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
April 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 MARCH 10, 2020:

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 site plan for Reedsburg Area High School fitness center addition and alterations. - 1100 S Albert Ave; 2100-01010 - Plunkett Raysich Architects, LLP.

B. Consider recommendation for Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. - 420 Plum St; Parcel # 1640-Commonwealth Company. If approved, the permit would then have final review by the Reedsburg Common Council on April 27, 2020, 6:00 pm.

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
March 10, 2020

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, Dan DeBaets, Steve Zibell, Richard Braun, Greg Finkel
Absent: None
Staff: Brian Duvalle

Approval of Minutes: Motion by Braun, seconded by Finkel to approve the 2/11/20 meeting minutes.
Motion approved

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots – Hay Creek Estates Subdivision, along Hay Creek Trail and Russell Court, between Myrtle St. and N. Dewey Ave – Hay Creek Estates LLC
Motion by Gargano, seconded by DeBaets to approve the CUP with 2019 conditions.
Motion approved

Consider annual Conditional Use Permit for farming on vacant residential and business-zoned lots – Westerfair Subdivision (Exhibit Circle / Derby Row); Parcel #s: 2408-133, 2408-137 – Pace Farms
Motion by Gargano, seconded by Braun to approve the CUP with 2019 conditions.
Motion approved

Consider concept plan for 18th Addition to Ernstmeyer Acres Subdivision
The concept plan was reviewed with discussion on stormwater and street connections. A preliminary plan may be ready for next month.

Discuss neighborhood stores
Discussion included convenience, rental prices, B-3 zoning, and online shopping. This topic may be discussed as part of the next comprehensive plan.

Motion by Knudsen, seconded by DeBaets to adjourn at 6:25 PM.
Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission
Staff Report

DATE: 4/14/20

APPLICANT: Plunkett Raysich Architects, LLP

LOCATION: 1100 S Albert Ave; 2100-01010

ZONING: Government

REQUEST: Site Plan Review

DESCRIPTION: Consider site plan for high school fitness center addition and alterations.

General Findings

SURROUNDING LAND USES:
- North – Multi-family residential, Sauk County Highway Dept
- West – Agricultural
- South – Agricultural, Residential
- East – Business, Residential

ZONING:
- North- R-3, I-1, B-2
- West- Ag
- South- Ag
- East- Ag, B-2

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Albert Ave; 110' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

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

Site Plan Review Findings of Fact for Section 690-33

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 Reedsburg Area high School.
2. The Board finds that a two-flor addition proposed for a total of 16,478 SF.
3. The Board finds that the use is permitted under section 690 Attachment 5.
4. The Board finds that the parcel is zoned Government.
5. The Board finds that the parcel is on S. Albert Ave.
6. The Board finds that the addition will be used for a fitness center and multi-purpose room.

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 two-flor addition proposed for a total of 16,478 SF.
2. The Board finds that the first floor is 8,322 SF.
3. The Board finds that stormwater is covered on pages 5 and 10 of the attached plans.

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

1. NA

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 stormwater is covered on page 12 of the attached plans.

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 the future use map indicates Residential.

STAFF COMMENTS: The addition will be located in what is currently a grass area of the property with stormwater being addressed. It should be similar architecturally. Additional parking is not required which is based on number of employees and students.

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, April 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: Plunkett Raysich Architects, LLP

ADDRESS: 2310 Crossroads Dr., Suite 2000 **CITY:** Madison **STATE:** WI

ZIP: 53718 **PHONE:** 608-240-9900 **FAX:** -

E- MAIL: Steve Kieckhafer : skieckhafer@prarch.com & Andy Reed: areed@prarch.com

PROPERTY OWNER: (if different from Applicant) School District of Reedsburg

LOCATION: Reedsburg High School **PARCEL #:** _____

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) All site plan requirements listed are met
- ❑ **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.

Jim A. Kiel / March 31, 2020 _____ / _____

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

Extraterritorial Committee Date: _____
Plan Commission Date: April 14, 2020
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	$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 #	

A. Please describe how your request meets each of the following *Conditional Use* standards as applicable. Attach additional pages if needed.

(A) *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.

(B) *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.

(C) *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.

(D) *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.

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

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

B. Site Plan Requirements.

(A) North arrow Indicated on the plans.

(B) Location of property lines, dimensions, and setbacks. Indicated on the civil plans.

(C) Location of existing and proposed public roads, rights-of-way and private easements of record. N/A (private roads shown)

(D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands. Indicated on the civil plans.

(E) Location of existing and proposed buildings. Indicated on the plans.

(F) Location of parking areas and all exterior lighting. Indicated on the plans. Note: all exterior lighting for addition is building wall packs. No exterior light poles. No photometrics.

(G) Location of all loading / unloading areas. N/A

(H) Location of all sidewalks, walkways, bicycle paths and areas for public use. Indicated on the plans.

(I) Location of all utilities on the site. Indicated on the plans.

(J) Location and specifications for all fences, walls, and other screening features. N/A

(K) Location and specifications for all existing and proposed perimeter and internal landscaping. N/A

(L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities. N/A

(M) Location and specifications for proposed signs. N/A

(N) Elevation drawings for proposed commercial structures. Indicated on the plans.

(P) Floor plans, when needed to determine the number of parking spaces required. Floor plans included (no additional parking stalls required)

C. Please describe how your request meets each of the following *Variance* standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

1) The variance will not be contrary to the public interest.
2) Substantial justice will be done by granting the variance.
3) The variance is needed so that the spirit of the ordinance is observed.
4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

(C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

SCHOOL DISTRICT OF REEDSBURG

HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1900 main street suite 309 sarasota, florida 54236 t 941 348 3618

intelligent designs. inspired results. | www.prarch.com

SHEET INDEX

GENERAL

000	TITLE SHEET
C100	OVERALL SITE
C101	EXISTING CONDITIONS DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING & EROSION CONTROL PLAN
C400	DETAILS
C401	DETAILS
A201	FIRST FLOOR PLAN - AREA 'F' ADDITION
A202	SECOND FLOOR PLAN - AREA 'F' ADDITION
A220	ROOF PLAN - AREA 'F' ADDITION
A400	EXTERIOR ELEVATIONS
E201L	FIRST FLOOR PLAN - LIGHTING

PROJECT INFORMATION

PROJECT DATE:	03-31-2020
PRA PROJECT NUMBER:	190136-01
DRAWING SET:	PLAN COMMISSION

PLAN COMMISSION

PROGRESS REVIEW SET
- NOT FOR CONSTRUCTION -

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
EDUCATIONAL OCCUPANCY, GROUP E
ASSEMBLY OCCUPANCY, GROUP A-3

ZONING: CITY OF REEDSBURG ORDINANCES

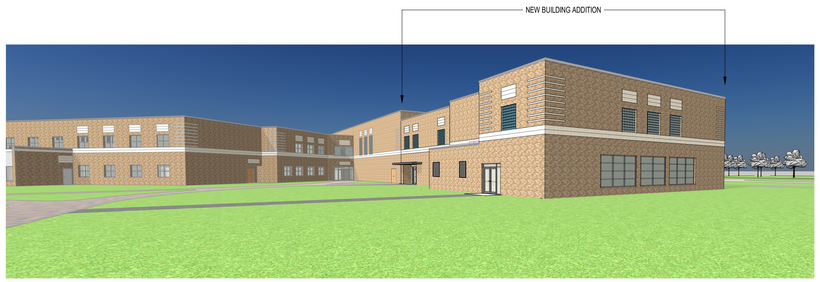
CONSTRUCTION CLASSIFICATION

ADDITION
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IIB - NON-SPRINKLERED

ALTERATION (LEVEL 02)
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IIB - NON-SPRINKLERED

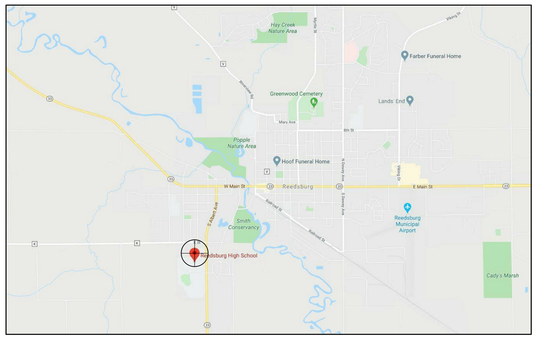
BUILDING AREA

BUILDING 1 (EXISTING BUILDING)		
OVERALL EXISTING BUILDING - FIRST FLOOR :	127,505 SF	
ALTERATION (LEVEL 01):	0 SF	0.0% OF BUILDING
ALTERATION (LEVEL 02):	185 SF	0.1% OF BUILDING
OVERALL EXISTING BUILDING - SECOND FLOOR :	66,490 SF	
ALTERATION (LEVEL 01):	0 SF	0.0% OF BUILDING
ALTERATION (LEVEL 02):	100 SF	0.1% OF BUILDING
BUILDING 2 (ADDITION)		
ADDITION - FIRST FLOOR:	8,322 SF	
ADDITION - SECOND FLOOR:	8,156 SF	
NEW BUILDING ADDITION:	16,478 SF	



EXTERIOR PERSPECTIVE

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
KRAEMER BROTHERS LLC — TEL(608) 546-2411

