 DEGREES F OR AMBIENT TEMPERATURE IS GREATER THAN 90 DEGREES F WITH WIND VELOCITY GREATER THAN 8 MPH.
8. HOLLOW LOAD BEARING CONCRETE MASONRY UNITS: ASTM C90; NORMAL WEIGHT.
9. SOLID LOAD-BEARING CONCRETE MASONRY UNITS: ASTM; NORMAL WEIGHT.
10. [HOLLOW] NON-LOAD BEARING CONCRETE MASONRY UNITS: ASTM C129; NORMAL WEIGHT.
11. DECORATIVE CONCRETE MASONRY UNITS: ASTM ASTM C90; NORMAL WEIGHT; COLOR AS SELECTED
12. CONCRETE BRICK UNITS: ASTM C55, GRADE N; NORMAL
13. CONCRETE MASONRY UNIT NOMINAL MODULAR SIZE OF 8 X 16 X 8 INCHES. FURNISH SPECIAL UNITS FOR 90 DEGREE CORNERS, BOND BEAMS, LINTELS.
14. SINGLE WYTHE JOINT REINFORCEMENT: ASTM A951; TRUSS TYPE; STEEL; 0.188 INCH DIAMETER SIDE RODS WITH 0.148 INCH DIAMETER CROSS TIES; HOT DIP GALVANIZED.
15. MULTIPLE WYTHE JOINT REINFORCEMENT: ASTM A951; TRUSS TYPE; STEEL; WITH MOISTURE DRIP; 0.188 INCH DIAMETER SIDE RODS WITH 0.148 INCH DIAMETER CROSS TIES; HOT DIP GALVANIZED
16. REINFORCING STEEL: ASTM A615/A615M, 60 KSI YIELD GRADE, DEFORMED BILLET BARS, AND UNCOATED FINISH.
17. STRAP ANCHORS: BENT STEEL SHAPE, ASTM A153/A153M HOT DIP GALVANIZED.
18. WALL TIES: CORRUGATED FORMED SHEET METAL; ASTM A153/A153M HOT DIP GALVANIZED.
19. DOVETAIL ANCHORS: BENT STEEL STRAP; ASTM A153/A153M HOT DIP GALVANIZED.
20. ANCHOR RODS: ASTM A307; GRADE C; J-SHAPED OR L-SHAPED; COMPLETE WITH WASHERS AND HEAVY HEX NUTS; SIZED FOR MINIMUM 15 INCH EMBEDMENT.
21. FLEXIBLE FLASHINGS: SHEET NEOPRENE; 20 MIL THICK.
22. PRE-COATED GALVANIZED STEEL: ASTM A653/A653M, G90 GAGE CORE STEEL, SHOP PRE-COATED
23. COPING FLASHING: STAINLESS STEEL, SOFT TEMPER; 0.015 INCH THICK; SMOOTH FINISH; FORMED WITH RIBS 3 INCHES ON CENTER FOR INTEGRAL MORTAR BOND.
24. LAP SEALANT: BUTYL
25. PREFORMED CONTROL JOINTS: NEOPRENE MATERIAL. FURNISH WITH CORNER AND TEE ACCESSORIES.
26. JOINT FILLER: CLOSED CELL POLYVINYL CHLORIDE; OVERSIZED 50 PERCENT TO JOINT WIDTH; SELF EXPANDING;
27. NAILING STRIPS: SOFTWOOD, PRESERVATIVE TREATED FOR MOISTURE RESISTANCE, DOVETAIL SHAPE, SIZED TO MASONRY JOINTS.
28. CLEANING SOLUTION: NON-ACIDIC, NOT HARMFUL TO MASONRY WORK OR ADJACENT MATERIALS, RECOMMENDED BY MASONRY UNIT MANUFACTURER.
29. PRECAST CONCRETE LINTELS: 3,000 PSI STRENGTH AT 28 DAYS.
30. VERIFY FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.
31. COORDINATE PLACEMENT OF ANCHORS SUPPLIED BY OTHERS.
32. MAINTAIN MASONRY COURSES TO UNIFORM DIMENSION. FORM VERTICAL AND HORIZONTAL JOINTS OF UNIFORM THICKNESS.
33. COURSING OF CONCRETE MASONRY UNITS:
   - BOND: RUNNING.
   - COURSING: ONE UNIT AND ONE MORTAR JOINT TO EQUAL 8 INCHES.
   - MORTAR JOINTS: CONCAVE.
34. COURSING OF BRICK UNITS:
   - BOND: RUNNING
   - COURSING: THREE UNITS AND THREE MORTAR JOINTS TO EQUAL 8 INCHES.
   - MORTAR JOINTS: CONCAVE.

39. PLACING AND BONDING:
   - ISOLATE MASONRY PARTITIONS FROM VERTICAL STRUCTURAL FRAMING MEMBERS WITH MOVEMENT JOINT AS INDICATED ON DRAWINGS.
   - ISOLATE TOP OF NON-LOAD BEARING MASONRY FROM HORIZONTAL STRUCTURAL FRAMING MEMBERS AND SLABS OR DECKS WITH COMPRESSIBLE JOINT FILLER.
40. WEEPS AND VENTS: INSTALL UV RESISTANT POLYPROPALENE VENTS IN OUTER WYTHE AT 32 INCHES OC HORIZONTALLY ABOVE THROUGH-WALL FLASHING, ABOVE SHELF ANGLES AND LINTELS, AND AT BOTTOM OF WALLS.
41. CAVITY WALL: DO NOT PERMIT MORTAR TO DROP OR ACCUMULATE INTO CAVITY AIR SPACE OR TO PLUG WEEP HOLES. BUILD INNER WYTHE AHEAD OF OUTER WYTHE TO RECEIVE CAVITY INSULATION AIR/VAPOR RETARDER ADHESIVE.
42. JOINT REINFORCEMENT AND ANCHORAGE - SINGLE WYTHE MASONRY:
   - INSTALL HORIZONTAL JOINT REINFORCEMENT 16 INCHES OC. PLACE JOINT REINFORCEMENT CONTINUOUS IN FIRST AND SECOND JOINT BELOW TOP OF WALLS.
   - PLACE MASONRY JOINT REINFORCEMENT IN FIRST [AND SECOND] HORIZONTAL JOINTS ABOVE AND BELOW OPENINGS. EXTEND MINIMUM 16 INCHES EACH SIDE OF OPENING.
   - REINFORCE STACK BONDED UNIT JOINT CORNERS AND INTERSECTIONS WITH STRAP ANCHORS 16 INCHES OC.
43. JOINT REINFORCEMENT AND ANCHORAGE - MASONRY VENEER:
   - INSTALL HORIZONTAL JOINT REINFORCEMENT 16 INCHES OC. PLACE JOINT REINFORCEMENT CONTINUOUS IN FIRST AND SECOND JOINT BELOW TOP OF WALLS.
   - PLACE MASONRY JOINT REINFORCEMENT IN FIRST [AND SECOND] HORIZONTAL JOINTS ABOVE AND BELOW OPENINGS. EXTEND MINIMUM 16 INCHES EACH SIDE OF OPENING.
   - EMBED WALL TIES IN MASONRY BACKING TO BOND VENEER AT MAXIMUM 16 INCHES OC VERTICALLY AND 16 INCHES OC HORIZONTALLY. PLACE WALL TIES AT MAXIMUM 8 INCHES OC VERTICALLY WITHIN 8 INCHES OF JAMB OF WALL OPENINGS. -OR-
   - SECURE WALL TIES / STRAP ANCHOR TO STUD FRAMED BACKING AND EMBED INTO MASONRY VENEER AT MAXIMUM 16 INCHES OC VERTICALLY AND 16 INCHES OC HORIZONTALLY.
   - PLACE WALL TIES AT MAXIMUM 8 INCHES OC VERTICALLY WITHIN 8 INCHES OF JAMB OF WALL OPENINGS.
   - PLACE WALL TIES AT MAXIMUM 8 INCHES ON CENTER HORIZONTALLY WITHIN 8 INCHES OF HEAD AND SILL OF WALL OPENINGS.
   - REINFORCE STACK BONDED UNIT JOINT CORNERS AND INTERSECTIONS WITH STRAP ANCHORS 16 INCHES OC.
44. MASONRY FLASHINGS:
   - EXTEND FLASHINGS HORIZONTALLY THROUGH OUTER WYTHE AT FOUNDATION WALLS, ABOVE LEDGE OR SHELF ANGLES AND LINTELS, UNDER PARAPET CAPS, AT BOTTOM OF WALLS, AND TURN DOWN ON OUTSIDE FACE TO FORM DRIP.
   - TURN FLASHING UP MINIMUM 8 INCHES AND BED INTO MORTAR JOINT OF MASONRY SEAL TO BACK-UP.
   - LAP END JOINTS AND SEAL WATERTIGHT.
   - TURN FLASHING, FOLD, AND SEAL AT CORNERS, BENDS, AND INTERRUPTIONS.
45. LINTELS:
   - INSTALL LOOSE STEEL, PRECAST CONCRETE LINTELS OVER OPENINGS.
   - INSTALL REINFORCED UNIT MASONRY LINTELS OVER OPENINGS WHERE STEEL OR PRECAST CONCRETE LINTELS ARE NOT SCHEDULED OR INDICATED.
   - MAINTAIN MINIMUM 8 INCH BEARING ON EACH SIDE OF OPENING.
46. GROUTED COMPONENTS:
   - REINFORCE BOND BEAM AND PILASTERS AS DETAILED.
   - SUPPORT AND SECURE REINFORCING BARS FROM DISPLACEMENT.
   - PLACE AND CONSOLIDATE GROUT FILL WITHOUT DISPLACING REINFORCING.
   - AT BEARING LOCATIONS, FILL MASONRY CORES WITH GROUT FOR MINIMUM 6 INCHES BOTH SIDES OF OPENING.
47. CONTROL AND EXPANSION JOINTS:
   - INSTALL CONTROL AND EXPANSION JOINTS AT THE FOLLOWING MAXIMUM SPACINGS, UNLESS OTHERWISE INDICATED ON DRAWINGS:
   - EXTERIOR WALLS: 20 FEET ON CENTER AND WITHIN 24 INCHES ON ONE SIDE OF EACH INTERIOR AND EXTERIOR CORNER.
   - INTERIOR WALLS: 30 FEET ON CENTER.
   - AT CHANGES IN WALL HEIGHT.
   - DO NOT CONTINUE HORIZONTAL JOINT REINFORCEMENT THROUGH CONTROL AND EXPANSION JOINTS.
   - FORM CONTROL JOINT WITH SHEET BUILDING PAPER BOND BREAKER FITTED TO ONE SIDE OF HOLLOW CONTOUR END OF BLOCK UNIT. FILL RESULTANT CORE WITH GROUT FILL. RAKE JOINT AT EXPOSED UNIT FACES FOR PLACEMENT OF BACKER ROD AND SEALANT.
48. BUILT-IN WORK:
   - AS WORK PROGRESSES, INSTALL BUILT-IN METAL DOOR AND GLAZED FRAMES, FABRICATED METAL FRAMES, WINDOW FRAMES, WOOD NAILING STRIPS, FIREPLACE ACCESSORIES, ANCHOR BOLTS, PLATES AND OTHER ITEMS TO BE BUILT IN THE WORK FURNISHED BY OTHER SECTIONS.
   - BED ANCHORS OF METAL DOOR AND GLAZED FRAMES IN ADJACENT MORTAR JOINTS. FILL FRAME VOIDS SOLID WITH GROUT OR MORTAR. FILL ADJACENT MASONRY CORES WITH GROUT MINIMUM 8 INCHES FROM FRAMED OPENINGS.
49. CUTTING AND FITTING:
   - CUT AND FIT FOR CHASES, PIPES, CONDUIT, SLEEVES, AND GROUNDS. COORDINATE WITH OTHER SECTIONS OF WORK TO PROVIDE CORRECT SIZE, SHAPE, AND LOCATION.
50. CLEANING:
   - REMOVE EXCESS MORTAR AND MORTAR SMEARS AS WORK PROGRESSES.
   - CLEAN SOILED SURFACES WITH CLEANING SOLUTION.
51. TOLERANCES:
   - MAXIMUM VARIATION FROM PLUMB: 1/4 INCH PER STORY NON-CUMULATIVE; 1/2 INCH IN TWO STORIES OR MORE.
   - MAXIMUM VARIATION FROM LEVEL COURSING: 1/8 INCH IN 3 FT AND 1/4 INCH IN 10 FT; 1/2 INCH IN 30 FT.

