



PLAN COMMISSION MEETING AGENDA

MONDAY, JANUARY 22, 2024 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
1 877 309 2073 Access Code: 703-402-589 or <https://meet.goto.com/703402589>

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: Plan Commission minutes dated January 8, 2024

3. BUSINESS

- A. Conduct public hearing: 806 R Elm Street – heated storage shed – Conditional Use Permit (CUP) request for a personal storage facility under Section 55036B(2)(e)
- B. Review and take action: 806 R Elm Street – heated storage shed – Conditional Use Permit (CUP) request for a personal storage facility under Section 55036B(2)(e)
- C. Review public hearing comments and make recommendation to Council: 1310 Allwardt Street
- D. Review and take action: W4368 Ebenezer Drive – Extraterritorial Certified Survey Map (CSM)
- E. Review and take action: County Road Y Gertrude Moss Trust – Extraterritorial Certified Survey Map (CSM)
- F. Review and take action: 621 Bernard Street - site plan for new fire station
- G. Discussion and take possible action: Update on Vandewalle proposal for Zoning Ordinance Audit/Evaluation - Scope of Services.
- H. Discussion and take possible action: Emmet Boundary Agreement Amendments
- I. Review and take possible action: Release of remaining escrowed funds for Grandview Heights Addition No. 7 Subdivision
- J. Review and take possible action: Release of remaining escrowed funds for Hepp Heights Phase III Subdivision

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

**PLAN COMMISSION
MINUTES
January 08, 2024**

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Talaga, Zirbes.

Also in attendance: Mike Hoppenrath, Mason Becker, Ruth Mack, Robb Bender, Stan Jones, Sue & Stan Jahn, and Joe Pappa.

1. Call to order (4:30pm)

2. Approval of Minutes

A. Plan Commission minutes December 11, 2023

Motion to approve was made by Krueger and seconded by Lampe, passed on unanimous voice vote.

3. Business

A. Review public hearing comments and make recommendation to Council: 1111 S Tenth Street – Comprehensive Plan Amendment for a recycling facility, 1310 Allwardt Street – change the Future Land Use designation, and Comprehensive Plan Amendment to change text in Figure 7.7.

Tom Schultz sent a letter to the Plan Commission regarding the Allwardt Street Land Use designation. Mr. Hoppenrath also spoke on this issue requesting that the public comments be heard prior to forwarding this to council. Mr. Konz pointed out that it is important to have the public hearing prior to voting on an issue.

Motion was made by Blanke and seconded by Lampe to table the change to Allwardt Street change in Future Land Use designation until after public comment is received, and approve the comprehensive plan for 1111 S. Tenth Street and Amendment to Figure 7.7, passed on a unanimous voice vote.

B. Review public hearing comments and make recommendation to Council: 1111 S. Tenth Street – Zoning Text Amendment for a recycling facility

Motion was made by Krueger and seconded by Lampe to forward the Zoning Text Amendment to council with a positive recommendation, passed on a unanimous voice vote.

C. Review and Take Action: W7718 Provimi Road Extraterritorial Certified Survey Map (CSM)
Review request for a CSM for W7718 Provimi Road. The applicant had a question about the 60' right of way and was informed that this is in city growth area. Andrew Beyer pointed out that it is advantageous to note the right of way so that this does not need to be revisited in the future.

Motion was made by Blanke and seconded by Krueger to approve the CSM with the 120' right of way dedicated to the public, passed on a unanimous voice vote.

D. Review and Take Action: 1301 Clark Street and 1391 Clark Street preliminary Certified Survey Map (CSM)

Review request for a CSM on Clark Street to adjust a lot line to accommodate for truck turning radius in the area.

Motion was made by Talaga and seconded by Beyer to approve the CSM, passed on a unanimous voice vote.

E. Discussion and take possible action on Zoning Code Audit/Evaluation by Vandewalle & Associates

Vandewalle will be reviewing several aspects of our Zoning maps and code. It has been 25 years since the city adopted our current Zoning Code. The cost to do a full audit of the zoning code is \$5,000 and there may be ARPA funds available pending review by the finance committee.

Motion was made by Krueger and seconded by Lampe to apply for ARPA funds to audit the city zoning code, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/January%208,%202024%20Plan%20Commission%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Beyer and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 8th day of January, 2024 at 4:30 P.M., or shortly thereafter, either in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin, or via GoToMeeting using the following instructions:

Members of the media and the public may attend by
calling (Toll Free): 1 877 309 2073 Access Code: 786-478-525
or joining online at <https://meet.goto.com/786478525>

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

This public hearing will be to consider the request of Schlieve Rentals, LLC (applicant and owner) for a Conditional Use Permit for the principal land use of Personal storage facility under Section § 550-36B(2)(e). 806 R Elm Street is zoned GI, General Industrial, and is further described as follows:

All the following real estate situated in the 5th Ward, now 14th Ward of the City of Watertown, County of Dodge and State of Wisconsin, being the South part of Out Lot 14 described as follows, to-wit: Commencing on the West bounds of Chicago and Northwestern Railroad where it intersects the North line of William M. Dennis Addition; thence running North on the West line of said Railroad 30 rods and 20 links to a post; thence West parallel to the center line of Section 32, in Township 9 North of Range 15 East 30 rods and 18 links to the center line of a ditch; thence Southerly along said center line 32 rods to the above-mentioned North line; thence East along the same 26 rods and 20 links to the place of beginning.
ALSO Outlot 37 in the 14th Ward (formerly 5th Ward) in the City of Watertown, County of Dodge, State of Wisconsin. EXCEPT a portion thereof heretofore conveyed to the City of Watertown for street purposes by Warranty Deed dated April 28, 1949 which Deed is recorded in the office of the Register of Deeds of Dodge County, Wisconsin on the 7th day of May 1949 in Volume 259 of Deeds at Page 348.
ALSO that certain Easement as described in that certain Warranty Deed from Arthur E. Krueger and Audrey J. Krueger to Daniel R. Bauer and Gary L. Cripps recorded November 17, 1988, as Document No. 715857 and shown on Amended Certified Survey Map No. 2323, recorded October 25, 1988, as Document No. 715188. EXCEPTING THEREFROM Lots One (1) and Two (2) of Amended Certified Survey Map No. 2323, recorded October 25, 1988, as Document No. 715188. (291-0915-3241-008).

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: December 22, 2023
and
December 29, 2023

(BLOCK AD)

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: January 22nd, 2024
SUBJECT: 806 R Elm Street, Conditional Use Permit - CUP

A request by Thomas Schlieve, agent for Schlieve Rentals, for a Conditional Use Permit (CUP) for a Non-Residential Accessory Structure greater than 1,250 square feet. Parcel PIN(s): 291-0915-3241-008

SITE DETAILS:

Acres: 6.37
Current Zoning: General Industrial
Existing Land Use: Vacant Land
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a conditional use permit for a Non-Residential Accessory Structure greater than 1,250 square feet. The applicant will be constructing a 4,992 sq ft heated storage building identical to an adjacent previously constructed building. The applicant plans for 12ft concrete aprons in the front of each structure.

STAFF EVALAUATION:

Site Plan Review Committee:
See Minutes of January 22nd, 2024.

Land Use and Zoning:

1. Within the General Industrial (GI) Zoning District a 'Non-Residential Accessory Structure' is an Accessory land uses permitted by right *[per § 550-36C(1)(m)]*. A 'Non-Residential Accessory Structure' greater than 1,250 square feet of gross floor area shall require a conditional use permit *[per § 550-56CC(2)]*.

Applicable regulations for 'Non-Residential Accessory Structure' land uses include the following: *[per § 550-56CC]*

- Three total nonresidential accessory structures shall be permitted by right.
- Nonresidential accessory structures greater than 1,250 square feet of gross floor area shall require a conditional use permit.
- Shall not exceed the maximum building height of the zoning district.
- Setback shall not be less than the minimum accessory structure setback of the zoning district. Nonresidential accessory structures in the Central Business Zoning District may have a minimum setback of zero feet.

2. Applicable nonresidential use requirements in the General Industrial Zoning District including building and paving setbacks as well as building separation requirements have been met by the site plan *[per § 550-36G]*.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

3. The plans submitted by the applicant do not include exterior lighting for the Non-Residential Accessory Structure. If exterior lighting is to be installed it must meet the requirements of § 550-110.

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) *In this paragraph:*

- a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)

- a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Non-Residential Accessory Structure Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
1. Three total nonresidential accessory structures shall be permitted by right.	Yes	No	Yes	No	Yes	No
2. Nonresidential accessory structures greater than 1,250 square feet of gross floor area shall require a conditional use permit.	Yes	No	Yes	No	Yes	No
3. Shall not exceed the maximum building height of the zoning district.	Yes	No	Yes	No	Yes	No
4. Setback shall not be less than the minimum accessory structure setback of the zoning district. Nonresidential accessory structures in the Central Business Zoning District may have a minimum setback of zero feet.	Yes	No	Yes	No	Yes	No

If Plan Commission answers "no" to any of the questions, above, the CU permit must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission:
 - a. Any installed exterior lighting must meet the requirements of § 550-110.

ATTACHMENTS:

- Application materials

HEATED STORAGE BUILDING

806R ELM STREET

WATERTOWN, WISCONSIN

OUTLINE SPECIFICATION

GENERAL CONDITIONS

THIS PLAN AND SPECIFICATION ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. HOWEVER, THE ALL CONTRACTORS SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND ACCESS TO THE WORK AREA. THERE SHALL BE NO DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE CONTRACTOR IS TO CLARIFY ANY DISCREPANCIES WITH THE OWNER PRIOR TO BEGINNING WORK.

THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIAL (INCLUDING TAXES) AND EQUIPMENT AS NECESSARY TO COMPLETE THE WORK. THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE REQUIREMENTS ANSI A117.1-2009 ARE HEREBY MADE A PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH RELATIVE TO WORK UNDER THIS CONTRACT.

CONTACT "DIGGER'S HOTLINE" PRIOR TO ANY EXCAVATION WORK.

REFERENCE TO MATERIALS OR SYSTEMS HEREIN BY NAME MAKE OR CATALOG NUMBER IS INTENDED TO ESTABLISH A STANDARD OF QUALITY AND STYLE, AND NOT TO LIMIT COMPETITION AND THE WORDS "OR APPROVED EQUIVALENT" ARE IMPLIED FOLLOWING EACH BRAND NAME, "OR APPROVED EQUIVALENT" MATERIALS SHALL BE APPROVED BY THE OWNER/DESIGNER PRIOR TO ACCEPTANCE FOR USE.

SHOP DRAWINGS FOR ALL STRUCTURAL ITEMS SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW. SHOP DRAWINGS AND SAMPLES FOR FINISHES AND NON-STRUCTURAL ITEMS ARE TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION. ALL SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTING FOR APPROVAL.

DESIGN LIVE LOADS:

GROUND SNOW LOAD	30 PSF
WIND LOAD	115 MPH
MAIN FLOOR LIVE LOAD	250 PSF

SITE WORK / EXCAVATION

WORK TO PREPARE THE AREA FOR NEW FOUNDATIONS, CONCRETE APRONS AND FLOORS. NO TOPSOIL IS TO BE LEFT UNDER PAVED AREAS, BUILDING AREAS, OR FUTURE BUILDING AREAS. TOPSOIL IS THE PROPERTY OF THE OWNER; THE DISPOSAL OF SURPLUS IS TO BE DETERMINED BY THE OWNER. ANY OTHER UNSUITABLE MATERIAL WILL BE TRUCKED OFF THE SITE TO A SUITABLE DISPOSAL AREA.

PROVIDE EXCAVATION AND TRENCHING AS REQUIRED FOR FOUNDATION WORK AS SHOWN ON THE PLANS. ANY REQUIRED CUTS OR SUBSOIL EXCAVATION WILL BE ACCOMPLISHED TO MAINTAIN FINISH ELEVATIONS SHOWN. IMPORTED FILL TO BE PLACED IN 8" LIFTS COMPACTED TO 95% PROCTOR. PROVIDE LAST LIFT OF GRANULAR MATERIAL FOR THE INTERIOR FLOOR.

FOUNDATION TRENCH OR PIPING TRENCH BACKFILL INSIDE OF BUILDING OR UNDER DRIVE AND WALK AREAS IS TO BE GRANULAR MATERIAL. INCLUDE ALL ROUGH GRADING OF SITE. ADJACENT PUBLIC ROAD SURFACES ARE TO BE KEPT FREE FROM TRACKED MUD AND DIRT.

CONCRETE

DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

- 1) STRENGTH TO BE MINIMUM 3,500 PSI AT 28 DAYS FOR FOOTINGS AND WALLS.
- 2) STRENGTH TO BE MINIMUM 3,500 PSI AT 28 DAYS FOR SLABS ON GRADE.
- 3) STRENGTH TO BE MINIMUM 4,000 PSI AT 28 DAYS FOR COLUMNS, BEAMS AND STRUCTURAL SLABS.
- 4) SLUMP SHALL NOT EXCEED 4 INCHES.
- 5) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF THE DESIGNER.
- 6) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2"
- 7) MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #1 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. IF USED, ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENT OF ASTM A105, AND SHALL BE PLACED IN CENTER OF SLAB UNLESS INDICATED OTHERWISE. SAWCUT FLOOR SLAB AS SOON AS PRACTICABLE. SAWCUT SPACING TO BE NO MORE THAN 30 TIMES THE SLAB THICKNESS, WITH A MAXIMUM OF 15' ON CENTER. SAWCUT TO 1/4" OF SLAB DEPTH UNLESS EMBEDDED ITEMS PRECLUDE SUCH CUTTING DEPTH.

LUMBER

ROUGH LUMBER SHALL BE GRADED AND STAMPED WITH STRUCTURAL DESIGN VALUES. ALL OTHER LUMBER SPF CONSTRUCTION #2 OR BETTER. ALL WOOD BASE PLATES IN CONTACT WITH CONCRETE, MASONRY, GROUND OR EXPOSED TO THE WEATHER TO BE P.P.T. LUMBER (NON-ARSENIC).

CONFORM TO FASTENING SCHEDULE 2304.10.1 IN IBC2015

ENGINEERED WOOD TRUSSES

PROVIDE WOOD TRUSSES DESIGNED BY WISCONSIN LICENSED ENGINEER. INCLUDE STAMPED AND SEALED DRAWINGS LISTING ALL LOADINGS, AND TEMPORARY AND PERMANENT BRACING. PER IBC 2015 SECTION 2302.1.2, THE BRACING OF WOOD TRUSSES SHALL COMPLY TO THEIR APPROPRIATE ENGINEERED DESIGN. IN ADDITION TO IBC 2015 SECTIONS 2303.4.1 AND 2303.4.5, THE DESIGN, MANUFACTURE AND QUALITY ASSURANCE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH TPI-1.

SIDING

FURNISH AND INSTALL 29 GA PRE-FINISHED RIBBED METAL WALL PANEL IN OWNER'S CHOICE OF COLOR(S). PROVIDE ALL APPROPRIATE TRIMS AND ACCESSORIES.

ROOFING

FURNISH AND INSTALL 29 GA PRE-FINISHED RIBBED METAL PANEL. PROVIDE ALL APPROPRIATE TRIMS AND ACCESSORIES. APPLY COMPATIBLE FLASHING AT CURBS, VENTS, PIPES, AND DRAINS, ETC., AS PER MANUFACTURER. DO NOT USE ASPHALTIC COMPOUNDS.

SEALANTS

CAULK AROUND ALL DOORS, VENT OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, AROUND PLUMBING FIXTURES, COUNTERTOPS, DOORFRAMES, ETC. AND AS REQUIRED FOR A WATERTIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURERS RECOMMENDATIONS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURER.

DOORS AND FRAMES

FURNISH AND INSTALL ALL DOOR ASSEMBLIES AS INDICATED ON THE PLANS ALONG WITH ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. ALL DOORS SHALL OPERATE SMOOTHLY WITHOUT BINDING, AND BE INSTALLED PLUMB AND TRUE. ALL HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED.

DOORS AND FRAMES

FURNISH AND INSTALL ALL DOOR ASSEMBLIES AS INDICATED ON THE PLANS ALONG WITH ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. ALL DOORS SHALL OPERATE SMOOTHLY WITHOUT BINDING, AND BE INSTALLED PLUMB AND TRUE. ALL HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED.

OVERHEAD DOORS

FURNISH AND INSTALL COMMERCIAL GRADE OVERHEAD DOORS WITH ALL ACCESSORIES AND CONTROLS. ADJUST FOR PROPER OPERATION. PROVIDE POWER OPERATORS WITH 3-BUTTON CONTROLS.

FINISH HARDWARE

ALL FINISH HARDWARE SHALL BE AS REQUIRED TO MEET REQUIREMENTS OF ANSI A117.1-2009.

FLOOR FINISHES

EXPOSED CONCRETE FLOOR.

WALL AND CEILING FINISHES

29 GA RIBBED METAL WALL PANEL; AND OSB.

PAINTING

EXTERIOR MATERIALS ARE FACTORY PRE-FINISHED. TOUCH UP AS NECESSARY. PRIME AND PAINT INTERIOR GYPSUM BOARD SURFACES. STAIN, SEAL AND VARNISH INTERIOR WOOD TRIM IF NOT PRE-FINISHED.

FIRE EXTINGUISHERS

FURNISH AND INSTALL EXTINGUISHERS PER N.F.P.A. MOUNT FIRE EXTINGUISHER NO HIGHER THAN 48" ABOVE FINISH FLOORS UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF ANSI A117.1-2009.

PLUMBING WORK

NONE REQUIRED.

HEATING AND VENTILATION WORK

ALL HVAC WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES. HVAC PLANS ARE NOT A PART OF THIS PLAN SET.

ELECTRICAL WORK

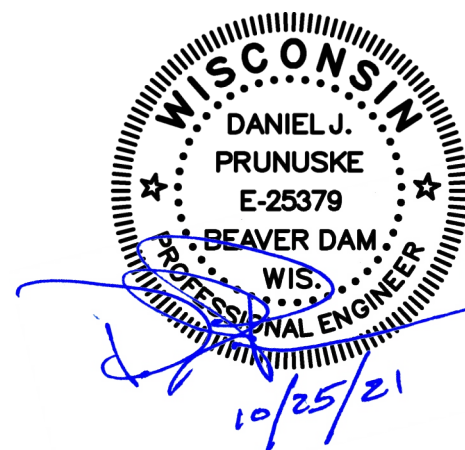
EXIT DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. PROVIDE TYPE WITH 90 MINUTE CONTINUED ILLUMINATION IN EVENT OF LINE POWER LOSS. CONFORM TO IBC1015 1006.4 - PROVIDE ONE (1) STAMPED, SIGNED AND SEALED PHOTOMETRIC CALCULATIONS FOR THE JOBSITE THAT DEMONSTRATE THAT THE PROPOSED EMERGENCY LIGHTING WILL PROVIDE AN INITIAL ILLUMINATION OF AT LEAST AN AVERAGE OF 1.0 FOOT-CANDLE, AND MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE. PHOTOMETRIC CALCULATIONS SHALL BE PROVIDED THAT DEMONSTRATE THE MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 IS NOT EXCEEDED. THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN SET.

PROJECT DATA

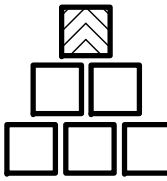
PROJECT	HEATED STORAGE BUILDING, UNOCCUPIED				
OWNER	SCHLIEWE RENTALS, LLC 804 ELM STREET WATERTOWN, WI 53098				
LOCATION	806R ELM STREET WATERTOWN, WI DODGE COUNTY				
A.H.J.	CITY OF WATERTOWN DODGE COUNTY STATE OF WISCONSIN				
PREVIOUS TRANS ID	NONE				
CONTRACTOR	T.B.D.				
ZONING	G2 - COMMERCIAL				
GOVERNING CODE	IBC 2015				
CONSTRUCTION CLASS	VB NON-SPRINKLERED				
USE AND OCCUPANCY	S-1 MODERATE HAZARD STORAGE				
RISK CATEGORY	II BUILDINGS AND OTHER STRUCTURES EXCEPT THOSE LISTED IN RISK CATEGORY I, III AND IV				
EXISTING AREA	0 SF				
NEW AREA	4,992 SF				
TOTAL AREA	4,992 SF < 9,000 SF IBC 2015 TABLE 506.2 4,992 SF <= 5,000 SF IBC 2015 FIGURE 903.2				
CAPACITY	4,992 SF / 500 SF PER OCCUPANT = (10) CALCULATED (0) IN USE; UNOCCUPIED				
PROPERTY AREA	6.367 ACRES (LESS THAN 1 ACRE DISTURBED) BUILDING IS CLEAR OF FLOOD PLAIN				
FLOOR LOADING	SLAB ON GRADE 250 PSF LL				
WIND	LOAD	EXPOSURE	IMP.	GUST	TYPE
	115 MPH	C	1.00	1.02	ENCLOSED
SNOW	LOAD		IMP.	SLOPE	EXP.
	30 PSF GROUND		1.0		0.9
	16.9 PSF ROOF HTD			0.86	1.10
SEISMIC	CATEGORY	USE	IMP.		
	A	I	1.00		
SOILS	BEARING CAPACITY				TYPE
	3000 PSF PRESUMED				D

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T1.0	TITLE SHEET WITH PROJECT DATA AND SPECIFICATIONS
C1.0	SITE OVERVIEW
A1.0	FLOOR PLAN
A1.1	FOUNDATION PLAN
A2.0	ROOF FRAMING PLAN
A3.0	SECTIONS
A3.1	DETAILS
A4.0	ELEVATIONS



CADREY INC.
design • consult • manage



po box 983 fond du lac, wi 54936
phone: 920-924-0110 fax: 920-924-0227

OWNER
SCHLIEWE RENTALS, LLC
804 ELM STREET
WATERTOWN, WI 53098

PROJECT
HEATED STORAGE BUILDING
806R ELM STREET
WATERTOWN, WI 53098

DATE

JUN 28, 2021

REVISIONS

10/22/2021

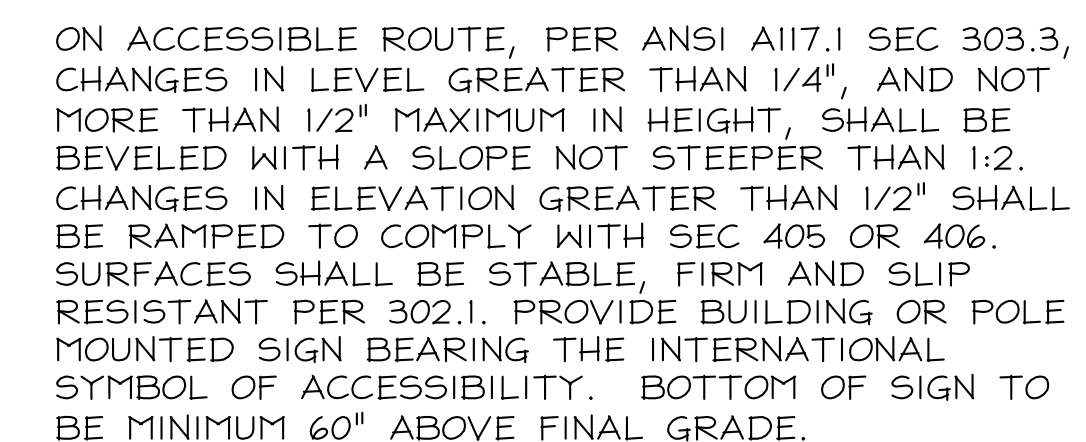
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PROJECT

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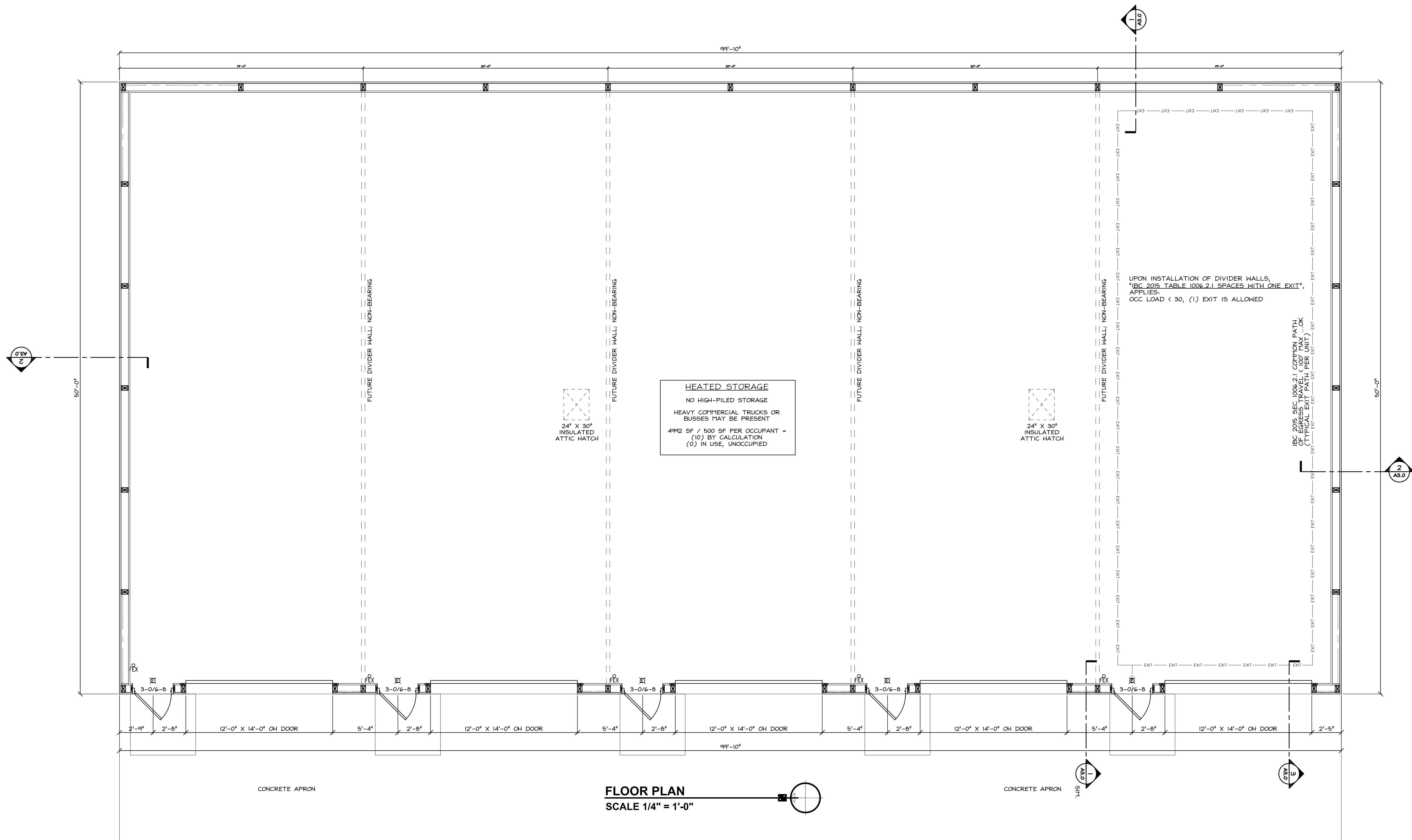
T1.0



CADRE INC.
design • consult • manage
po box 983 fond du lac, wi 54936

CADRE INC.
design • consult • manage
po box 993 fond du lac, wi 54936

C1.0 /



PER IBC 2015 SEC 2406.4 - PROVIDE SAFETY GLAZING IN ALL WINDOWS AND DOORS AFFECTED BY THIS CODE SECTION.

IBC 2015 SECTION 1809 SHALLOW FOUNDATIONS
1809.5 METHOD 2
SHALLOW FOUNDATION IS DESIGNED IN COMPLIANCE WITH ASCE 32-01, METHOD 5 (SIMPLIFIED FPSF DESIGN METHOD FOR HEATED BUILDINGS WITH SLAB-ON-GROUND FOUNDATIONS).

SPS 362.1809 FROST-PROTECTED SHALLOW FOUNDATIONS
(1) THIS IS A DEPARTMENT RULE IN ADDITION TO THE REQUIREMENTS IN IBC 1809.5 WHERE A FROST-PROTECTED SHALLOW FOUNDATION IS RELIED UPON FOR A HEATED OR SEMI-HEATED STRUCTURE, PERMANENT, LEGIBLE NOTICES SHALL BE POSTED NEAR THE THERMOSTATS OF ALL BUILDING HEATING APPLIANCES THAT INDICATES ALL OF THE FOLLOWING:
(A) THAT THE STRUCTURE IS DESIGNED USING A FROST-PROTECTED SHALLOW FOUNDATION.
(B) THE MINIMUM MONTHLY AVERAGE TEMPERATURE THAT THE STRUCTURE MUST BE MAINTAINED AT TO AVOID FROST DAMAGE TO THE FOUNDATION.

FEX PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH IBC2015 TABLE 906.3(1) AND NFPA 10.
E ILLUMINATED EXIT SIGN

PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH IBC2015 TABLE 906.3(1) AND NFPA 10.

