

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

AGENDA FOR THE PLAN COMMISSION

Date and Time: Tuesday, July 16, 2019, **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, D. Marshall
Others Noticed: T. Pinion, E. Geick, E. Truman, Scot & Laura Noonan, Richard Smith, Ryan Boebel, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve June 18, 2019 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearing

- a. Public Hearing to consider a request by Scot & Laura Noonan for for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side single-family residential dwellings in an R-1A Single-Family Residential zoning district, located at 1707/1709 Crawford Street, City of Baraboo, Wisconsin.
- b. Public Hearing to consider a request by the Church of the Nazarene for a Conditional Use Permit to expand the existing church building in an R-1A Single-Family Residential zoning district at 1800 Crawford Street, City of Baraboo, Sauk County, Wisconsin.

4. New Business

- a. Request for Conditional Use Permit to convert the existing duplex at 1707/1709 Crawford St. to two side-by-side single-family attached residential dwellings in an R-1A Single-Family Residential zoning district, by Scot & Laura Noonan.
- b. Review and Approve a two lot Certified Survey Map for side-by-side single family attached residential dwellings in an R-1A Single-Family Residential zoning district, by Scot & Laura Noonan.
- c. Request for a Conditional Use Permit to expand the existing Church of the Nazarene building at 1800 Crawford Street, located in an R-1A Single-Family Residential zoning district.
- d. Consideration of a proposed parking lot expansion at 129 8th Avenue for Community First Bank.

5. Adjournment

Phil Wedekind, Mayor Designee
 Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
 Agenda Posted by Kris Jackson on July 11, 2019

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting June 18, 2019

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O’Neill, Tom Kolb, and Dee Marshall.

Also in attendance were Tom Pinion, Atty Emily Truman, Alison Taber, Ashley Zirzow, and Chief Schauf.

Call to Order

- a. **Note compliance with the Open Meeting Law.** Wedekind noted compliance with the Open Meeting Law.
- b. **Agenda Approval:** It was moved by Liston, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. **Minutes Approval:** It was moved by O’Neill, seconded by Kolb to approve the minutes of the May 21, 2019 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) –There were no speakers.

New Business

- a. **Request by Alison Taber, d/b/a Tuttle Heights LLC, to rezone the 132’ x 198’ parcel of land on the northwest corner of the intersection of Albert Rd and Tuttle Street from R-1A Single Family Residential to R-3 One- to Four-Family Multi-Family Residential** – Alison Taber introduced herself to the Commission. Pinion presented the background to the Commission. He stated that the Tabers would like to rezone the property to R-3, which will make a conforming use. Liston moved to recommend approval of R-3 zoning. Franzen seconded the motion. Kolb said that the last time this was in front of the Commission it was stated that there was a problem with the setbacks if rezoned. Pinion said that there would be a problem if each building were on its own lot; however, the R-3 zoning allows multiple principal dwellings on a lot with a ten-foot separation between them. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Kolb, Marshall, and Wedekind. Nay – 0, motion carried 7-0.
- b. **Request to Vacate the unimproved Monroe Avenue right-of-way between Amundson Drive and Birch Street** – Ashley Zirzow, 1707 Amundson Drive introduced herself to the Commission. Pinion said that Zirzow had filed a petition that was signed by all adjoining property owners for the one block length of Monroe Avenue; it is an unimproved right-of-way, which he does not believe was ever improved because it is the boundary of three different plats. The area requested to be vacated is between Amundson and Birch, it is unoccupied, and no improvement on it. Kolb asked if there would ever be an intent by the City to improve this into an alley. Pinion said that there is one potential development lot on it, but the cost to make this into a fully improved road right-of-way would be two or three times more than the value of a saleable lot. Liston asked when land is vacated if the City places a value on it or the Assessor. Pinion said that the Assessor would value the land. Pinion said when a right-of-way is vacated it is sliced down the middle and half goes both ways. It was moved O’Neill, seconded by Marshall to move along to Council with a positive recommendation to vacate the unimproved Monroe Avenue right-of-way between Amundson Drive and Birch Street. On roll call vote for the motion, Ayes – Franzen, Liston, O’Neill, Kolb, Marshall, and Thurow. Nay – 0, motion carried 7-0.
- c. **Consideration of amendment to the General Code of Ordinances to regulate add Pet Stores** – Attorney Truman presented the background for this issue and presented the updated proposed Ordinance to regulate Pet Stores with the changes that the Commission directed her to make at last month’s meeting. She stated that she did include the web links in her memo where the Commission to go to find references that she used to draft the ordinance, because the references were hundreds of pages long. She did say that the suggestion was to put this issue under Chapter 12 of the City Code, instead of Chapter 17 because it is more of a licensing issue rather than zoning. Kolb said that he feels that the sale of frogs, worms, fish or reptiles for bait for fishing should be excluded from the pet store definition. Kolb also felt that no outside kennels should be allowed in pet stores. Kolb expressed concern regarding the proposed definition for “pet store” with the definition not applying to someone selling animals for less than 30 days a year and wondered if a private individual in a residential district that bred their dog, where it would that fit into the definition. Truman said that under the proposed definition, if anyone, individual, business, etc., sold animals for more than 30 days in a 365 day time period they would need a pet store license. She said that this 30-day period applies only when someone is actively trying to sell the animals. The 30-days out of 365 days would also make it so the sale of chicks for a few weeks out of the year at Farm & Fleet would not be illegal and that they would not need a license. O’Neill expressed concern regarding the advertising of animals that may not born or ready to sell yet, and how it could be enforced. Truman said that this is not an ordinance easily enforced and will often rely on people reporting violators to the police. Schauf said that the key to having the ordinance is that it gives his department the teeth they will need when they get a call about someone selling animals more than 30 days out of the year. Liston commended Truman on her efforts. Truman said that she would rewrite the proposed ordinance so that it would not require bait shops to get a license and to prohibit outdoor kennels. It was moved by Franzen, seconded by Kolb to recommend the proposed ordinance be added to the General Code of Ordinances with the changes. On roll call vote for the motion, Ayes – Liston, O’Neill, Kolb, Marshall, Wedekind, Thurow, and Franzen. Nay – 0, motion carried 7-0.

Adjournment - It was moved by Liston, seconded by O’Neill to adjourn at 5:41 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

PLAN COMMISSION ITEM SUMMARY
July 16, 2019

SUBJECT: REQUEST FOR CONDITIONAL USE PERMIT TO CONVERT THE EXISTING DUPLEX AT 1707/1709 CRAWFORD ST. TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, BY SCOT & LAURA NOONAN.