STRUCTURAL STEEL FRAMING

1. INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED CONNECTIONS.
2. PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING:
   - AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
   - AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.
   - RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
3. FABRICATOR: COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION WITH MINIMUM 5 YEARS EXPERIENCE WITH THE FOLLOWING CURRENT AISC CERTIFICATION:
   - STANDARD STEEL BUILDING STRUCTURES (STD).
   - CONVENTIONAL STEEL BUILDING STRUCTURES (SBD).
   - COMPLEX STEEL BUILDING STRUCTURES (CBD).
4. ERECTOR: COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION WITH MINIMUM 5 YEARS EXPERIENCE WITH THE FOLLOWING CURRENT AISC CERTICATION:
   - CERTIFIED STEEL ERECTOR (CSE).
   - ADVANCED CERTIFIED STEEL ERECTOR (ASCE).
5. SHOP PAINTER: COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION WITH MINIMUM 5 YEARS EXPERIENCE WITH THE FOLLOWING CURRENT AISC CERTIFICATION:
   - SOPHISTICATED PAINT ENDORSEMENT – ENCLOSED (P1).
   - SOPHISTICATED PAINT ENDORSEMENT – COVERED (P2).
   - SOPHISTICATED PAINT ENDORSEMENT – OUTSIDE (P3).
6. WELDERS AND WELDING PROCEDURES: AWS D1.1 QUALIFIED WITHIN PREVIOUS 12 MONTHS.
7. STRUCTURAL W-SHAPES: ASTM A572/A572M; GRADE 50.
8. STRUCTURAL T-SHAPES: CUT FROM STRUCTURAL W-SHAPES.
9. CHANNELS AND ANGLES: ASTM A36/A36M.
10. ROUND HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B.
11. SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS: ASTM 500, GRADE B.
12. STRUCTURAL PIPE: ASTM A53/A53M, GRADE B.
13. STRUCTURAL PLATES AND BARS: ASTM A36/A36M.
14. BOLTS: ASTM A307; GRADE A AT EXTERIOR LOCATIONS.
   - FINISH: HOT DIPPED GALVANIZED.
15. HIGH STRENGTH BOLTS: ASTM A325; TYPE 1 AT EXTERIOR LOCATONS.
   - FINISH: HOT DIPPED GALVANIZED.
16. NUTS: ASTM A563 HEAVY HEX TYPE AT EXTERIOR LOCATIONS.
   - FINISH: HOT DIPPED GALVANIZED.
17. WASHERS: ASTM F436; TYPE 1, CIRCULAR. FURNISH CLIPPED WASHERS WHERE SPACE LIMITATIONS REQUIRE.
   - FINISH: HOT DIPPED GALVANIZED.
18. ANCHOR RODS: ASTM A307; GRADE A WHERE INDICATED ON DRAWINGS.
   - SHAPE: HOOKED.
19. THREADED RODS: ASTM A307; GRADE A.
   - FINISH: UNFINISHED.
20. WELDING MATERIALS; AWS D1.1; TYPE REQUIRED FOR MATERIALS BEING WELDED.
21. GROUT: NON-SHRINK TYPE, PRE-MIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS.
22. SHOP PRIMER: SSPC PAINT 15, TYPE 1 RED OXIDE.
23. TOUCH-UP PRIMER: MATCH SHOP PRIMER.
24. TOUCH-UP PRIMER FOR GALVANIZED SURFACES: SSPC PAINT 20 (TYPE I INORGANIC).
25. SPACE SHEAR STUD CONNECTORS AT 24 INCHES OC, UNLESS INDICATED OTHERWISE ON DRAWINGS.
26. CONTINUOUSLY SEAL JOINED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
27. FABRICATE CONNECTIONS FOR BOLT, NUT, AND WASHER CONNECTORS.
28. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP 3.
29. SHOP PRIME STRUCTURAL STEEL MEMBERS. DO NOT PRIME SURFACES THAT WILL BE FIELD WELDED IN CONTACT WITH CONCRETE, OR HIGH STRENGTH BOLTED.
30. GALVANIZING FOR FASTENERS, CONNECTORS, AND ANCHORS:
   - HOT-DIPPED GALVANIZING: ASTM A153/A153M.
31. SHOP TEST BOLTED AND WELDED CONNECTIONS AS SPECIFIED FOR FIELD QUALITY CONTROL TESTS.
32. WHEN FABRICATOR IS APPROVED BY AUTHORITY HAVING JURISDICTION, SUBMIT CERTICIATE OF COMPLIANCE INDICATING WORK PERFORMED AT FABRICATOR'S FACILITY CONFORMS TO CONTRACT DOCUMENTS.
   - SPECIFIED SHOP TESTS ARE NOT REQUIRED FOR WORK PERFORMED BY APPROVED FABRICATOR.
33. VERIFY BEARING SURFACES ARE AT CORRECT ELEVATION.
34. VERIFY ANCHORS RODS ARE SET IN CORRECT LOCATIONS AND ARRANGEMENTS WITH CORRECT EXPOSURE FOR STEEL ATTACHMENT.
35. FURNISH TEMPLATES FOR INSTALLATION OF ANCHOR RODS AND EMBEDMENTS IN CONCRETE AND MASONRY WORK.
36. ALLOW FOR ERECTION LOADS, AND FOR SUFFICIENT TEMPORARY BRACING TO MAINTAIN STRUCTURE SAFE, PLUMB, AND IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
37. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
38. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
39. AFTER ERECTION, TOUCH UP WELDS AND ABRASIONS TO MATCH SHOP FINISHES.
40. GROUT UNDER BASE PLATES IN ACCORDANCE WITH CONCRETE NOTES.
41. SHIM BEARING PLATES AND EQUIPMENT SUPPORTS TO PROPER ELEVATION, SNUG TIGHTEN ANCHOR BOLTS.
42. FILL VOID UNDER BEARING SURFACE WITH GROUT. INSTALL AND PACK GROUT TO REMOVE AIR POCKETS.
43. MOIST CURE GROUT.
44. REMOVE FORMS AFTER GROUT IS SET. TRIM GROUT EDGES TO FROM SMOOTH SURFACE, SPLAYED 45 DEGREES.
45. TIGHTEN ANCHOR BOLTS AFTER GROUT HAS CURED FOR A MINIMUM OF 3 DAYS.
46. BOLTED CONNECTIONS: INSPECT IN ACCORDANCE WITH AISC SPECIFICATIONS.
   - VISUALLY INSPECT ALL BOLTED CONNECTIONS.
   - FOR DIRECT TENSION INDICATORS, COMPLY WITH REQUIREMENTS OF ASTM F959. VERIFY THAT GAPS ARE LESS THAN GAPS SPECIFIED IN TABLE 2.
47. WELDING:
   - CERTIFY WELDERS AND CONDUCT INSPECTIONS AND TESTS AS REQUIRED. RECORD TYPES AND LOCATIONS OF DEFECTS FOUND IN WORK. RECORD WORK REQUIRED AND PERFORMED TO CORRECT DEFICIENCIES.
   - VISUALLY INSPECT ALL WELDS.
   - ULTRASONIC INSPECTION: ASTM E164; PERFORM ON ALL FULL PENETRATION WELDS.
48. CORRECT DEFECTIVE BOLTED CONNECTIONS AND WELDS.

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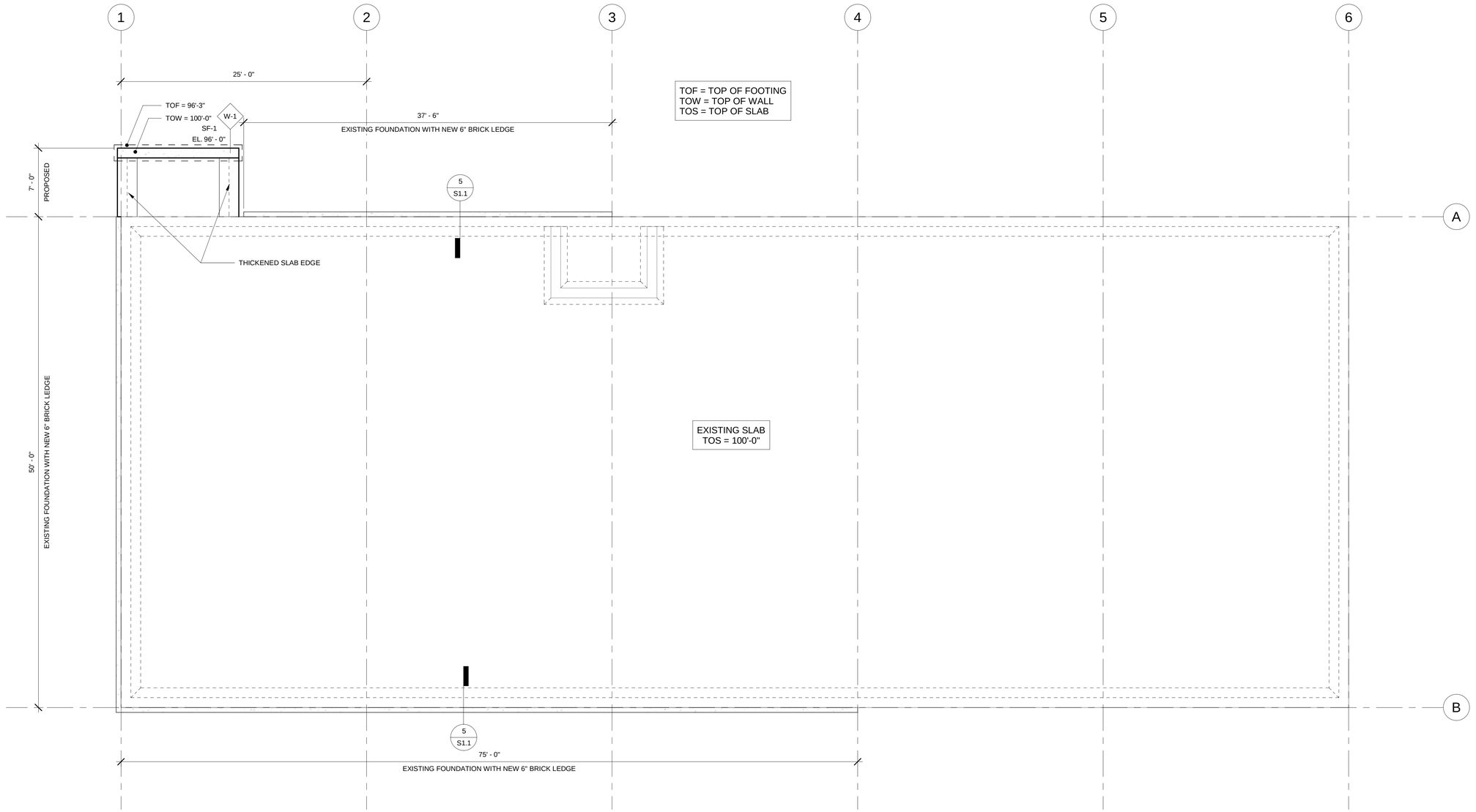
Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

No.	Description	Date

Drawing Name
Structural Notes

Project number	Sheet number
H85020	S0.1



1 S1.0 Foundation Plan
3/16" = 1'-0"

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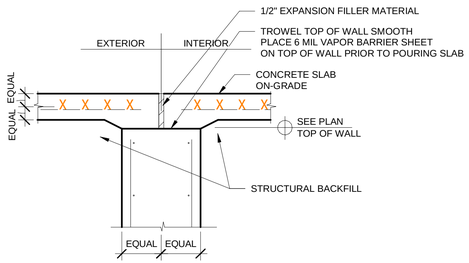
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Date
12-4-2019

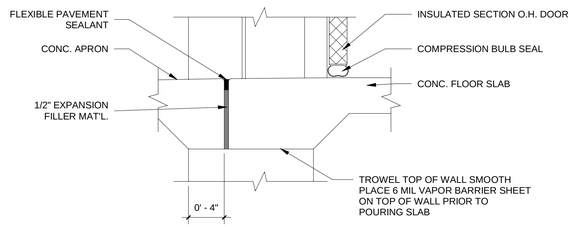
No.	Description	Date

Drawing Name
Foundation Plan

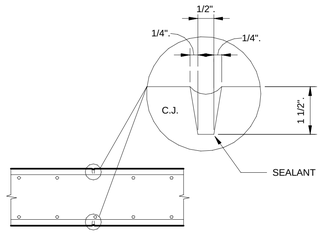
Project number	Sheet number
H85020	S1.0



1 S1.1 Typ. Section at Door Openings1
NOT TO SCALE



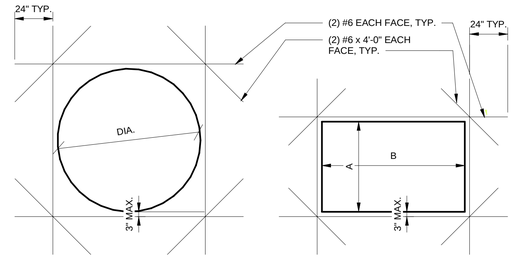
2 S1.1 Overhead Door Sill1
NOT TO SCALE



TYPICAL CONTROL JOINT

NOTES:
1. FILL JOINT WITH SEALANT.
2. OVER LONG FOUNDATION SPANS EQUALLY SPACE CONTROL JOINTS.
3. COORDINATE CONCRETE FINISH WITH ARCHITECTURAL DRAWINGS.
4. LIMIT SPACING TO 40'-0"
5. CONTROL JOINTS SHOULD COINCIDE WITH MASONRY CMU OR PRECAST. VENEER CONTROL JOINTS WHERE APPLICABLE.

3 S1.1 Foundation Wall at Control Joint1
NOT TO SCALE



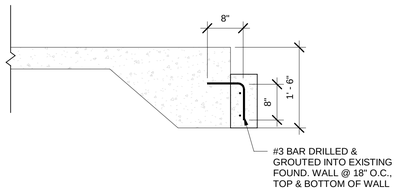
TYPICAL ROUND OPENING IN FDN. WALL

NOTES:
1. APPLIES TO ALL HOLES WHERE DIA. IS GREATER OR EQUAL TO FDN. THICKNESS
2. 2'-0" MAX. OPENING U.N.O., TYP.

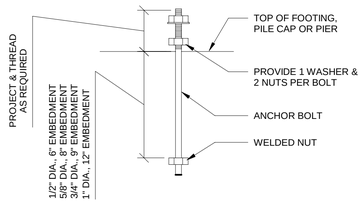
TYPICAL RECTANGULAR OPENING IN FOUNDATION WALL

NOTES:
1. APPLIES TO ALL HOLES WHERE "A" OR "B" IS GREATER OR EQUAL TO FDN WALL THICKNESS.

4 S1.1 Typ. Foundation Wall Penetration Reinforcing1
NOT TO SCALE



5 S1.1 Brick Ledge @ Existing Foundation
NOT TO SCALE



NOTE: DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED

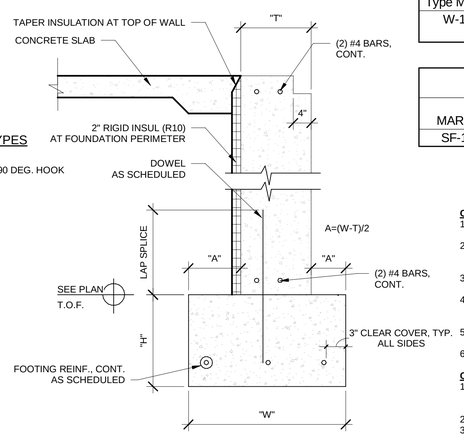
8 S1.1 Anchor Bolt - Typical1
NOT TO SCALE

FOOTING DOWEL TYPES

A — STANDARD 90 DEG. HOOK

B — STRAIGHT

FOOTING DOWEL TYPES VARY, TYPE B DOWELS SHOWN FOR EXAMPLE ONLY.



7 S1.1 Concrete Foundation Schedule1
NOT TO SCALE

CONCRETE WALL SCHEDULE				
Type Mark	THICKNESS (T)	VERTICAL REINF.	HORIZONTAL REINF.	REMARKS
W-1	1' - 0"	N/A	(2) #4 BARS TOP & BOTTOM	

CONCRETE STRIP FOOTING SCHEDULE					
MARK	WIDTH (W)	HEIGHT (H)	REINFORCING	TRANSVERSE	DOWELS
SF-1	1' - 8"	1' - 0"	(3) #4 CONT.		#4 @ 24" O.C.

