



**STOUGHTON HIGHWAY TRAILER BUILDING COMPLEX
SURVEY REPORT
STOUGHTON, WISCONSIN**

**ATTENTION OF: MAYOR DONNA OLSON
CITY OF STOUGHTON
381 E. MAIN STREET
STOUGHTON, WI 53589**



InSite Consulting Architects
Madison, Wisconsin
Chicago, Illinois
St. Louis, Missouri



July 12, 2017

Mayor Donna Olson
City of Stoughton
381 E. Main Street
Stoughton, WI 53589

The following is a summary report on our findings of onsite conditions and our recommendations for the treatment of the Highway Trailer Building Complex. We have based this report on a facility inspection conducted on May 18, 2017. This inspection was preceded by a drone survey to provide a safe close-up inspection of the exterior materials. Focus of inspection was to assess and make recommendations related to safety issues associated with potential structural collapse along E. South St., and to assess and make recommendations regarding existing structural masonry shell salvage and reuse throughout the facility. Partial and full deconstruction of connected structural systems considered for demolition is also addressed in our record of observations and opinions.

Present at the inspection were Steve Mar-Pohl, AIA, NCARB (ICA); Zac Mar-Pohl (ICA); Matt Dorman (ICA); and Bill Siebers, SE (Siebers Group). Our structural inspection was of a visual qualitative nature and limited to those areas exposed to view and accessible at-grade as success was limited due to unsafe conditions within the building. Inspection did not include soil excavation, use of testing equipment, instrument survey, or examination of elements concealed by other architectural or structural systems.



PRELIMINARY COSTS*

Option 1. Structural Deck Replacement with Enclosure: \$2,250,000 to \$2,500,000**

Option 2. Partial Demolition: \$1,300,000 to \$1,500,000

Option 3. Demolition: \$1,000,000 to \$1,200,000

*Estimates are Preliminary Only

**Estimate does not include Tax Credit consideration

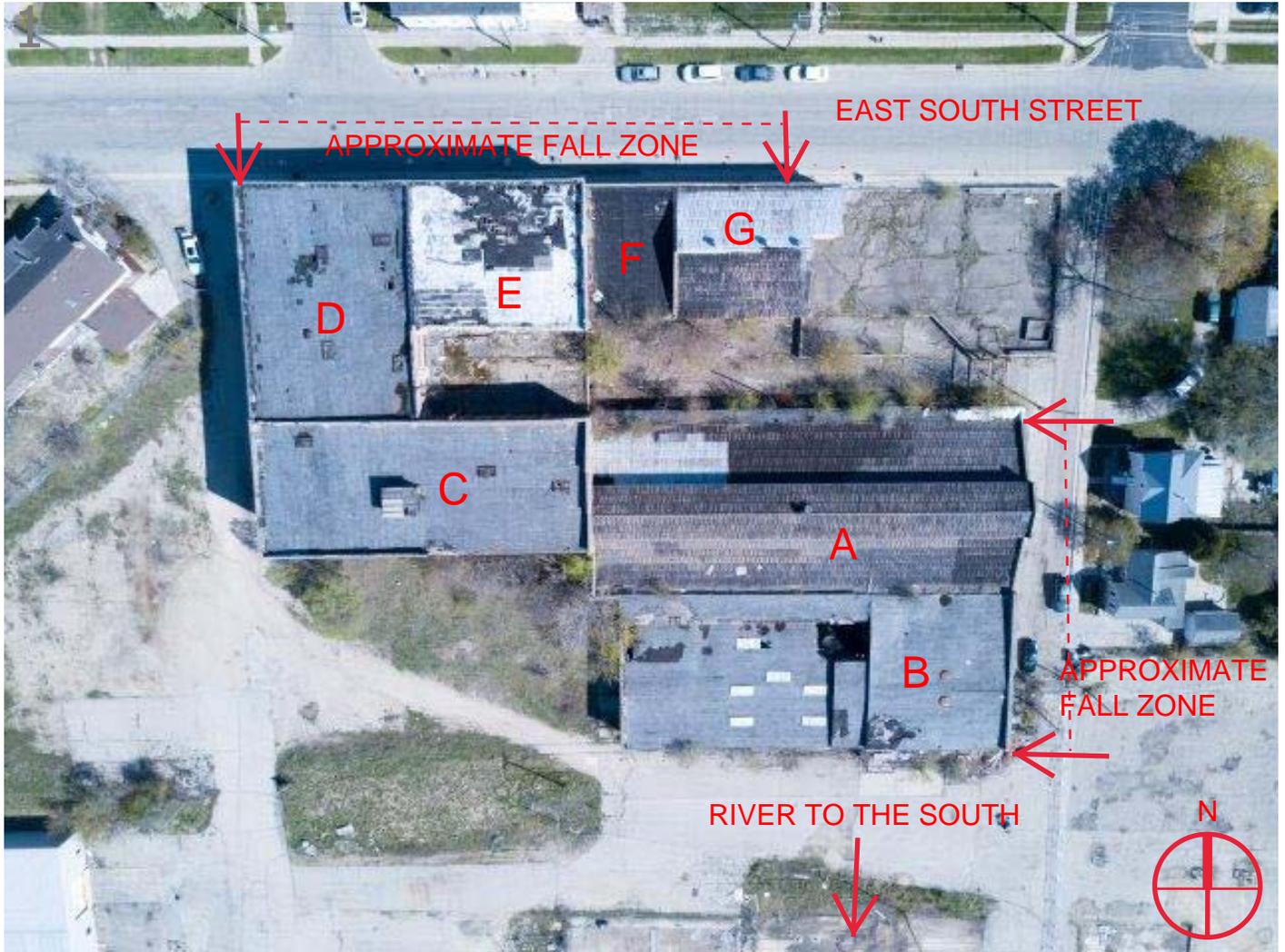
If you have any questions, please do not hesitate to call.

Best regards,

InSite Consulting Architects

Stephen E. Mar-Pohl, AIA, NCARB

President

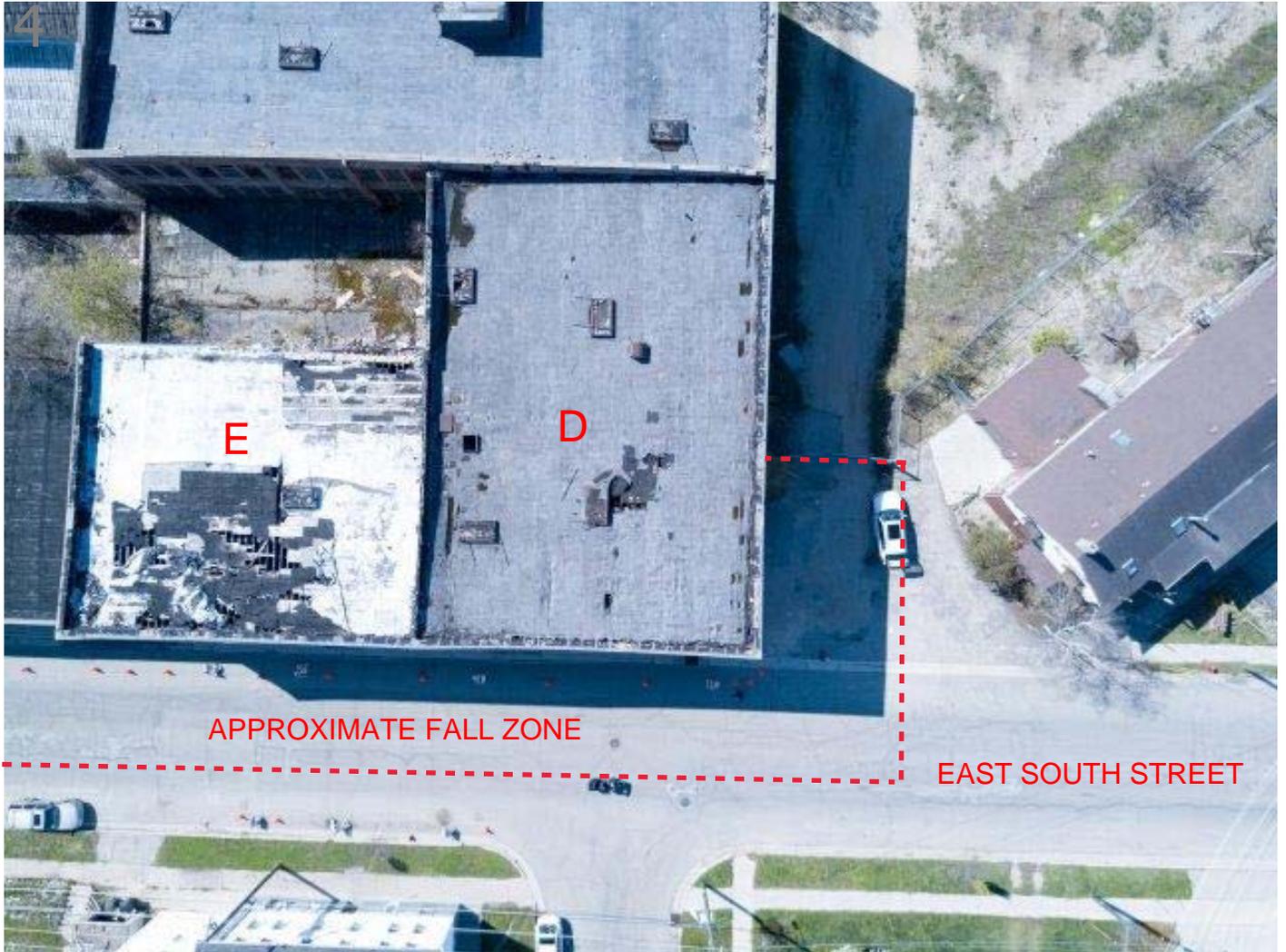


Overall view

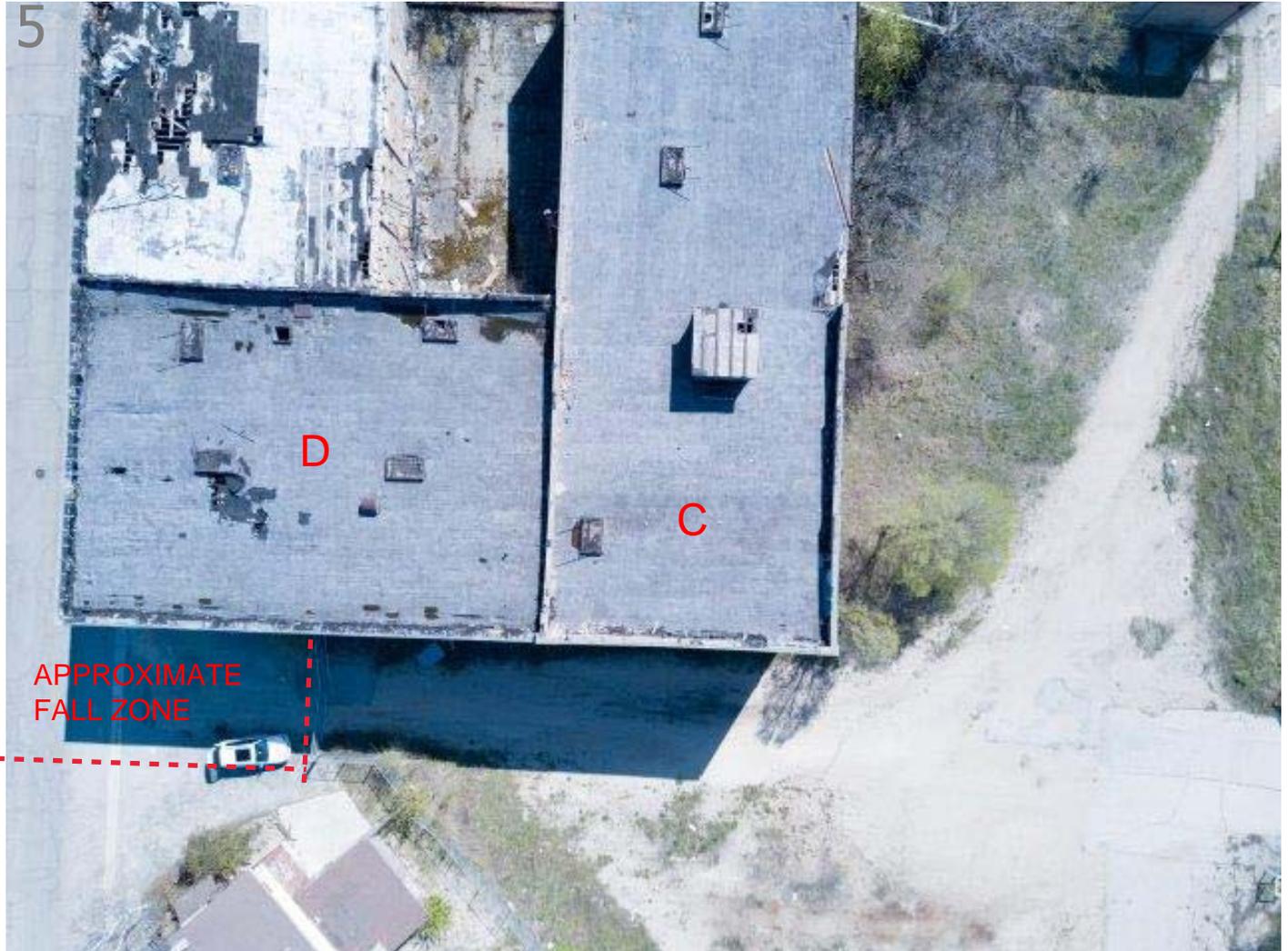
A = BLACKSMITH SHOP
B = SOUTH BUILDING
C = FACTORY SOUTH
D = FACTORY WEST
E = FACTORY NORTH
F = WOOD STORAGE
G = POWER PLANT