SUMMARY OF ITEMS A & B: Scot & Laura Noonan are the owners of the existing duplex at 1707/1709 Crawford and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REQUEST FOR A CONDITIONAL USE PERMIT TO EXPAND THE EXISTING CHURCH OF THE NAZARENE BUILDING AT 1800 CRAWFORD STREET, LOCATED IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

SUMMARY OF ITEM C: The Church of the Nazarene is an existing church building on Crawford Street that was reportedly built in the late 1970's or early 1980's. The existing zoning classification for that property is R-1A, Single-Family Residential. Churches are allowed as a Conditional Use in that district. Since there is no apparent record of any Conditional Use Permit for the original church, they are requesting a CUP for an expansion to the church, which effectively doubles the size of the existing building. (They did get a CUP for their variable message sign a few years ago.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REVIEW SITE PLAN FOR PROPOSED PARKING LOT EXPANSION FOR COMMUNITY FIRST BANK AT 129 8TH AVENUE.

SUMMARY OF ITEM C: Community First Bank previously applied for the approval of a parking lot expansion on the vacant lot located east of the bank in July 2009; however, since more than two years have elapse with no subsequent development, that approval has long since expired. The Bank has a renewed interest in expanding their parking lot but they would like to construct only the southerly eight (8) stalls of the original proposal, as shown on the attached site plan.

Since they are proposing to construct only a portion of the original project, I would suggest the Commission consider requiring an updated landscaping plan and stormwater management plan as conditions to your approval.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.47 – *Site Plan Review and Approval*, I have found the site plan to be sufficient for the Commission’s consideration.

ACTION: Approve / Conditionally Approve / Deny Site Plan

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

FOR TREASURER USE ONLY
Receipt # <u>001644</u>
Account # 100-22-4440

Date of Petition: 06-12-2019

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

(608) 448-1103
SCOT LAURA NOONAN
1707 CRAWFORD ST.
BARABOO, WI 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

FRANCEEN & GAYLAND LEATHERBERRY, 304 12TH AVE, BARABOO
CONDITIONAL USE PERMIT FOR PURCHASE OF 1709 CRAWFORD ST.

3. Address of site: 1707 / 1709 CRAWFORD STREET

4. Tax parcel number of site: 2119-01000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

LOT 1 ROBT ERNSTMEYER SUB'N

6. Present zoning classification: R-1 A

7. Requested conditional use: SIDE-BY-SIDE ATTACHED DWELLING

8. Brief description of each structure presently existing on site:

DUPLEX

9. Brief description of present use of site and each structure on site:

DUPLEX

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

N/A

11. The following arrangements have been made for serving the site with municipal sewer and water:

EXISTING

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

COMPLIANCE WITH CHAPTER 17-74 (9) PRE CONDITIONS
INCLUDING LOT SIZE, BUILDING CODE AND FIRE PREVENTION,
RLS SURVEY MAP, ONE HOUR FIREWALL EXTENDING FROM
BASEMENT TO ROOF SHEATHING, AND COVENANTS FOR ARTICLES I-IV.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 12th day of JUNE, 2019.

Scott Looney
Property owner
Adana Norman
Property owner

I certify that that I have reviewed this application for completeness.
Date: _____ Zoning Administrator: _____

APPLICATION FOR CONDITIONAL USE PERMIT (REF: questions #12 and #13)



<u>TAX PARCEL ID#</u>	<u>PROPERTY OWNER NAME</u>	<u>PROPERTY OWNER ADDRESS</u>
206-2232-10200	Cummings Construction LLC	502 Bascom Hill, Baraboo, WI
206-2119-20000	Kyle Hilgers	508 Ernstmeyer Dr., Baraboo, WI
206-2119-21000	Perry Rice	504 Ernstmeyer Dr., Baraboo, WI
206-2119-02000	Arthur Schubring	500 Ernstmeyer Dr., Baraboo, WI
206-2119-22000	Wolfgang Calnin	505 Ernstmeyer Dr., Baraboo, WI
206-2119-03000	Kevin Crawford	501 Ernstmeyer Dr., Baraboo, WI
206-0035-00000	Ranie Jordan	1720 Crawford St., Baraboo, WI
206-0033-00000	Tobin Grabs/Jennifer Kobylecky	1710 Crawford St., Baraboo, WI
206-3011-00000	Sunny Stone LLC	E8148 Cty Rd W, North Freedom, WI
206-3002-00000	Jeanette Ruth Larson	421 Amey Dr., Baraboo, WI

RESTRICTIVE COVENANT FOR 1707/1709 CRAWFORD STREET, BARABOO WI

Article I – Definitions - For the purpose of this Declaration, the following terms shall have the meanings here ascribed to them:

1. "Living Unit" shall mean and refer to any portion of a residence building situated upon the Properties designed and intended for use and occupancy as a residence by a single family.
2. "Lot" shall mean and refer to any portion of land in the Properties upon which a Living Unit is situated, whether or not the same is a platted lot.
3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers and vendees, but excluding those having such interest merely as security for the performance of an obligation, and excluding those having alien upon the property by provision or operation of law.
4. "Properties" shall mean and refer to the real property hereinbefore described.
5. "Zero(0) Lot Line" means side by side single family attached dwelling.

Article II–Shared Walls

1. General Rules of Law to Apply. Each wall which is built as part of the general construction of any Living Unit upon the Properties and placed on the dividing line between two Living Units shall constitute a party wall and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto. Whenever improvements abut on the common boundary line between adjoining units there shall be a one-hour firewall running from the lowest floor level, including the basement if it is the common wall, to the underside of the roof sheathing. Such basement wall, if any, shall be waterproofed masonry.
2. Shares of Repair and Maintenance. The cost of reasonable repair and maintenance of each party wall shall be shared by the Owners in equal share.
3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty or by physical deterioration, any Owner who has used the wall may restore it, and shall have an easement over the adjoining Living Unit for purposes of making such restoration, and if other Owners thereafter make use of the wall they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owner to call for a larger contribution from other Owners under any rule of law regarding liability for negligent or willful acts or omissions.
4. Weatherproofing. Notwithstanding any other provision of this Article, any Owner who by his negligent or willful act, causes any party wall to be exposed to the elements or excessive heat or cold shall bear the whole cost of furnishing the necessary protection against such elements or heat or cold, and of repairing the party wall from damages caused by such exposure.
5. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the Lot and shall pass to such Owner's successors intitle.

RESTRICTIVE COVENANT FOR 1707/1709 CRAWFORD STREET, BARABOO WI

6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provision of this Article, each party shall choose one arbitrator and such arbitrators shall choose one additional arbitrator, and the decision of a majority of all the arbitrators shall be final and conclusive of the question involved. If either party refuses or fails to promptly appoint an arbitrator, the same may be appointed by any Circuit Judge of Sauk County, Wisconsin. Arbitration shall be in accordance with the rules of the American Arbitration Association.