CONCRETE WALL SCHEDULE NOTES:
1. TOP OF WALL AND BRICK LEDGE COND. MAY VARY. SEE FOUNDATION PLAN AND SECTIONS AS APPLICABLE FOR EXACT WALL GEOMETRY.
2. LIMIT CONCRETE PLACEMENT TO 12'-0" FORM HEIGHT UNLESS OTHERWISE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT HORIZONTAL CONSTRUCTION JOINT PLAN FOR ENGINEERS REVIEW PRIOR TO CONSTRUTION.
3. CONTRACTOR'S CONSTRUCTION METHOD SHALL PROVIDE FOR MAX. CONCRETE DROP = 4'-0" DURING PLACEMENT. USE TREMIE TO PREVENT AGGREGATE SEGREGATION.
4. PROVIDE VERTICAL CONTROL JOINTS AT 30'-0" O.C. MAX. SPACING. CONTRACTOR TO SUBMIT CONCRETE PLACEMENT PLAN TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. CONTROL JOINTS TO ALIGN VERTICALLY AT STACKED LIFT CONSTRUCTION.
5. SEE STRUCTURAL NOTES FOR RIGID INSULATION REQUIREMENTS AT EXTERIOR BELOW GRADE WALL FACES.
6. SEE CONCRETE SPECIFICATIONS FOR CONCRETE CLASS.

CONCRETE STRIP FOOTING SCHEDULE NOTES:
1. **CONCRETE STRIP FOOTINGS ARE OPTIONAL BETWEEN SPREAD FOOTINGS**. IF THEY ARE NOT INSTALLED THE TOP OF FOOTING DIMENSION SHALL BE USED AS THE BOTTOM OF WALL DIMENSION.
2. SEE CONCRETE SPECIFICATIONS FOR CONCRETE CLASS.
3. EMBED DOWELS INTO FOOTING, 3" CLEAR COVER FROM BOTTOM OF FOOTING.
4. EXCEPT WHERE SPECIFICALLY NOTED, TYPE "A" FOOTING DOWELS SHALL BE TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

SLAB-ON-GRADE SCHEDULE		
MARK	DESCRIPTION	REMARKS
SLB-1	4" CONCRETE SLAB W/ #4 BAR @ 18" O.C. E.W.	15' O.C. MAX SAWCUTS

SLAB-ON-GRADE SCHEDULE NOTES:
1. ALL INTERIOR SLAB-ON-GRADE CONSTRUCTION SHALL INCLUDE 10 MIL POLY VAPOR BARRIER AND MIN. 12" FREE DRAINING GRANULAR BASE COURSE BELOW.
2. SEE CONCRETE NOTES FOR CONCRETE CLASS.

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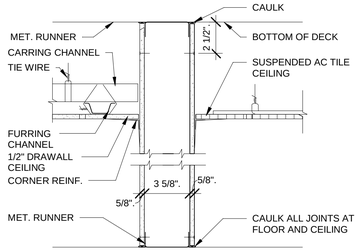
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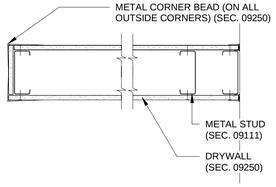
No.	Description	Date

Drawing Name
Structural Details

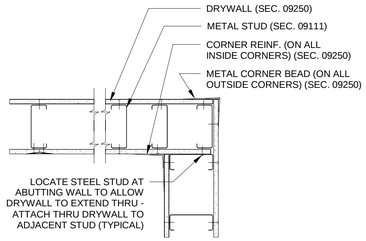
Project number H85020
Sheet number S1.1



1 S1.2 Typical Drywall Wall1
1" = 1'-0"

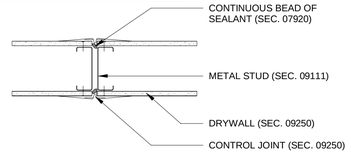


2 S1.2 Typical Drywall Ends1
1" = 1'-0"

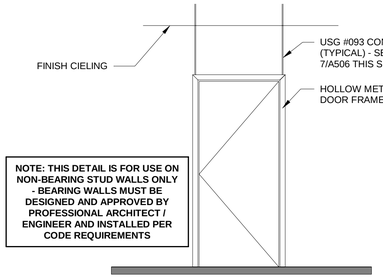


3 S1.2 Typical Drywall Corners1
1" = 1'-0"

NOTE: CONTROL JOINTS ARE REQUIRED ON ALL STRAIGHT RUN METAL STUD / GYPSUM BOARD WALLS AT 30' MAXIMUM CENTERS AND WHERE SPECIFICALLY NOTED ON FLOOR PLANS

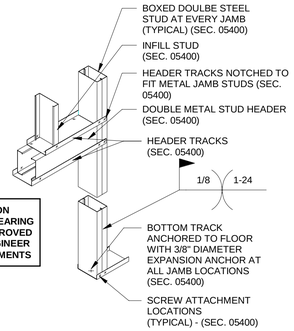


4 S1.2 Typical Drywall Control Joint1
1" = 1'-0"



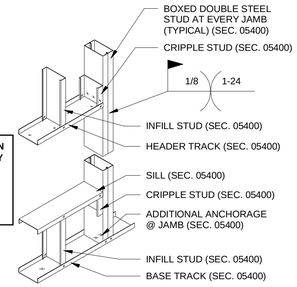
NOTE: THIS DETAIL IS FOR USE ON NON-BEARING STUD WALLS ONLY - BEARING WALLS MUST BE DESIGNED AND APPROVED BY PROFESSIONAL ARCHITECT / ENGINEER AND INSTALLED PER CODE REQUIREMENTS

5 S1.2 Typical Door Frame Control Joints1
1" = 1'-0"



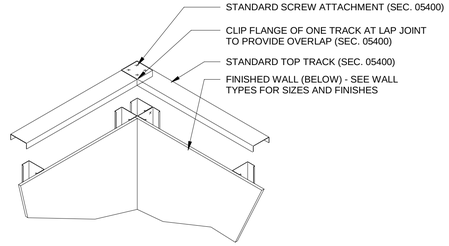
NOTE: THIS DETAIL IS FOR USE ON NON-BEARING STUD WALLS ONLY - BEARING WALLS MUST BE DESIGNED AND APPROVED BY PROFESSIONAL ARCHITECT / ENGINEER AND INSTALLED PER CODE REQUIREMENTS

6 S1.2 Typical Framing at Doors1
1" = 1'-0"



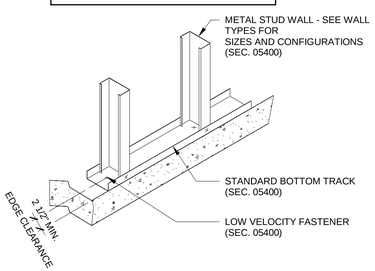
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7 S1.2 Typical Framing at Windows1
1" = 1'-0"

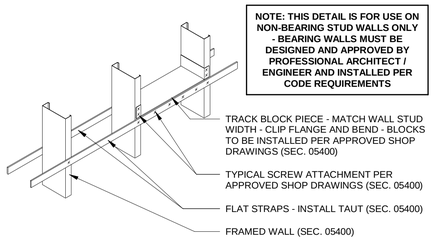


8 S1.2 Typical Top Rack Corner Detail1
1" = 1'-0"

NOTE: THIS DETAIL IS FOR USE ON NON-BEARING STUD WALLS ONLY - BEARING WALLS MUST BE DESIGNED AND APPROVED BY PROFESSIONAL ARCHITECT / ENGINEER AND INSTALLED PER CODE REQUIREMENTS

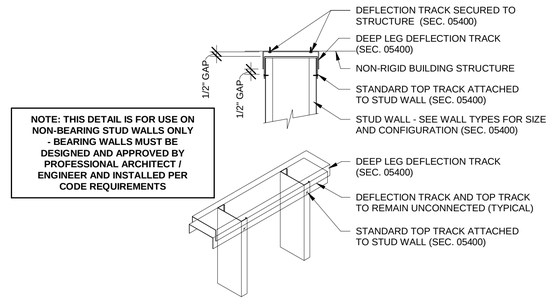


9 S1.2 Typical Bottom Track Anchorage1
1" = 1'-0"



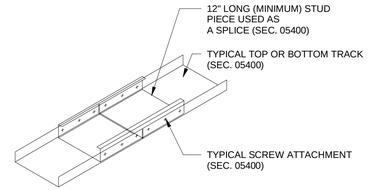
NOTE: THIS DETAIL IS FOR USE ON NON-BEARING STUD WALLS ONLY - BEARING WALLS MUST BE DESIGNED AND APPROVED BY PROFESSIONAL ARCHITECT / ENGINEER AND INSTALLED PER CODE REQUIREMENTS

10 S1.2 Typical Bridging - Double Flat Strap1
1" = 1'-0"

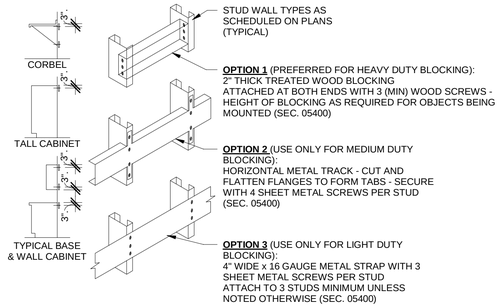


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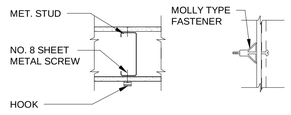
11 S1.2 Typical Deflection Track Detail1
1" = 1'-0"



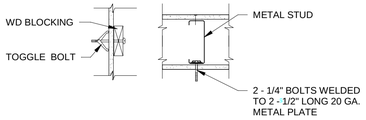
12 S1.2 Typical Track Splice Connection1
1" = 1'-0"



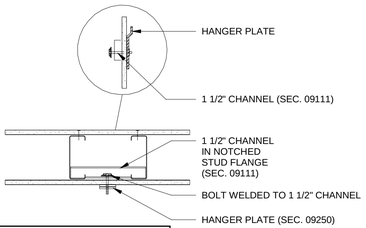
13 S1.2 Typical Equipment Blocking1
1" = 1'-0"



14 S1.2 Typical Light Duty - Paper Holders, Etc.1
1" = 1'-0"



15 S1.2 Typical Medium Duty - Grab Bars, Etc.1
1" = 1'-0"



HEAVY DUTY- PLUMBING FIXTURES, ETC.

16 S1.2 Typical Heavy Duty - Plumbing Fixtures, Etc.1
1" = 1'-0"

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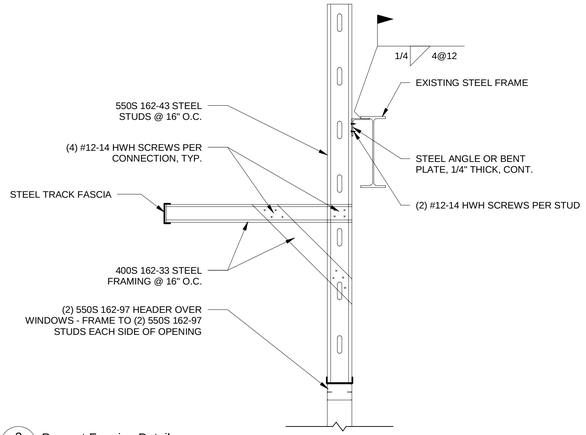
Hillsboro Equipment
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Date
12-4-2019

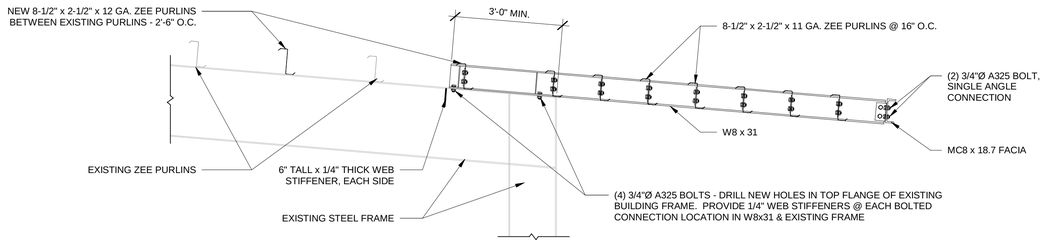
No.	Description	Date

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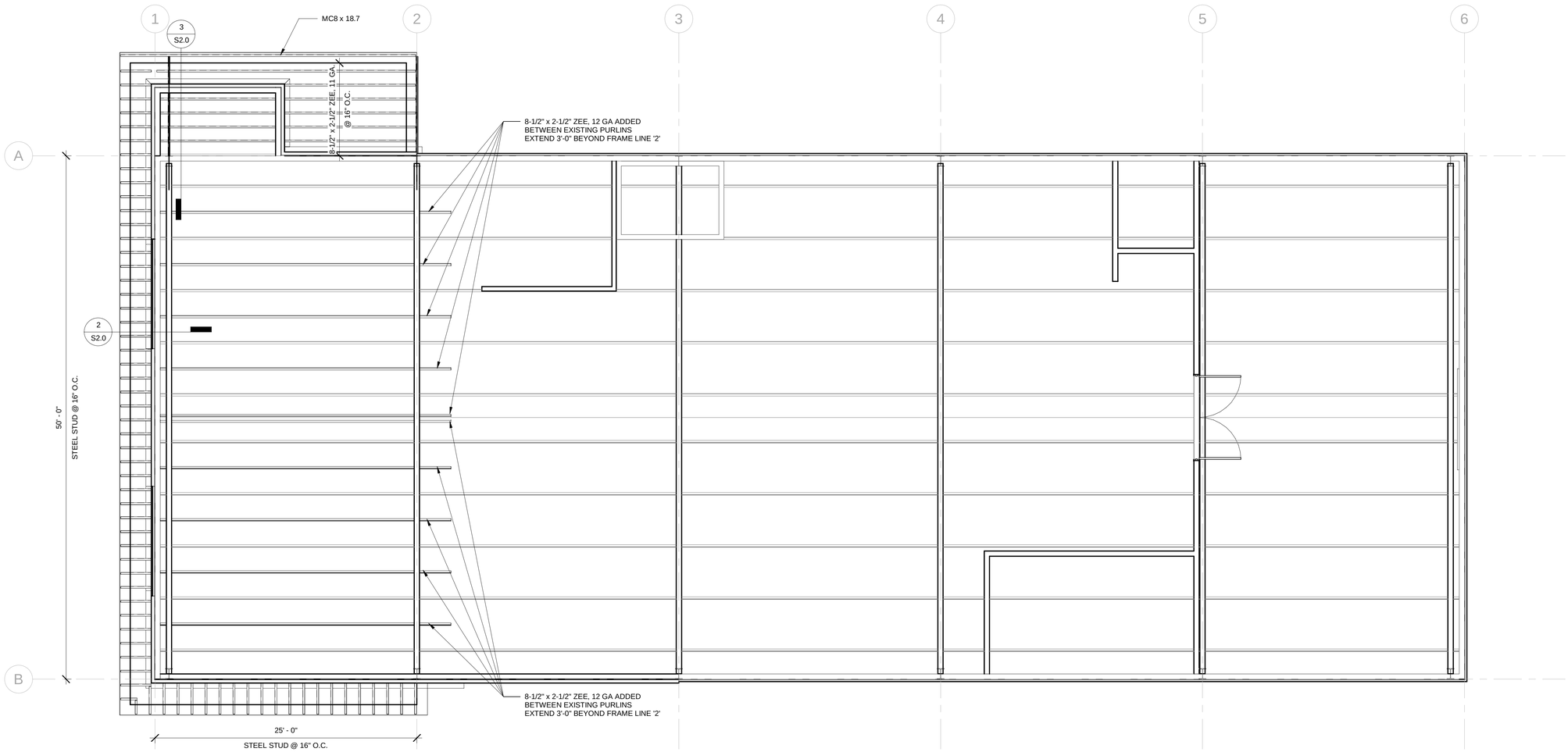
Project number **H85020**
Sheet number **S1.2**



2 S2.0 Parapet Framing Detail
3/4" = 1'-0"



3 S2.0 Entry Framing Detail
1/2" = 1'-0"



1 S2.0 Roof Framing Plan
3/16" = 1'-0"

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Hillsboro Equipment
Reedsburg Retail Store
Reedsburg, Wisconsin

Date
12-4-2019

No.	Description	Date

Drawing Name
Roof Framing Plan

Project number H85020
Sheet number S2.0

Plan Commission
Staff Report

DATE: 1/14/20

APPLICANT: James McCoy

LOCATION: 430 Vine St; parcel #1042

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: CUP for a Home Business to sell and store firearms under ATF regulations. This is the same request that was approved in June 2018 but at the applicant's new residence.