View of original Power Plant



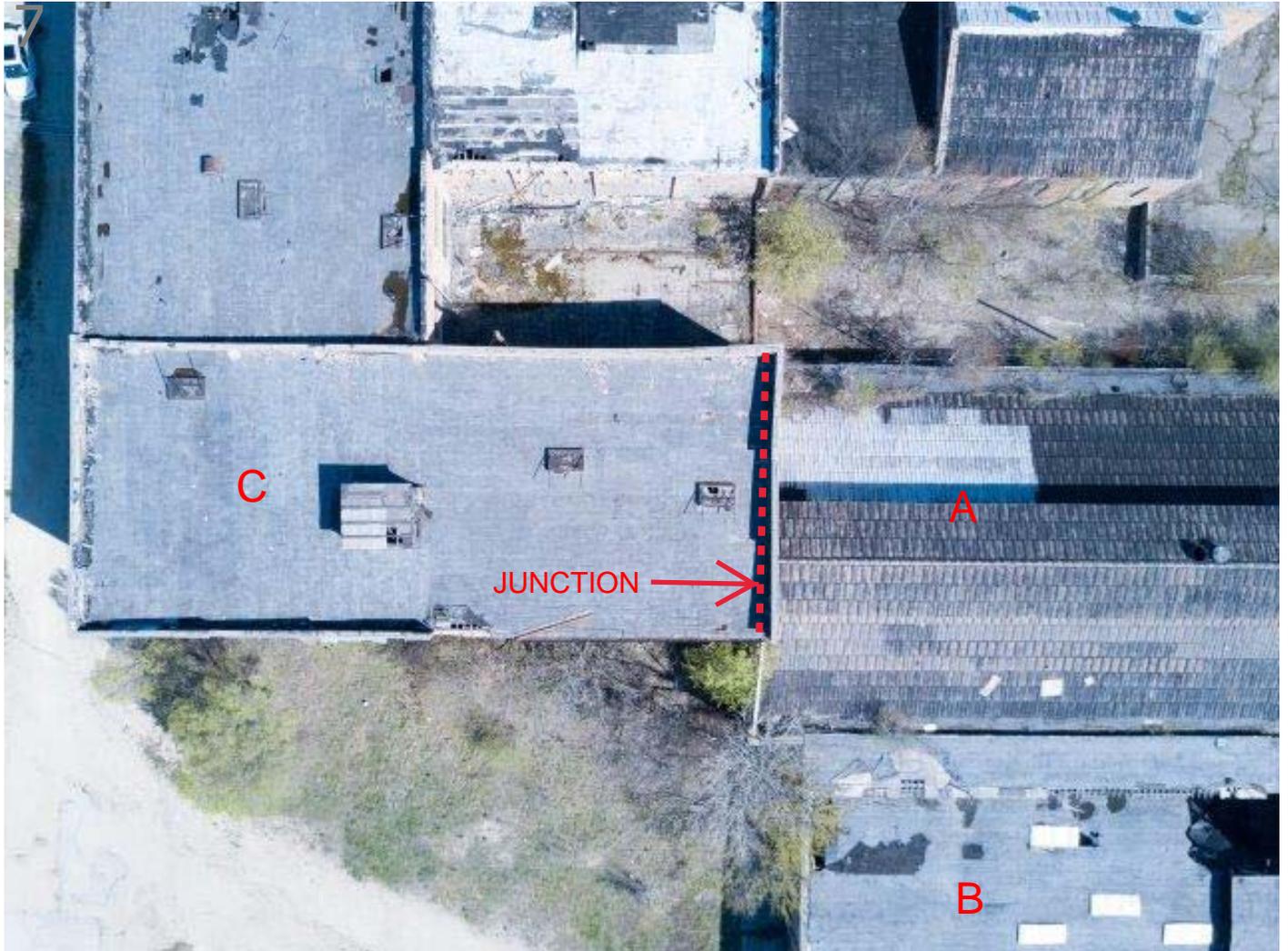
View of "Northeast Quadrant"



View of "Western Quadrant" and Factory West and Factory South



View of "Southern Quadrant" and Factory South



View of junction at the Blacksmith Shop and Factory South



View of Blacksmith Shop and South Building



View of courtyard between Blacksmith Shop and Power Plant (partially demolished)



Overall view of elevation at North Façade - East South Street

Note: Lintel "Rust-Jacking" distress is minimal. This condition is fully restoration worthy.



Overall view of elevation at Central Façade - East South Street

Note: Lintel "Rust-Jacking" distress is minimal. This condition is fully restoration worthy.



Overall View of Elevation at Central North Façade - East South Street

Note: Lintel "Rust-Jacking" distress is minimal. This condition is fully restoration worthy.



20



Overall View of Elevation at Power Plant

Modifications and non-conforming repairs to this facade have rendered it ineligible for inclusion on the NRHP. Most of these conditions are reversible.



22



Overall View of Elevation at West Façade (North)

Note: Lintel "Rust-Jacking" distress is minimal. This condition is fully restoration worthy.



23



Overall View of West Façade

Note: Lintel "Rust-Jacking" distress is minimal. This condition is fully restoration worthy.



24



Overall View of West Façade

Note: Lintel "Rust-Jacking" distress is minimal. This condition is fully restoration worthy.



26



Note set-up for future addition - South Façade at West Side



27



View of South Façade with Future sliding fire doors.



28



View of South Façade - One of the most unique aspects of the complex, exceptional design and very adaptable.



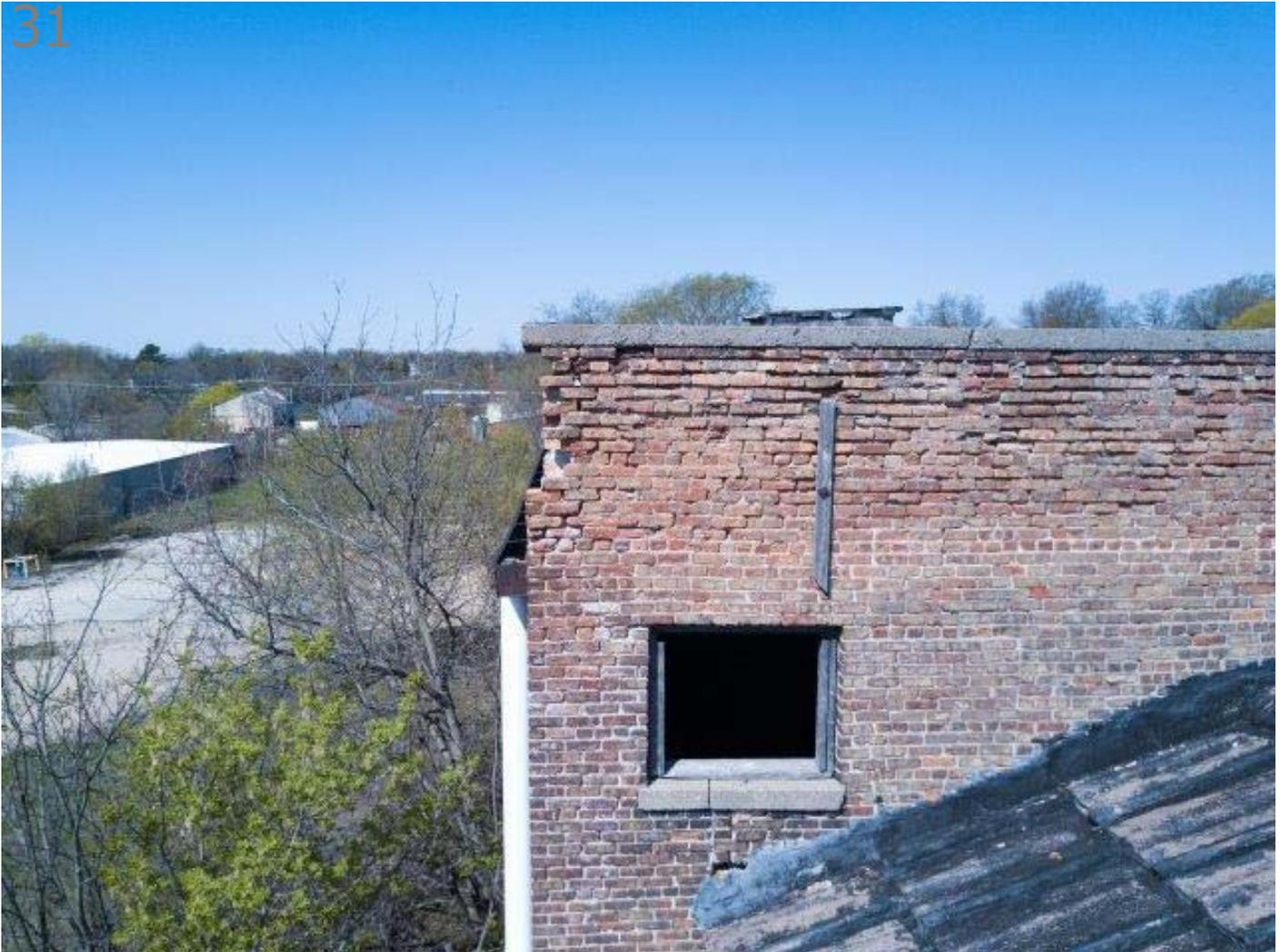
30



Close-Up view of wall at parapet at the "Junction" of the Blacksmith Shop and the Factory



31



View of deteriorated parapet - This condition, while it looks severe it is a very restorable condition because the mortar has been "removed" from between the bricks and by the mass of masonry that remains intact.



32



View of deteriorated masonry and mortar - This condition, while it looks severe it is a very restorable condition because the mortar has been "removed" from between the bricks and by the mass of masonry that remains intact.



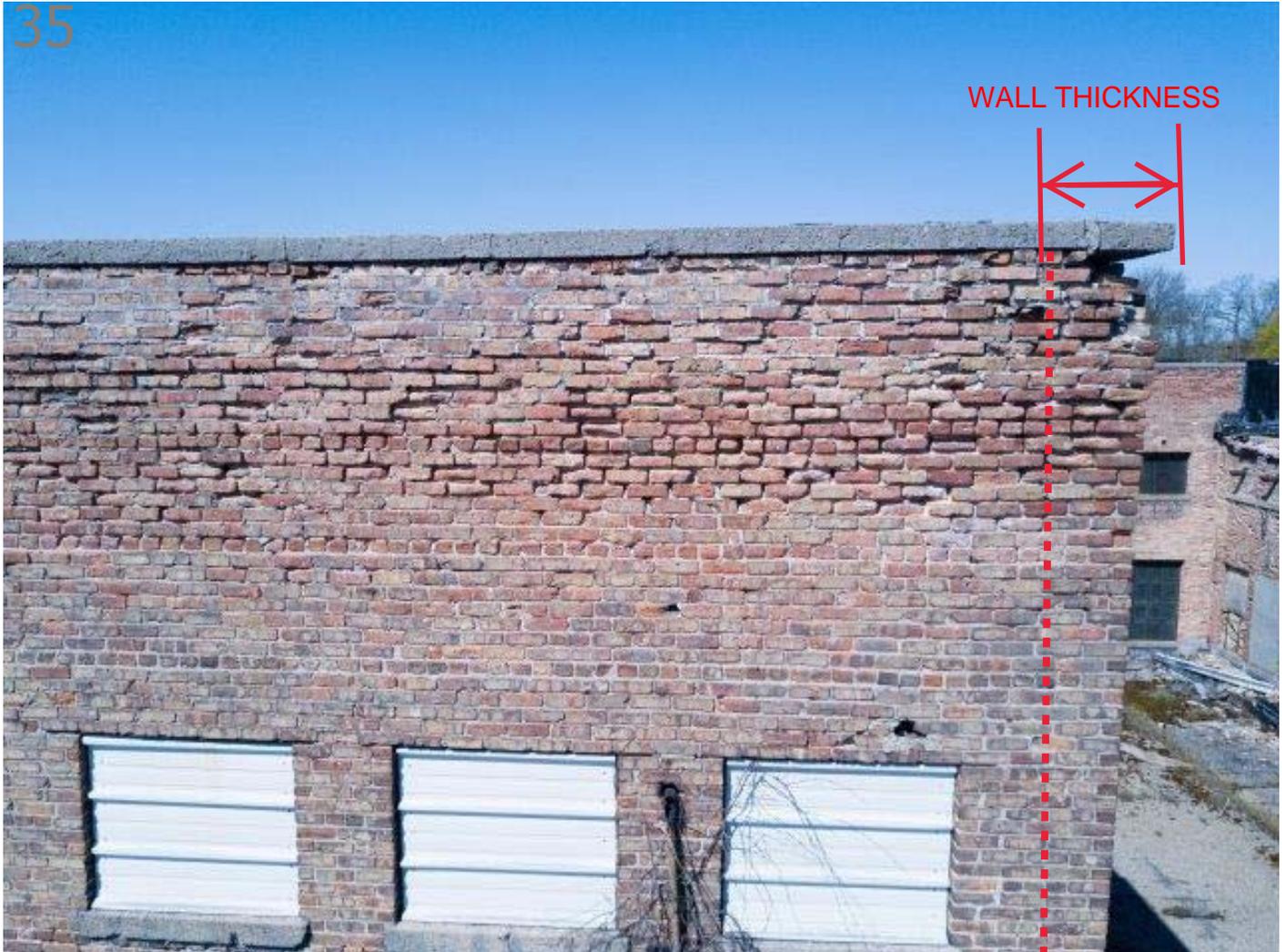
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View of deteriorated masonry and mortar.



View of deteriorated masonry and mortar - This condition, while it looks severe it is a very restorable condition because the mortar has been "removed" from between the bricks and by the mass of masonry that remains intact.



View of deteriorated wall - note the amount of damaged masonry is not significant.