7. Encroachment. If any portions of a Living Unit or any Lot shall actually encroach upon any other Lot, or if any such encroachment shall hereafter arise because of settling or shifting of the building or other cause, there shall be deemed to be an easement in favor of the Owner of the encroaching Living Unit to the extent of such encroachment so long as the same shall exist.

8. Construction Liens. Each Owner of a Living Unit ("Defaulting Owner") agrees to indemnify and hold harmless the Owner of an adjoining Living Unit for any construction liens arising from work done or material supplied to make repairs or replacements for which the Defaulting Owner is responsible.

Article III – Other Provisions Governing Relationship Among Owners of Adjoining Living Units

1. Insurance – Replacement/Construction. Each Owner shall maintain fire and extended coverage insurance on his Living Unit in the full replacement/construction cost thereof, and shall, in the event of damage to or destruction of his Living Unit, restore it to the condition in which it was prior to the damage or destruction.

2. Maintenance. Each Owner of a Living Unit shall maintain his Lot and the exterior of his Living Unit in good condition and repair and in a clean and neat condition.

3. Architectural Control.

(a) The Owner of a Living Unit may replace exterior components of his Living Units with similar components of the same design and color, and may paint the exterior of his Living Unit with paint of the existing color of the exterior, but he may not, either in the course of ordinary replacement or remodeling or restoration damage or destruction, employ different siding or roofing material or a different color scheme, without the consent of the Owner of the adjoining Unit.

(b). In the event of any dispute arising concerning a change in siding or roofing material or color scheme, each party shall choose an arbitrator and such arbitrators shall choose one additional arbitrator, and the decision of a majority of all the arbitrators shall be final and conclusive of the question involved. The arbitrator's decision shall be based on their decision of whether the proposed siding or roofing material or color scheme is in harmony with the design of the adjoining Living Unit. If either party refuses or fails to promptly appoint an arbitrator, the same may be appointed by any Circuit Judge for Sauk County, Wisconsin. Arbitration shall be in accordance with the rules of the American Arbitration Association.

4. Easements for Utilities. Each Owner shall have an easement over the property of the other Owner for purposes of maintaining water, sewer, natural gas, telephone, cable TV, and other utilities that may enter the side by side single family attached dwelling from a single source and then branch into each individual family dwelling.

RESTRICTIVE COVENANT FOR 1707/1709 CRAWFORD STREET, BARABOO WI

Article IV--General Provisions

1. Enforcement. The Owner of any Living Unit involved shall have the right to enforce, by any proceeding at law or in equity, or both, all of the terms and provisions of this Declaration. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

2. Severability. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

3. Amendments. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them in perpetuity unless an instrument signed by a majority of the then Owners of the Lots and the City of Baraboo has been recorded, agreeing to change said covenants in whole or in part.

4. City of Baraboo. Even though this document was made a condition of a conditional use approval to the undersigned, their assignees, or heirs, absolve the City of any and all liability. Further, the undersigned understand the City of Baraboo is not an enforcing agency to any portion of this document.

(b) When considering whether to grant a conditional use, the Plan Commission shall examine the following factors:

1. The present density of the surrounding neighborhood. 2. Whether the uses, values and enjoyment of other property in the neighborhood will be substantially impaired or diminished.

3. Whether the establishment of the conditional use will impede the normal and orderly development and improvement for uses permitted in the neighborhood. (10) In considering whether to issue a conditional use permit for a Two-Family Dwelling or a Two-Flat Dwelling, in addition to the other facts as set forth in this Section, the Plan Commission shall consider the following:

(225805/22/07,226911/27/07) (a) The present density of the surrounding neighborhood.

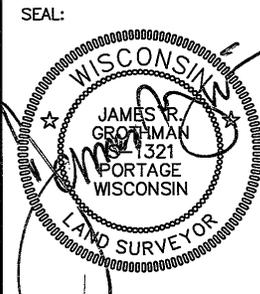
(2269 11/27/07) (b) Whether the uses, values, and enjoyment of other property in the neighborhood will be substantially impaired or diminished.

(2269 11/27/07) (c) Whether the establishment of the conditional use will impede the normal and orderly development and improvement for uses permitted in the neighborhood.

(226911/27/07) (d) Whether the proposed conditional use permit is for new construction or the conversion of an existing dwelling, and if a conversion, the ease, utility, and cost of reconverting the property back to a single-family residence. (226911/27/07)

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

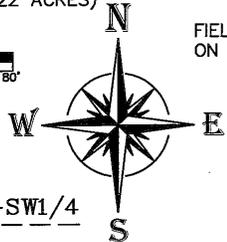
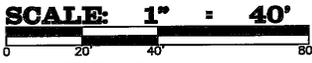
SEAL:


G & A FILE NO. 619-310

DRAFTED BY: T. KASPER
 CHECKED BY: IG
 PROJ. 619-310
 DWG. 619-310 SHEET 1 OF 2

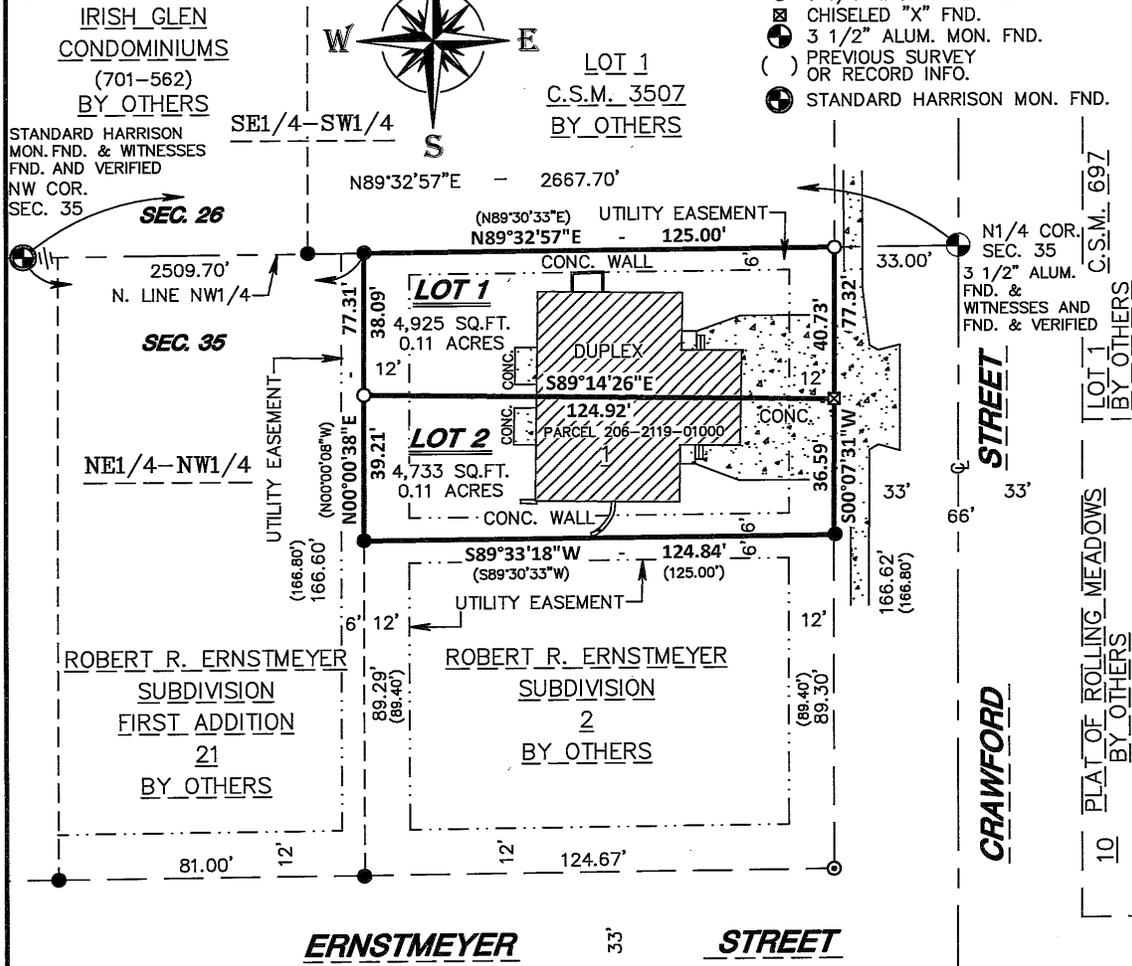
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

