



12-8-16

City of Verona Plan Commission  
City Hall  
111 Lincoln Street  
Verona, WI 53593

RE: St James Lutheran Church Addition – Plan Commission Submittal

Engberg Anderson is pleased to submit an application to the Verona Plan Commission for the review of the proposed addition and remodel of the St. James Lutheran Church located on 427 South Main Street in the City of Verona.

The current St. James Lutheran Church is a two story building which contains 11,592 square feet on the lower level and 11,965 square feet on the first floor. Located at the North end of the property is a one story 1,600 square foot building which currently contains the St. James Preschool and serves children from the ages of 3 to 5 years old. The proposed project is for the demolition of the existing preschool building, expansion of their services, and their integration into the church building. In the process the existing church support services will also be expanded and remodeled to help better serve the community.

The addition will extend the main building northward with the preschool being located on the lower level. The existing preschool will remain in place during construction and will be demolished toward the end of the project. Temporary access to the preschool will be provided to allow for a safe and accessible access for the children during construction. A new on-grade entrance to the preschool will be in the northeast corner of the building next to a new moderately sized multi-use activity room. A fenced exterior play area for the preschool is planned on the north side of the addition within the required 50' setback from the property line. Offices and meeting rooms will occupy the first floor of this addition along with a commercial kitchen, which serves a new dining area relocated from the lower level. A smaller addition is planned on the East side of the building placed at an intermediate level between the existing floor elevations, the same elevation as the current entry vestibule. This addition will expand the main entry and create a more spacious procession into the church. Also located in this addition will be offices and support spaces for daily operations of the church. The existing drop off canopy will remain intact but will function as a cover for the vestibule and portion of the eastern addition instead. Remaining portions of the existing building will have select demolition work completed with emphasis on installing new finishes. The existing sanctuary of the church will remain intact and will have minimal work completed. The combined square footages for the new portions of the building will result in an additional 4,705 square feet on the first floor and 4,271 square feet on the lower level.

The exterior materials on the addition will build on the language of the existing remaining architecture. The new exterior walls will contain a thin veneer Halquist stone in various areas on the lower level and a “white” horizontal vinyl siding in the remaining areas to match the current building. A “grey” shingle style vinyl

material will be installed in various gable ends on the building including existing areas which will replace the existing vinyl siding. Facing Main Street, the existing brick on the lower level will be replaced with new stone veneer to tie the West elevation together. At the main entry to the church and to the preschool, stained cedar will be used to highlight the structure and create an added warmth to the materials palette.

The site will be altered to accommodate the proposed addition but for budgetary purposes a majority of the East side of the lot will remain in place with the intention of St. James to develop it in the future. With the new eastern extension, a portion of the existing parking lot will be removed and replaced but the majority of the parking and existing grading will remain intact. A new sidewalk running the length of the building down to the preschool entrance will be installed providing access to the building and also providing a transition to the existing asphalt. This asphalt will be restriped and will contain 92 parking stalls, exceeding the required 70 stalls per City standards. The existing two entries into the parking lot off Melody lane will remain as access points into the parking area. Additional sidewalks will also be installed on site, one extending from the new stairwell out to Main Street and the other along Melody Lane which will provide a pedestrian access to the building's main entry. Due to failing concrete, the exterior stairway on the West side of the building that provides access to the sanctuary from Main Street will also be removed and replaced. New landscaping will be installed on all sides of the building and will meet the City's required point system. The proposed landscaping will complement the existing landscape that is to remain and will be used in areas to highlight the building and to help screen exterior condensers. A new cedar fence will be provided along the northwest property line adjacent to the parking lot to screen the relocated trash dumpsters from the neighboring property.

A new detention area is planned for the northwest corner of the lot to address storm water from the building and surrounding site and will connect to the city's storm lines on Main Street. The detention area has been sized to handle the storm water quantities for the possible future renovation of the parking lot and will be installed per City of Verona's requirements. The existing parking lot water currently flows towards the East side of the property and will remain intact.

Currently the St. James property is made up of multiple parcels which are currently zoned either Mixed Residential or Neighborhood Residential. Part of this submittal St. James is proposing to rezone the property to be Public Institutional and to combine all of the lots together into one by submitting a new Certified Survey Map

We are requesting a time to present our design to the Plan Commission on January 3<sup>rd</sup> for approval of the proposed project. We have attached the following plans, elevations, site plans and renderings for your use.

Thank you in advance for your time.

Sincerely,

**Mike Zuehlke, AIA**  
Engberg Anderson

**St. James Lutheran  
Church Addition**

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St. James Lutheran Church  
427 South Main Street  
Verona, WI 53593

PROJECT NUMBER 142336.00  
AYRES PROJECT NUMBER 27-1061.00

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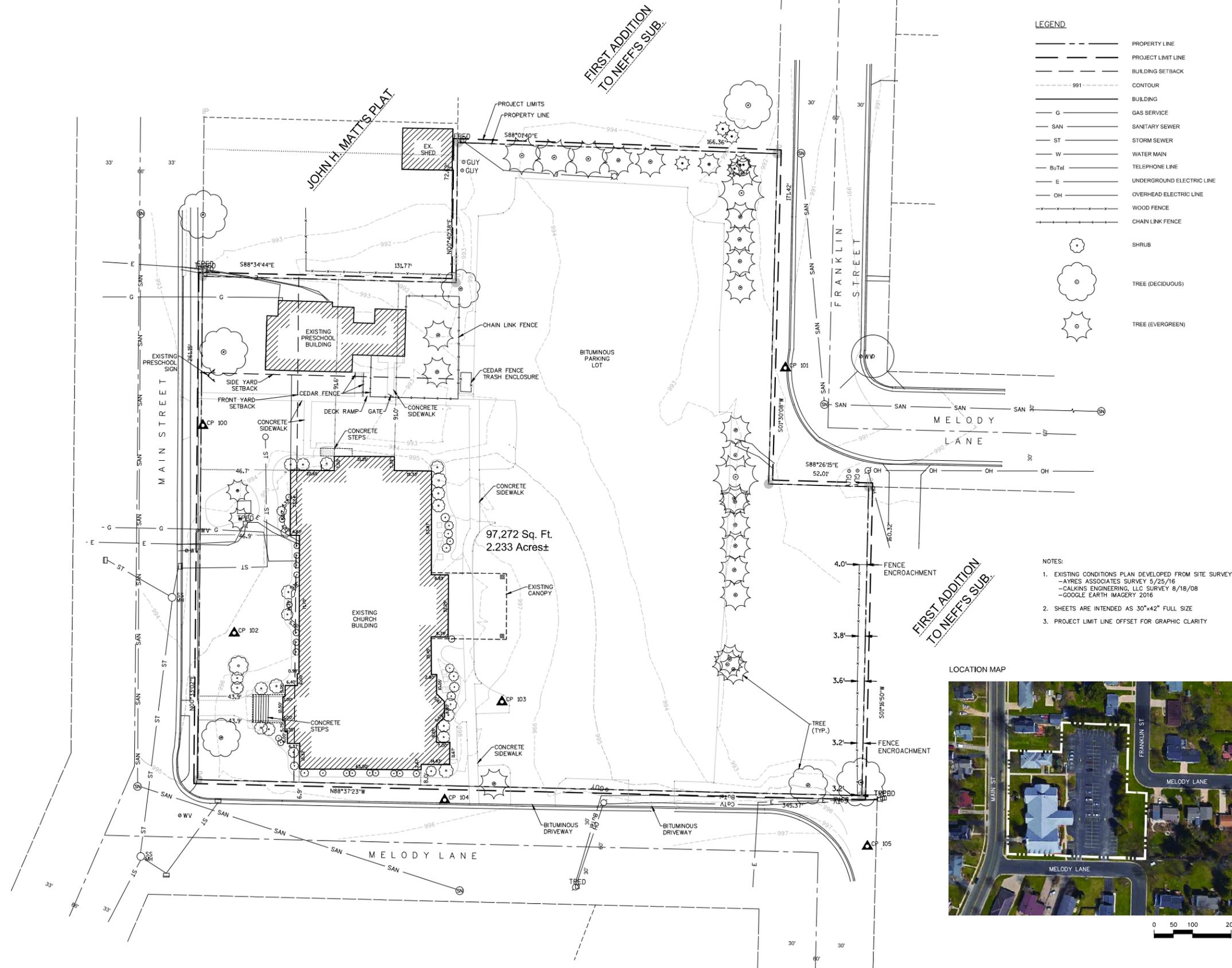
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Existing Conditions

**C-001**



FIRST ADDITION  
TO NEFF'S SUB.

JOHN H. MATT'S PLAT

FIRST ADDITION  
TO NEFF'S SUB.

97,272 Sq. Ft.  
2.233 Acres±

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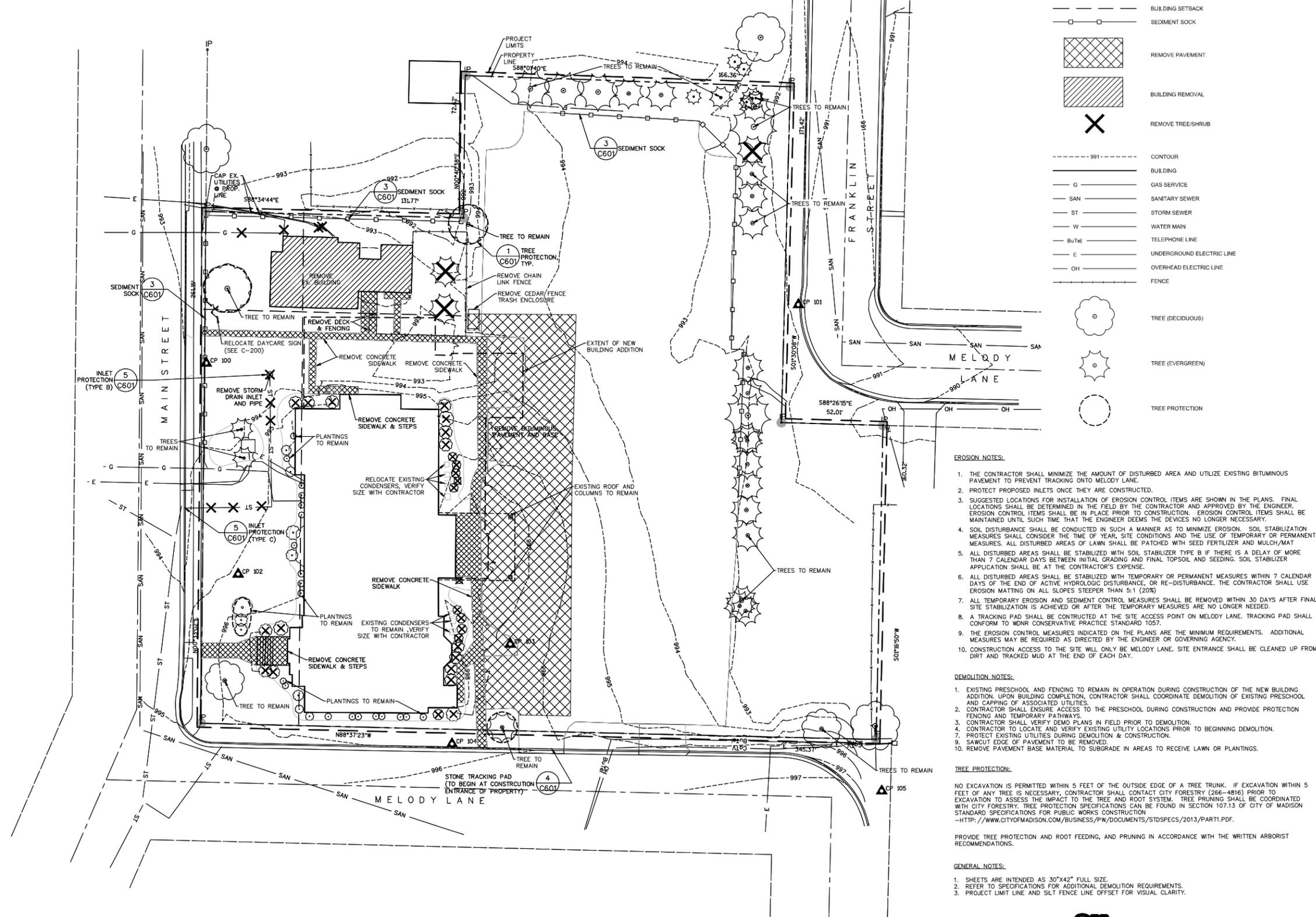
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**Site Demolition and  
Erosion Control Plan**

**C-100**



**LEGEND**

- PROPERTY LINE
- PROJECT LIMIT LINE
- BUILDING SETBACK
- SEDIMENT SOCK
- ▨ REMOVE PAVEMENT
- ▩ BUILDING REMOVAL
- ✕ REMOVE TREE/SHRUB
- 991 --- CONTOUR
- BUILDING
- G --- GAS SERVICE
- SAN --- SANITARY SEWER
- ST --- STORM SEWER
- W --- WATER MAIN
- Bu/Tel --- TELEPHONE LINE
- E --- UNDERGROUND ELECTRIC LINE
- OH --- OVERHEAD ELECTRIC LINE
- FENCE
- TREE (DECIDUOUS)
- ⊛ TREE (EVERGREEN)
- TREE PROTECTION

**EROSION NOTES:**

1. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA AND UTILIZE EXISTING BITUMINOUS PAVEMENT TO PREVENT TRACKING ONTO MELODY LANE.
2. PROTECT PROPOSED INLETS ONCE THEY ARE CONSTRUCTED.
3. SUGGESTED LOCATIONS FOR INSTALLATION OF EROSION CONTROL ITEMS ARE SHOWN IN THE PLANS. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. EROSION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL ITEMS SHALL BE MAINTAINED UNTIL SUCH TIME THAT THE ENGINEER DEEMS THE DEVICES NO LONGER NECESSARY.
4. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS OF LAWN SHALL BE PATCHED WITH SEED FERTILIZER AND MULCH/MAT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SOIL STABILIZER TYPE B IF THERE IS A DELAY OF MORE THAN 7 CALENDAR DAYS BETWEEN INITIAL GRADING AND FINAL TOPSOIL AND SEEDING. SOIL STABILIZER APPLICATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR RE-DISTURBANCE. THE CONTRACTOR SHALL USE EROSION MATTING ON ALL SLOPES STEEPER THAN 5:1 (20%).
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. A TRACKING PAD SHALL BE CONSTRUCTED AT THE SITE ACCESS POINT ON MELODY LANE. TRACKING PAD SHALL CONFORM TO WDNR CONSERVATIVE PRACTICE STANDARD 1057.
9. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
10. CONSTRUCTION ACCESS TO THE SITE WILL ONLY BE MELODY LANE. SITE ENTRANCE SHALL BE CLEANED UP FROM DIRT AND TRACKED MUD AT THE END OF EACH DAY.