View of extremely deteriorated masonry - even these areas are not challenging to repair because of the mass of remaining masonry.



View of extremely deteriorated masonry - even these areas are not challenging to repair because of the mass of remaining masonry.



38



View of extremely deteriorated masonry - even these areas are not challenging to repair because of the mass of remaining masonry.



39



Additional view of condition at Figure 35.



40



View of lineal conditions - The masonry is relatively stable and will require minimal restoration. All lintels are in excellent condition.



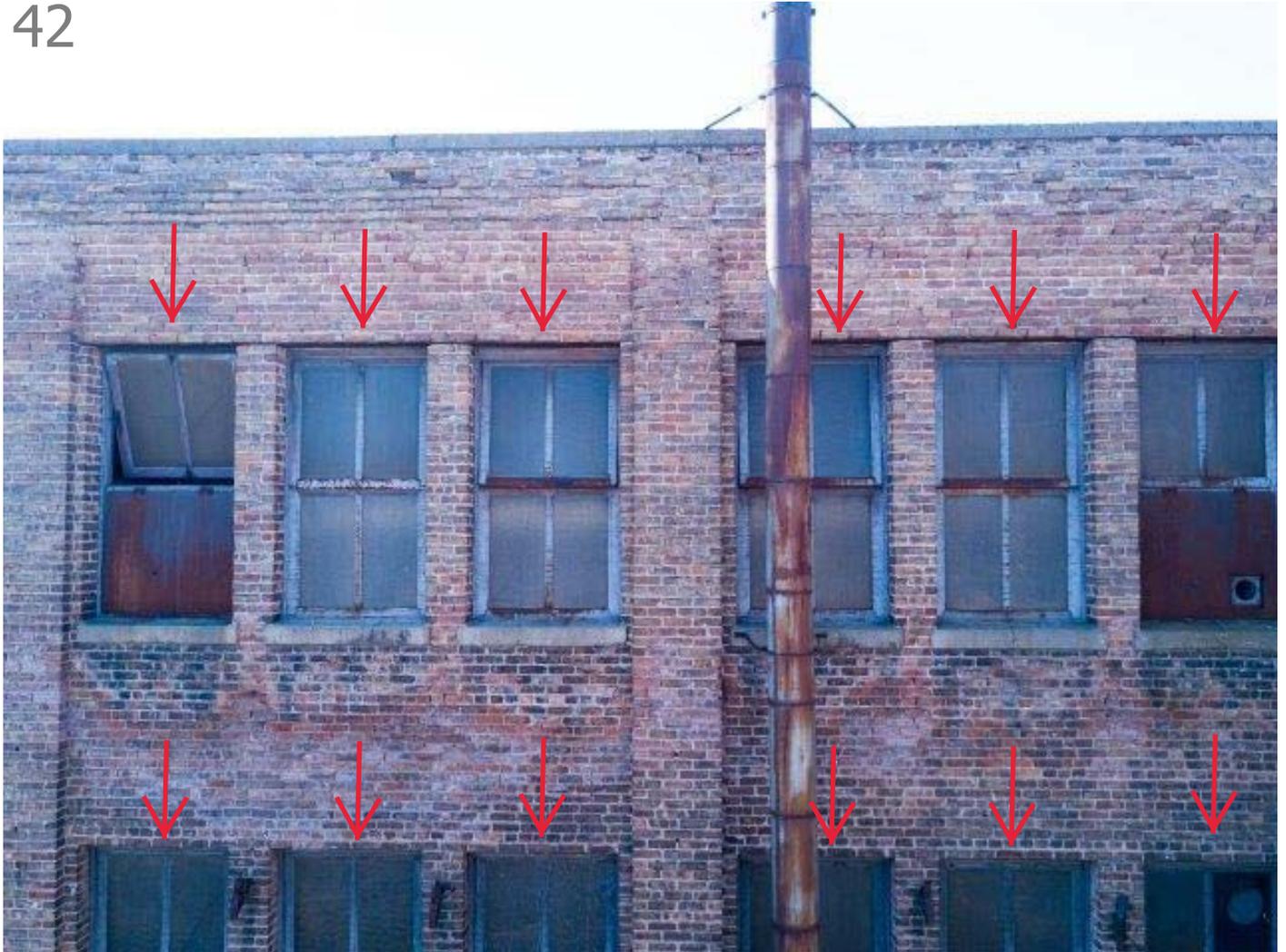
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View of lineal conditions - The masonry is relatively stable and will require minimal restoration. All lintels are in excellent condition.



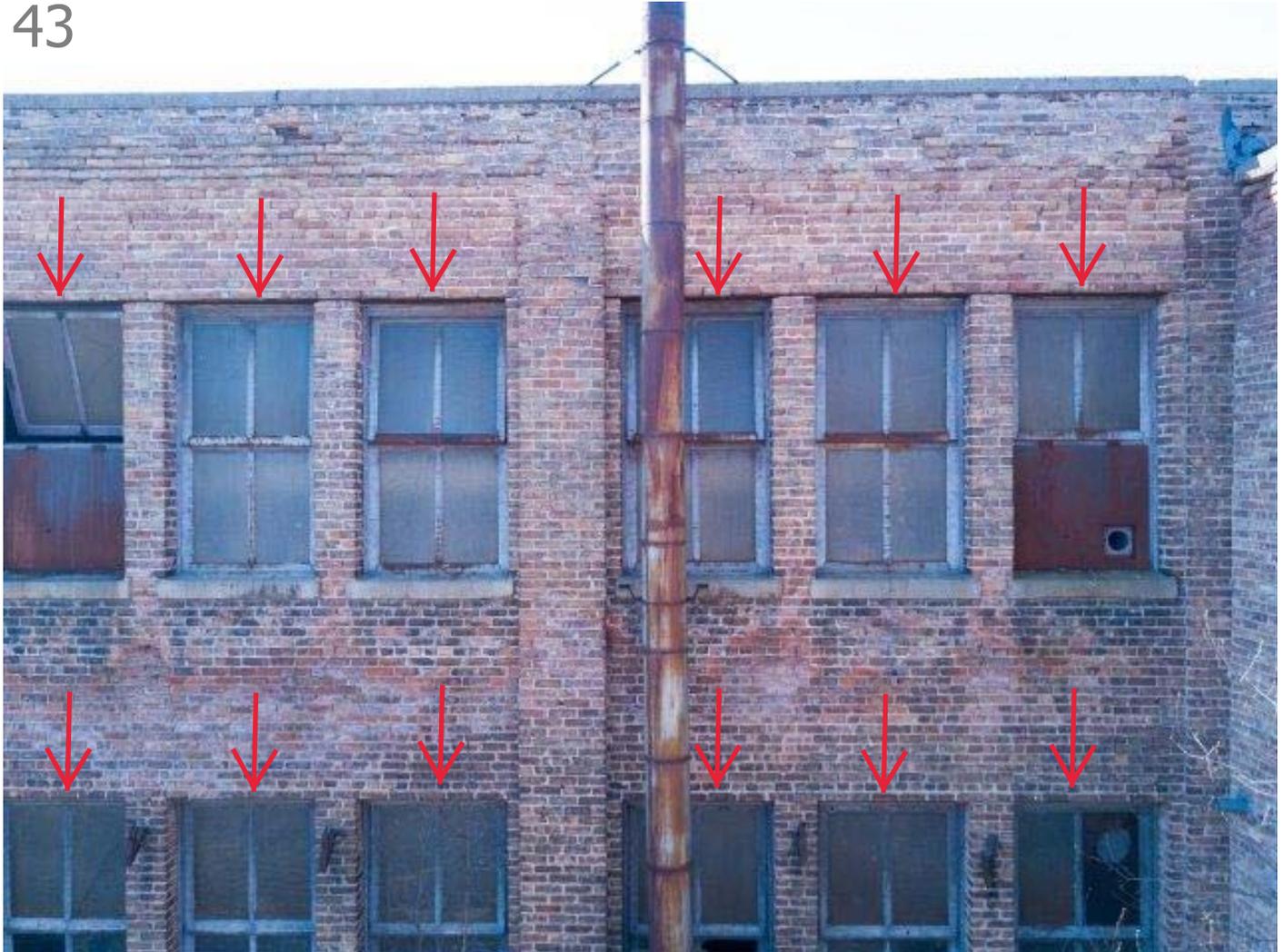
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View of lineal conditions - The masonry is relatively stable and will require minimal restoration. All lintels are in excellent condition.



43



View of lineal conditions - The masonry is relatively stable and will require minimal restoration. All lintels are in excellent condition.



44



The construction is mostly square, plumb and true.



Note poor condition of roof - this has been open for many years - note the brick & mortar debris on the lower roof.



46



View of damage at parapet - these conditions are very repairable.



View of damage at parapet - these conditions are very repairable.



48



View of damage at parapet - these conditions are very repairable.



49



View of damage at parapet - these conditions are very repairable.



50



View of damage at parapet - these conditions are very repairable.



51



View of damage at parapet - these conditions are very repairable.



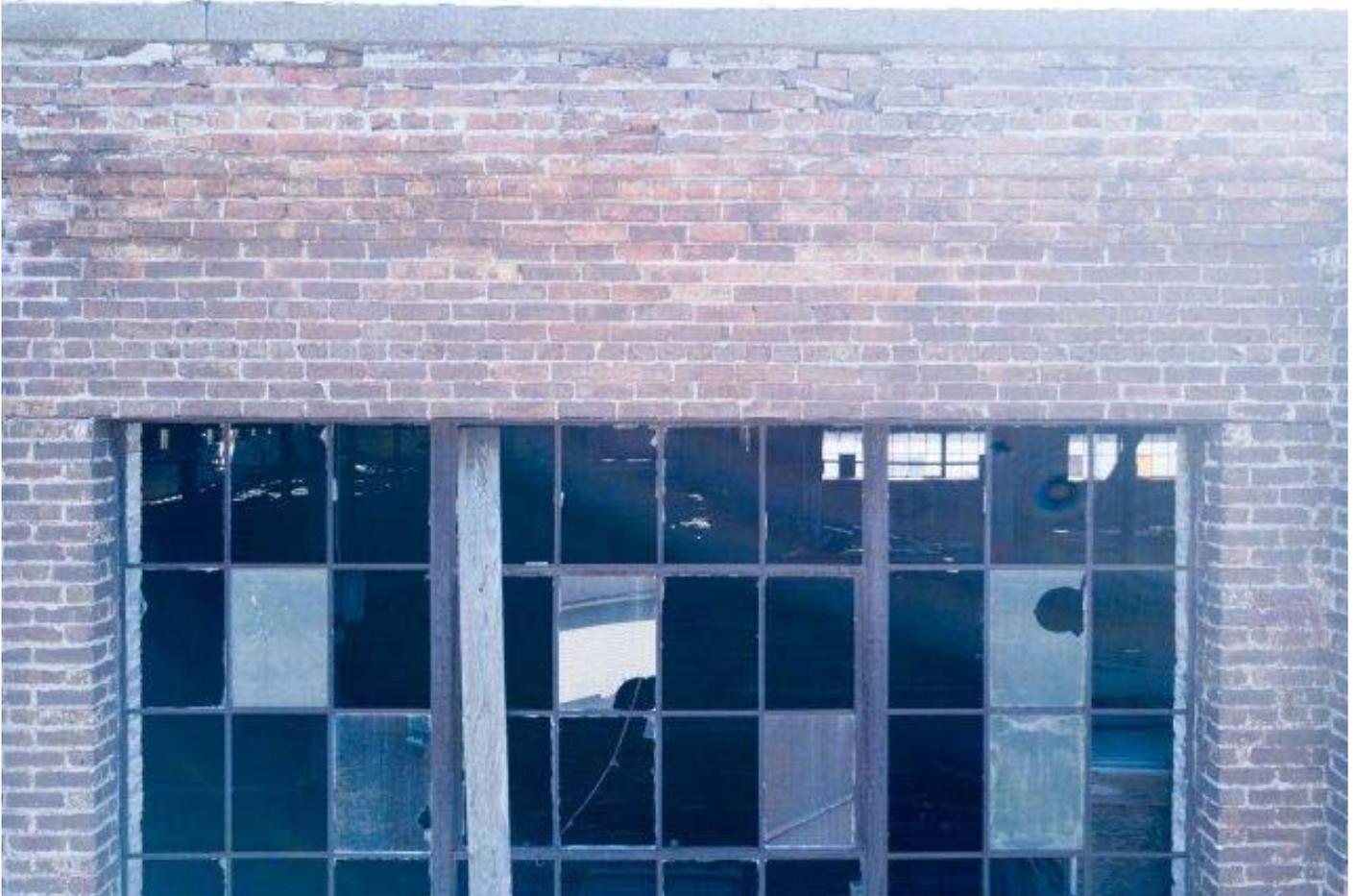
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View of damage at parapet - these conditions are very repairable.



53



View of damage at parapet - these conditions are very repairable.



54



View of damage at parapet - these conditions are very repairable.