General Findings

SURROUNDING LAND USES:

- North – Single-family dwelling
- West – Single-family dwelling
- South – Single-family dwelling
- East – Single-family dwelling

ZONING:

- North- R-1
- West- R-1
- South- R-1
- East- R-1

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Vine St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS FROM OTHER DEPARTMENTS/AGENCIES
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES:
SCHOOLS:
PARKS:
ADMINISTRATOR:

Conditional Use Permit Findings of Fact for Section 17.13(1)(A-F)

Proposed operation - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that a home business (firearms sales/storage) is proposed.
3. The Board finds that the parcel is zoned R-1.
4. The Board finds that section 690-27 permits home businesses as a conditional use.
5. The Board finds that there would be up to 1-2 customers per week, by appointment only.
6. The Board finds that the business would follow US DOJ and ATF regulations.
7. The Board finds that there would be no additional employees.
8. The Board finds that a similar existing CUP was approved for the applicant in June 2018 on Laurel St.

Architectural plans; existing and proposed structures - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that no new structures are proposed.

Character and use of adjoining buildings and those in the vicinity - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that surrounding parcels contain single-family dwellings.
3. The Board finds that the area is zoned mostly R-1.

Traffic generation, circulation and parking areas - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that there is an existing driveway.
2. The Board finds that the property is located on Vine St.

Traffic generation and circulation, highway access and driveway locations - The proposed conditional land use shall be adequately served by public or private streets.

1. The Board finds that the property is located on Vine St.

Sewerage and water systems - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

1. The Board finds that no changes are proposed.

Site Plan Review Findings of Fact for Section 17.14(5)(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that a home business (firearms sales/storage) is proposed.
3. The Board finds that the parcel is zoned R-1.
4. The Board finds that section 690-27 permits home businesses as a conditional use.
5. The Board finds that there would be up to 1-2 customers per week, by appointment only.
6. The Board finds that the business would follow US DOJ and ATF regulations.
7. The Board finds that there would be no additional employees.
8. The Board finds that a similar existing CUP was approved for the applicant in June 2018 on Laurel St.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that no stormwater changes are proposed.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there is an existing driveway from Vine St.

Exterior lighting shall be arranged as follows:

- **It is deflected away from adjacent properties.**
- **It does not impede the vision of traffic along adjacent streets.**
- **It does not unnecessarily illuminate night skies.**

1. The Board finds that no new exterior lighting is proposed.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. NA

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that future use is Residential.

STAFF COMMENTS:
This is the same request as in June 2018 but at his new primary residence. If approved, an expiration date should be included upon sale or primary relocation from this property.

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, January 14, 2020, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Revised 7/19

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: James McCoy

ADDRESS: 430 Vine St. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-393-5714 **FAX:** _____

E- MAIL: RealmcCoy111@MSN.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 430 Vine St **PARCEL #:** 1042

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☒ **Conditional Use Permit:** Sold House where CUP was / need new one for new House

  For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

12-19-19 _____

Applicant Signature / Date **Owner Signature / Date**

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use; Site Plan $153	
Cond Use-Agriculture $400	
Variance $112	
Rezoning $200	
C.S.M. $171	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Flood Plain Zone $189	
Annexation $200	
Plan Amend $200	
Date Paid	
Receipt #	



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 69 '

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 1/3/2020

CONDITIONAL USE PERMIT

Property Owner:	James V. Mc Coy	**Applicant:**	Same
Parcel #:	0580-00000	**Action Date:**	6/12/2018
Property Address:	208 Laurel St		
Legal Description:	CITY OF REEDSBURG MOTTS 1ST ADD S33' OF W220' LOT 2 & ALSO N16.5' OF W220' LOT 3 BLK 6		
Request:	Home Business for firearms sale and storage		

Plan Commission Action: Motion by Knudsen, seconded by DeBaets to approve with the following conditions:

1. Delivery & repair of firearms only
2. FFL approved
3. Meet all state and federal requirements
4. CUP expires upon sale of property
5. Clients by appointment only

Brian Duvalle
Planner/Building Inspector

6-21-18
Date

Affidavit: I agree to comply with the action(s) shown above.

JAMES McCoy
Print Name of Applicant

Signature of Applicant

6-26-18
Date

Plan Commission
Staff Report

DATE: 1/14/20

APPLICANT: City of Reedsburg

LOCATION: 620 Wengel Dr; Parcel #2243-3

ZONING: I-4 Business Center

DESCRIPTION: Consider Site Plan Review for a new public works and parks & rec garage to be relocated from S. Walnut St.

General Findings

SURROUNDING LAND USES:
- North – Vacant, Industrial
- West – Vacant, Industrial
- South – Vacant
- East – Vacant, dog park

ZONING:
- North- I-4 Business Center
- West- I-4 Business Center
- South- Ag
- East- I-4 Business Center

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Wengel Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: Wetlands along west lot line

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS
ADMINISTRATOR:
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

Site Plan Review Findings of Fact for Section 690-32(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel is vacant.
2. The Board finds that the parcel is zoned I-4 Business Center.
3. The Board finds that the parcel is 9.94 acres.
4. The Board finds that a public works/parks garage is proposed.
5. The Board finds that section 690-67(B)(2)(e) permits utilities.
6. The Board finds that 23 parking spaces are proposed.
7. The Board finds that there would be a 6480 SF salt shed and 7680 cold storage building.
8. The Board finds that there would an 8'high chain link fence.
9. The Board finds that there would be a gravel pile and yard area on the south side of the property.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that a public works/parks garage is proposed.
2. The Board finds that section 690-67(B)(2)(e) permits utilities.
3. The Board finds that 23 parking spaces are proposed.
4. The Board finds that there would be a 6480 SF salt shed and 7680 cold storage building.
5. The Board finds that stormwater facilities would be located at the north, east and west sides of the parcel.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the buildings exceed the minimum setback requirements.
2. The Board finds that there would be 100'+ between buildings.

Exterior lighting shall be arranged as follows:

1. **It is deflected away from adjacent properties.**
2. **It does not impede the vision of traffic along adjacent streets.**
3. **It does not unnecessarily illuminate night skies.**

1. The Board finds that there would be exterior lighting near the service doors and overhead doors.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that the driveway would be located at the end of Wengel Dr.

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Industrial.

§ 690-51
Business district fences.
Boundary line fences within all business districts shall not exceed six feet in height except that the Plan Commission may grant a permit for a fence up to eight feet in height, provided:

A. The applicant has an approved open sales lot; or
B. An open sales lot classified as a nonconforming use; or
C. A commercial operation which has approved storage of equipment outside the building; or
D. The use could be dangerous to the public; or
E. The use is for an unattractive nuisance and the applicant can show that, for security reasons, a fence six feet in height will not be adequate.

STAFF COMMENTS: This proposal is recommended for approval by the RICDC. Public Works and Parks personnel have been working with the architects for several months on what is needed for the shop. Landscaping is proposed per the new ordinance amendment. The proposed 8'-high chain link fence would need specific approval per 690-51.

Exhibit List

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B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, January 14, 2020, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Revised 7/19

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: City of Reedsburg

ADDRESS: 134 S. Locust **CITY:** Reedsburg **STATE:** _____

ZIP: _____ **PHONE:** 524-6404 **FAX:** _____

E- MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 620 Wengel Dr **PARCEL #:** 2243-3

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☒ **Site Plan Review:** (See "B" on back page) Public Works/Parks Garage
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

11-3-2020 / _____ /

Applicant Signature / Date **Owner Signature / Date**

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use; Site Plan $153	
Cond Use-Agriculture $400	
Variance $112	
Rezoning $200	
C.S.M. $171	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Flood Plain Zone $189	
Annexation $200	
Plan Amend $200	
Date Paid	
Receipt #	



ADCI

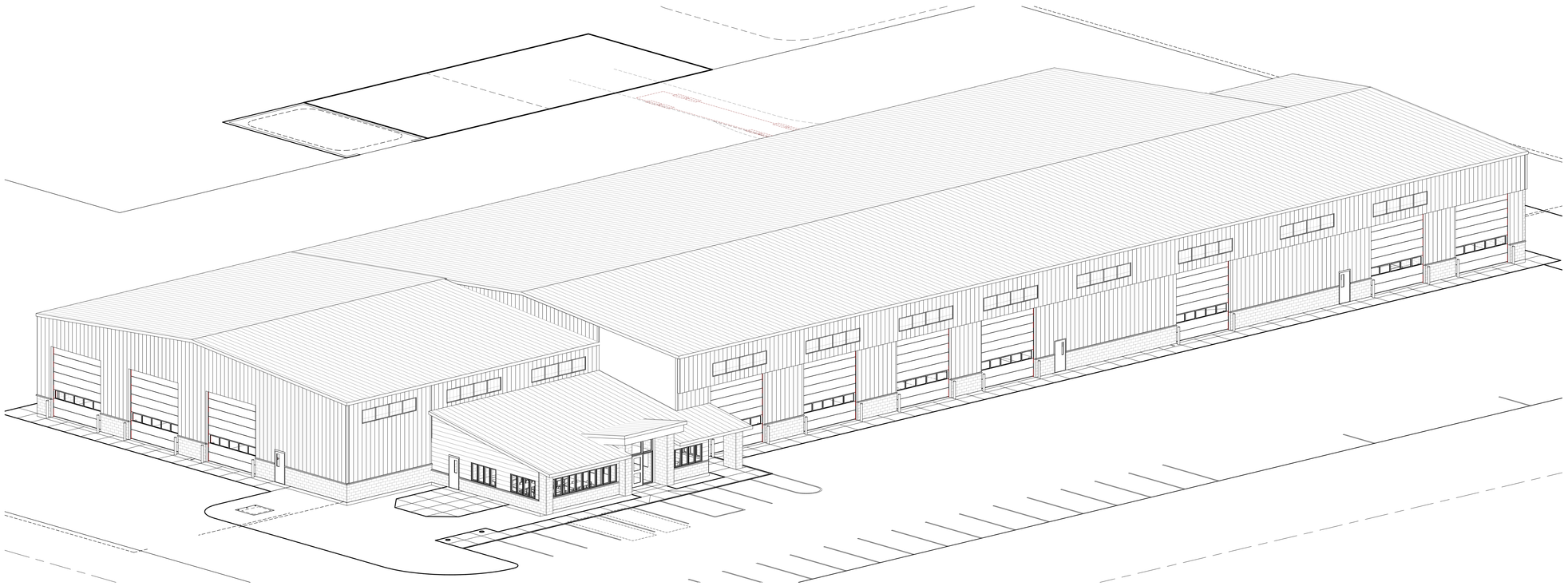
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CITY OF REEDSBURG
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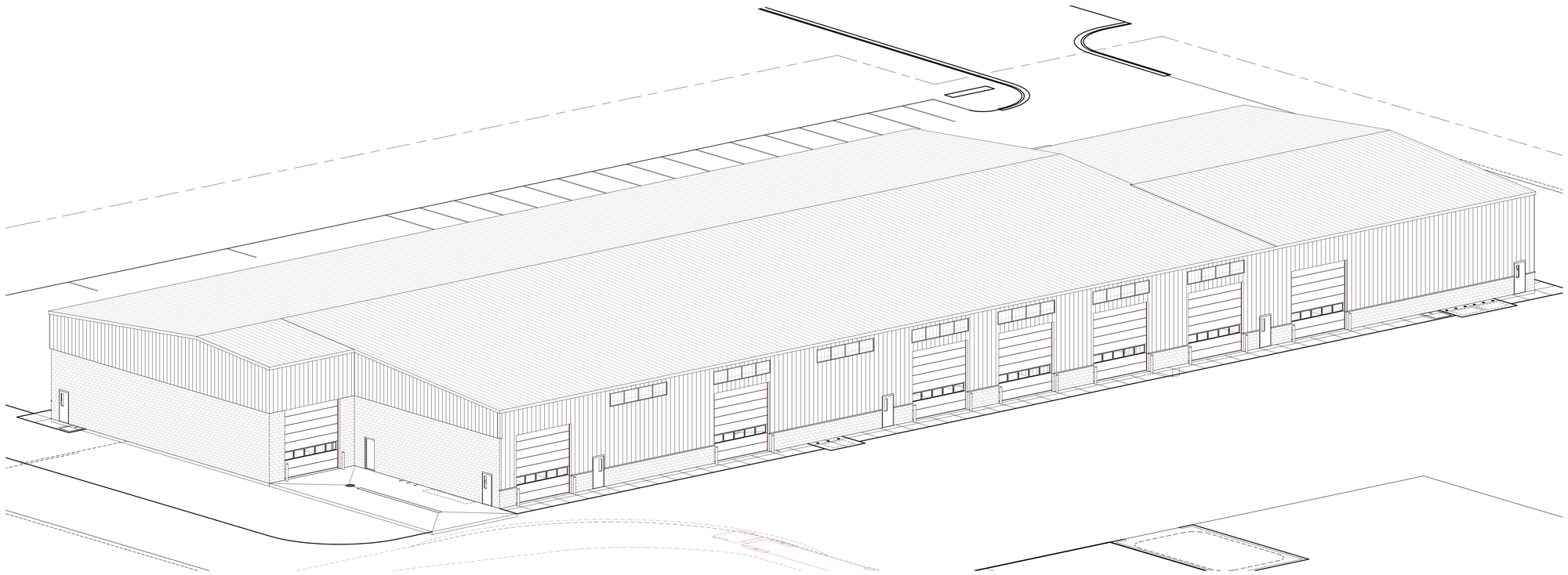
REEDSBURG, WI

