



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, NOVEMBER 13, 2023 AT 1:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 Access Code 900-767-373 or <https://meet.goto.com/900767373>

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 11, 2023

3. BUSINESS

A. Review and take action: W6911 Silver Creek Road – Remodel of redi-mix plant and construction of aggregate storage building

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@watertownwi.gov, phone 920-262-4006

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 11, 2023

Section 2, Item A.

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: Brian Zirbes of Building, Safety & Zoning; Maureen McBroom of Engineering and Stormwater Utility; Kristine Butteris of Park & Rec; Stacy Winkelman of the Street Department; Jeff Meloy of the Police Department; Tim Hayden of the Water/Wastewater Department; and Anthony Rauterberg of the Fire Department. Also in attendance were Nikki Zimmerman, Jorge Monterrey and Alex Rodriguez of The Strike Zone, Kevin Zubke of KAZ Construction, and Jim Coughlin and David Egan of St. Bernard's Cemetery.

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 July 24, 2023

Motion was made by Anthony Rauterberg and seconded by Stacy Winkelman to approve the July 24, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 311 S. Third Street – proposed indoor batting cages

Jorge Monterrey was present for this item. The proposal is for 3 batting cages and a point of service area.

The following was presented by staff:

Building:	There should be a final check on the exit lights and outlet(s).
Fire:	No comments.
Eng/Stormwater:	No comments.
Parks:	No comments.
Police:	No comments.
Streets:	Businesses must coordinate their own garbage pickup.
Water/Wastewater:	No comments.

Motion was made by Anthony Rauterberg and seconded by Maureen McBroom to recommend approval of this proposal to Plan Commission with inclusion of the above comments.

Unanimously approved.

B. Review and take action: 1508 Neenah Street – proposed open air pavilion

Schurz School is proposing to place an open air pavilion in their parking lot for picnic tables and shade for the students.

The following was presented by staff:

Building:	No comments.
Fire:	Verified specific location – it will be placed off the playground area.
Eng/Stormwater:	No comments.
Parks:	No comments.
Police:	No comments.
Streets:	No comments.
Water/Wastewater:	No comments.

Motion was made by Anthony Rauterberg and seconded by Maureen McBroom to recommend approval of this proposal to Plan Commission.

Unanimously approved.

- C. Review and take action: 515 Pearl Street (614 Milford Street) – proposed 1,040 sf garage for ground** Section 2, Item A.
St. Bernard's Cemetery is proposing a 1,040 sf garage to replace the existing storage building on site. The garage will be used to store maintenance items for the cemetery area.

The following was presented by staff:

Building:	No comments.
Fire:	No comments.
Eng/Stormwater:	If the project disturbs more than 3,000 sf of land, an erosion control permit will be required.
Parks:	No comments.
Police:	No comments.
Streets:	No comments.
Water/Wastewater:	No comments.

Motion was made by Anthony Rauterberg and seconded by Maureen McBroom to recommend approval of this proposal to Plan Commission.

Unanimously approved.

4. Adjournment

Motion was made by Anthony Rauterberg and seconded by Maureen McBroom to 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.

Planning Commission
City of Watertown, WI

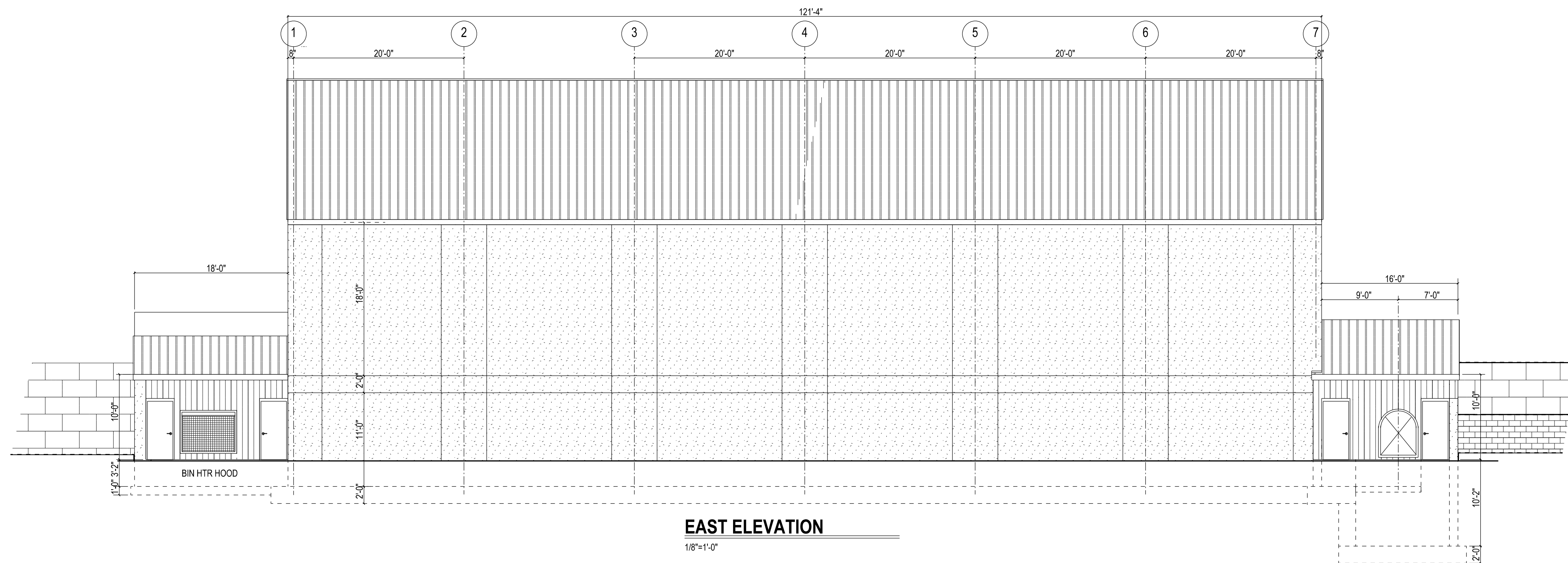
RE: Project Description

Lycon ,Inc
6911 Silver Creek Rd
Town of Emmet, Dodge County

Lycon Concrete has purchased the Dodge County Concrete property and some surrounding land with the intention to further develop and upgrade the current operations. To that end we have combined these properties into one CSM to allow for the addition of an aggregate storage facility, conveyor system and updated indoor concrete batching plant. The existing outdoor batch plant, cement silos and aggregate conveyor system and bunkers would be dismantled and some vacant buildings will be demolished. In addition, it is our intention to clean up the site, removing antiquated and unused equipment. The new batch plant will be provided in an alteration and small addition to the existing office/storage building. A new aggregate storage facility is located to utilize the existing grade changes for maximum use of the site topography. These developments are as shown on the accompanying plans. It is our intention to proceed soonest possible.