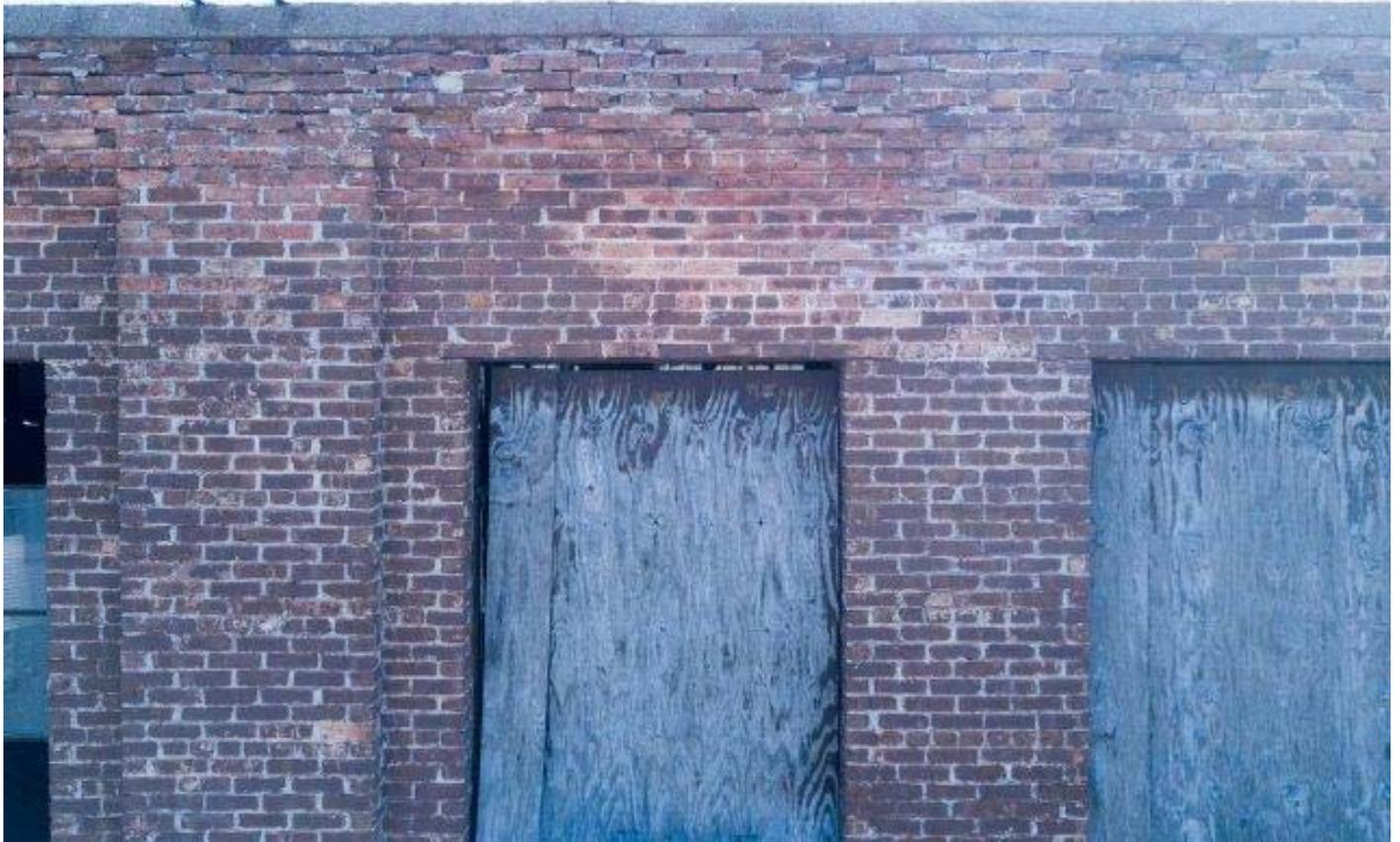
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View of damage at parapet - these conditions are very repairable.



56



View of damage at parapet - these conditions are very repairable.



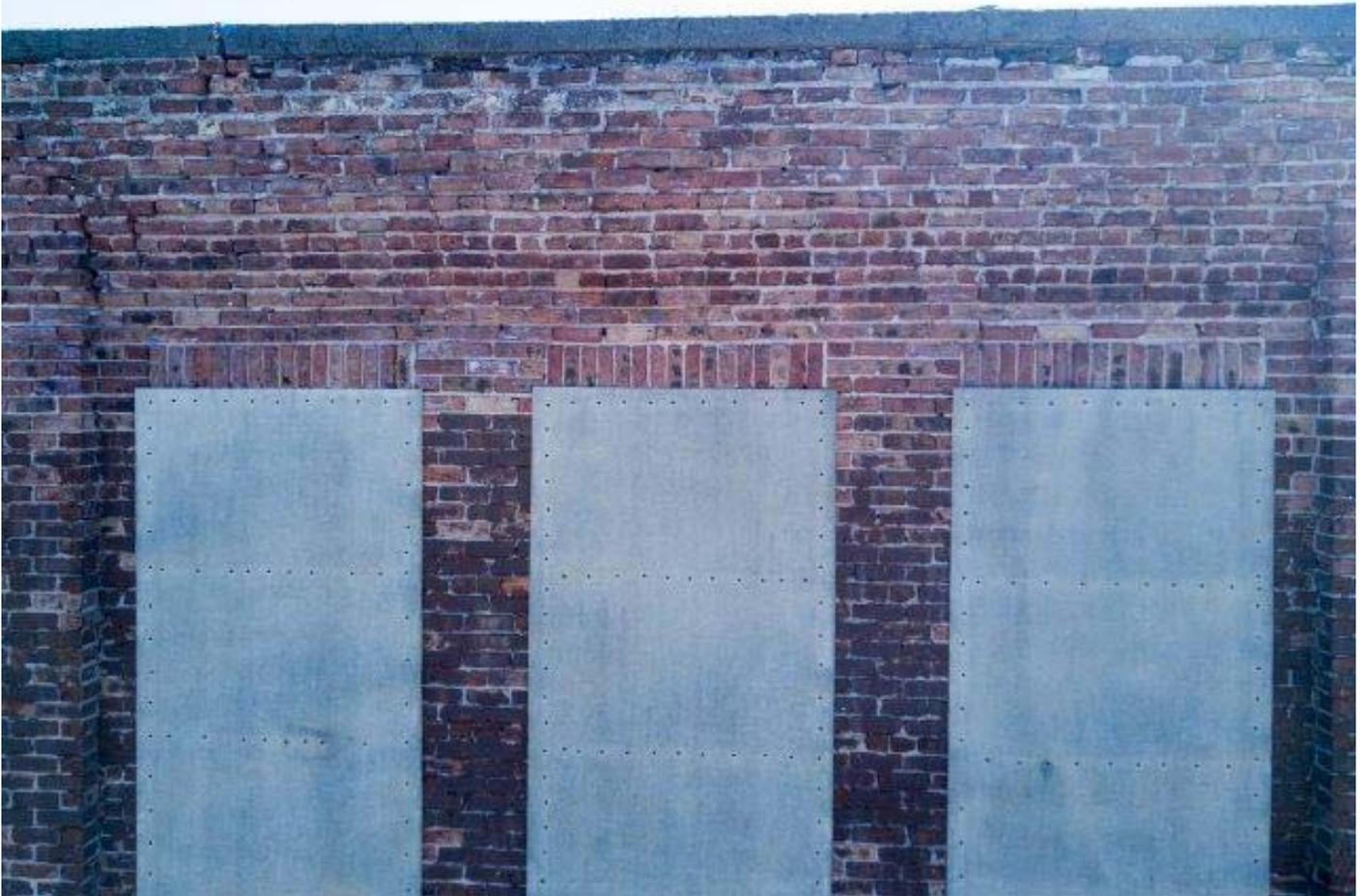
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View of damage at parapet - these conditions are very repairable.



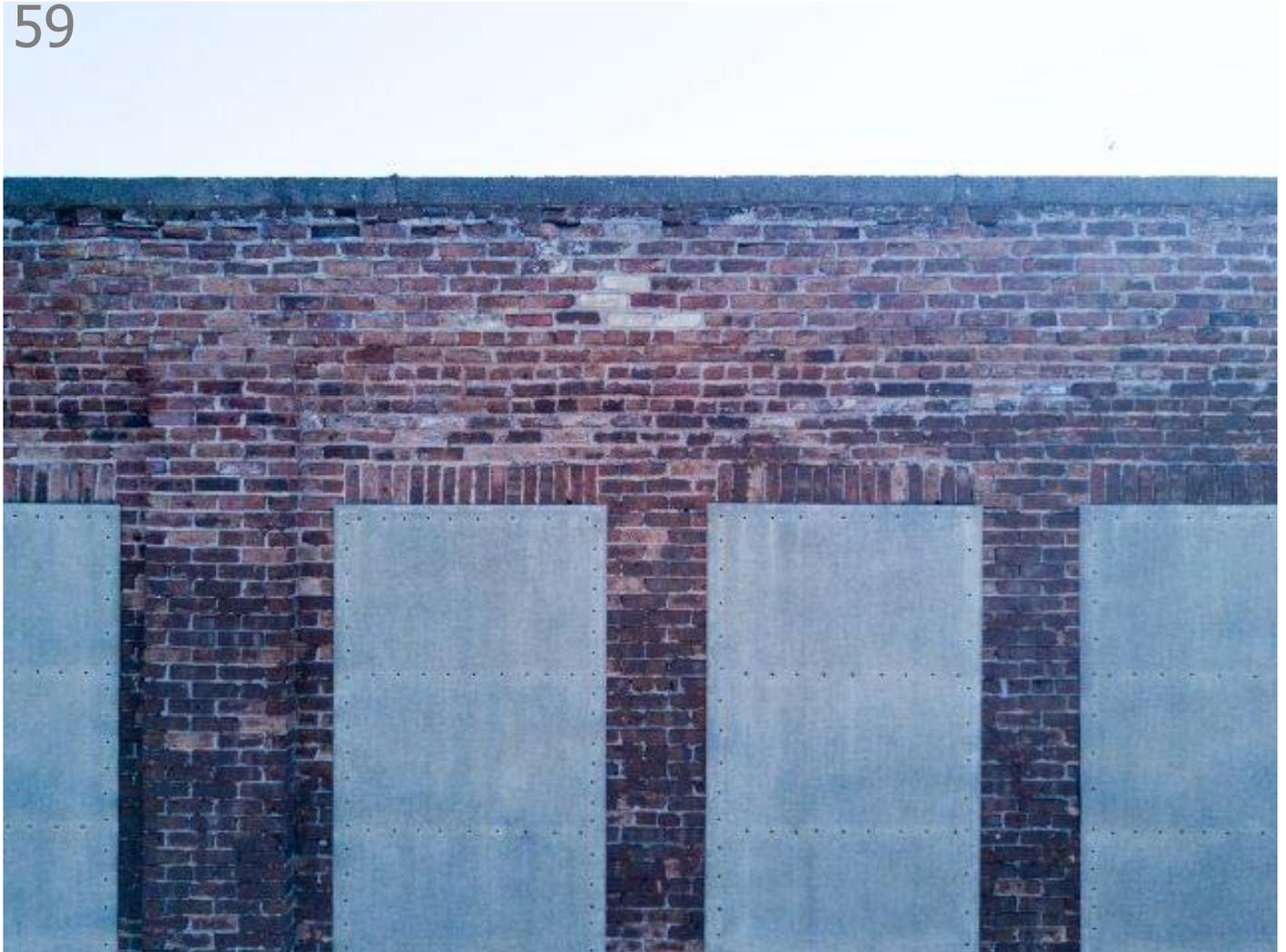
58



View of damage at parapet - these conditions are very repairable.



59



View of damage at parapet - these conditions are very repairable.