18-178 11-07-2019



ISOMETRIC FRONT

SCALE:



ISOMETRIC BACK

SCALE:

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISON:

Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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CITY OF REEDSBURG
NEW PUBLIC WORKS FACILITY
REEDSBURG WISCONSIN

MODEL VIEWS

Drawn By:	D.CAMERON
Checked By:	D.CAMERON
Date:	7/31/2019
Scale:	AS NOTED
Job Number:	18-178

SHEET NUMBER

A401



EXTERIOR FRONT

SCALE:



EXTERIOR BACK

SCALE:

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISON:

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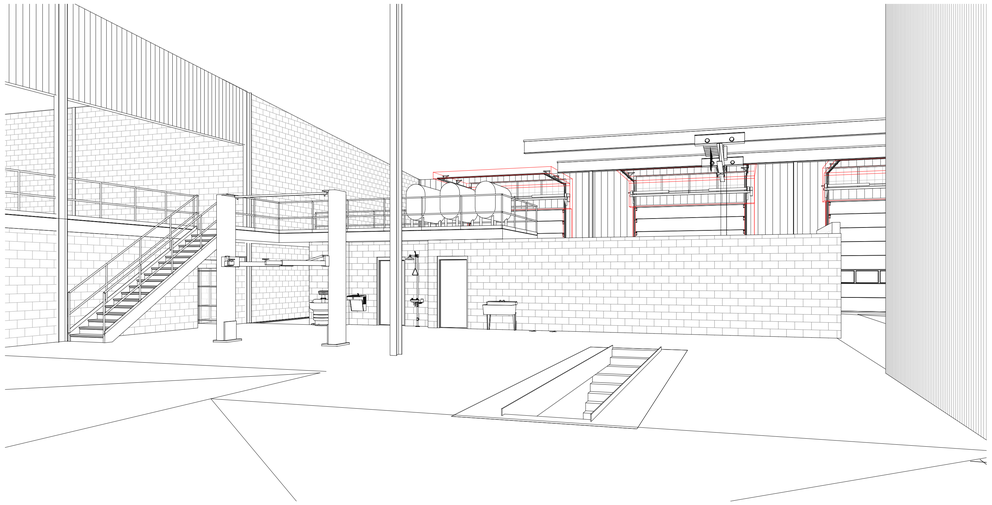
CITY OF REEDSBURG
NEW PUBLIC WORKS FACILITY
REEDSBURG WISCONSIN

EXTERIOR PERSPECTIVE VIEWS

Drawn By:	D.CAMERON
Checked By:	D.CAMERON
Date:	7/31/2019
Scale:	AS NOTED
Job Number:	18-178

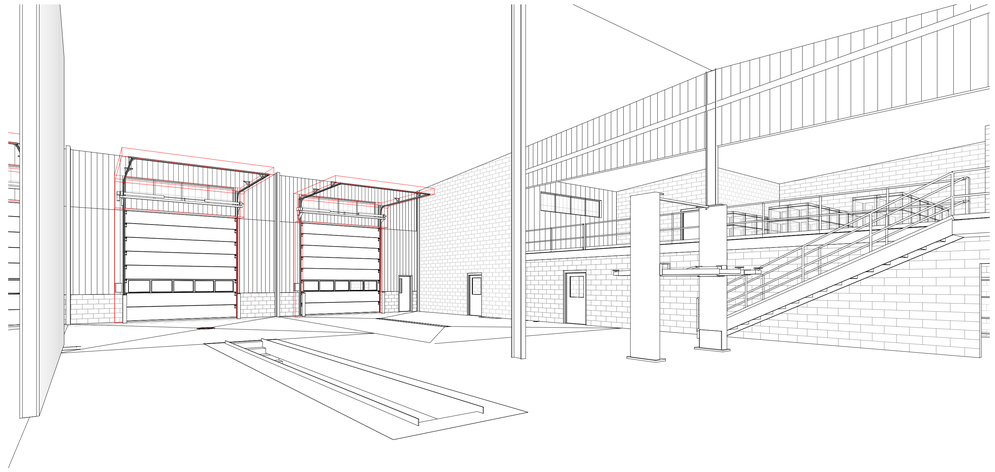
SHEET NUMBER

A402



MAINTENANCE BAYS 1

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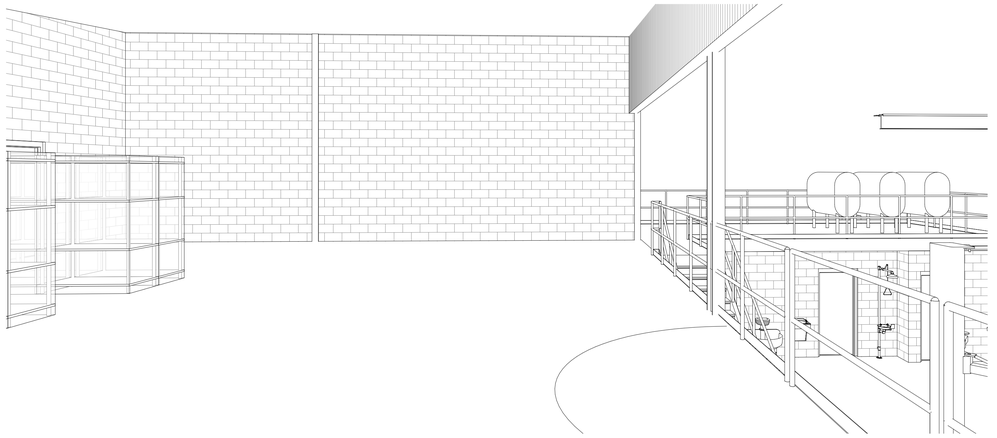
MAINTENANCE BAYS 2

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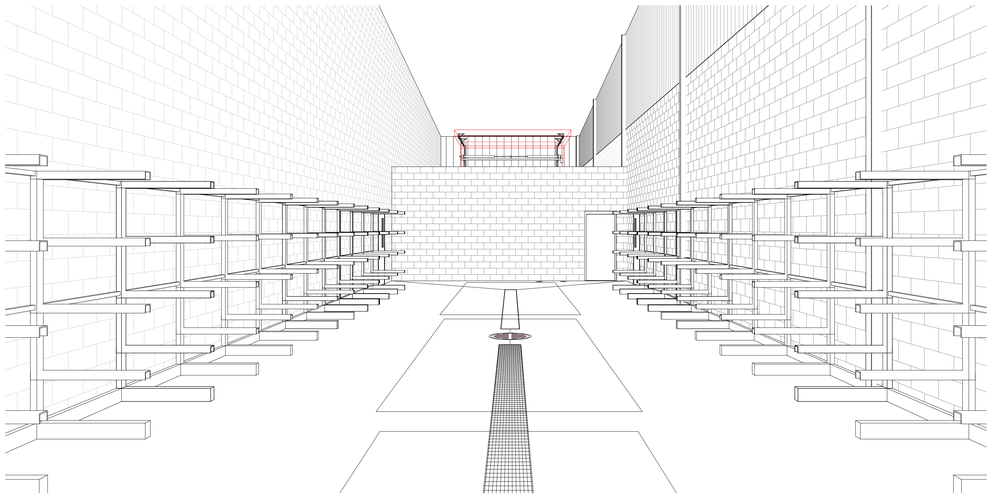
VIEW TO MEZZANINE

SCALE:



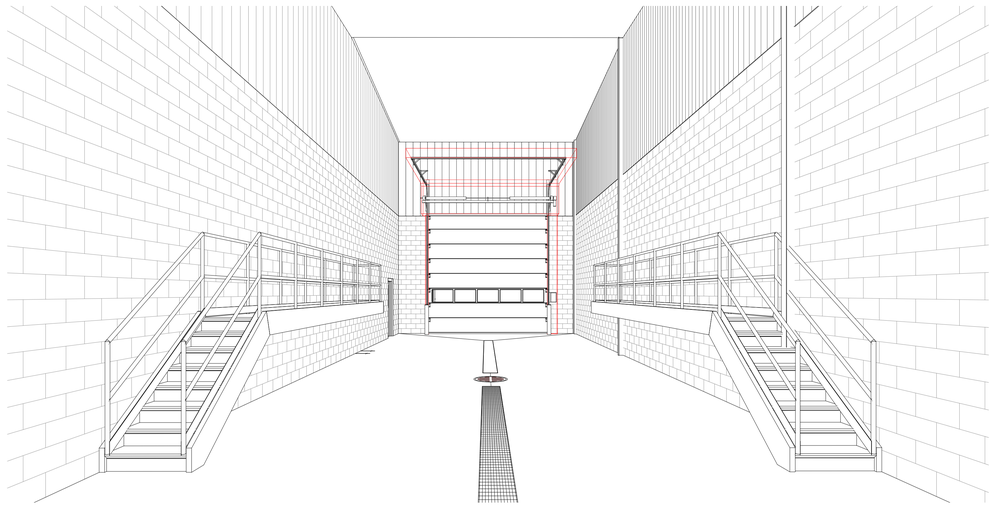
VIEW ON MEZZANINE

SCALE:



PLUMBING SUPPLY

SCALE:



WASH BAY

SCALE:

PRELIMINARY PLANS NOT FOR CONSTRUCTION

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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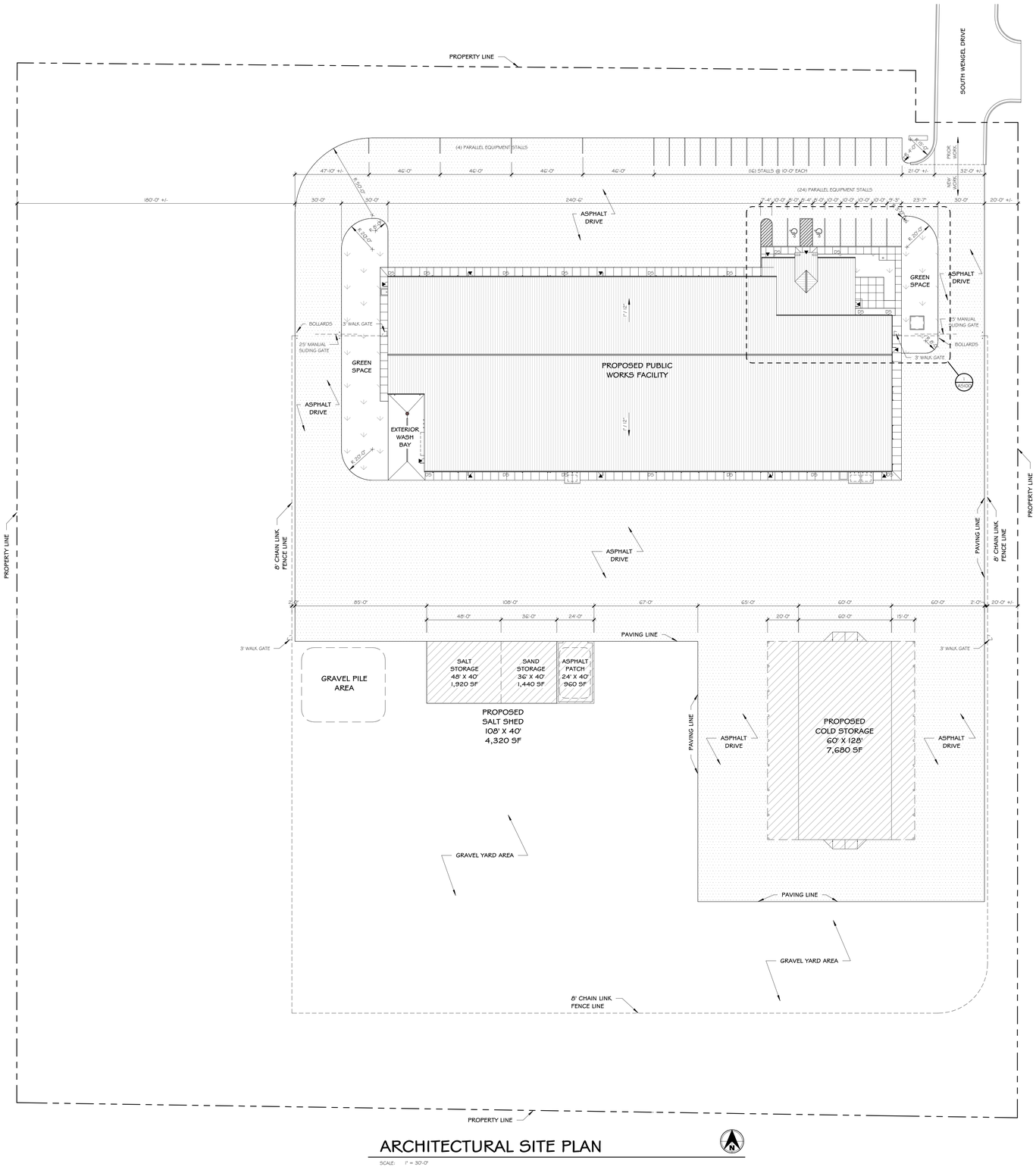
CITY OF REEDSBURG
NEW PUBLIC WORKS FACILITY
REEDSBURG WISCONSIN

INTERIOR PERSPECTIVE VIEWS

Drawn By:	D.CAMERON
Checked By:	D.CAMERON
Date:	7/31/2019
Scale:	AS NOTED
Job Number:	18-178

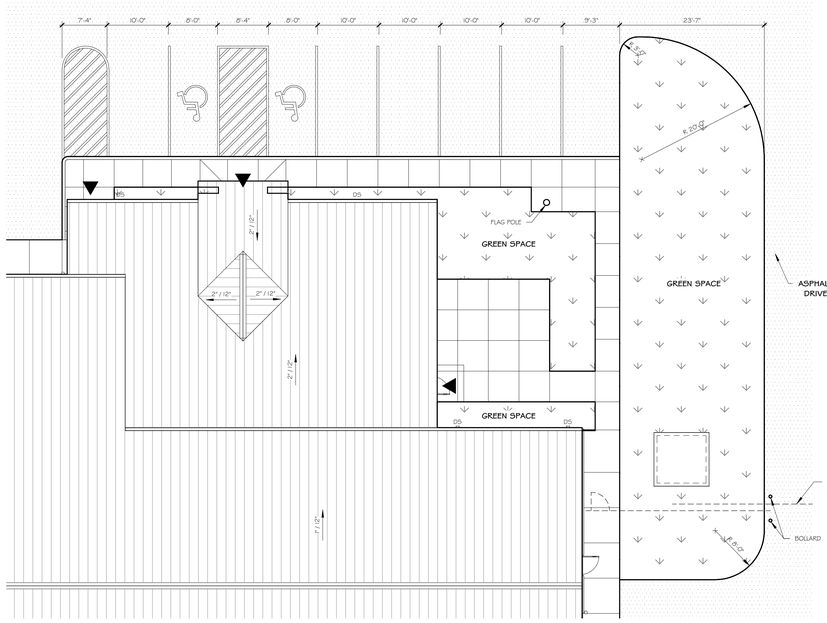
SHEET NUMBER

A403



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



EXPANDED ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940 Fax: (608) 254-2139
Phone: (608) 254-6181

