



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, OCTOBER 13, 2025 AT 1:30 PM

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI 53094**

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdlbBE9BaUKWV9kCbr96e.1&omn=86289690685> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated September 8, 2025

3. BUSINESS

A. Review site plan and take action: 120 Kuckkan Lane proposed solar panels

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

SITE PLAN REVIEW COMMITTEE

September 8, 2025

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Mike Jacek – Building Safety & Zoning, Brian Zirbes – Building, Safety & Zoning, Maureen McBroom – Stormwater, Nathan Williams – Engineering, Laura Bohlman – Police Department, Stacy Winkelman – Streets and Solid Waste, Mike Zietlman – Water and Wastewater, and Kristine Butteris – Parks.

Also in attendance were Nikki Zimmerman. Ross Grunewald of Niemann Foods, Inc. joined virtually.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated August 25, 2025

Motion was made by Mike Zietlman and seconded by Mike Jacek to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 401 Bernard Street Site Review

Ross Grunwald was present to explain the proposed project. The desire is to refresh the exterior of the building. Metal needs to be replaced/updated, an overhead glass garage door will be installed to the left end of the ACE portion of the building where the rental equipment is distributed, the parking lot will have a mill and relay, and the sign on the front of the building will be updated.

The following was presented by staff:

Fire:	Not present.
Building:	A building permit will be needed for the overhead glass garage door on the rental portion and sign permits would be required for any new signage.
Police:	No comments.
Mayor:	No comments.
Stormwater:	Will discuss this project further with the applicant to determine if an erosion control and stormwater permit would be needed.
Engineering:	No comments.
Zoning:	The parking issue has been appropriately addressed.
Parks & Rec:	No comments.
Water/Wastewater:	No comments.
Streets/Solid Waste:	No comments.

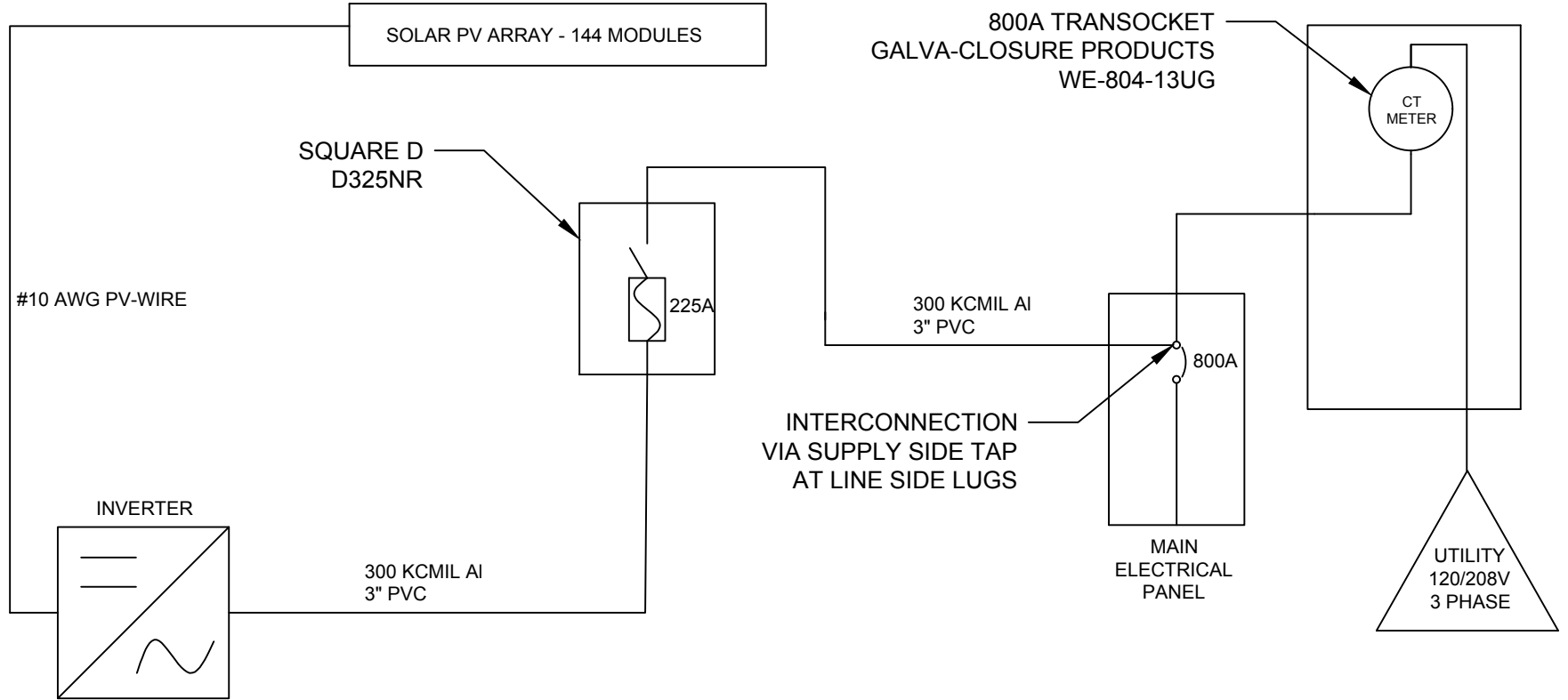
Motion made by Maureen McBroom and seconded by Kristine Butteris to approve this item and forward to Plan Commission contingent upon review and approval of the Erosion Control and Stormwater Runoff permit if necessary as well as the building permit and sign permit.. Unanimously approved.