**DEMOLITION NOTES:**

1. EXISTING PRESCHOOL AND FENCING TO REMAIN IN OPERATION DURING CONSTRUCTION OF THE NEW BUILDING ADDITION. UPON BUILDING COMPLETION, CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING PRESCHOOL AND CAPPING OF ASSOCIATED UTILITIES.
2. CONTRACTOR SHALL ENSURE ACCESS TO THE PRESCHOOL DURING CONSTRUCTION AND PROVIDE PROTECTION FENCING AND TEMPORARY PATHWAYS.
3. CONTRACTOR SHALL VERIFY DEMO PLANS IN FIELD PRIOR TO DEMOLITION.
4. CONTRACTOR TO LOCATE AND VERIFY EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING DEMOLITION.
7. PROTECT EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION.
9. SAWCUT EDGE OF PAVEMENT TO BE REMOVED.
10. REMOVE PAVEMENT BASE MATERIAL TO SUBGRADE IN AREAS TO RECEIVE LAWN OR PLANTINGS.

**TREE PROTECTION:**

NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION  
-HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPPCS/2013/PART1.PDF.

PROVIDE TREE PROTECTION AND ROOT FEEDING, AND PRUNING IN ACCORDANCE WITH THE WRITTEN ARBORIST RECOMMENDATIONS.

**GENERAL NOTES:**

1. SHEETS ARE INTENDED AS 30"x42" FULL SIZE.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. PROJECT LIMIT LINE AND SILT FENCE LINE OFFSET FOR VISUAL CLARITY.



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Site Plan

**C-200**

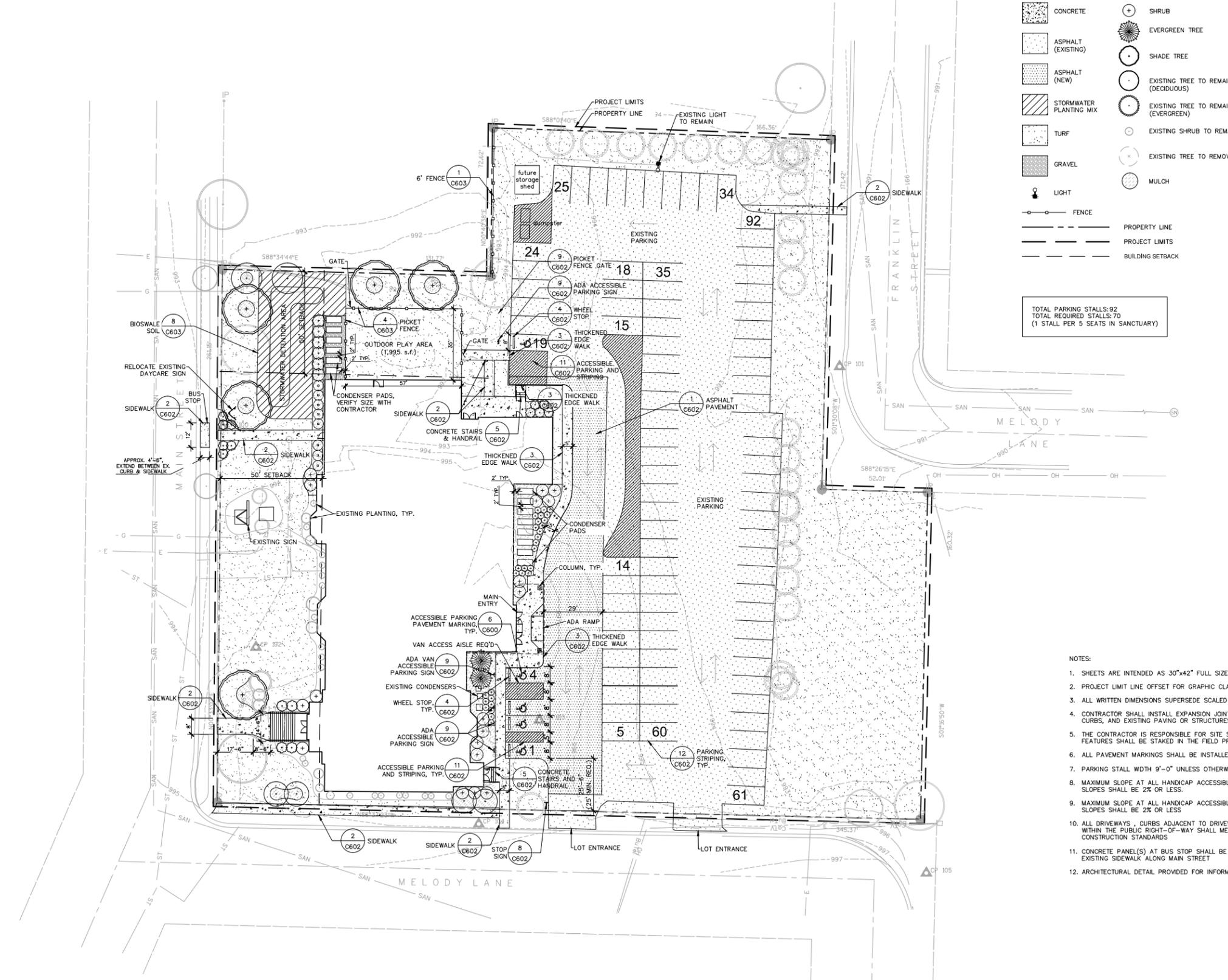
**LEGEND**

- |  |                         |  |                                     |
|--|-------------------------|--|-------------------------------------|
|  | CONCRETE                |  | SHRUB                               |
|  | ASPHALT (EXISTING)      |  | EVERGREEN TREE                      |
|  | ASPHALT (NEW)           |  | SHADE TREE                          |
|  | STORMWATER PLANTING MIX |  | EXISTING TREE TO REMAIN (DECIDUOUS) |
|  | TURF                    |  | EXISTING TREE TO REMAIN (EVERGREEN) |
|  | GRAVEL                  |  | EXISTING SHRUB TO REMAIN            |
|  | LIGHT                   |  | EXISTING TREE TO REMOVE             |
|  | FENCE                   |  | MULCH                               |
|  | PROPERTY LINE           |  |                                     |
|  | PROJECT LIMITS          |  |                                     |
|  | BUILDING SETBACK        |  |                                     |

TOTAL PARKING STALLS: 92  
TOTAL REQUIRED STALLS: 70  
(1 STALL PER 5 SEATS IN SANCTUARY)

**NOTES:**

- SHEETS ARE INTENDED AS 30"x42" FULL SIZE.
- PROJECT LIMIT LINE OFFSET FOR GRAPHIC CLARITY
- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN EPOXY.
- PARKING STALL WIDTH 9'-0" UNLESS OTHERWISE NOTED
- MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS SHALL BE 1:20; CROSS SLOPES SHALL BE 2% OR LESS.
- MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS SHALL BE 1:20; CROSS SLOPES SHALL BE 2% OR LESS
- ALL DRIVEWAYS - CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET ADA AND CITY OF VERONA CONSTRUCTION STANDARDS
- CONCRETE PANEL(S) AT BUS STOP SHALL BE PINNED TO THE BACK OF CURB AND EXISTING SIDEWALK ALONG MAIN STREET
- ARCHITECTURAL DETAIL PROVIDED FOR INFORMATION PURPOSES ONLY.



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**Site Grading &  
Drainage Plan**

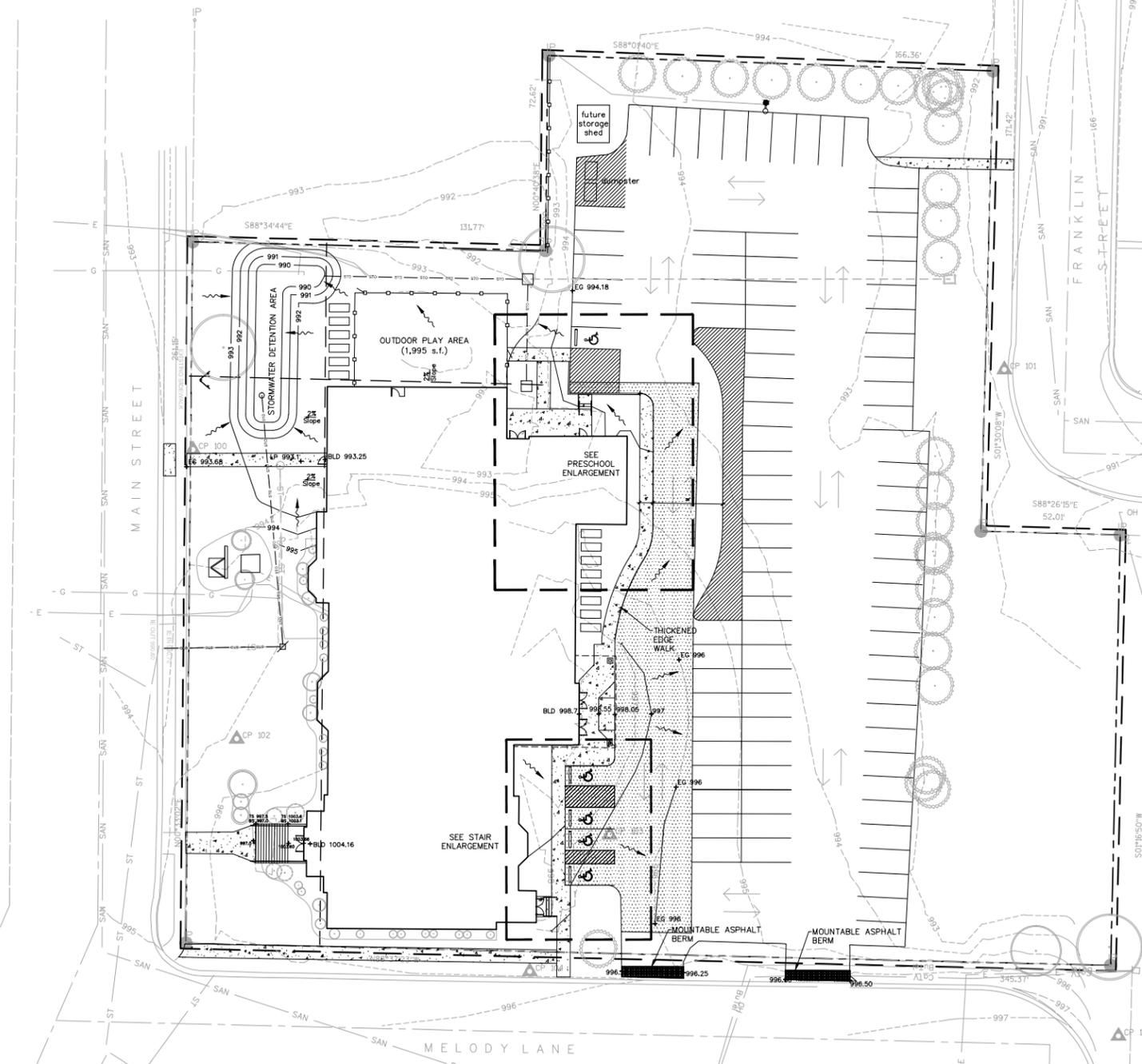
**C-300**

**LEGEND**

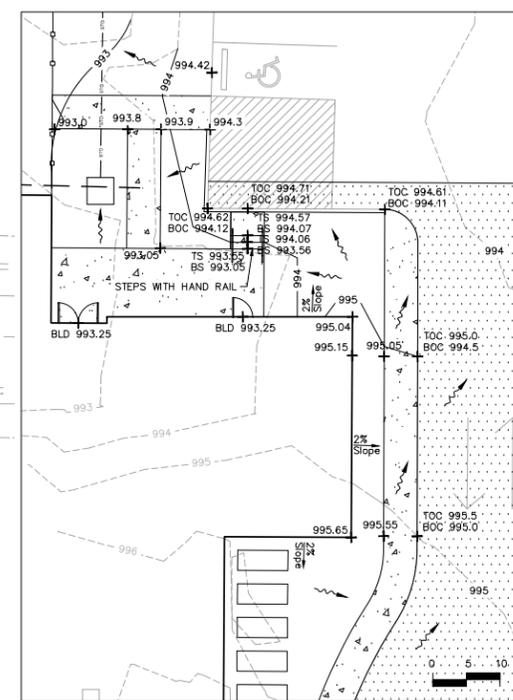
	EXISTING CONTOUR		ASPHALT (NEW)
	PROPOSED CONTOUR		CONCRETE
	PROPERTY LINE		EXISTING TREE TO REMAIN (DECIDUOUS)
	PROJECT LIMIT LINE		EXISTING TREE TO REMAIN (EVERGREEN)
	BUILDING SETBACK		EXISTING SHRUB TO REMAIN
	PROPOSED STORM SEWER		
	FENCE		
	PROPOSED STORM INLET		
	PROPOSED FLOW DIRECTION		
	LIGHT		