IBC2015 TABLE 906.3 CLASS A FIRE HAZARD AND NFPA 10
PROVIDE (1) CLASS 2-A 5-B FIRE EXTINGUISHER PER UNIT -OR-
ON EXTERIOR @ NO MORE THAN 75' APART

ANSI A117.1 SEC 303
OPERABLE PARTS AND CONTROLS OF DOORS SHALL BE OPERABLE WITH THE USE OF ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THESE PARTS OR CONTROLS SHALL BE OPERABLE WITH NO MORE THAN 5 POUNDS REQUIRED TO ACTIVATE THEM. CLEAR FLOOR SPACE AND REACH RANGES SHALL COMPLY WITH SECTION 305 AND 308.

CADREI INC.
design • consult • manage
po box 983 fond du lac, wi 54936
phone: 920-924-0110 fax: 920-924-0227

OWNER

SCHLIEWE RENTALS, LLC
804 ELM STREET
WATERTOWN, WI 53098

PROJECT

HEATED STORAGE BUILDING
806R ELM STREET
WATERTOWN, WI 53098

DATE

JUN 28, 2021

REVISIONS

10/22/2021

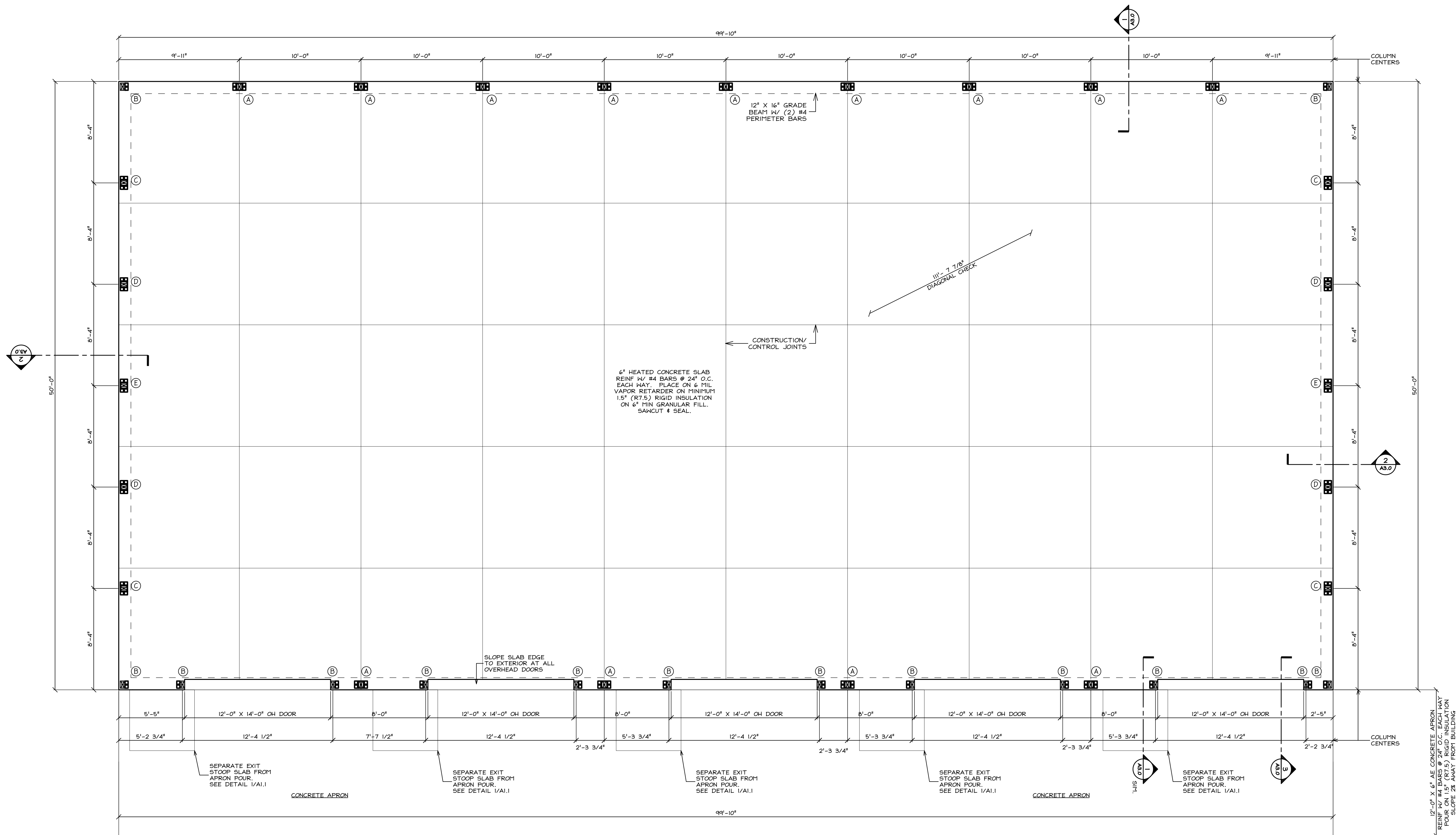
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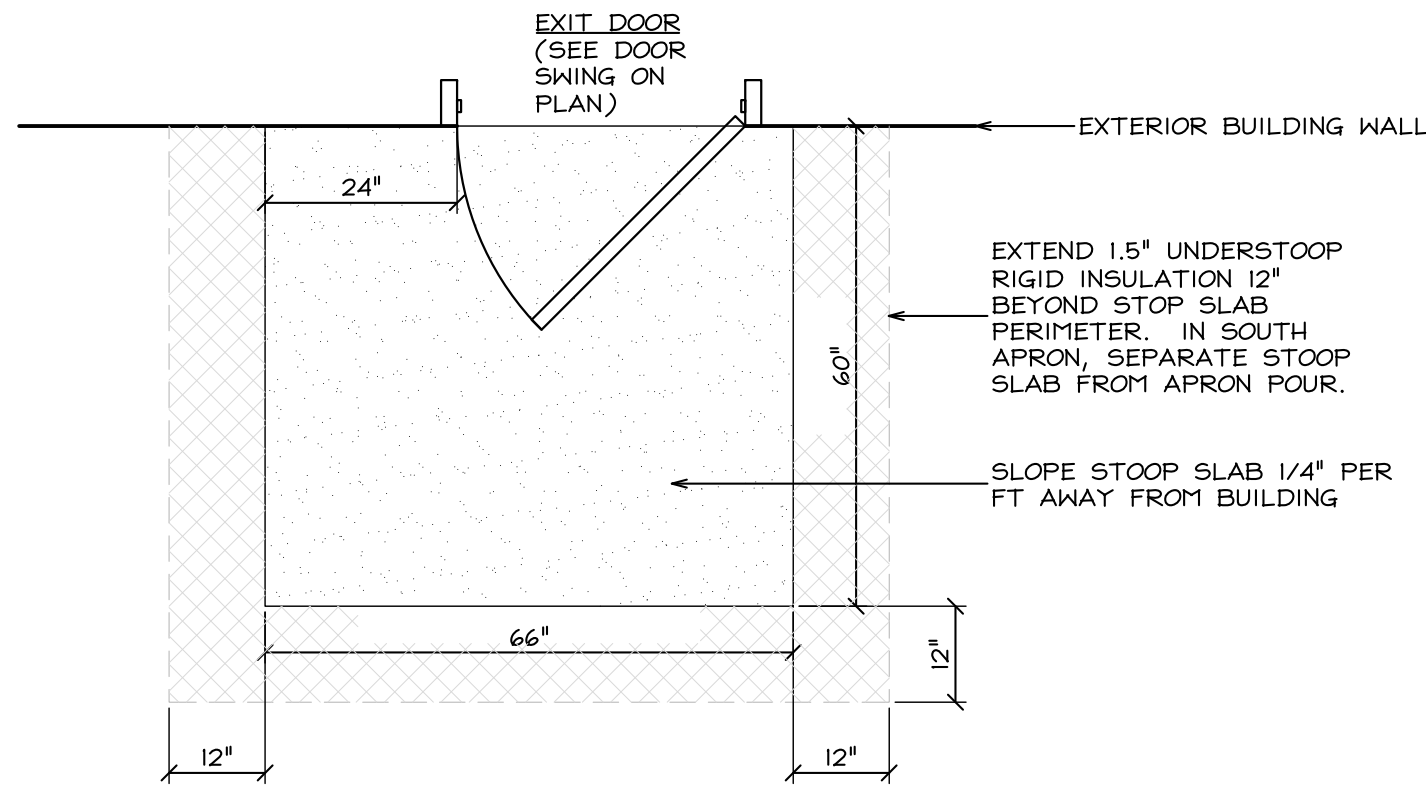
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FOUNDATION PLAN
SCALE 1/4" = 1'-0"

COLUMN & FOOTING SCHEDULE				
COLUMNS:	SIZE: SPF S.S.	BRACKET:	FOOTING:	QTY:
A	3-PLY 2x8 x 17'-2"	SW83	12" X 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS	10
B	3-PLY 2x8 x 17'-2"	SW80	12" X 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS	14
C	3-PLY 2x8 x 19'-10"	SW83	12" X 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS	4
D	3-PLY 2x8 x 22'-7"	SW83	12" X 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS	4
E	3-PLY 2x8 x 25'-4"	SW83	12" X 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS	2
F JACK POST	3-PLY 2x8 x 3'-1 1/2"	N/A	N/A	5



STOOP DETAIL
SCALE 1/2" = 1'-0"

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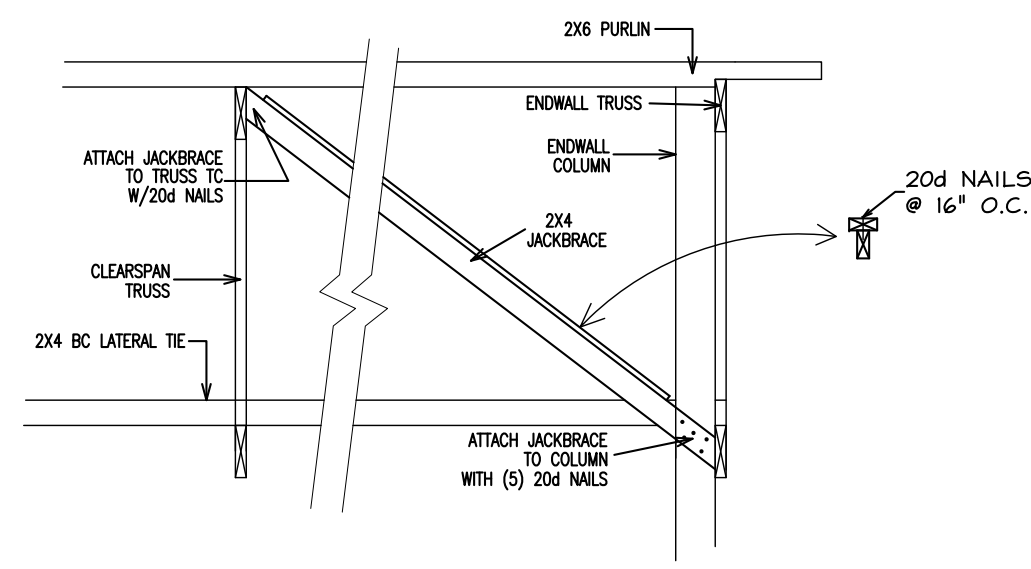
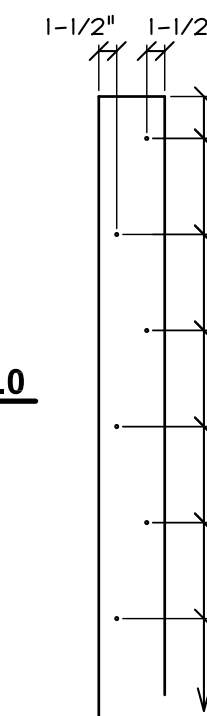
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@ ENDWALL COLUMNS

COLUMN & FOOTING SCHEDULE					
COLUMNS:	SIZE: SFF S.S.	BRACKET:	FOOTING:		QT
(A)	3-PLY 2"x8 x 17'-2"	SWB3	12" x 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS		10
(B)	3-PLY 2"x8 x 17'-2"	SWB0	12" x 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS		14
(C)	3-PLY 2"x8 x 19'-10"	SWB3	12" x 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS		4
(D)	3-PLY 2"x8 x 22'-7"	SWB3	12" x 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS		4
(E)	3-PLY 2"x8 x 25'-4"	SWB3	12" x 16" POURED CONC. GRADE BEAM W/ (2) #4 BARS		2
(F) JACK POST	3-PLY 2"x8 x 3'-1/2"	N/A	N/A		5

THE USE OF CONSTRUCTOIN ADHESIVE BETWEEN
PLY'S IS ENCOURAGED.

A2.0

IECC 303.1.1.1
PROVIDE DEPTH MARKERS FOR ATTIC INSULATION AT EACH 300 SF OF ATTIC SPACE. MARKERS SHALL HAVE LETTERS MINIMUM 1" HIGH, AFFIX TO ATTIC FRAMING TO FACE THE ACCESS HATCHES. MARK WITH MINIMUM INSTALLED THICKNESS AND MINIMUM SETTLED THICKNESS. INSTALLED THICKNESS SHALL MEET OR EXCEED THE MINIMUM INSTALLED THICKNESS SHOWN ON THE MARKER.

IECC C303.1.1
THE INSULATION INSTALLER SHALL PROVIDE A SIGNED AND DATED CERTIFICATION FOR THE INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING ENVELOPE, LISTING THE TYPE OF INSULATION INSTALLATIONS IN ROOF/CEILING, THE MANUFACTURER AND THE R-VALUE. FOR BLOWN-IN OR SPRAYED INSULATION, THE INSTALLER SHALL ALSO PROVIDE THE INITIAL INSTALLED THICKNESS, THE SETTLED THICKNESS, THE COVERAGE AREA, AND THE NUMBER OF BAGS INSTALLED. THE INSTALLER SHALL POST THE CERTIFICATION IN A CONSPICUOUS PLACE ON THE JOB SITE.

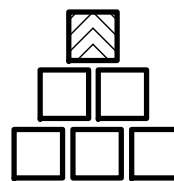
IBC 2015 SEC 718.2.2 FIRE BLOCKING, CONCEALED WALL SPACES

INSTALL VERTICAL 2X WD BLOCKING ON BOTH FACES OF COLUMNS BETWEEN HORIZONTAL GIRTS/NAILERS AT NO MORE THAN 10'-0" O.C. FOR THE LENGTH OF THE WALLS (ESSENTIALLY ALL COLUMN FACES) TO PREVENT UNIMPEDED HORIZONTAL SMOKE/FIRE TRAVEL.

CADREX INC.

design • consult • manage

po box 983 fond du lac, wi 54936
phone: 920-924-0110 fax: 920-924-0227



OWNER
SCHLIEWE RENTALS, LLC
804 ELM STREET
WATERTOWN, WI 53098

PROJECT
HEATED STORAGE BUILDING
806R ELM STREET
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DATE

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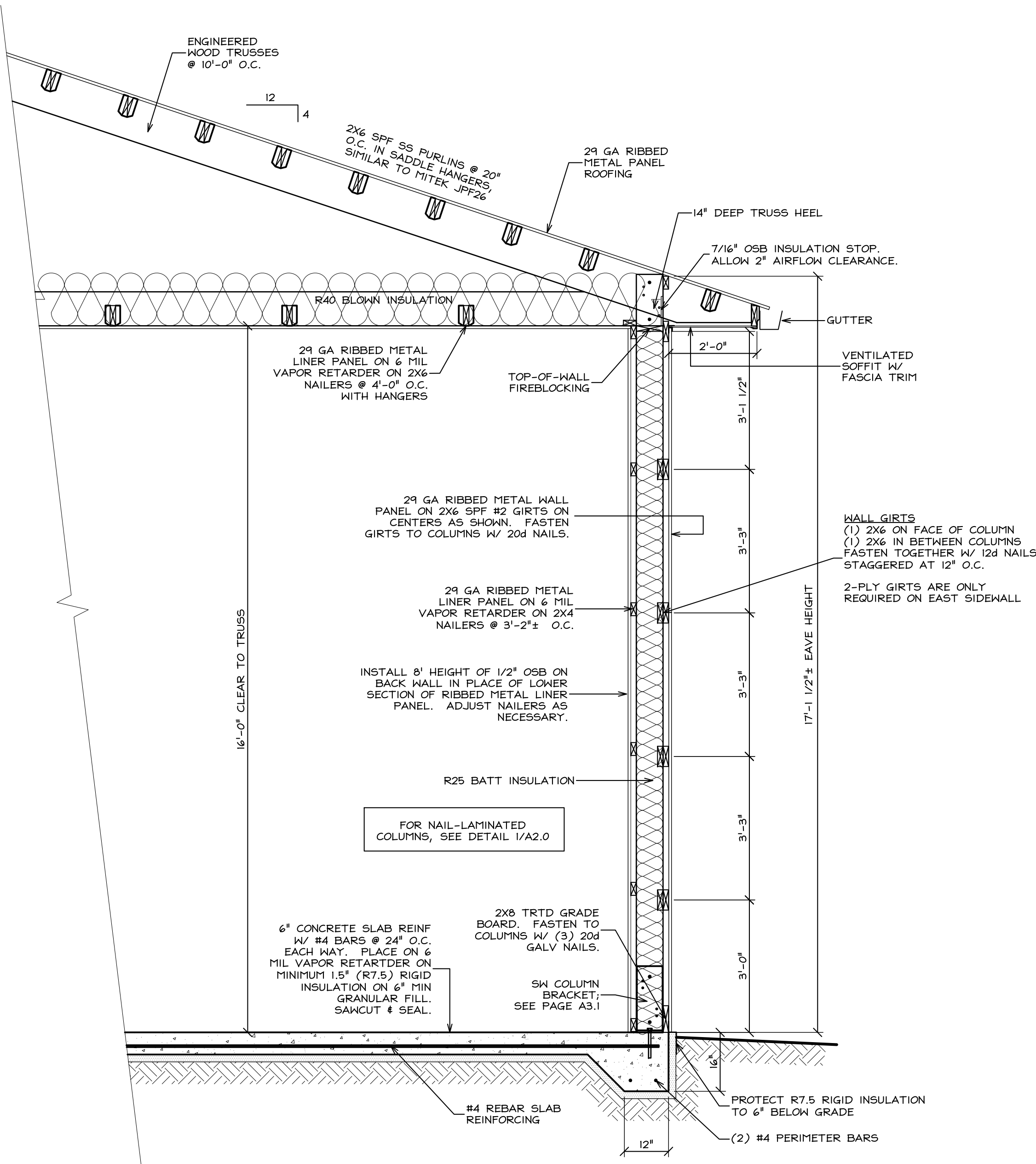
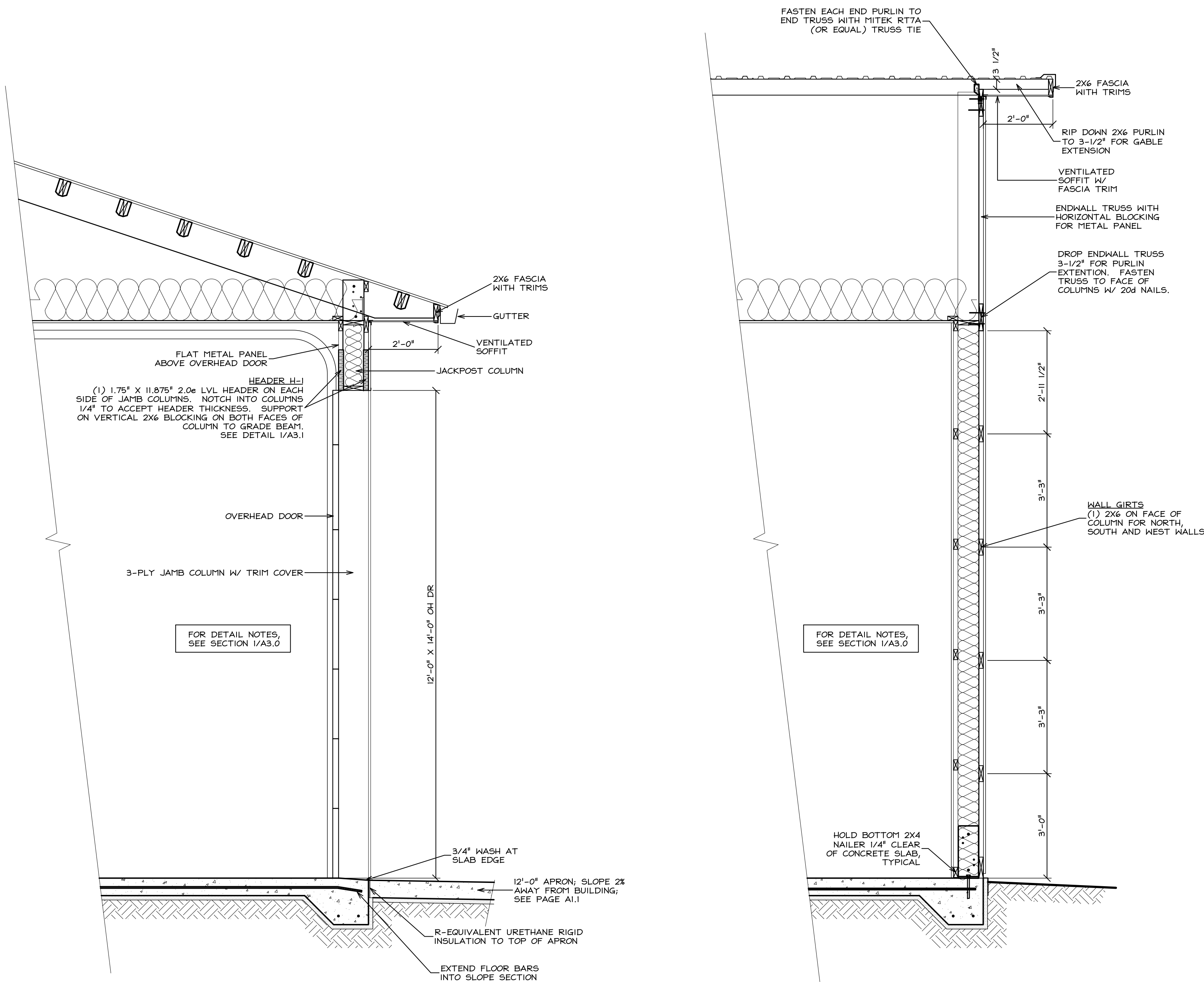
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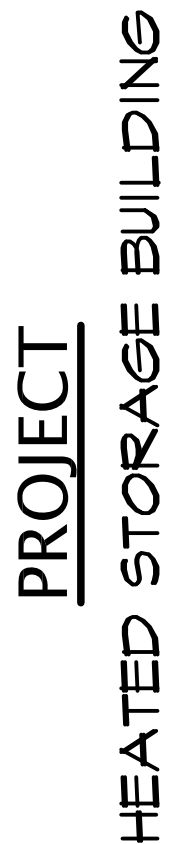
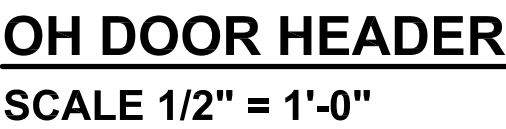
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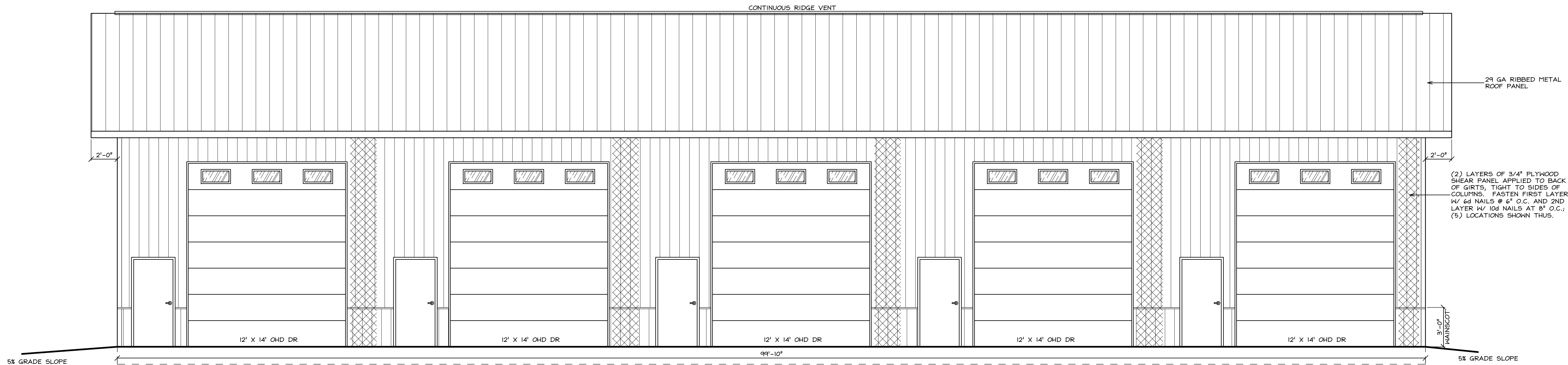




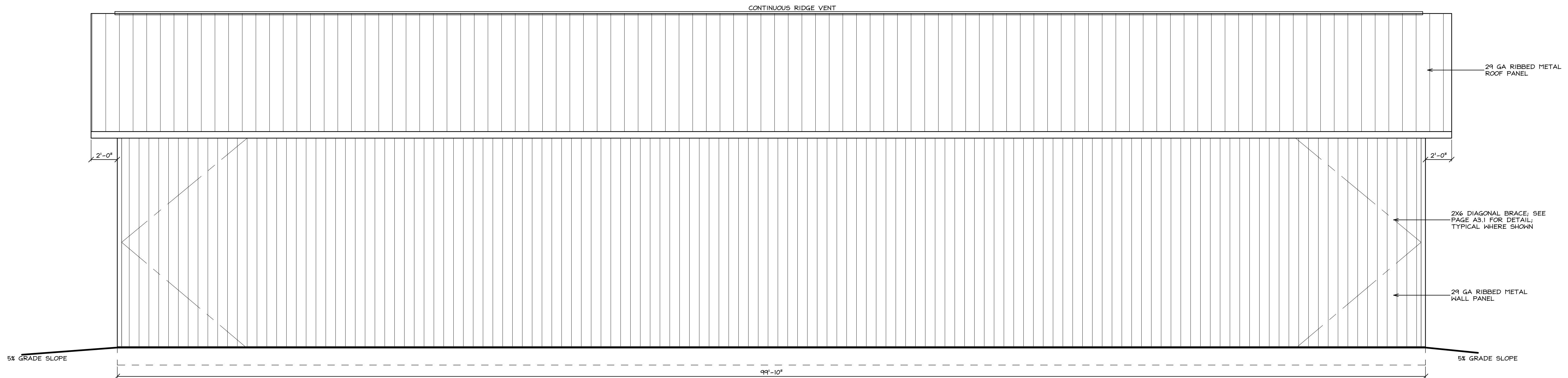
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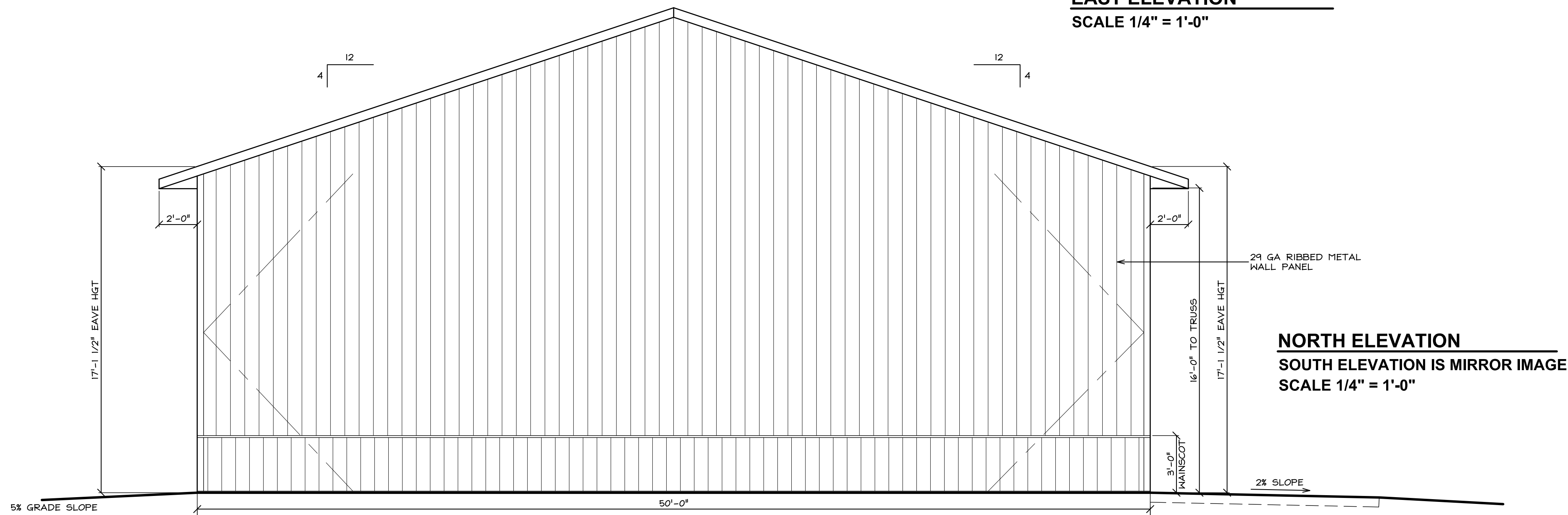
CADRE INC.
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WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SOUTH ELEVATION IS MIRROR IMAGE
SCALE 1/4" = 1'-0"

IBC2015 1804.4
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

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po box 983 fond du lac, wi 54936
phone: 920-924-0110 fax: 920-924-0227

OWNER
SCHLIEWE RENTALS, LLC
804 ELM STREET
WATERTOWN, WI 53098

PROJECT
HEATED STORAGE BUILDING
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805 R Elm Street

Section 3, Item B.