4. Adjournment

Motion was made by Mike Jacek and seconded by Mike Zitelman adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman
Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.



DC SYSTEM SIZE:
 $144 \times .440 = 63.36\text{kW}$

AC SYSTEM SIZE (TARIFF CALCULATION):
 $63.36\text{kW} \times 0.77 = 48.79\text{kW}$

MAX CONTINUOUS OUTPUT CURRENT:
 $(60,000\text{W}) / (208\text{V} \times 1.732) = 167\text{A}$

AC GENERATORS (PSC 119 SIZING):
 60kW

- (1) SOLIS S5-GC60K-LV-US 60kW SOLAR INVERTER
- (144) SILFAB 440W SOLAR MODULES

CUSTOMER:
 FIRST CONGREGATIONAL CHURCH

APPLETON SOLAR, LLC (920)205-7093
 31 BELLEVUE PL www.appleton-solar.com
 APPLETON, WI 54913

TITLE: 120 KUCKKAN LN SOLAR PV
 1-LINE DIAGRAM, REV 3

DATE: SEPTEMBER 28, 2025

BY: PATRICK J NAHM



ROW 71.5 FT
KUCKKAN LN

SCALE REF



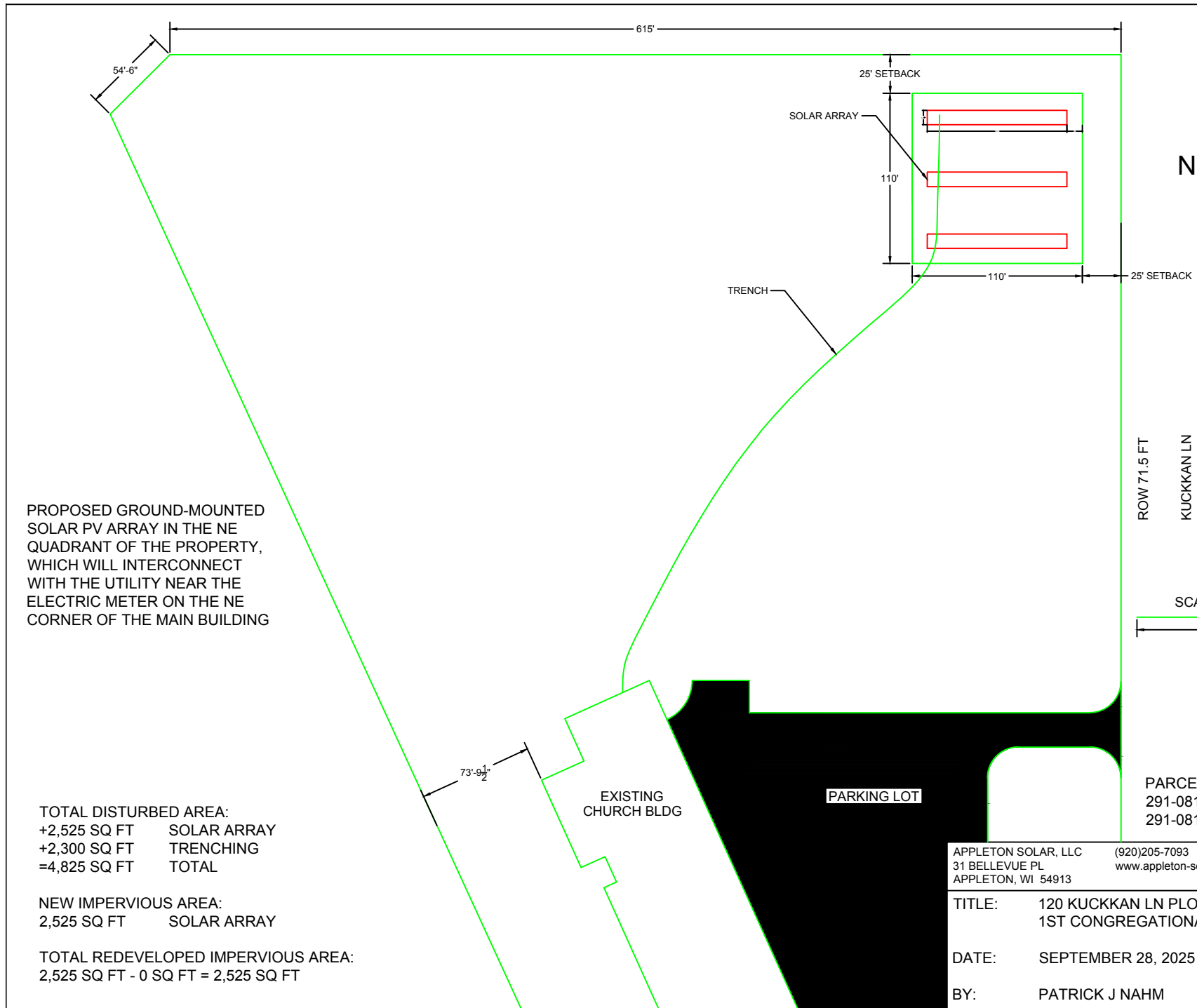
PARCEL NUMBERS:
291-0815-0314-002
291-0815-0314-003

APPLETON SOLAR, LLC (920)205-7093
31 BELLEVUE PL www.appleton-solar.com
APPLETON, WI 54913

TITLE: 120 KUCKKAN LN PLOT PLAN REV 1
1ST CONGREGATIONAL CHURCH

DATE: SEPTEMBER 28, 2025

BY: PATRICK J NAHM



PROPOSED GROUND-MOUNTED
SOLAR PV ARRAY IN THE NE
QUADRANT OF THE PROPERTY,
WHICH WILL INTERCONNECT
WITH THE UTILITY NEAR THE
ELECTRIC METER ON THE NE
CORNER OF THE MAIN BUILDING

TOTAL DISTURBED AREA:
+2,525 SQ FT SOLAR ARRAY
+2,300 SQ FT TRENCHING
=4,825 SQ FT TOTAL

NEW IMPERVIOUS AREA:
2,525 SQ FT SOLAR ARRAY

TOTAL REDEVELOPED IMPERVIOUS AREA:
2,525 SQ FT - 0 SQ FT = 2,525 SQ FT

C.O.A. No. 4917-11

A Section 3, Item A.