CIVIL
VIERBICHER — TEL(608) 524-6468

LANDSCAPE
VIERBICHER — TEL(608) 524-6468

STRUCTURAL
PIERCE ENGINEERS — TEL(608) 256-7304

PLUMBING
MSA PROFESSIONAL SERVICES, INC. — TEL(608) 242-7779

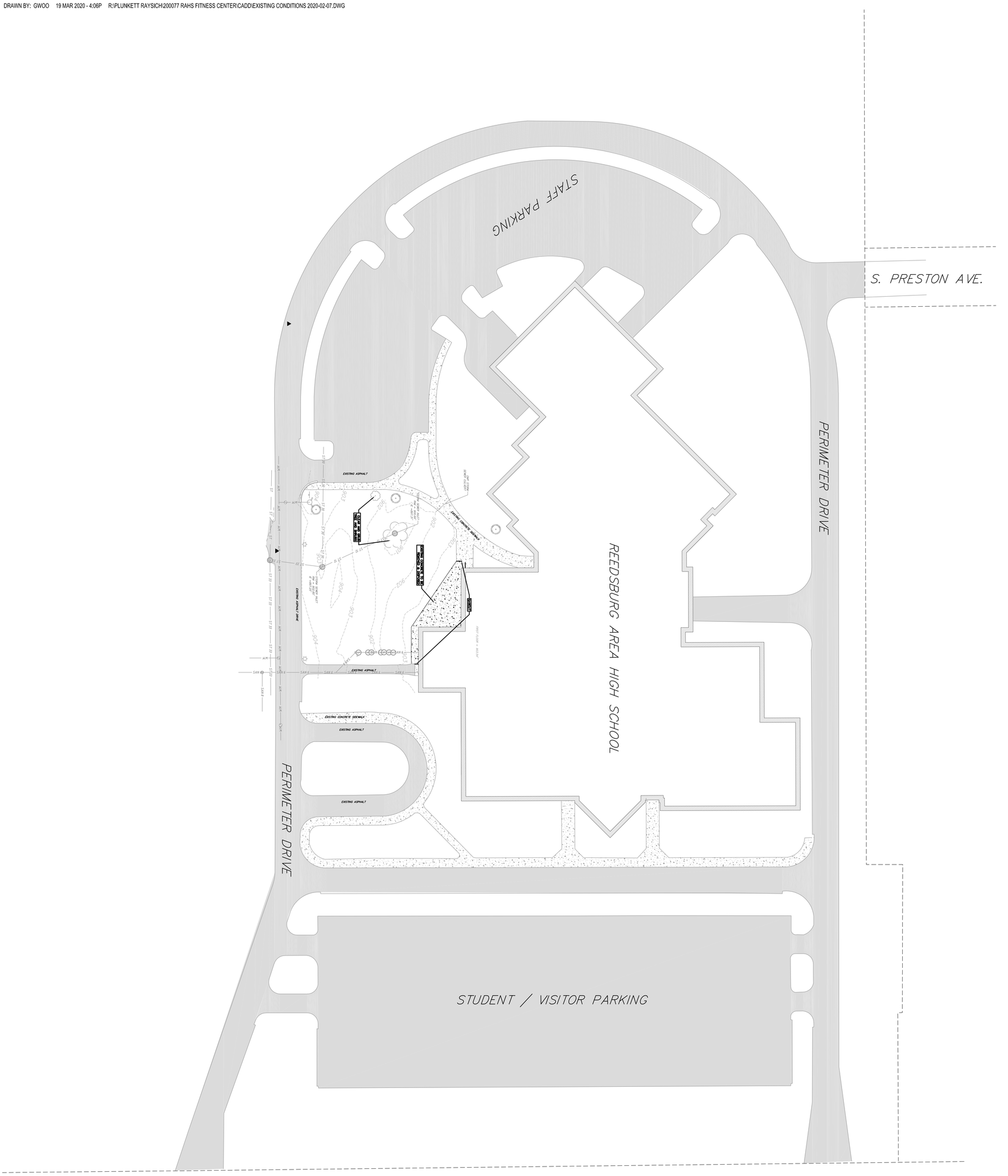
MECHANICAL
MSA PROFESSIONAL SERVICES, INC. — TEL(608) 242-7779

ELECTRICAL
MSA PROFESSIONAL SERVICES, INC. — TEL(608) 242-7779

COPYING, SCANNING, OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED
WITHOUT THE WRITTEN PERMISSION OF PLUNKETT RAYSICH ARCHITECTS, LLP.

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP
PRA PROJECT # 190136-01

3/31/2020 11:50:50 AM BIM 360://R190136-02 Reedsburg HS Fitness Ctr/190136-01_Reedsburg_HS.rvt



© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

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

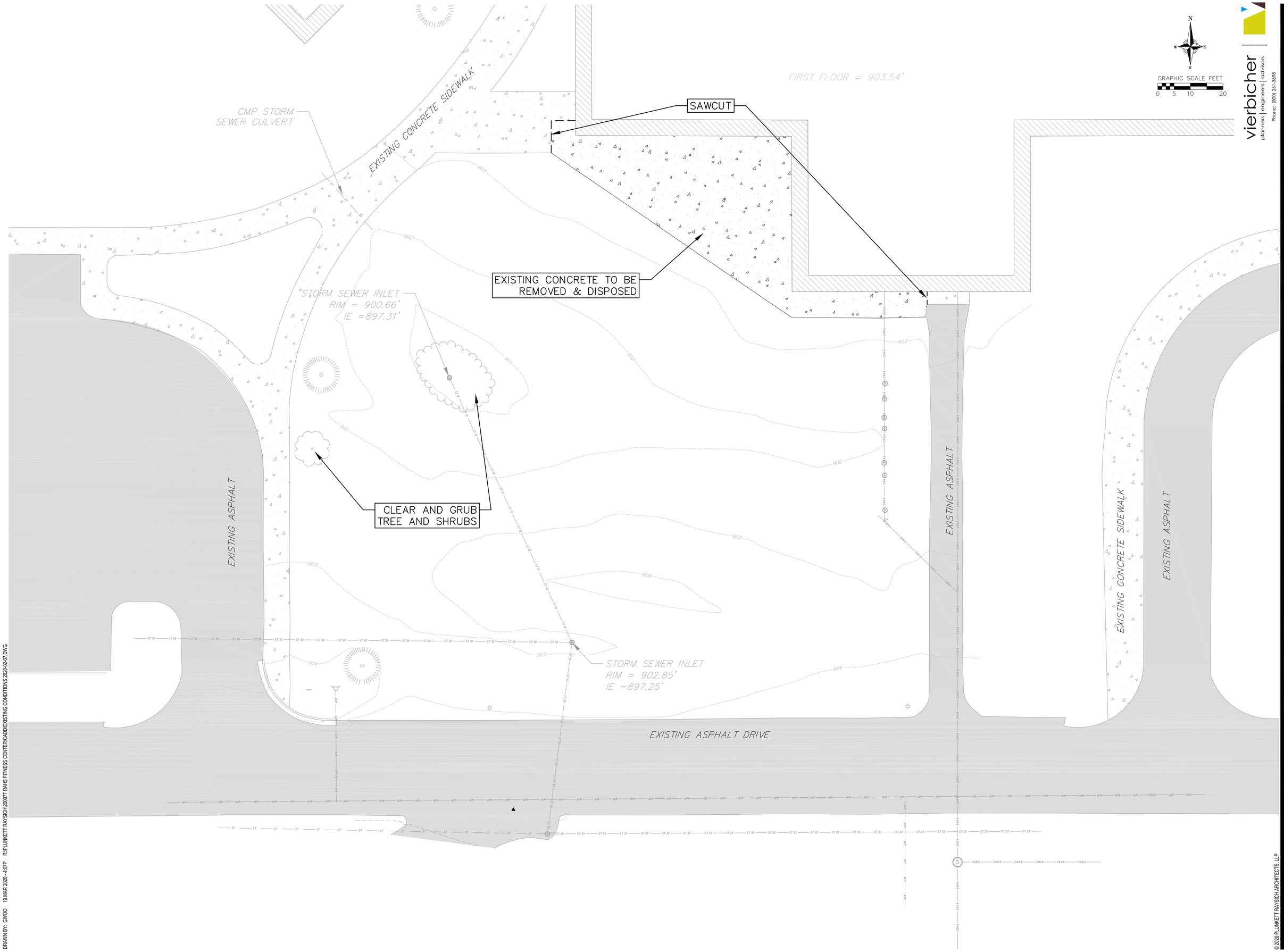
REVISIONS

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

PLUNKETT RAYSICH ARCHITECTS, LLP
209 south water street milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1900 main street suite 309 sarasota, florida 34236 t 941 444 8845
intelligent designs. inspired results. | www.prarch.com

PROGRESS SET
BID PACKAGE: 01
DATE: 03-23-20
JOB NO. 190136-01
SHEET NO. C100
OVERALL SITE



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

209 south water street, suite 200, milwaukee, wisconsin 53204, t 414.339.3060
2310 darwin road drive, suite 309, janesville, wisconsin 53546, t 608.755.0900
1900 main street, suite 309, sarasota, florida 34236, t 941.444.8845

intelligent designs. inspired results. | www.prarch.com

prd PLUNKETT RAYSICH ARCHITECTS, LLP

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave, Reedsburg, WI 53959

REVISIONS:

EXISTING CONDITIONS DEMOLITION PLAN

PROGRESS SET

BID PACKAGE: 01

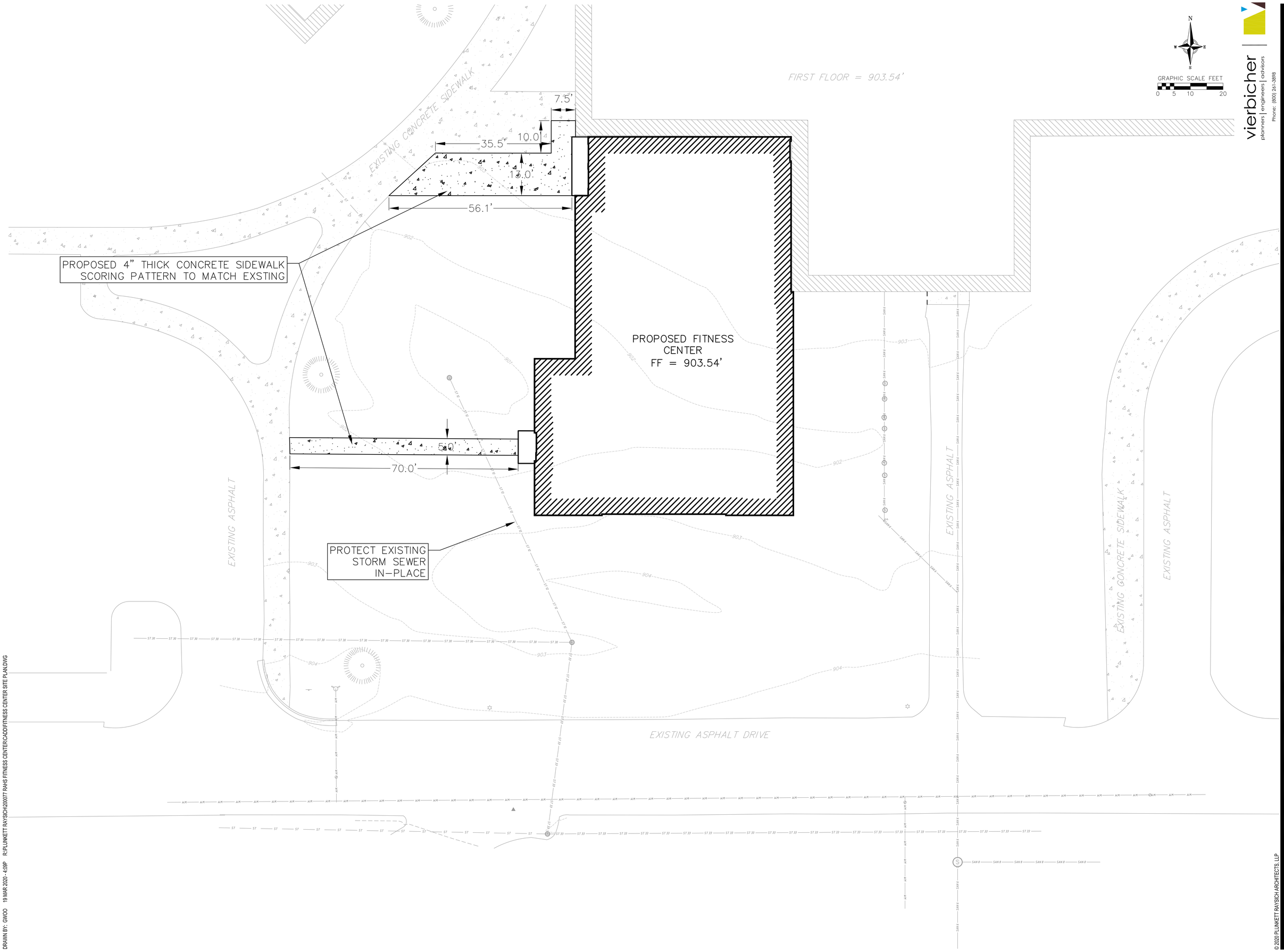
DATE: 03-23-20

JOB NO: 190136-01

SHEET NO: C101

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: GWOO 19 MAR 2020 - 4:07P R:\PLUNKETT RAYSICH\200077 RAHS FITNESS CENTER\CAD\EXISTING CONDITIONS 2020-02-07.DWG