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CITY OF REEDSBURG
PUBLIC WORKS FACILITY
REEDSBURG WISCONSIN

ARCHITECTURAL SITE PLAN

Drawn By: R.Pearson
Checked By: D.Cameron
Date: 11-07-2019
Scale: AS NOTED
Job Number: 18-178

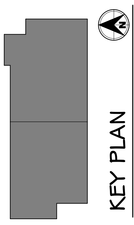
SHEET NUMBER
AS100

PRELIMINARY PLANS NOT FOR CONSTRUCTION

CITY OF REEDSBURG
PUBLIC WORKS FACILITY
REEDSBURG WISCONSIN

OVERALL FIRST FLOOR PLAN

KEY PLAN



OVERALL FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

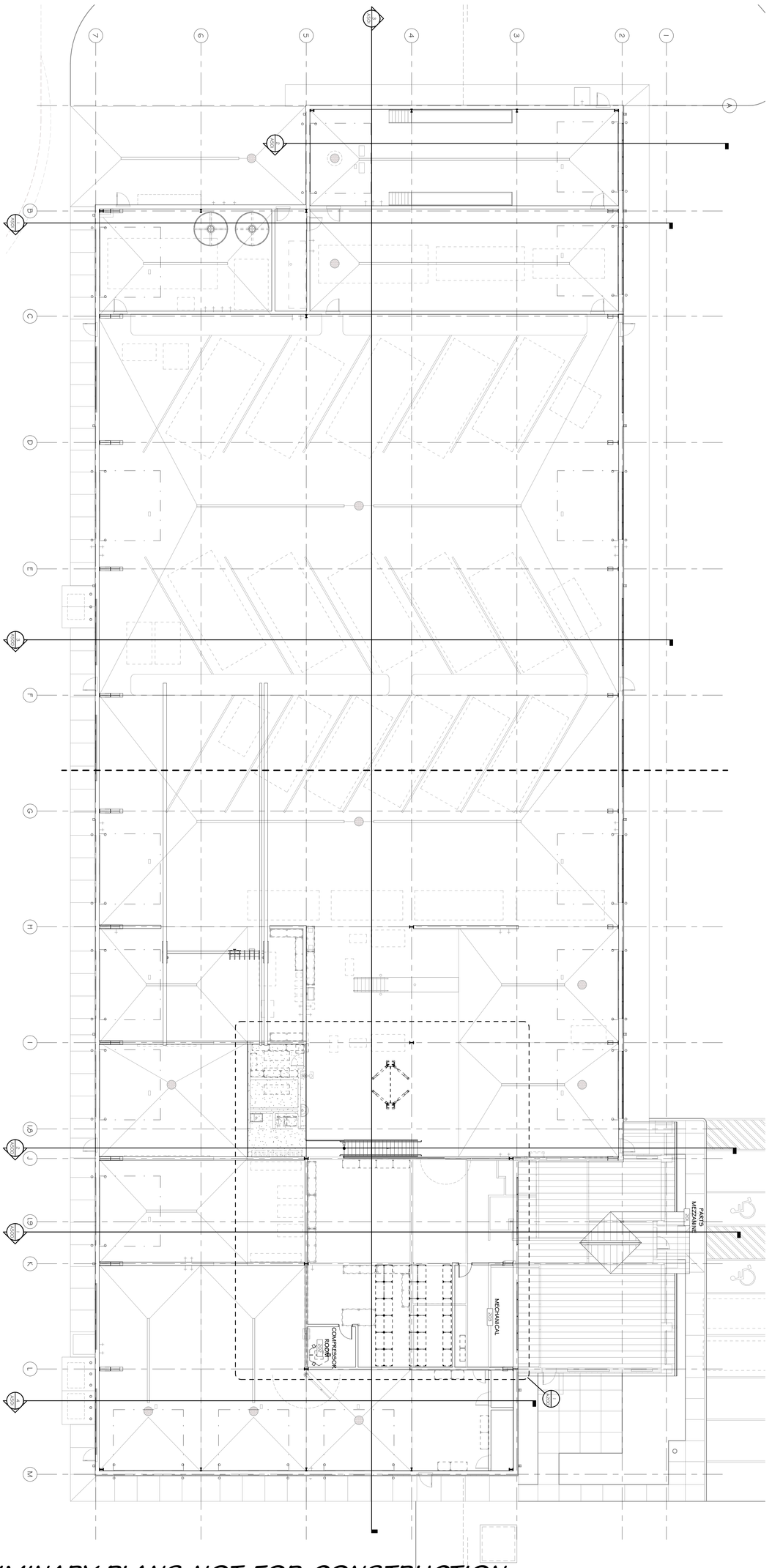
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REVISION:	

Drawn By:	R.Pearson
Checked By:	D.Cameron
Date:	11-07-2019
Scale:	AS NOTED
Job Number:	18-776
SHEET NUMBER:	A101

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OVERALL MEZZANINE FLOOR PLAN

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

PRELIMINARY PLANS NOT FOR CONSTRUCTION

CITY OF REEDSBURG
PUBLIC WORKS FACILITY

REEDSBURG WISCONSIN

OVERALL MEZZANINE FLOOR PLAN

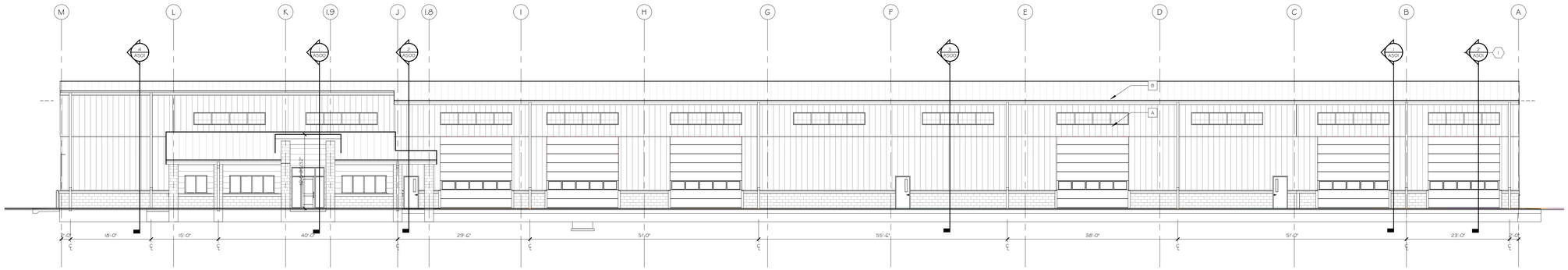
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Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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REVISION

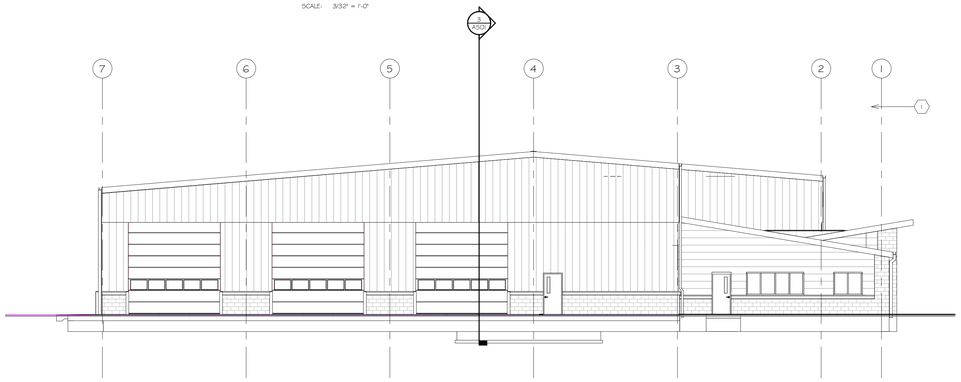
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Job Number: 18-778
Scale: AS NOTED
Date: 11-07-2019
Checked By: D.Cameron
Drawn By: R.Pearson



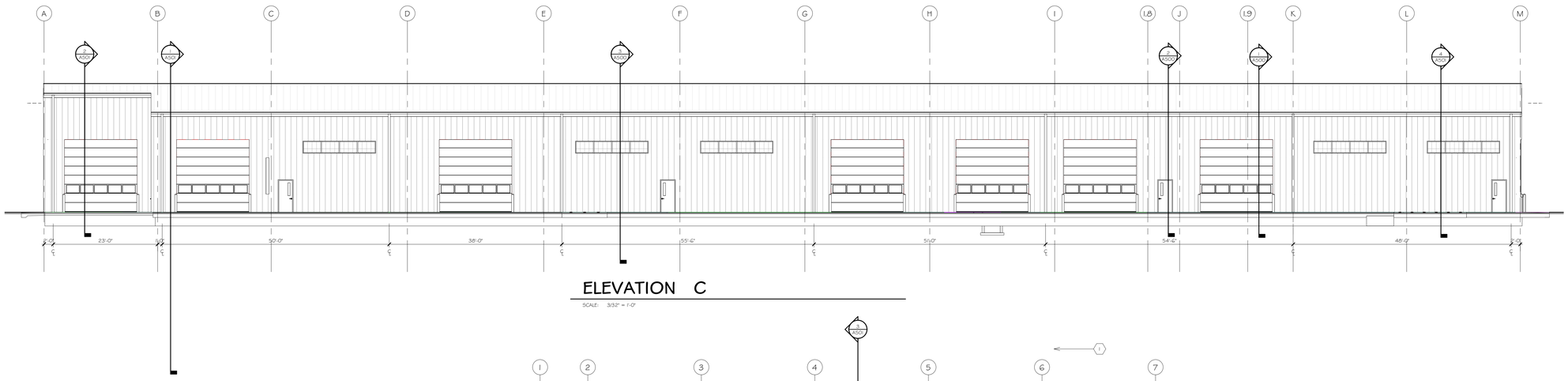
ELEVATION A

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



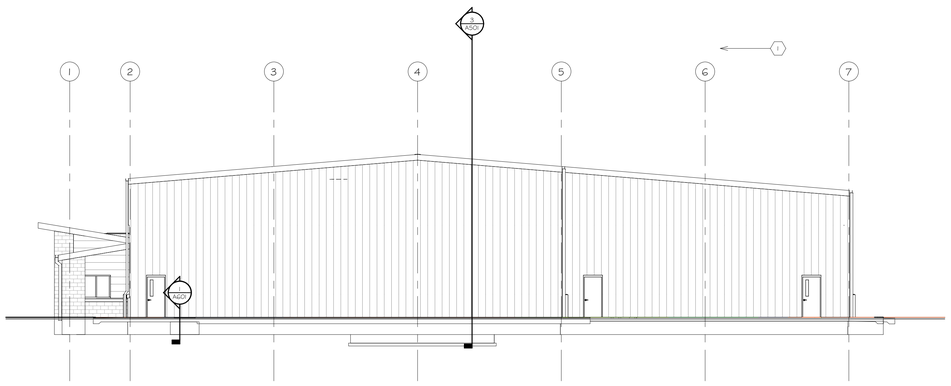
ELEVATION B

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



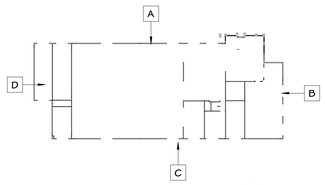
ELEVATION C

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



ELEVATION D

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



KEY PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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CITY OF REEDSBURG
PUBLIC WORKS FACILITY
REEDSBURG WISCONSIN

OVERALL EXTERIOR ELEVATIONS

Drawn By: R.Pearson
Checked By: D.Cameron
Date: 11-07-2019
Scale: AS NOTED
Job Number: 18-178

SHEET NUMBER
A400

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
GtS	Gleditsia triacanthos inermis `Skycole` TM / Skyline Thornless Honey Locust 50-60`w x 35-45`w	B & B	2.5"Cal	2

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
DI	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4`h x 4-5`w	3 gal		7
RaGL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 2-3`h x 6-8`w	3 gal		4
Sb	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea	3 gal	Cont	5
Sm	Syringa meyeri `Palibin` / Dwarf Korean Lilac 4-5` x 5-7`	7 gal		3

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
Jh	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper 8-10" x 6-8`	3 gal		12
Js	Juniperus sabina `Buffalo` / Buffalo Juniper 12" x 4-6`	3 gal		19
Tm	Taxus x media `Everlow` / Yew	5 gal	Cont	5

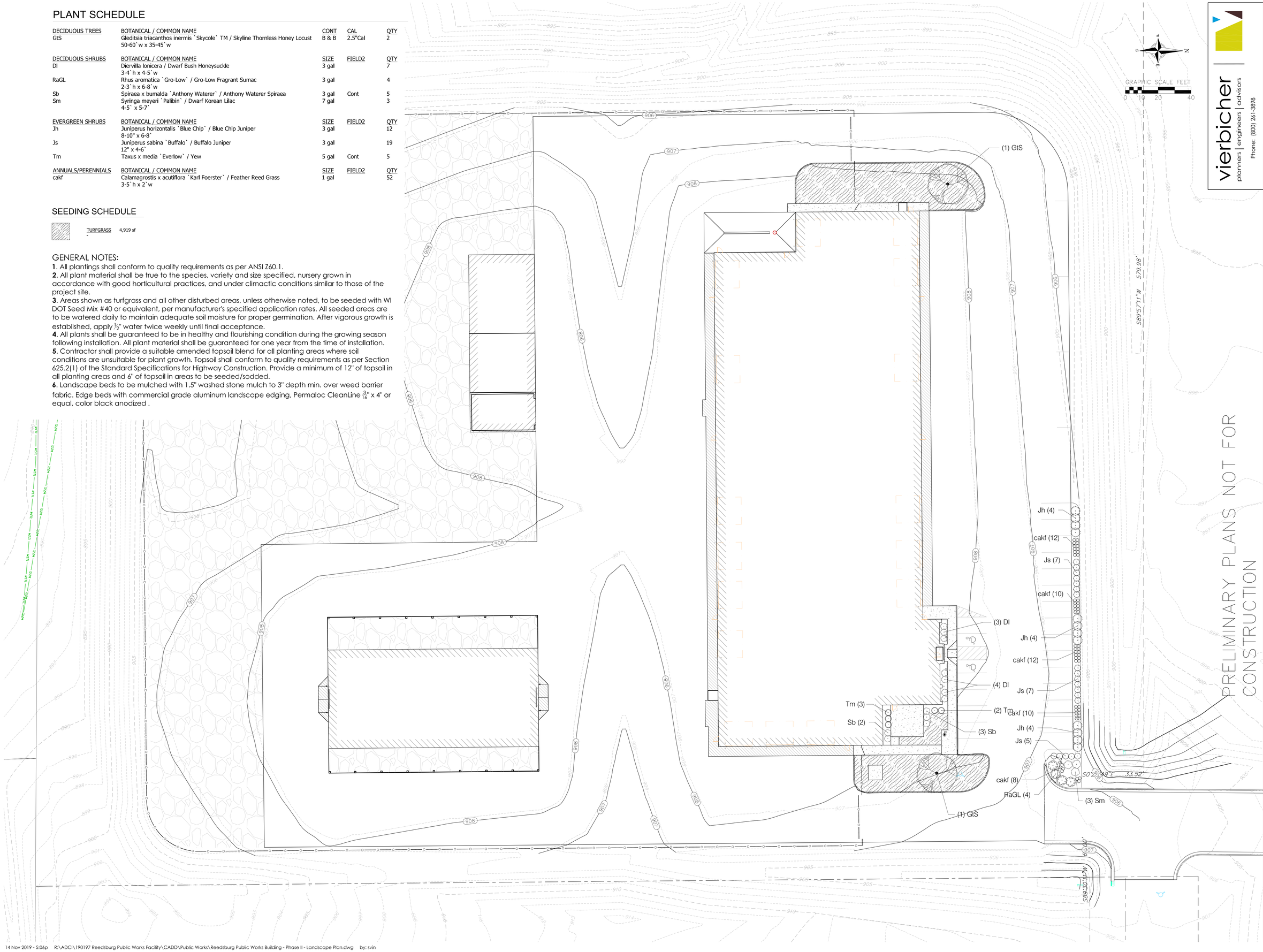
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
cakf	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 3-5`h x 2`w	1 gal		52