144x PANEL SA
120 KUCKKAN LN
WATERTOWN, WI 53094

G	PROJECT INFORMATION:
---	----------------------

BRACKING DETAILS

TITLE:

D	
---	--

11

C

1000

[illegible]

B		
---	--	--



2/3

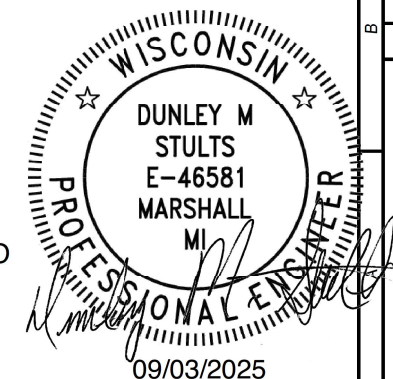
[illegible]

BILL OF MATERIALS				
QUANTITY	SDE ITEM	COMPONENT	COMPONENT WEIGHT (LBS)	TOTALS (LBS)
18	9x4 C-CHANNEL-174	POST	115	2070
18	TRUSS-120-CLAMPS	TRUSS	61	1098
18	SA-JACK	MANUALLY ADJUSTABLE JACK	15	270
60	Z-PURLIN-214	PURLIN	62	3720
12	Z-PURLIN-48.5 EAST	PURLIN CANTILEVER	16	192
18	ASSEMBLY HARDWARE KIT	ASSEMBLY BOLTS / NUTS	NA	-
276	CONDUCTIVE MID CLAMP	MID CLAMP KIT	NA	-
24	35 MM CONDUCTIVE END CLAMP	END CLAMP KIT	NA	-