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898
209 south water street milwaukee, wisconsin 53204 t 414.339.3060
2711 kilburn avenue madison, wisconsin 53713 t 608.829.0000
1900 main street sarasota, florida 34236 t 941.444.8845
suite 200 suite 309
intelligent designs. inspired results. | www.prarch.com
PLUNKETT RAYSICH ARCHITECTS, LLP

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

SITE PLAN

PROGRESS SET

BID PACKAGE: 01

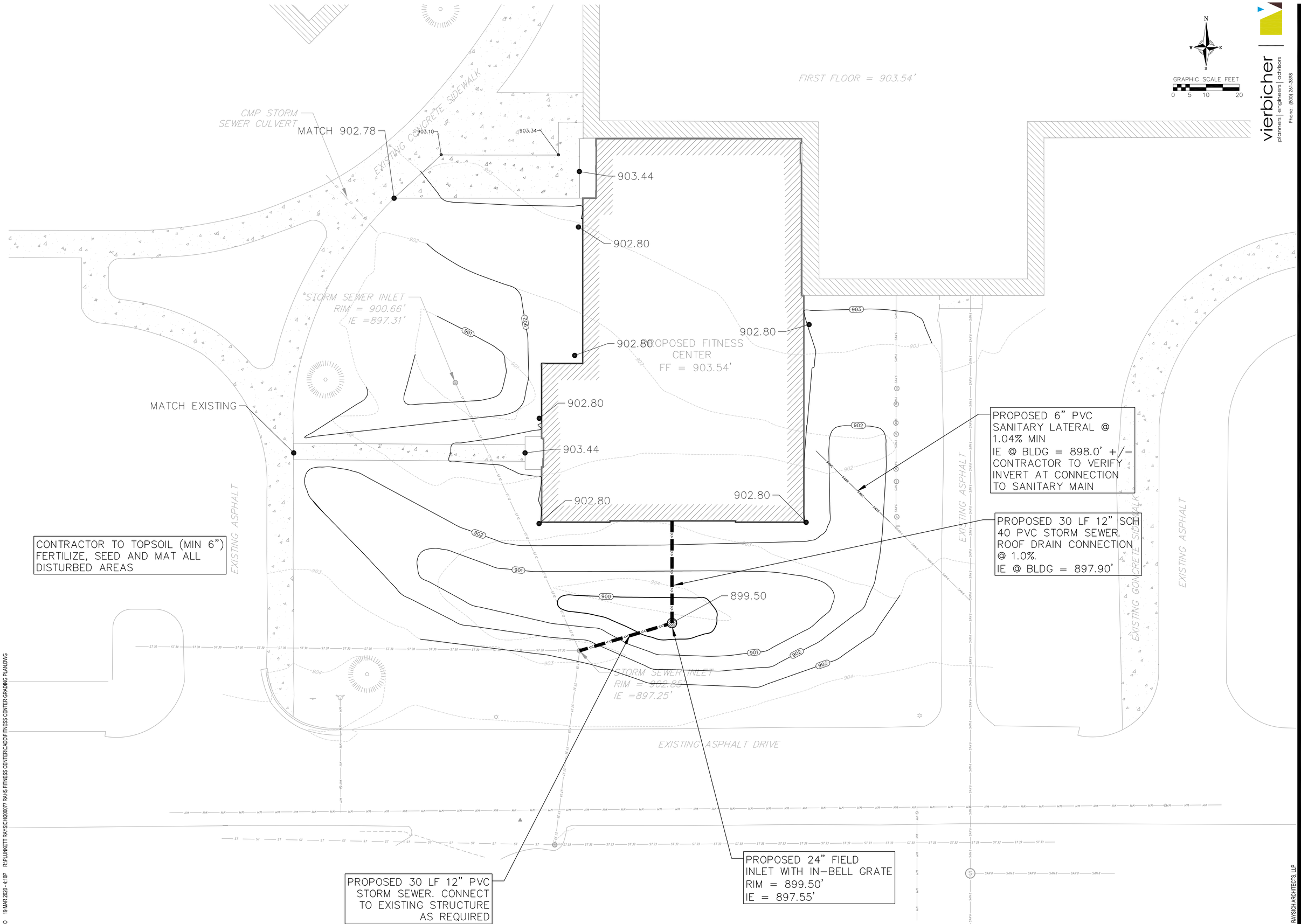
DATE: 03-23-20

JOB NO: 190136-01

SHEET NO: C200

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: GWOO 19 MAR 2020 - 4:09P R:\PLUNKETT RAYSICH\200077 RAHS FITNESS CENTER\CADD\FITNESS CENTER SITE PLAN.DWG



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

PLUNKETT RAYSICH ARCHITECTS, LLP
intelligent designs. inspired results. | www.prarch.com

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS
1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

GRADING & EROSION CONTROL PLAN

PROGRESS SET
BID PACKAGE: 01
DATE: 03-23-20
JOB NO: 190136-01
SHEET NO: C300

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: GWOO 19 MAR 2020 - 4:10P R:\PLUNKETT RAYSICH\200077 RAHS FITNESS CENTER\CADD\FITNESS CENTER GRADING PLAN.DWG

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF REEDSBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE EARTH WORK CONTRACTOR UNTIL ACCEPTANCE OF THE PROJECT. ONCE IS ACCEPTED EROSION CONTROL WILL BECOME THE RESPONSIBILITIES OF THE CONSTRUCTION MANAGER. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE A OR TYPE D INLET PROTECTION OR PER DETAILS. THE FILTERS SHALL BE MAINTAINED UNTIL SITE RESTORATION HAS TAKEN PLACE.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
15. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY AS INDICATED ON PLANS.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE PERMITTING MUNICIPALITY.
21. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

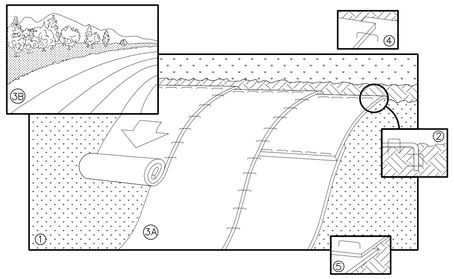
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

CONSTRUCTION SEQUENCE:

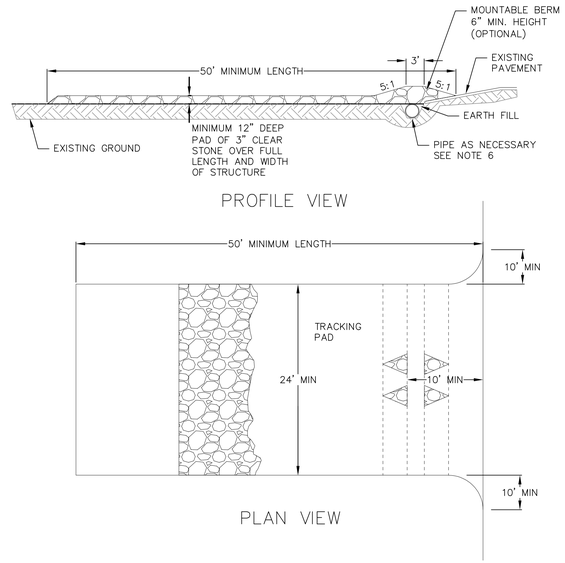
1. INSTALL SILT FENCE AND TRACKING PAD.
2. SEED AFTER DISTURBED AREAS ARE AT PROPOSED GRADE.
3. SEED AND EROSION MAT AFTER AREAS ARE AT PROPOSED GRADE
4. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

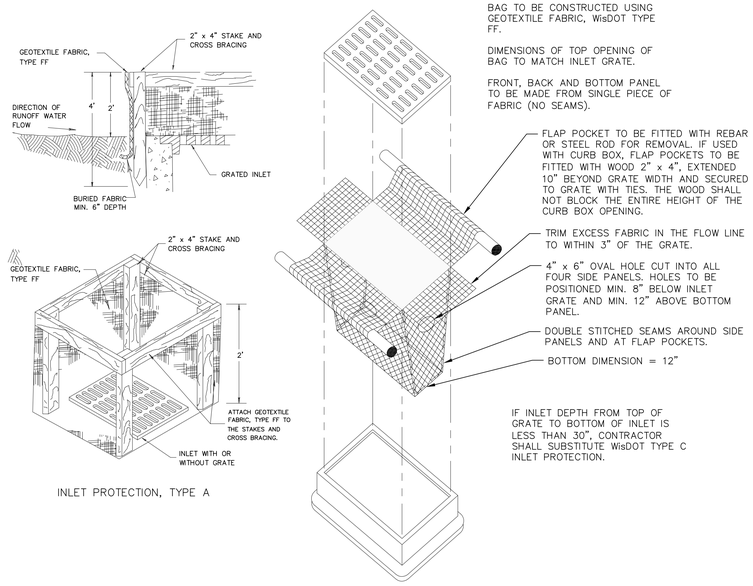
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 / C400 EROSION MAT
NOT TO SCALE



1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMIUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

3 / C400 TRACKING PAD
NOT TO SCALE

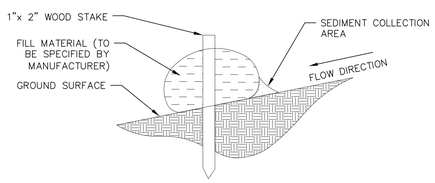


INSTALLED BAD SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

2 / C400 INLET PROTECTION TYPE A AND D
NOT TO SCALE



4 / C400 SILT SOCK
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898
209 south water street suite 2000 milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive suite 3000 madison, wisconsin 53718 t 608 240 9500
1900 main street suite 300 sarasota, florida 34236 t 941 444 8845
intelligent designs. inspired results. | www.prarch.com
prd PLUNKETT RAYSICH ARCHITECTS, LLP

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS
1100 S Albert Ave, Reedsburg, WI 53959

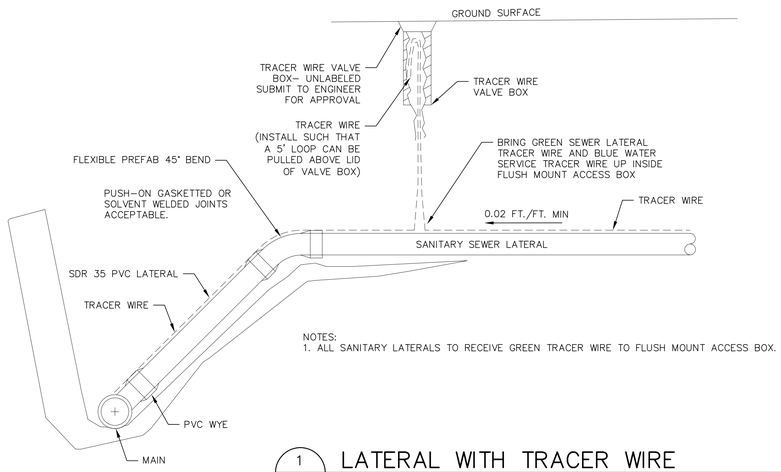
REVISIONS:

DETAILS

PROGRESS SET:
BID PACKAGE: 01
DATE: 03-23-20
JOB NO: 190136-01
SHEET NO: C400

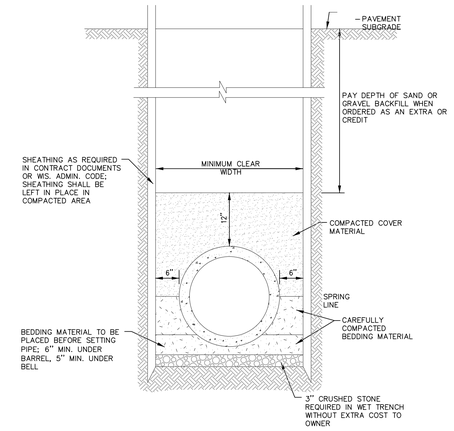
© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: GWOO 19 MAR 2020 - 4:12P R:\PLUNKETT RAYSICH\200077 RAHS FITNESS CENTER\CADD\FITNESS CENTER DETAILS.DWG

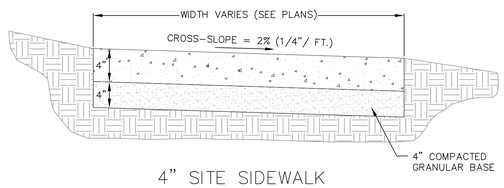


NOTES:
1. ALL SANITARY LATERALS TO RECEIVE GREEN TRACER WIRE TO FLUSH MOUNT ACCESS BOX.