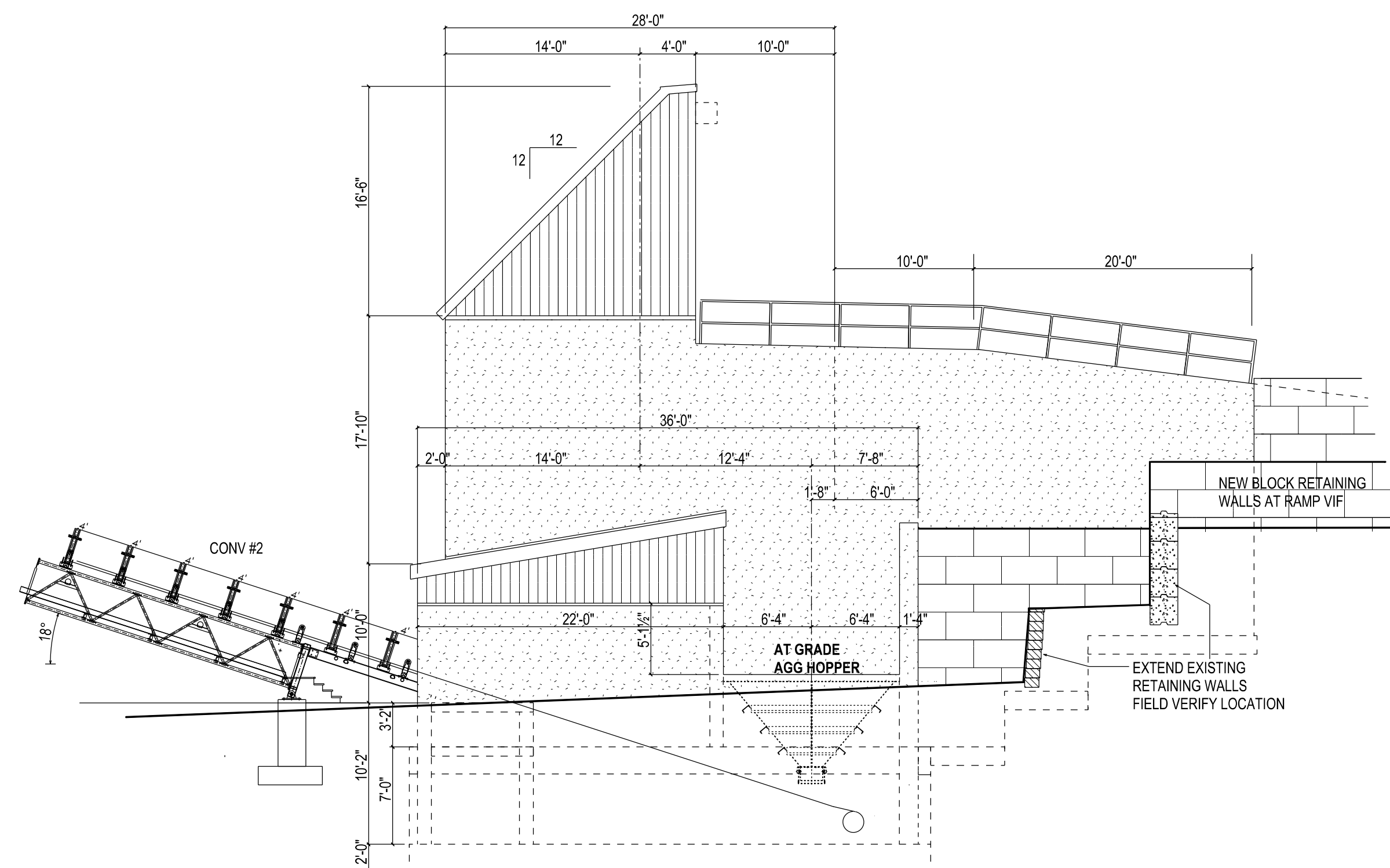


Group S2 - Low Hazard Storage
 WH-IBC - 503.1.1 Special Industrial Occupancy
 Type 2b - Non-combustible Construction
 Building is not sprinkled
 Building is not heated
 Building is un-occupied except for specially
 trained employees for maintenance purposes



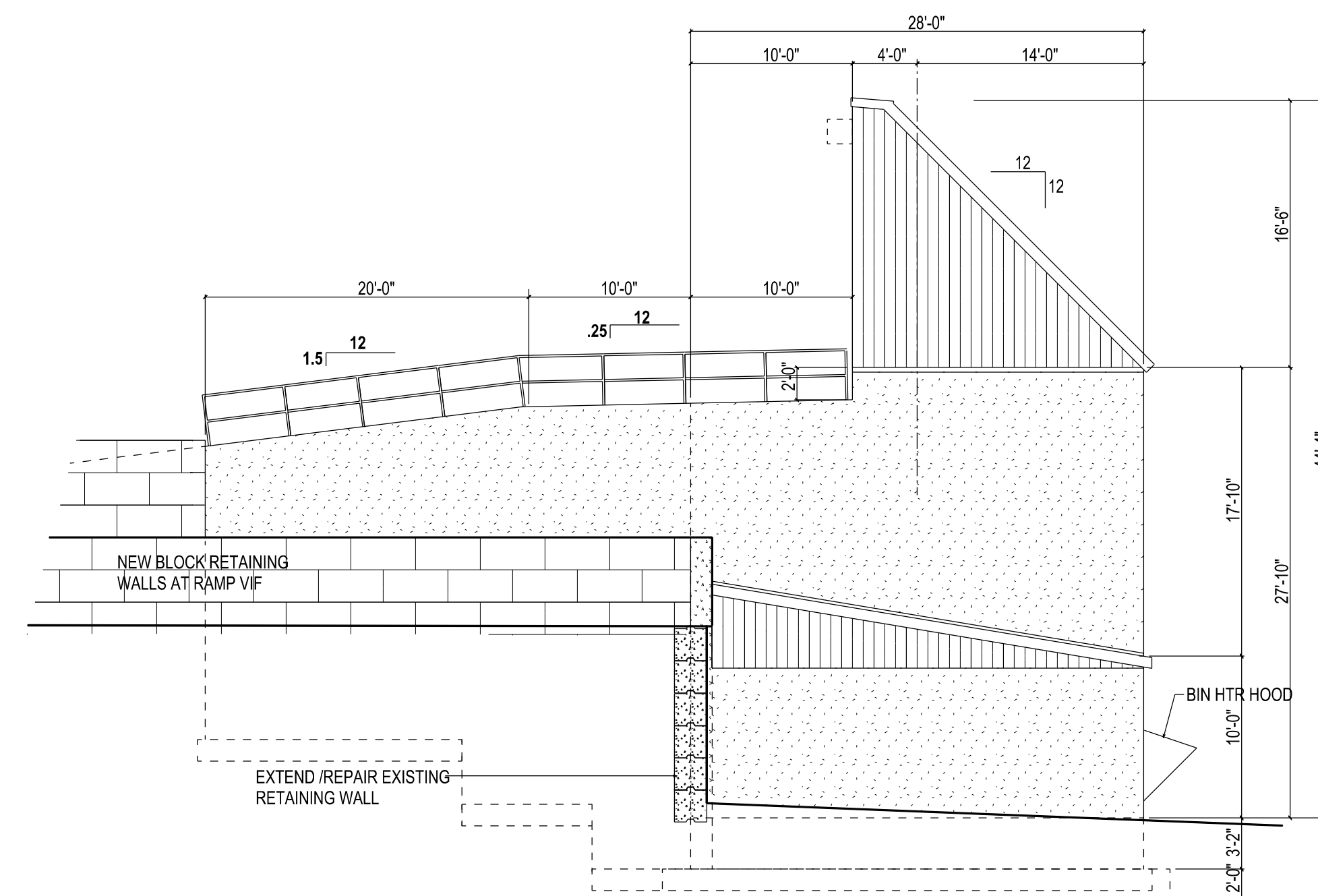
EAST ELEVATION

1/8"=1'-0"



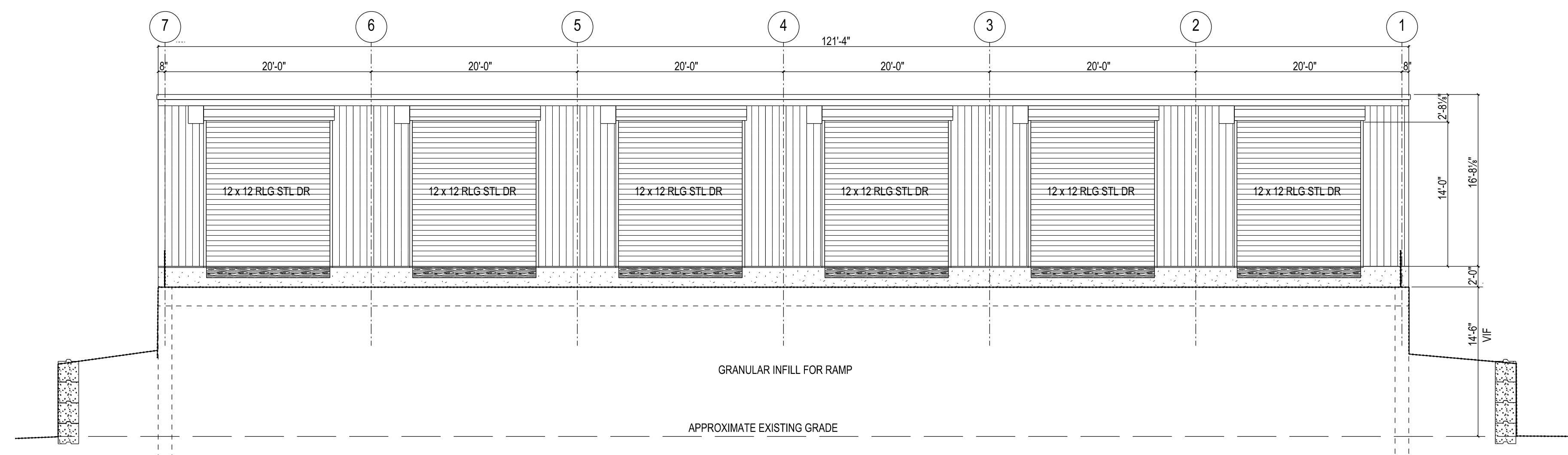
NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