BEING LOT 1, ROBERT R. ERNSTMEYER SUBDIVISION LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.
 CONTAINING: 9,658 SQ.FT. (0.22 ACRES)



FIELDWORK COMPLETED ON 7/8/2019

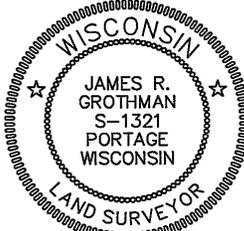
- LEGEND**
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ⊙ 1 1/4" IRON PIPE FND.
 - ⊠ CHISELED "X" FND.
 - ⊙ 3 1/2" ALUM. MON. FND.
 - () PREVIOUS SURVEY OR RECORD INFO.
 - ⊙ STANDARD HARRISON MON. FND.



BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NW1/4, SECTION 35 WHICH BEARS N89°32'57"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

CLIENT/OWNER: SCOT & LAURA NOONAN
 1707\1709 CRAWFORD STREET
 BARABOO, WI 53913

<p><i>As prepared by:</i></p> <p style="font-size: 2em; font-weight: bold; margin: 0;">GA</p> <p style="font-weight: bold; margin: 0;">GROTHMAN & ASSOCIATES S.C.</p> <p style="font-weight: bold; margin: 0;">LAND SURVEYORS</p> <p style="font-size: 0.8em; margin: 0;">825 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)</p>	<p>SEAL:</p> 
<p>G & A FILE NO. 619-310</p> <p>DRAFTED BY: T. KASPER</p> <p>CHECKED BY: IG</p> <p>PROJ. 619-310</p> <p>DWG. 619-310 SHEET 2 OF 2</p>	

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

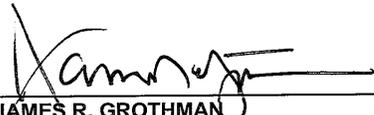
**BEING LOT 1, ROBERT R. ERNSTMEYER SUBDIVISION LOCATED IN THE NE1/4 OF THE NW1/4,
 SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**
 CONTAINING: 9,658 SQ.FT. (0.22 ACRES)

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of **Scot and Laura Noonan**, I have surveyed, monumented, mapped and divided Lot 1, Robert R. Ernstmeyer Subdivision located in the Northeast Quarter of the Northwest Quarter of Section 35, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Beginning at the Northeast corner of Lot 1, Robert R. Ernstmeyer Subdivision, said point being on the West right-of-way line of Crawford Street;
 thence South 00°07'31" West along the East line of Lot 1 and the West right-of-way line of Crawford Street, 77.32 feet to the Southeast corner thereof;
 thence South 89°33'18" West along the South line of said Lot 1, 124.84 feet to the Southwest corner thereof;
 thence North 00°00'38" East along the West line of Lot 1, 77.31 feet to the Northwest corner thereof;
 thence North 89°32'57" East along the North line of Lot 1, 125.00 feet to the point of beginning.
 Containing 9,658 square feet, (0.22 acres), more or less. Being subject to servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.



JAMES R. GROTHMAN
 Professional Land Surveyor, No. 1321
 Dated: July 10, 2019
 File No.: 619-310

PLAN COMMISSION RESOLUTION

RESOLVED THAT the Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved and accepted by the Plan Commission.

_____	_____
Mayor	Date
_____	_____
City Engineer	Date

I HEREBY CERTIFY that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this _____ day of _____, 20_____.

_____	_____
City Clerk	Date

CLIENT/OWNER: SCOT & LAURA NOONAN
 1707\1709 CRAWFORD STREET
 BARABOO, WI 53913

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

July 1, 2019

Date of Petition: _____

FOR TREASURER USE ONLY	
Receipt # _____	
Account # 100-22-4440	

PAID
 \$ 250.00
 ck
 8905
 JUL - 1, 2019

CITY OF BARABOO

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Baraboo First Church of the Nazarene
1800 Crawford Street
Baraboo, WI 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

3. Address of site: 1800 Crawford Street, Baraboo, WI 53913

4. Tax parcel number of site: 206-0034-00000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

Lot 1 of Sauk County CSM #704 located in the SW1/4 - SE1/4, Section 26, T12N, R6E,
and the NW1/4 - NE1/4, Section 35, T12N, R6E all in the City of Baraboo, Sauk County,
Wisconsin

6. Present zoning classification: R1-A Single Family Residential District

7. Requested conditional use: 3,500sf Church Addition (Fellowship Hall)

8. Brief description of each structure presently existing on site:

A 3,500sf Church Building and a Parsonage house

9. Brief description of present use of site and each structure on site:

Worship service & residence

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

Addition of a Fellowship Hall with kitchen facilities and additional restrooms.

11. The following arrangements have been made for serving the site with municipal sewer and water:

Site has existing municipal sewer and water.

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

The proposed Fellowship Hall addition will be used by the church members after service and provide a facility for community events.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 30th day of June, 2019.

[Signature]
Property owner

[Signature]
Property owner

I certify that that I have reviewed this application for completeness.