Location of Non-Residential Accessory Structure



© All EagleView Technology Corporation

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 22nd, 2024
SUBJECT: Recommendation to Council - Comprehensive Plan Amendment

A Comprehensive Plan Amendment to change the Future Land Use designation on a parcel located at 1310 Allwardt St. Parcel PIN: 291-0915-3413-014.

SITE DETAILS - 1310 Allwardt St:

Acres: 20

Current Zoning: Single Family Residential

Existing Land Use: Vacant

Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

A proposed Plan Amendment to change the Future Land Use designation of a parcel from Institutional to Multi-Family. This parcel was previously planned for a new school. The school district has since changed plans and is in the process of selling the parcel to a developer that is planning a multi-family development.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single Family Residential to the north and west. Multi-Family Future Land Use exists to the south and Institutional Future Land Use exists to the west.

Nearby Zoning includes Single-Family Residential Zoning to the west, north, and east. Multi-Family Residential Zoning with a PUD exists to the south and Planned Office and Institutional Zoning exists to the southeast.

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to prepare a Comprehensive Plan Amendment and recommend the amendment to Council.

Per Wis. Stat. § 66.1001(4)(b):

*(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan **may** recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan.*

Comprehensive Plan Goals, Objectives, and General Policies:

The 2019 Watertown Comprehensive Plan includes goals, objectives, and general policies for the Plan Commission to consider when reviewing Comprehensive Plan amendments.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

Goal:

1. *Promote a future land use pattern that is harmonious with the natural landscape, features visually attractive development, and is economically viable.*

Objectives:

1. *Ensure that a desirable balance and distribution of land uses is achieved.*
2. *Maintain high standards in the Zoning Ordinance for buildings, landscaping, signage, building materials, and parking lots.*
3. *Ensure that conflicts between neighboring land uses are minimized with logical land use transitions and bufferyards.*
4. *Utilize existing public facilities to serve new development whenever possible.*
5. *Coordinate land development with transportation system improvements.*
6. *Encourage City landowners to open up suitable undeveloped areas for new development as the need arises.*

Policies:

1. *Prioritize infill and redevelopment opportunities, especially downtown and along the river, before new greenfield development along the City's boundaries.*
2. *Direct new housing development in locations with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services.*
3. *Require all new development within Watertown's long-term growth area to be served with the full array of municipal services (e.g. sanitary sewer, storm sewer, municipal water, police, fire, etc.) unless covered by an intergovernmental agreement.*
4. *Encourage the strengthening of existing neighborhoods through maintenance of the existing housing stock, creative reuse of vacant or under-utilized buildings, and infill on vacant parcels.*
5. *Require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.*
6. *Strive for compatibility of adjacent land uses by requiring site plan review for all multi-family residential, commercial, office, industrial, recreational, and institutional land uses.*
7. *Buffer incompatible land uses from each other through the strategic use of plant materials, decorative fences, walls, or berms.*
8. *Require new development and redevelopment projects to include high quality building design, landscaping, stormwater best management practices, and signage and to meet at least the minimum landscaping and performance standards as codified in the City's Zoning Ordinance.*
9. *Encourage that new residential development within the Planned Neighborhood designation comply with the City's historic housing mix. The desired mix of residential uses in any neighborhood should be mostly single-family (approximately 50 percent), generally with no more than 20 percent of dwelling units being duplex units and not more than 30 percent being multi-family units.*
10. *Require detailed development plans that include: (1) proposed land use pattern of the area; (2) recommended zoning for the area; (3) recommended lot pattern; (4) location of necessary municipal utilities; (5) locations of parks, open space, and civic or institutional buildings; (6) proposed street system that will serve the area; and (7) a development phasing timetable so the City can coordinate capital improvements with the development of the area.*
11. *Factor public health into the site plan review process through the addition of specific criteria in which new development, redevelopment, and infill development must address in order to integrate land use planning, transportation, and public health.*
12. *Work with Jefferson and Dodge Counties, in addition to all surrounding Townships on future land use planning within the City's Extraterritorial Jurisdiction to promote intergovernmental cooperation and a unified future planning of development and services. Seek intergovernmental agreements with all surrounding Townships.*
13. *Reevaluate the City's supply and demand for industrial land every 5 years.*
14. *Develop detailed neighborhood plans for the Bethesda campus between Milford Street and the Rock River in order to foster high-quality and well-planned future development.*

PUBLIC HEARING COMMENT:

Public comments from the January 16, 2023 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

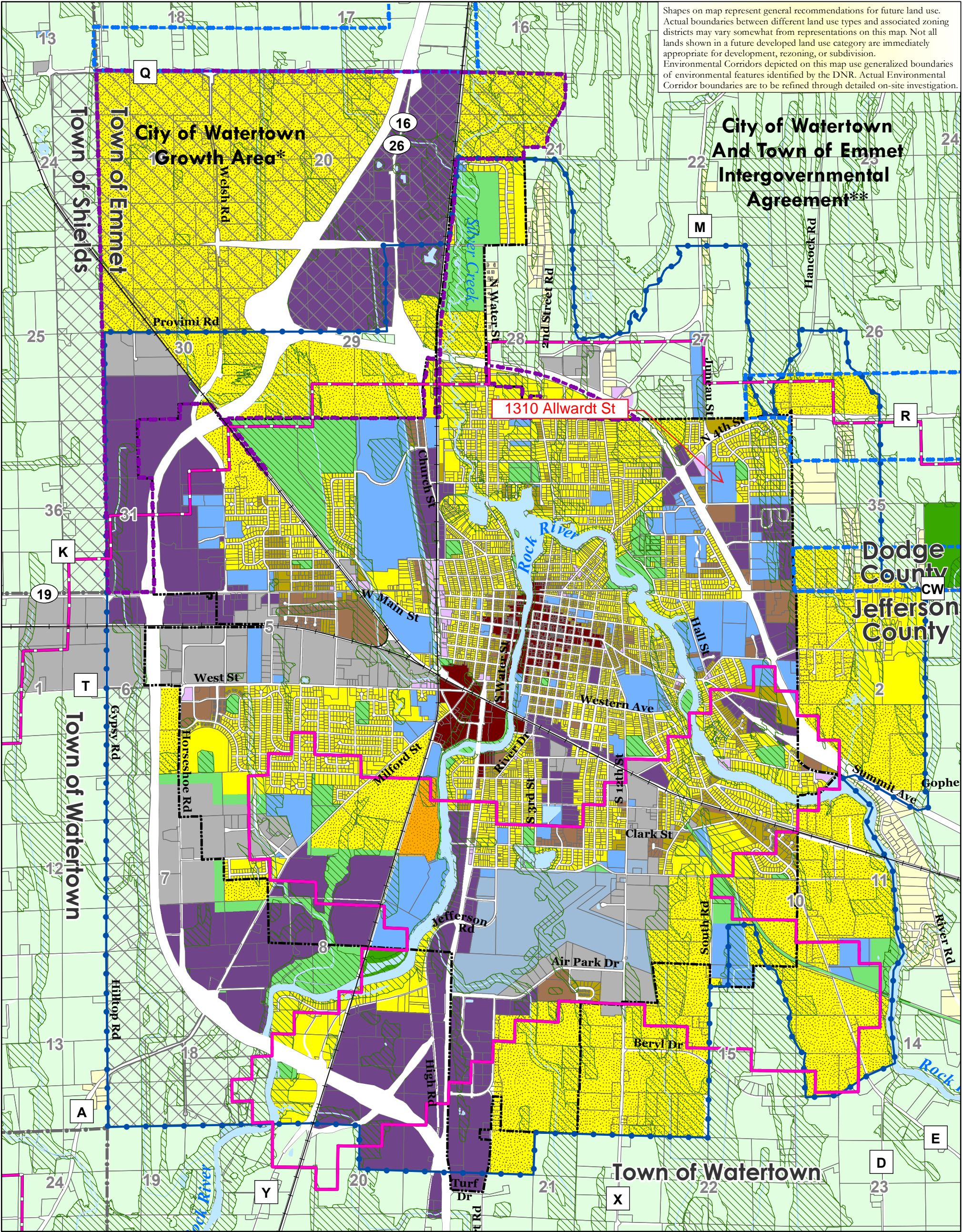
1. Negative recommendation of the Comprehensive Plan Amendment to Common Council.
2. Positive recommendation of Comprehensive Plan Amendment to Common Council.
3. Positive recommendation of the Comprehensive Plan Amendment to Common Council, with conditions identified by the Plan Commission.

ATTACHMENTS:

- Application materials.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

City/Town IGA**
City Growth Area
City Periphery Areas

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation

***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation

***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations
Maximum Building Elevation
b/t 865 and 968 ft
Maximum Building Elevation
b/t 968 and 1005 ft

Draft: August 7, 2019
Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A

VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles

Comments and written correspondence from January 16th, 2024 Public Hearing at Common Council

- Mike Hoppenrath and Tom Schultz, who live around the 1310 Alwart property, spoke opposing the zoning to be multifamily.
- See attached letter(s).

1207 Douglas Avenue
Watertown, WI 53098-02017
January 8, 2024

Dear Planning Commission members,

Your meeting today will include the topic of possible change in land use of the parcel of land adjacent to Mary Rose Park and several single family homes and also bordering Juneau and Aliwardt streets.

My understanding is that this property, currently owned by the Watertown Unified School District, is being recommended for a land use change to allow multi-family housing.

I am quite familiar with this property because our family years ago purchased the Robert Stangler farm for single family residential development. The original offer to purchase included this 20 acre parcel but the school district, prior to closing, elected to keep the 20 acres for a future elementary school.

There is no longer an immediate need for the school and as a result I strongly believe the property should have a land use for single family residential homes. This makes the most sense in that Grandview Heights subdivision, which was developed by our family and now has over 200 single family houses on the property, contributing much to our city's tax base and also which has turned into a beautiful and desirable single family residential development.

Turning this parcel into a dense multi-family development is contrary to what we as the major developer in the area had intended and it is surely not at all what those many single family homeowners anticipated when they built their homes, now valued at \$350,000 and higher.

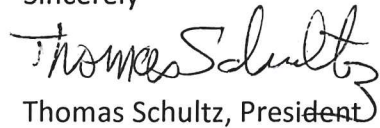
I am asking that you recommend to the Watertown Common Council that the property be zoned for single family residential to be completely compatible with the adjacent Grandview Heights Subdivision.

Also, following the normal practices of the Planning Commission, please set aside at the next planning commission meeting time for commissioners to weigh the multi-family proposal against the single family zoning that this property deserves and is no doubt desired by the adjacent single family property owners.

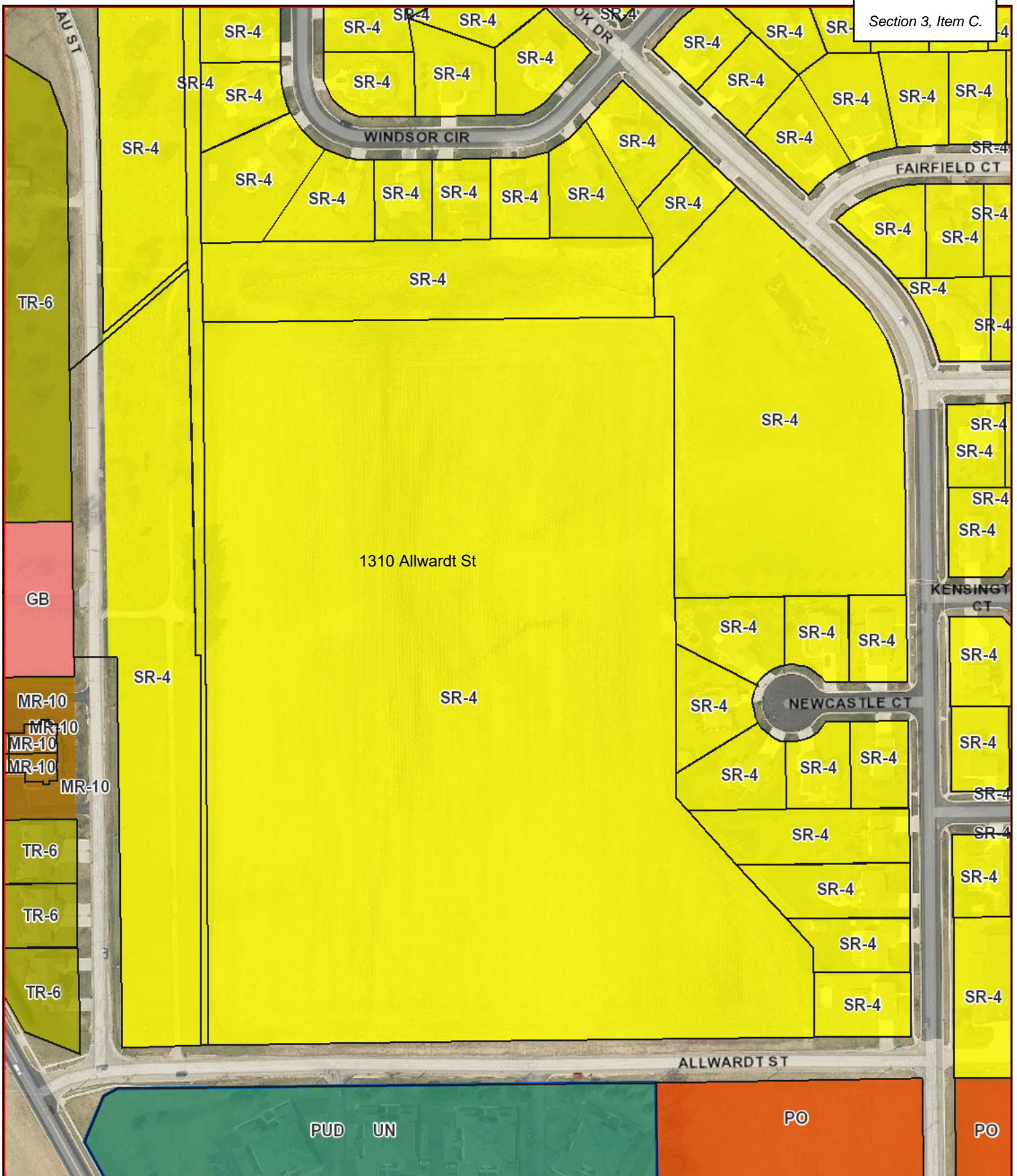
I have a conflict with tonight's meeting and I am unable to attend in person, but please consider this letter one of strong opposition to multi-family land use for this parcel. If possible, I would like to attend the next planning commission meeting where comments on the proposed land use which are being heard tonight can be evaluated by commissioners before a

recommendation is forwarded to the common council. This land has been vacant for many years and there is absolutely no reason why this proposed land use change needs to be pushed through quickly.

Sincerely

A handwritten signature in black ink that reads "Thomas Schultz". The signature is written in a cursive style with a large, stylized "T" and "S".

Thomas Schultz, President
Mary Rose Siubdivision, Inc.
Developer of Grandview Heights



Parcels

City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 200 feet

SCALE BAR = 1"

Printed on: November 1, 2023

Author: Private Use
DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 22nd, 2024
SUBJECT: W4368 Ebenezer Dr - Extraterritorial Certified Survey Map (CSM)

A request by Gertrude Moss to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2034-001 & 032-0815-2034-002

SITE DETAILS:

Parent Parcel Acres: 2.0 & 40.48
Proposed Lot Size(s): 1.9 & 40.44 acres
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map to adjust the boundary between two existing CSM lots.

STAFF EVALUATION:

The preliminary CSM lots are located within the Airport Approach Protection Zone at an elevation of 968 feet above mean sea level for all buildings. A note to this effect will need to be added to the CSM. Ebenezer Dr is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 100 ft. A 100 ft ROW (50ft from centerline) will need to be depicted on the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. A 100 ft ROW (50ft from centerline) shall be depicted on the CSM.
 - c. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.

CERTIFIED SURVEY MAP NO. _____

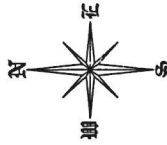
A REDIVISION OF CERTIFIED SURVEY MAP NO. 4149 LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 08 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

OWNER(S):

MICHAEL L. YENSER &
REBECCA L. FRESON
W4368 EBENEZER RD
WATERTOWN, WI 53094

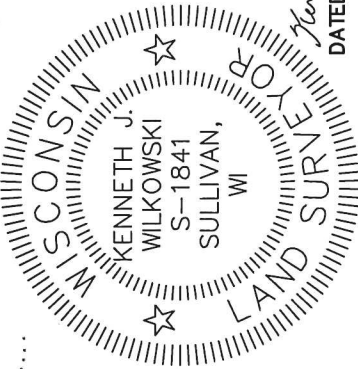
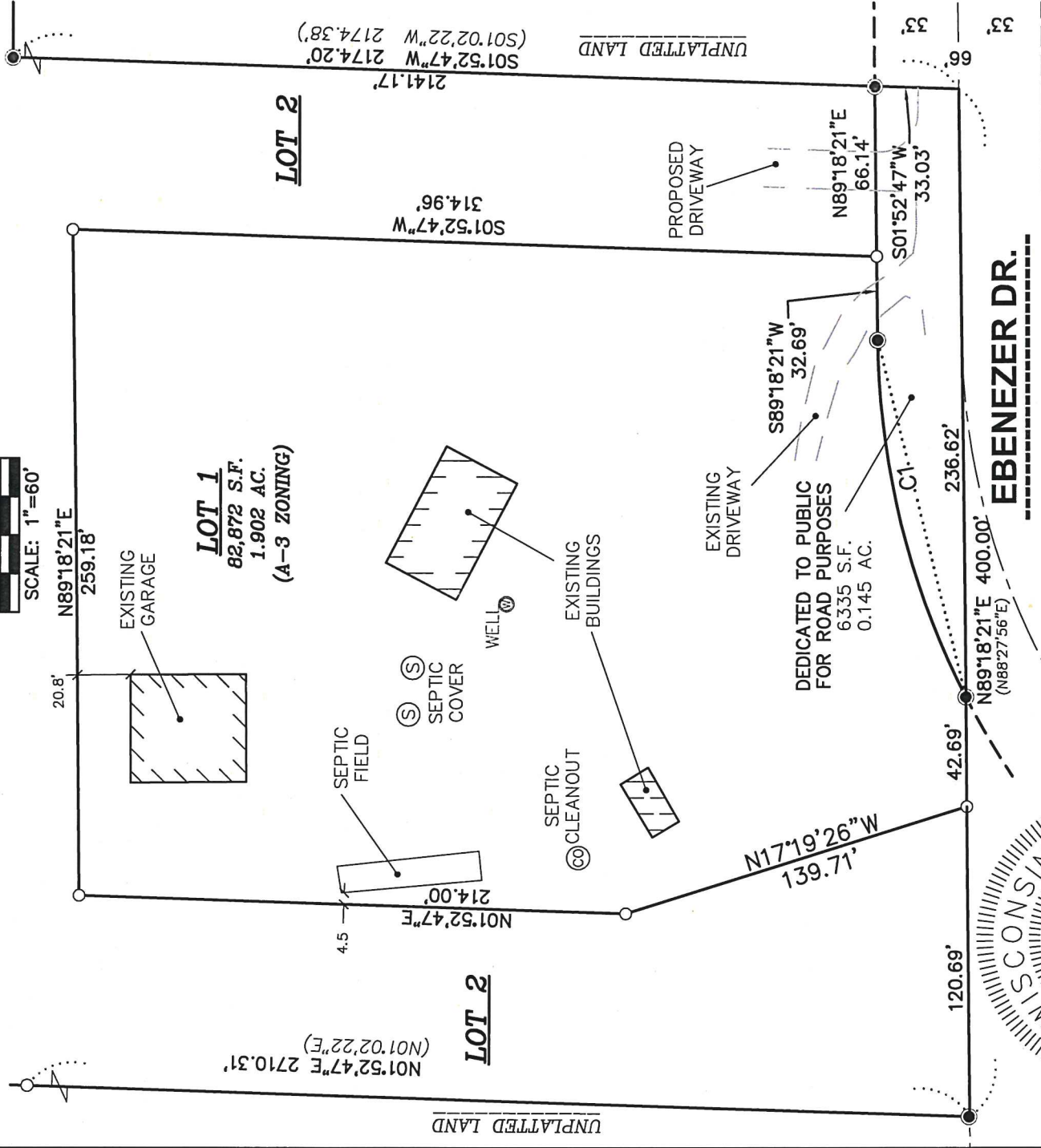
SURVEYED BY:

KW SURVEYING
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800



NOTES

1. FIELD WORK PERFORMED ON NOVEMBER 4, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (JEFFERSON COUNTY). THE SOUTH LINE OF THE SW QUARTER OF SECTION 20-08N-15E, BEARS N89°18'21"E.
3. CHECK FOR SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY.



Kenneth J. Wilkowski
DATED: 12/08/2023

LEGEND

- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- () DENOTES RECORD DATA

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	310.79'	26°38'35"	S75°59'04"W	143.22'	144.52'	S89°18'21"W	S62°39'46"W

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

SHEET 2 OF 4
JOB NO. J2190

CERTIFIED SURVEY MAP NO.

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4149 LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 08 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

OWNER(S):

MICHAEL L. YENSER &
REBECCA L. FRESON
W4368 EBENEZER DR
WATERTOWN, WI 53094

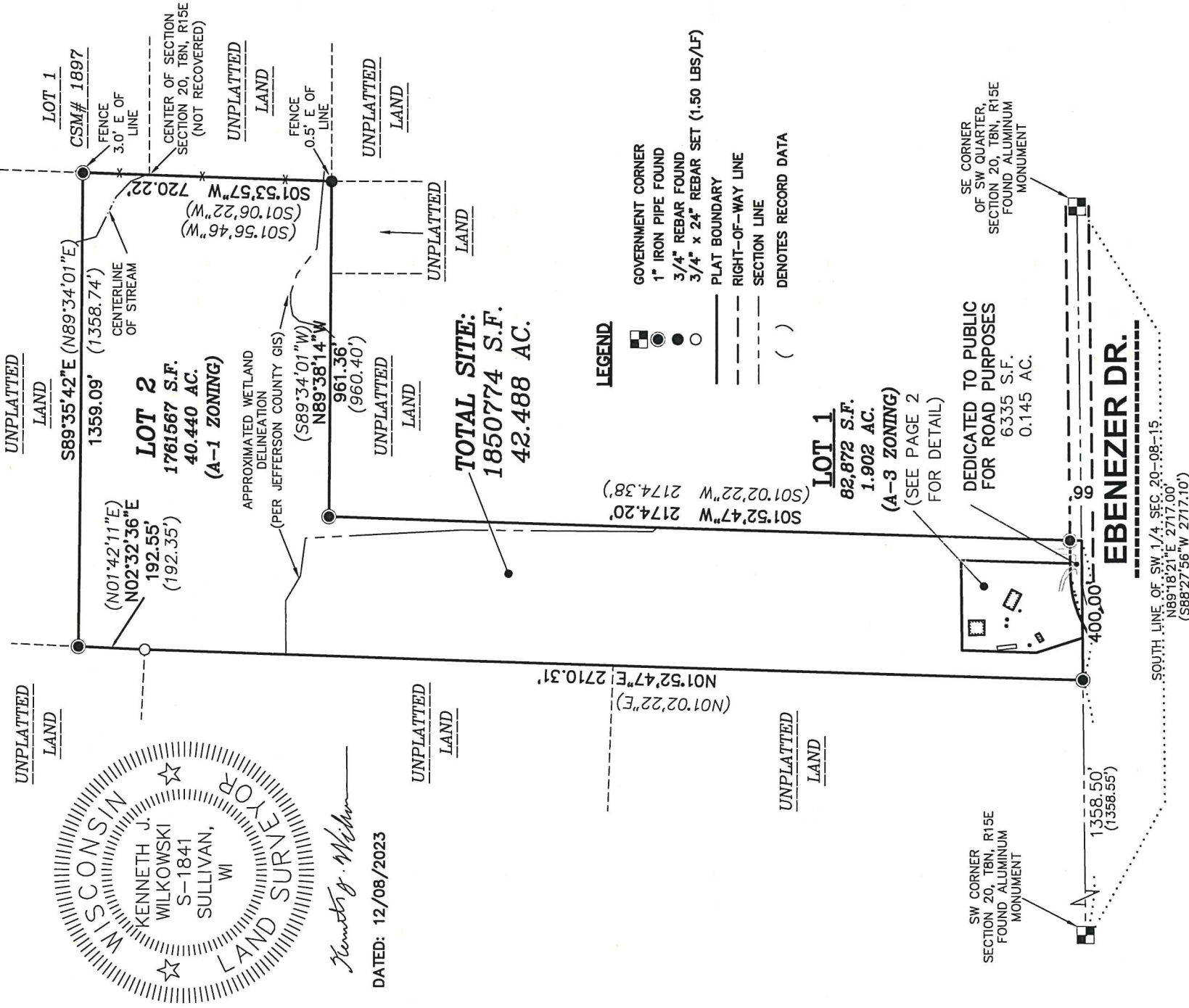
SURVEYED BY:

KW SURVEYING
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800



NOTES

1. FIELD WORK PERFORMED ON NOVEMBER 4, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (JEFFERSON COUNTY). THE SOUTH LINE OF THE SW QUARTER OF SECTION 20-08N-15E, BEARS N89°18'21"E.
3. CHECK FOR SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY.



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4149 LOCATED IN THE
SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 20, TOWNSHIP 08 NORTH, RANGE 15 EAST,
TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

OWNERS CERTIFICATE

MICHAEL L. YENSER & REBECCA L. FRESON, AS OWNERS, DO HEREBY CERTIFY THAT SAID OWNERS HAVE CAUSED
THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS
REPRESENTED HEREON, SAID OWNERS FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY
S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- i) JEFFERSON COUNTY PLANNING AND ZONING
- ii) TOWN OF WATERTOWN
- iii) CITY OF WATERTOWN



MICHAEL L. YENSER, OWNER

REBECCA L. FRESON, OWNER

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 19 DAY OF December, 2023, THE ABOVE NAMED
MICHAEL L. YENSER & REBECCA L. FRESON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN

MY COMMISSION EXPIRES 4-11-2026


CITY OF WATERTOWN EXTRATERRITORIAL APPROVAL


APPROVED BY THE CITY OF WATERTOWN PLAN COMMISSION ON THIS _____ DAY OF _____

_____, 202____

TOWN OF WATERTOWN APPROVAL

APPROVED AND ACCEPTED EBENEZER DRIVE DEDICATION BY THE TOWN OF WATERTOWN COMMITTEE ON THIS _____ DAY _____

OF 22-DEC 2023

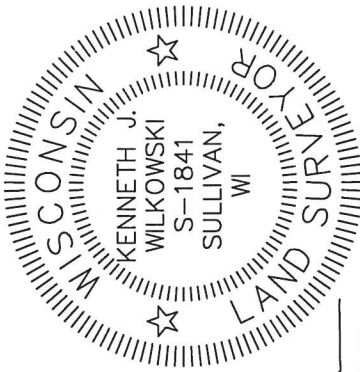

John Thum - Chairman

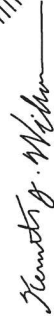
JEFFERSON COUNTY APPROVAL

APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE ON THIS _____ DAY OF _____

_____, 202____

MATT ZANGL, DIRECTOR





DATED: 12/08/2023

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4149 LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 08 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4149 LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 08 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN;

SAID PARCEL CONTAINS 1,850,774 SQUARE FEET OR 42.488 ACRES.

SURVEYOR'S CERTIFICATE

I, KENNETH J. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-1841, DO HEREBY CERTIFY THAT BY DIRECTION OF MICHAEL L. YENSER & REBECCA L. FRESON, I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF JEFFERSON COUNTY, WISCONSIN.

Kenneth J. Wilkowski DATED: 12/08/2023
KENNETH J. WILKOWSKI, S-1841
PROFESSIONAL LAND SURVEYOR DATE

CONSENT OF CORPORATE MORTGAGEE

BANK FIRST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF KENNETH J. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1841, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF MICHAEL L. YENSER & REBECCA L. FRESON, OWNER.