		WEIGHT DOES NOT INCLUDE HARDWARE OR CLAMPS	TOTAL WEIGHT (LBS)	7350

NOTES

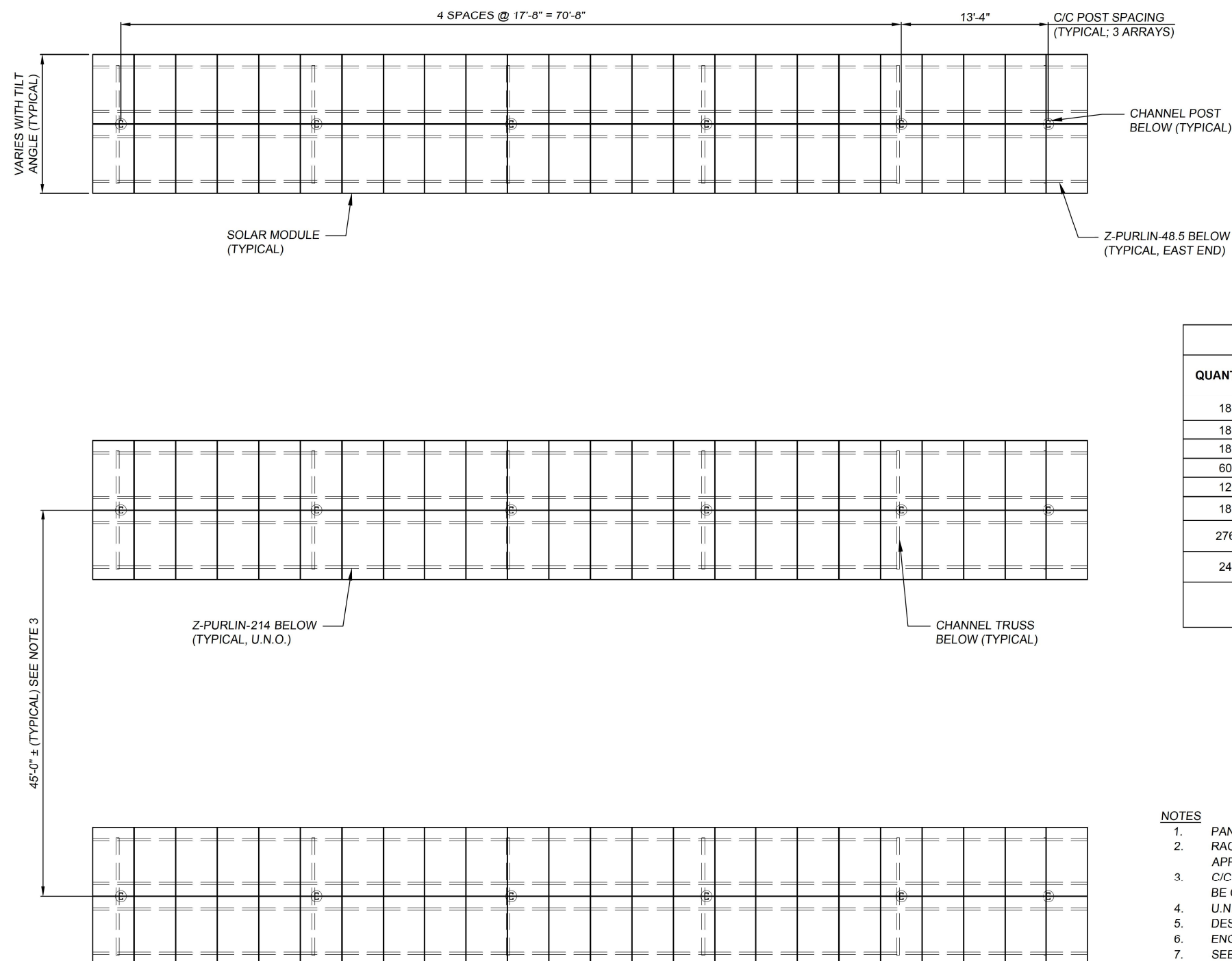
1. PANEL PROGRESSION (PER ARRAY) = $(44.61" \text{ (PANEL WIDTH)} + 0.4" \text{ (CLAMP)}) \times 24 \text{ PANELS} = 1080.24"$
2. RACKING PROVIDED (PER ARRAY) = $1104.5" \text{ (EXCESS OF 24.26")}$. BEGIN PANEL INSTALLATION APPROXIMATELY 3" FROM WEST END; TRIM EXCESS FROM EAST END
3. C/C POST DIMENSION AS SHOWN MAY BE FIELD MODIFIED; HOWEVER, CONSIDERATION SHOULD BE GIVEN TO SHADING
4. U.N.O. INDICATES UNLESS NOTED OTHERWISE
5. DESIGN IS APPROVED AS SHOWN
6. ENGINEER SHALL BE CONSULTED IF DESIGN IS MODIFIED
7. SEE DRAWING S2 FOR ADDITIONAL NOTES AND DESIGN CRITERIA