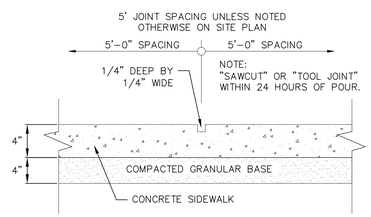
1 / C401 LATERAL WITH TRACER WIRE
NOT TO SCALE



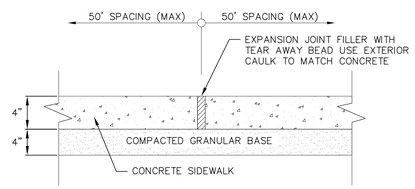
2 / C401 COMPACTED SECTION
NOT TO SCALE



4" SITE SIDEWALK

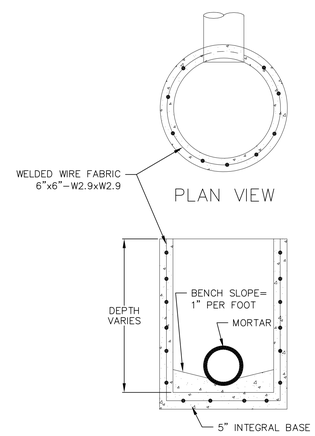


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

3 / C401 4" SIDEWALK
NOT TO SCALE



CROSS SECTION

4 / C401 FIELD INLET
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898
209 south water street, suite 200, milwaukee, wisconsin 53204, t 414.339.3060
2120 north 6th street, suite 309, madison, wisconsin 53704, t 608.250.9000
1900 main street, suite 309, sarasota, florida 34236, t 941.444.8845
intelligent designs. inspired results. | www.prarch.com
PLUNKETT RAYSICH ARCHITECTS, LLP

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS
1100 S Albert Ave, Reedsburg, WI 53959

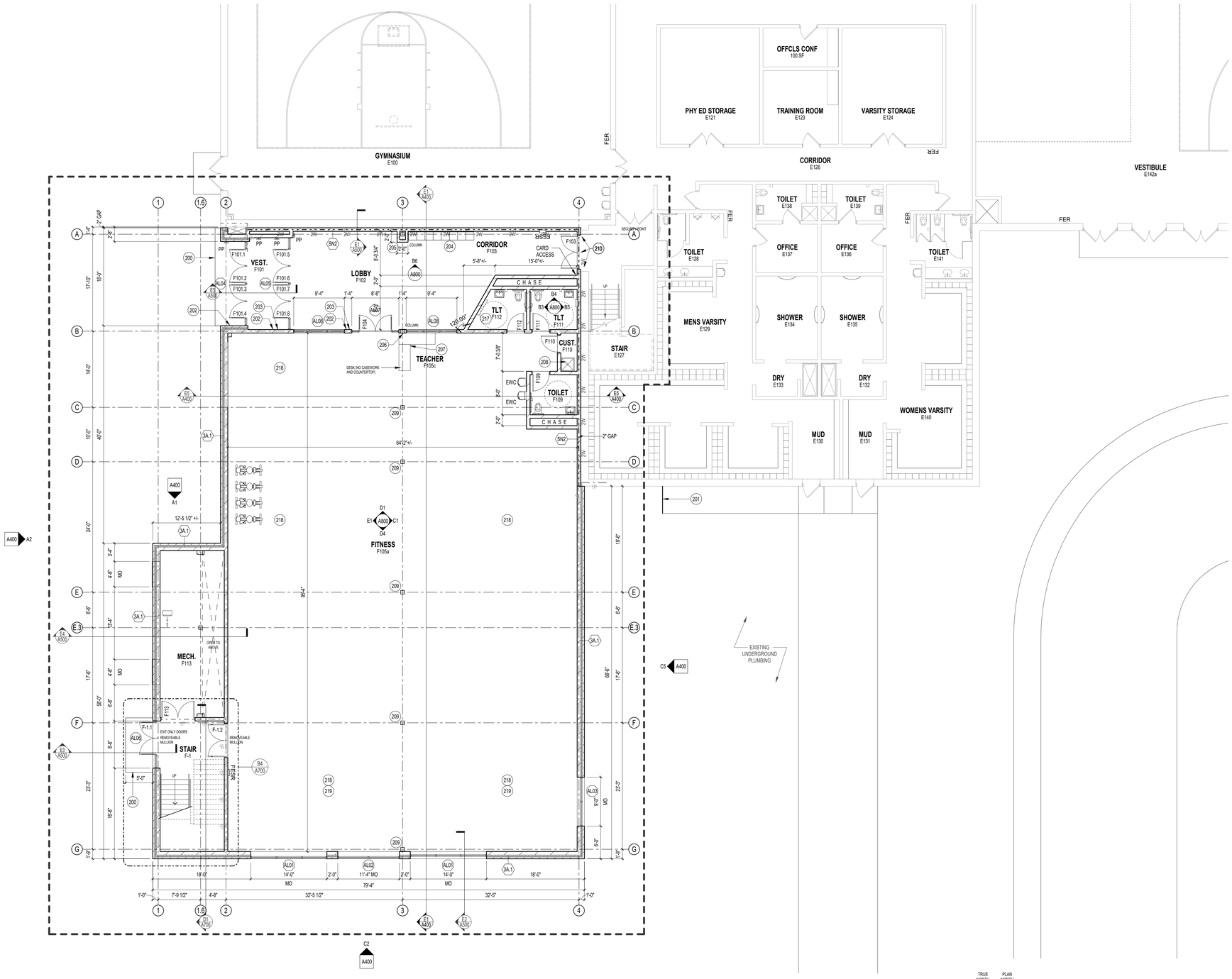
REVISIONS:

DETAILS

PROGRESS SET
BID PACKAGE: 01
DATE: 03-23-20
JOB NO: 190136-01
SHEET NO: C401

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: GWOO 19 MAR 2020 - 4:14P R:\PLUNKETT RAYSICH\200077 RAHS FITNESS CENTER\CADD\FITNESS CENTER DETAILS.DWG



FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (A101)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (?)
- CONSTRUCTION LIMITS
- ONE HOUR RATED FIRE PARTITION (1P 1P)
- TWO HOUR RATED FIRE BARRIER (2B 2B)
- NEW WALL/PARTITION
- NEW DOOR (101)
- EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE
- DETAIL REFERENCE (1 / A101)
- WINDOW TYPE (AL01)
- WALL/PARTITION TYPE (BG2)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)
- PUSH PLATES FOR AUTOMATIC DOOR OPERATOR (PP)

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	NEW CONCRETE STOOP. SLOPE AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
201	REFER TO CIVIL DRAWINGS FOR EXTENT OF EXISTING SIDEWALK.
202	PROVIDE CARD ACCESS.
203	PROVIDE INTERCOM.
204	PROVIDE (32) CUBBIES. REFER TO INTERIOR ELEVATION.
205	PROVIDE 4" CMU BLOCK PARTITION AROUND STRUCTURAL COLUMN. EXTERIOR UPPER TO DECK ABOVE.
206	PROVIDE PHONE.
207	PROVIDE BUZZER AT DESK TO PROVIDE ACCESS TO BUILDING AND SPACES.
208	PROVIDE MOP SINK. REFER TO INTERIOR ELEVATION XX/EDIT.
209	EXPOSED STRUCTURE TUBE STEEL COLUMN, PAINT.
210	PATCH EXISTING OPENING WHERE EXISTING EXTERIOR MATERIAL WAS REMOVED. PATCH EXISTING FLOOR. REFER TO DETAIL XX/EDIT. EXISTING HEADER TO REMAIN, PAINT.
211	EXISTING AREA OF REFUGE SIGNAGE TO REMAIN.
212	PROVIDE NEW GUARDRAIL. REFER TO DETAIL XX/EDIT.
213	EXTEND STAIR LANDING. PROVIDE STRUCTURAL STEEL, METAL DECK AND CONCRETE TOPPING. REFER TO DETAIL XX/EDIT.
214	APPROXIMATE LOCATION OF OWNER PROVIDED WRESTLING MAT.
215	5'-0"T WALL PADS. REFER TO DETAIL XX/EDIT.
216	PROVIDE WALL PADS ON FACE OF DOOR.
217	BABY CHANGING STATION. SEE SHEET A800
218	EQUIPMENT LAYOUT NOT SHOWN AT THIS TIME. EQUIPEMENT LAYOUT WILL BE SHOWN IN BID PACKAGE #2
219	FLOOR OUTLETS WILL BE LOCATED IN THIS AREA. EXACT LOCATION WILL BE SHOWN IN BID PACKAGE #2 ON ELECTRICAL DRAWINGS

EXTERIOR WALL TYPE SCHEDULE

MARK	ASSEMBLY DESCRIPTION
3A.1	MASONRY CAVITY WALL CONSISTING OF: 4" FACE BRICK (MATCH EXISTING), AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D5/A600.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	STC
AL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--	--
SK0	6" CONCRETE MASONRY UNITS	--	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	--	--	--

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

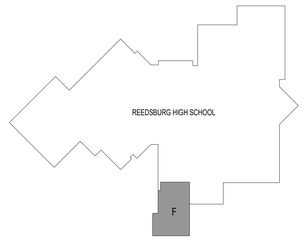
C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

TRUE NORTH / PLAN NORTH

FIRST FLOOR PLAN - BUILDING ADDITION - AREA 'F'
1/8" = 1'-0"



KEY PLAN

FOR INFORMATION ONLY IN BID PACKAGE NO. 01
NOT FOR CONSTRUCTION

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

PLUNKETT RAYSICH ARCHITECTS, LLP
intelligent designs. inspired results. | www.prarch.com
209 south water street milwaukee, wisconsin 53204 t 414.339.3960
2210 monroe avenue suite 200 madison, wisconsin 53711 t 608.238.0000
1900 main street suite 309 sarasota, florida 34236 t 941.444.8845