WITNESS THE HAND AND SEAL OF BANK FIRST, MORTGAGEE, THIS 21 DAY OF December, 2023.

Joshua Patterson
Joshua Patterson, TITLE Market President

STATE OF WISCONSIN) SS
Jefferson COUNTY) SS



PERSONALLY CAME BEFORE ME THIS 21 DAY OF December, 2023, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED Joshua Patterson, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

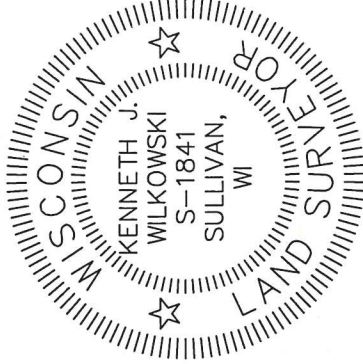
21-21-2026 MY COMMISSION EXPIRES
NOTARY PUBLIC, Jefferson COUNTY, WISCONSIN

CONSENT OF PERSONAL MORTGAGEE CERTIFICATE

I, ARLENE KROPF, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF MICHAEL L. YENSER & REBECCA L. FRESON, OWNER.

WITNESS THE HAND AND SEAL OF ARLENE KROPF, MORTGAGEE, THIS 21 DAY OF Dec, 2023.
IN THE PRESENCE OF:

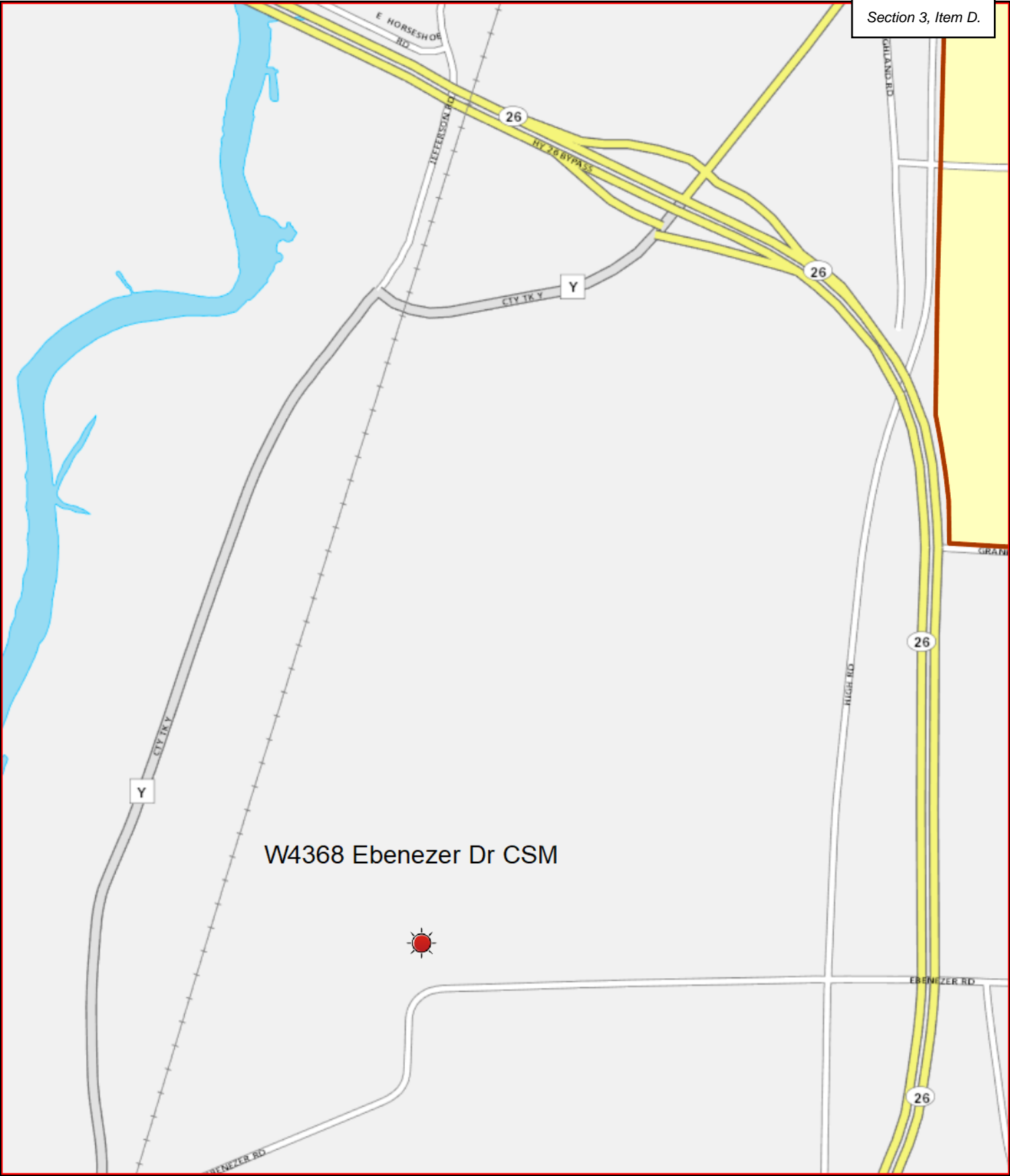
Arlene Kropf
_____, MORTGAGEE



STATE OF WISCONSIN) SS
Joshua Patterson COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 21st DAY OF December, 2023
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED Arlene Kropf TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Vicki H. Burt
NOTARY PUBLIC, Jefferson COUNTY, WISCONSIN MY COMMISSION EXPIRES 11/29/2025



Points



Override 1



City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 1,000 feet
SCALE BAR = 1"

Printed on: January 1, 2019
Author: Private User

DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 22nd, 2024
SUBJECT: CTH Y Moss Trust - Extraterritorial Certified Survey Map (CSM)

A request by Gertrude Moss to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-1944-000

SITE DETAILS:

Parent Parcel Acres: 23.79
Proposed Lot Size(s): 1 acre
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map for construction of a residence.

STAFF EVALUATION:

The preliminary CSM lot is located within the Airport Approach Protection Zone at an elevation of 968 feet above mean sea level for all buildings. A note to this effect will need to be added to the CSM. CTH Y is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft. A 120 ft ROW (60ft from centerline) will need to be depicted on the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. A 120 ft ROW (60ft from centerline) shall be depicted on the CSM.
 - c. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.

PRELIMINARY CSM FOR REZONE

BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWN 8 NORTH, RANGE 15 EAST IN THE TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

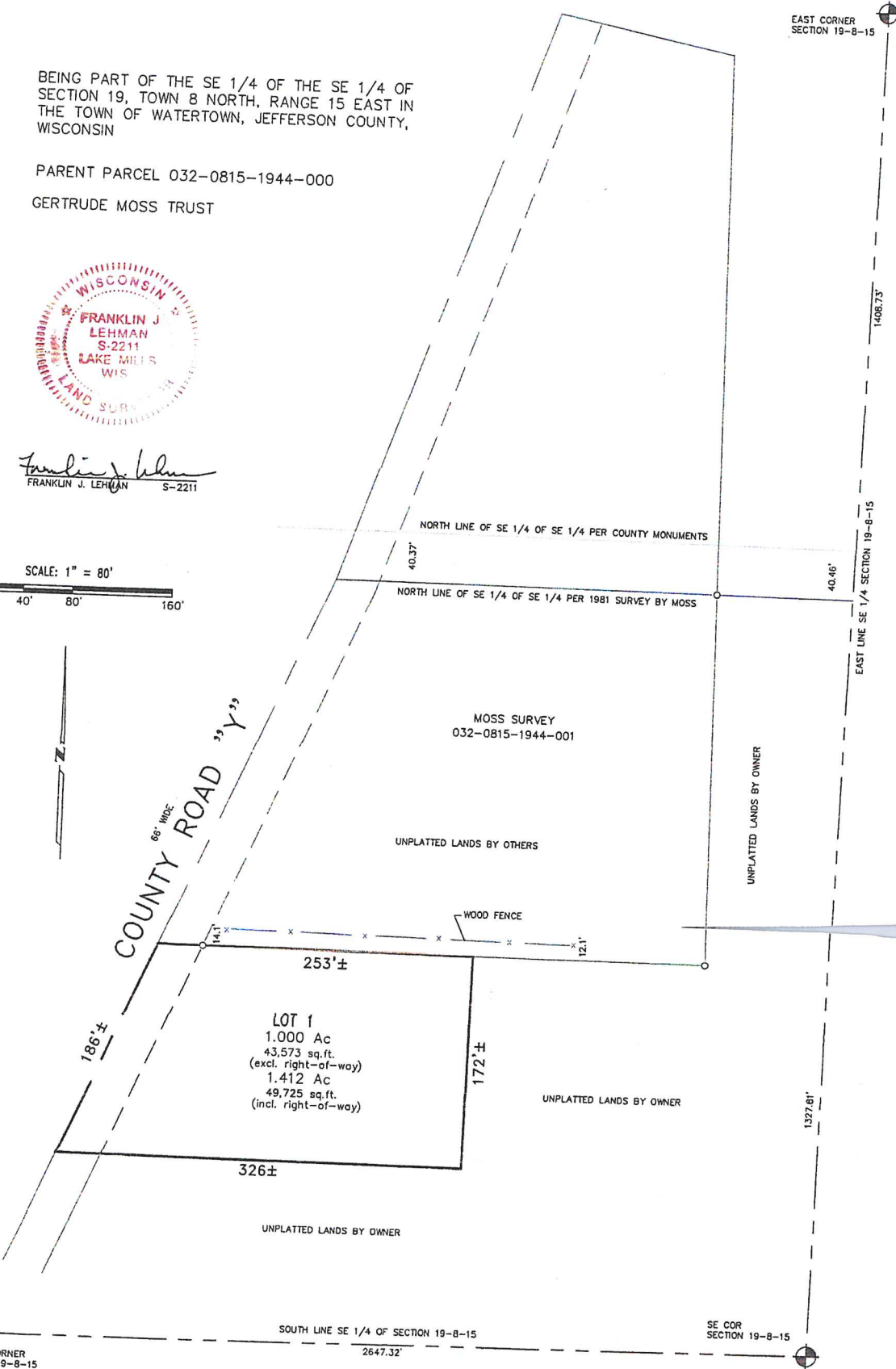
PARENT PARCEL 032-0815-1944-000

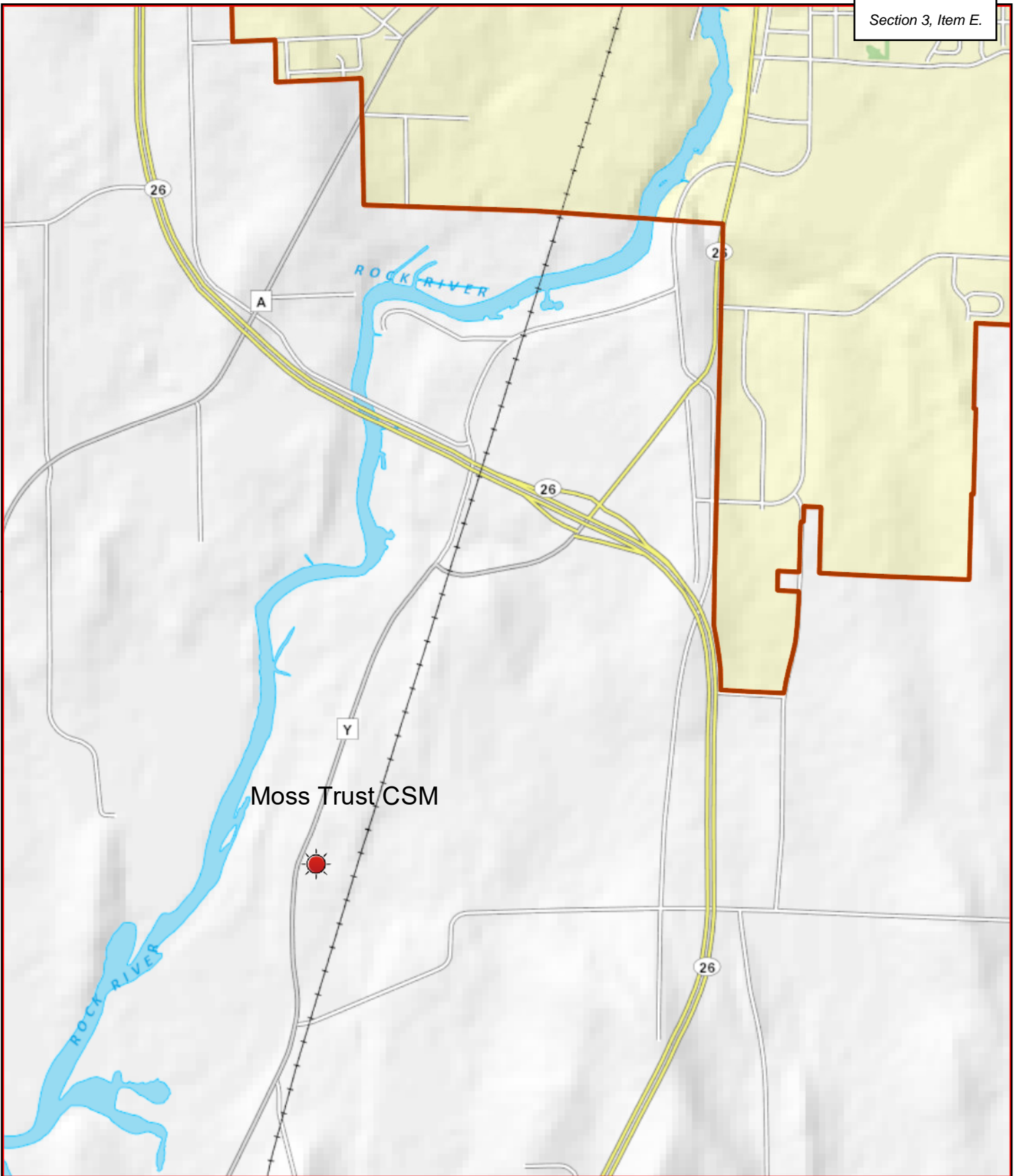
GERTRUDE MOSS TRUST



Franklin J. Lehman
FRANKLIN J. LEHMAN S-2211

SCALE: 1" = 80'
0' 40' 80' 160'





Points



Override 1



City Limits



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 2,000 feet
SCALE BAR = 1"

Printed on: January 1, 2014
Author: Private User

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

Main Office
920-262-4060

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Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 22, 2024
SUBJECT: 621 Bernard St – Fire Station Site Plan Review

Site Plan Review requested by Mark Zvitkovits of SEH, agent for the Watertown Fire Department, for a new Fire Station located at 621 Bernard St, Watertown WI. Parcel PIN: 291-0815-0544-003.

SITE DETAILS:

Acres: 6.39
Current Zoning: CB Central Business
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

Applicant is proposing the construction of an approximately 35,000 sq ft new Fire Station. The station will also include a training tower and cold storage building.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to §550-144 & §550-145 of the zoning code.

Within the CB Central Business zoning district 'Public Services and Utilities' as a principal land use is permitted by right. 'Public Services and Utilities' land uses include all public-service-related facilities and similar land uses. *[per §550-36B(1)(e) and §550-51E]*

Applicable regulations 'Public Services and Utilities' land uses include the following: *[per §550-51E(1)]*

- Outdoor storage areas shall be located a minimum of 50 feet from any residentially zoned property.
- All outdoor storage areas adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of 0.60 (see **§550-99**). Said bufferyard shall be located at the property line adjacent to said residentially zoned property.
- All structures shall be located a minimum of 20 feet from any residentially zoned property.
- The exterior of all buildings shall be compatible with the exteriors of surrounding buildings.

The applicant has not provided the required information on how these regulations will be met.

Site Layout and Design:

No building and pavement setbacks exist within the CB Central Business zoning district other than those listed under the Public Services and Utilities land use. The proposed fire station and associated buildings meet the maximum building height limits of 50 feet for the CB Central Business zoning district. [per § 550-34G(2)(g)]

Exterior Construction and Material Standards:

Exterior construction material standards for CB Central Business Zoning District shall employ only high-quality decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings: [per § 550-121]

- Any portion of the building or structure visible from adjacent residentially zoned property;
- Any portion of the building or structure located within 50 feet of a public right-of-way; or
- Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
- The following exterior construction materials shall not be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission.

The exterior construction materials of the training tower and cold storage building do not meet the requirements of §550-121. A CUP is required by §550-21F for exceptions to the building material requirements.

The applicant has not applied for a CUP for exceptions to the building material requirements.

Vehicle Access and Circulation

A vehicle access and circulation plan has not been submitted by the applicant that meets the requirements of §550-107.

Landscaping:

A landscaping plan has not been submitted by the applicant that meets the requirements of §550-93 thru 103 and §550 Attachment 5, Appendix E.

Parking:

Applicable parking regulations for the 'Public Services and Utilities' land use includes the following:

- Parking requirements for 'Public Services and Utilities' uses in the CB Central Business zoning district require one space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area. [per § 550-51E(2)]

Applicant has not provided the required information on parking that meets the requirements of §550-51E(2).

Lighting:

An exterior lighting plan has not been submitted by the applicant that meets the requirements of §550-110.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - Submit documentation on regulations, access and circulation, landscaping, parking, and lighting for review and approval.
 - Obtain a CUP for exceptions to the building material requirements for the training tower and cold storage building.

ATTACHMENTS:

- Application materials

January 17, 2024

Site Plan Review / Plan Commission Watertown Fire Station Project

As part of the Site Plan Review application, below is a brief description of the project. In addition, we were forwarded a letter describing the necessary documentation for site plan review and plan commission approval for the proposed Watertown Fire Station project. A 'draft' set of documents had been sent January 8, 2024, with plans to update the set as they were further developed. Below we have attempted to address the issues noted in your letter. Thank you for your patience regarding this submission as we developed the necessary documentation.

Project Description

The proposed project is for a new Fire Station facility for the City's Fire Department. The plan is comprised of three separate buildings (Fire Station, Cold Storage, Training Tower) on the currently vacant 6.39 acre site. The fire station is planned to be a 34,787 square foot, two-story building housing the City's Fire Department. This building is designed to have a masonry exterior with varying heights and façade to break up the mass of the building. The cold storage building is planned to be a 3500 square foot, non-heated outbuilding constructed with a masonry material matching the fire station as well as metal panel of complementary color. This building will be used for housing additional equipment the Fire Department operates. The Training Tower is a 40' tall training amenity for the Fire Department. The building has a base footprint of 1116 square feet, and will reduce in floor area on the upper floors. Due to the use of the tower, it is planned to have a metal panel exterior.

Land Use and Zoning

There is no planned outdoor storage on the site adjacent to residential zoned properties.

Attached with this submission are the proposed Civil plans which show the buildings set back from the adjacent residential properties.

The proposed exterior materials for the fire station are an architectural concrete stone base coursing (wainscot) with concrete brick above. There is an alternate being built into the project to replace the concrete stone material with a decorative split-face CMU material if costs dictate, however, the preference will be to stick with the concrete stone if possible. A sample board of the concrete stone and brick will be made available to the review committee.

Exterior Construction and Materials Standards

As part of this submission is the application for a Conditional-Use Permit regarding the building materials for the Cold Storage building (Building B on plans) and the Training Tower.

The proposed materials for the Cold Storage building is an architectural concrete stone material wainscot coursing (roughly 3' high), matching the material being used on the adjacent fire station. Above this

would be metal panel. As the manufacturer of this building has yet to be selected, the color for the metal panel is not finalized. This color would be chosen from the manufacturer's standard colors, with the intent for it colors to be muted and complementary to the adjacent fire station.

The proposed materials for the Training Tower would be a metal panel. Similar to the metal panel use on the Cold Storage Building, the color selected will be muted and complementary to the fire station.

Vehicle Access and Circulation

Attached with this submission is a site plan showing the ingress and egress for vehicular travel on the site. The main entrance and exit for the public will be off Bernard Street. This will also serve as the exit for responding fire apparatus. Returning apparatus will enter the site from Johnson Street. There is a planned connection between these two entrances to allow for vehicular circulation through the site.

Landscaping

Attached with this submission is the proposed landscaping plan.

Parking

The building is planned to hold (12) employees 24 hours a day, with an additional (5) employees working normal business hours. The office space of the facility makes up 7781 square feet of the building which would amount to an additional 16 parking spaces. The proposed site plan has 63 parking spaces shown.

Lighting

Attached with this submission is the proposed site plan photometrics along with lighting cutsheets.

Sincerely,



Mark Zvitkovits, AIA
(Lic. WI)

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NOT FOR
CONSTRUCTION

Project Owner

City of Watertown
WATERTOWN FIRE STATION
ADDRESS

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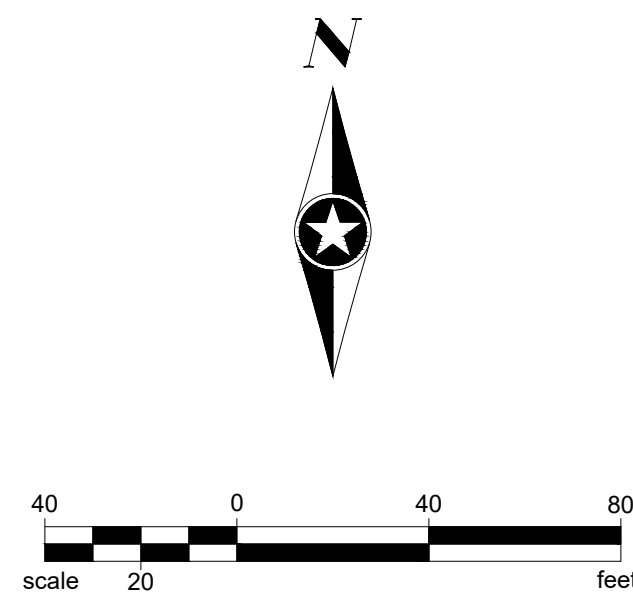
SEH Project WATRN_172202
Checked By KB
Drawn By PAL

Project Status Issue Date
CONST. DOC. 02/14/2024

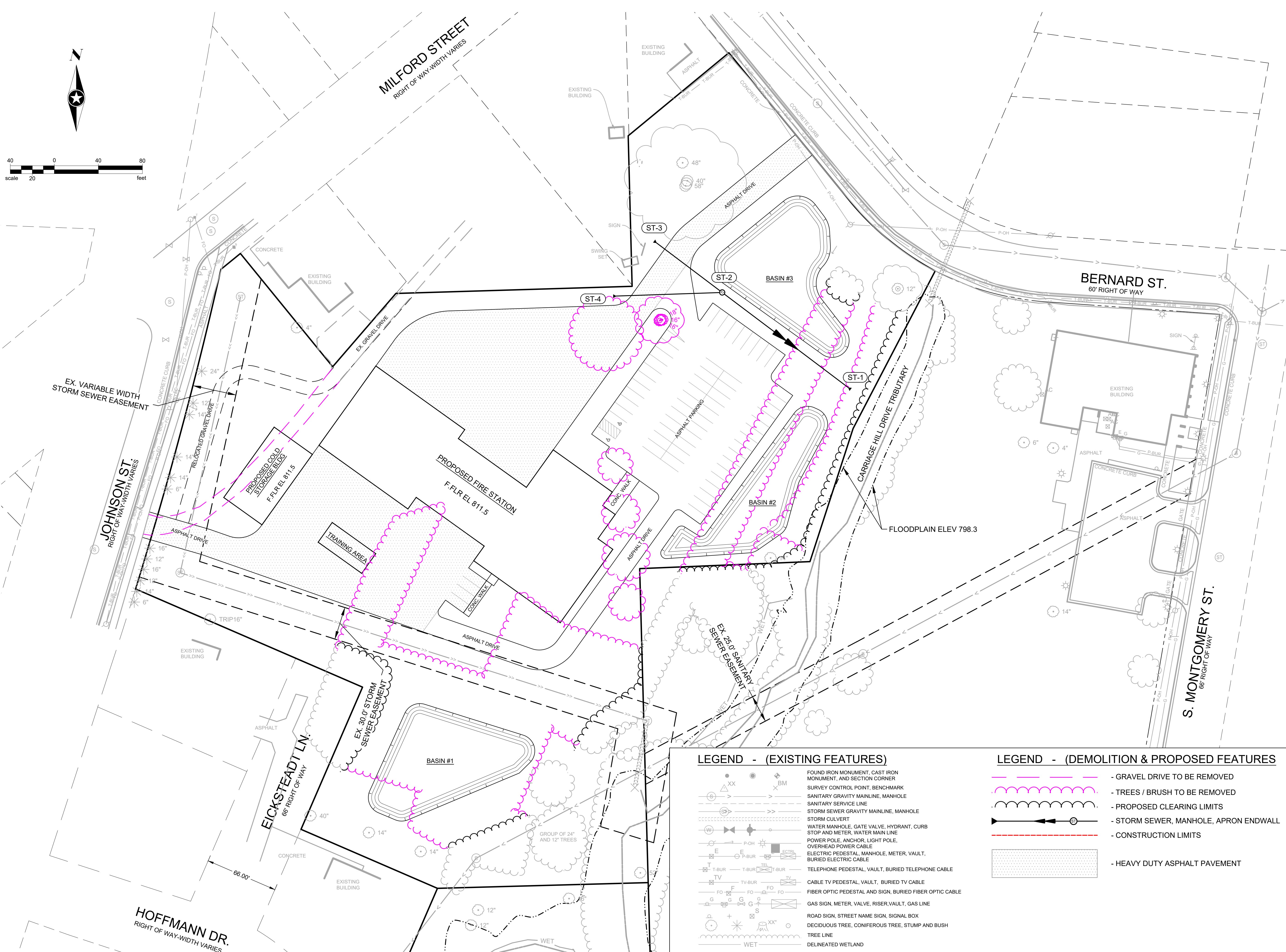
REVISION SCHEDULE

REV. #	DESCRIPTION	DATE
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PROPOSED SITE PLAN



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NOT FOR
CONSTRUCTION

Project Owner

City of Watertown
WATERTOWN FIRE STATION
ADDRESS

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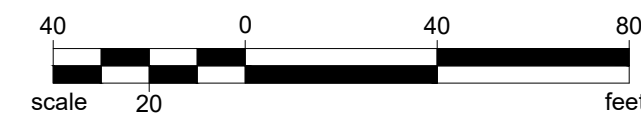
SEH Project WATRN_172202
Checked By KB
Drawn By PAL