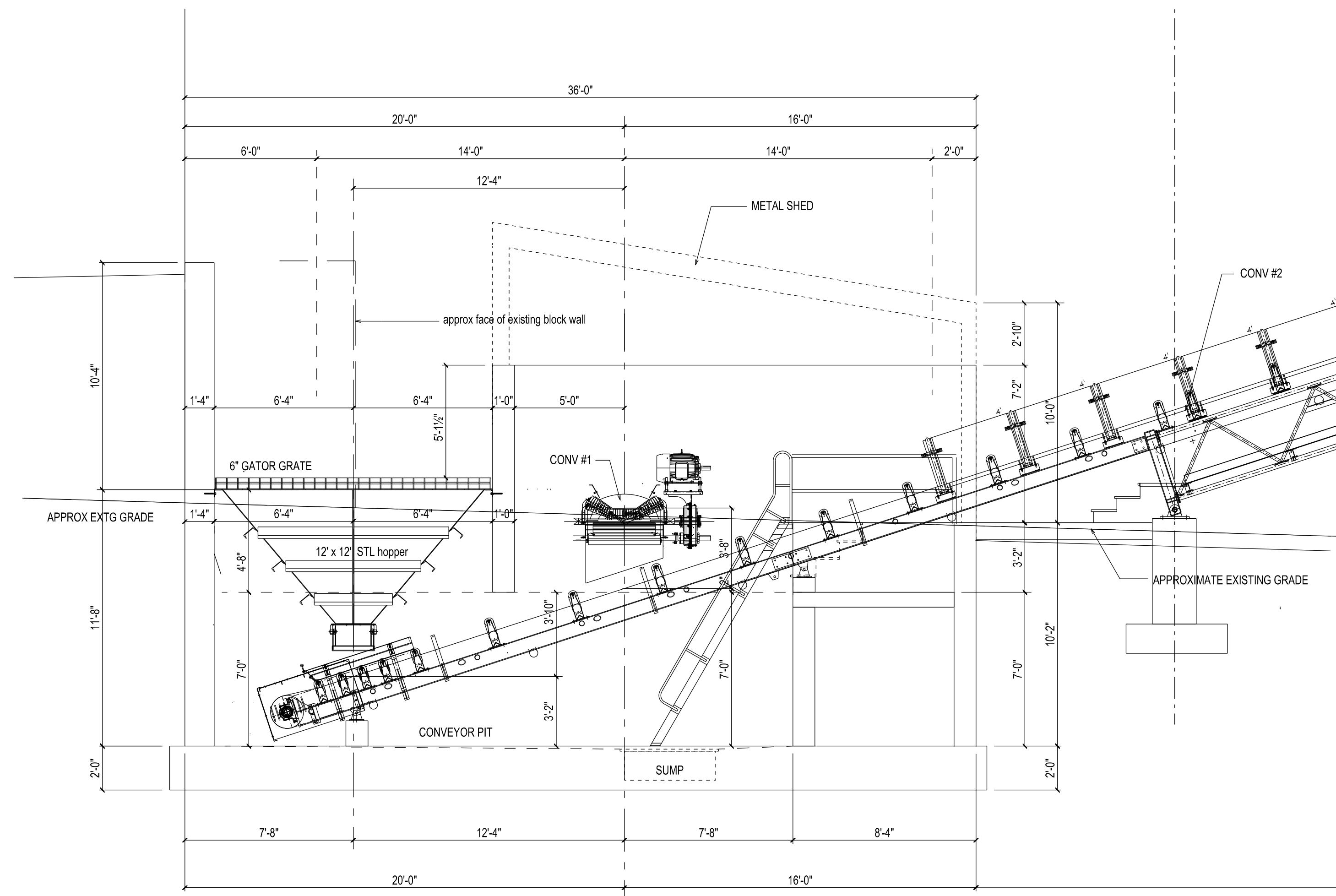
WEST ELEVATION

1/8"=1'-0"

© COPYRIGHT

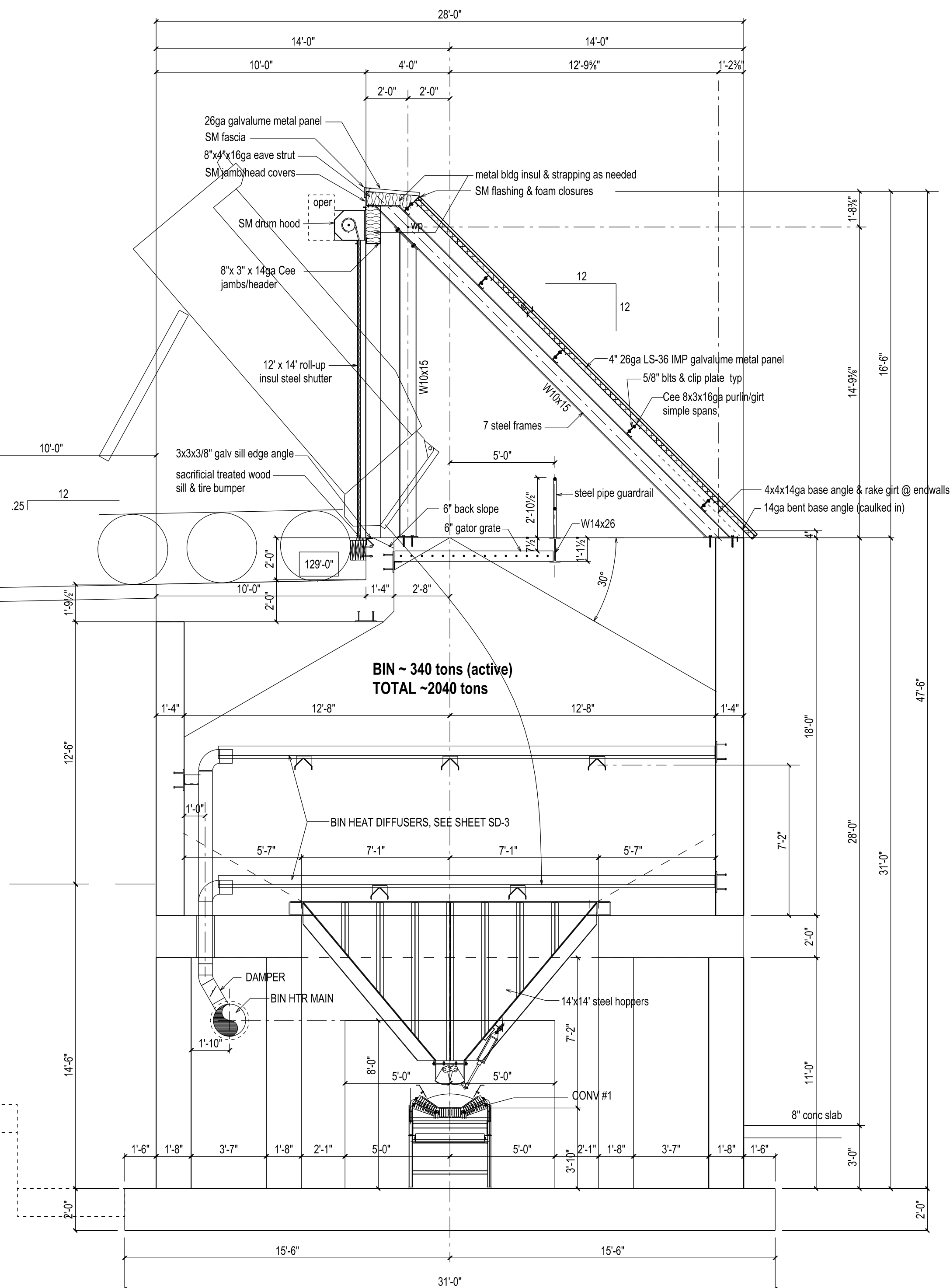
These plans and designs depicted therein, including, but not limited to, the overall form, arrangement and composition of spaces and elements of the design, are protected under Copyright Laws. Collectively they are the property of Thomas W. McCoy. Any copying or other unauthorized use can result in the cessation of such construction or the demolition of such resultant construction.

McCOY ENGINEERING LLC 1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoymengineering@charter.net		DRAWN BY: TWF
PROJECT: LYCON, INC		APPRVD BY:
AGGREGATE STORAGE FACILITY		DATE: 9-29-23
LOCATION: W6911 SILVER CREEK ROAD		SCALE: As Shown
TOWN OF EMMET, DODGE COUNTY		DRAWING NO: T2301
WATERTOWN, WI		SHEET NO: A-3
SHEET TITLE: ELEVATIONS		



2 BUILDING SECTION @ NORTH END

1/4"=1'-0"





1 BUILDING SECTION @ BINS

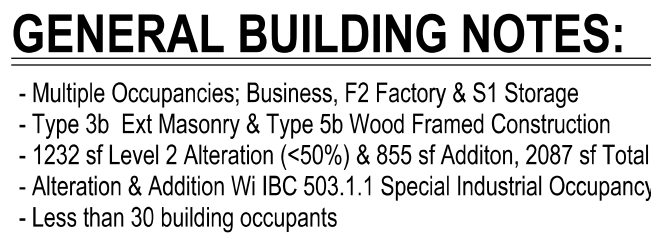
1/4"=1'-0"



© COPYRIGHT

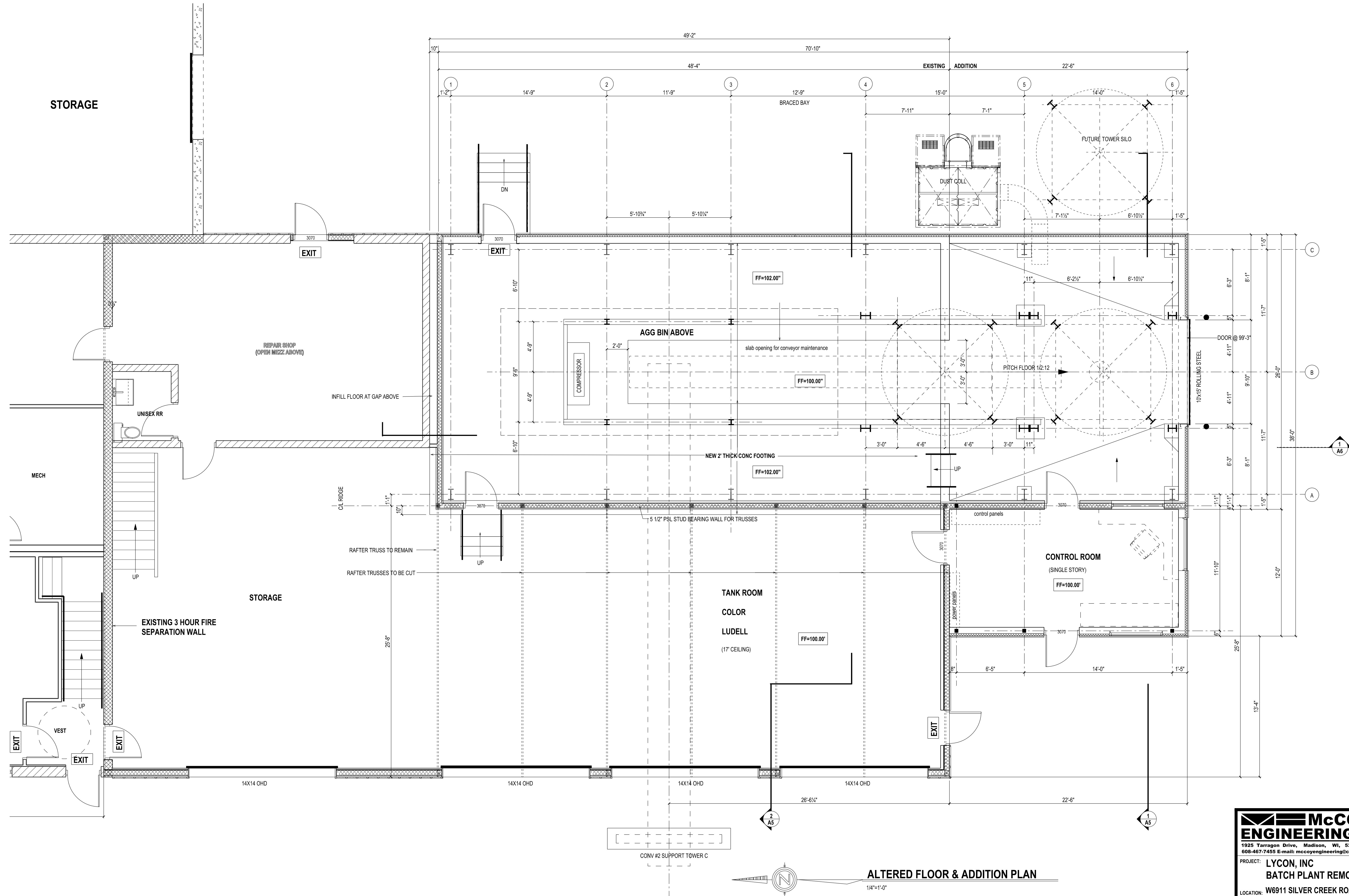
These plans and designs depicted therein, including, but not limited to, the overall form, arrangement and composition of spaces and elements of the design, are protected under Copyright Laws. Collectively they are the property of Thomas W. McCoy. Any copying or other unauthorized use can result in the cessation of such construction or the demolition of such resultant construction.

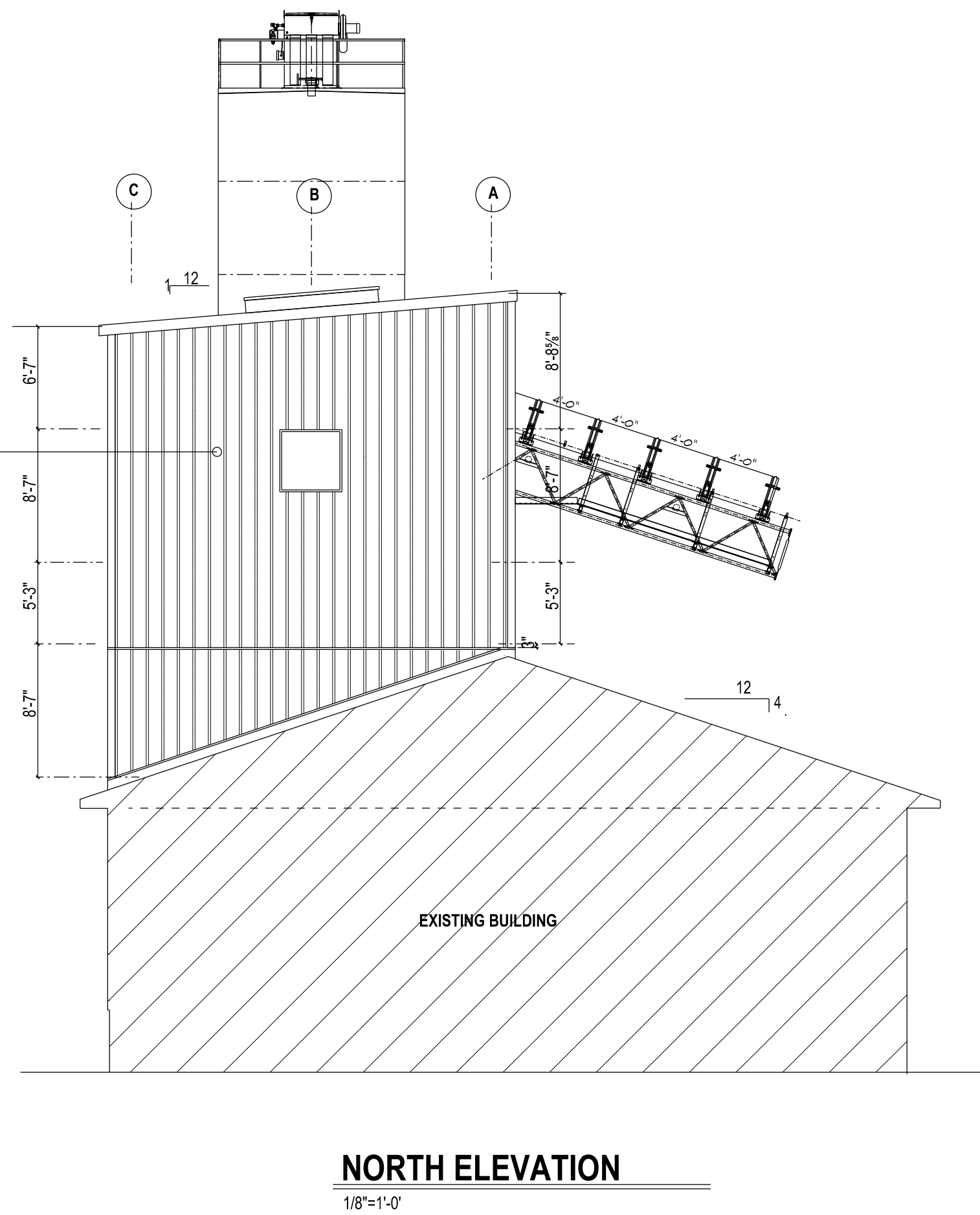
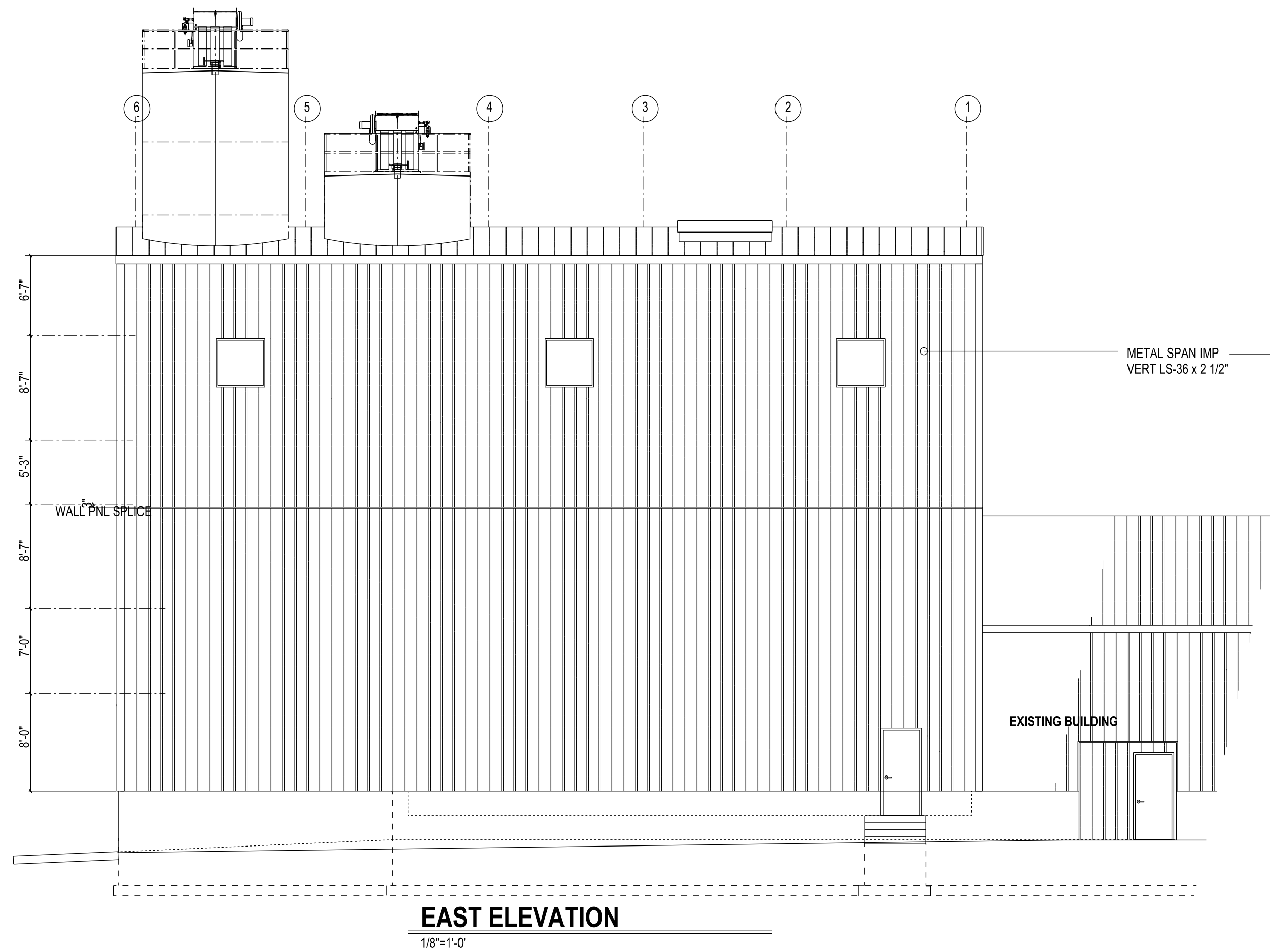
 <p>McCoy ENGINEERING LLC</p> <p>1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoymengineering@charter.net</p>	DRAWN BY:	
	APPRVD BY:	
	DATE:	9-29-23
	SCALE:	As Shown
PROJECT:	LYCON, INC AGGREGATE STORAGE FACILITY	
LOCATION:	W6911 SILVER CREEK ROAD TOWN OF EMMET, DODGE COUNTY WATERTOWN, WI	
DRAWING NO:	T2301	
SHEET TITLE:	BUILDING SECTIONS	
SHEET NO:	A-4	



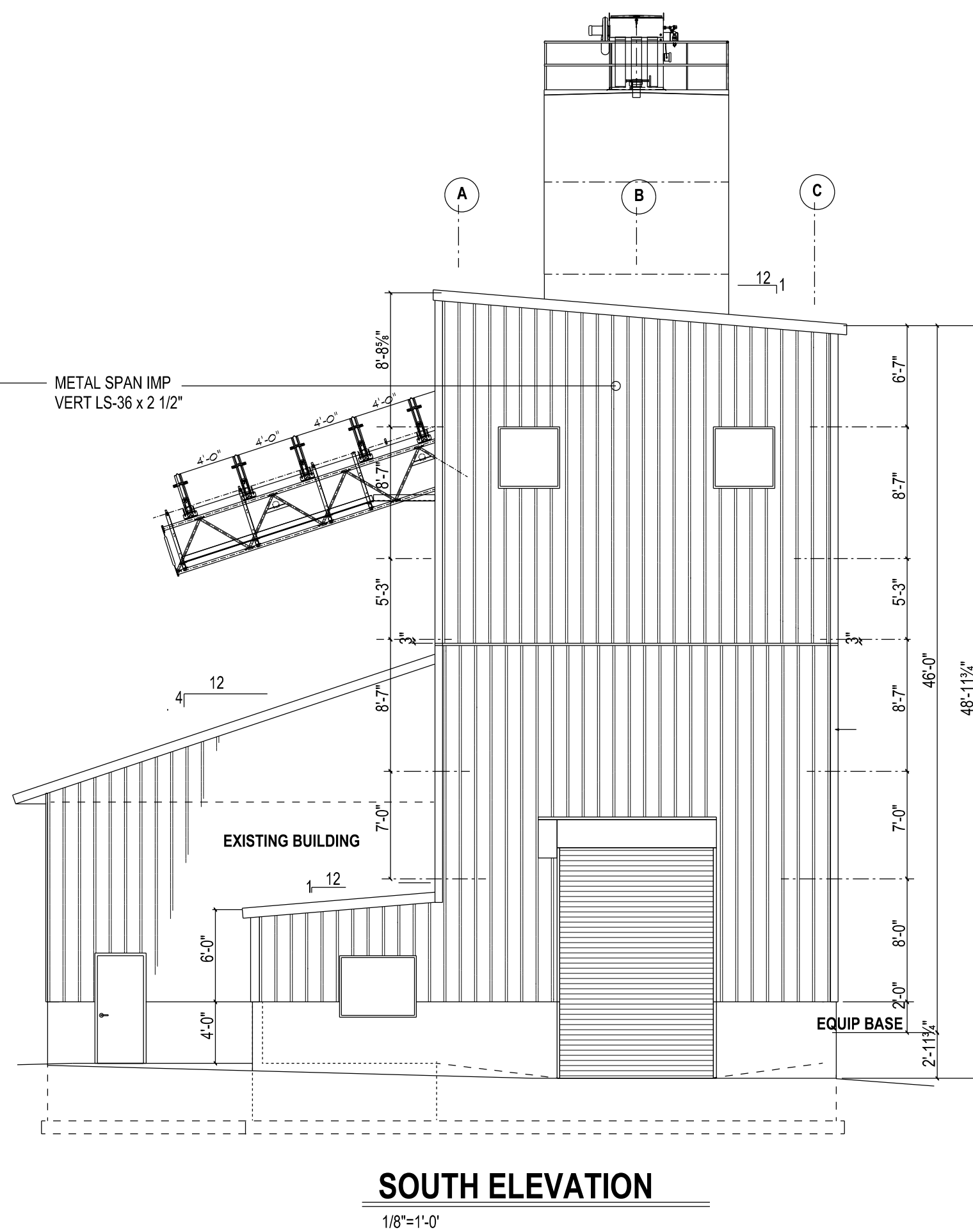
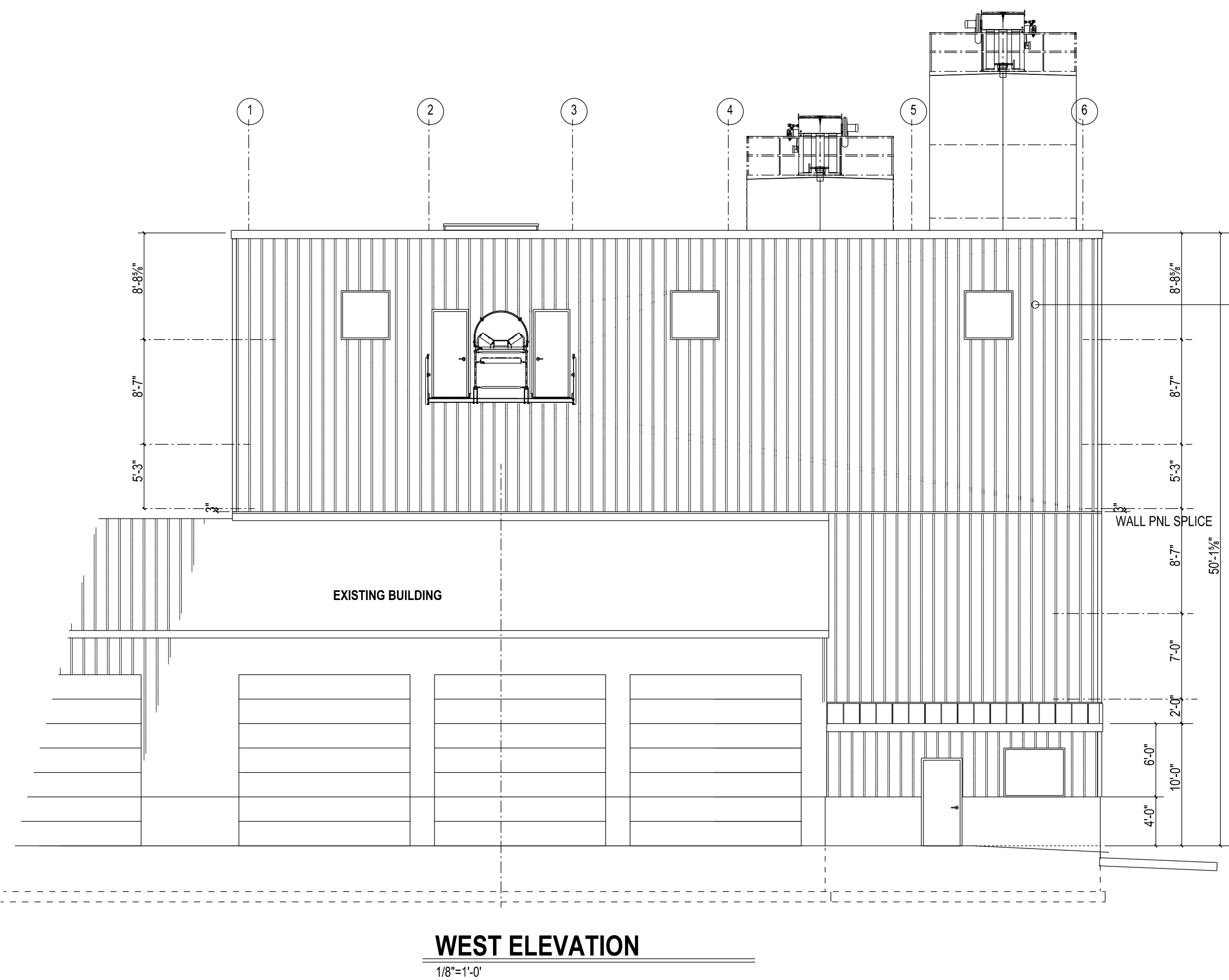


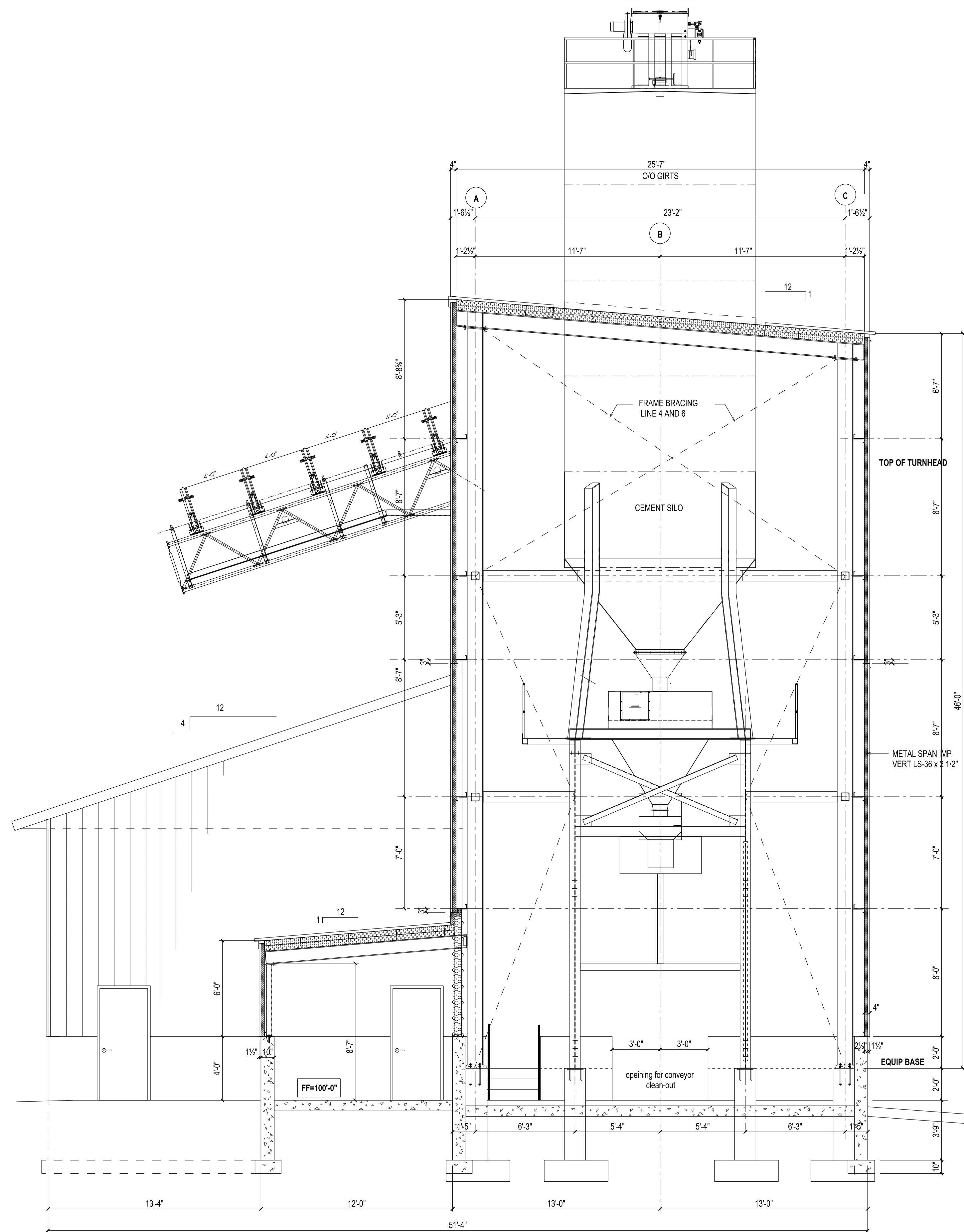
		DRAWN BY: 	
1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7D5s E-mail: mccoysengineering@charter.net		APPRVD BY:	
PROJECT: LYCON, INC BATCH PLANT REMODEL		DATE: 10-16-23	
LOCATION: W6911 SILVER CREEK ROAD TOWN OF EMMET, DODGE COUNTY WATERTOWN, WI		SCALE: As Shown	
SHEET TITLE: EXISTING & DEMOLITION PLAN		DRAWING NO: T2301a	
		SHEET NO: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> A-2 <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 5px;">9</div> </div>	



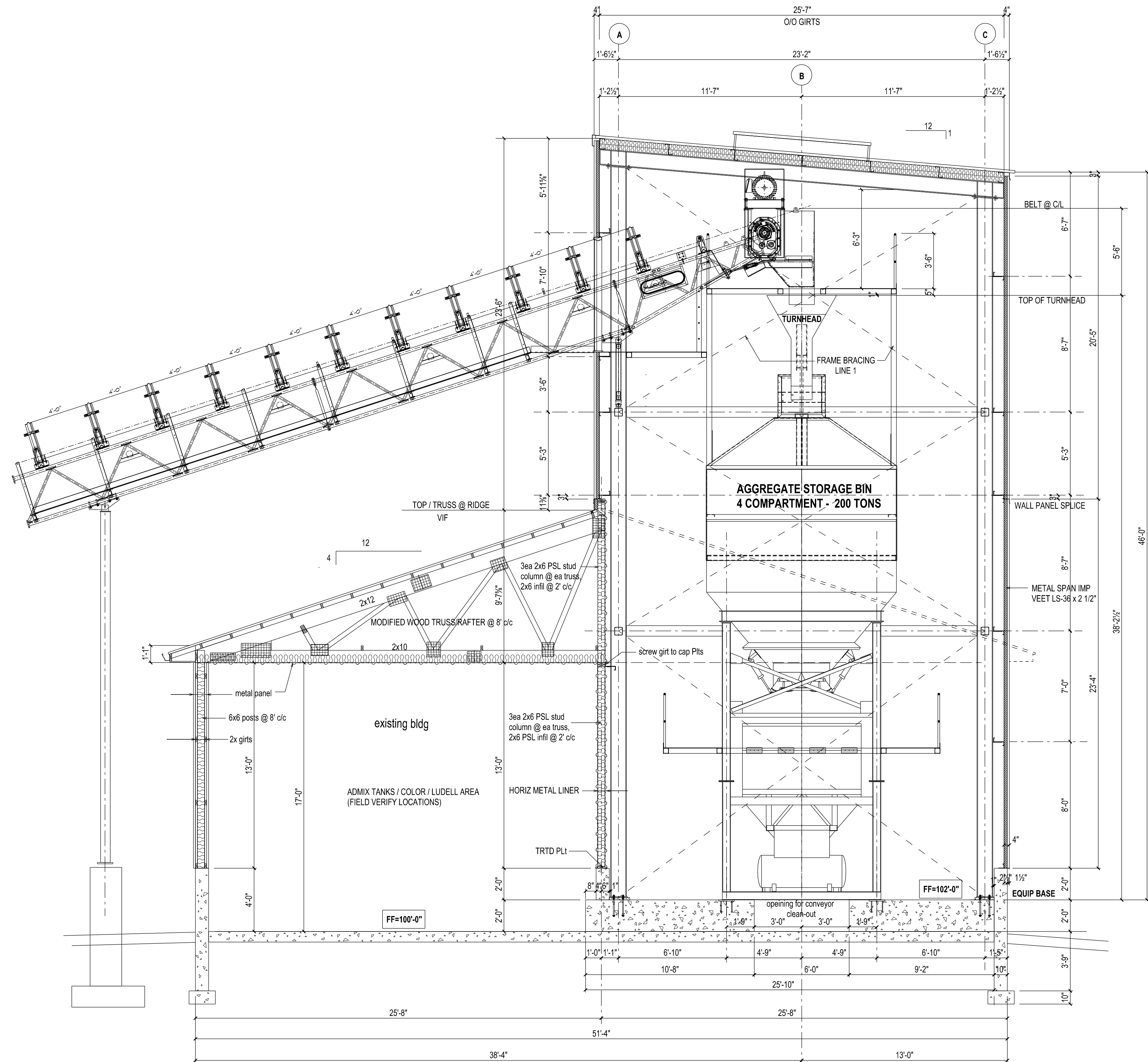


EXISTING WEST ELEVATION PHOTO

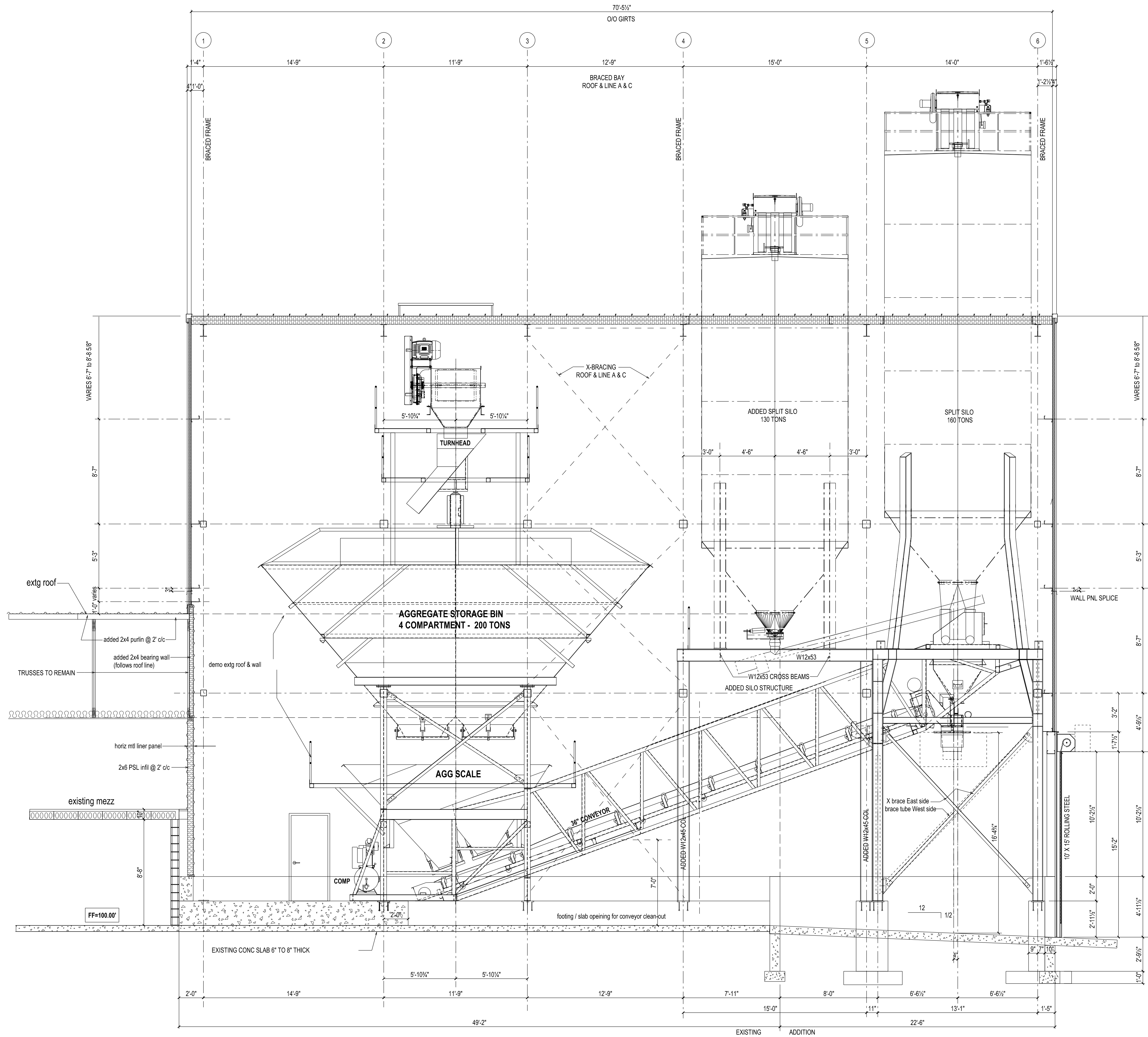




1 BUILDING SECTION @ CONTROL RM
1/4"=1'-0"



2 BUILDING SECTION @ AGG BIN
1/4"=1'-0"



© COPYRIGHT
These plans and designs depicted therein, including, but not limited to, the overall form, arrangement and composition of spaces and elements of the design, are protected under Copyright Laws. Collectively they are the property of Thomas W. McCoy. Any copying or other unauthorized use can result in the cessation of such construction or the demolition of such resultant construction.

1 BUILDING SECTION THRU PLANT
1/4"=1'-0"

McCOY
ENGINEERING LLC
1925 Tarragon Drive, Madison, WI, 53716-2332
608-467-7455 E-mail: mccoysengineering@charter.net

PROJECT: **LYCON, INC**
BATCH PLANT REMODEL
LOCATION: **W6911 SILVER CREEK ROAD**
TOWN OF EMMET, DODGE COUNTY
WATERTOWN, WI

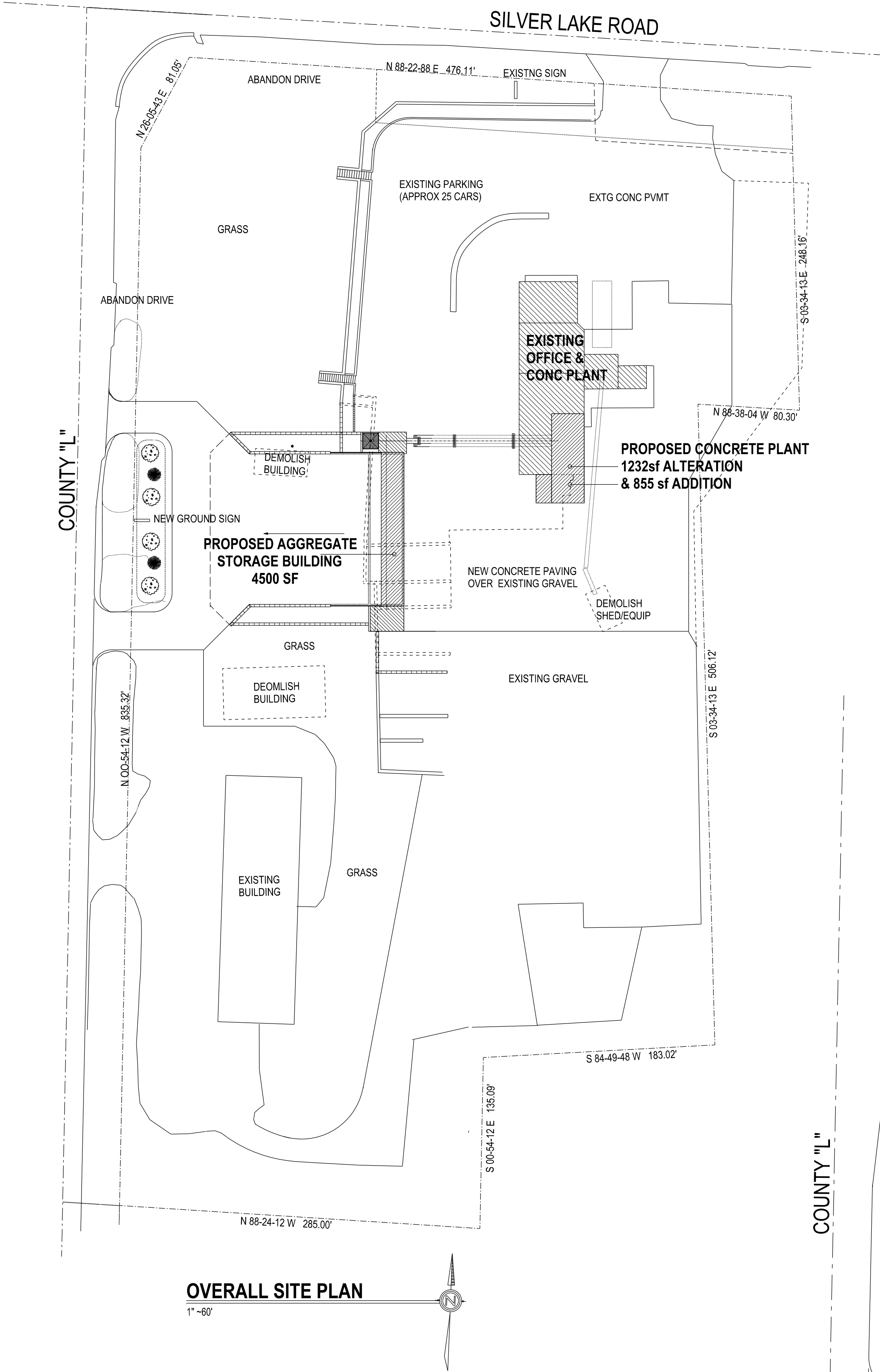
SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
TM
APPRVD BY:

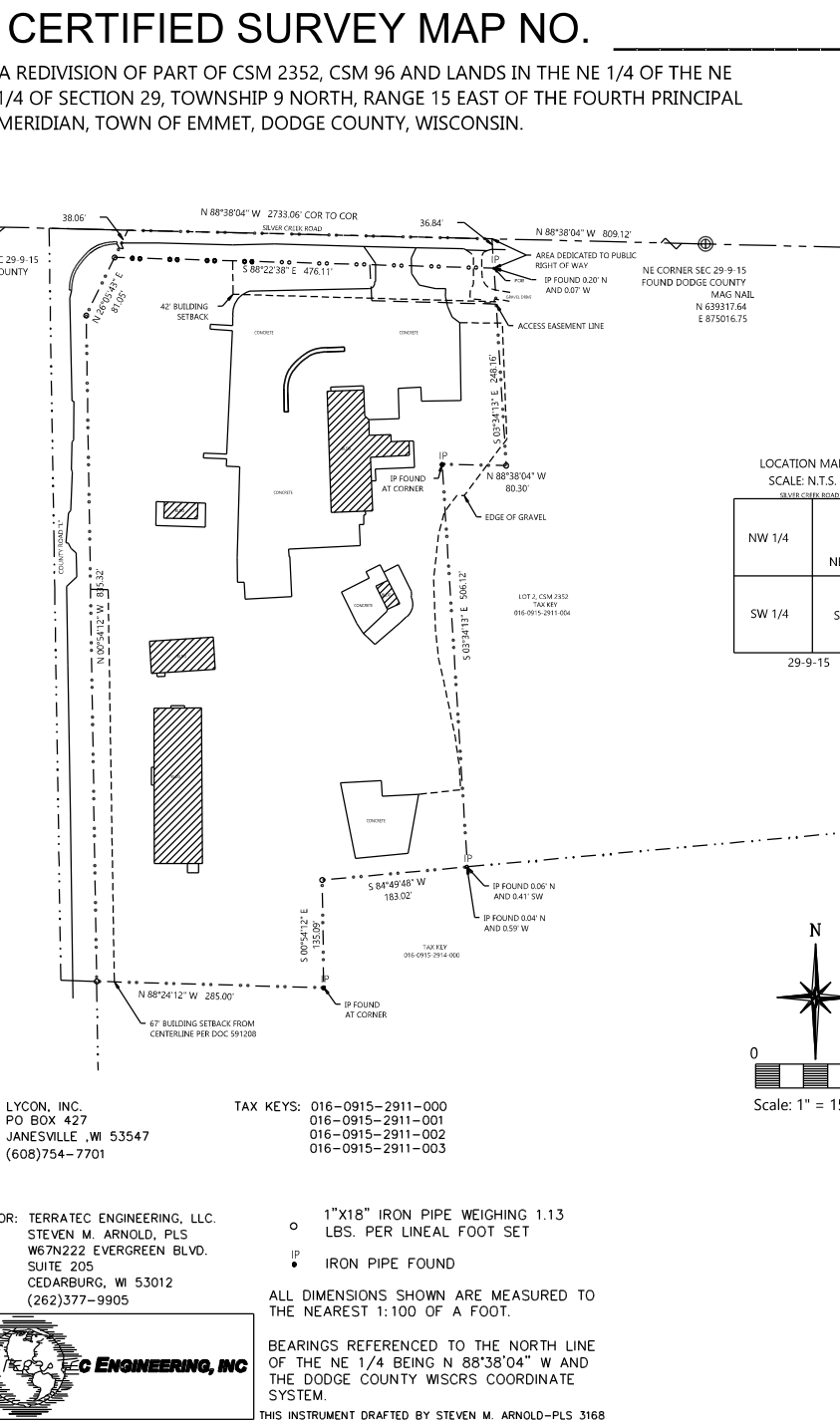
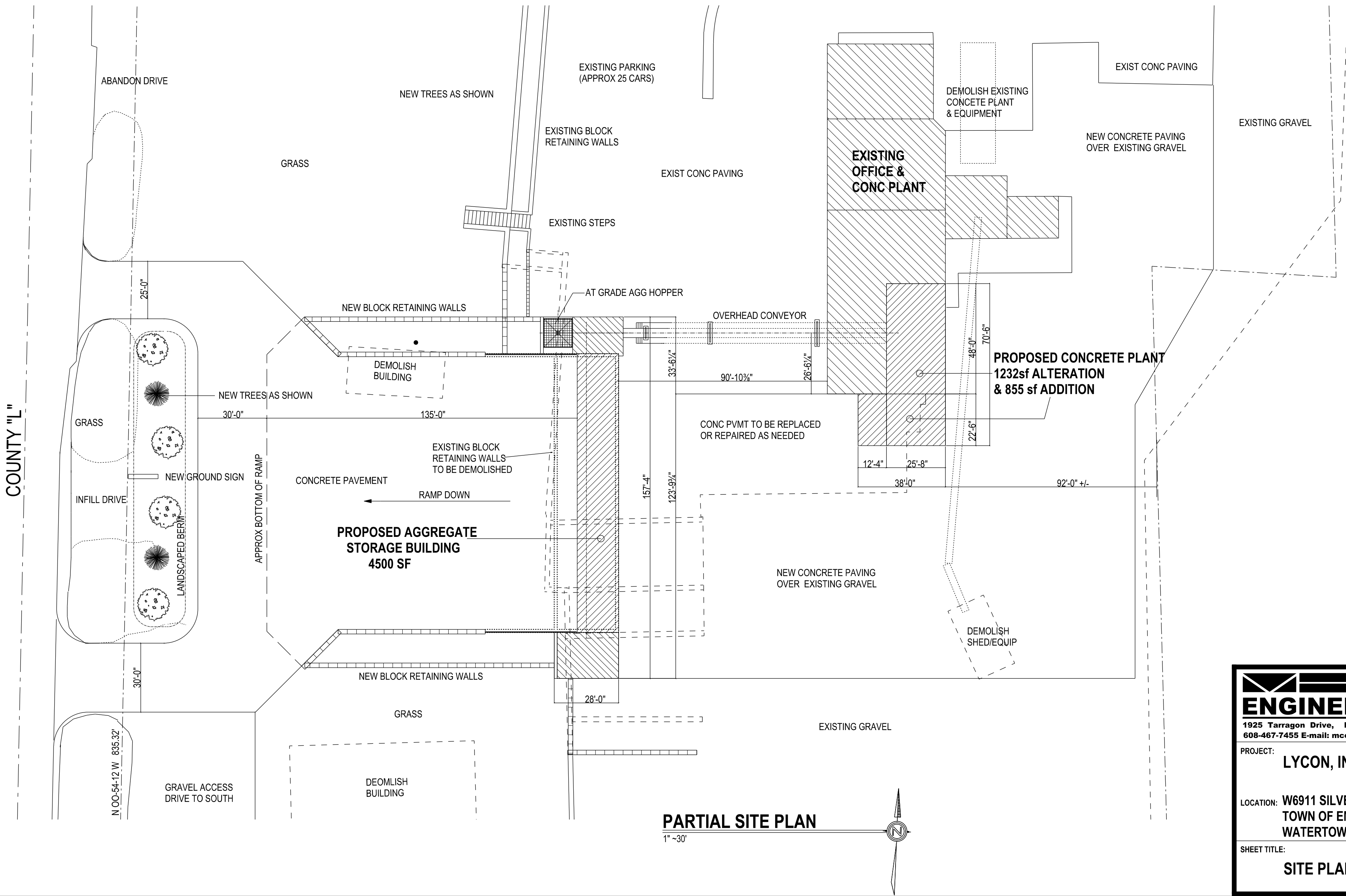
DATE:
10-16-23
SCALE:
As Shown
DRAWING NO:
T2301a

SHEET NO:
A-6

© COPYRIGHT
These plans and designs depicted therein, including, but not limited to, the overall form, arrangement and composition of spaces and elements of the design, are protected under Copyright Laws. Collectively they are the property of Thomas W. McCoy. Any copying or other unauthorized use can result in the cessation of such construction or the demolition of such resultant construction.




SATELLITE PHOTO



McCOY ENGINEERING LLC 1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoymengineering@charter.net		DRAWN BY: TM
PROJECT: LYCON, INC		APPROVED BY:
LOCATION: W6911 SILVER CREEK ROAD TOWN OF EMMET, DODGE COUNTY WATERTOWN, WI		DATE: 10-20-23
SHEET TITLE: SITE PLAN		SCALE: As Shown
		DRAWING NO: T2301
		SHEET NO: A-1

Schedule													
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage			
	OA	0	RAB Lighting Inc.	X22-150 @ 150W/4000K/75°	ADJUSTABLE FLOODLIGHT	LED	1	22412	0.9	144.8			
	OW	5	RAB Lighting Inc.	W34S @ 35W / 4000K	SELECTABLE LED WALLPACK	LED	1	5574	1	37.4			

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE		0.1 fc	13.1 fc	0.0 fc	N/A	N/A

Note
Mounting Height = 20' AFG
FC Measured at 0' AFG

LYCON
SITE
REV1

Designer
TDL
Date
11/07/2023
Scale
Not to Scale
Drawing No.
Summary



Color: Bronze

Weight: 6.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.30A/0.21A/0.15
208V	0.17A/0.13A/0.09A
240V	0.15A/0.11A/0.08A
277V	0.13A/0.09A/0.07A
Input Watts	18.7-39.1W

LED Info

Watts	35/25/17W
Color Temp	3000K/4000K/5000K
Color Accuracy	73-75 CRI
L70 Lifespan	100,000 Hours
Lumens	2,728-5,574 lm
Efficacy	131.3-153 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
35W/25W/17W (factory default 35W)
Color temperature selectable by 5000K, 4000K and 3000K

Compliance

UL Listed:

Suitable for wet locations

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-4S68AI

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz:
35W: 120V: 0.30A, 208V: 0.17A, 240V: 0.15A, 277V: 0.13A
25W: 0.21A, 208V: 0.13A, 240V: 0.11A, 277V: 0.09A
17W: 120V: 0.15A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

2.85% at 120V, 6.55% at 277V

Power Factor:

99.5% at 120V, 92% at 277V

Photocell:

Integrated photocell included with on/off switch

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

35W: Replaces up to 175W Metal Halide or 150W High Pressure Sodium
25W: Replaces up to 125W Metal Halide or 100W High Pressure Sodium
17W: Replaces up to 100W Metal Halide or 70W High Pressure Sodium

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Housing:

Die-cast aluminum

Lens:

Glass

Reflector:

Specular aluminum

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Mounting:

Die-cast backbox with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged door for easy re-assembly.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Finish:
Formulated for high durability and long-lasting color

Optical

BUG Rating:
BUG Rating 35W: B0 U3 G3
BUG Rating 25W: B0 U3 G2
BUG Rating 17W: B0 U2 G2

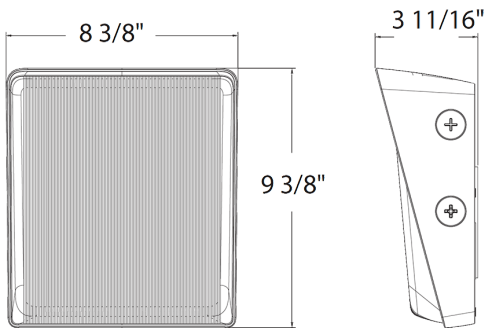
Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Note:
All values are typical (tolerance +/- 10%)

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, limited warranty

Ordering Matrix

Family	Size (Wattages)	Color Temp	Finish	Voltage	Options
W34	S				
S = Small (35W/25W/17W) M = Medium (80W/60W/40W) L = Large (150W/100W/75W)		Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Integrated Photocell