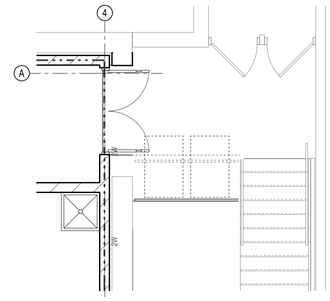
SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS
1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

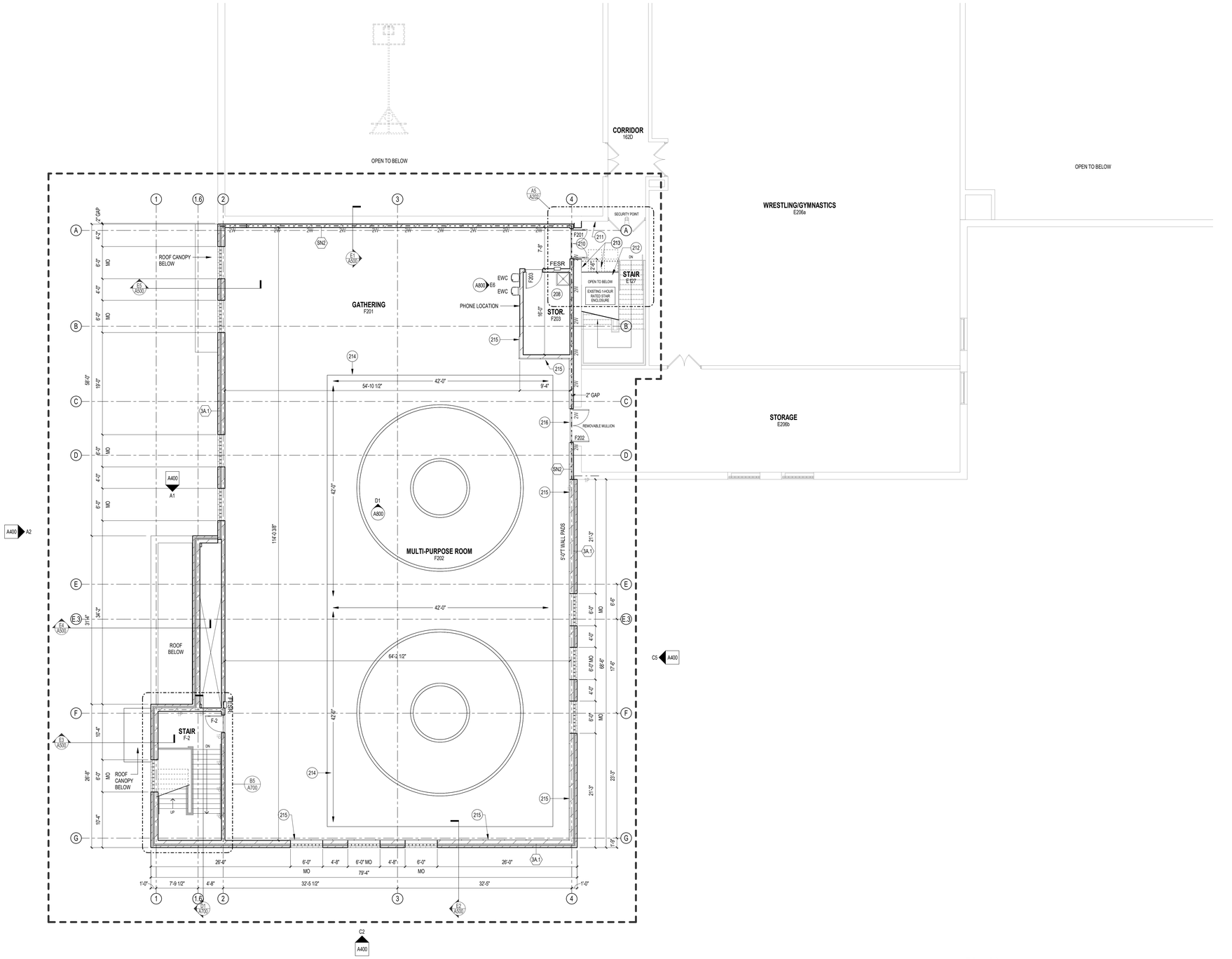
FIRST FLOOR PLAN - AREA F ADDITION

BPI#2 PROGRESS SET
BID PACKAGE: 02
DATE: 03-31-2020
JOB NO: 190136-01
SHEET NO: A201

DRAWN BY: CF 3/31/2020 11:15:20 AM



A5 **ENLARGED PLAN AT NEW / EXISTING TRANSITION**
1/4" = 1'-0"



FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (A/A501)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (?)
- CONSTRUCTION LIMITS
- ONE HOUR RATED FIRE PARTITION (1P 1P)
- TWO HOUR RATED FIRE BARRIER (2B 2B)
- NEW WALL/PARTITION
- NEW DOOR (101)
- EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE
- DETAIL REFERENCE (1/A101)
- WINDOW TYPE (AL01)
- WALL/PARTITION TYPE (BG0)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)
- PUSH PLATES FOR AUTOMATIC DOOR OPERATOR (PP)

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	NEW CONCRETE STOOP. SLOPE AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
201	REFER TO CIVIL DRAWINGS FOR EXTENT OF EXISTING SIDEWALK.
202	PROVIDE CARD ACCESS.
203	PROVIDE INTERCOM.
204	PROVIDE (32) CUBBIES. REFER TO INTERIOR ELEVATION.
205	PROVIDE 4" CMU BLOCK PARTITION AROUND STRUCTURAL COLUMN. EXTERIOR UPPER TO DECK ABOVE.
206	PROVIDE PHONE.
207	PROVIDE BUZZER AT DESK TO PROVIDE ACCESS TO BUILDING AND SPACES.
208	PROVIDE MOP SINK. REFER TO INTERIOR ELEVATION XX/EDIT.
209	EXPOSED STRUCTURE TUBE STEEL COLUMN, PAINT.
210	PATCH EXISTING OPENING WHERE EXISTING EXTERIOR MATERIAL WAS REMOVED. PATCH EXISTING FLOOR, REFER TO DETAIL XX/EDIT. EXISTING HEADER TO REMAIN, PAINT.
211	EXISTING AREA OF REFUGE SIGNAGE TO REMAIN.
212	PROVIDE NEW GUARDRAIL. REFER TO DETAIL XX/EDIT.
213	EXTEND STAIR LANDING. PROVIDE STRUCTURAL STEEL, METAL DECK AND CONCRETE TOPPING. REFER TO DETAIL XX/EDIT.
214	APPROXIMATE LOCATION OF OWNER PROVIDED WRESTLING MAT.
215	5'-0"T WALL PADS. REFER TO DETAIL XX/EDIT.
216	PROVIDE WALL PADS ON FACE OF DOOR.
217	BABY CHANGING STATION. SEE SHEET A800
218	EQUIPEMENT LAYOUT NOT SHOWN AT THIS TIME. EQUIPEMENT LAYOUT WILL BE SHOWN IN BID PACKAGE #2
219	FLOOR OUTLETS WILL BE LOCATED IN THIS AREA. EXACT LOCATION WILL BE SHOWN IN BID PACKAGE #2 ON ELECTRICAL DRAWINGS

EXTERIOR WALL TYPE SCHEDULE

MARK	ASSEMBLY DESCRIPTION
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK (MATCH EXISTING), AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC.(REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D5/A600.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	STC
AL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--	--
SK0	6" CONCRETE MASONRY UNITS	--	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--	--
SN2	8" CONCRETE MASONRY UNITS	2 HR	--	--	--

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

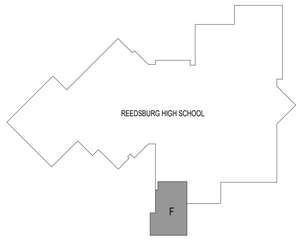
C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

TRUE NORTH / PLAN NORTH

SECOND FLOOR PLAN - BUILDING ADDITION
1/8" = 1'-0"



KEY PLAN

FOR INFORMATION ONLY IN BID PACKAGE NO. 01
NOT FOR CONSTRUCTION

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

209 south water street
210 broadway drive
1900 main street

milwaukee, wisconsin 53204 t 414 339 3960
madison, wisconsin 53726 t 608 250 0000
sarasota, florida 34236 t 941 444 8845

suite 200
suite 200
suite 309

www.prarch.com

PLUNKETT RAYSICH ARCHITECTS, LLP

intelligent designs. inspired results.