Project Status Issue Date
CONST. DOC. 02/14/2024

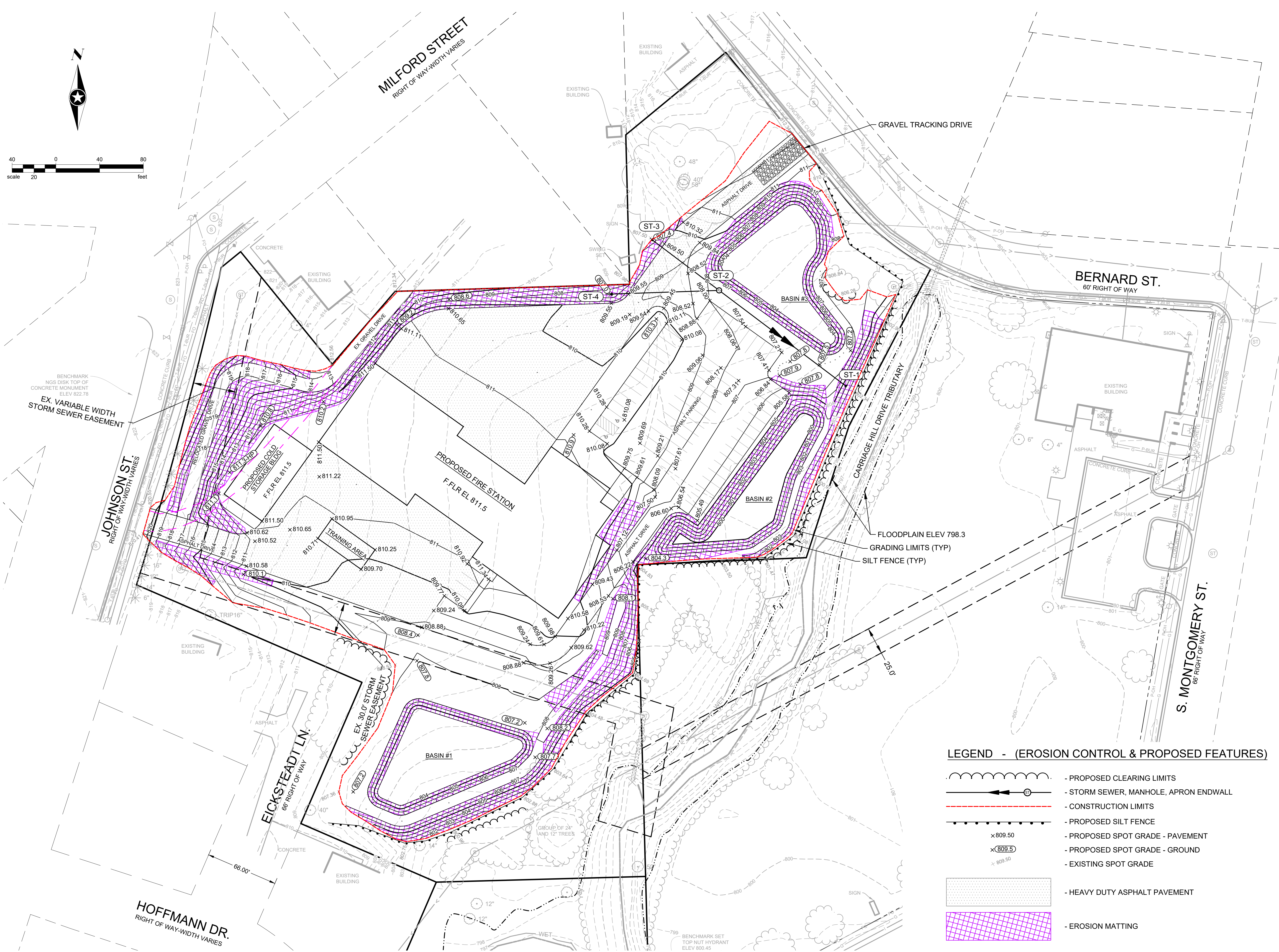
REVISION SCHEDULE

REV. #	DESCRIPTION	DATE
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**PROPOSED GRADING &
EROSION CONTROL PLAN**



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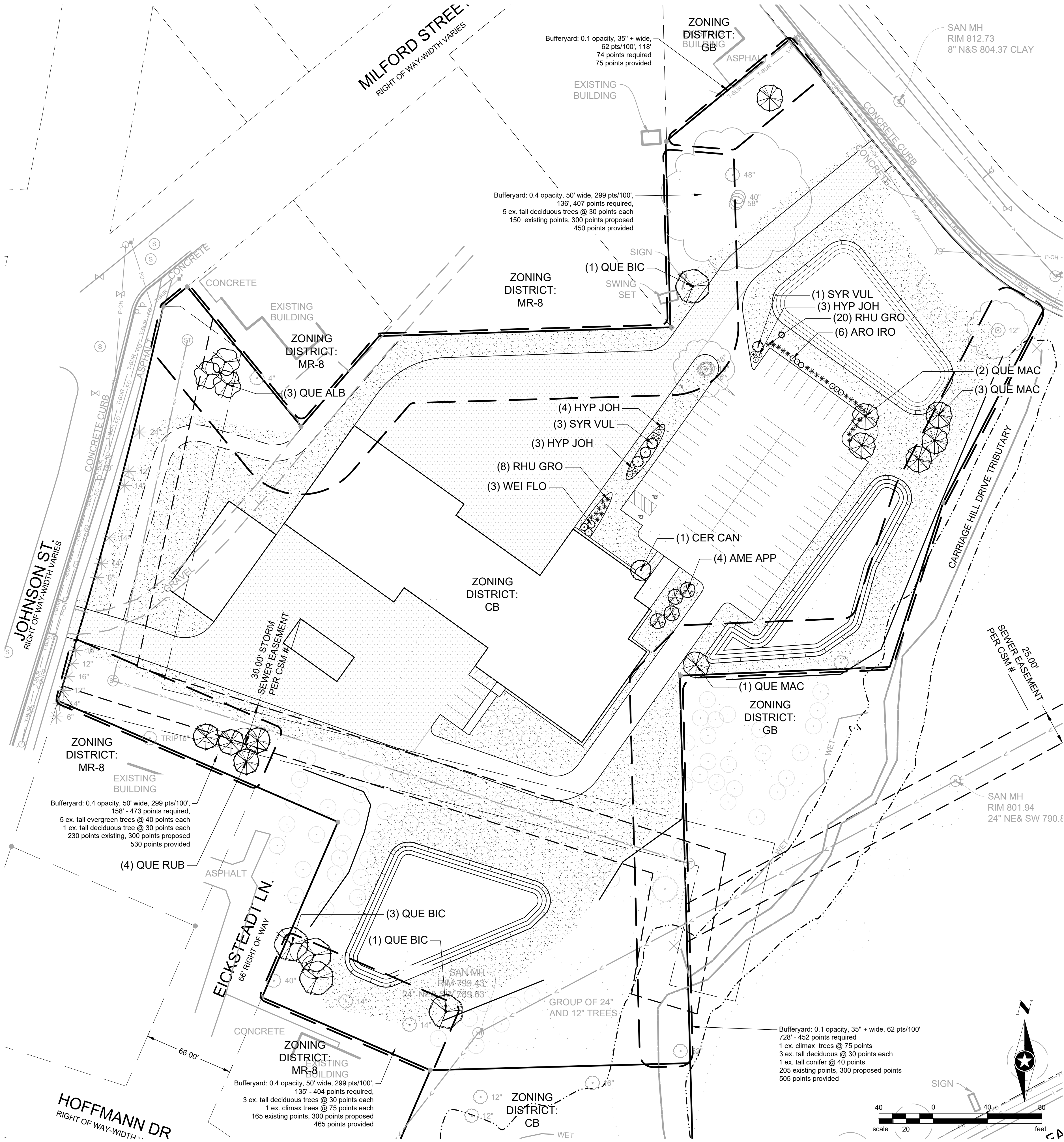
LEGEND - (EROSION CONTROL & PROPOSED FEATURES)

- PROPOSED CLEARING LIMITS
- STORM SEWER, MANHOLE, APRON ENDWALL
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- PROPOSED SPOT GRADE - PAVEMENT
- PROPOSED SPOT GRADE - GROUND
- EXISTING SPOT GRADE
- HEAVY DUTY ASPHALT PAVEMENT
- EROSION MATTING

Save: 1/12/2024 2:02 PM mgwagner Plot: 1/12/2024 3:33 PM X:\U2\WWATRN\172202\5-final-dsgn\51-drawings\25-Plant\ACAD\WATRN_172202_LS.dwg

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
CLIMAX DECIDUOUS TREE: 75 POINTS EA					
	QUE ALB	QUERCUS ALBA / WHITE OAK TRANSPLANTED FROM EXISTING SITE	2" CAL	3	
	QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK TRANSPLANTED FROM EXISTING SITE	2" CAL	5	
	QUE MAC	QUERCUS MACROCARPA / BURR OAK TRANSPLANTED FROM EXISTING SITE	2" CAL	7	
	QUE RUB	QUERCUS RUBRA / RED OAK TRANSPLANTED FROM EXISTING SITE	2" CAL	4	
LOW DECIDUOUS TREES: 10 POINTS EA					
	AME APP	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY	6' TALL MULTISTEM	4	
	CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL	1	
TREES					
		EXISTING 2 - 8" CALIPER OAK		79	
		EXISTING EVERGREEN		1	
LOW DECIDUOUS SHRUB: 1 POINT EA					
	ARO IRO	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / BLACK CHOKEBERRY	5 GAL.	6	
	HYP JOH	HYPERICUM KALMIANUM / KALM ST. JOHNSWORT	5 GAL.	10	
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	28	
MEDIUM DECIDUOUS SHRUB: 3 POINTS EA					
	WEI FLO	WEIGELA FLORIDA / OLD FASHIONED WEIGELA	5 GAL.	3	
TALL DECIDUOUS SHRUB: 5 POINTS EA					
	SYR VUL	SYRINGA VULGARIS / COMMON LILAC	5 GAL.	4	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS					
		PERENNIALS			531 SF
		LAWN			71,859 SF

LANDSCAPE POINTS - CB CENTRAL BUSINESS ZONING DISTRICT				
	Building Foundation	Street Foundation	Paved Areas	Developed Lots
Requirement	N/A	N/A	20 points per 20 parking stalls or 10,000 SF of parking area	N/A
Measurement	N/A	N/A	79,281 SF total area paved for vehicles	N/A
Points Required	N/A	N/A	158 points required, 64 points as shrubs, remainder as tall/climax trees, within 10' of pavement	N/A
Points Provided	N/A	N/A		N/A





Section 3, Item F.

NOT FOR CONSTRUCTION

Project Owner

City of Watertown

WATERTOWN FIRE STATION

ADDRESS

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SEH Project

Checked By

Drawn By

172202

MGW

Project Status

Issue Date

REVISION SCHEDULE

REV. # DESCRIPTION DATE

LANDSCAPE PLAN

L101

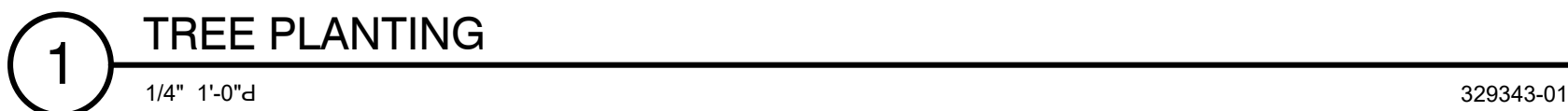
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City of Watertown
WATERTOWN FIRE STATION
ADDRESS

Project Status	Issue Date
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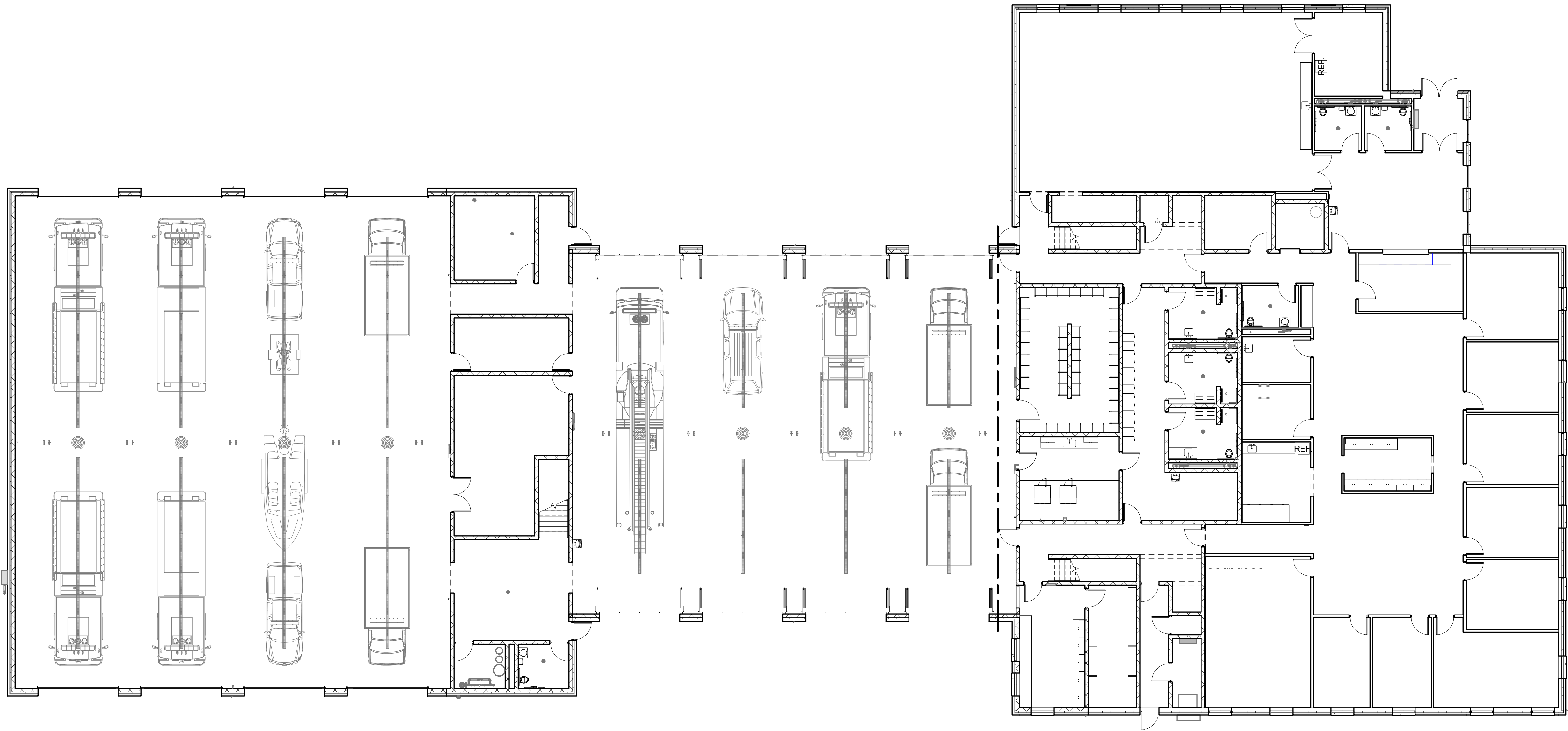
**LANDSCAPE SCHEDULE,
DETAIL, NOTES**

41



1. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
2. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
5. AREAS UNDER PLANTING BEDS SHALL NOT CONTAIN COMPACTED AGGREGATE TO ALLOW FOR PROPER DRAINAGE AND GROWTH OF PLANT MATERIAL. REMOVE AGGREGATE AND PERFORM SUBSOILING AS NECESSARY TO OBTAIN LOOSE, FREE DRAINING SUBGRADE BELOW PLANTING BEDS. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
6. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
7. ALL SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL.
8. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
9. SEED AND PLUG PLANTING SHALL OCCUR IN DESIGNATED PLANTING WINDOWS, SEE SPECIFICATIONS.
10. PAINT OR STAKE LIMITS OF SEEDING FOR REVIEW BY LANDSCAPE ARCHITECT & OWNER PRIOR TO SEEDING.
11. NEW SEEDED AREAS TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUNDCOVER THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
12. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PLANTING BEDS SHALL HAVE A SHOVEL CUT EDGE, UNLESS OTHERWISE SPECIFIED.
14. ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH PER PLANTING DETAILS. MULCH SHALL BE CONSIDERED INCIDENTAL TO PLANT MATERIALS.
15. LAWN SEED SHALL BE ESTABLISHED BY THE CONTRACTOR TO A DENSE, GREEN CONSISTENT LAWN VOID OF ANY BARE OR PATCHY AREAS LARGER THAN 3" X 3".
16. SEED PRIOR TO OCT. 15. IF SEEDED AFTER OCT. 15, MAINTAIN AND ESTABLISH LAWN UNTIL SPRING REVIEW.
17. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
18. CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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1 FLOOR PLAN - LEVEL 1
A100 3/32" = 1'-0"

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CITY OF WATERTOWN
WATERTOWN FIRE STATION
621 BERNARD STREET
WATERTOWN, WISCONSIN

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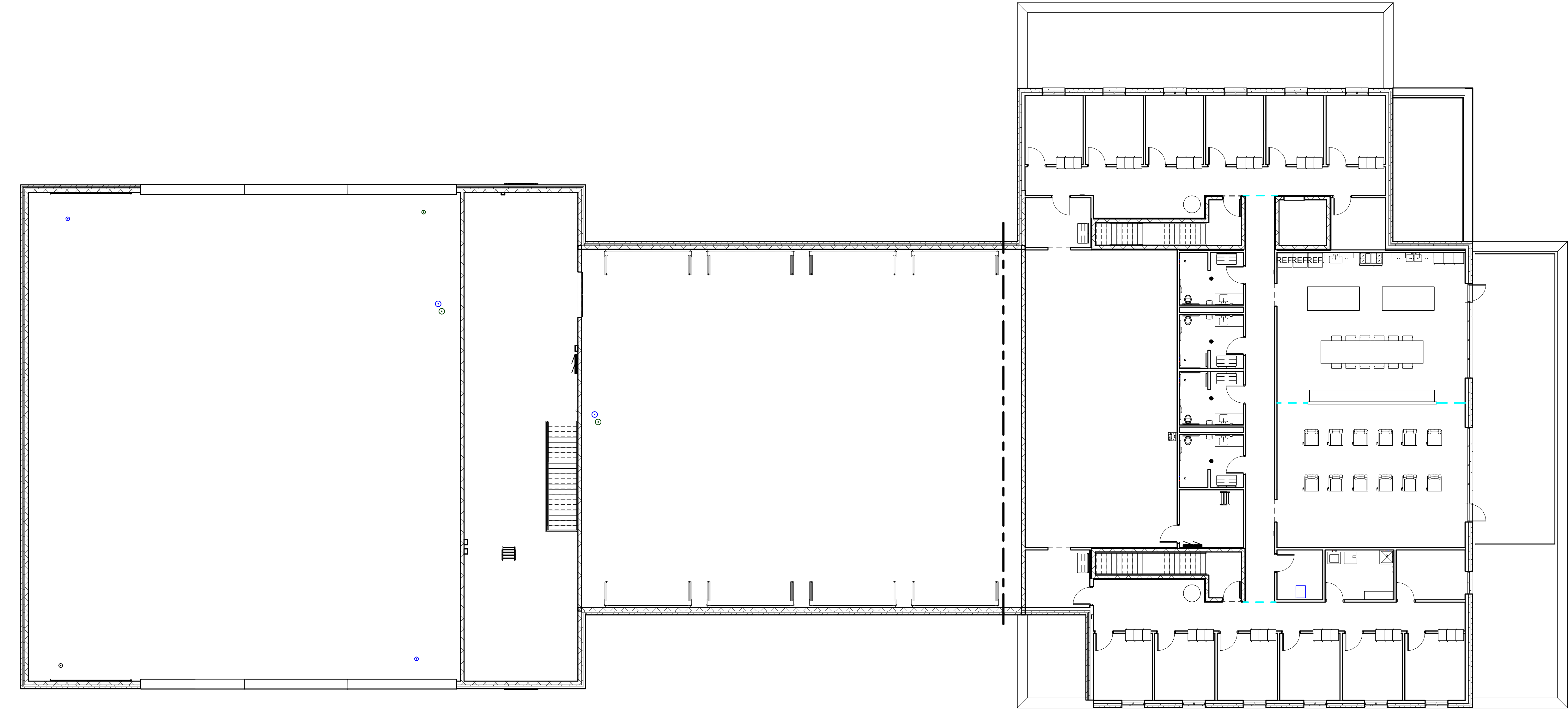
Project Status Issue Date
CONSTRUCTION DOCUMENTS 2/14/2024

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REV. #	DESCRIPTION	DATE



OVERALL PLAN - BUILDING A
- LEVEL 1

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1 LEVEL 2
A101 3/32" = 1'-0"

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WATERTOWN, WISCONSIN

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OVERALL PLAN - BUILDING A
- LEVEL 2



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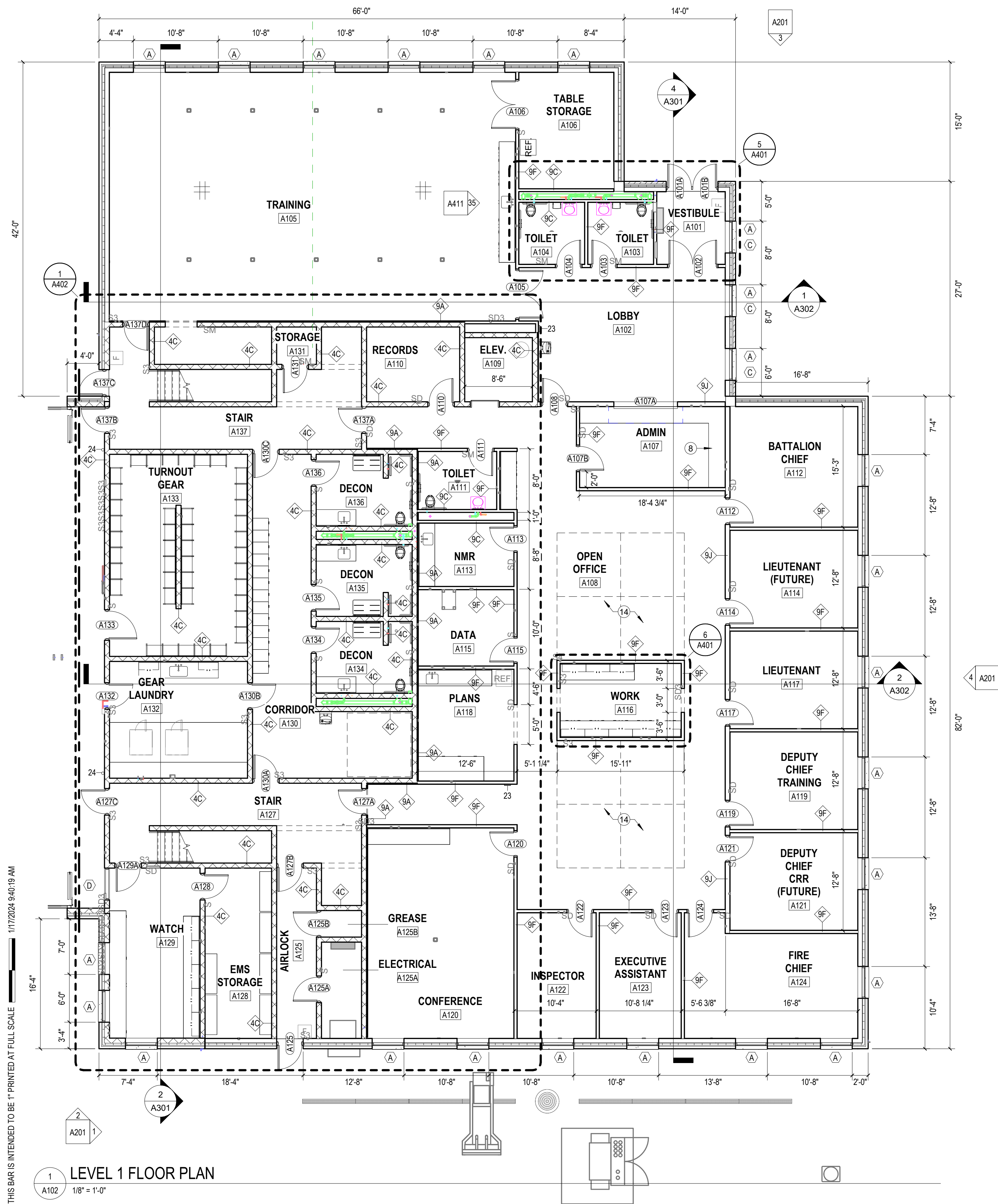
REVISION SCHEDULE

REV. #	DESCRIPTION	DATE
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FLOOR PLAN - BUILDING A -
LEVEL 1

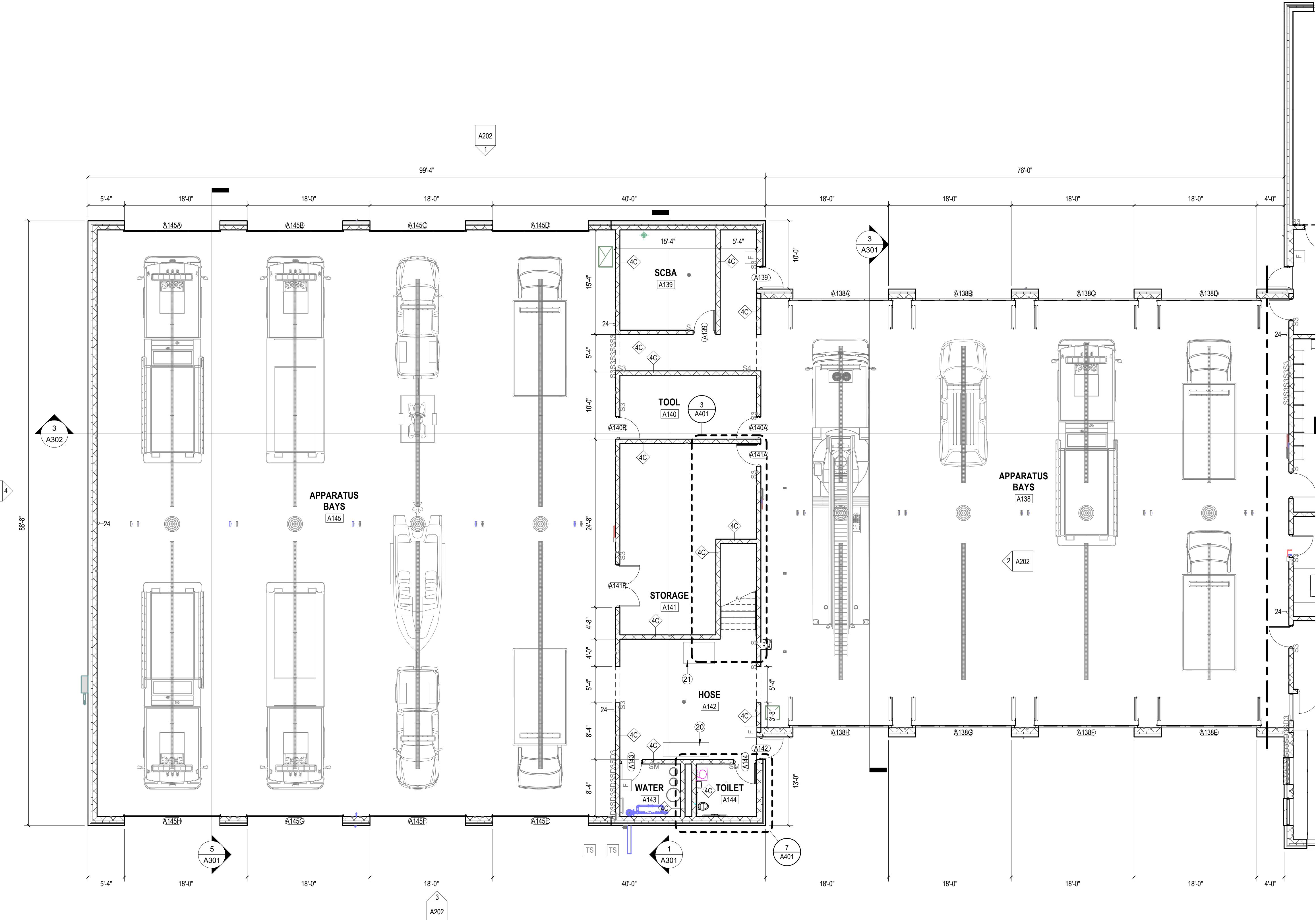
CONSTRUCTION KEYNOTE LEGEND

- 1 CONCRETE FILLED METAL PAN STAIR
- 2 STEEL PIPE HANDRAIL, MOUNTED TO WALL
- (3) THRU-WALL, PASS-THRU LOCKERS, SEE 9 / A503xxxxxxx FOR DETAILS
- 4 TILE SHOWER, SEE xxxxxxxx FOR THRESHOLD DETAIL
- 5 INSTALL GRAB BARS IN SHOWERS WITH TOP OF GRIPPING SURFACE AT 34" A.F.F.
- 6 WALL-MOUNTED WIRE SHELF, ULINE H-6723 OR EQUAL
- 7 PROVIDE BLOCKING IN THIS WALL, 4 STUD CAVITIES W/ (2) 8" TALL BLOCKS EACH. VERIFY LOCATIONS W/ OWNER
- 8 SOLID SURFACE COUNTERTOP W/ 4 GROMMETS, VERIFY GROMMET LOCATIONS W/ OWNER, SEE 3 / A503
- 9 BULLNOSE ALL OUTSIDE CORNERS OF CMU WALL
- 10 WALL MOUNTED STEEL SHIPS LADDER, SEE xxxxxxxx
- 11 ROOF HATCH, LOCATE BETWEEN STEEL JOISTS
- 12 REMOVABLE RAILING, SEE xxxxxx FOR DETAIL
- 13 FIRE POLE, BASIS OF DESIGN: MCINTIRE BRASS WORKS, INC. MODEL 23, WWW.SLIDEPOLE.COM
- 14 CUBICLES, N.I.C.
- 15 ROOF PAVERS, TYPICAL
- 16 PRECAST CONCRETE ROOF PAVERS ON PEDESTAL SUPPORTS
- 17 STAINLESS STEEL GUARDRAIL, SEE xxxxxxxx
- 18 FURNITURE - N.I.C.
- 19 PIPE BOLLARD, SEE STRUCTURAL FOR DETAIL
- 20 HOSE WASHER - N.I.C.
- 21 GEAR DRYER - N.I.C.
- 22 PROVIDE DOOR BUMPER TO PROTECT ADJACENT WALL FROM PASS-THRU LOCKER DOOR, TYP.
- 23 48" HIGH MIRROR ALONG ENTIRE WALL MOUNTED @ 36" A.F.F.
- 24 31" DIAMETER MANHOLE COVER & RIM (NEENAH FOUNDRY MODEL R-1581-A), ENSURE THAT LOCATIONS ON BOTH LEVELS ARE ALIGNED
- 25 METAL PLATE TO COVER OPENING ABOVE STRINGER, WELD TO WIDE FLANGE, SEE 9 / A503
- 26 EQUIPMENT PAD, SEE STRUCTURAL FOR DETAILS
- 27 PROVIDE BLOCKING IN THIS WALL FOR FUTURE WALL-MOUNTED SHOWER SEAT, PROVIDED BY OWNER
- 28 SEE 7 / A504 FOR WALL RECESS DETAIL FOR UNDERCOUNTER DISHWASHER
- 29 SUMP GUARD RAIL, SEE 14 / A507
- 30 REFERENCE STRUCTURAL FOR INSULATION THICKNESS