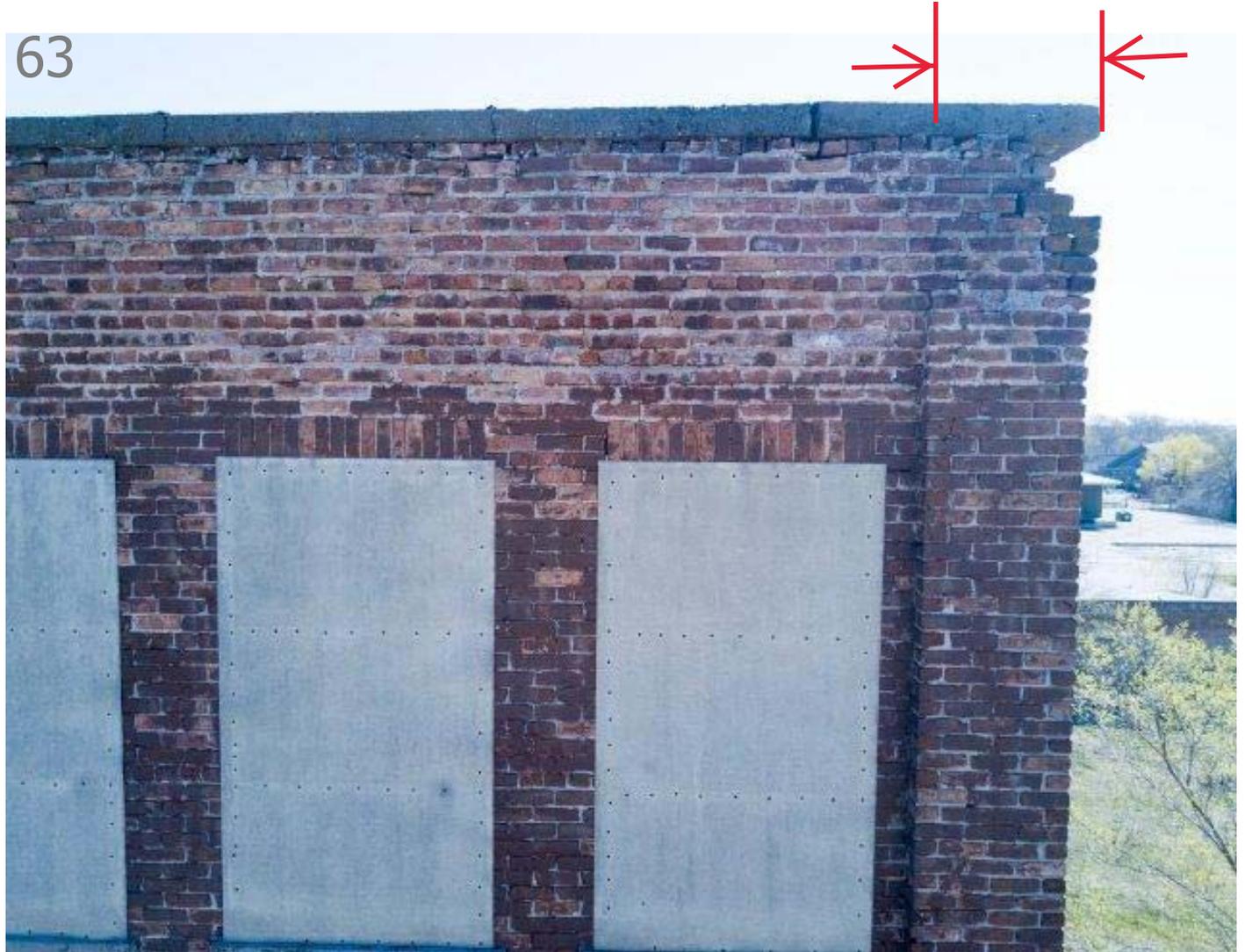
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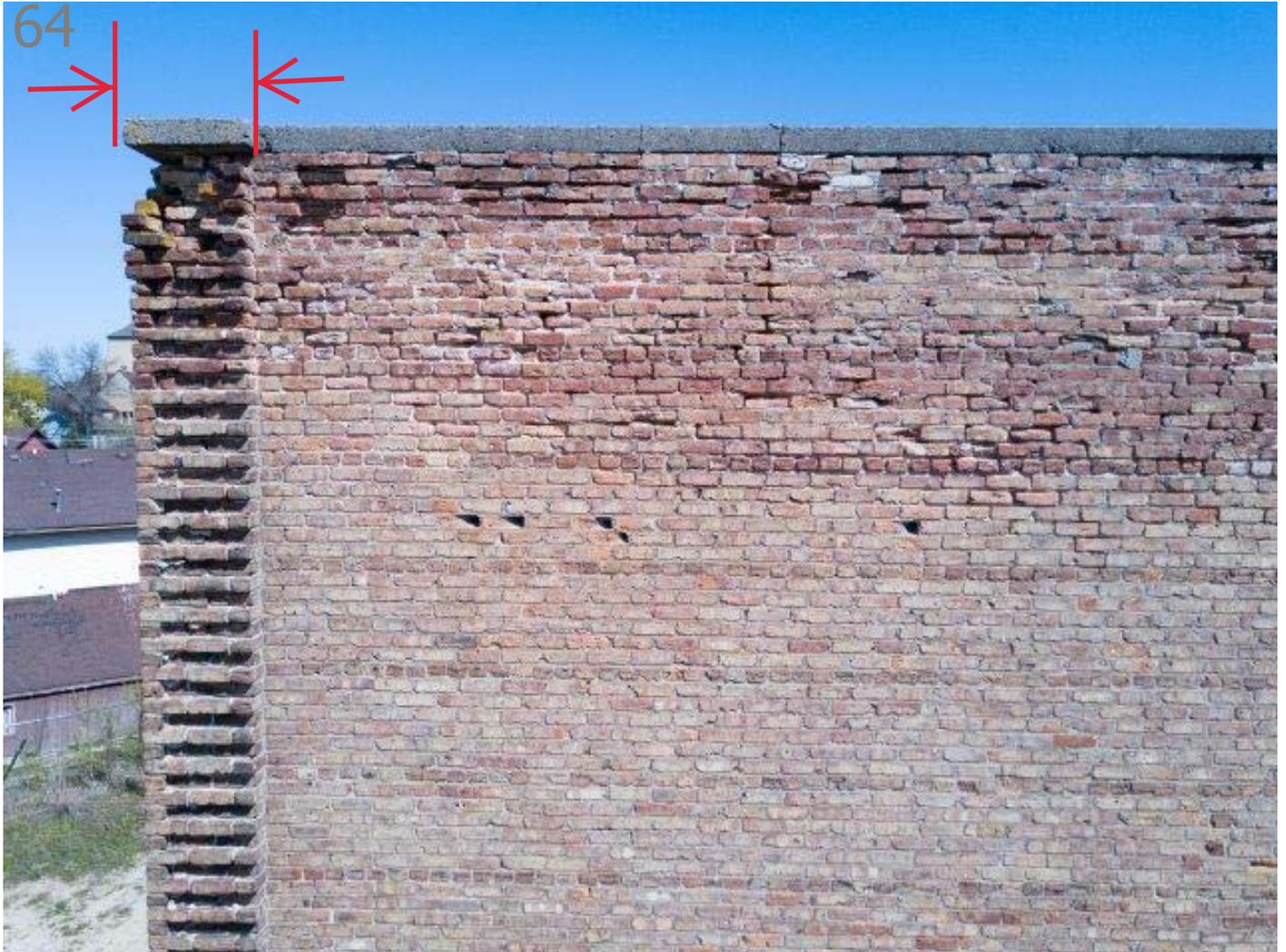
View of damage at parapet - these conditions are very repairable.



63



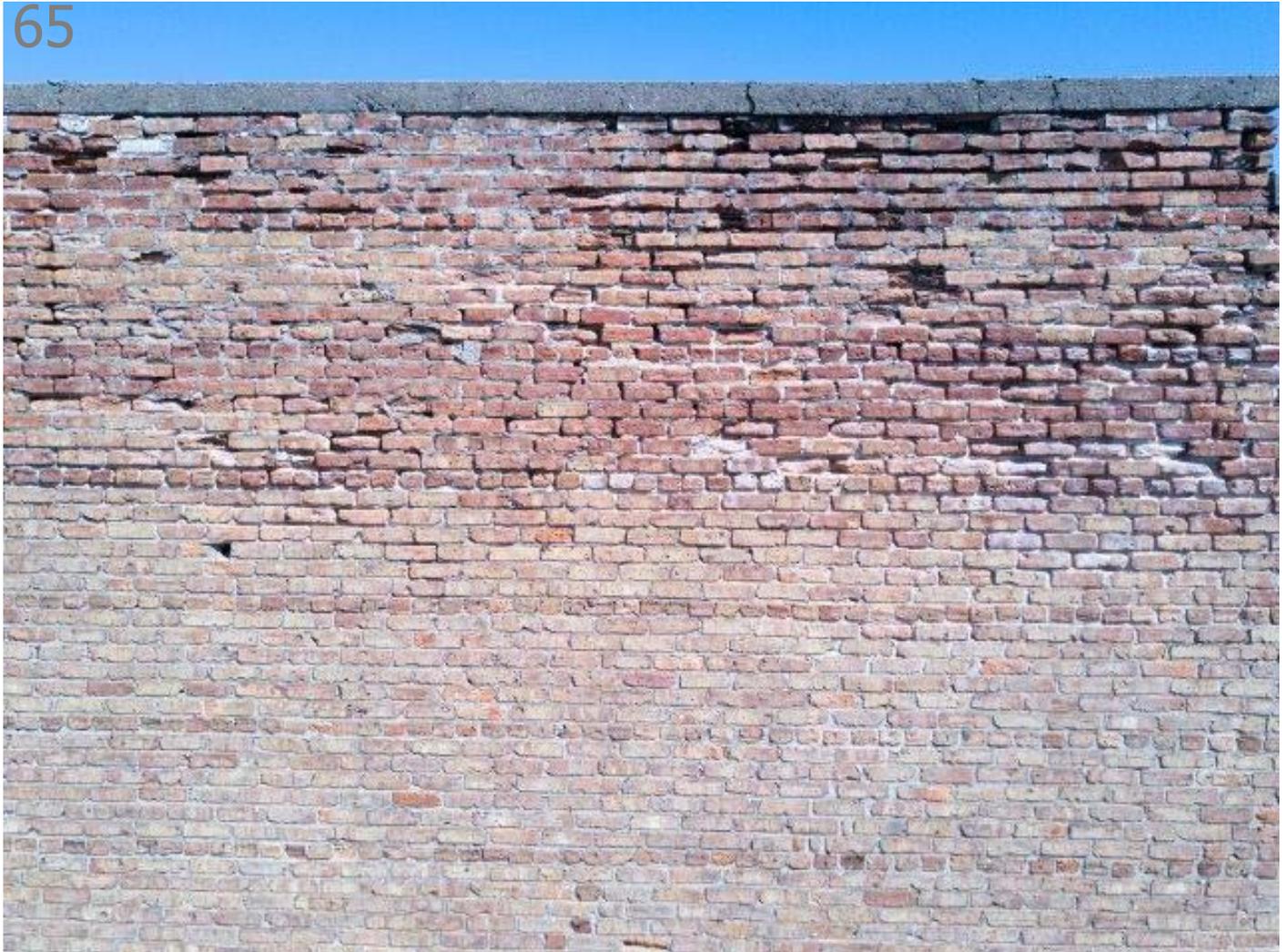
Additional view of condition at Figure 35.



Additional view of condition at Figure 35.



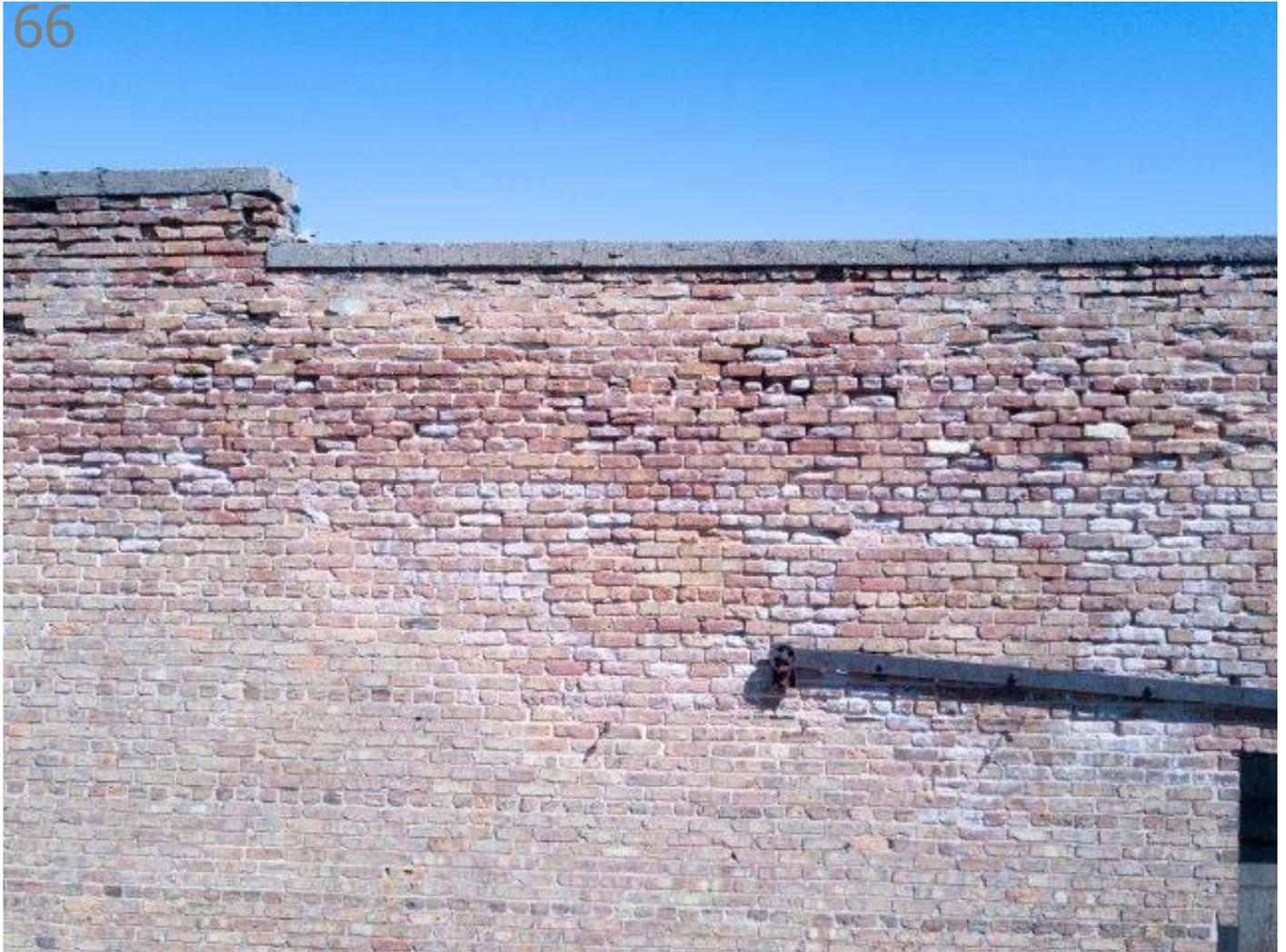
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View of damage at parapet - these conditions are very repairable.



66



View of damage at parapet - these conditions are very repairable.



67



View of damage at parapet - these conditions are very repairable.