**SPOT ELEVATION ABBREVIATIONS:**

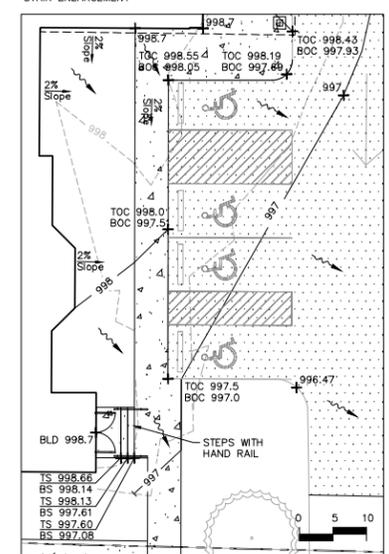
EG	=	EXISTING GRADE
FS	=	FINISHED SURFACE
LP	=	LOW POINT
BLD	=	GRADE AT BUILDING
TOC	=	TOP OF CURB
BOC	=	BOTTOM OF CURB
TS	=	TOP OF STEP
BS	=	BOTTOM OF STEP
IE	=	INVERT ELEVATION
R	=	RIM



**PRESCHOOL ENLARGEMENT**



**STAIR ENLARGEMENT**



**GRADING NOTES**

1. CONTRACTOR SHALL FINE GRADE FOR GRADES AND SWALES AS SHOWN AND SHALL OBTAIN 1% MINIMUM DRAINAGE, UNLESS OTHERWISE DIRECTED
2. CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBANCE THROUGHOUT THE SITE.
3. CONTRACTOR SHALL ROUGH GRADE ALL AREAS WITHIN THE PROJECT LIMITS TO PROPOSED GRADES.
4. CONTRACTOR SHALL MEET EXISTING GRADE AT PROJECT LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
5. SPOT ELEVATIONS REPRESENT THE DESIGN INTENT OF FINISH GRADES AND FINISH SURFACES.
6. SUBGRADES SHALL BE PER DETAIL DRAWINGS. THERE SHALL BE A MINIMUM OF 4" OF TOPSOIL IN ALL LAWN AND LANDSCAPE AREAS.
7. SIDEWALK CROSS SLOPE MAY VARY BETWEEN MIN 0.5% TO MAX 2%. CONTRACTOR SHALL CONSTRUCT A 1.5% CROSS SLOPE WHEREVER POSSIBLE.
8. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS SHALL BE 1:20; CROSS SLOPES SHALL BE 2% OR LESS.

**GENERAL NOTES**

1. SHEETS ARE INTENDED AS 30"x42" FULL SIZE
2. PROJECT LIMIT LINE OFFSET FOR GRAPHIC CLARITY
3. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
4. SEE SHEET C-400 FOR SITE UTILITY PLAN
5. ARCHITECTURAL DETAIL PROVIDED FOR INFORMATION PURPOSES ONLY.



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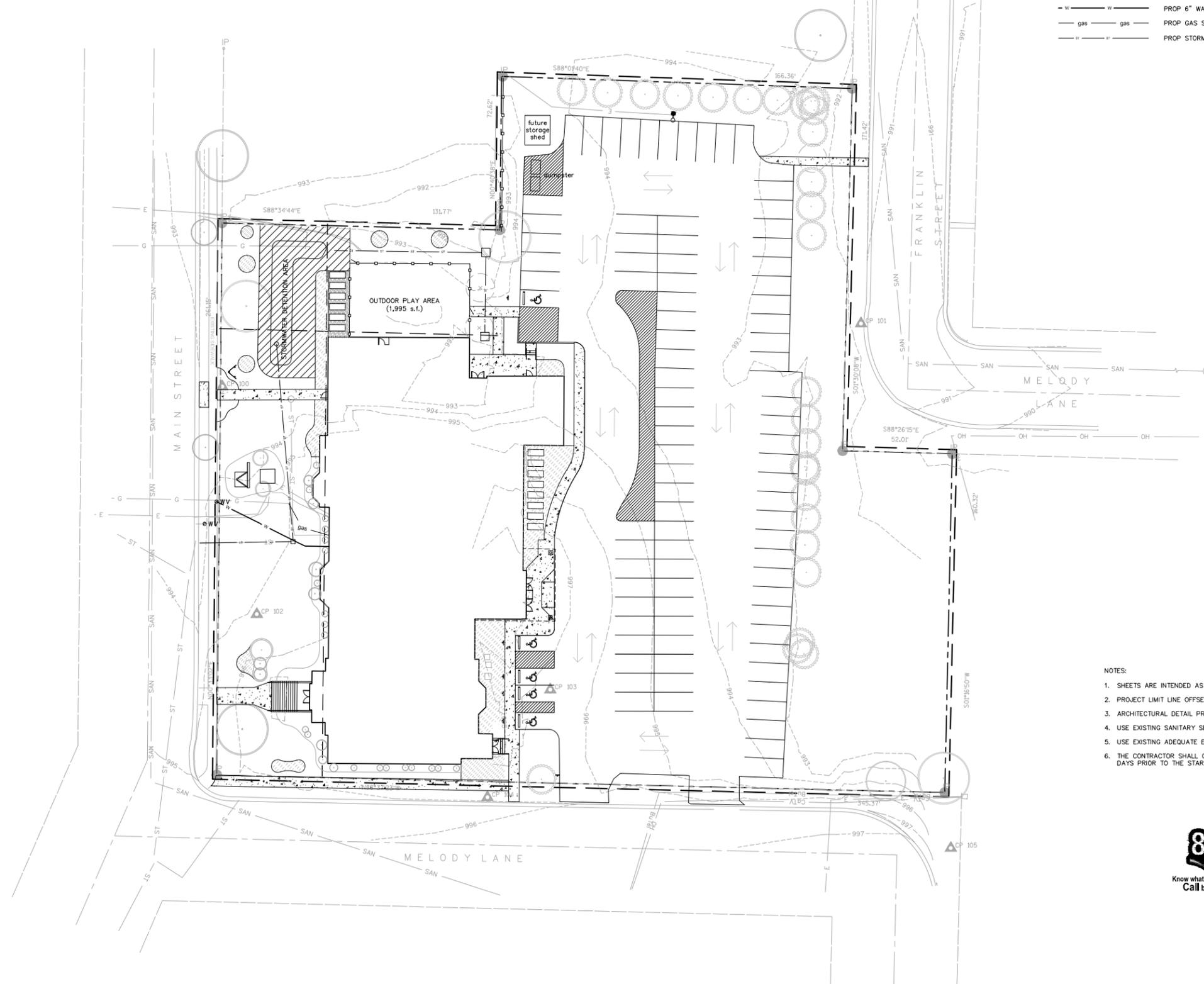
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**Site Utility Plan**

**C-400**

**LEGEND**

- — — — — PROPERTY LINE
- — — — — PROJECT LIMIT LINE
- — — — — BUILDING SETBACK
- W — W — PROP 6" WATER SERVICE CONNECTION
- GAS — GAS — PROP GAS SERVICE CONNECTION
- S — S — PROP STORM DRAIN



- NOTES:**
1. SHEETS ARE INTENDED AS 30"x42" FULL SIZE
  2. PROJECT LIMIT LINE OFFSET FOR GRAPHIC CLARITY
  3. ARCHITECTURAL DETAIL PROVIDED FOR INFORMATION PURPOSES ONLY.
  4. USE EXISTING SANITARY SEWER SERVICE CONNECTION
  5. USE EXISTING ADEQUATE ELECTRICAL CONNECTIONS
  6. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.



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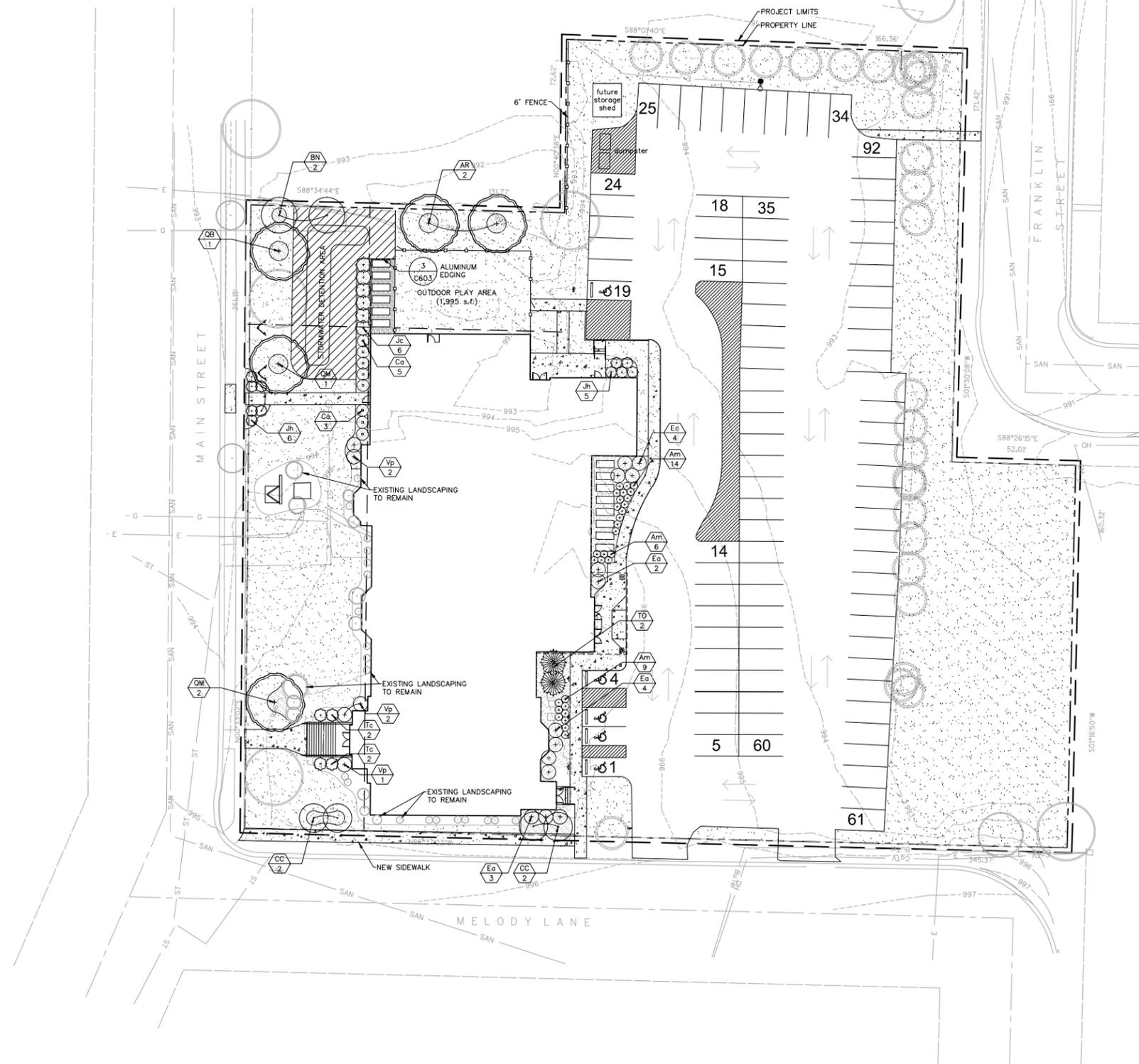
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**Landscape Plan**

**C-500**



**LEGEND**

- CONCRETE
- STORMWATER PLANTING MIX
- TURF
- GRAVEL
- MULCH
- FENCE
- SHRUB
- EVERGREEN TREE
- SHADE TREE
- EXISTING TREE TO REMAIN (DECIDUOUS)
- EXISTING TREE TO REMAIN (EVERGREEN)
- EXISTING SHRUB TO REMAIN
- EXISTING TREE TO REMOVE
- PROPERTY LINE
- PROJECT LIMITS
- BUILDING SETBACK

**STORMWATER PLANTING MIX**

Symbol	Botanical Name	Common Name	% of Mix	Seeds/ft <sup>2</sup>	Lbs/ac
<b>GRAMINOIDS</b>					
	<i>Juncus effusus</i>	Common Rush	50.00%	150	0.41
	<i>Panicum virgatum</i>	Switchgrass	45.00%	135	14.70
	<i>Spartina pectinata</i>	Red River Prairie Cordgrass	5.00%	15	1.13
	<b>TOTAL</b>		<b>100.00%</b>	<b>300</b>	<b>16.24</b>