THIS BAR IS INTENDED TO BE 1" PRINTED AT FULL SCALE 11/17/2024 9:40:32 AM

1
A103 1/8" = 1'-0"



CONSTRUCTION KEYNOTE LEGEND

- 1 CONCRETE FILLED METAL PAN STAIR
- 2 STEEL PIPE HANDRAIL, MOUNTED TO WALL
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- 28 SEE 7/A504 FOR WALL RECESS DETAIL FOR UNDERCOUNTER DISHWASHER
- 29 SUMP GUARD RAIL, SEE 14/A507
- 30 REFERENCE STRUCTURAL FOR INSULATION THICKNESS

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Project Owner

CITY OF WATERTOWN
WATERTOWN FIRE STATION
621 BERNARD STREET
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Project Status
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REV. # DESCRIPTION DATE

FLOOR PLAN - BUILDING A -
LEVEL 1

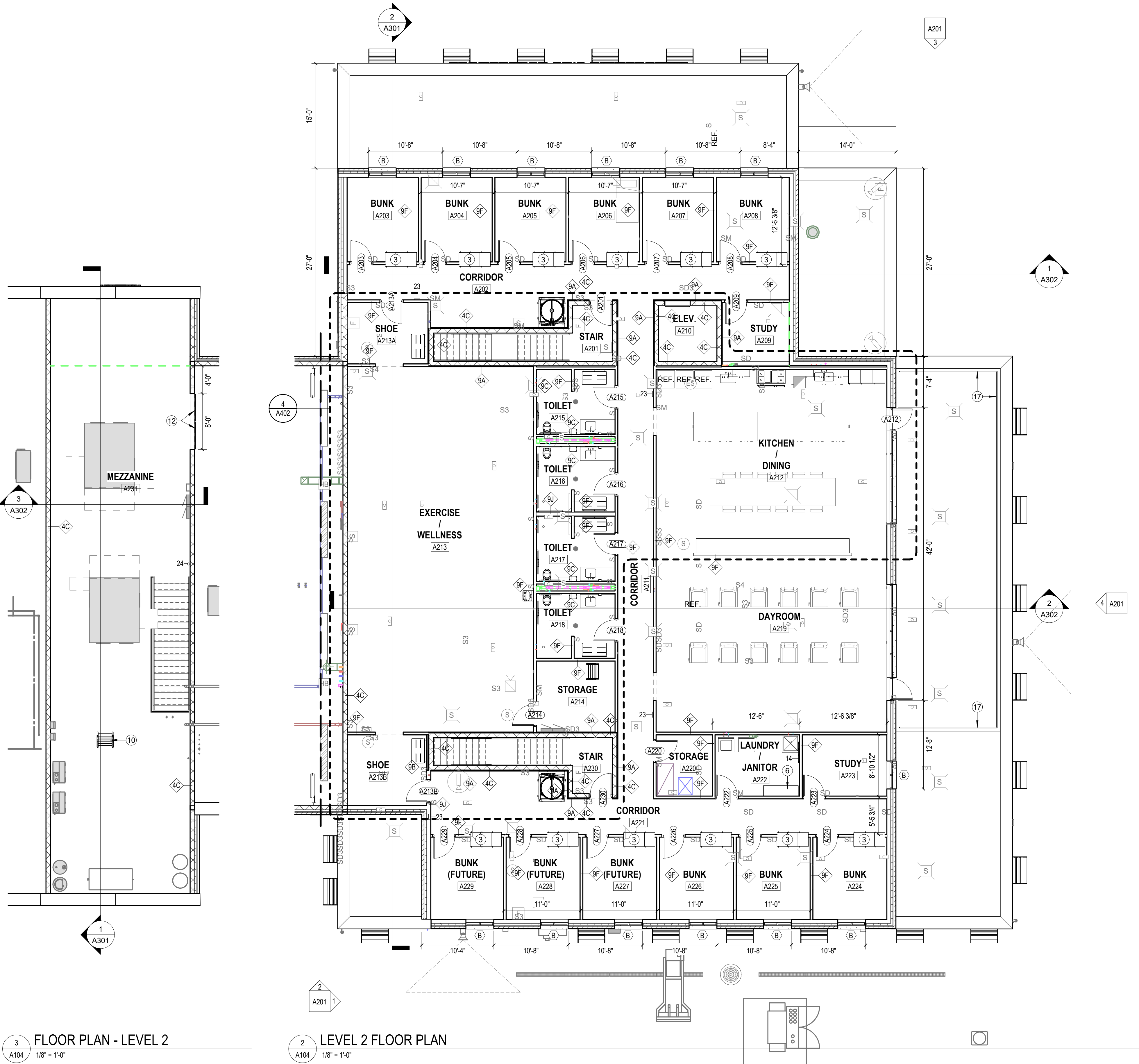


A103

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3 FLOOR PLAN - LEVEL 2
A104 1/8" = 1'-0"

2 LEVEL 2 FLOOR PLAN
A104 1/8" = 1'-0"



- CONSTRUCTION KEYNOTE LEGEND
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 - 11 ROOF HATCH, LOCATE BETWEEN STEEL JOISTS
 - 12 REMOVABLE RAILING, SEE xxxxxx FOR DETAIL
 - 13 FIRE POLE, BASIS OF DESIGN: MONTIRE BRASS WORKS, INC. MODEL 23, WWW.SLIDEPOLE.COM
 - 14 CUBICLES, N.I.C.
 - 15 ROOF PAVERS, TYPICAL
 - 16 PRECAST CONCRETE ROOF PAVERS ON PEDESTAL SUPPORTS
 - 17 STAINLESS STEEL GUARDRAIL, SEE xxxxxxxx
 - 18 FURNITURE - N.I.C.
 - 19 PIPE BOLLARD, SEE STRUCTURAL FOR DETAIL
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 - 27 PROVIDE BLOCKING IN THIS WALL FOR FUTURE WALL-MOUNTED SHOWER SEAT, PROVIDED BY OWNER
 - 28 SEE 7 / A504 FOR WALL RECESS DETAIL FOR UNDERCOUNTER DISHWASHER
 - 29 SUMP GUARD RAIL, SEE 14 / A507
 - 30 REFERENCE STRUCTURAL FOR INSULATION THICKNESS

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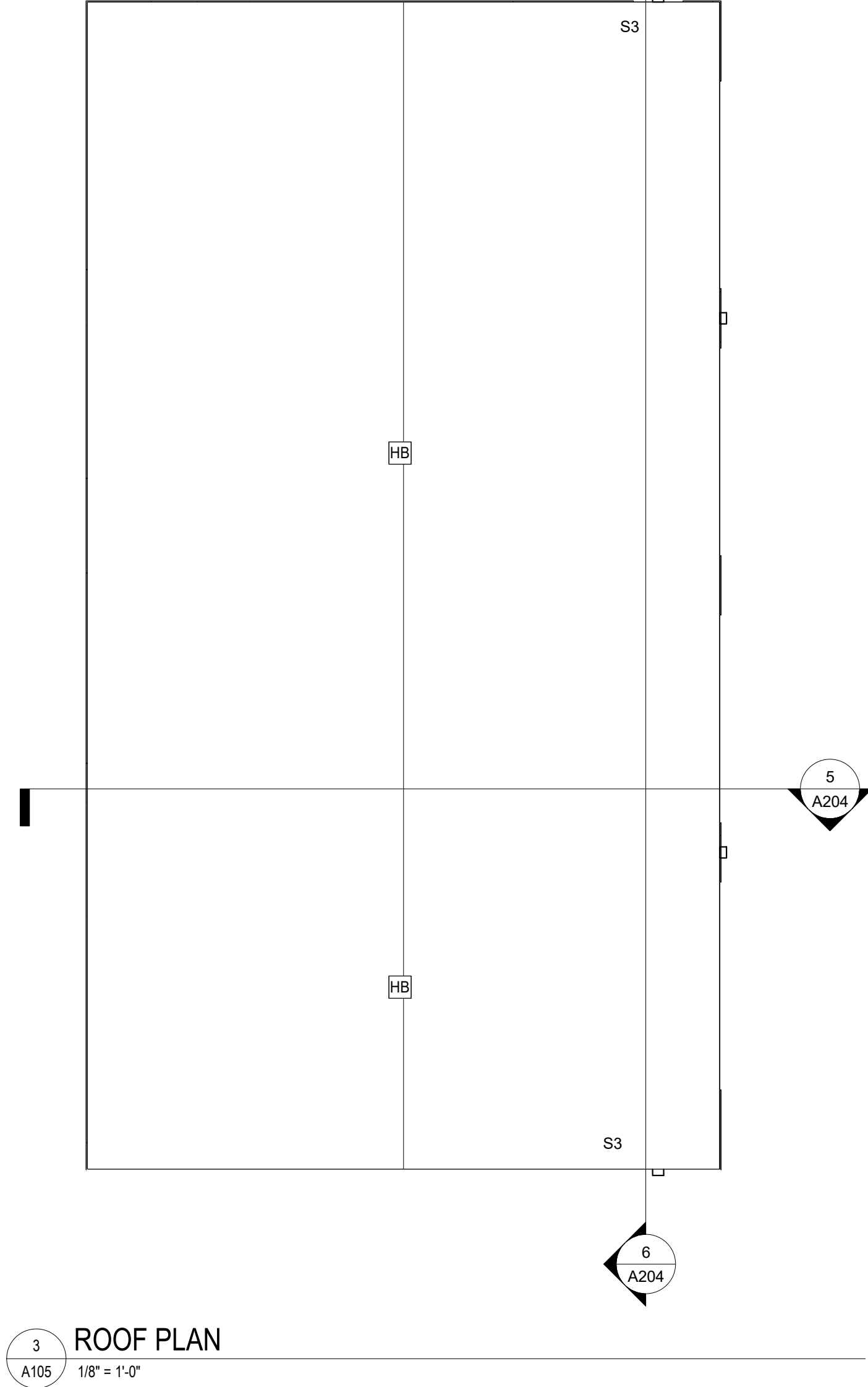
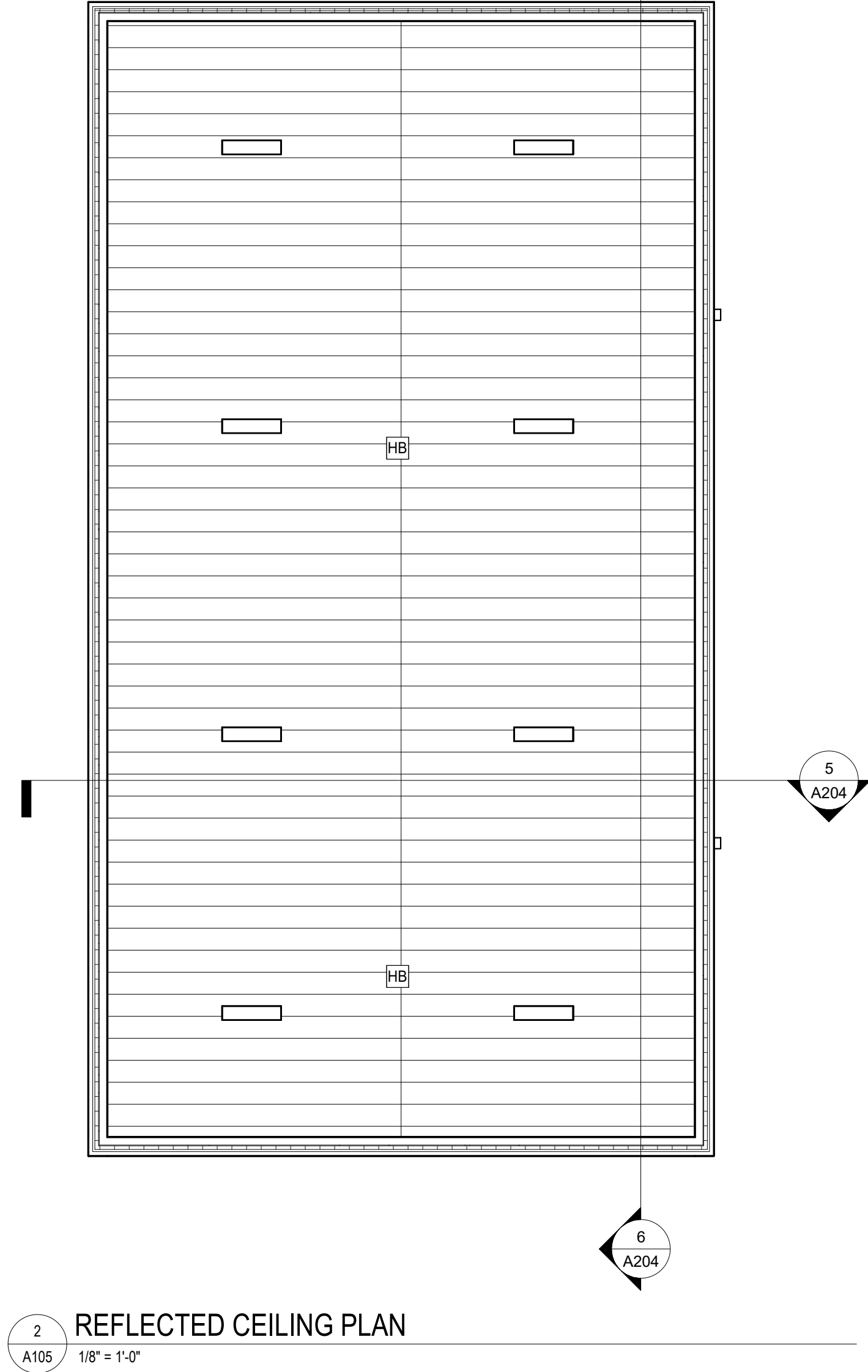
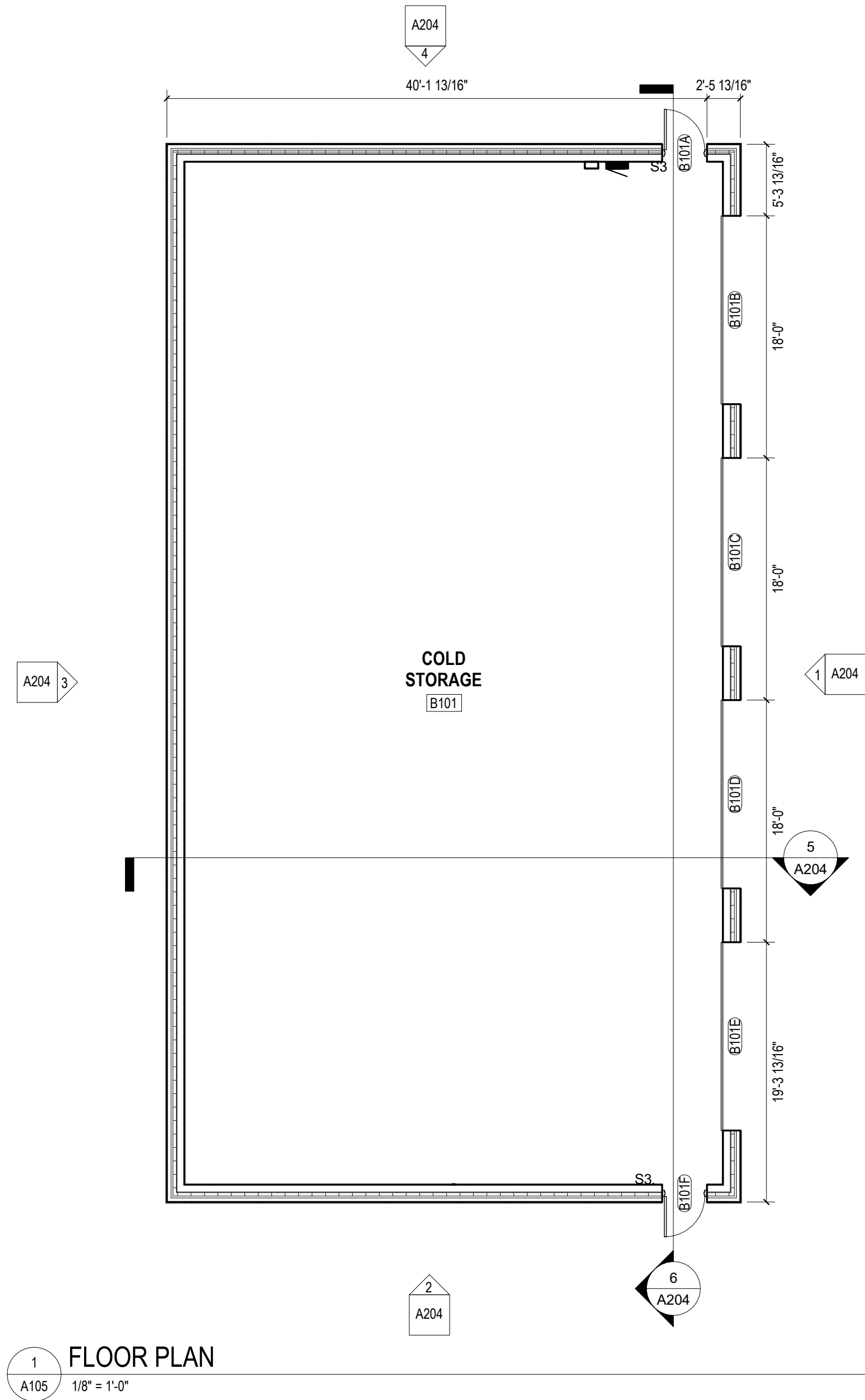
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FLOOR PLAN - BUILDING A -
LEVEL 2



A104

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FLOOR PLAN - BUILDING B -
LEVEL 1

A105

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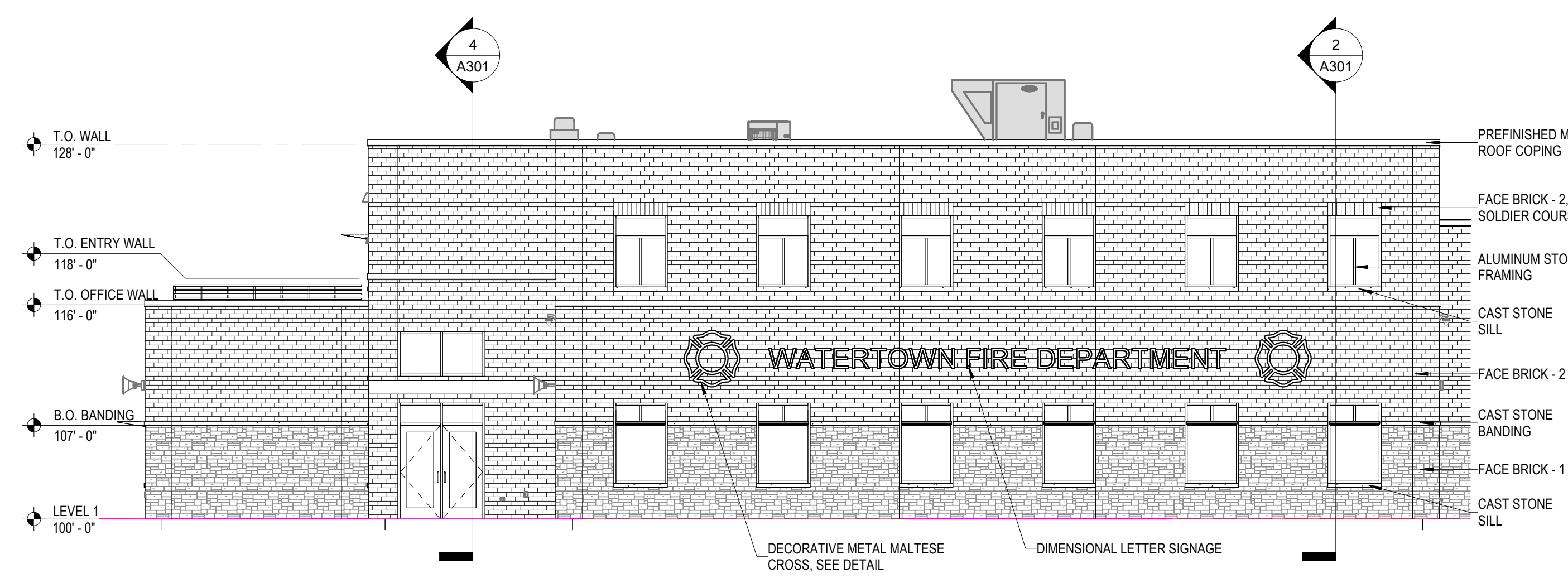
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REV. #	DESCRIPTION	DATE

EXTERIOR ELEVATIONS -
BUILDING A

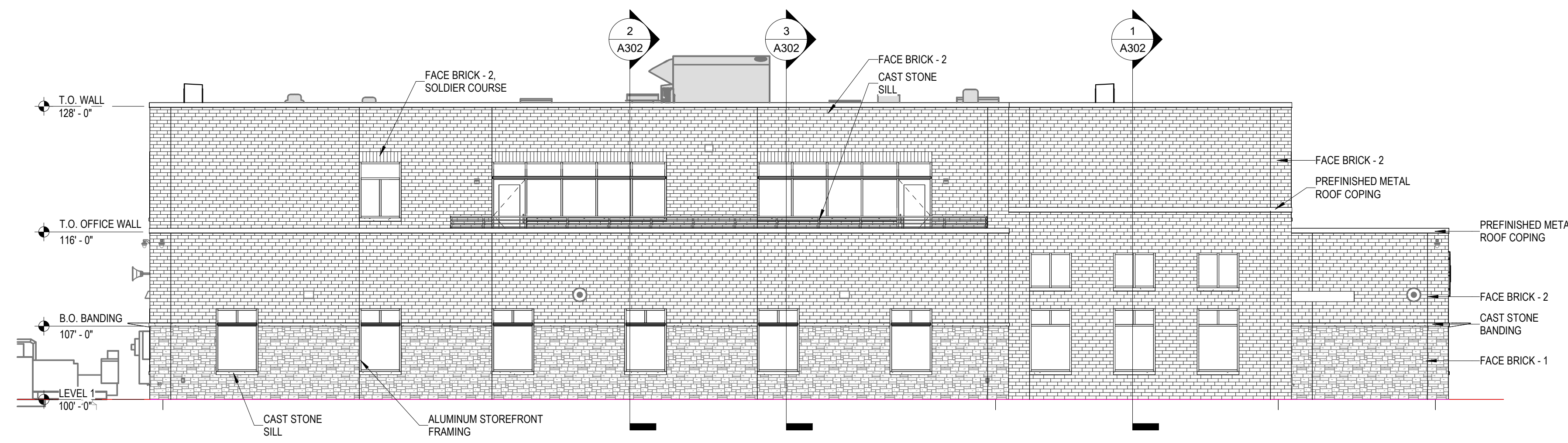
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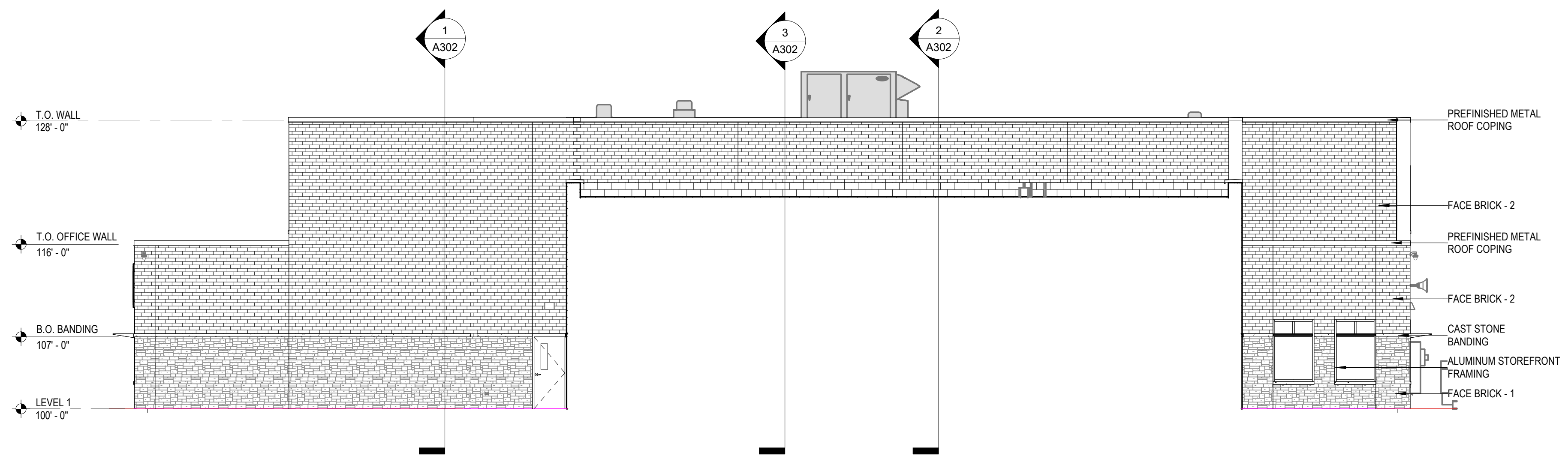
3
A201
EXTERIOR ELEVATION - PARTIAL NORTH
1/8" = 1'-0"



2
A201
EXTERIOR ELEVATION - PARTIAL SOUTH
1/8" = 1'-0"



4
A201
EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



1
A201
EXTERIOR ELEVATION - PARTIAL WEST
1/8" = 1'-0"

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1/17/2024 9:41:47 AM

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2/14/2024

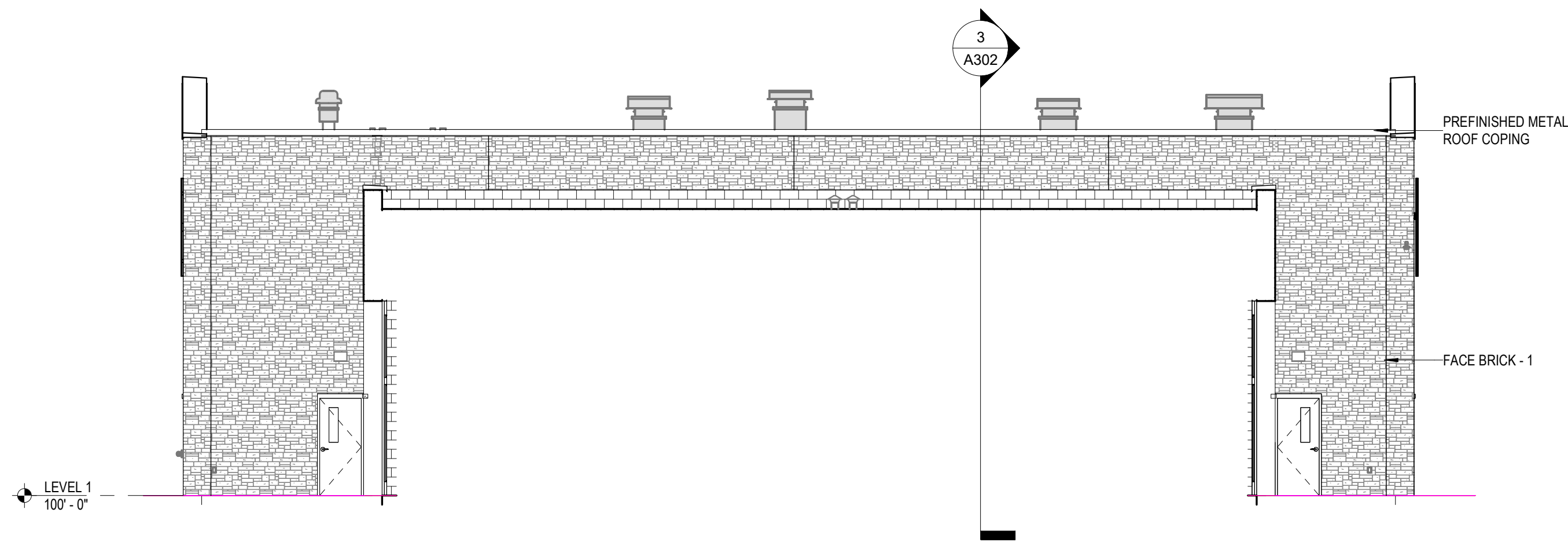
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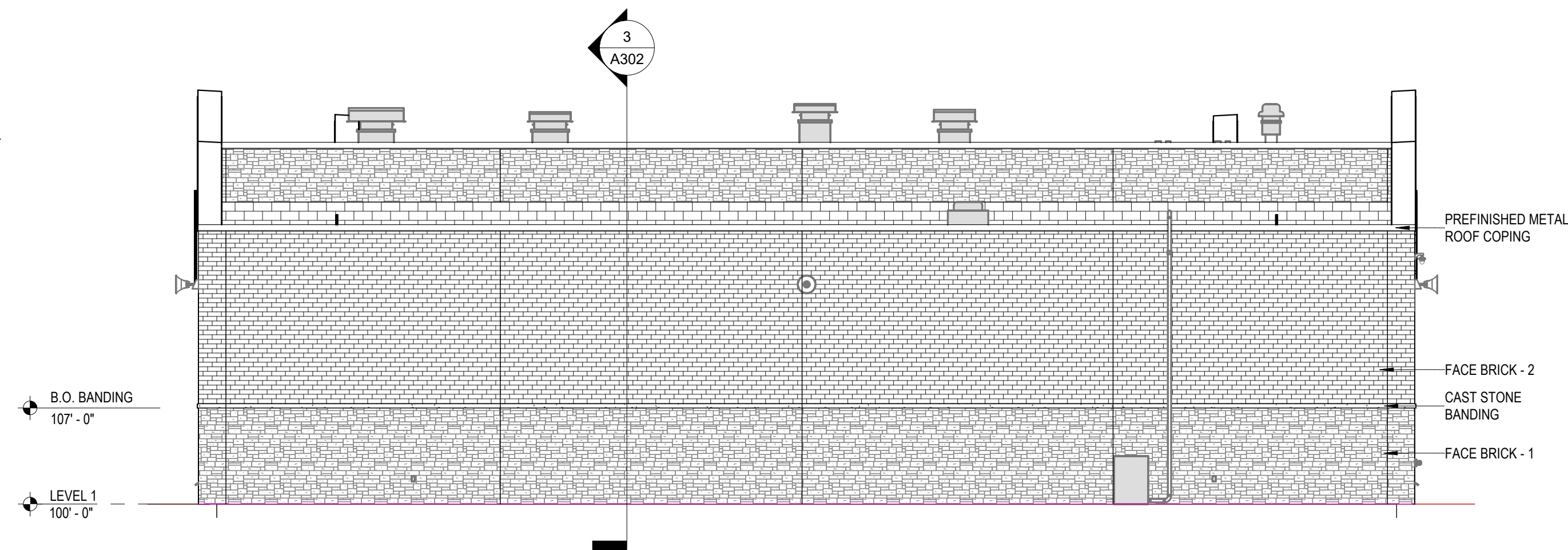
EXTERIOR ELEVATIONS -
BUILDING A

A202

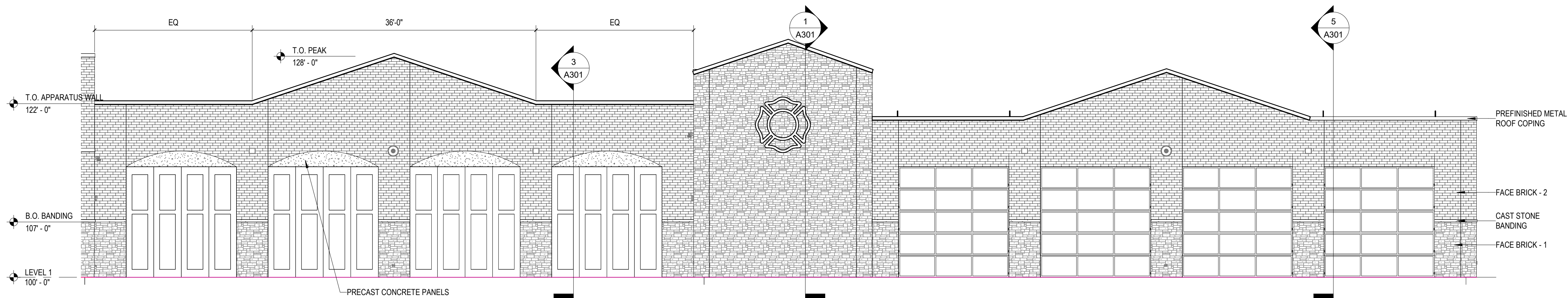
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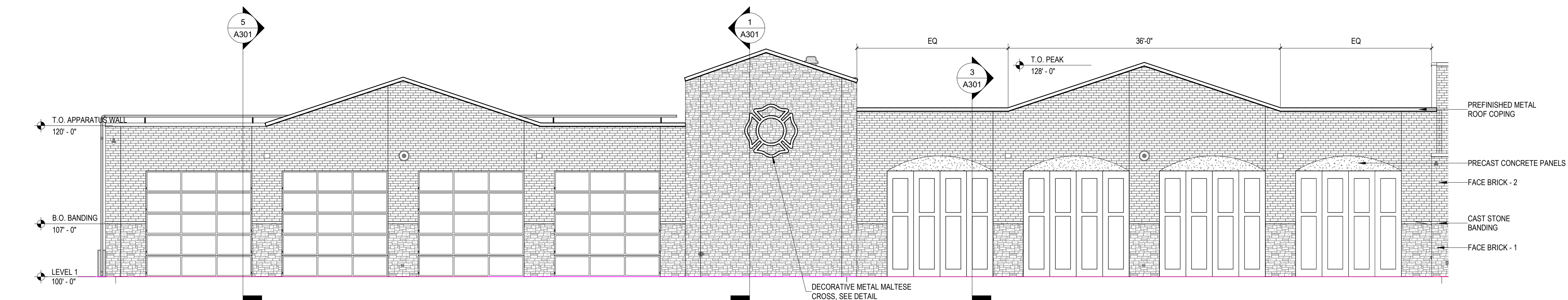
2
A202
EXTERIOR ELEVATION - PARTIAL EAST
1/8" = 1'-0"



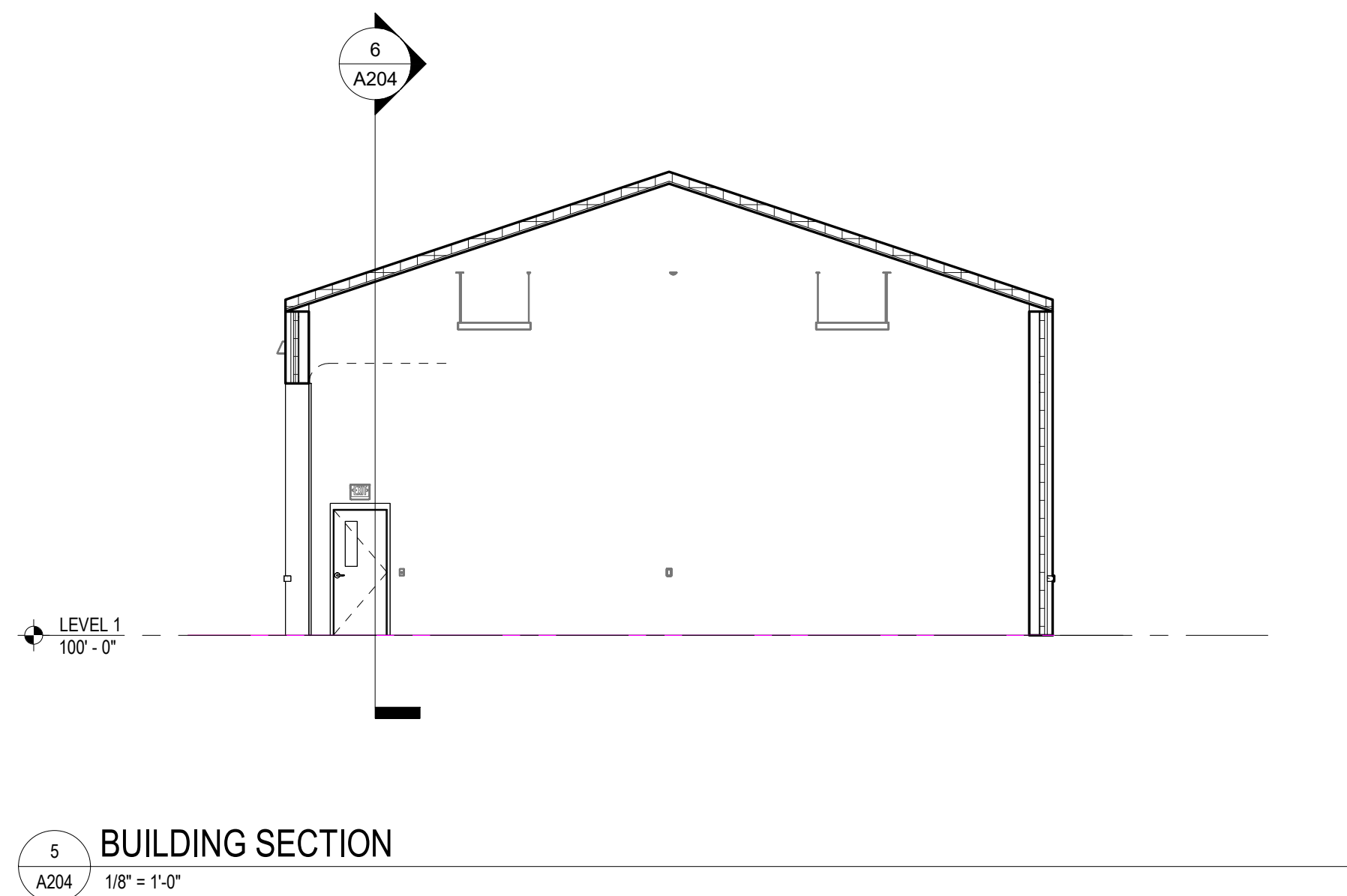
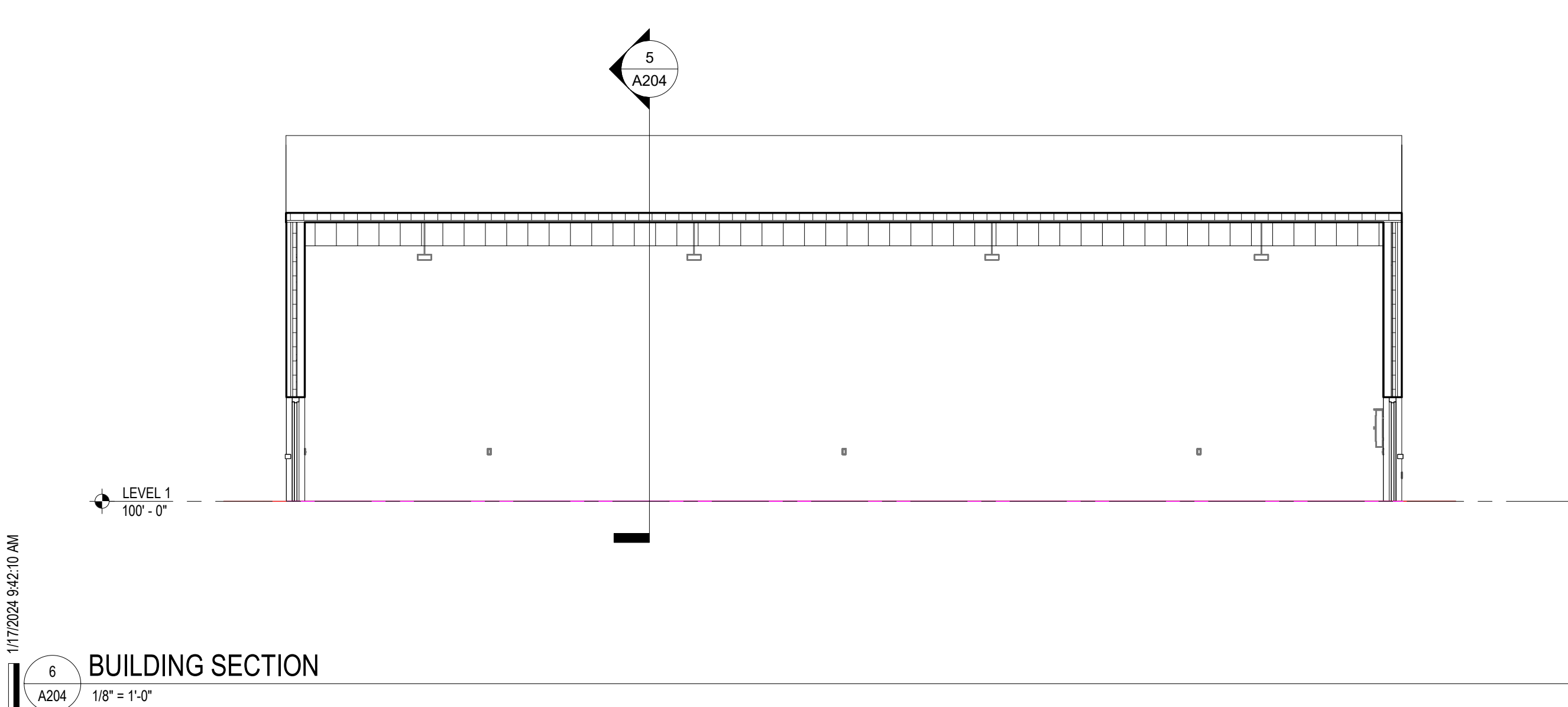
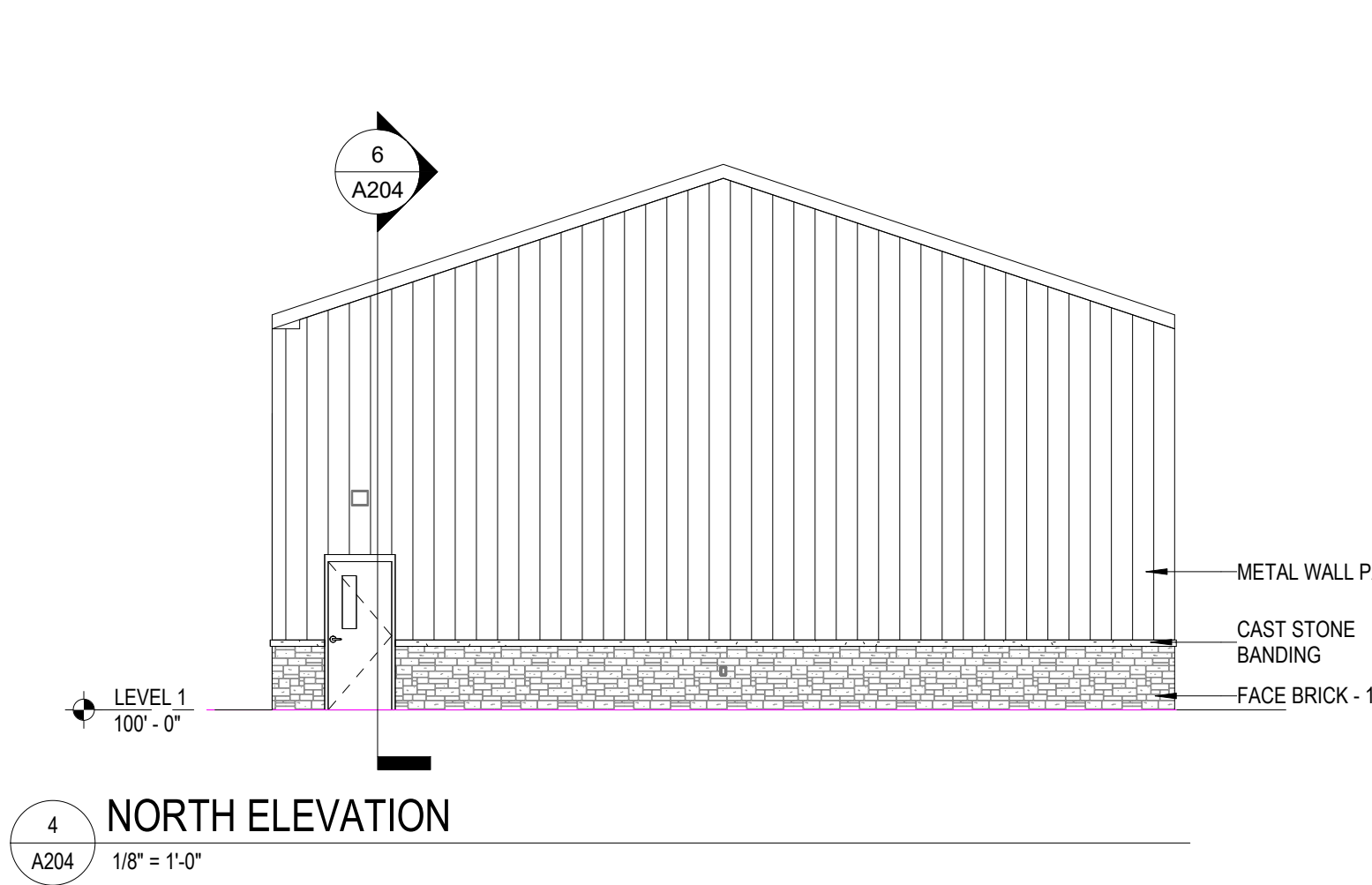
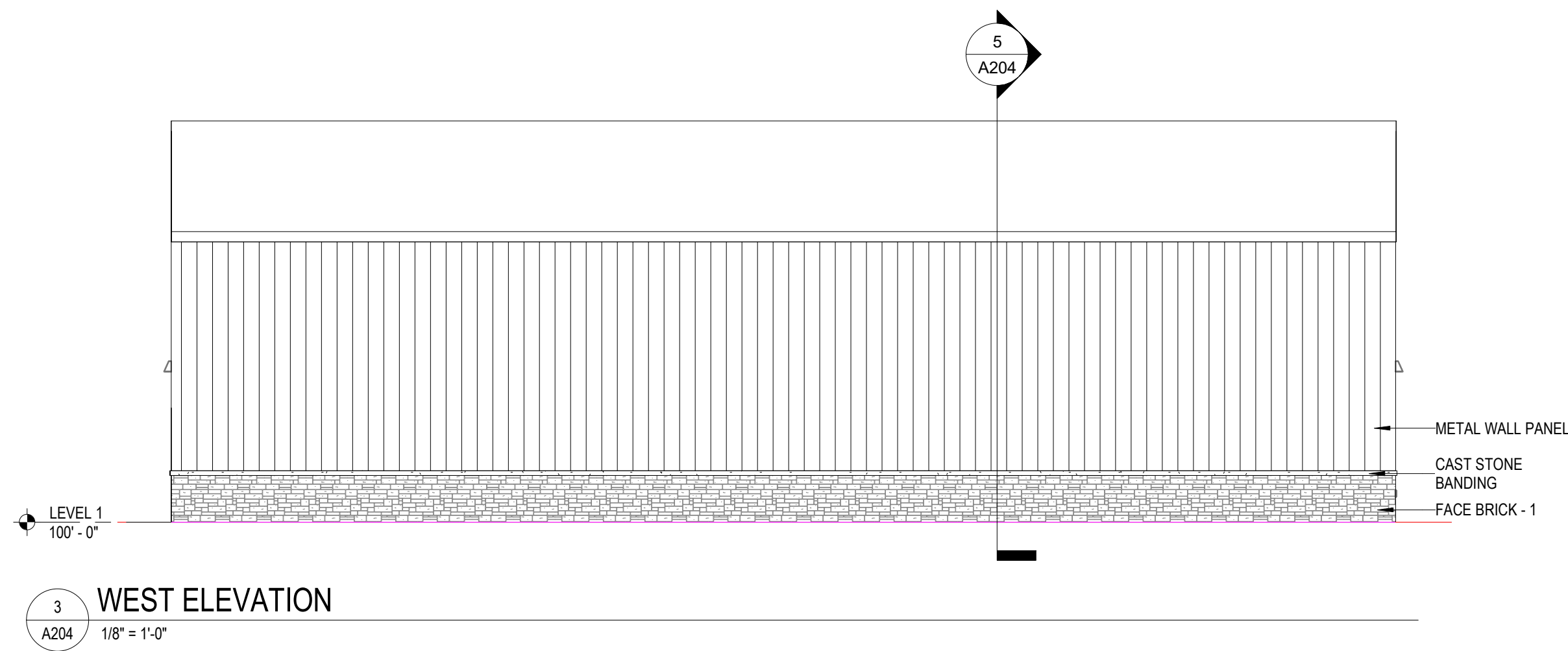
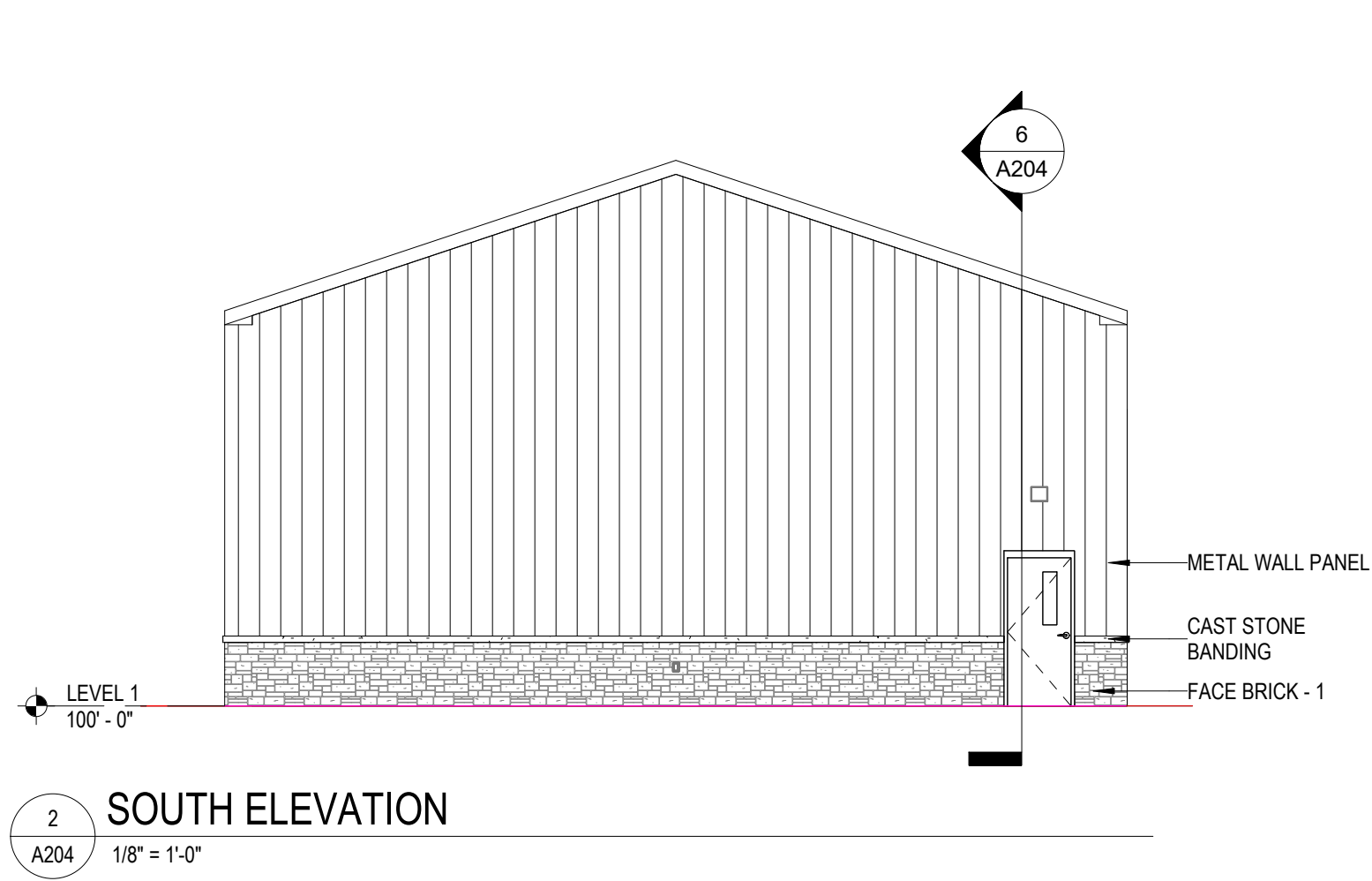
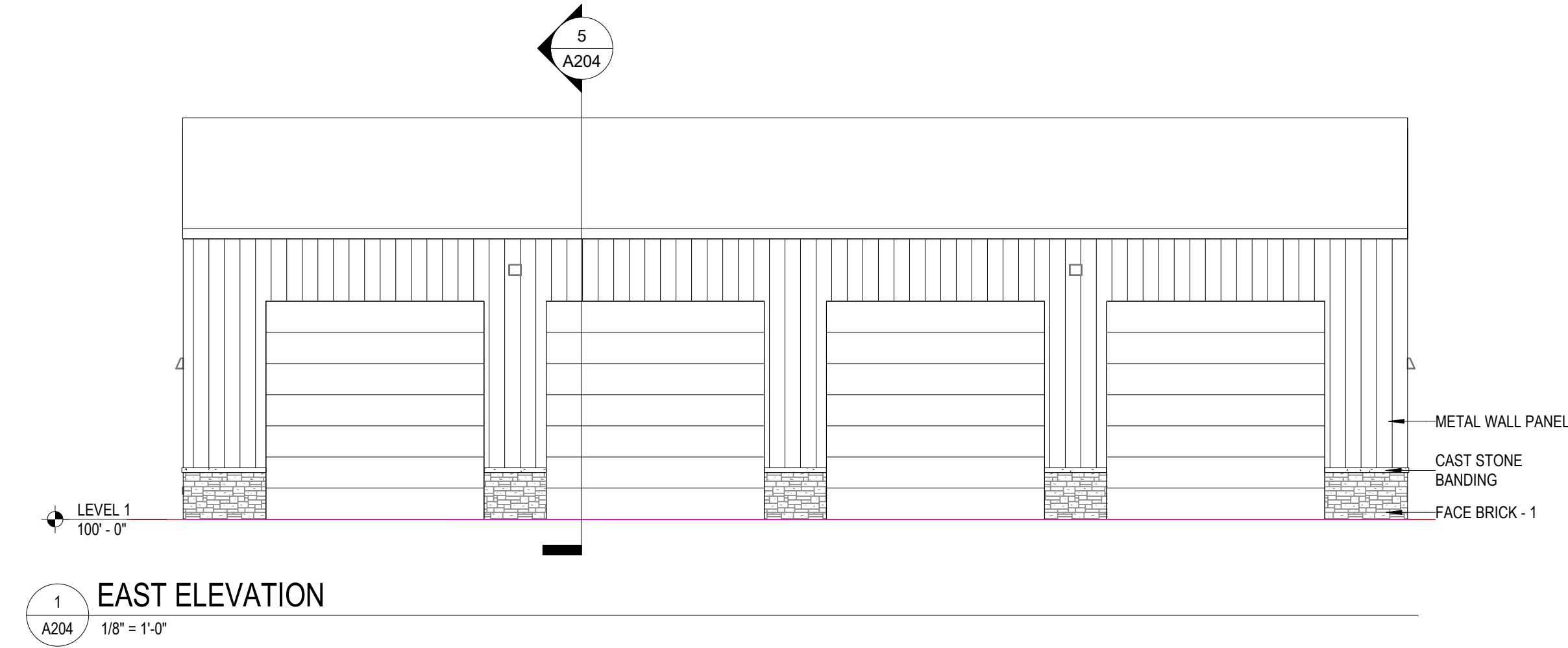
4
A202
EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1
A202
EXTERIOR ELEVATION - PARTIAL NORTH
1/8" = 1'-0"



3
A202
EXTERIOR ELEVATION - PARTIAL SOUTH
1/8" = 1'-0"



1/17/2024 9:42:10 AM
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WATERTOWN FIRE STATION**
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WATERTOWN, WISCONSIN

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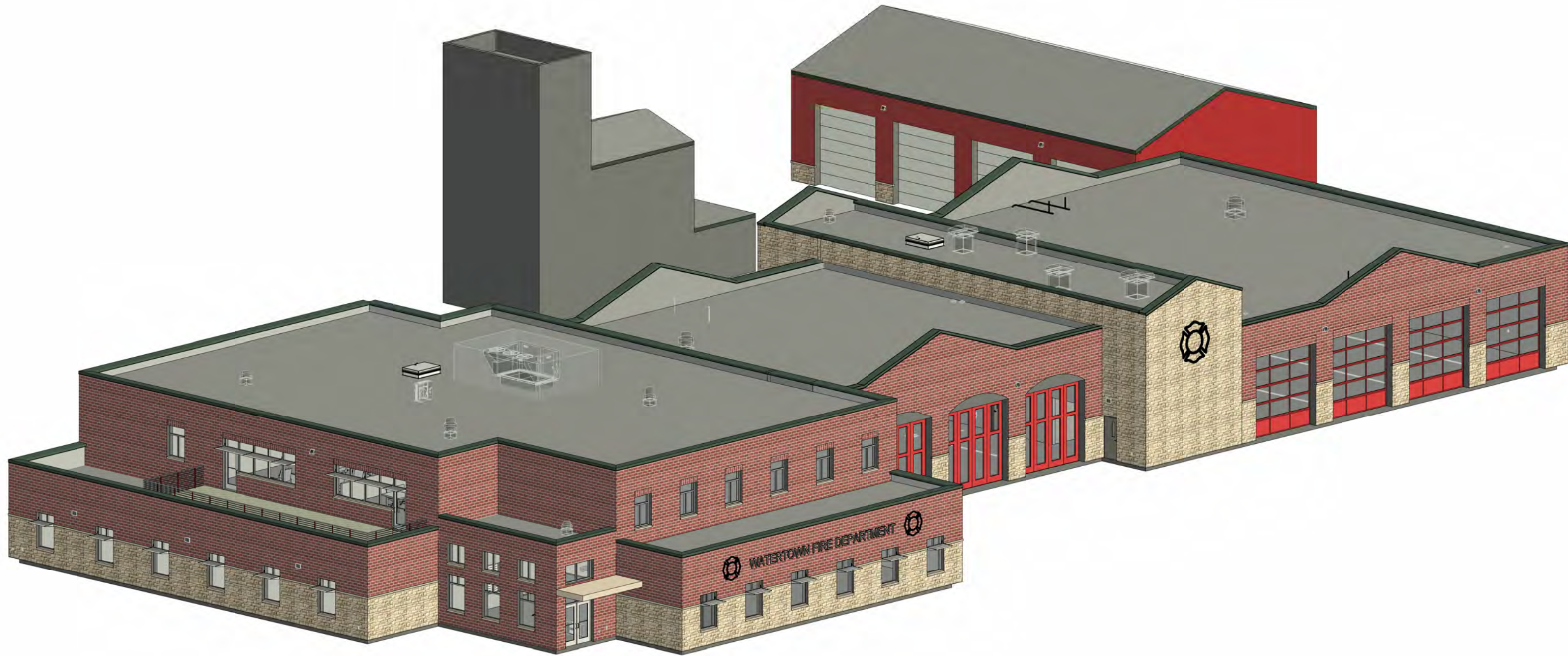
SEH Project WATRN 172202
Checked By Checked By
Drawn By Drawn By