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

SECOND FLOOR PLAN - AREA F ADDITION

BP#2 PROGRESS SET

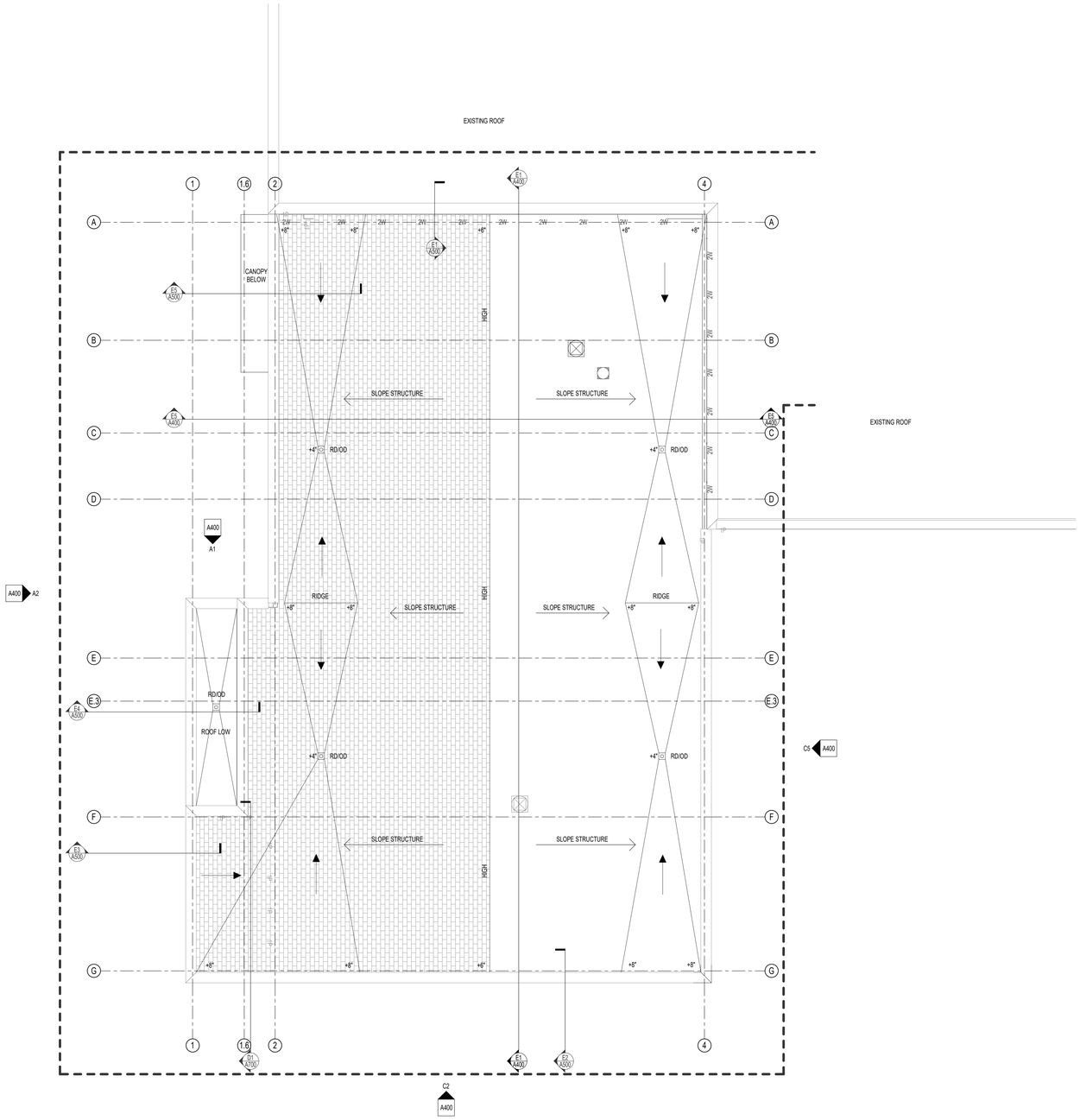
BID PACKAGE: 02

DATE: 03-31-2020

JOB NO: 190136-01

SHEET NO: A202

DRAWN BY: CF 3/31/2020 11:15:22 AM



ROOF PLAN SYMBOLS LEGEND

- 1/4" / 12" — DIRECTION OF STRUCTURAL SLOPE TO DRAIN
- 1/4" / 12" — DIRECTION OF INSULATION TAPER SLOPE TO DRAIN.
- 1 / A101 — DETAIL REFERENCE
- TAPERED INSULATION VALLEY OR RIDGE
- RD/OD — ROOF DRAIN / OVERFLOW DRAIN
- +X" — TAPERED INSULATION THICKNESS
- LOCATION OF CONCRETE PAVER WALKWAY
- ? — ROOF PLAN NOTE
- CONSTRUCTION LIMITS

ROOF PLAN GENERAL NOTES

A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.

B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

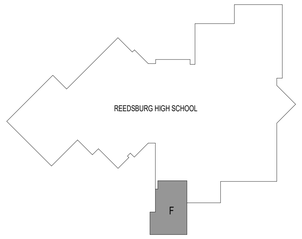
D. PROVIDE 24" WIDE CONCRETE PAVER / FLEXIBLE WALKWAY FROM ROOF SCUTTLE TO ALL MECHANICAL ROOFTOP UNITS AND ALL ROOF ACCESS LADDERS. PROVIDE PAVERS AROUND PERIMETER OF ROOF SCUTTLE AND HVAC ROOFTOP UNITS. PROVIDE PAVERS AT LANDINGS BELOW ROOF ACCESS LADDERS.

E. MINIMUM ALLOWABLE INSULATION TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE

ROOF PLAN NOTES	
NOTE #	ROOF PLAN NOTE

TRUE NORTH / PLAN NORTH

ROOF PLAN
1/8" = 1'-0"



KEY PLAN

209 south water street
210 university drive
1900 main street

milwaukee, wisconsin 53204 t 414.339.3960
madison, wisconsin 53726 t 608.250.9000
sarasota, florida 34236 t 941.444.8845
suite 309
suite 200

PLUNKETT RAYSICH ARCHITECTS, LLP
intelligent designs. inspired results. | www.prarch.com

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

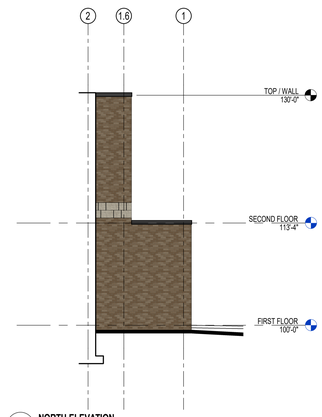
ROOF PLANS

BP#2 PROGRESS SET
BID PACKAGE: 02
DATE: 03-31-2020
JOB NO: 190136-01
SHEET NO: A220

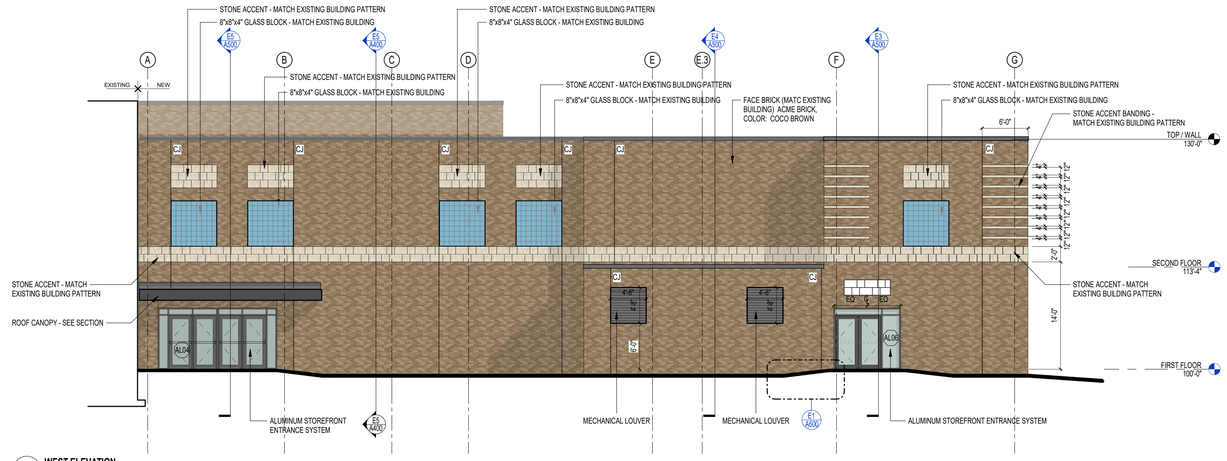
NOT FOR CONSTRUCTION

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: CF 3/31/2020 11:15:24 AM



A1 **NORTH ELEVATION**
1/8" = 1'-0"



A2 **WEST ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE
- ELEVATION NOTE
- DETAIL REFERENCE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

- BRICK - FIELD
- STONE ACCENT BANDING - MATCH EXISTING BUILDING
- GLASS BLOCK
- STONE ACCENT - MATCH EXISTING BUILDING

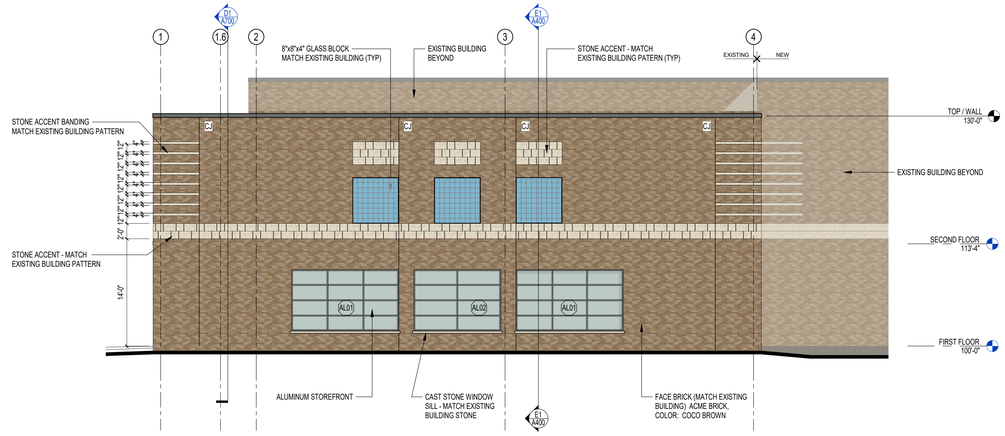
EXTERIOR ELEVATIONS GENERAL NOTES

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

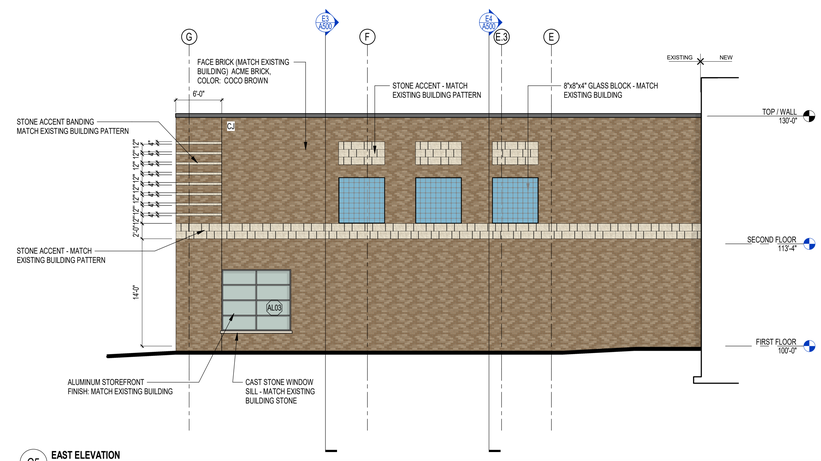
B. REFER TO SHEET A850 FOR WINDOW FRAME ELEVATIONS.

C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE



C2 **SOUTH ELEVATION**
1/8" = 1'-0"



C5 **EAST ELEVATION**
1/8" = 1'-0"

EXISTING BUILDING PHOTO #1

EXISTING BUILDING PHOTO #2

EXISTING BUILDING PHOTO #3

EXTERIOR PERSPECTIVE

DRAWN BY: CF 3/31/2020 10:32:54 AM

NOT FOR CONSTRUCTION

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

PLUNKETT RAYSICH ARCHITECTS, LLP
intelligent designs. inspired results. | www.prarch.com
209 south water street milwaukee, wisconsin 53204 t 414 339 3900
210 south main street madison, wisconsin 53703 t 608 257 9000
1900 main street suite 309 sarasota, florida 34236 t 941 484 8845