**SPECIES LIST**

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Spacing	% of Total Proposed Tree Planting
<b>TREES</b>							
AR	<i>Acer rubrum</i>	red maple	6' ht.	B&B	2	na	15.38%
CC	<i>Crataegus crus-galli</i>	cockspur hawthorn	4' ht.	B&B	4	na	30.77%
BN	<i>Betula nigra</i>	river birch	6' ht.	B&B	2	na	15.38%
QB	<i>Quercus bicolor</i>	swamp white oak	6' ht.	B&B	1	na	7.69%
QM	<i>Quercus macrocarpa</i>	bur oak	6' ht.	B&B	2	na	15.38%
TO	<i>Thuja occidentalis</i>	American arborvitae	4' ht.	B&B	2	na	15.38%
<b>SHRUBS</b>							
Am	<i>Aronia melanocarpa</i>	black chokeberry	#3	Cont.	29	3'	
Ca	<i>Corylus americana</i>	hazelnut	#3	Cont.	8	5'	
Ea	<i>Euonymus alatus</i>	eastern wahoo	#3	Cont.	13	6'	
Jc	<i>Juniperus chinensis 'Hezil Glauca'</i>	Hetz blue juniper	#3	Cont.	6	5'	
Jh	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	compact Andorra juniper	#3	Cont.	11	4'	
Tc	<i>Taxus canadensis</i>	Canada yew	#3	Cont.	4	5'	
Vp	<i>Viburnum prunifolium</i>	blackhaw viburnum	#3	Cont.	5	na	

**LANDSCAPE POINTS**

<b>REQUIREMENTS FOR BUILDING FOUNDATIONS:</b>	
FOUNDATION LENGTH (ADDITION/MODIFIED ONLY)	436 LF
POINTS REQUIRED (40 POINTS PER 100 LF)	174 POINTS
POINTS PROVIDED	178 POINTS
<b>REQUIREMENTS FOR STREET FRONTAGES:</b>	
PROPOSED FRONTAGE	424 LF
POINTS REQUIRED (40 POINTS PER 100 LF)	170 POINTS
POINTS PROVIDED	205 POINTS
<b>REQUIREMENTS FOR BUFFERYARDS:</b>	
LENGTH BETWEEN ADJACENT ZONING DISTRICTS	132 LF
.4 OPACITY RATING	
POINTS REQUIRED (53 POINTS PER 100 LF & 6' FENCE)	70 POINTS
POINTS PROVIDED	75 POINTS
<b>REQUIREMENTS FOR DEVELOPED LOTS:</b>	
GROSS FLOOR AREA (ADDITION ONLY)	6,464 SF
POINTS REQUIRED (15 POINTS PER 1,000 SF GFA)	97 POINTS
POINTS PROVIDED	119 POINTS
<b>TOTAL LANDSCAPE POINTS REQUIRED</b>	<b>511 POINTS</b>
<b>TOTAL LANDSCAPE POINTS PROVIDED</b>	<b>577 POINTS</b>

**NOTES:**

- SHEETS ARE INTENDED AS 30"x42" FULL SIZE.
- PROJECT LIMIT LINE OFFSET FOR GRAPHIC CLARITY
- SEE LANDSCAPE DETAILS
- SEE C-200 FOR AREAS TO RECEIVE PLANTING SOIL.
- ALL LANDSCAPE PLANTING BEDS SHALL HAVE SHOVEL CUT EDGES, UNLESS OTHERWISE NOTED.
- RESTORE ALL EXISTING TURF ON ADJACENT PROPERTIES DAMAGED DURING CONSTRUCTION.



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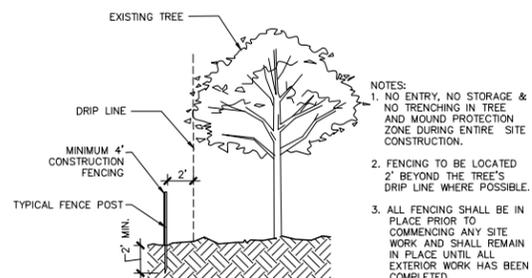
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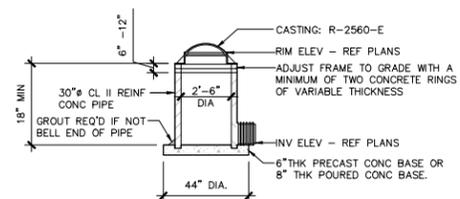
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Details

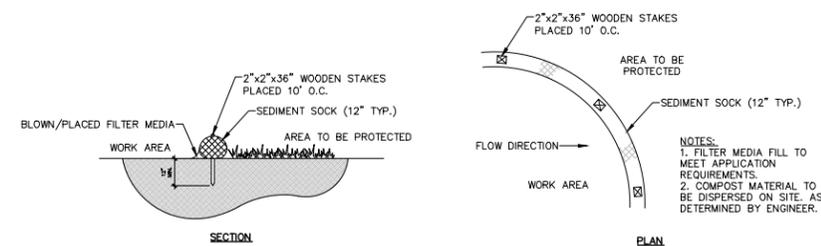
**C-601**



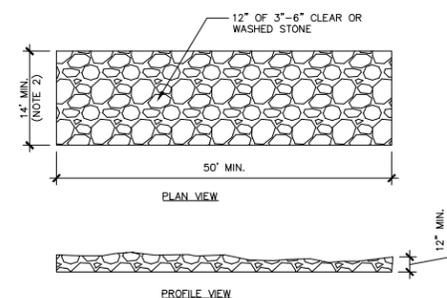
1 TREE PROTECTION  
C601 NTS



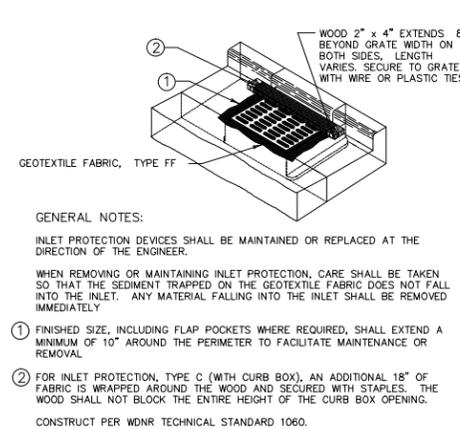
2 2.5-FT AREA INLET WITH BEEHIVE GRATE  
C601 NTS



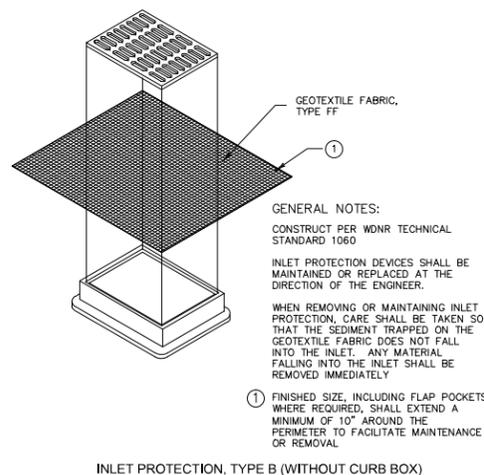
3 SEDIMENT SOCK  
C601 NTS



4 STONE TRACKING PAD  
C601 NTS



5 INLET PROTECTION  
C601 NTS



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

**St. James Lutheran  
Church Addition**

Verona, Wisconsin

St. James Lutheran Church  
427 South Main Street  
Verona, WI 53593

PROJECT NUMBER 142336.00  
AYRES PROJECT NUMBER 27-1061.00

ISSUED FOR:  
PLAN COMMISSION SUBMITTAL 12-8-16

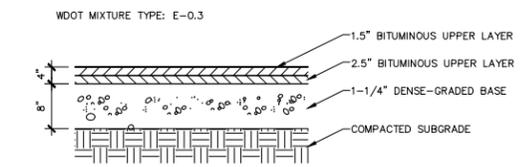
REVISION FOR:  
NO. DESCRIPTION DATE

**NOT FOR CONSTRUCTION**

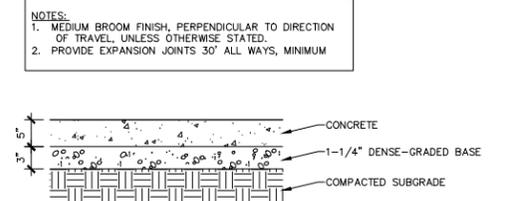
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CHECKED BY Checker

**Details**

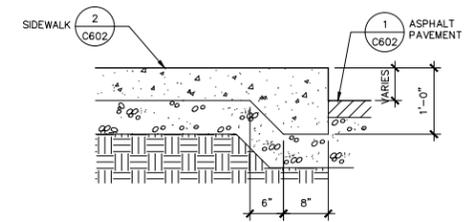
**C-602**



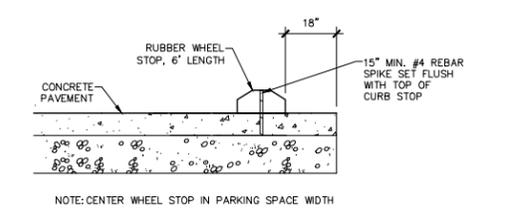
**1 ASPHALT PAVEMENT**  
SCALE 1" = 1'-0"



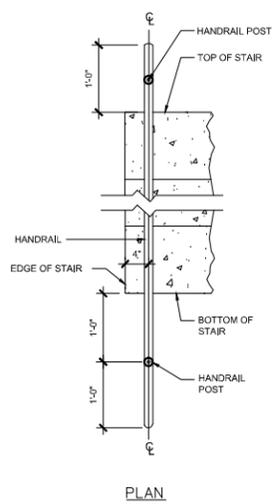
**2 SIDEWALK**  
SCALE 1" = 1'-0"



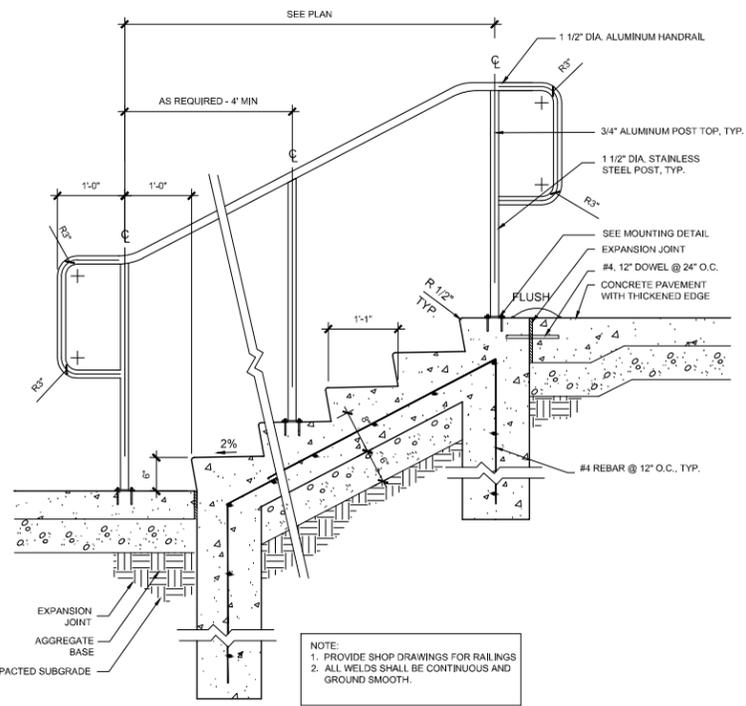
**3 THICKENED EDGE WALK**  
SCALE 1/2" = 1'-0"



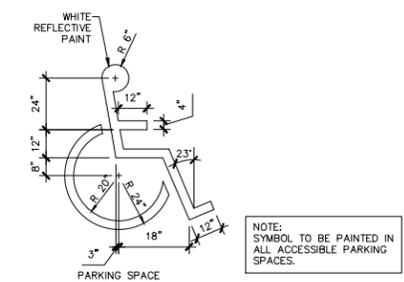
**4 WHEEL STOP**  
SCALE NTS



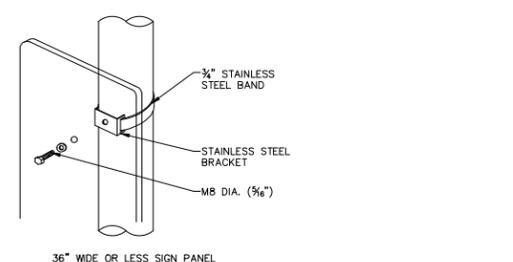
**5 CONCRETE STAIRS & HANDRAIL**  
SCALE 1" = 1'-0"



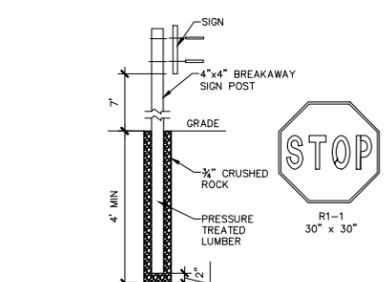
NOTE:  
1. PROVIDE SHOP DRAWINGS FOR RAILINGS  
2. ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.