SEAL LIMITED TO
STRUCTURAL
COMPONENTS



09/03/2025

PLOT DATE/TIME: 9/2/2025 11:18 AM FILE NAME: Racking Details - 2 Page.dwg



RACKING PLAN VIEW

SCALE: NONE

TOTAL MODULE COUNT: 144

DRAWING INDEX
S1 RACKING DETAILS
S2 RACKING DETAILS / SPECIFICATIONS
& NOTES

SPECIFICATIONS
PANELS: SILFAB NTC QD
440 W MODULES; 63.36 kW DC
TILT ANGLE: VARIES
GROUND CLEARANCE: 22 IN. ± MIN. @ 55°

THIS CERTIFICATION IS FOR DESIGN OF SDE SOLAR
PANEL RACKING @ 15 - 55 DEGREE TILT WITH
EMBEDDED POSTS

55 DEGREES (FROM HORIZONTAL) SHALL BE THE MAXIMUM TILT IN THE WINTER AND 15 DEGREES (FROM HORIZONTAL) SHALL BE THE MINIMUM TILT IN THE SUMMER. THE SYSTEM SHALL BE ADJUSTED THROUGHOUT THE YEAR BETWEEN THESE TWO TILT ANGLES

THE SYSTEM SHALL BE TILTED TO NO LESS THAN 40 DEGREES (FROM HORIZONTAL) FROM DECEMBER 1 THROUGH MARCH 31

GREAT LAKES SOLAR & ENGINEERING IS NOT RESPONSIBLE FOR SOLAR PANEL DESIGN OR INSTALLATION

CONTACT GREAT LAKES SOLAR & ENGINEERING IF
ROCK IS ENCOUNTERED DURING POST INSTALLATION

POSTS SHALL BE INSTALLED WITH FLAT FACE TO THE EAST FOR EVEN ANGLES (20° & 30°) AND WITH FLAT FACE TO THE WEST FOR ODD ANGLES (25° & 35°) AND SEASON ADJUSTABLE SYSTEMS