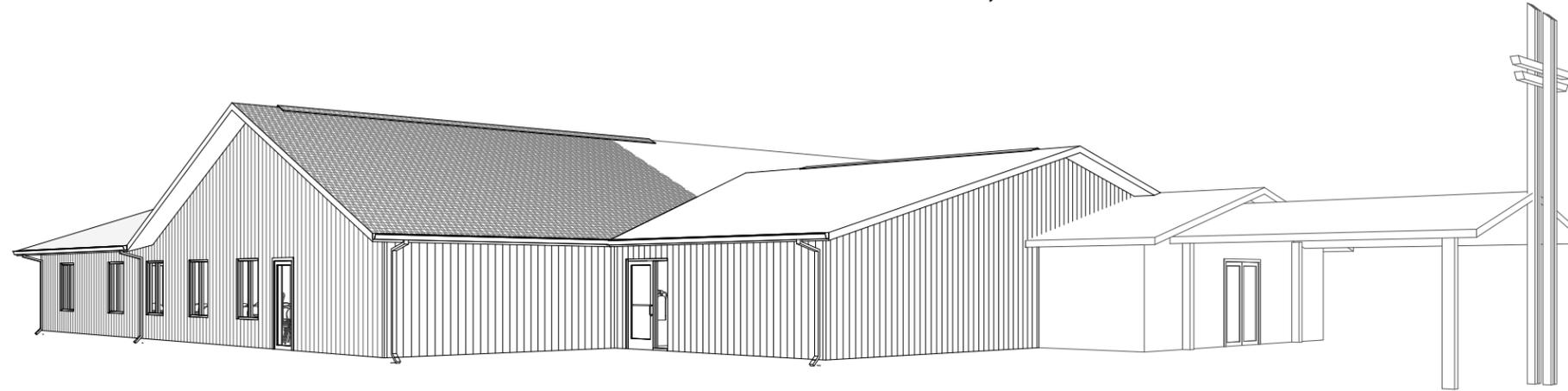
Date: _____ Zoning Administrator: _____



General Engineering Company
 P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
 608-742-168 (Office) • 608-742-2592 (Fax)
 www.generalengineering.net
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CHURCH OF THE NAZARENE FELLOWSHIP HALL & CLASSROOM ADDITION

CITY OF BARABOO
 SAUK COUNTY, WI 53913



OWNER/CONTACT

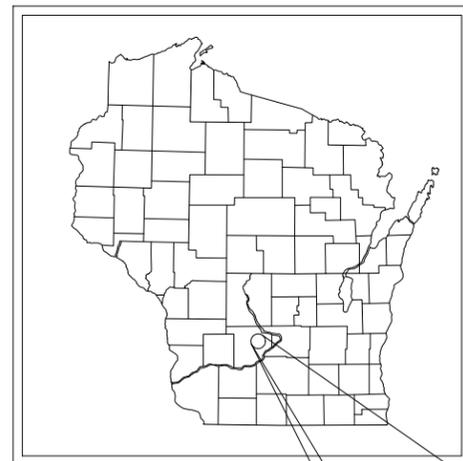
CHURCH OF THE NAZARENE
 CONTACT: STEVE CRITE
 E5087 920TH AVE
 BOYCEVILLE, WI 54725

ABBREVIATIONS

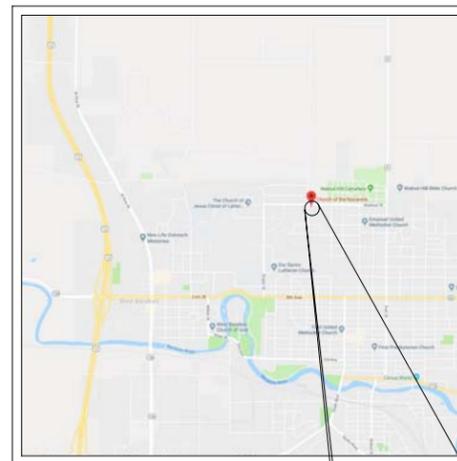
EOP = EDGE OF PAVEMENT	MFR. = MANUFACTURER
BOC = BACK OF CURB	DIM. = DIMENSION
EOSW = EDGE OF SIDEWALK	SPF = SPRUCE PINE FUR
T.O. FTG. = TOP OF FOOTING	DF = DOUGLAS FIR
FFE = FIRST FLOOR ELEVATION	SP = SOUTHERN PINE
T.O. WALL = TOP OF WALL	CONC. = CONCRETE
SFE = SECOND FLOOR ELEVATION	WWF = WIRE WELDED FABRIC
ELEV. = ELEVATION	O.C. = ON CENTER
R.O. = ROUGH OPENING	EW = EACH WAY
BM = BENCHMARK	EF = EACH FACE
SQ. FT. = SQUARE FEET	WH = WATER HEATER
DIA. = DIAMETER	DW = DISHWASHER
TYP. = TYPICAL	REF. = REFRIGERATOR
HM = HOLLOW METAL	FRZ. = FREEZER
SS = STAINLESS STEEL	FTG. = FOOTING
ALUM. = ALUMINUM	PC = PRECAST
IBC = INTERNATIONAL BUILDING CODE	OHD = OVERHEAD DOOR
WD = WOOD	T.O. = TOP OF
MTL. = METAL	GALV. = GALVANIZED
HSS = HOLLOW STEEL STRUCTURE	BRG. = BEARING
STL. = STEEL	OH = OVERHANG
OFOI - OWNER FURNISHED OWNER INSTALLED	

ARCHITECTURAL LEGEND

	SECTION NO. SHEET NO.	BUILDING SECTION
	SECTION NO. SHEET NO.	WALL SECTION
	DETAIL NO. SHEET NO.	ENLARGED DETAIL
	DETAIL NO. SHEET NO.	ELEVATION DETAIL
	LABEL NO.	WINDOW LABEL
	LABEL NO.	WALL LABEL
	LABEL NO.	DOOR LABEL
	DETAIL NO. SCALE: AS SHOWN	SHEET TITLE
	ROOM LABEL ROOM NO.	ROOM LABEL
	ROOM DIM.	ROOM DIM.
	9'-0" ± DROP CLG	VERTICAL ELEV.
		COMBO EXIT SIGN & EMERGENCY LIGHT
		EMERGENCY LIGHT
	EXIT DIRECTION	EXIT SIGN
	*FE	FIRE EXTINGUISHER