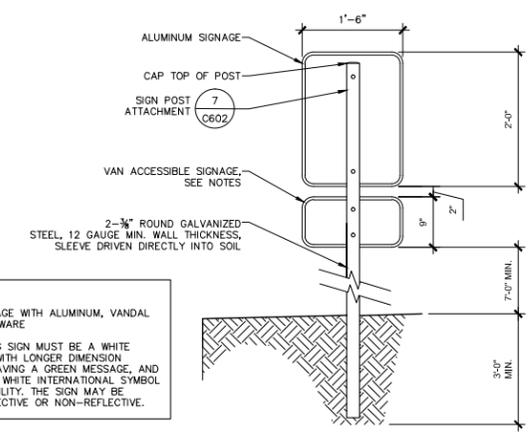
**6 ACCESSIBLE PARKING PAVEMENT MARKING**  
SCALE 1" = 1'-0"



**7 SIGN POST ATTACHMENT**  
SCALE: NTS

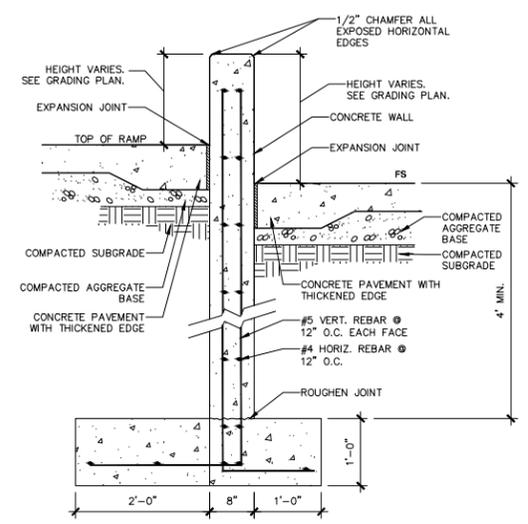


**8 STOP SIGN**  
SCALE NTS

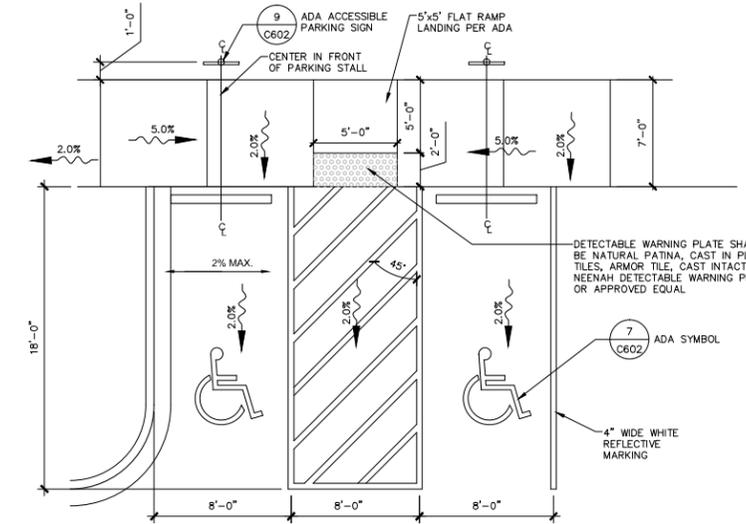


NOTES:  
1. MOUNT SIGNAGE WITH ALUMINUM, VANDAL PROOF HARDWARE  
2. ADA PARKING SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL; HAVING A GREEN MESSAGE, AND A BLUE AND WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN MAY BE EITHER REFLECTIVE OR NON-REFLECTIVE.

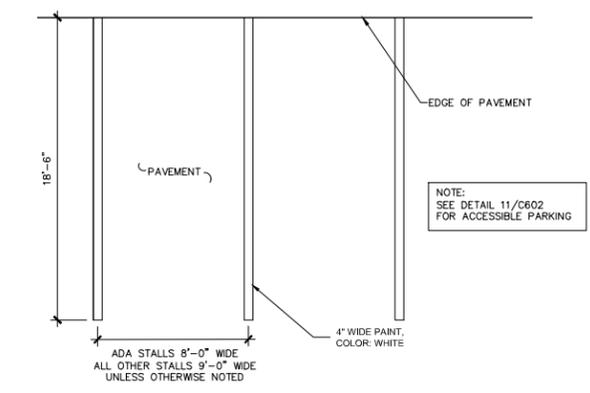
**9 ADA ACCESSIBLE PARKING SIGN**  
SCALE 1" = 1'-0"



**10 CIP WALL**  
SCALE NTS



**11 ACCESSIBLE PARKING AND STRIPING**  
SCALE NTS



**12 PARKING STRIPING**  
SCALE NTS

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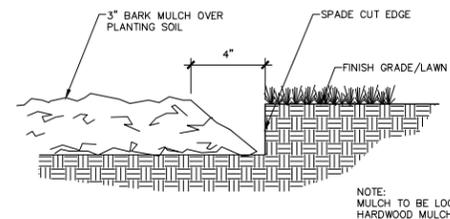
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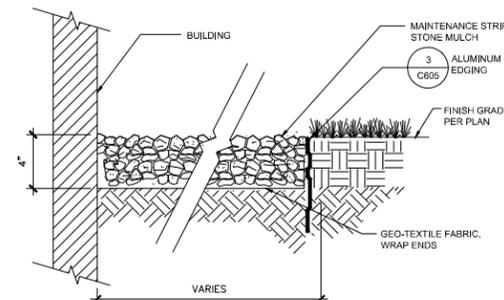
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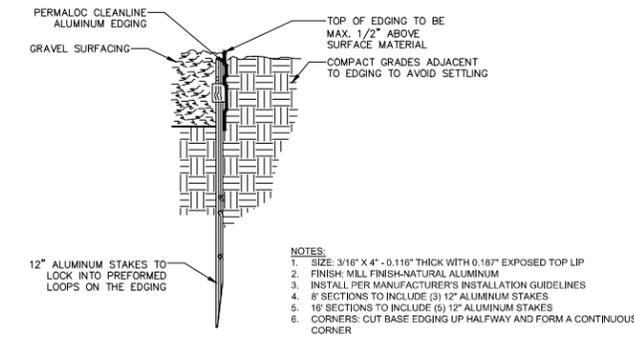
**C-603**



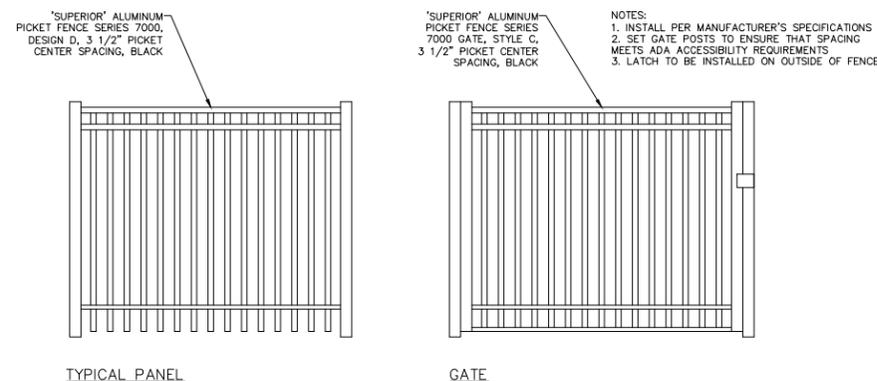
1 SHOVEL CUT EDGE  
C603 NTS



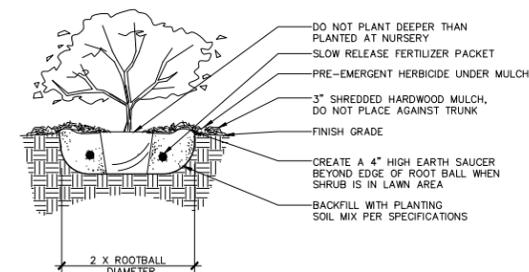
2 GRAVEL SURFACING  
C603 NTS



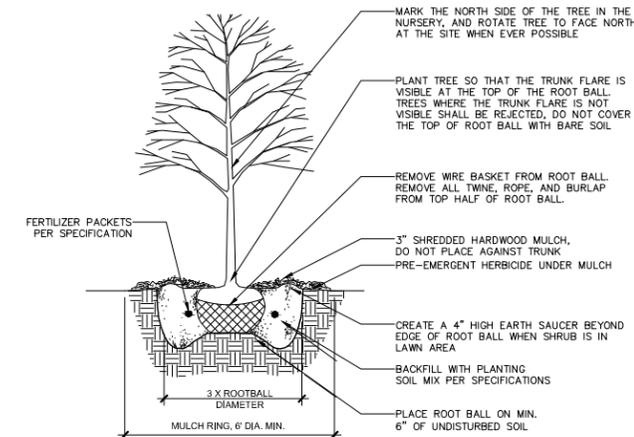
3 ALUMINUM EDGING  
C603 NTS



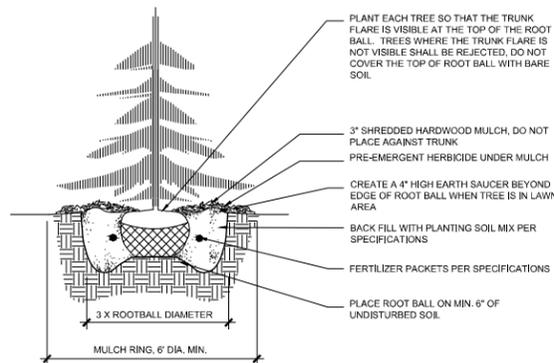
4 PICKET FENCE  
C603 NTS



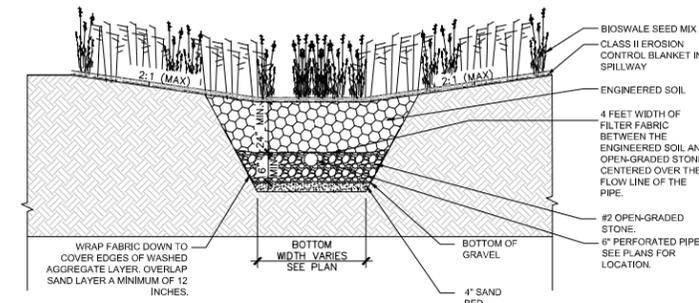
5 CONTAINER SHRUB PLANTING DETAIL  
C603 NTS



6 B&B TREE PLANTING DETAILS  
C603 NTS



7 B&B TREE PLANTING DETAILS  
C603 NTS



8 BIOSWALE SOIL  
C603 SCALE NTS

**BIO-SWALE GENERAL NOTES:**

- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 75% ASTM C33 SAND AND 25% CERTIFIED COMPOST (5-100). FILL BIO-SWALE AREA 2-3" ABOVE SURROUNDING FINISH GRADE TO ACCOMMODATE SETTLING OF BIO-SWALE MATERIAL.
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- STORMWATER PLANTING MIX SHALL BE SEEDED IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- BIO-SWALE AREAS SHALL BE HAND OR BACK HOE LAID. EQUIPMENT SHALL NOT BE DRIVEN ON SOIL MIX DURING OR AFTER INSTALLATION.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WORK TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

**TREES**



**Acer rubrum**  
red maple



**Betula nigra**  
river birch



**Crataegus crus-galli**  
cockspur hawthorn



**Quercus bicolor**  
swamp white oak



**Quercus macrocarpa**  
bur oak



**Thuja occidentalis**  
American arborvitae

**SHRUBS**



**Aronia melanocarpa**  
black chokeberry



**Corylus americana**  
hazelnut



**Euonymus atropurpureus**  
eastern wahoo



**Juniperus chinensis 'Hezii glauca'**  
Hetz blue juniper



**Juniperus horizontalis 'plumosa compacta'**  
compact Andorra juniper



**Taxus canadensis**  
Canadian yew

**GRASSES**



**Viburnum prunifolium**  
blackhaw viburnum



**Juncus effusus**  
common rush



**Panicum virgatum**  
switchgrass



**Spartina pectinata**  
prairie cordgrass

**PROPOSED BUILDING INFORMATION:**

**OCCUPANCY:** A-3 - ASSEMBLY  
E - EDUCATIONAL

**NUMBER OF STORIES:** 2 STORIES

**CONSTRUCTION TYPE :** 5B

**AREA:**

**LOWER LEVEL SQFT:** 15,863 SQFT - TOTAL

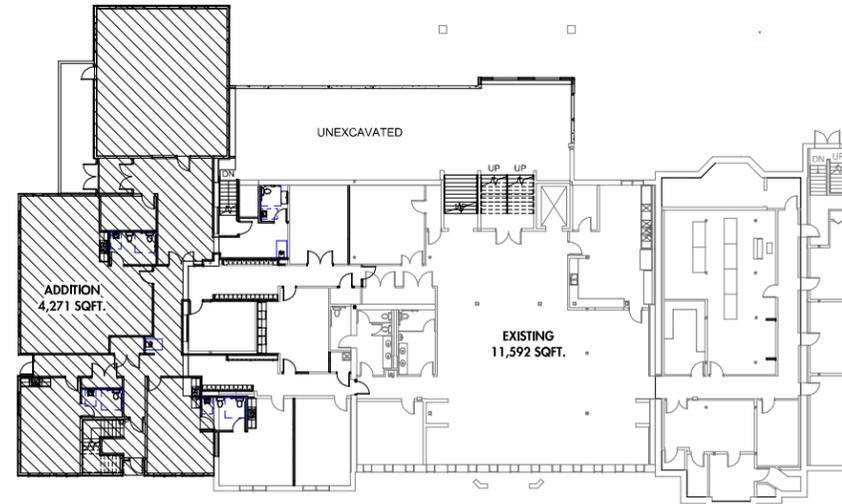
**FIRST FLOOR SQFT:** 16,670 SQFT - TOTAL