WEST FACING POST SHOWN IN RACKING SIDE
ELEVATION VIEW. EAST FACING POST SIMILAR

POSTS MAY BE TRIMMED FROM BOTTOM TO AVOID
EXCESS EMBEDMENT AS NEEDED

RACKING DESIGN CRITERIA
TOTAL AREA BETWEEN POSTS = 67.76" x 44.61" x 10
PANELS = 209.90 SQ.FT.
APPLICABLE CODES AND STANDARDS: IBC 2021, ASCE 7-16
RISK CATEGORY: I
FLOOR LIVE LOAD (1603.1.1): NA
ROOF LIVE LOAD (1603.1.2): 20 PSF (REDUCIBLE)
ROOF SNOW LOAD (1603.1.3):

$P_g = 30 \text{ PSF}$
 $P_f = 10.14 \text{ PSF}$
 $C_e = 0.9$
 $I_s = 0.80$
 $C_t = 1.2$

WIND LOAD (1603.1.4):
V = 100 MPH
I_w = 1.0
EXPOSURE: C

EARTHQUAKE DESIGN DATA (1603.1.5)

Sds = 0.077
Sd1 = 0.075

SITE CLASS = D
I_e = 1.00
SDC = B

BASE SHEAR $V = 31.74$ LBS

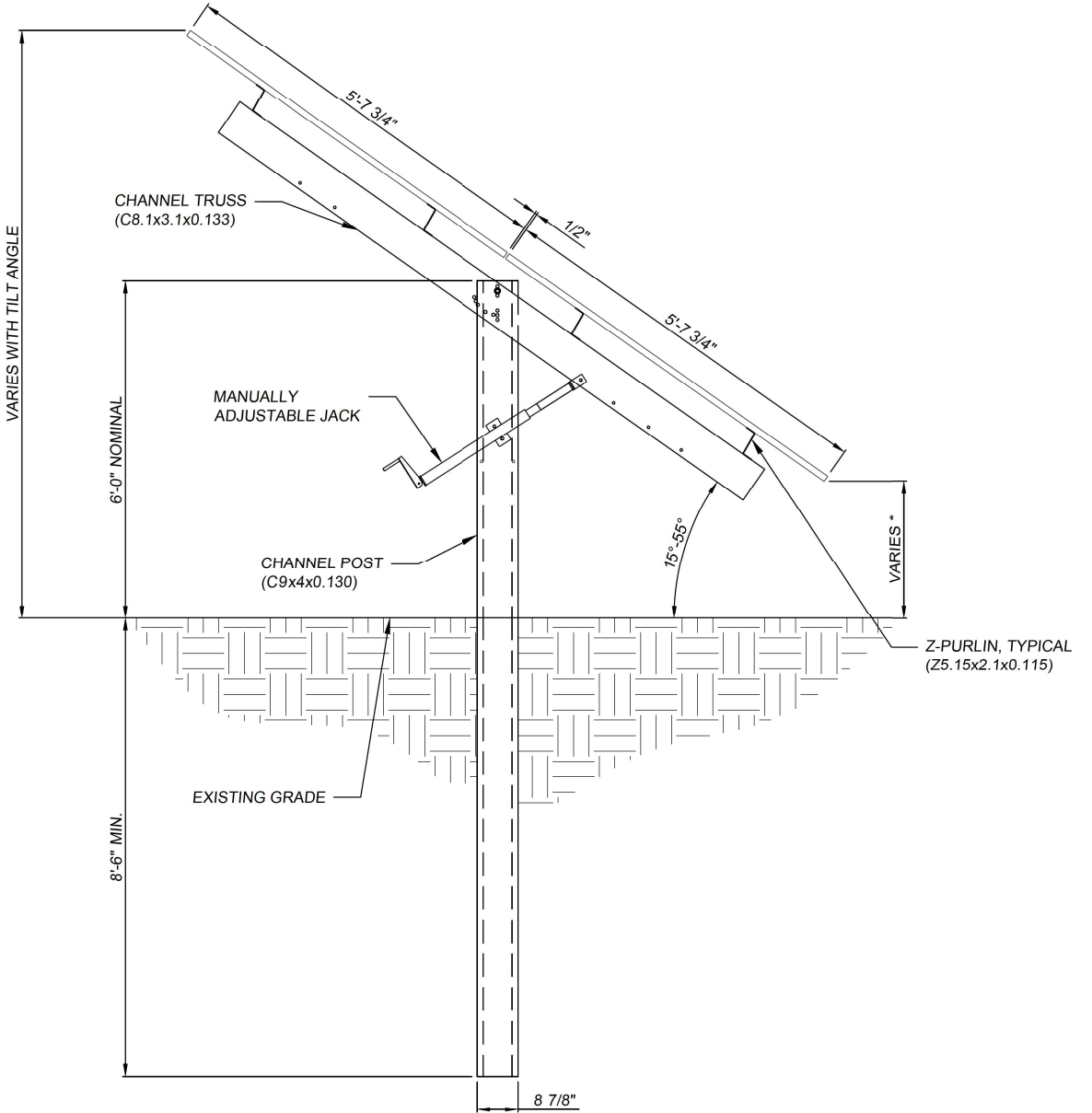
SOIL IS ASSUMED TO BE STIFF

POSTS SHALL BE EMBEDDED INTO UNDISTURBED SOIL

2 PANEL HIGH (PORTRAIT), 10 PANELS BETWEEN POSTS
GROSS UPLIFT = 2580 LBS (PER POST)
HORIZONTAL = 2755 LBS (PER POST)

NOTES

1. DESIGN IS APPROVED AS SHOWN
2. GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF DESIGN IS MODIFIED