LOCATION PLAN
 SAUK COUNTY, WI



LOCATION PLAN
 CITY OF BARABOO

SEAL

INDEX OF DRAWINGS

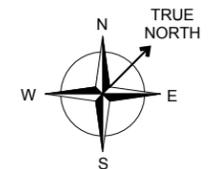
SHEET NO.	DESCRIPTION
GENERAL -	
G1.0	TITLE SHEET
G2.0	CODE REVIEW PLAN
G3.0	ADA DETAILS
CIVIL -	
C1.0	SITE PLAN
STRUCTURAL -	
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	FRAMING PLAN
ARCHITECTURAL -	
A1.0	FLOOR PLANS
A1.1	ROOF / CEILING PLANS
A2.0	EXTERIOR ELEVATIONS
A3.0	SECTIONS
A4.0	DETAILS / SCHEDULES

TITLE SHEET
 FELLOWSHIP HALL & CLASSROOM ADDITION
 CHURCH OF THE NAZARENE
 1800 CRAWFORD STREET
 CITY OF BARABOO
 SAUK COUNTY, WI 53913

REVISIONS	NO.	BY	DATE

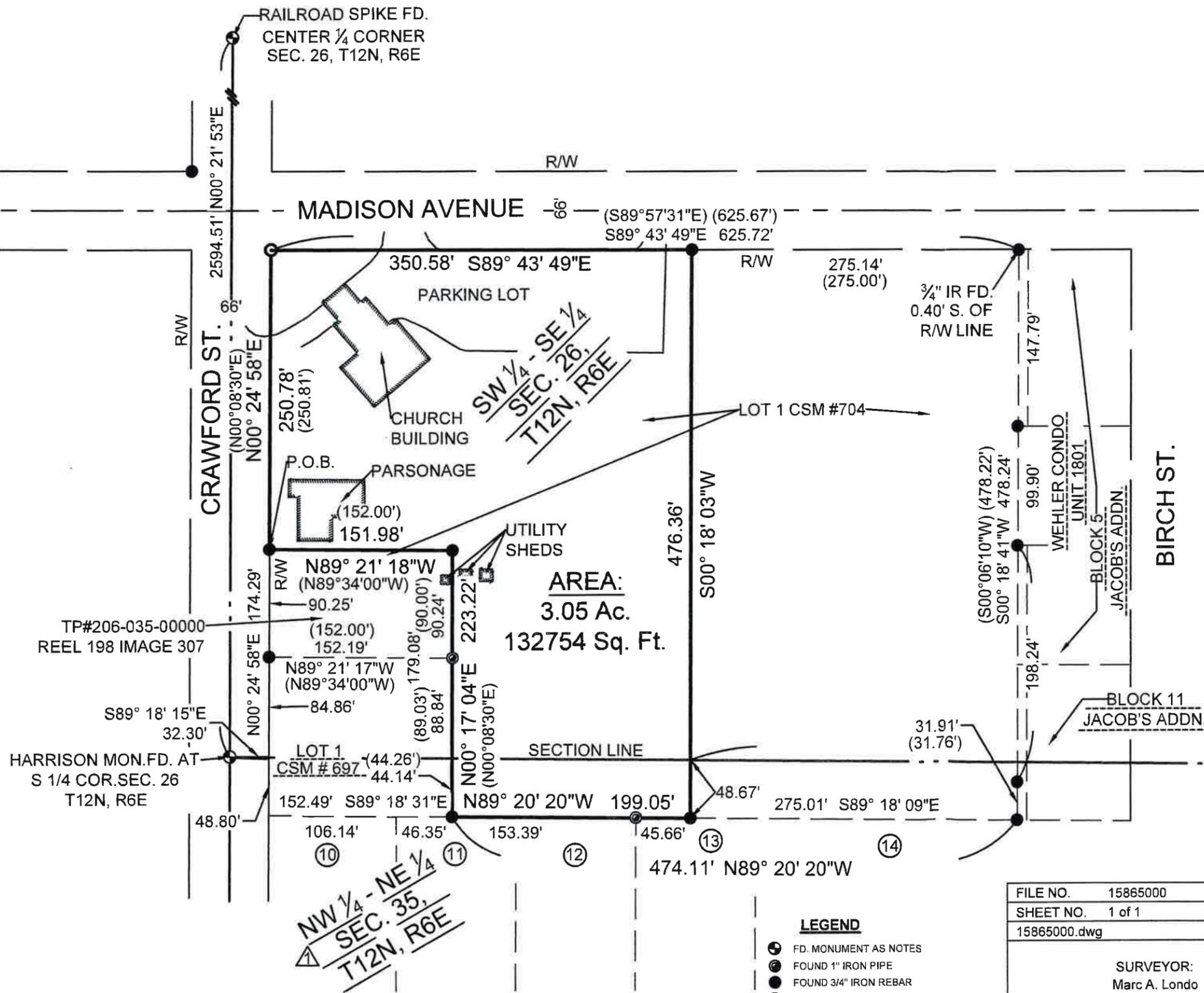
As indicated

FULL SIZE SCALE



DRAWN BY	SMD
REVIEWED BY	RMS
ISSUE DATE	06/06/2019
GEC FILE NO.	2-1118-548
SHEET NO.	G1.0

PLAT OF SURVEY OF PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP #704
 LOCATED IN THE SW 1/4 - SE 1/4, SECTION 26, T12N, R6E, AND THE NW 1/4 - NE 1/4, SECTION
 35, T12N, R6E, ALL IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATION

I, Marc A. Londo, Registered Land Surveyor #2696, hereby certify that I have surveyed and mapped a plat of survey of part of Lot 1 of Sauk County Certified Survey Map #704, located in the SW 1/4 - SE 1/4, Section 26 and the NW 1/4 - NE 1/4 of Section 35, all in T12N, R6E, City of Baraboo, Sauk County, Wisconsin, which is bounded by a line described as follows:

Commencing at the south one-quarter corner of Section 26, T12N, R6E; thence N 89°18'15"E, 32.30 feet along the south line of the said Section 26 to the east line of Crawford Street; thence N00°24'58"E, 174.29 feet to the point of beginning of this description;

Thence continuing N 00°24'58" E, 250.78 feet along said east line of Crawford Street to the south line of Madison Street and the northwest corner line of Lot 1 of Sauk County CSM #704; thence S 89°43'49" E, 350.58 feet along the north line of said Lot 1; thence S 00°18'03" W, 476.36 feet to the North line of Lot 13 of Rolling Meadows Subdivision; thence N 89°20'20"W, 199.05 feet to the southeast corner of Lot 1 of Sauk County Certified Survey Map #697; thence N 00°17'04" E, 223.22 feet along the east line of Lot 1 of Sauk County Certified Survey Map # 697 and Sauk County Tax Parcel # 206-0035-00000 as described in Reel 198 Image 307 with the Sauk County Register of Deeds to the northeast corner thereof; thence N 89°21'18" W, 151.98 feet to the point of beginning;

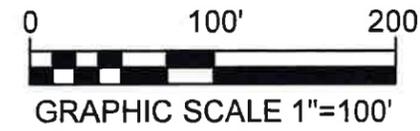
Said parcel contains 3.05 acres, (132831 Sq. Ft.), and is subject to all easements and rights-of-way of record.