69



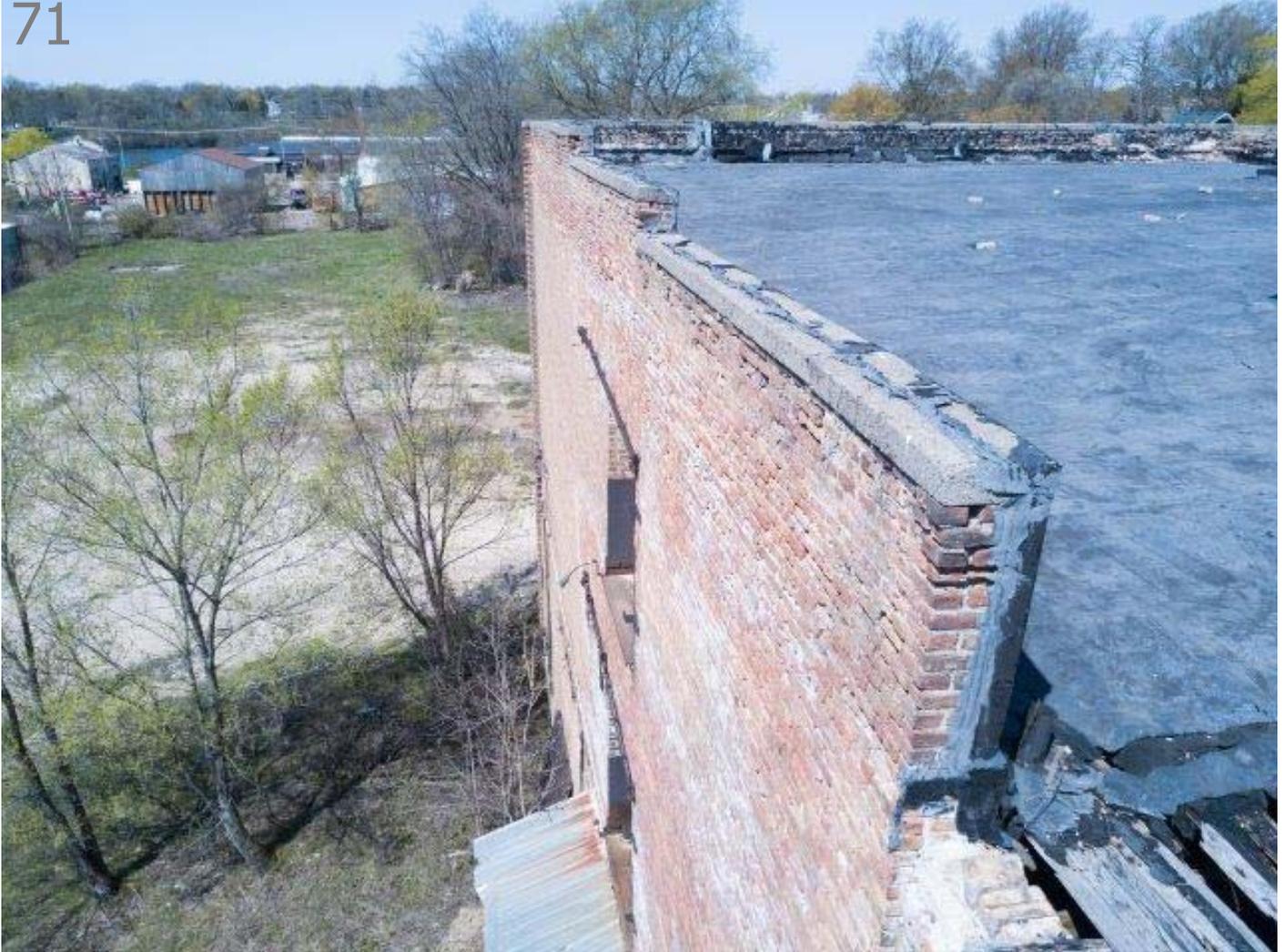
View of damage at parapet - these conditions are very repairable.



Note condition at parapet - even though this area is severely deteriorated the overall (mass thickness) of the wall remains relatively unchanged.



71



View of parapet. View of relatively stable parapet despite the exceptionally deteriorated roof deck.



72



View of parapet. View of relatively stable parapet despite the exceptionally deteriorated roof deck.



73



View of "doghouse."



74



View of interior of parapet.



75



View of parapet/gutter from above.



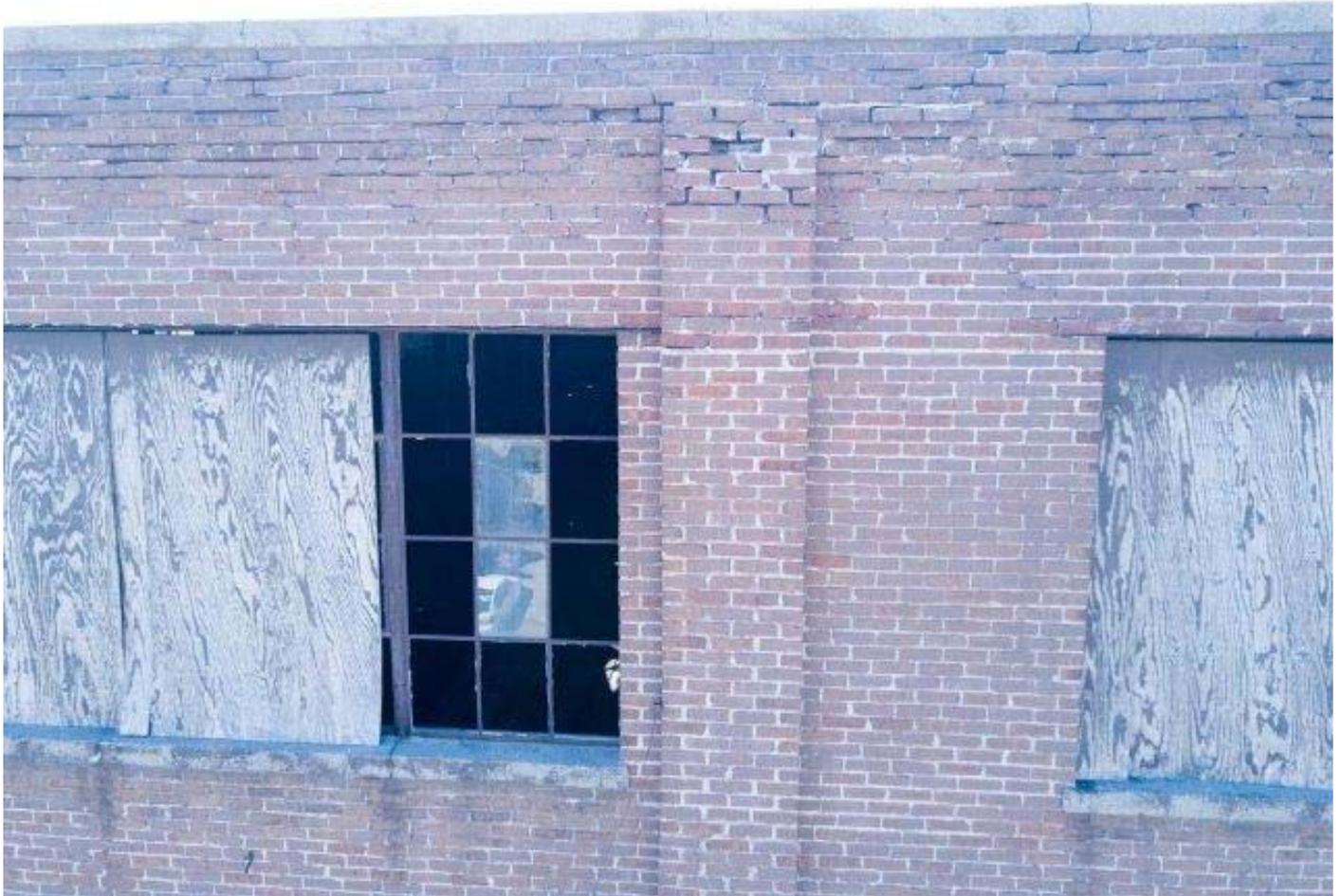
76



View of parapet at corner - u-turned corner is from poor quality rebuild and is relatively stable.



77



View of open mortar - a condition that is very repairable with this type of building.



78



View of open mortar - a condition that is very repairable with this type of building.



79



View of open mortar - a condition that is very repairable with this type of building.



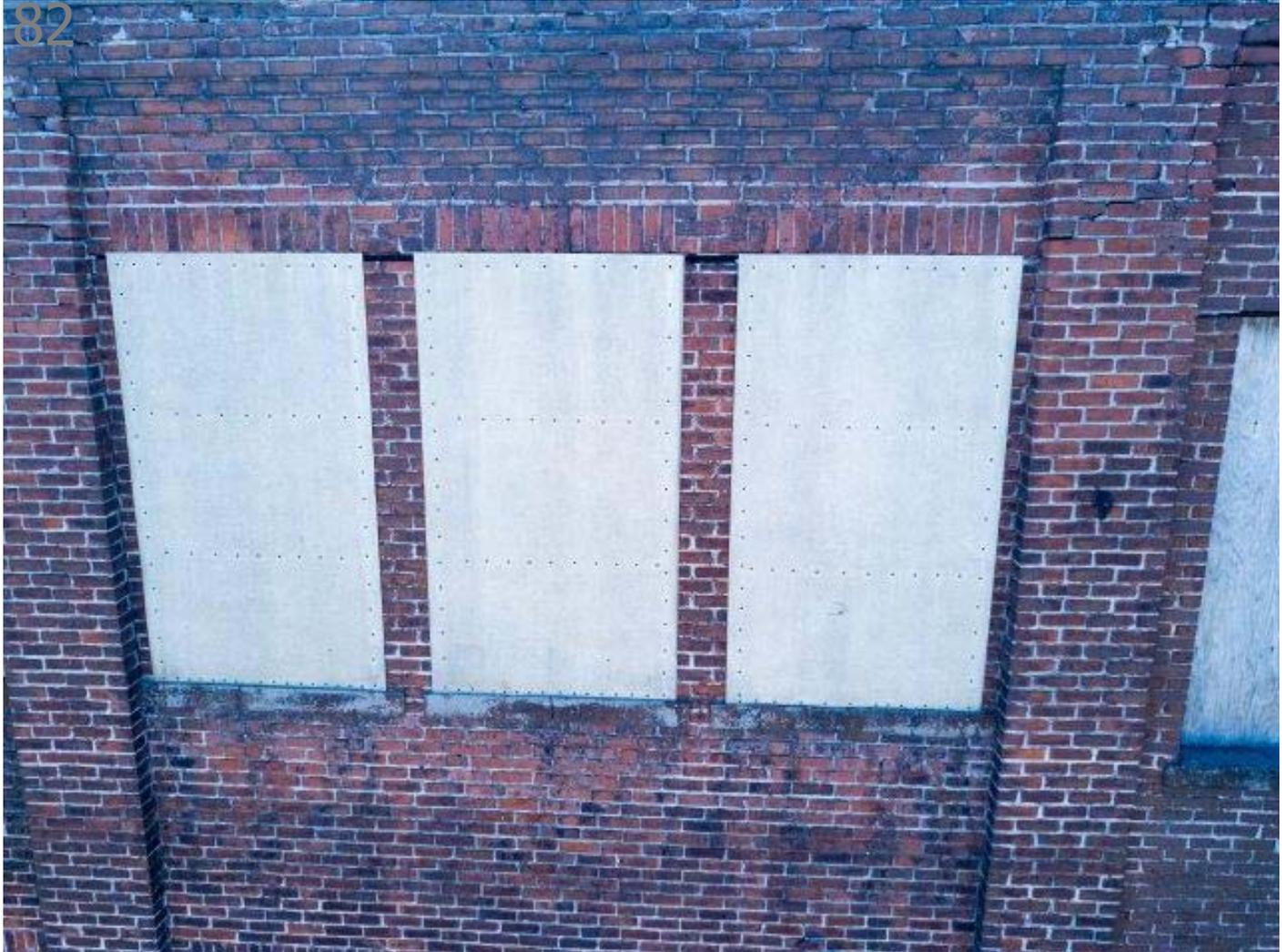
81



View of open mortar - a condition that is very repairable with this type of building.



82



View of openings in very good condition.



83



View of openings in very good condition.



84



View of openings in very good condition.



86



View of rebuilt parapet.



87



View of rebuilt parapet.



View of rebuilt parapet.



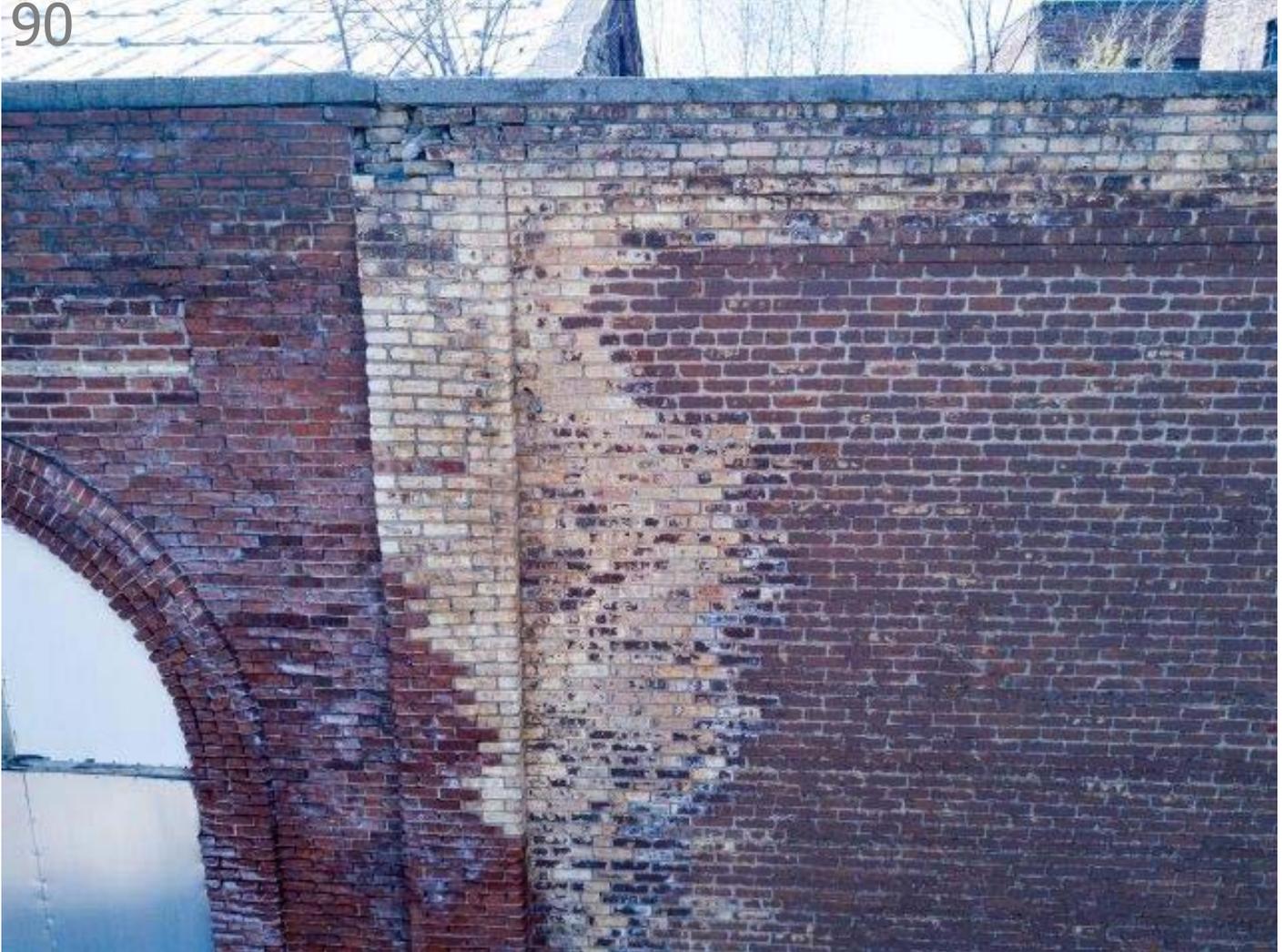
89



View of rebuilt parapet.