**TOTAL:** 32,533 SQFT

**SPRINKLERED:** FULLY SPRINKLERED NFPA 13

**OCCUPANCY SEPARATION:** NONE REQD.

**LOWER LEVEL SQUARE FOOTAGE:**  
11,592 SQFT - EXISTING  
4,271 SQFT - ADDITION  
15,863 SQFT - TOTAL



2 PROPOSED LOWER LEVEL SQUARE FOOTAGE PLAN  
SCALE: 1/16" = 1'-0"



**St. James Lutheran  
Church Addition**

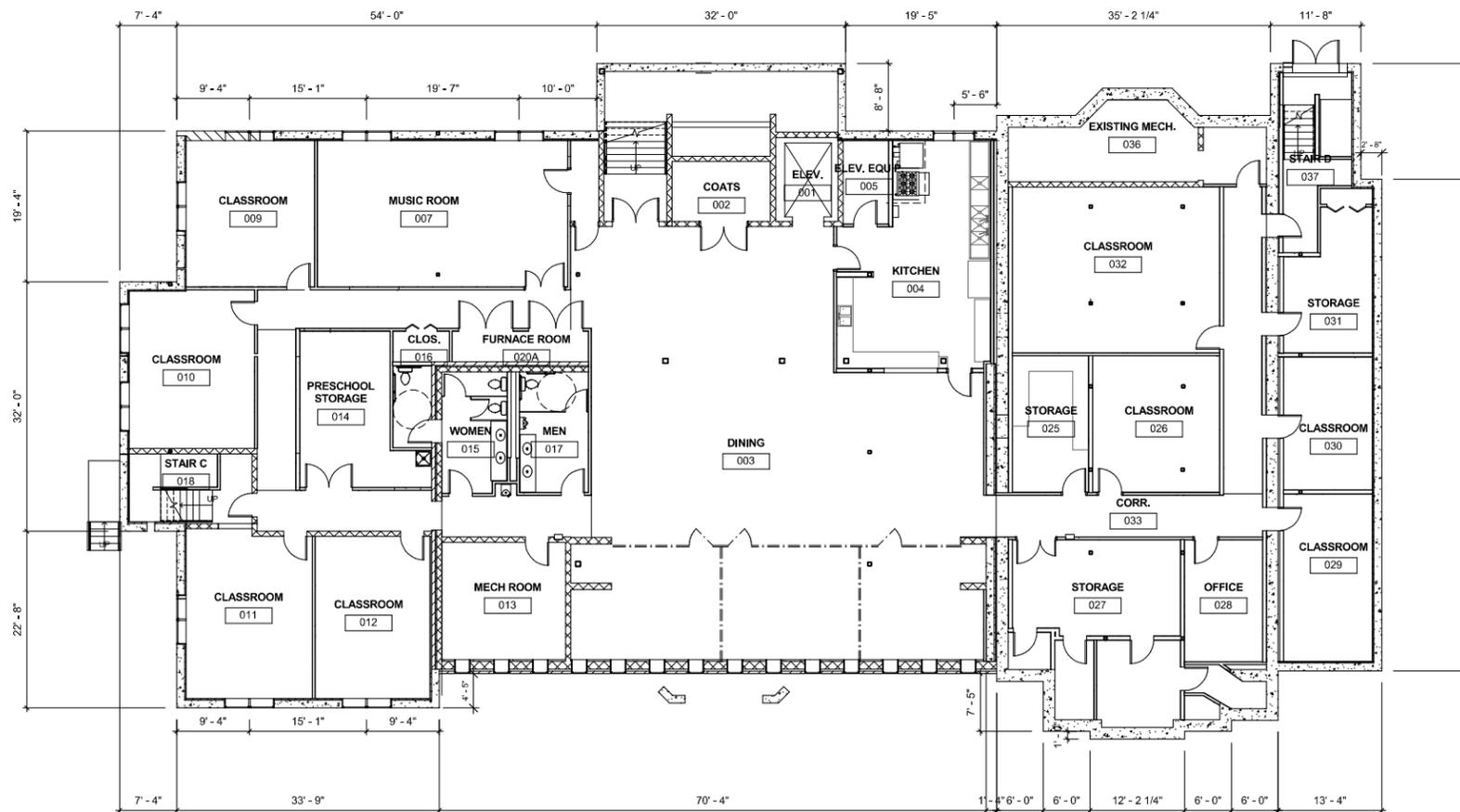
Verona, Wisconsin  
St. James Lutherna Church  
427 South Main Street  
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1 EXISTING LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"



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**EXISTING LOWER  
LEVEL PLAN**

**EX101**



**St. James Lutheran  
Church Addition**

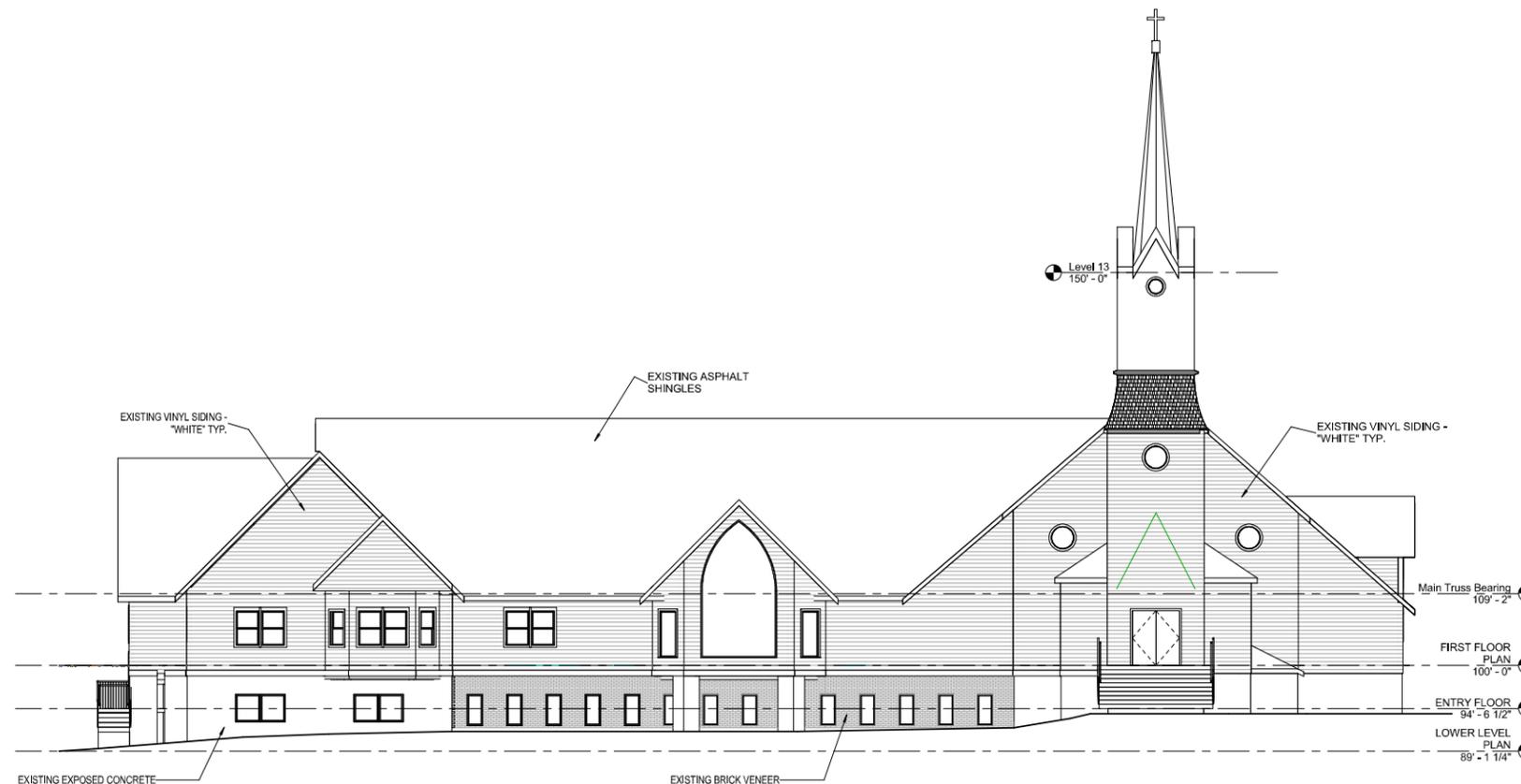
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1 West Elevation - EXISTING  
SCALE: 1/8" = 1'-0"



3 East Elevation - EXISTING  
SCALE: 1/8" = 1'-0"

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EXISTING  
ELEVATIONS

**EX103**

**St. James Lutheran  
Church Addition**

Verona, Wisconsin

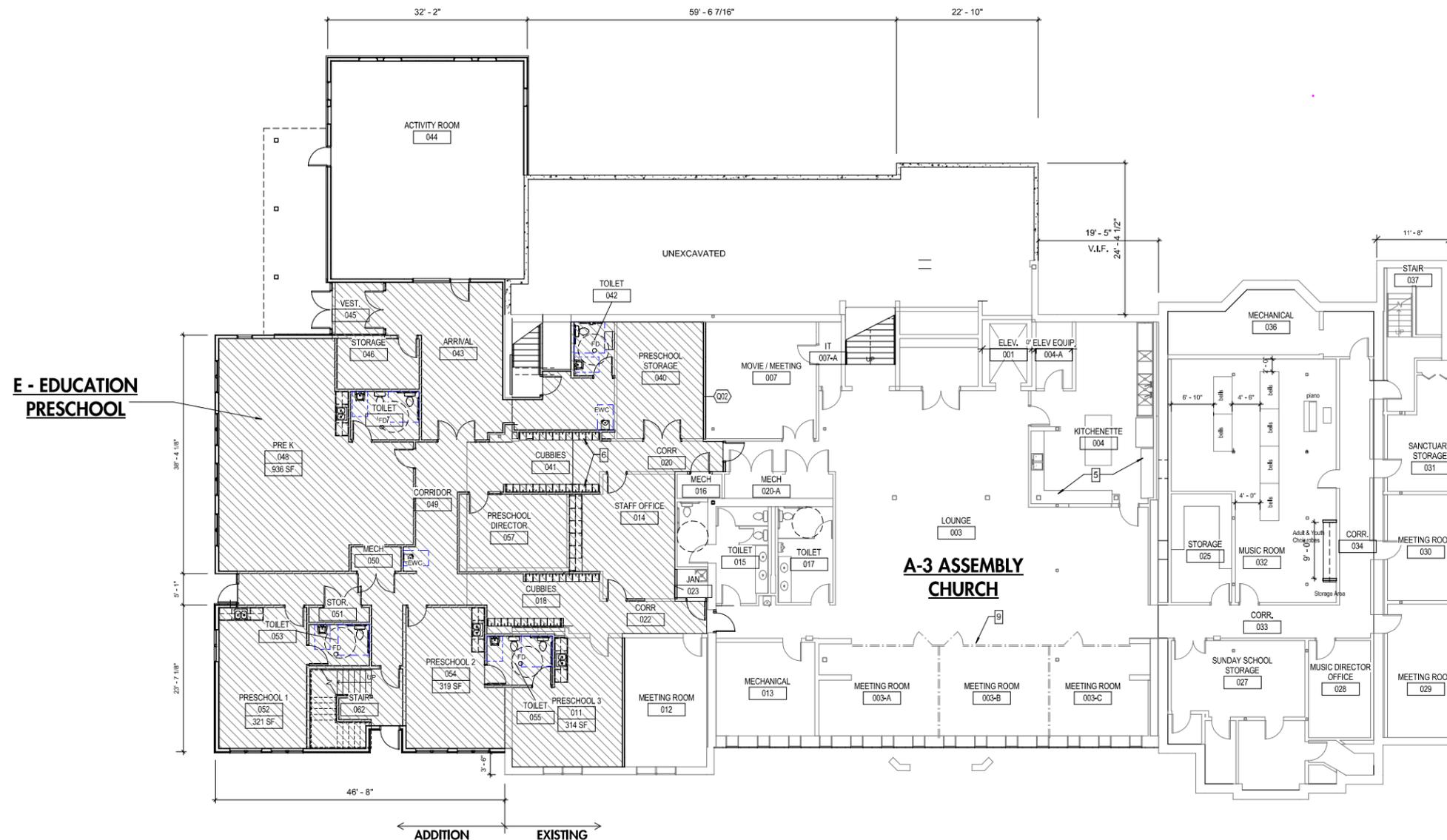
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**1 LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**GENERAL NOTES**

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR WALL SHEATHING.
2. ALL DIMENSIONS OF INTERIOR WALLS ARE TO FACE OF FINISHED GYPSUM BOARD, U.N.O.
3. 2X4 WOOD STUDS FOR INTERIOR WALLS U.N.O
4. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT.
5. INTERIOR DOORS JAMBS ARE 4" DIMENSION FROM FACE OF JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE
6. REFER TO A001, CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINETS LOCATIONS.