I further certify that I have complied with chapter A-E 7 of the administrative code of the State of Wisconsin for minimum standards for property surveys to the best of my knowledge and belief.

Note: Bearings are referenced to the Wisconsin County Coordinate System, Sauk County (WCCS Sauk 9556 NAD 83/2007). The South line of the Section 26, T12N, R6E bears N89°18'15"W.

If the survey is stamped "COPY", the survey is not an original document and should be assumed to contain unauthorized alterations. The certification contained on this document shall apply only to original documents.

Marc A. Londo 12/2/2013
 MSA Professional Services, Inc. Date
 Marc A. Londo, Registered Land Surveyor # 2696



- LEGEND**
- FD. MONUMENT AS NOTES
 - FOUND 1" IRON PIPE
 - FOUND 3/4" IRON REBAR
 - RAILROAD SPIKE FD.
 - SET 3/4" BY 18" SOLID ROD-1.50 LBS./FT.
 - ⑩ ADJOINING LOT NUMBERS
 - () RECORD INFORMATION

FILE NO. 15865000	SCALE: 1" = 100'	PROJECT NO. 15865000
SHEET NO. 1 of 1	DRAWN BY: mal	
15865000.dwg	CHECKED BY: gpr	REVISION Δ REVISE 1/4 - 1/4 NOTE
SURVEYOR: Marc A. Londo MSA Professional Services, Inc. 1230 South Blvd. Baraboo, WI 53913 (608) 356-2771		CLIENT: Baraboo Church of the Nazarene 1800 Crawford St. Baraboo, WI 53913 (608) 356-3774



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901

608-742-1668 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

FLOOR PLANS
FELLOWSHIP HALL & CLASSROOM ADDITION
CHURCH OF THE NAZARENE
1800 CRAWFORD STREET
CITY OF BARABOO
SAUK COUNTY, WI 53913