90



View of rebuilt parapet.



91



View of arched window at Power Plant.



92



View of arched window at Power Plant.



93



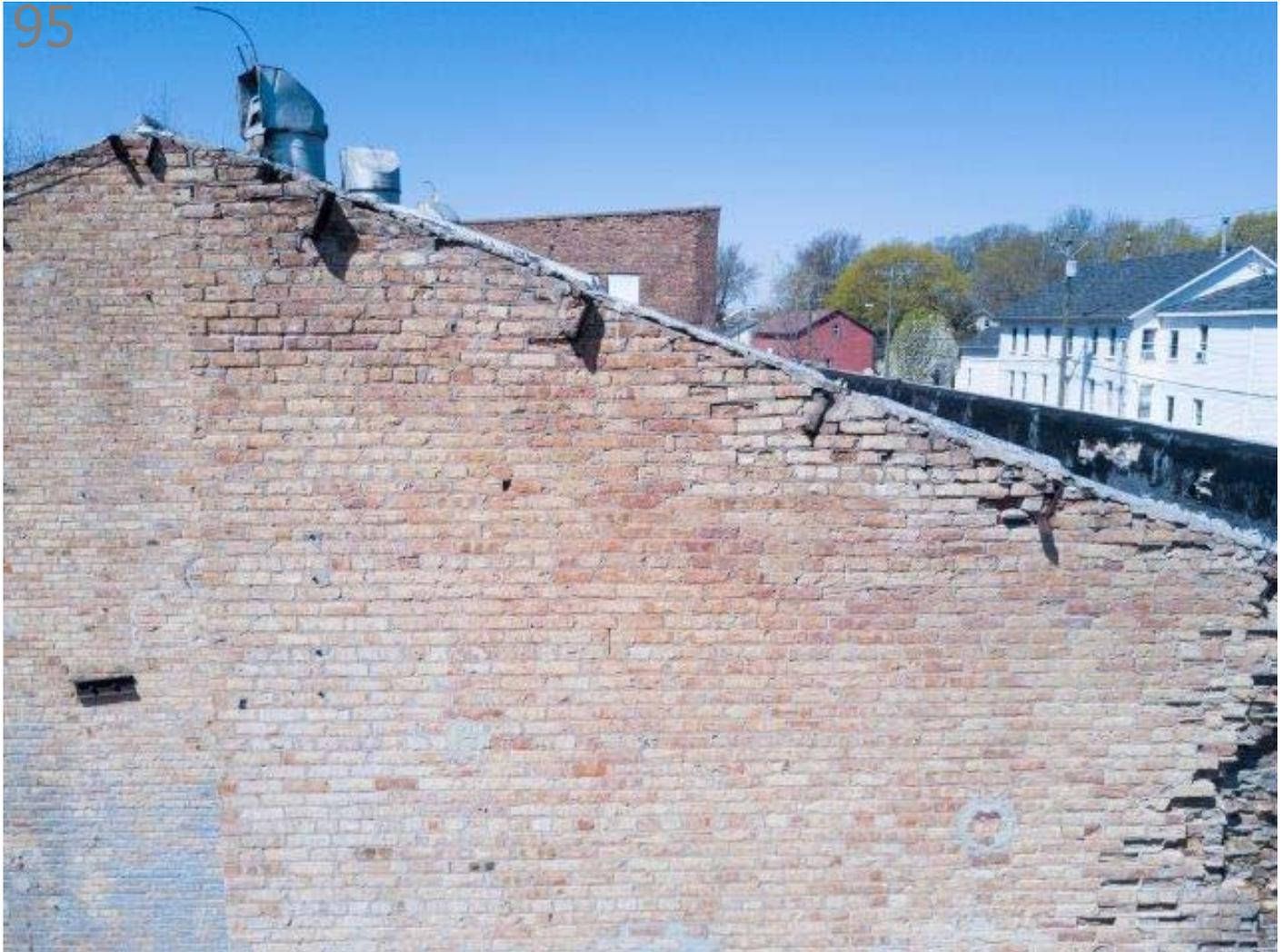
View of rebuilt opening.



94



View of distressed corner.



View of open mortar and brick loss.



Evidence of the massive brick utilized in this complex.



97



View of oculus window.



122



Evidence of the massive brick utilized in this complex.



Overall view of Blacksmith Shop.



View of deterioration.



View of deterioration.



View of deterioration.



128



View of infill masonry.



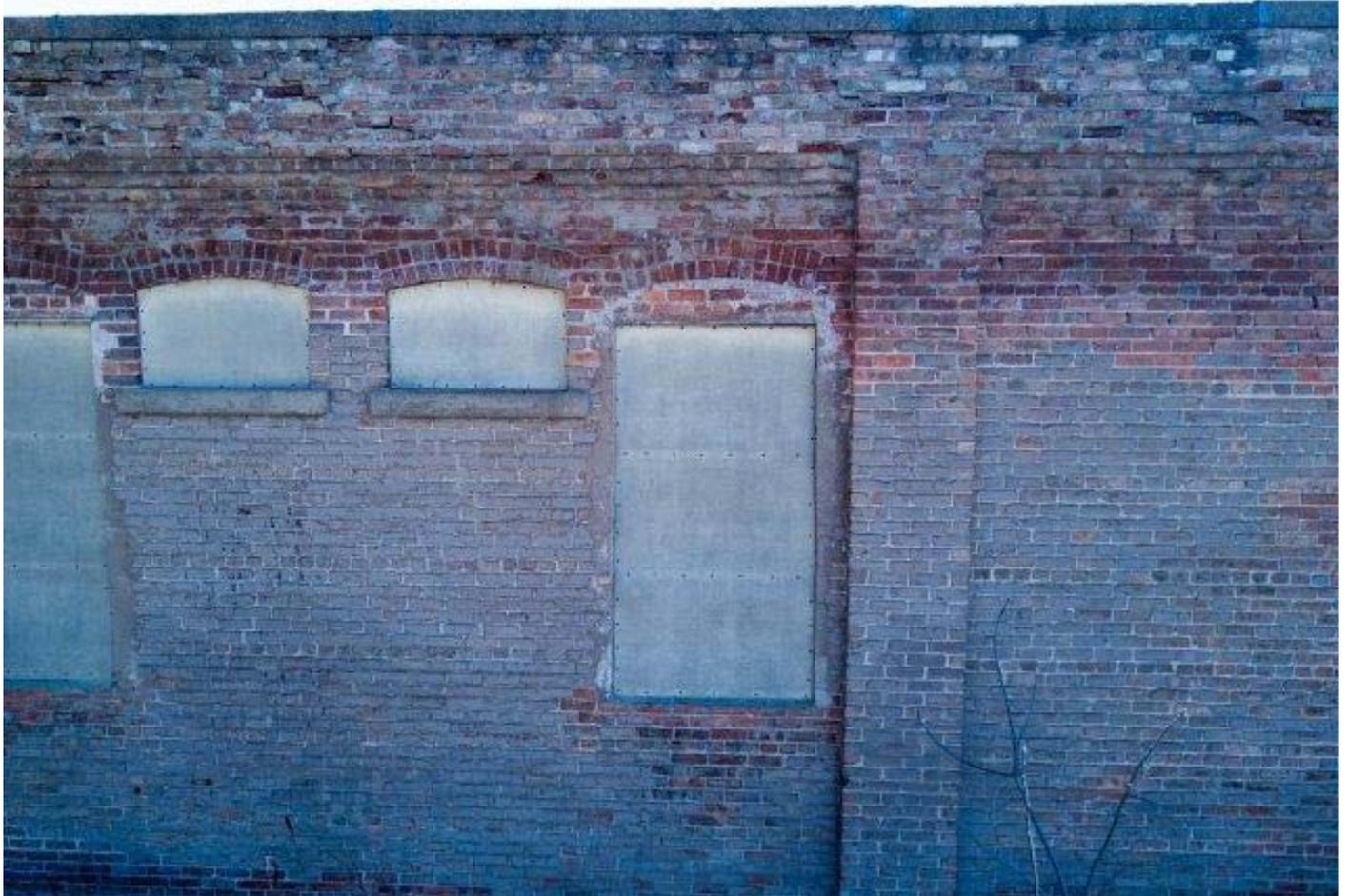
View of courtyard façade.



View of courtyard façade.



131



View of courtyard façade.



View of courtyard façade.



133



View of courtyard façade.



View of courtyard façade.



View of gable at Blacksmith Shop.



InSite Consulting Architects
115 East Main Street, Suite 200
Madison, Wisconsin 53703
(800) 453-8086

Stoughton Highway Trailer Building Complex Survey Image Report

7/12/2017



View of gable at Blacksmith Shop.



View of gable at Blacksmith Shop.



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Stoughton Highway Trailer Building Complex Survey Image Report

7/12/2017



View of gable at Blacksmith Shop.



View of gable at Blacksmith Shop.



View of stepped gable at clerestory.



142



View of stepped gable at clerestory.



143



View of stepped gable at clerestory.



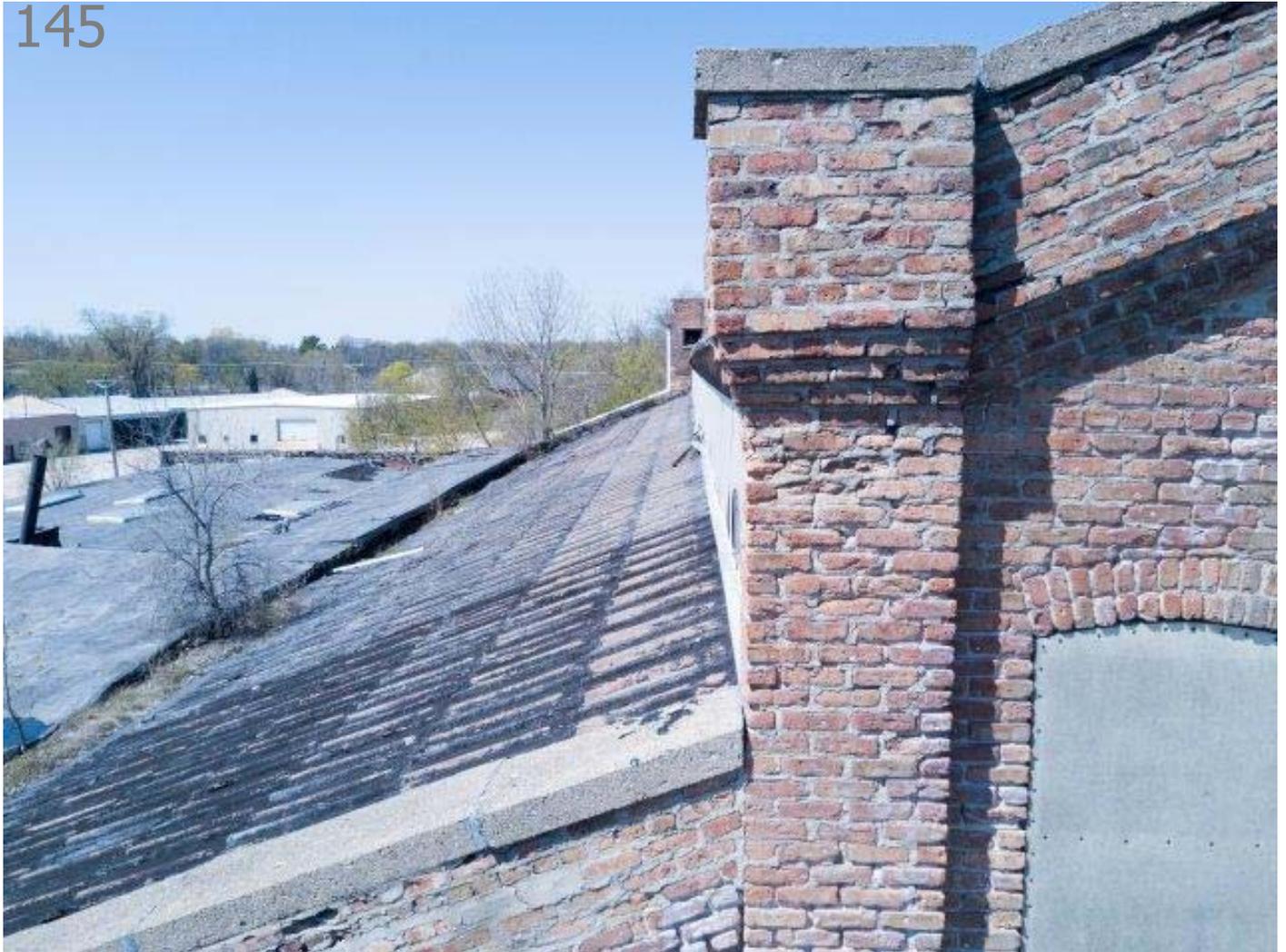
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View of stepped gable at clerestory.