SEEDING SCHEDULE

	TURFGRASS	4,919 sf
	-	

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Areas shown as turfgrass and all other disturbed areas, unless otherwise noted, to be seeded with WI DOT Seed Mix #40 or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
4. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
5. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
6. Landscape beds to be mulched with 1.5" washed stone mulch to 3" depth min. over weed barrier fabric. Edge beds with commercial grade aluminum landscape edging, Permaloc CleanLine $\frac{3}{16}$" x 4" or equal, color black anodized .



vierbicher | planners | engineers | advisors
Phone: (800) 261-3898

REVISON:

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ADCI

CITY OF REEDSBURG
NEW PUBLIC WORK FACILITY
REEDSBURG WISCONSIN

LANDSCAPE PLAN

Drawn By:	SVN
Checked By:	GWOO
Date:	11/07/2019
Scale:	AS NOTED
Job Number:	18-178

SHEET NUMBER
L1.0



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 139 '

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 1/6/2020

Plan Commission
Staff Report

DATE: 1/14/20

APPLICANT: City of Reedsburg

LOCATION: 200 S. Park St; Parcel #1013-1

ZONING: Government

DESCRIPTION: Consider Site Plan Review for a garage addition to the Reedsburg Police Dept.

General Findings

SURROUNDING LAND USES:
- North – Commercial
- West – Multi-family residential
- South – Park
- East – Residential, B&G Club

ZONING:
- North- B-1 Business, G
- West- R-3 Residential
- South- B-1
- East- G, R-1

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Park St/Vine St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS
ADMINISTRATOR:
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

Site Plan Review Findings of Fact for Section 690-32(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel contains the Reedsburg Police Dept and Harvest Park.
2. The Board finds that the parcel is zoned Government.
3. The Board finds that the parcel is 1.77 acres.
4. The Board finds that an 8340 SF addition is proposed.
5. The Board finds that section 690 Attachment 5 permits police departments.
6. The Board finds that the addition would be located in a current parking lot.
7. The Board finds that the addition would be used for garage space, storage, impound bay and evidence processing.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that existing stormwater facilities in the streets would be utilized.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the buildings meet or exceed the minimum setback requirements.
2. The Board finds that the garage would allow vehicles to drive through one way toward S Park St.

Exterior lighting shall be arranged as follows:

1. **It is deflected away from adjacent properties.**
2. **It does not impede the vision of traffic along adjacent streets.**
3. **It does not unnecessarily illuminate night skies.**

1. The Board finds that there would be exterior lighting near the service doors and overhead doors.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that the proposed garage would use existing driveways on Vine St and S Park St.

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Commercial.

STAFF COMMENTS: The current parking spaces west of the PD would be removed for this addition. There was discussion during the Walnut Flats review that they could use the west half of this parking lot if needed. However that was verbal only as there was no formal approval of such agreement. Nonetheless it could be possible to use spaces in the nearby public lots north of Vine St. Signage may have to be altered though.

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, January 14, 2020, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

Revised 7/19

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: City of Reedsburg

ADDRESS: 134 S. Locust St **CITY:** _____ **STATE:** _____

ZIP: _____ **PHONE:** 524-6404 **FAX:** _____

E- MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 200 S. Park St **PARCEL #:** 1013-1

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☒ **Site Plan Review:** (See "B" on back page) RPD Garage Addition
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

1-13-2020 / _____ /

Applicant Signature / Date **Owner Signature / Date**

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use; Site Plan $153	
Cond Use-Agriculture $400	
Variance $112	
Rezoning $200	
C.S.M. $171	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Flood Plain Zone $189	
Annexation $200	
Plan Amend $200	
Date Paid	
Receipt #	

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:			

Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
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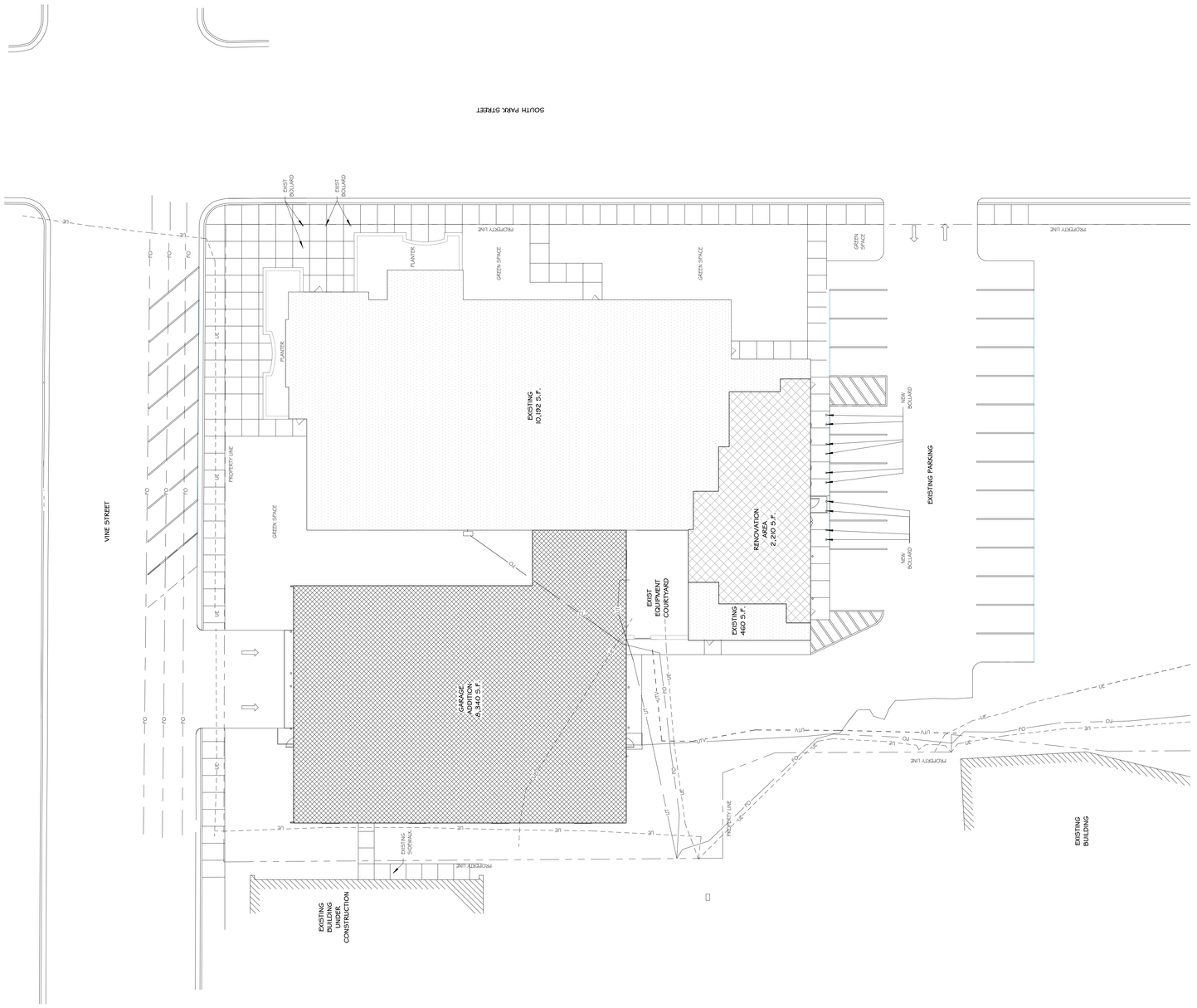
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CITY OF REEDSBURG
POLICE DEPT ADDITION / RENOVATION
REEDSBURG WISCONSIN

ARCHITECTURAL SITE PLAN

Drawn By:	P. BEBBER
Checked By:	D. CAMERON
Date:	12-05-2019
Scale:	AS NOTED
Job Number:	19-063

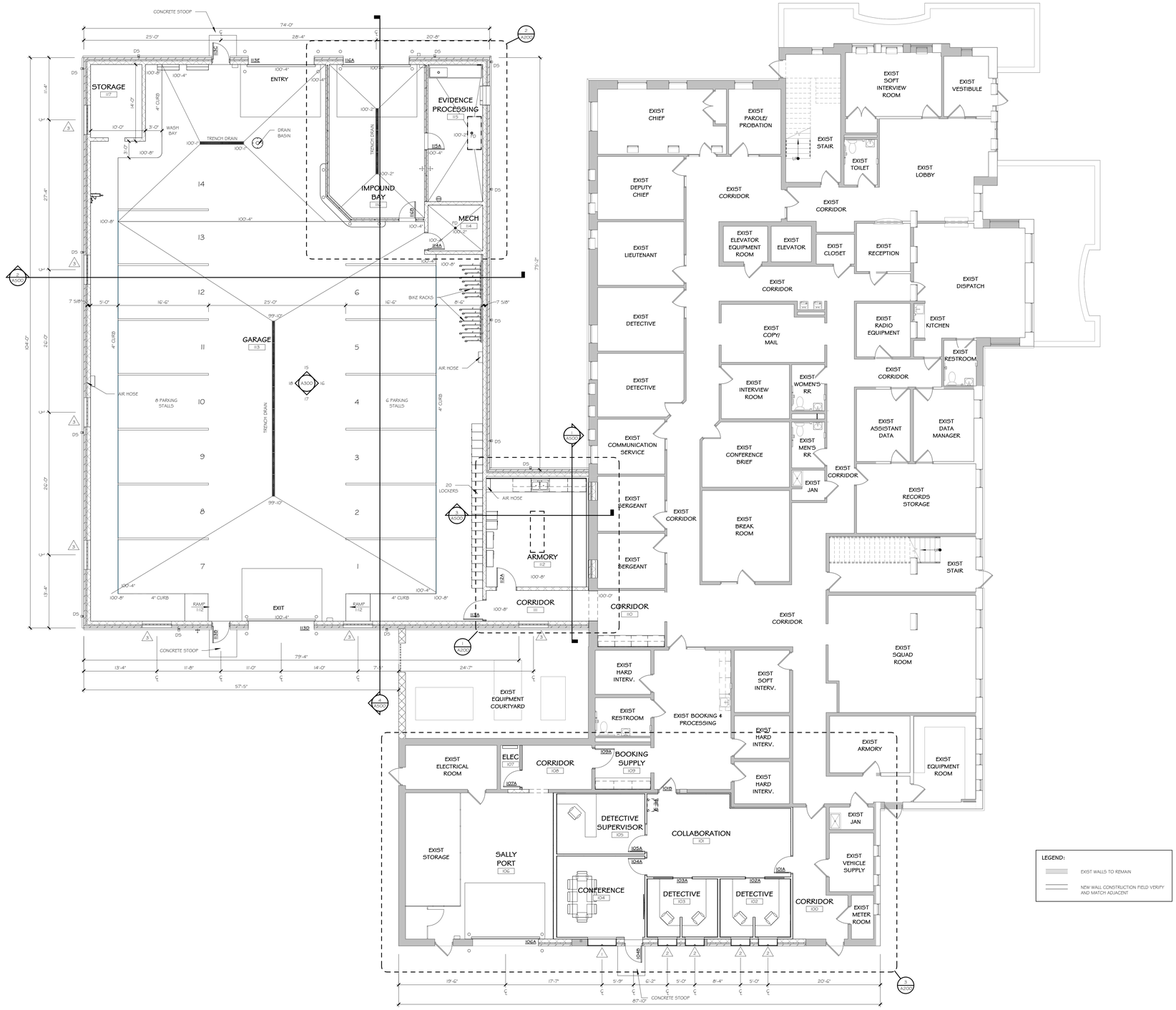
SHEET NUMBER: **AS100**



ARCHITECURAL SITE PLAN

SCALE: 1/16" = 1'-0"

12/16/2019 8:13:06 AM C:\Users\d.cameron\Documents\19-063 Reedsburg Police - V19-WS_d.cameron.vt



FLOOR PLAN

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

REVISION:

PRELIMINARY PLANS NOT FOR CONSTRUCTION

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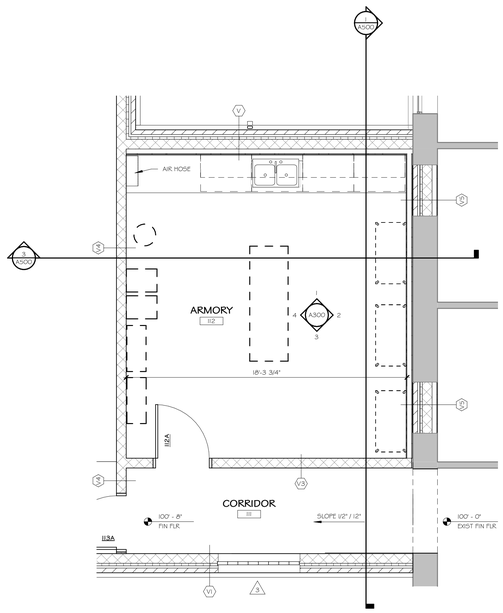
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CITY OF REEDSBURG
POLICE DEPT ADDITION / RENOVATION
REEDSBURG WISCONSIN