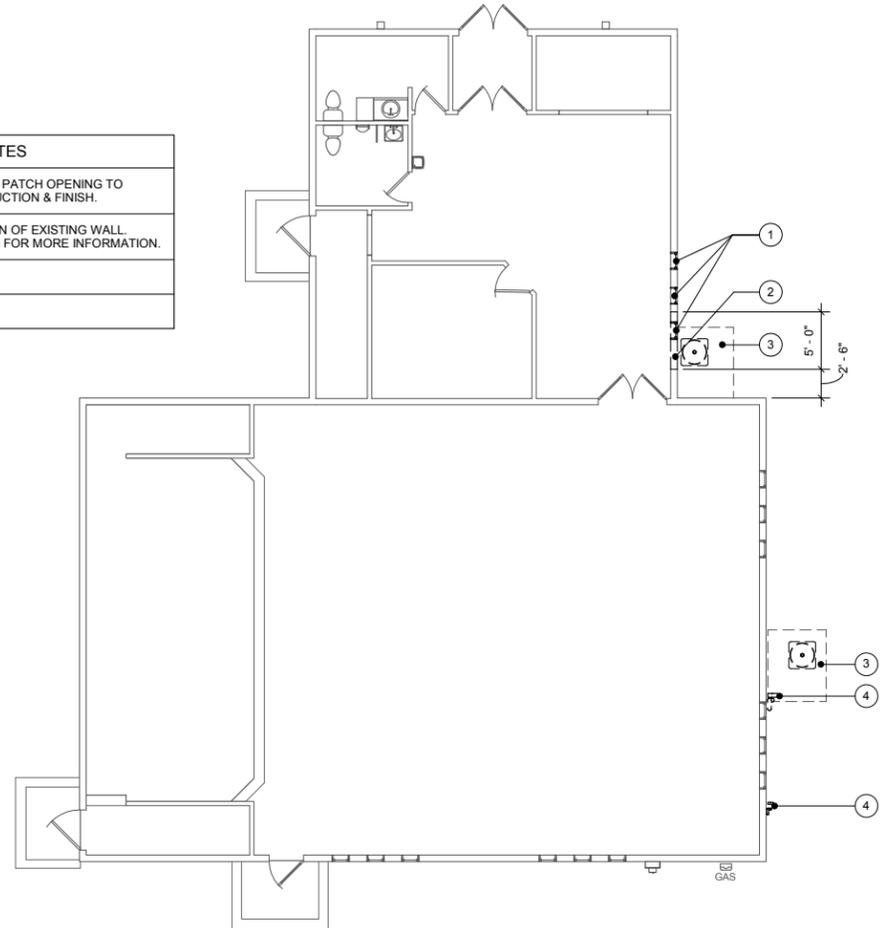
REVISIONS	NO.	BY	DATE

As indicated
FULL SIZE SCALE

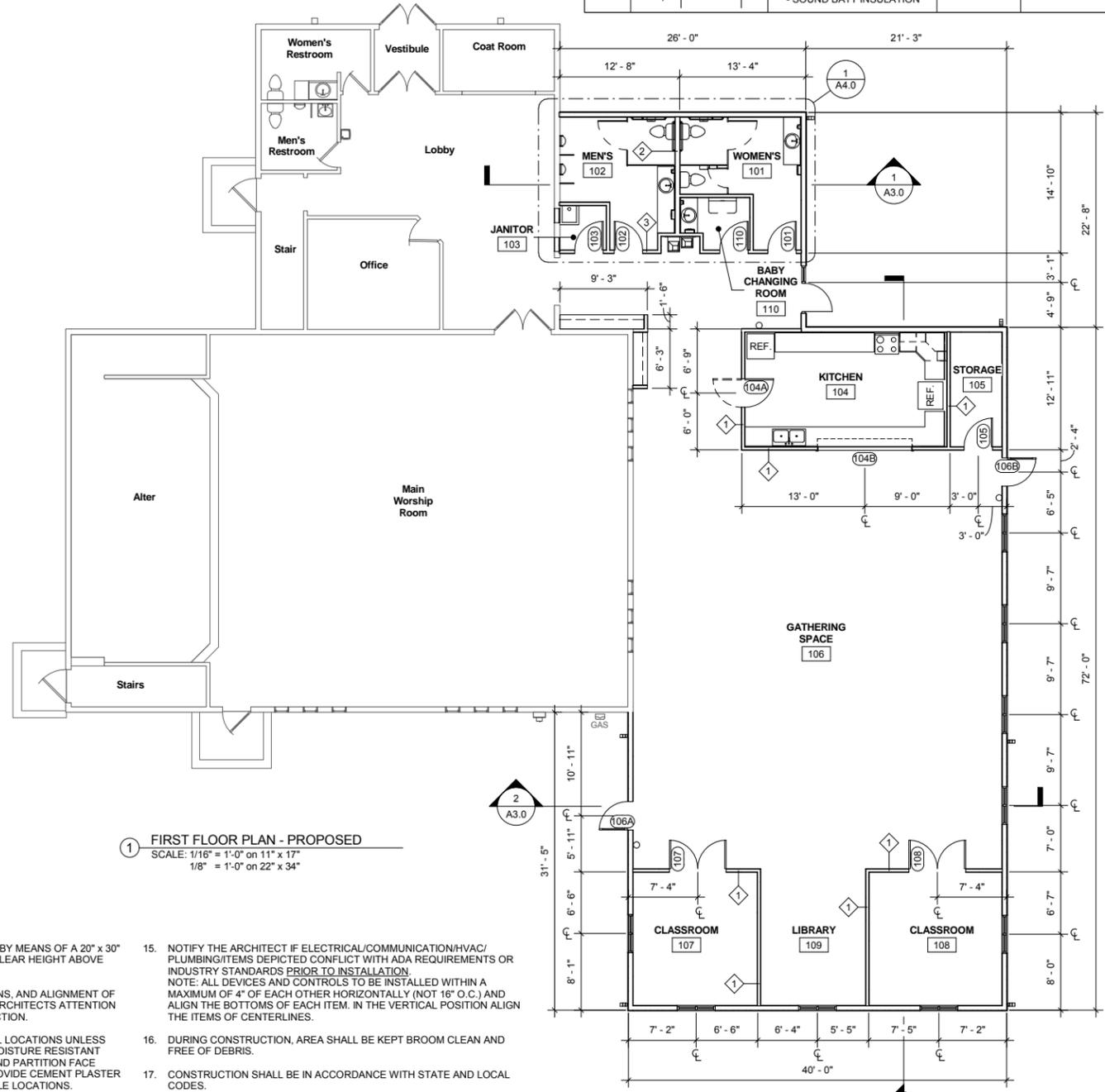
DRAWN BY	SMD
REVIEWED BY	RMS
ISSUE DATE	06/06/2019
GEC FILE NO.	2-1118-548
SHEET NO.	A1.0

WALL CONSTRUCTION SCHEDULE				
TYPE	WALL	CONSTRUCTION	THICKNESS	COMMENTS
1		- 5/8" GYP BD (MOISTURE RESISTANT IN RESTROOMS) - 2x4 WOOD STUDS @ 16" O.C.	4 3/4"	
2		- 5/8" GYP BD (MOISTURE RESISTANT IN RESTROOMS), BOTH SIDES - 2x6 WOOD STUDS @ 16" O.C. - SOUND BATT INSULATION	6 3/4"	
3		- 5/8" GYP BD (MOISTURE RESISTANT IN RESTROOMS) - 2x4 WOOD STUDS @ 16" O.C. - SOUND BATT INSULATION	4 3/4"	

DEMO NOTES	
1	REMOVE WINDOW & FRAME. PATCH OPENING TO MATCH ADJACENT CONSTRUCTION & FINISH.
2	REMOVE INDICATED PORTION OF EXISTING WALL. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
3	
4	



2 FIRST FLOOR PLAN - DEMO
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"

GENERAL DEMOLITION NOTES

- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATION OF WALLS, DOORS, AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. THE G.C. SHALL REPORT DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE START OF WORK.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- PATCH ALL WORK AT REMOVAL AND NEW CONNECTION POINTS AS REQUIRED TO MATCH ADJACENT NEW OR EXISTING FINISHES.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLAN. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOBSITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN PROPER AND LEGAL MANNER.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DESCRIPTION OF REQUIRED MECHANICAL DEMOLITION.

GENERAL FLOOR PLAN NOTES

- PUBLIC RESTROOMS SHALL BE COVERED WITH SMOOTH, HARD, NONABSORBENT MATERIALS EXTENDING A MINIMUM OF 6" ABOVE FLOOR LEVEL. WALLS WITHIN 2 FT. OF URINALS OR WATER CLOSETS SHALL BE COVERED A MINIMUM OF 4 FT. ABOVE FLOOR LEVEL.
- ROOM(S) WITH A MOP BASIN OR UTILITY SINK SHALL HAVE AN EXHAUST FAN WHICH RUNS CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.
- ROOF TRUSS SYSTEM TO BE DESIGNED & ENGINEERED BY OTHERS. THE LAYOUT SHOWN IS CONCEPTUAL.
- ALL STAIR SHAFTS SHALL BE RATED WITH 1 HR. FIRE RATED DOOR ASSEMBLIES. ALL RATED DOORS SHALL HAVE A CLOSER.
- ALL STAIRS SHALL HAVE HANDRAILS ON EACH SIDE INSTALLED IN ACCORDANCE WITH IBC 1003.3.3.11.
- ALL EXTERIOR DOOR THRESHOLDS SHALL BE NO MORE THAN 1/2" IN HEIGHT.
- PROVIDE THICKNESS MARKERS IN INCHES FACING THE ATTIC ACCESS OPENING, PER IECC 102.1, INSTALLED AT ONE FOR EVERY 3000 SF THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN OR SPRAYED INTO PLACE.
- DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE ATTICS AT EVERY 3000SF.

- PROVIDE ACCESS TO ATTIC COMPARTMENTS BY MEANS OF A 20" x 30" OPENING. THERE SHALL BE MINIMUM OF 30" CLEAR HEIGHT ABOVE EACH ACCESS.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION/CONSTRUCTION.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL LOCATIONS UNLESS OTHERWISE NOTED. PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. PROVIDE CEMENT PLASTER BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS.
- HOLD 5/8" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
- ALL VINYL OR FABRIC WALL COVERING AT CORRIDOR CORNER LOCATIONS TO RECEIVE A CLEAR PLASTIC CORNER GUARD TO A HEIGHT OF 8'-0" A.F.F. (IPC INSTITUTIONAL PRODUCTS CORP #8118 OR APPROVED EQUAL) UNLESS OTHER PROTECTION IS SPECIFIED.
- CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.

- NOTIFY THE ARCHITECT IF ELECTRICAL/COMMUNICATION/HVAC/ PLUMBING ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS OF CENTERLINES.
- DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
- PROVIDE CONTINUOUS VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE SEALED.
- ALL PENETRATIONS OF EXTERIOR WALL ARE TO BE MADE AIR TIGHT.

DIMENSION NOTES:

- INTERIOR WALLS DIMENSIONED TO FACE OF STUD
- EXTERIOR WALLS DIMENSIONED TO EXTERIOR FACE OF STUD
- EXISTING WALLS DIMENSIONED TO FINISH FACE