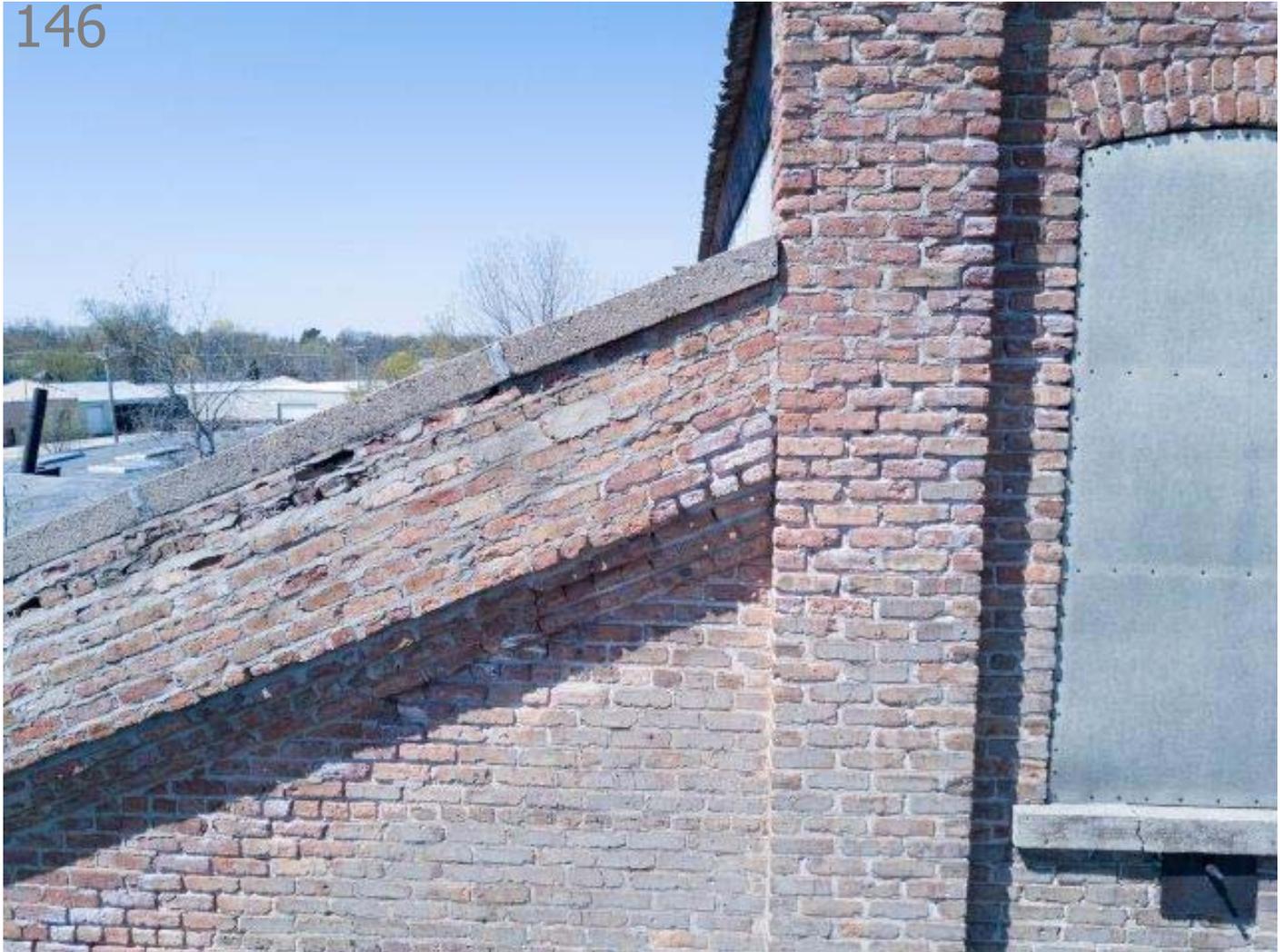
145



View of stepped gable at clerestory.



146



View of stepped gable at clerestory.



147



View of gable at Blacksmith Shop.



148



View of gable at Blacksmith Shop.



149



View of severe damage at South gable of Blacksmith Shop.



150



View of severe damage at South gable of Blacksmith Shop.



151



View of severe masonry deterioration.



152



View of severe masonry deterioration.



153



View of severe masonry deterioration.



154



View of severe masonry deterioration.



155



View of severe masonry deterioration.



156



View of severe masonry deterioration.



157



View of severe masonry deterioration.

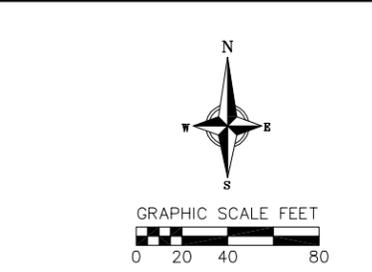
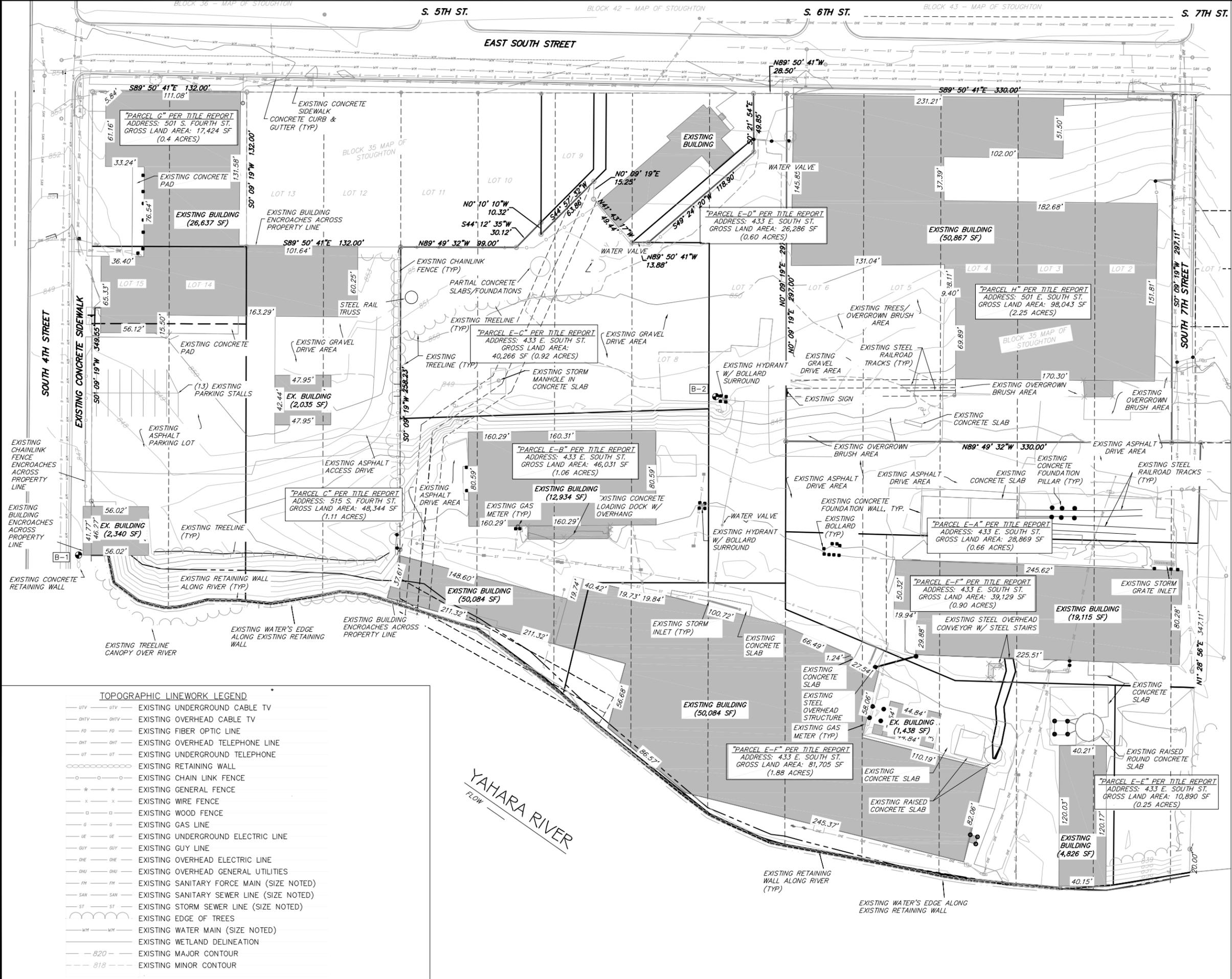


158



View of severe masonry deterioration.

13 Apr 2017 - 2:11 p M:\Stoughton Redevelopment Authority\170055 Millfab Demo Spec\CADD\170055_Existing Conditions.dwg by: hhal



- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING FLAG POLE
 - ⊙ EXISTING MAILBOX
 - ⊕ EXISTING MONITORING WELL
 - ⊞ EXISTING POST
 - ⊞ EXISTING SIGN (TYPE NOTED)
 - ⊞ EXISTING CONCRETE FOUNDATION PILLAR
 - ⊞ EXISTING CURB INLET
 - ⊞ EXISTING ENDWALL
 - ⊞ EXISTING FIELD INLET RECTANGULAR
 - ⊞ EXISTING FIELD INLET
 - ⊞ EXISTING ROOF DRAIN CLEANOUT
 - ⊞ EXISTING ROOF DRAIN
 - ⊞ EXISTING STORM MANHOLE
 - ⊞ EXISTING STORM MANHOLE RECTANGULAR
 - ⊞ EXISTING SANITARY CLEANOUT
 - ⊞ EXISTING SANITARY MANHOLE
 - ⊞ EXISTING SEPTIC VENT
 - ⊞ EXISTING FIRE HYDRANT
 - ⊞ EXISTING FIRE DEPARTMENT CONNECTION
 - ⊞ EXISTING WATER MAIN VALVE
 - ⊞ EXISTING CURB STOP
 - ⊞ EXISTING WELL
 - ⊞ EXISTING WATER MANHOLE
 - ⊞ EXISTING GAS VALVE
 - ⊞ EXISTING GAS METER
 - ⊞ EXISTING AIR CONDITIONING PEDESTAL
 - ⊞ EXISTING DOWN GUY
 - ⊞ EXISTING ELECTRIC MANHOLE
 - ⊞ EXISTING ELECTRIC RECTANGULAR MANHOLE
 - ⊞ EXISTING ELECTRIC PEDESTAL
 - ⊞ EXISTING TRANSFORMER
 - ⊞ EXISTING ELECTRIC METER
 - ⊞ EXISTING GUY POLE
 - ⊞ EXISTING LIGHT POLE
 - ⊞ EXISTING GENERIC LIGHT
 - ⊞ EXISTING UTILITY POLE
 - ⊞ EXISTING TV MANHOLE
 - ⊞ EXISTING TV RECTANGULAR MANHOLE
 - ⊞ EXISTING TV PEDESTAL
 - ⊞ EXISTING TELEPHONE MANHOLE
 - ⊞ EXISTING TELEPHONE PEDESTAL
 - ⊞ EXISTING UNIDENTIFIED MANHOLE
 - ⊞ EXISTING UNIDENTIFIED UTILITY VAULT
 - ⊞ EXISTING HANDICAP PARKING
 - ⊞ EXISTING UTILITY BOX
 - ⊞ EXISTING SHRUB
 - ⊞ EXISTING CONIFEROUS TREE
 - ⊞ EXISTING DECIDUOUS TREE
 - ⊞ EXISTING BORING
 - ⊞ BENCHMARK

NOTE: THE EXISTING TOPOGRAPHIC AND BOUNDARY SITE INFORMATION USED AS A BASIS FOR ENGINEERING DESIGN WORK REPRESENTED ON THESE PLANS WAS PERFORMED BY RAMAKER & ASSOCIATES, INC FOR A SURVEY DATED OCTOBER 18, 2016. VIERBICHER ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN THIS EXISTING BASE INFORMATION AND CURRENT FIELD CONDITIONS

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
 - OHV — OHV — EXISTING OVERHEAD CABLE TV
 - FO — FO — EXISTING FIBER OPTIC LINE
 - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - — — — — EXISTING RETAINING WALL
 - — — — — EXISTING CHAIN LINK FENCE
 - * — * — EXISTING GENERAL FENCE
 - x — x — EXISTING WIRE FENCE
 - — — — — EXISTING WOOD FENCE
 - — — — — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - GUY — GUY — EXISTING GUY LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - PH — PH — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - SAW — SAW — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - — — — — EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - — — — — EXISTING WETLAND DELINEATION
 - 820 — — — EXISTING MAJOR CONTOUR
 - 818 — — — EXISTING MINOR CONTOUR

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EXISTING CONDITIONS
 STOUGHTON RIVERFRONT REDEVELOPMENT - SITE DEMOLITION
 STOUGHTON REDEVELOPMENT AUTHORITY
 STOUGHTON, DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN
 DATE: 4/13/17
 DRAFTER: HHAL
 CHECKED:
 PROJECT NO.: 170055
 SHEET: 3 OF 7
 DWG. NO.:

