



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, MAY 08, 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): 1 877 309 2073 Access Code: 220-110-765 or <https://meet.goto.com/220110765>
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 April 24, 2023

3. BUSINESS

A. Review and take action: 1748 River Drive – new airplane hangar

B. Review and take action: 1722 S. Church Street – Culver's second drive thru

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@CityofWatertown.org, 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
April 24, 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; Doug Zwieg of Building, Safety & Zoning; Maureen McBroom of Stormwater Utility and Engineering; Kristine Butteris of Park & Rec; Jeff Meloy of the Police Department; and Anthony Rauterberg of the Fire Department. Also in attendance were: Recording Secretary Nikki Zimmerman; and James Songhurst.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Review and take action: Site Plan Review Minutes Dated April 10, 2023

Motion was made by Doug Zwieg and seconded by Anthony Rauterberg to approve the April 10, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and take action: 1309 River Drive – New single-family home with detached garage with a living space above

Applicant James Songhurst was present. He stated the proposal is to build a single-family home on the property with a detached garage. A living space would be added above the garage area.

The following was discussed by staff:

Building:	More detail will be needed in drawings for the permits.
Fire Department:	No comments.
Police Department:	No comments
Stormwater/Eng:	No comments
Parks:	No comments.

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

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg and seconded by Kristine Butteris 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.

Zoning & Planning April 21st 2023:

1. Two sets of plans-included.
 - A. No landscape plans. Airport tarmac. In conformance with Airport Commission's Master plan.
 - B. Elevation: 842.9' Grade in accordance with airport requirements. All drainage and utilities already in place and in compliance.
 - C. Building is white with lower blue wainscot. Building is in conformance with architectural controls in place and on file. Site was required as selected by airport manager. Both site and hangar are in accordance with requirements set forth by City and have been approved by the Airport Commission.
2. Entity Operation plan.
 - A. This is a private use hangar for local EAA Chapter #320 use. There are no hours/days of operation, and no employees.
3. Timetable.
 - A. We are looking for a June 1st groundbreaking or earlier dependent upon permitting process. Completion date would be before snowfall 2023.
4. Floodplain & Wetlands.
 - A. None known.

Estimate #: 327660
Design #: 1
Store: JOHNSON CREEK
Guest: Trav Hardy

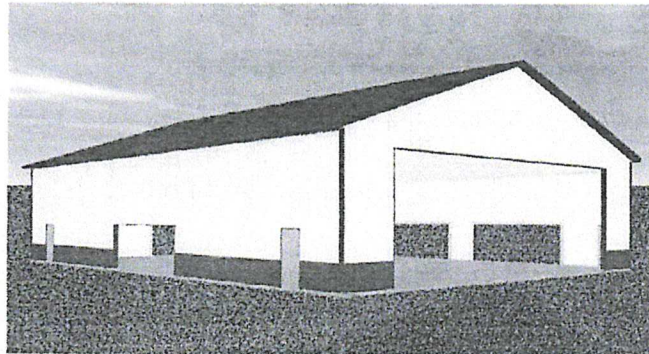


Post Frame Building

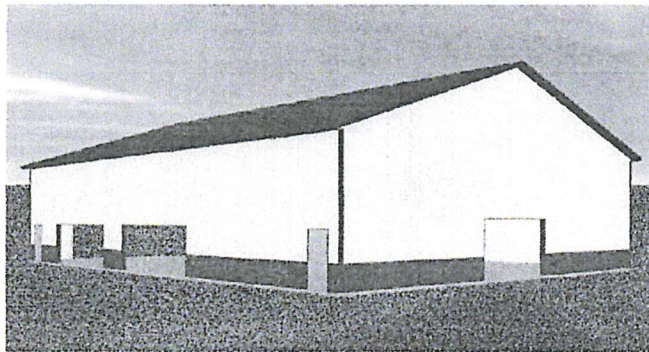
Section 3, Item A.

Project Name: AIRPLANE HANGER
Section: 3D Perspectives
Date: 02-17-2022 08:46 AM

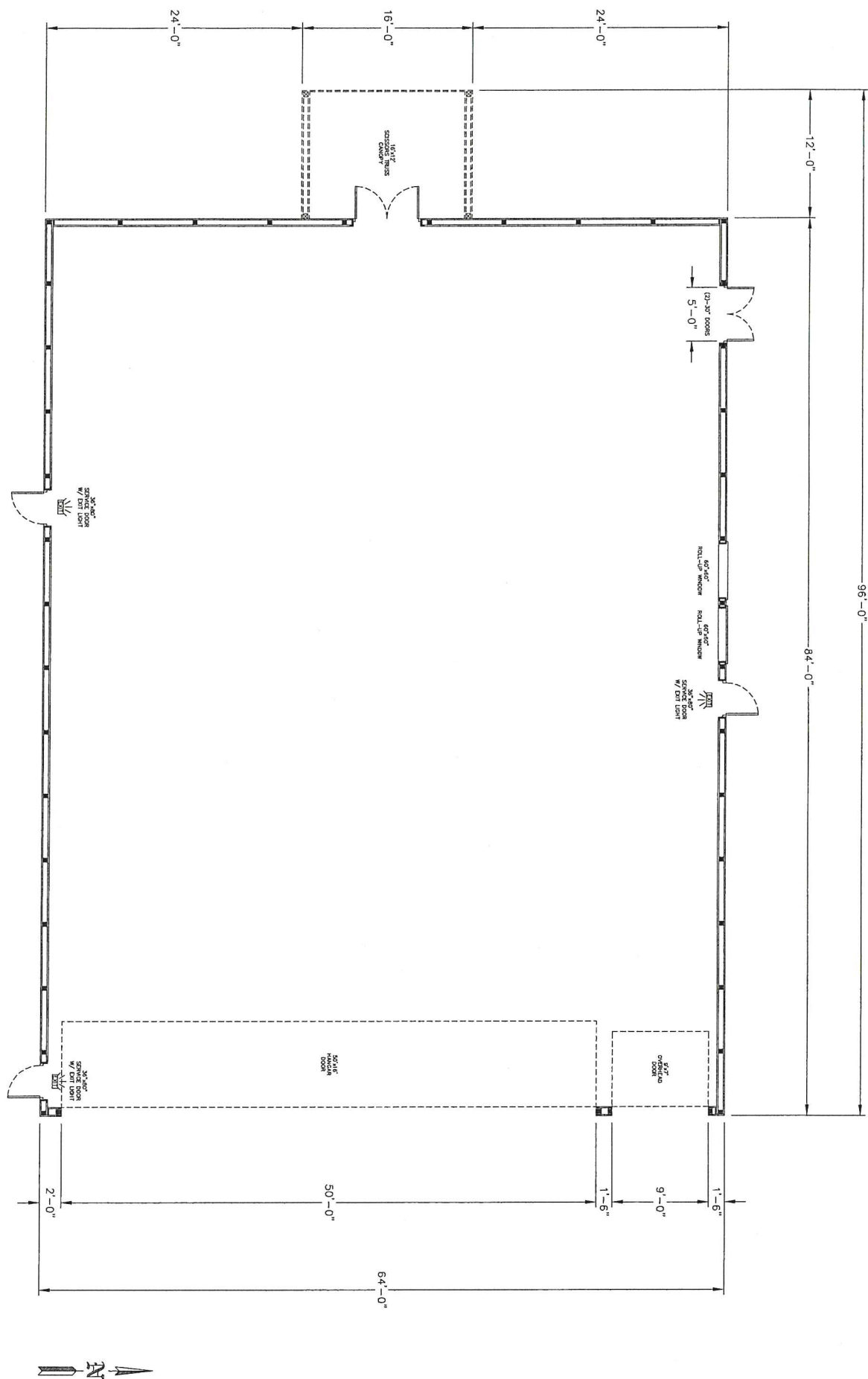
Front View



Back View

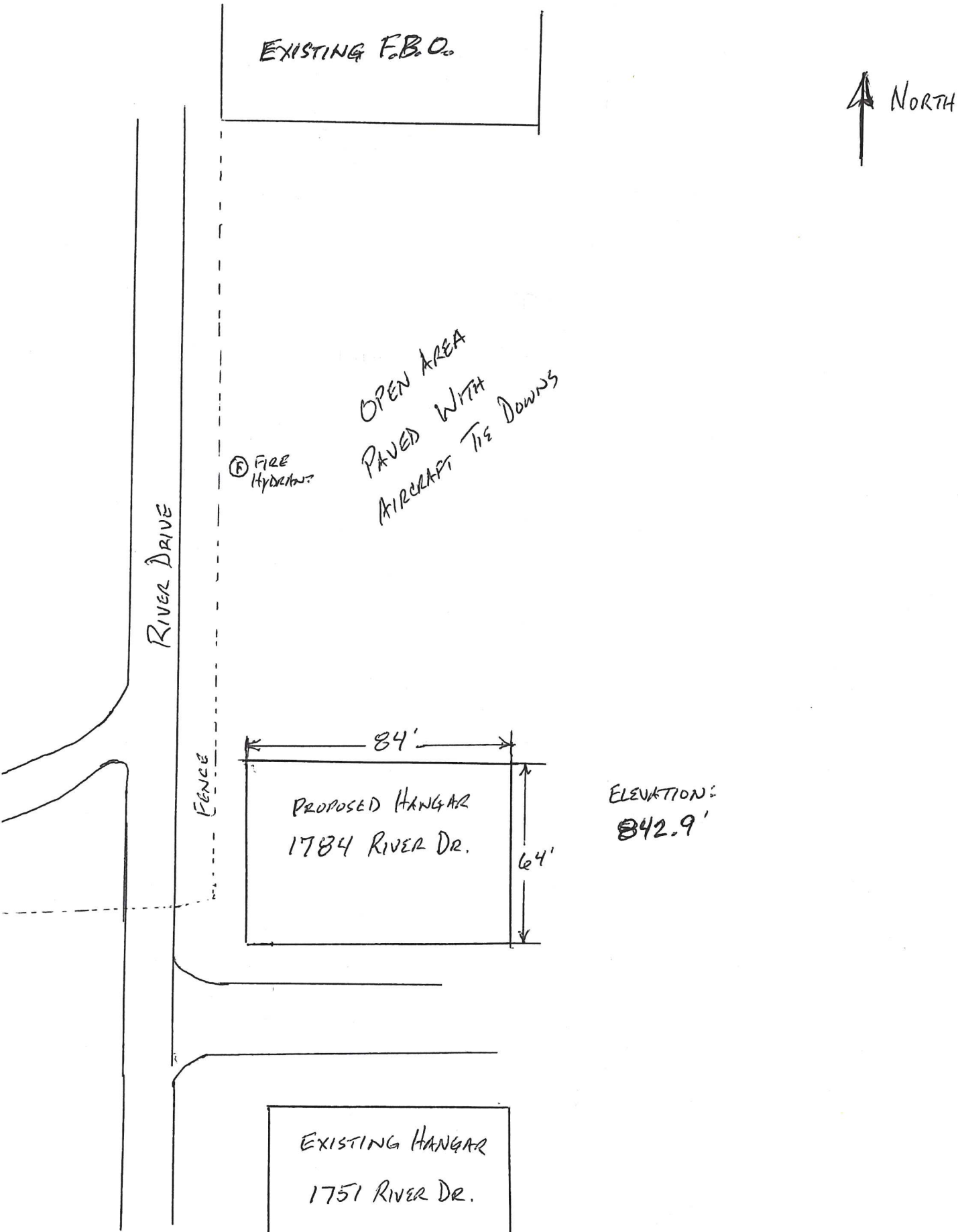


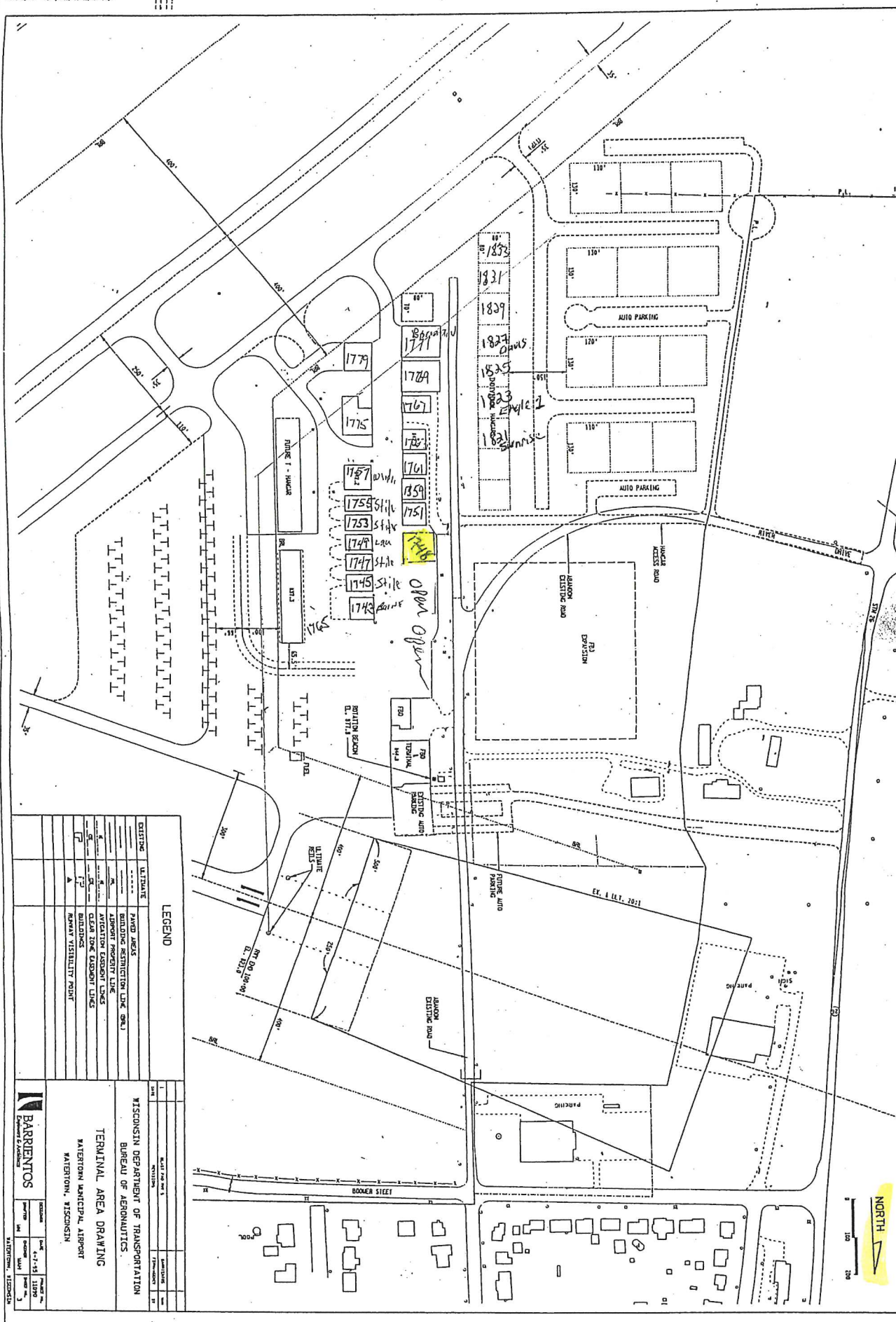
Color shows approximate tone. Color of actual product may vary from what is pictured due to differences in printing and resolution. Please visit your Menards store to view a steel color sample or request a color sample from Midwest Manufacturing at steel@midwestmanufacturing.com

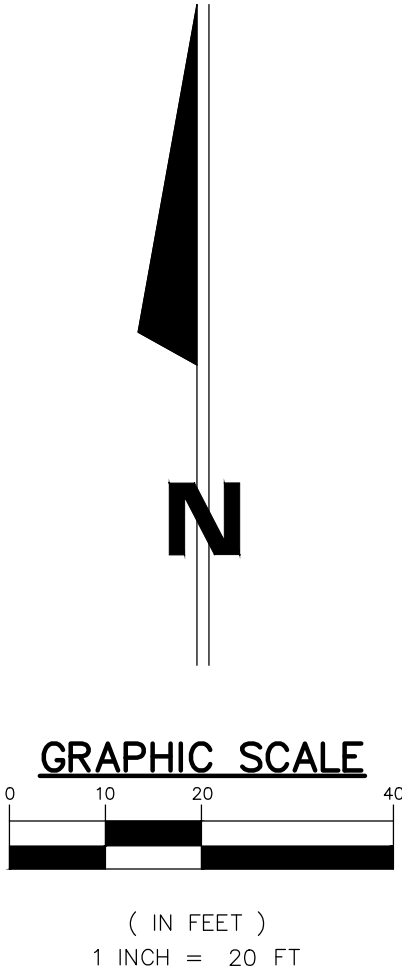


SITE DETAIL













For Proposed Hangar at: 1748 River Drive Watertown, WI 53094



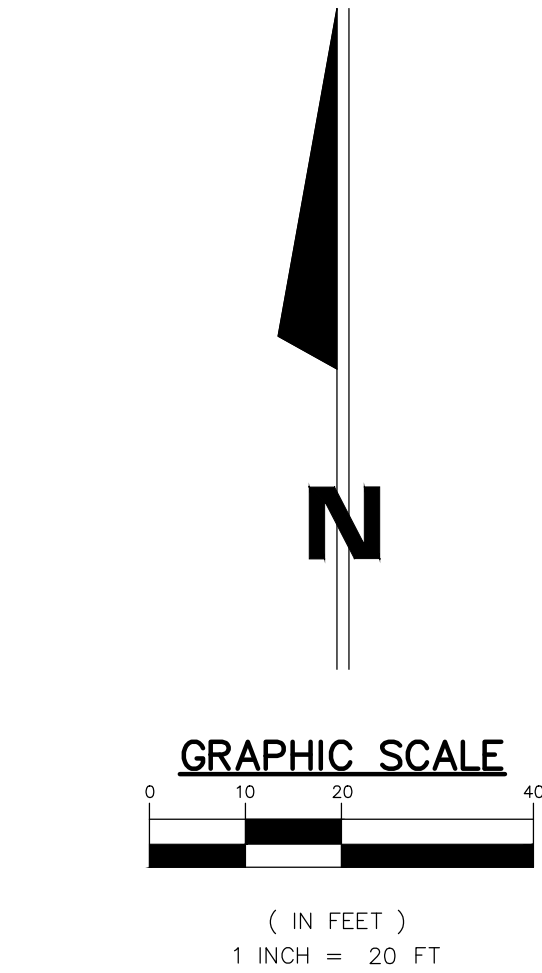














LEGEND

	PROTECT
	REMOVE
	FULL DEPTH REMOVAL OF ASPHALT CONCRETE, AND SOD (± 1965 SFT)
	REMOVE CONCRETE CURB & GUTTER FULL DEPTH
	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SANITARY
	EXISTING FIBER OPTIC LINE

CI02	SCALE:	1"=20'	
	JOB NUMBER:	2022-0168	
	DATE:	MARCH 2023	
	DRAWN BY:	MM	
	DESIGNED BY:	MM	
	1723 S CHURCH ST. WATERTOWN, WI 53094 MCCON BUILDING CORPORATION 1055 CIRCLE DRIVE P.O. BOX 247 HIGHLAND, WI 53543		
	WATERTOWN, WI DDT SITE DEMOLITION SHEET		
	PRELIMINARY FOR REVIEW PURPOSES ONLY		
	 <div> <div> Ellhart, IN p: 574.293.7762 </div> <div> South Bend, IN p: 574.232.4388 p: 264.422.2522 </div> <div> Fort Wayne, IN p: 264.422.2522 </div> </div>		
	<div> <div> JONES PETRIE RAFINSKI </div> <div> The concepts, designs, plans, details and other information as shown on this document are the sole property of JPR and were created, developed, and presented for use on this specific project. This information is not to be reproduced, copied, or disseminated without the expressed written permission of JPR. © 2023 JPR. All Rights Reserved. </div> </div>		
	REV.	DESCRIPTION	BY DATE



LEGEND

	CONCRETE PAVING
	SEEDED TURF
	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SANITARY
	EXISTING FIBER OPTIC LINE

1. ACREAGE OF SITE (±48,287 SFT) ±1.11 Acres

2. LAND COVERAGE:
- | | |
|----------------------|---------|
| AREA TO IMPERVIOUS = | 543 SFT |
| AREA TO PERVIOUS = | 391 SFT |
-
- IMPERVIOUS: NET GAIN OF 152 SFT
3. SITE PARKING
- | | |
|----------------------------------|---------------------|
| A. EXISTING PARKING SPACES | <u>TOTAL SPACES</u> |
| B. PROPOSED PARKING SPACES | 60 INCLUDING 3 ADA |
| | 53 INCLUDING 2 ADA* |
4. SURFACE RUN-OFF AND DRAINAGE TO CONTINUE TO BE COLLECTED ON-SITE IN THE SAME MANNER AS CURRENT.
- *ADA STALLS WILL BE BROUGHT INTO COMPLIANCE AS PART OF FUTURE REMODEL PROJECT

NOTE: UTILITY LOCATIONS ARE APPROXIMATE & ARE TO BE FIELD VERIFIED BY CONTRACTOR

WATERTOWN, WI DDT		JONES PETRIE RAFINSKI		The concepts, designs, plans, details and other information as shown on this document are the sole property of JPR and were created, developed, and presented for use on the specific project. This information is not to be reproduced, copied, or otherwise used for any other project, disseminated without the expressed written permission of JPR. © 2023 JPR. All Rights Reserved.	
1723 S CHURCH ST.		WATERTOWN, WI 53094		Elkhart, IN South Bend, IN Fort Wayne, IN p: 574.293.7762 p: 574.232.4388 p: 260.422.2522	
MCCON BUILDING CORPORATION		HIGHLAND, WI 53543			
1059 CIRCLE DRIVE P.O. BOX 247		SITE DIMENSIONAL PLANS			
DESIGNED BY:		MM			
DRAWN BY:		MM			
DATE:		MARCH 2023			
JOB NUMBER: 2022-0168					
SCALE:		1" = 20'			
C201					