\*\* REFER TO SHEET A703 FOR ROOM SQUARE FOOTAGES

- - EXISTING WALLS TO REMAIN
- - NEW WALLS

**KEYED NOTES**

1. CUT NEW OPENING FOR WINDOWS
2. ALTERNATE BID: PROVIDE NEW CASEWORK WITH FASCINA, EXISTING CASEWORK TO REMAIN. PATCH AND PAINT WALLS, REFER TO DEMO & CEILING PLANS.
3. WOOD STAIR CONSTRUCTION
4. NEW CONCRETE FILLED STEEL PAN STAIRS (AT ENTRY) TO FIRST FLOOR & LOWER LEVEL.
5. EXISTING CASEWORK TO REMAIN
6. CUBBIES TO HAVE CONTINUOUS PLAM TOP SHELF WITH COAT HOOKS ON PLAM FASCIA BOARD AT 12" O.C.
7. NEW STRUCTURAL COLUMNS AND BEAMS TO SUPPORT EXISTING ROOF TRUSSES ABOVE
8. INFILL EXISTING WINDOW OPENINGS
9. EXISTING MOVABLE WALL TO REMAIN

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**LOWER LEVEL PLAN**

**A101**

**St. James Lutheran  
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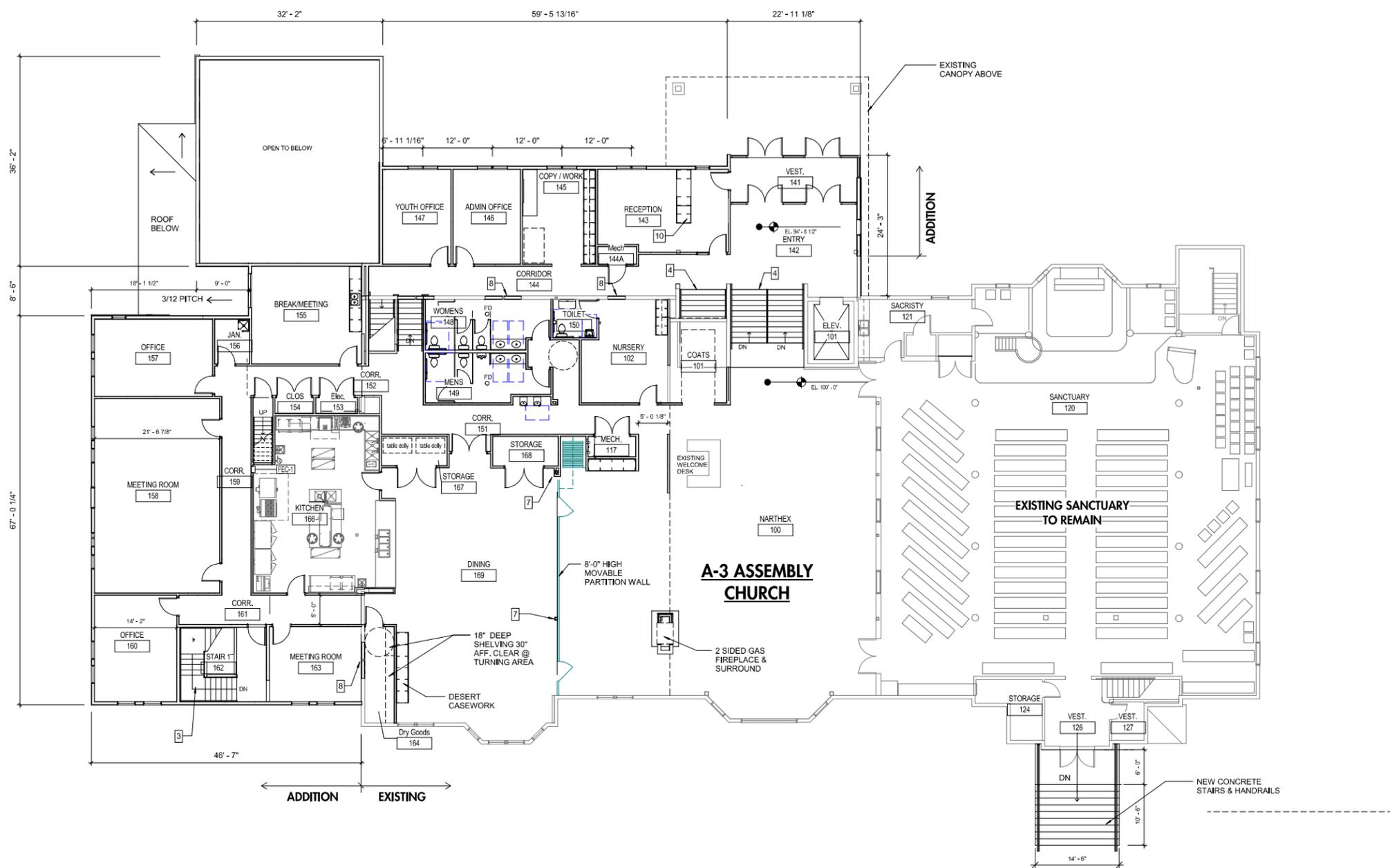
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**FIRST FLOOR PLAN**

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



**GENERAL NOTES**

- ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR WALL SHEATHING.
- ALL DIMENSIONS OF INTERIOR WALLS ARE TO FACE OF FINISHED GYPSUM BOARD, U.N.O.
- 2X4 WOOD STUDS FOR INTERIOR WALLS U.N.O.
- VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT.
- INTERIOR DOORS JAMBS ARE 4" DIMENSION FROM FACE OF JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE
- REFER TO A001, CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINETS LOCATIONS.

\*\* REFER TO SHEET A703 FOR ROOM SQUARE FOOTAGES

— — — — — EXISTING WALLS TO REMAIN  
= = = = = NEW WALLS

**KEYED NOTES**

- CUT NEW OPENING FOR WINDOWS
- ALTERNATE BID, PROVIDE NEW CASEWORK WITH PASCINA, EXISTING CASEWORK TO REMAIN, PATCH AND PAINT WALLS, REFER TO DEMO & CEILING PLANS.
- WOOD STAIR CONSTRUCTION
- NEW CONCRETE FILLED STEEL PAN STAIRS (AT ENTRY) TO FIRST FLOOR & LOWER LEVEL.
- EXISTING CASEWORK TO REMAIN
- CUBBIES TO HAVE CONTINUOUS PLAM TOP SHELF WITH COAT HOOKS ON PLAM FASCIA BOARD AT 12" O.C.
- NEW STRUCTURAL COLUMNS AND BEAMS TO SUPPORT EXISTING ROOF TRUSSES ABOVE
- INFILL EXISTING WINDOW OPENINGS
- EXISTING MOVABLE WALL TO REMAIN

**A102**

**St. James Lutheran  
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Verona, Wisconsin

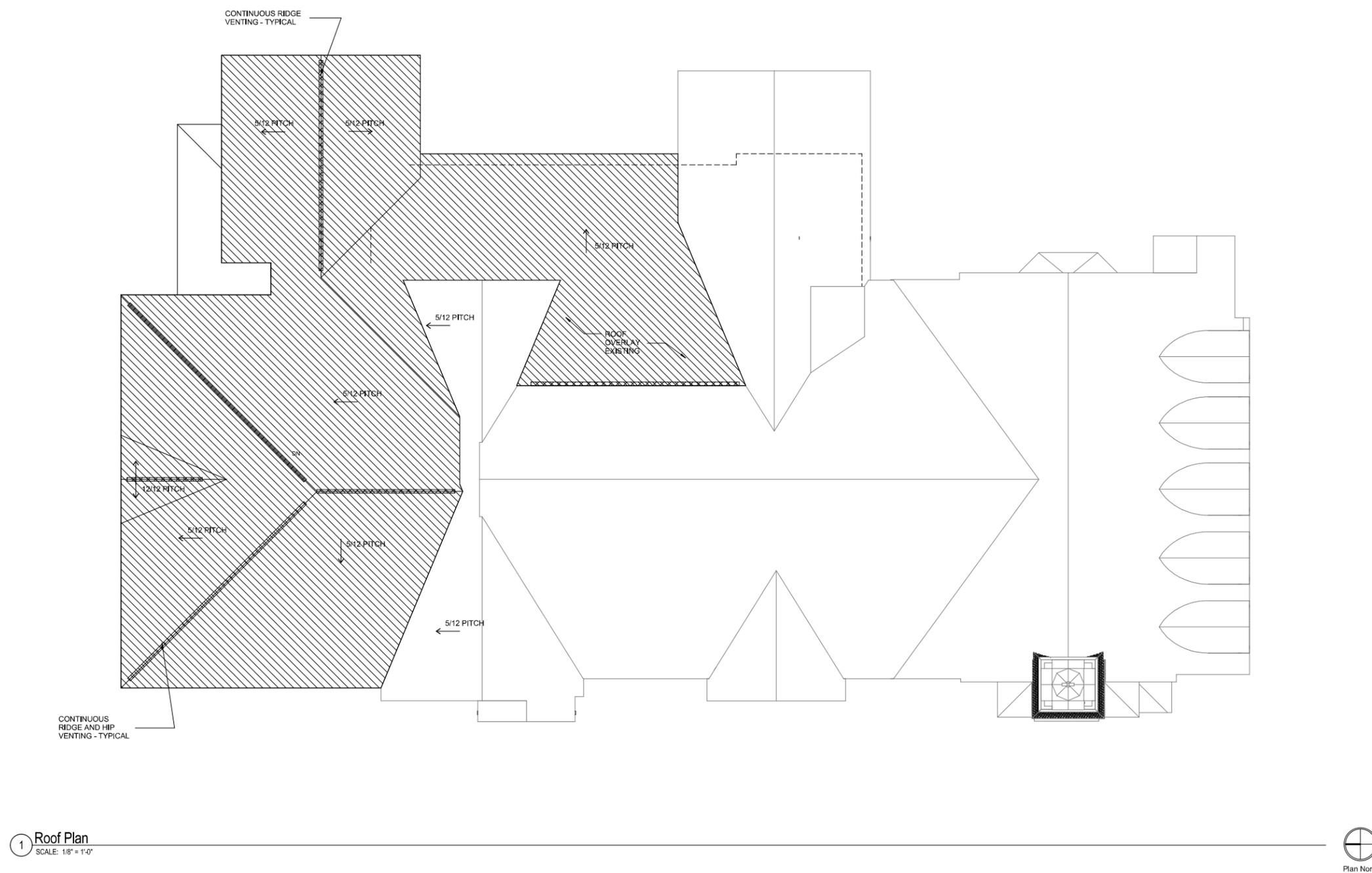
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- ROOF PLAN GENERAL NOTES**
- ALL PITCHED ROOFS TO HAVE ALUMINUM GUTTERS AND DOWNSPOUTS TO SURFACE DRAIN TO GRADE U.N.O. - COLOR TO MATCH SIDING.
  - SHADED AREAS DENOTE LOCATION OF NEW ROOF.
  - PROVIDE 5'-0" WIDE LAYER OF ICE/WATER MEMBRANE ON ALL ROOF OVERHANGS AND VALLEYS.
  - EXISTING ASPHALT SHINGLES TO REMAIN - PATCH IN NEW SHINGLES TO EXISTING WHERE REQUIRED.

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**ROOF PLAN**

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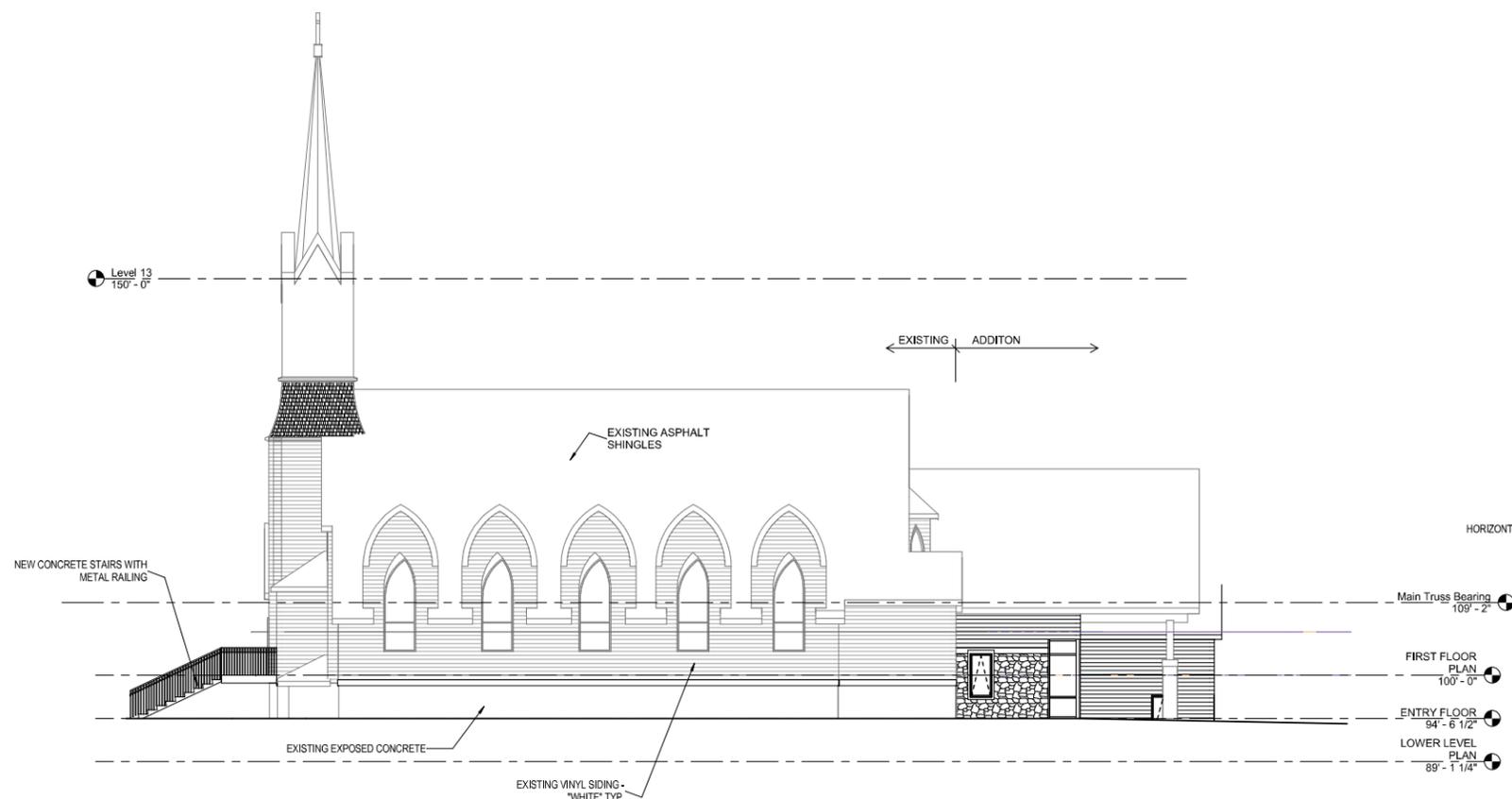
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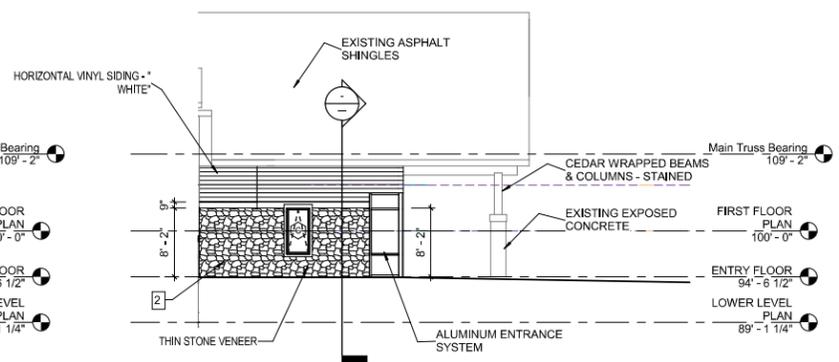
1 West Elevation  
SCALE: 1/8" = 1'-0"

**EXTERIOR GENERAL NOTES**

1. ALL PITCHED ROOFS TO HAVE ALUMINUM GUTTERS AND DOWNSPOUTS TO SURFACE DRAIN ONSITE U.N.O. COLOR TO MATCH SIDING.
2. REMOVE AND REPLACE EXISTING VINYL SIDING.
3. NEW CLAD WINDOWS TO MATCH EXISTING EXTERIOR FINISH.



2 South Elevation  
SCALE: 1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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**EXTERIOR  
ELEVATIONS**

**A401**

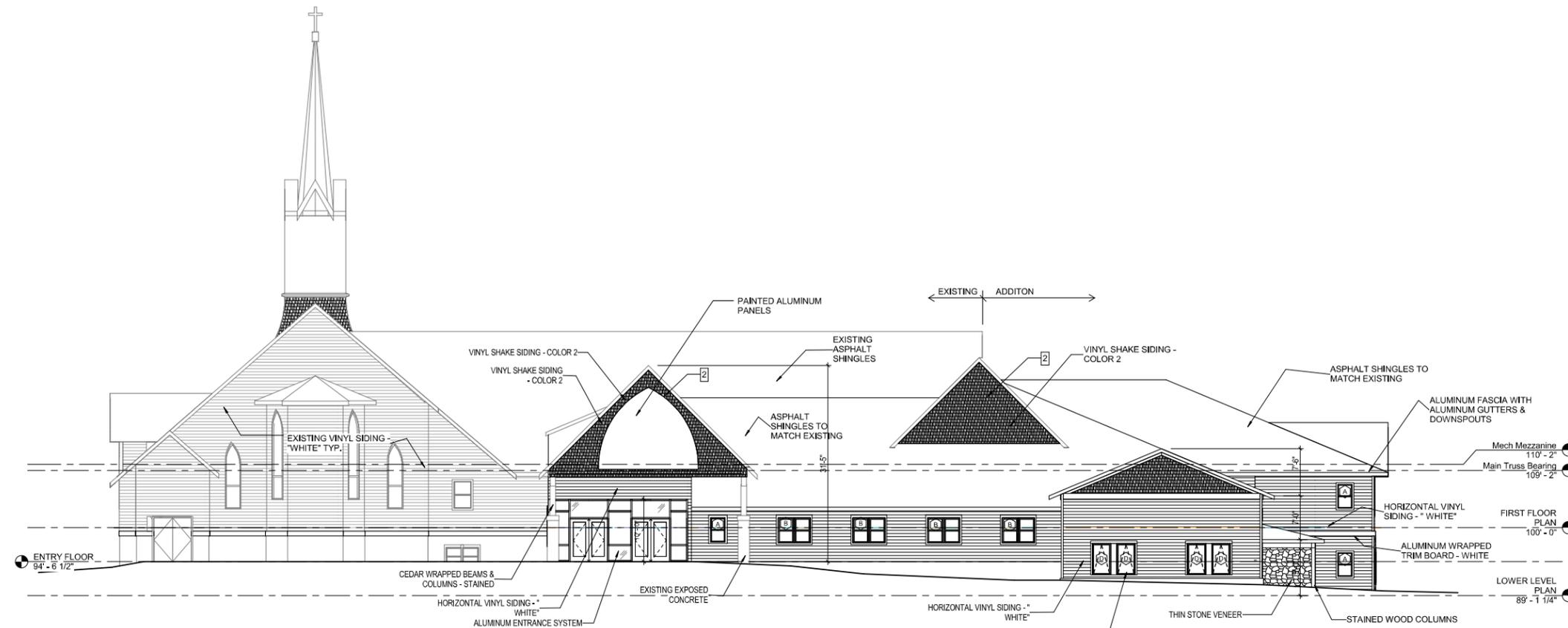
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1 East Elevation  
SCALE: 1/8" = 1'-0"

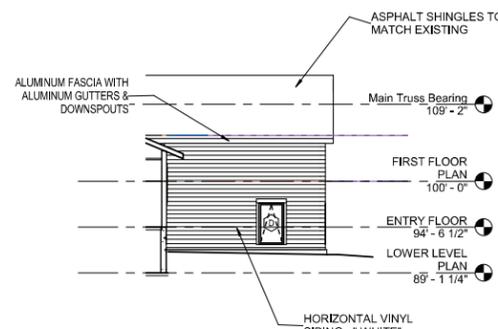
WINDOW SCHEDULE												
Type Mark	R.O.		Count	Type	Material	Finish	Head	Jamb	Sill	Glazing Type	Head Height	Comments
A	2'-5 3/4"	3'-11 3/4"	7	Pella 2947 - DOUBLE HUNG	Wood	Alum Clad						X
B	5'-2"	3'-11 3/4"	4	Pella 2947 - (2) DOUBLE HUNG	Wood	Alum Clad					7'-0"	X
C	2'-8 3/4"	5'-5 3/4"	1	PELLA 3265 - AWNING	Wood	Alum Clad					8'-2"	X
D	2'-11 3/4"	4'-11 3/4"	7	PELLA 3569 - AWNING	Wood	Alum Clad			Tempered		8'-4"	X

WINDOW SCHEDULE												
Type Mark	R.O.		Count	Type	Material	Finish	Head	Jamb	Sill	Glazing Type	Head Height	Comments
E	5'-2"	4'-11 3/4"	9	Pella 2959 - (2) DOUBLE HUNG	Wood	Alum Clad					7'-0"	X
F	3'-1 3/4"	4'-11 3/4"	8	Pella 3359 - DOUBLE HUNG	Wood	Alum Clad					7'-0"	X
G	5'-10"	3'-5 3/4"	1	Pella 2941 - (2) DOUBLE HUNG	Wood	Alum Clad					7'-0"	X
H	2'-11 3/4"	1'-11 3/4"	6	PELLA 3523 - FIXED	Wood	Alum Clad					14'-0"	X - CLERESTORY
N	3'-8"	3'-9"	1	Arched_Window_meeting	Wood	Alum Clad				Tempered	5'-9"	X - CUSTOM - SEE DETAIL.

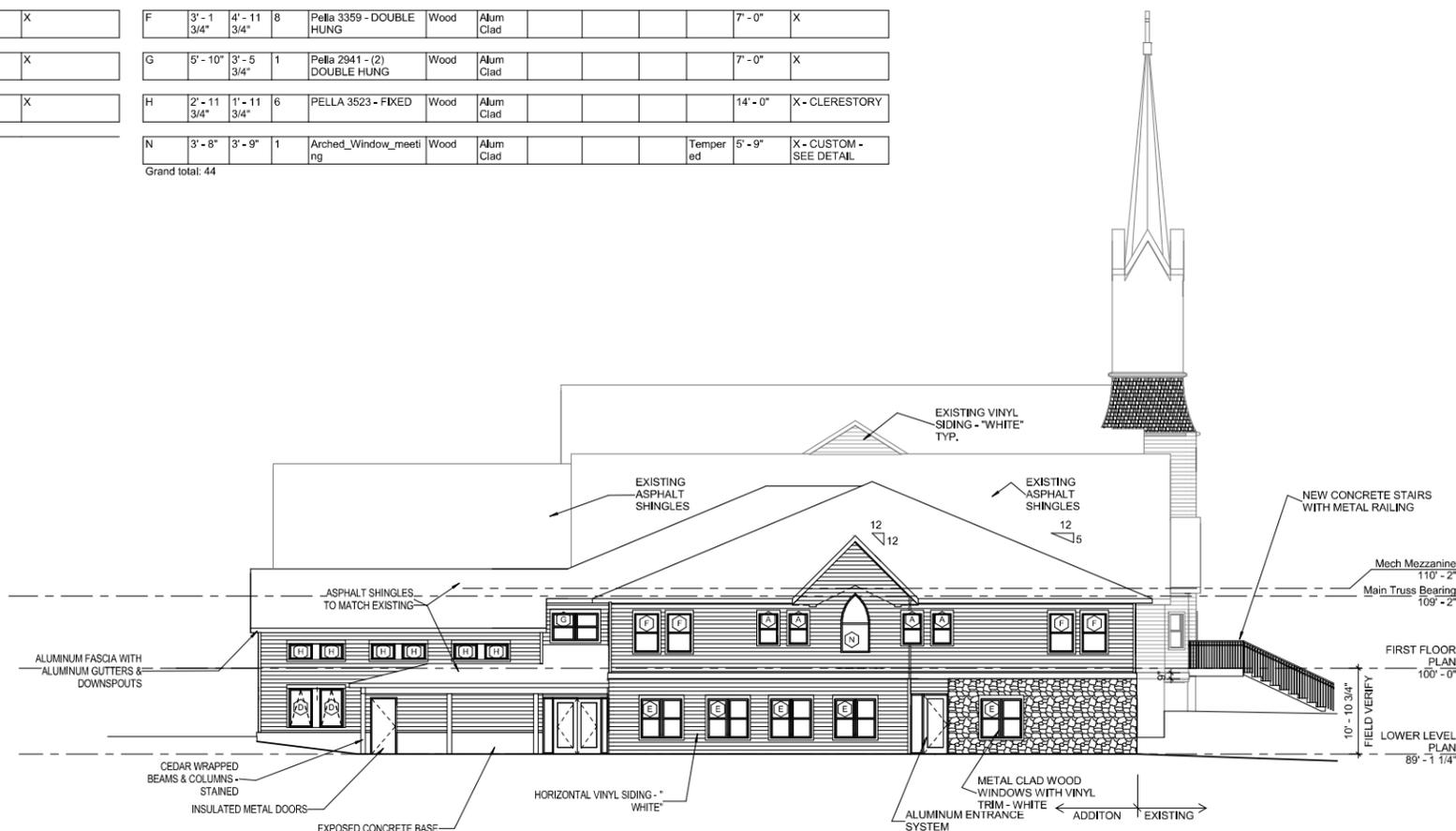
Grand total: 44

**EXTERIOR GENERAL NOTES**

1. ALL PITCHED ROOFS TO HAVE ALUMINUM GUTTERS AND DOWNSPOUTS TO SURFACE DRAIN ONSITE U.N.O. COLOR TO MATCH SIDING.
2. REMOVE AND REPLACE EXISTING VINYL SIDING.
3. NEW CLAD WINDOWS TO MATCH EXISTING EXTERIOR FINISH.



3 PARTIAL SOUTH ELEVATION - ACTIVITY ROOM  
SCALE: 1/8" = 1'-0"



2 North Elevation  
SCALE: 1/8" = 1'-0"

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**EXTERIOR ELEVATIONS**

**A402**



## St James Lutheran Church Addition

VIEW FROM MAIN STREET

N.T.S

12-8-16

Engberg Anderson Project No. 142336





## St James Lutheran Church Addition

**VIEW TO PRESCHOOL ENTRY FROM NORTHEAST**

N.T.S

12-8-16

Engberg Anderson Project No. 142336





## St James Lutheran Church Addition

**VIEW OF EAST ELEVATION & MAIN ENTRY**

N.T.S

12-8-16

Engberg Anderson Project No. 142336