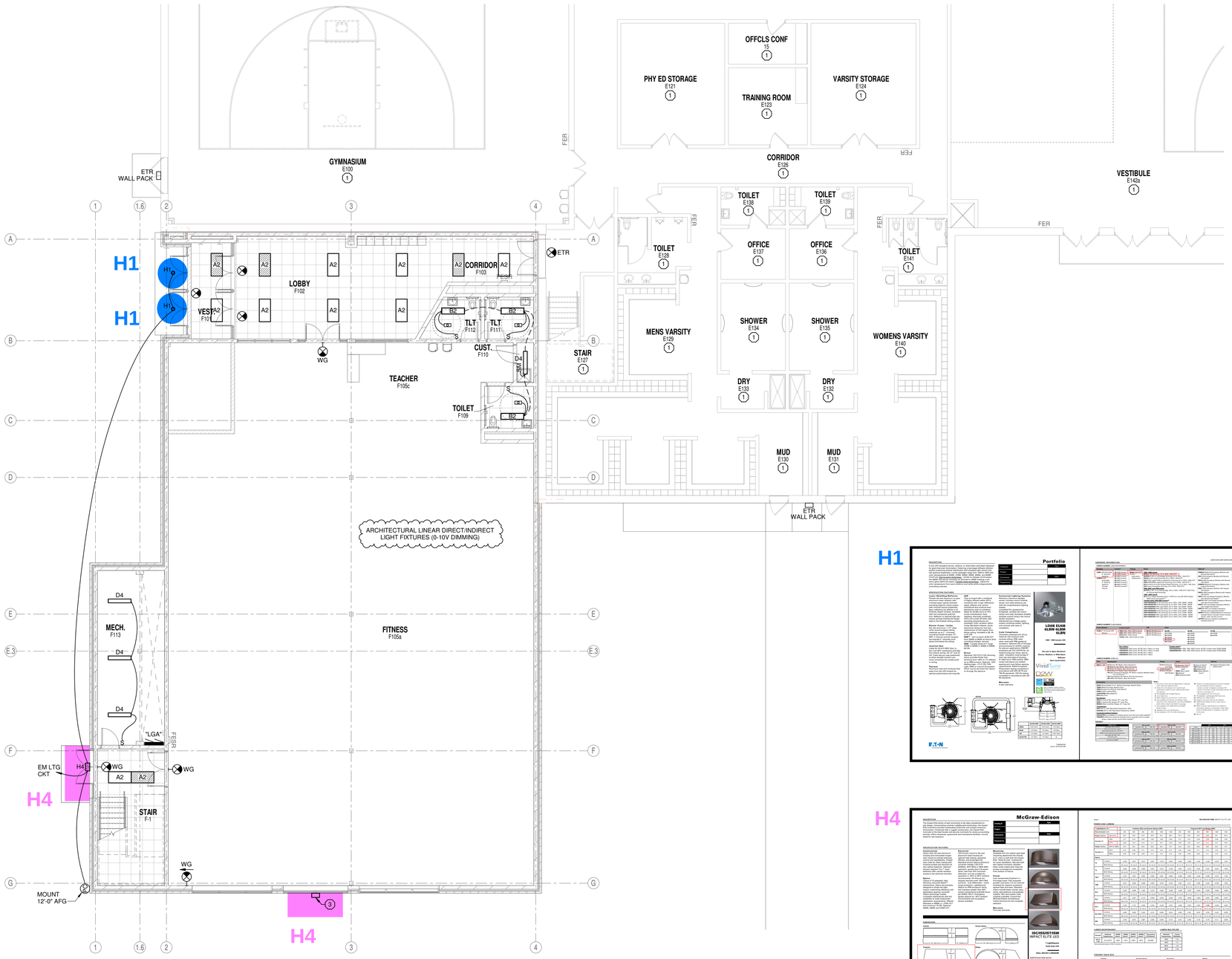
SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

EXTERIOR ELEVATIONS - AREA F ADDITION

BP#2 PROGRESS SET
BID PACKAGE: 02
DATE: 03-31-2020
JOB NO: 190136-01
SHEET NO: A400



TRUE NORTH PLAN NORTH

FIRST FLOOR PLAN - BUILDING ADDITION - AREA 'F' - LIGHTING

1/8" = 1'-0"

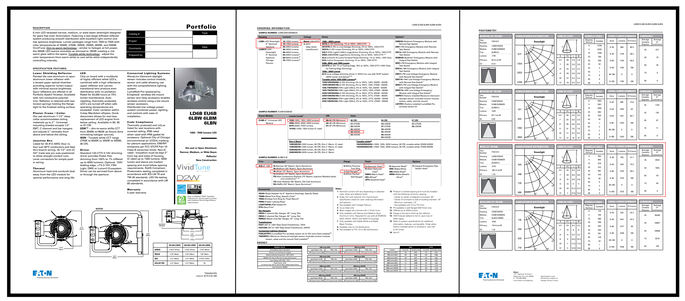
GENERAL NOTES:

1. ALL LIGHTING FIXTURES IN MECHANICAL ROOMS SHALL BE LAID OUT ON SITE AND DETERMINED BY THE MECHANICAL EQUIPMENT IN ROOM.
2. ALL EXIT LIGHTS THIS SHEET SHALL BE CIRCUITED TO EXISTING EXIT LIGHT CIRCUIT IN AREA.
3. SHADED FIXTURE ( ) INDICATES FIXTURE CONNECTED TO EMERGENCY CIRCUIT.
4. IN ROOMS WITH OCCUPANCY SENSOR, GENERAL ILLUMINATION IN ROOM SHALL BE CONTROLLED BY SENSOR. EMERGENCY LIGHTING SHALL NOT BE CONNECTED TO SENSOR. CONTRACTOR TO DETERMINE BEST LOCATION FOR SENSOR IN FIELD WITH MANUFACTURER. SEE DETAIL 3/E400.
5. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF CEILING MOUNTED LIGHT FIXTURES.
6. SEE ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR BUILDING MOUNTED LIGHT FIXTURES.

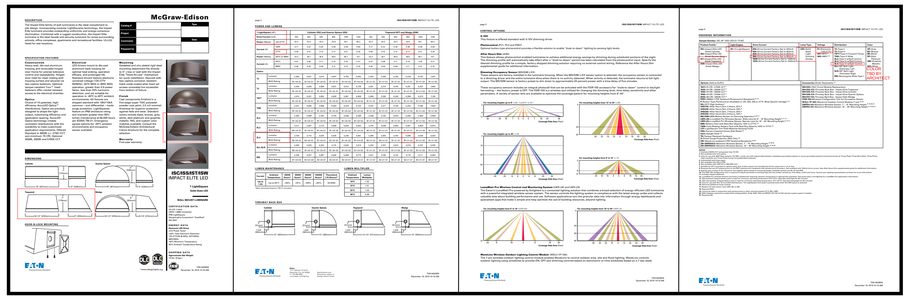
PLAN NOTES: (X)

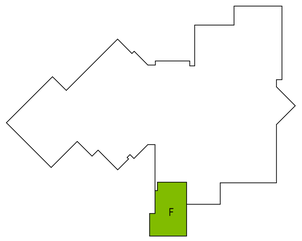
1. EXISTING TO REMAIN.
2. NOT USED.
3. REINSTALL EXISTING DEVICE SALVAGED FROM DEMO. EXTEND EXISTING CIRCUIT.

H1



H4





KEY PLAN

209 south water street
210 south ceres avenue
1900 main street

milwaukee, wisconsin 53204 t 414.339.3960
madison, wisconsin 53713 t 608.250.0000
sarasota, florida 34236 t 941.444.8945

suite 200
suite 200
suite 309

www.prarch.com

PLUNKETT RAYSICH ARCHITECTS, LLP

intelligent designs. inspired results.

MUERMANN ENGINEERING
A DIVISION OF MSA

SCHOOL DISTRICT OF REEDSBURG
HIGH SCHOOL FITNESS CENTER ADDITION AND ALTERATIONS

1100 S Albert Ave. Reedsburg, WI 53959

REVISIONS:

FIRST FLOOR PLAN - LIGHTING

PROGRESS SET

BID PACKAGE: 02

DATE: 03-19-20

JOB NO: 190136-01

SHEET NO: E201L

NOT FOR CONSTRUCTION

© 2020 PLUNKETT RAYSICH ARCHITECTS, LLP

DRAWN BY: Author 3/19/2020 11:56:28 AM

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: Commonwealth Development Corporation of America

ADDRESS: 7447 University Avenue, Suite 210 **CITY:** Middleton **STATE:** Wisconsin

ZIP: 53562 **PHONE:** 920-922-8170 **FAX:** _____

E- MAIL: k.mcdonell@commonwealthco.net

PROPERTY OWNER: (if different from Applicant) Reedsburg School District

LOCATION: 420 Plum Street **PARCEL #:** 276-1640-00000

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:** _____ **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:** Conversion of school into housing with new construction townhouses on balance of site.

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.

_____ / _____ _____ / _____

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

Extraterritorial Committee Date: _____
Plan Commission Date: 4/14/20 at 6:00pm
Board of Zoning Appeals Date: _____
City Council Action & Date: 4/27/20 at 6:00pm

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	$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 #	

A. Please describe how your request meets each of the following *Conditional Use* standards as applicable. Attach additional pages if needed.

(A) *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.

_____

(B) *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.

_____

(C) *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.

_____

(D) *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.

_____

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

_____

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

_____

B. Site Plan Requirements.

(A) North arrow
(B) Location of property lines, dimensions, and setbacks.
(C) Location of existing and proposed public roads, rights-of-way and private easements of record.
(D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
(E) Location of existing and proposed buildings.
(F) Location of parking areas and all exterior lighting.
(G) Location of all loading / unloading areas.
(H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
(I) Location of all utilities on the site. proposed locations of transformers subject to final approval from applicable utility provider
(J) Location and specifications for all fences, walls, and other screening features.
(K) Location and specifications for all existing and proposed perimeter and internal landscaping.
(L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
(M) Location and specifications for proposed signs.
(N) Elevation drawings for proposed commercial structures.
(P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following *Variance* standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

1) The variance will not be contrary to the public interest._____
2) Substantial justice will be done by granting the variance. _____
3) The variance is needed so that the spirit of the ordinance is observed. _____
4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

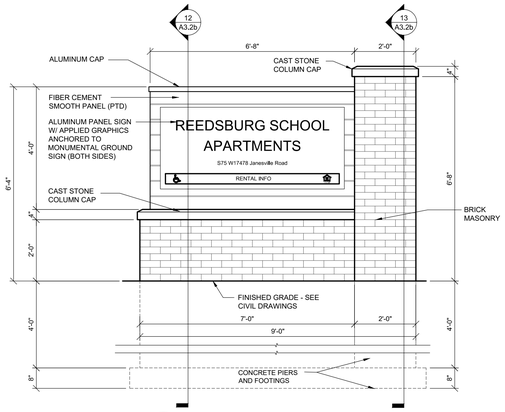
_____

(C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

SIGNAGE RENDERING

* COLORS AND SIGN DESIGN ARE NOT FINALIZED



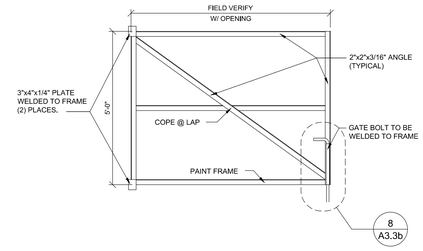
11 A3.3b **SIGN ELEVATION**

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

SIGNAGE / DUMPSTER COLORS	
MATERIAL	COLOR
BRICK VENEER	METRO BRICK - BROWNSTONE FLASH
DUMPSTER SPLIT FACE C.M.U.	COUNTY MATERIALS - WESTERN SAND
DUMPSTER GATE FENCE	TREX - SPICED RUM

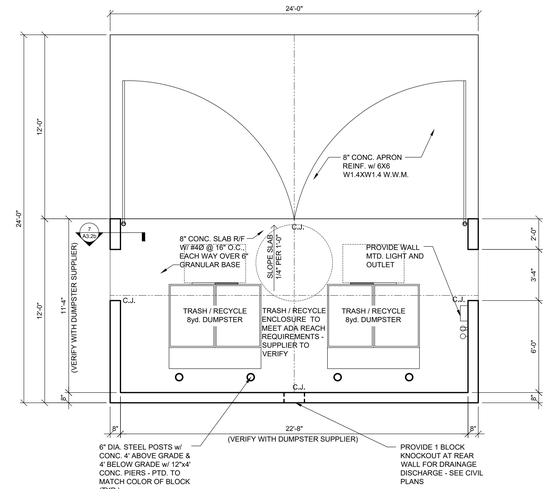
* VERIFY COLORS AND MATERIALS WITH ARCHITECT