FLOOR PLAN

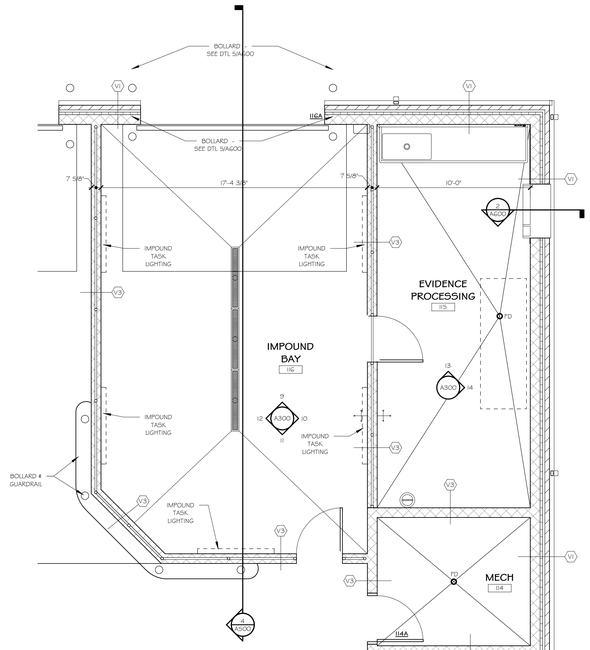
Drawn By: P. BEBBER
Checked By: D. CAMERON
Date: 12-05-2019
Scale: AS NOTED
Job Number: 19-069

SHEET NUMBER
A101



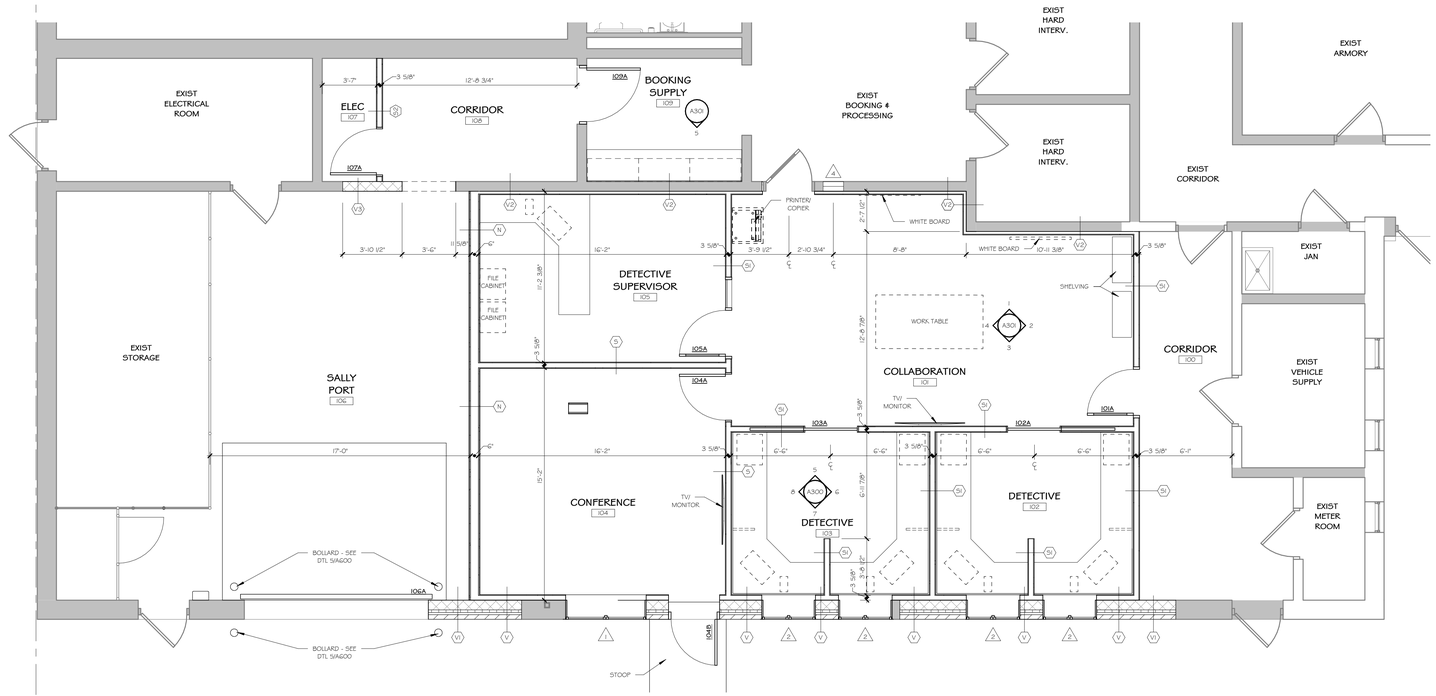
1 EXPANDED ARMORY PLAN

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



2 EXPANDED IMPOUND PLAN

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



3 EXPANDED DETECTIVE OFFICES/ SALLY PORT PLAN

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

LEGEND:

- EXIST WALLS TO REMAIN
- NEW WALL CONSTRUCTION FIELD VERIFY AND MATCH ADJACENT

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

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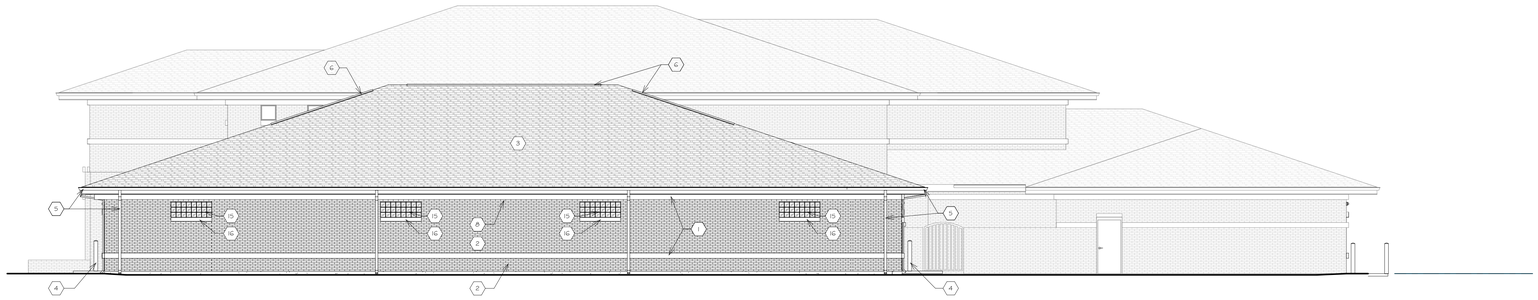
CITY OF REEDSBURG
POLICE DEPT ADDITION / RENOVATION
REEDSBURG WISCONSIN

EXPANDED PLANS

Drawn By: P. BEBBER
Checked By: D. CAMERON
Date: 12-05-2019
Scale: AS NOTED
Job Number: 19-069

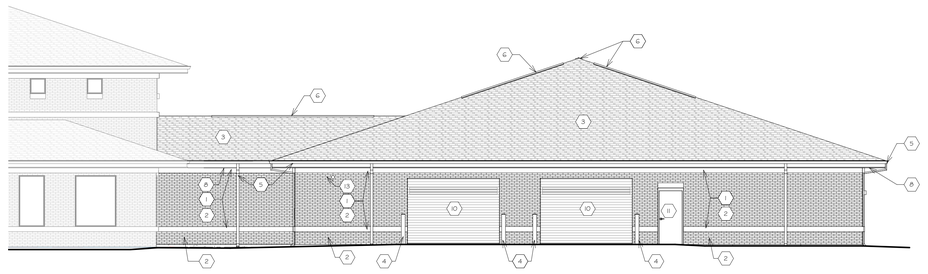
SHEET NUMBER

A200



ELEVATION A

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



ELEVATION B

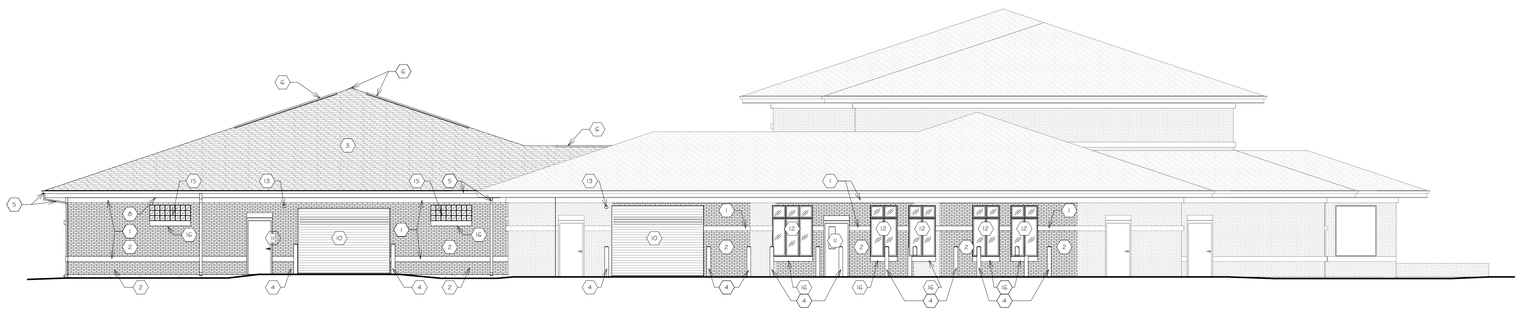
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES		
HEXAGON		
1		PRECAST CONCRETE BAND
2		FACE BRICK
3		ASPHALT SHINGLES
4		PIPE BOLLARD
5		PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT
6		RIDGE VENT
8		EIFS SOFFIT & FASCIA
9		HOSE BIBB
10		OVERHEAD DOOR
11		HOLLOW METAL DOOR & FRAME
12		ALUMINUM CLAD WOOD WINDOW
13		SECURITY CAMERA
14		PTAC
15		GLASS BLOCK WINDOW
16		PRECAST CONCRETE SILL

ELEVATION C

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

EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL	COLOR / DESCRIPTION	NOTES



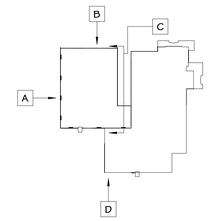
ELEVATION D

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

LEGEND:

NEW WALL

EXISTING WALL



KEY PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

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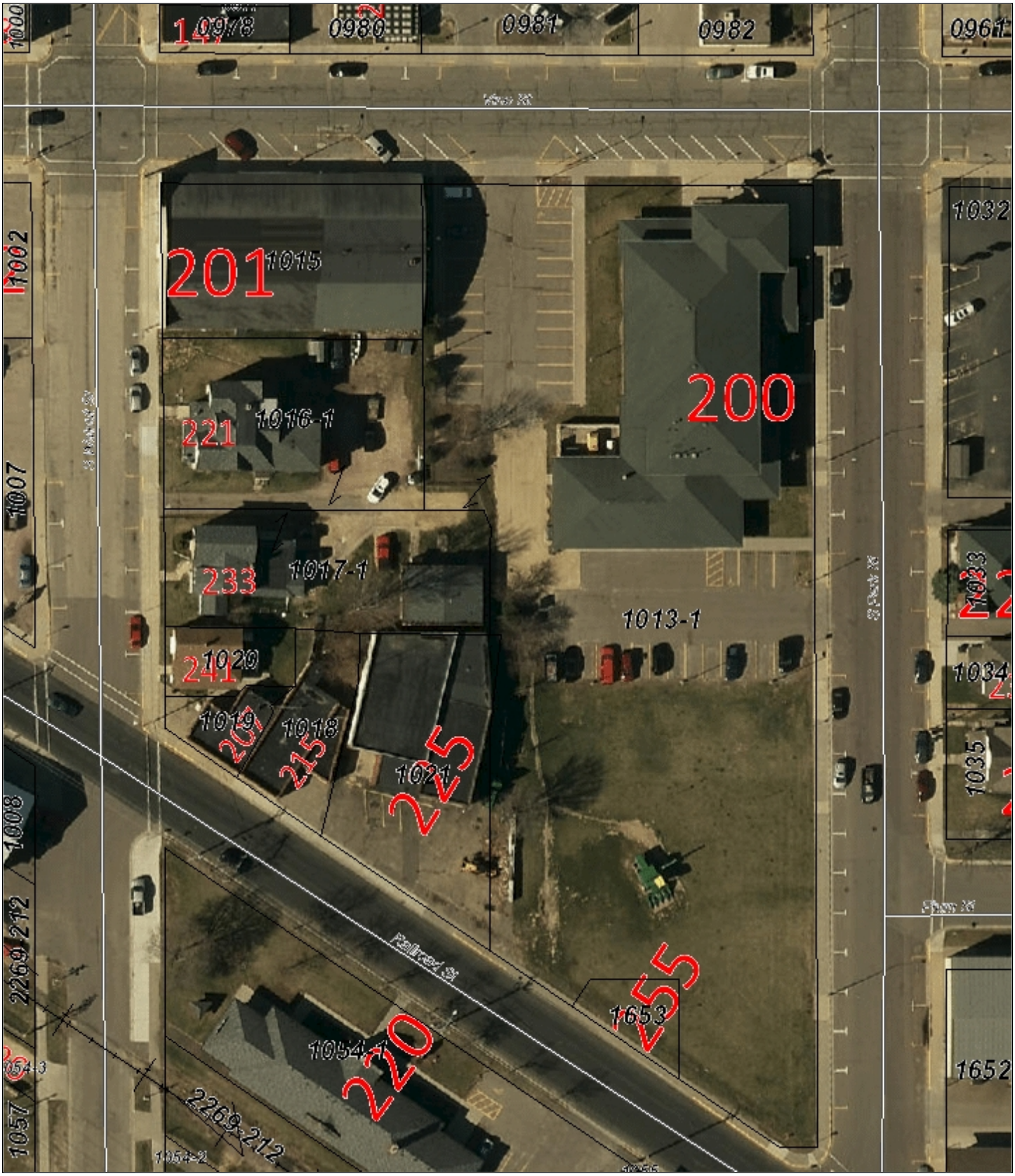
CITY OF REEDSBURG
POLICE DEPT ADDITION / RENOVATION
REEDSBURG WISCONSIN

EXTERIOR ELEVATIONS

Drawn By: P. BEBBER
Checked By: D. CAMERON
Date: 12-05-2019
Scale: AS NOTED
Job Number: 19-069

SHEET NUMBER

A400



City of Reedsburg GIS

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SCALE: 1" = 69 '

CITY OF REEDSBURG
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PO Box 490
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608-524-6404

Print Date: 1/6/2020