3. MAXIMUM STRESS IN POST AND FOUNDATION DESIGN ARE DETERMINED USING THE AVERAGE TILT ANGLE OF 35 DEGREES. RESULTS OF THIS POST CHECK ARE USED TO DETERMINE THE APPROVED POST LENGTH AND LEADING EDGE CLEARANCE
4. UNLESS INDICATED OTHERWISE, SYSTEM HAS BEEN DESIGNED ASSUMING MODULES FACE 180° AZIMUTH
5. SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE AND SPECIFICATIONS
6. DRAINAGE SHALL BE DIVERTED AWAY FROM POSTS. POSTS SHALL NOT BE INSTALLED IN SWALES, DRAINAGE AREAS, OR WHERE WATER MAY BE ALLOWED TO FLOW OR STAND
7. EXISTING GRADE SHALL BE NOMINALLY FLAT WITH NO MORE THAN 5° SLOPE. GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF SLOPE IS GREATER THAN 5°
8. DAMAGED COMPONENTS SHALL BE REJECTED AND REPLACED
9. SEE SHEETS C1 THROUGH C3 FOR STANDARD CONNECTION DETAILS AND NOTES

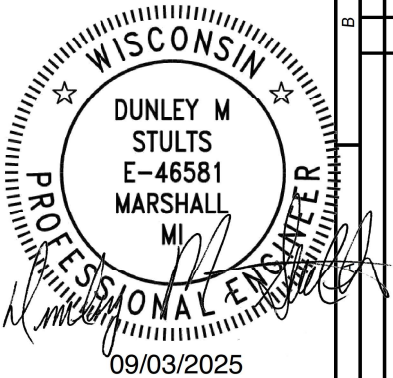


RACKING SIDE ELEVATION VIEW

SCALE: NONE

* APPROX. 1'-10" @ 55 DEGREES
APPROX. 5'-0" @ 15 DEGREES

SEAL LIMITED TO STRUCTURAL COMPONENTS



09/03/2025

144x PANEL SA
120 KUCKKAN LN
WATERTOWN, WI 53094

RACKING DETAILS / SPECIFICATIONS & NOTES

— 325 —

1

1

1

1

	1
--	---

	V
	I
	I

•

• • • • •

...