- SIGNAGE LETTERING AND INFORMATION ON BOTH SIDES OF MONUMENT STRUCTURE
- SIGNAGE IS NOT ILLUMINATED
- ALL PERMITS BY SIGNAGE SUPPLIER - MODIFY THESE DRAWINGS AS REQUIRED TO ACCOMMODATE LOCAL SIGN CODE



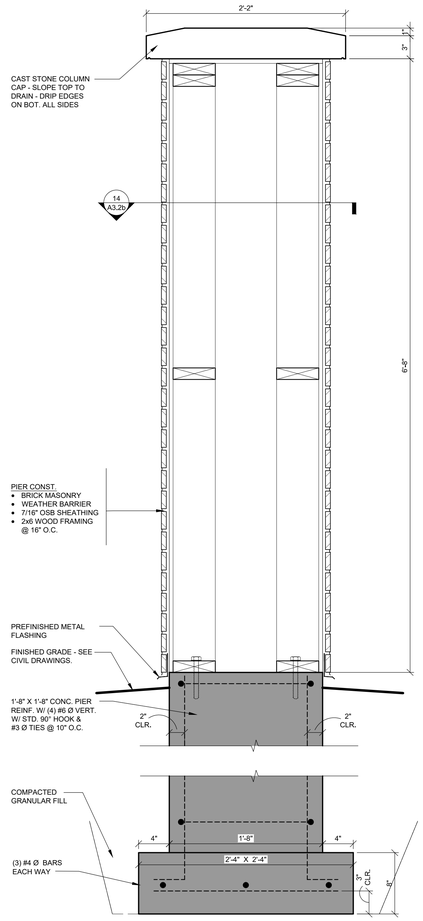
6 A3.3b **DUMPSTER GATE FRAME**

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



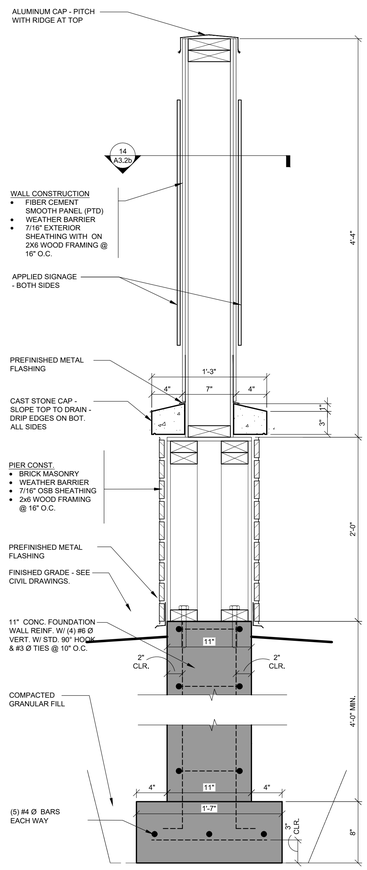
1 A3.2b **DUMPSTER ENCLOSURE FLOOR PLAN**

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



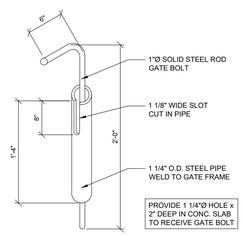
13 A3.2b **SIGN COLUMN SECTION**

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



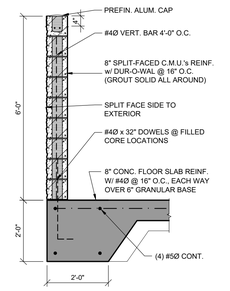
12 A3.2b **SIGN COLUMN SECTION**

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



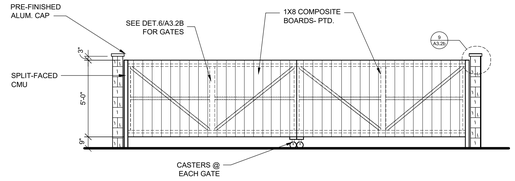
8 A3.3b **TYP. GATE BOLT**

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



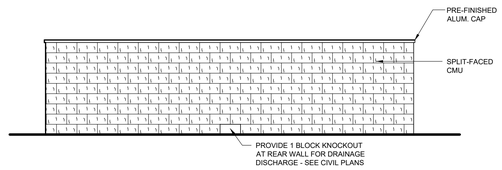
7 A3.3b **DUMPSTER WALL**

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



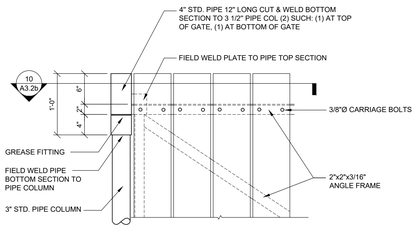
2 A3.2b **DUMPSTER ENCLOSURE FRONT ELEVATION**

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



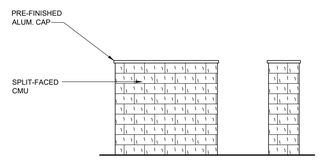
3 A3.2b **DUMPSTER ENCLOSURE REAR ELEVATION**

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



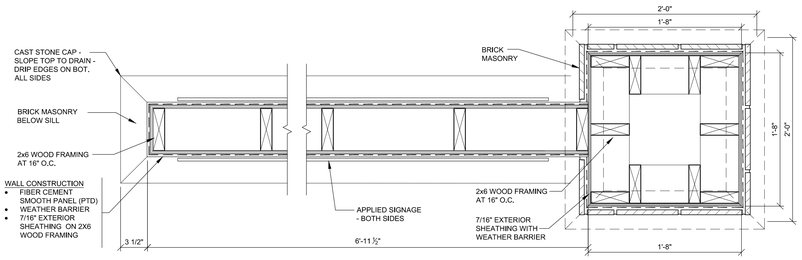
9 A3.3b **GATE HINGE ELEVATION**

SCALE: 1" = 1'-0"



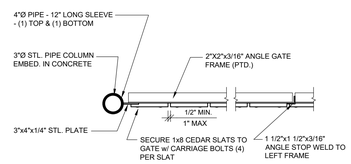
4 A3.2b **DUMPSTER ENCLOSURE SIDE ELEVATION**

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



14 A3.2b **SIGN PLAN**

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



10 A3.3b **TRASH ENCLOSURE GATE**

SCALE: 1" = 1'-0"

SHEET ISSUE:
OCTOBER 21, 2019
REVISIONS:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
l.petrie@madesigninc.net (920) 922-8170

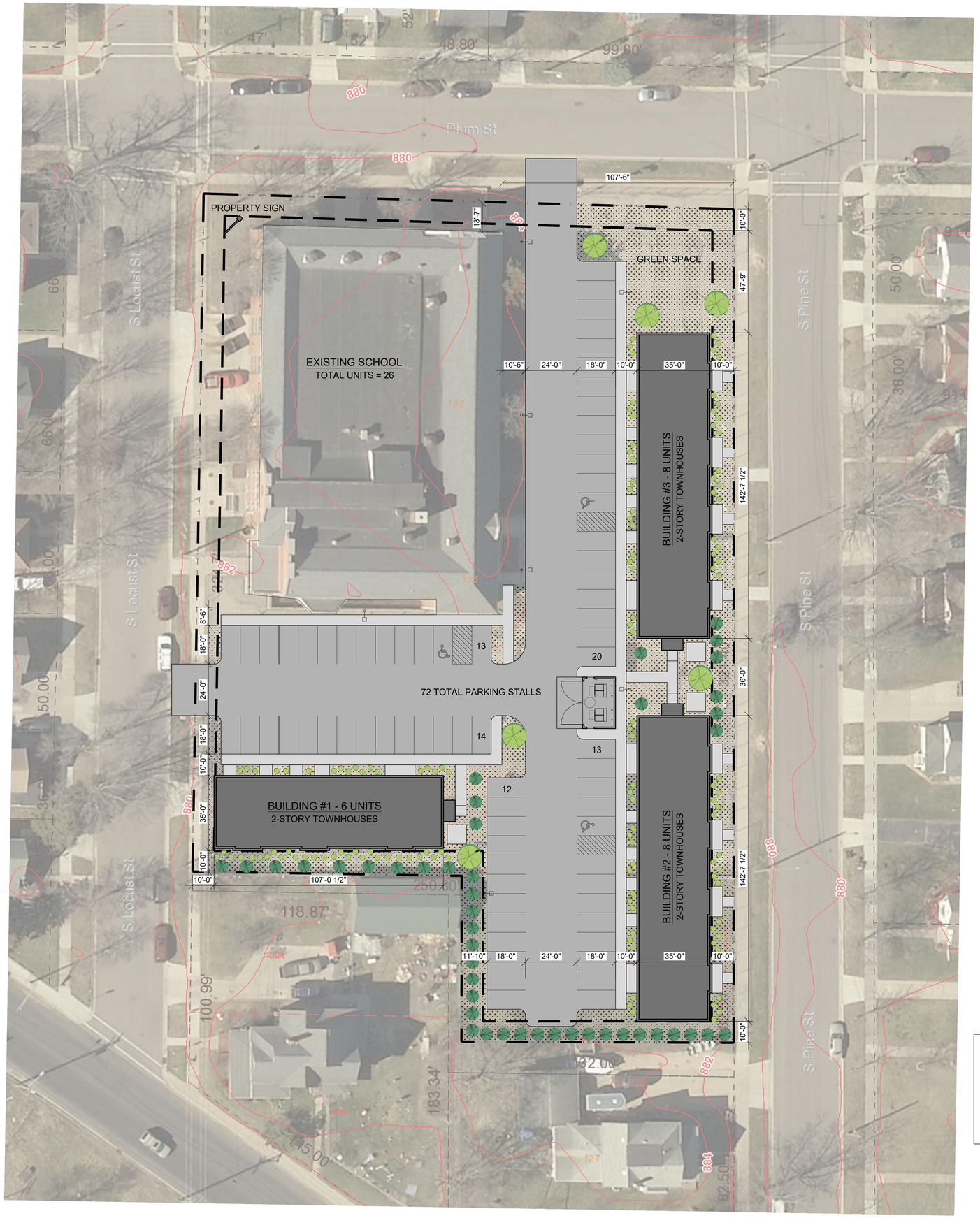
COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
SOUTH SCHOOL APTS.
LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

JOB NUMBER:
2019.39

SHEET
A3.2b

2020 © M+A DESIGN, INC



SITE INFORMATION:

NUMBER OF UNITS:	TOTAL:	48 UNITS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
SETBACKS:	BUILDING:	FRONT = 10' SIDE = 10 REAR = 10'

PARKING: 1.5 STALLS PER DWELLING UNIT (72 SPACES REQ.)

NORTH

PRELIMINARY
SITE PLAN
SCALE: 1" = 40'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:
04/08/2020

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
SOUTH SCHOOL APTS.
LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

JOB NUMBER:
2019.39

SHEET
C1.0

2020 © M+A DESIGN, INC

185
187
189

10