Project Status Issue Date
CONSTRUCTION DOCUMENTS 2/14/2024

REVISION SCHEDULE
REV. # DESCRIPTION DATE

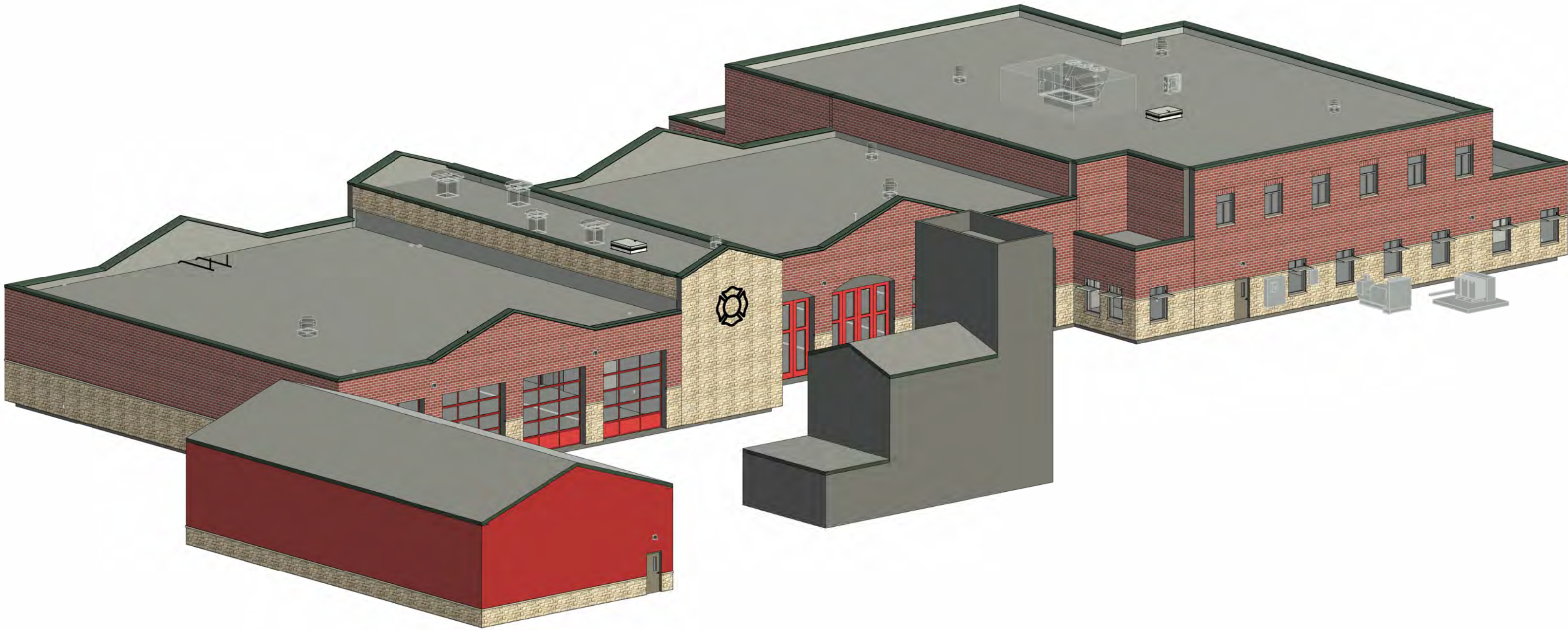
EXTERIOR ELEVATIONS -
BUILDING B

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1
A703

OVERALL ARCHITECTURAL - EXTERIOR 3D



2
A703

OVERALL ARCHITECTURAL - EXTERIOR 3D

NOT FOR
CONSTRUCTION

Project Owner

CITY OF WATERTOWN
WATERTOWN FIRE STATION
621 BERNARD STREET
WATERTOWN, WISCONSIN

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SEH Project
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Drawn By

WATRN 172202
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Drawn By

Project Status
CONSTRUCTION DOCUMENTS

Issue Date
2/14/2024

REVISION SCHEDULE
REV. # DESCRIPTION DATE

3D LOW-RES VIEW

Blended (with Flashing) Color Options

Smooth

Winter Blend (B)

Sand Castle Blend (B)

Cedar Blend (A)

Tuscany Villa Blend (A)

Harvard Blend (A)

Coffee Blend (A)

Smooth

Savanna Stone Blend (A)

Granite Rose Blend (A)

Amber Rose Blend (A)

Cardinal Blend (A)

Regency Red Blend (A)

Brandywine Blend (A)

Smooth

Ash Blend (A)

Letter following color names denote pricing levels.
"A" indicates lowest price level;
"C" is highest price level.

Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection.

Facing Options (for Blended and NF)

**Burnished

Smooth

Splitface

Tumbled

**See page 23 for burnished color options.

Note: Bough Estate is no longer a Facing Option for Heritage Collection Designer Concrete Brick.

NF (No Flashing) Color Options

Smooth

Harvard (A)

Amber Rose (A)

Cinnabar (A)

Cardinal (A)

Regency Red (A)

Brandywine (A)

Smooth

Winter (A)

Graystone (A)

Smokey Mountain (A)

Coffee (A)

Sable (A)

Slate (B)

*PREMIUM COLORS – NF (No Flashing)

Smooth

* White (C)

*Dove Gray (B)

*Reunion (C)

*Sienna Cream (C)

* Denotes product manufactured in Janesville, WI.
All other Heritage colors are manufactured in Marathon, WI.

Note: All colors shown above are also available in Tumbled finish.

Vision

Clarity

Enchantment

Slate



CLARITY

NOT FOR
CONSTRUCTION

Project Owner

CITY OF WATERTOWN
WATERTOWN FIRE STATION
621 BERNARD STREET
WATERTOWN, WISCONSIN

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SEH Project	WATRN 172202
Checked By	Checked By
Drawn By	Drawn By

Project Status	Issue Date
CONSTRUCTION DOCUMENTS	2/14/2024

REVISION SCHEDULE		
REV. #	DESCRIPTION	DATE

EXTERIOR MATERIALS

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NORTHEAST PERSPECTIVE



SOUTHWEST AERIAL

NOT FOR
CONSTRUCTION

Project Owner

CITY OF WATERTOWN
WATERTOWN FIRE STATION
621 BERNARD STREET
WATERTOWN, WISCONSIN

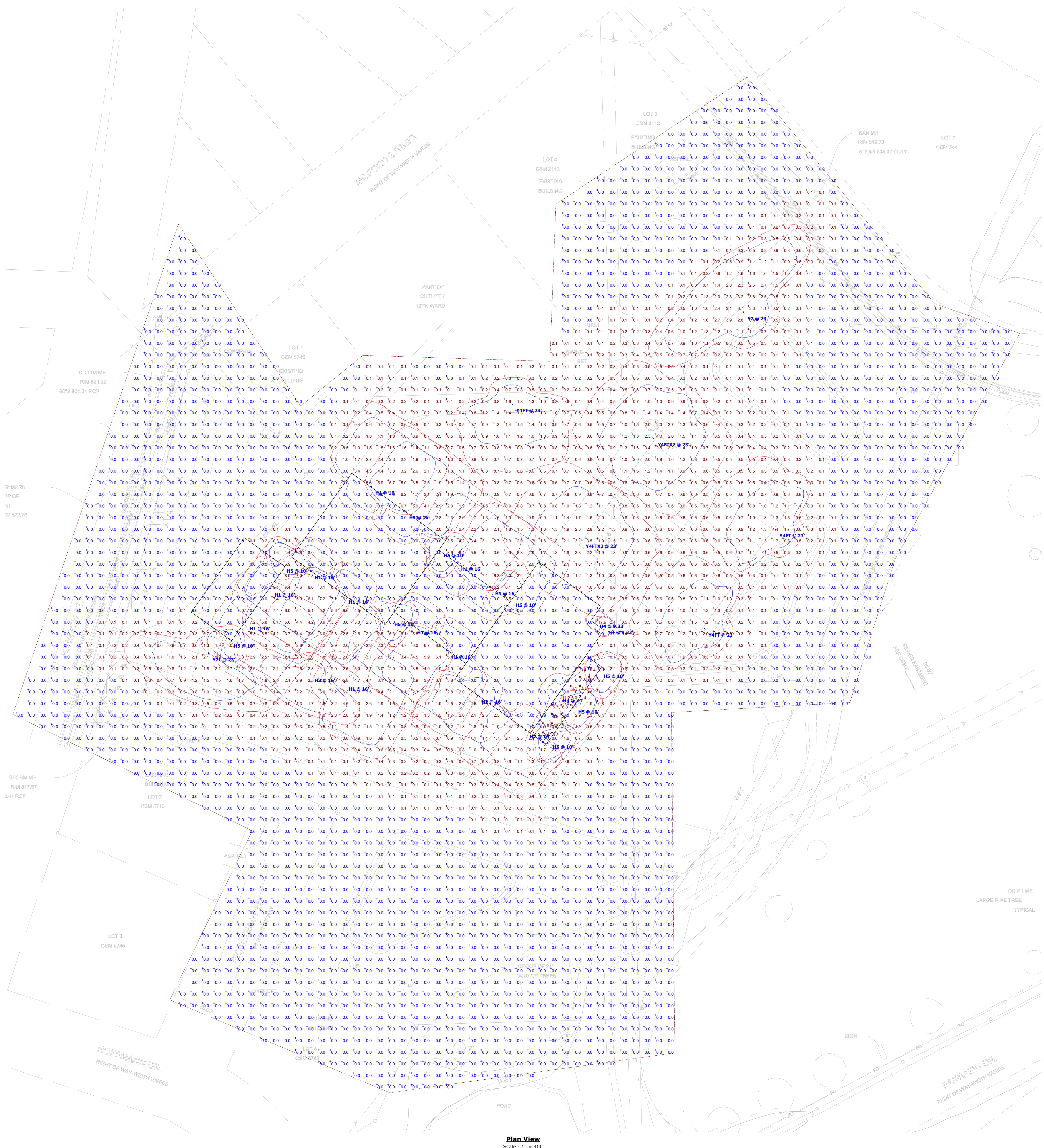
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SEH Project
Checked By
Drawn By

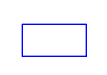
Project Status
CONSTRUCTION DOCUMENTS

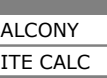
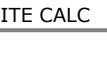
REVISION SCHEDULE
REV. # DESCRIPTION DATE

RENDERINGS



Plan View
Scale - 1" = 40'

Distribution									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Lumen Multiplier	Wattage
	H1	11	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GWC-SA2B-740-U-T4FT	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	32	375	1	86
	H2	2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GWC-SA1B-740-U-T4FT	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	384	1	44
	H3	2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GWC-SA1A-740-U-T2	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 415mA LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS	16	305	1	34
	H4	2	Gotham Architectural Lighting	EVO6 40/15 AR MD LD	EVO 6IN ROUND, 80 CRI, 4000K, 1500LM, MED DIST, CLEAR, MATTE DIFFUSE	1	1307	1	14.7
	H5	8	Lithonia Lighting	WPX1 LED P1 40K Mx0it	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1	1568	1	11.47
	Y2	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA2C-740-U-T2	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II OPTICS	32	444	1	113
	Y2L	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1C-740-U-T2	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS	16	454	1	59
	Y4FT	3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1C-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	466	1	59
	Y4FTX2	2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1C-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	466	1	118

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BALCONY		2.5 f.c.	11.2 f.c.	0.1 f.c.	112.0:1	25.0:1
SITE CALC		6.4 f.c.	17.6 f.c.	0.0 f.c.	N/A	N/A



VANDEWALLE & ASSOCIATES INC.

To: Brian Zirbes, City Zoning and Floodplain Administrator
From: Sonja Kruesel, Vandewalle & Associates
Date: January 12, 2024
Re: Scope of Services for a Zoning Ordinance Diagnostic and Solutions Memo for the City of Watertown

The City of Watertown last comprehensively evaluated the Zoning Ordinance over 20 years ago when the ordinance was last rewritten. Minor tweaks and changes have been addressed within the ordinance since that time, but mostly to address specific issues that have arisen.

Community priorities, policies, and goals, in addition to modern development trends have evolved since 2002, and its time to take a step back to ensure the Zoning Ordinance is truly reflective of these changes. In particular, one key tool the community has to assist in combating the existing housing situation is to address the City's development policies and procedures to allow and facilitate the housing types sought in Watertown.

The Zoning Ordinance Diagnostics and Solutions Memo is a tool to capture and summarize a full evaluation of how the existing ordinance is working and potential amendments that may be needed. This will include a review of the entire Chapter 550 to examine strengths and weaknesses in terms of regulations, structure, clarity, ease of use, existing zoning districts and district standards, definitions, review procedures, and other topics. This memo will be reviewed in detail with City staff and the Plan Commission.

The goal of this exercise will be to assist Watertown in determining the best path forward, whether that be strategic amendments within the existing Zoning Ordinance, or if a full rewrite should be considered. A set of recommended solutions will be integrated throughout the memo and will describe possible amendments to facilitate the type of development the City desires, address issues with the current ordinance, and incorporate best practices and innovative ideas.

The following Scope of Services provides a Zoning Ordinance Diagnostic and Solutions Memo for the City of Watertown to be completed within 90 days of contract execution for a fixed fee cost of \$6,000.

Proposed Scope of Services

Task 1: Project Kick Off Meeting (in-person 2-hour meeting): Vandewalle & Associates (V&A) will meet with City staff to discuss the ordinance's strengths and weaknesses, and to gather an understanding of the existing shortfalls of the ordinance. This meeting could also include key community stakeholders such as representatives from the Redevelopment Authority, Main Street, or other local groups.

Task 2: Review Existing Ordinance and Plans: V&A will conduct a thorough review of Chapter 550 to identify areas for possible improvement in terms of regulations, structure, clarity, ease of use, existing zoning districts and district standards, definitions, review procedures, and other topics. Additionally, V&A will collect any relevant recommendations, goals, or strategies from existing plans that may pertain to the City's Zoning Ordinance, in particular the Comprehensive Plan.

Task 3: Produce Draft Zoning Ordinance Diagnostic and Solutions Memo: V&A will complete an initial Draft Zoning Diagnostic and Solutions Memo that analyzes the ordinance's strengths and weaknesses, and which offers potential solutions for Watertown's consideration. The memo will incorporate the findings and information gathered in Task 1 and 2 above and be provided to City staff in advance of Task 4.

Task 4: Draft Review Meeting (in-person 2-hour meeting): V&A will meet with City staff to discuss the Draft Zoning Diagnostic and Solutions Memo and provide any edits/changes needed.

Task 5: Plan Commission Presentation (in-person 1-hour meeting): V&A will attend a regular Plan Commission meeting to present the findings of the memo and discuss future opportunities for the City.

Task 6: Produce Final Memo: V&A will make any revisions needed to the draft memo based on input received from City staff and the Plan Commission. All documents will be provided to the City digitally.

**FIRST AMENDMENT TO INTERGOVERNMENTAL COOPERATIVE PLAN
UNDER WISCONSIN STATUTE SECTION 66.0307
AGREEMENT BETWEEN THE CITY OF WATERTOWN AND
THE TOWN OF EMMET DATED SEPTEMBER 29, 2014**

The City of Watertown, a Wisconsin Municipal Corporation, located in Dodge and Jefferson Counties, Wisconsin (“City”) and the Town of Emmet, a Wisconsin Township, located in Dodge County, Wisconsin (“Town”) hereby amend their Intergovernmental Cooperative Plan effective date September 29, 2014 (“Plan”), subject to approval of the State Department of Administration, under the authority of Wisconsin Statute Section 66.0307.

RECITALS

WHEREAS, Wisconsin Statute § 66.0307 authorizes municipalities to determine the boundary lines between themselves upon approval of a cooperative plan by the State Department of Administration; and

WHEREAS, the purpose of a cooperative plan is cited in Wisconsin Statute §66.0307(3)(b), as follows:

(b) *Purpose of Plan.* The cooperative plan shall be made with the general purpose of building and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the plan which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

-; and

WHEREAS, Wisconsin Statute §§ 66.0307(2)(a) through (d) requires that cooperative plans be organized around “options” for future boundary changes. These options, listed below, specify how boundary changes will occur over the “boundary plan” term:

- (a) That specified boundary line changes shall occur during the planning period and the approximate dates by which such changes shall occur.
- (b) That specified boundary line changes may occur during the planning period and the approximate dates by which the changes may occur.
- (c) That required boundary line changes under par. (a) or an optional boundary line change under par. (b) shall be subject to the occurrence of conditions set forth in the Plan.
- (d) That the plan is organized around options (a) through (c), above; and

WHEREAS, on September 29, 2014 the City and Town entered into an Intergovernmental Cooperative Plan under Wis. Stat. § 66.0307 for the purpose of establishing a long-term, stable boundary between the Town and the City, limiting the City’s extraterritorial authority within the Protected Area, assuring orderly growth and development outside the Protected Area, protecting Town owners from annexations against their will, and facilitating attachment of lands in the Expansion Area at the will of the owners without threat of law suits; and

WHEREAS, this Amendment to the Plan is intended to further implement and carry out the intent stated in the Intergovernmental Cooperative Plan and to guide and accomplish a coordinated, well-planned, and harmonious development of the territory covered by the Plan; and

WHEREAS, this Agreement does not adversely affect the exercise of Dodge County zoning, land subdivision review and general powers of Dodge County in areas of the Town which are not subject to this Agreement; and

WHEREAS, this Plan was developed following a review of regional, County, and local plans and a joint public hearing on the Plan, noticed under Wisconsin Statute § 66.0307(4)(b), and from comments of the public received at the public hearing; and

WHEREAS, it is the intention of the parties that this Plan be a binding and enforceable contract;

WITNESSETH:

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Watertown and Town of Emmet enter into this Amendment of the Plan under authority of Wisconsin Statute §66.0307, and petition the State of Wisconsin Department of Administration for approval, in accordance with statutory procedures and timeframes.

Section 1. Amendment of Section 3.02(d). Section 3.02(d) is hereby repealed and recreated to read as follows:

Highway 16 Residential Area. The residential area south of Highway 16 bounded by the current City Limits to the City, more specifically defined as Area “4” in the map set forth in Exhibit “C” which is attached and incorporated by reference, shall be detached from the Town and attached to the City effective upon September 29, 2024, unless any residence(s) within the area described in Area “4” has a private wastewater treatment system that does not meet the then-current Dodge County Sanitary Code requirements, in which case the property with the failing private wastewater treatment system must become compliant with the then-current Dodge County Sanitary Code or attach to the City within the shorter of twelve (12) months of the date when it is determined that the private wastewater treatment system fails to meet the code requirements or three (3) months of the date when City water and wastewater service is extended to the parcel.

Section 2. Amendment of Section 6.01(b). Section 6.01(b) is hereby repealed and recreated to read as follows:

(b) The parties stipulate that the Town’s Comprehensive Plan, as amended from time to time, shall take precedence in the Town Growth Area. The City shall not take any action, direct or indirect, to oppose or interfere with the administration of the Town’s Comprehensive Plan applicable to the Town Growth Area. In addition to the preceding, the City shall not acquire any land for the purpose of precluding or delaying development in the Town Growth Area.

Section 3. Amendment of Section 8.05(g). Section 8.05(g) is hereby repealed and recreated to read as follows:

(g) Connection to City’s Water and Sewer Systems. Following attachment, properties shall be required to connect to the City’s municipal water and sanitary sewer systems the earlier of:

(1) within twelve (12) months following installation of water and wastewater service lines adjacent to the property, or

(2) within six (6) months of a properties private wastewater treatment system’s failure to meet the then-current Dodge County Sanitary Code requirements unless the property owner is able to correct the violation and become compliant within sixty (60) days of violating the code requirements.

Section 4. Amendment of Section V. Section V. is hereby repealed and recreated to read as follows:

SECTION V. TERM OF THE PLAN AND BOUNDARY ADJUSTMENT PERIOD.

The term of this Agreement shall commence on September 29, 2014 and shall expire on December 31, 2029. The basis for this fifteen (15) year term is that such time period is deemed by the City and the Town to be necessary to protect existing Town land owners from annexation of their properties into the City against their will and for the City to fully assimilate the territory in the “City Growth Area” in an orderly and cost-effective manner.

In addition to the preceding term extension, the parties agree that the revenue sharing provisions of Section XII shall begin upon the effective date of this Agreement and continue until December 31, 2029. No breach or violation of any of the terms of this Agreement or the Restated Intermunicipal Cooperation Agreement (Exhibit “A”) shall operate to void or terminate or provide grounds for termination, it being the intent of the parties that any such breach or violation shall only be redressed, enjoined or otherwise remedied by specific performance.

The parties agree to review any issues regarding the need for other future boundary adjustments on the common boundary lines between the City and the Town in the “City Growth Area” at periodic intervals of at least every five (5) years after the date of this Agreement in order to facilitate the smooth and effective implementation of the goals and policies embodied in the Agreement. However, these review time intervals are suggestive only and not binding on either party to conduct mandatory periodic reviews of this Agreement. Nothing in this Agreement shall be construed to require the parties to detach, attach, or annex territory in response to the periodic reviews described above. All rights are reserved by each party.

Section 5. Amendment of Section 12.02. Section 12.02 is hereby repealed and recreated to read as follows:

12.02. Revenue Sharing.

The City agrees to reimburse the Town for lost Town tax revenue from the annexation or attachment of land in the “City Growth Area”. The reimbursement shall be calculated on the assessed value of all land and improvements in the attached parcel or attached territory as of January 1 of the year the annexation or attachment occurs. The assessed value of such lands shall be multiplied by the mill rate established by the Town for the year of annexation or attachment to calculate the amount due to the Town under this formula. The reimbursement shall be made within thirty (30) days of the first of January of each year beginning with the first year after the annexation or attachment of land from the “City Growth Area” in accordance with the following rate schedule:

Year 1	50%
Year 2	40 %

Year 3	30%
Year 4	20%
Year 5	10 %

The unpaid balance of revenue sharing shall be paid in accordance with the above payment schedule even if the term of this Agreement expires before full payment has been made to the Town. Notwithstanding anything to the contrary, the revenue sharing required by Section XII shall only apply to the annexation or attachment of property with a total assessed value in excess of \$1 million at the time of the annexation or attachment.

Section 6. Amendment of Exhibit B. Exhibit B of the Plan is hereby amended and restated in its entirety to show a map of the “Town Growth Area” and “City Growth Area” as set forth in Exhibit B hereto.

Section 7. Amendment of Exhibit C. Exhibit C of the Plan is hereby amended and restated in its entirety to show a map of the “Town Growth Area” and “City Growth Area” as set forth in Exhibit C hereto.

Section 8. Restatement of Intermunicipal Cooperation Agreement. The terms of this Amendment supersede provisions in the Agreement only to the extent that the terms of this Amendment and the Agreement expressly conflict. Unless expressly amended herein, all provisions of the Agreement remain intact and in full effect. Nothing in this Amendment should be interpreted as invalidating the Agreement.

IN WITNESS WHEREOF, the City and the Town certify that this Amendment to the Plan has been duly approved by their respective governing bodies in accordance with State and local laws, rules and regulations, and each has caused their fully authorized officers to execute this First Amendment to the Plan.

CITY OF WATERTOWN

BY: _____
Emily McFarland, Mayor

Attest:

BY: _____
Megan Dunneisen, City Clerk

Approved as to Form:

BY: _____
Steven T. Chesebro, City Attorney

STATE OF WISCONSIN)
) ss.
JEFFERSON COUNTY)

The above-named Emily McFarland, Mayor for the City of Watertown and Megan Dunneisen, City Clerk for the City of Watertown personally came before me this _____ day of _____, 2024 to me

known to be the persons and officers who have executed the foregoing instrument and acknowledged the same in each of their official capacities on behalf of the City of Watertown.

Notary Public, State of Wisconsin
My Commission expires: _____

TOWN OF EMMET

BY: _____
Steve Faltersack, Jr., Town Chairperson

Attest:

BY: _____
Debra Carlson, Town Clerk

Approved as to Form:

BY: _____
, Town Attorney

STATE OF WISCONSIN)
) ss.
DODGE COUNTY)

The above-named Steve Faltersack, Jr., Town Chairperson for the Town of Emmet and Debra Carlson, Town Clerk for the Town of Emmet personally came before me this _____ day of _____, 2024 to me known to be the persons and officers who have executed the foregoing instrument and acknowledged the same in each of their official capacities on behalf of the Town of Emmet.

Notary Public, State of Wisconsin
My Commission expires: _____

MEMO

TO: Mayor McFarland and Plan Commissioners
FROM: Andrew Beyer, P.E.
DATE: January 16, 2024
RE: Plan Commission Meeting of January 22, 2024

Agenda Item:

Review and take possible action: release of remaining escrowed funds for Grandview Heights Addition No. 7 Subdivision

Background:

The Common Council accepted public improvements in the Grandview Heights Addition No. 7 on November 21, 2023 and agreed to retain \$2,497.92 in escrowed funds as recommended by the Plan Commission to serve as a defect guarantee for bituminous tack coat and surface course pavement. After further review with the City Attorney, all escrowed funds are to be released to the developer per State Statute 84.XX, which states that held funds are to be returned to the developer within 14 months of substantial completion. A draft resolution is attached for Commission review.

Enclosed: Draft resolution

**DRAFT RESOLUTION TO
AUTHORIZE RELEASE OF ESCROWED FUNDS FOR GRANDVIEW
HEIGHTS ADDITION NO. 7 SUBDIVISION**

**SPONSOR: MAYOR MCFARLAND
FROM: PLAN COMMISSION**

WHEREAS, the Common Council accepted public improvements in the Grandview Heights Addition No. 7 Subdivision on November 21, 2023 via Resolution 9556; and,

WHEREAS, Said resolution stated that \$2,497.92 in funds escrowed by Mary Rose Subdivision Inc (Developer) be retained to serve as a defect guarantee for bituminous tack coat and surface course pavement; and,

WHEREAS, after further review, all funds retained by a municipality are to be released to the Developer within 14 months of project substantial completion in accordance with applicable State Statute sections; and,

WHEREAS, the City of Watertown Plan Commission recommends that all held escrowed funds be released to the Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:

Retained escrowed funds in the amount of \$2,497.92 be released to the Developer.

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED February 6, 2024

CITY CLERK

APPROVED February 6, 2024

MAYOR

**DRAFT RESOLUTION TO
AUTHORIZE RELEASE OF ESCROWED FUNDS FOR HEPP HEIGHTS
PHASE III SUBDIVISION**

**SPONSOR: MAYOR MCFARLAND
FROM: PLAN COMMISSION**

WHEREAS, the Common Council accepted public improvements in the Hepp Heights Phase III Subdivision on November 21, 2023 via Resolution 9555; and,

WHEREAS, Said resolution stated that \$1,900.45 in funds escrowed by Gremer LLC (Developer) be retained to serve as a defect guarantee for bituminous tack coat and surface course pavement; and,

WHEREAS, after further review, all funds retained by a municipality are to be released to the Developer within 14 months of project substantial completion in accordance with applicable State Statute sections; and,

WHEREAS, the City of Watertown Plan Commission recommends that all held escrowed funds be released to the Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:

Retained escrowed funds in the amount of \$1,900.45 be released to the Developer.

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED February 6, 2024

CITY CLERK

APPROVED February 6, 2024

MAYOR

MEMO

TO: Mayor McFarland and Plan Commissioners
FROM: Andrew Beyer, P.E.
DATE: January 16, 2024
RE: Plan Commission Meeting of January 22, 2024

Agenda Item:

Review and take possible action: release of remaining escrowed funds for Hepp Heights Phase III Subdivision

Background:

The Common Council accepted public improvements in the Hepp Heights Phase III Subdivision on November 21, 2023, and agreed to retain \$1,900.45 in escrowed funds as recommended by the Plan Commission to serve as a defect guarantee for bituminous tack coat and surface course pavement. After further review with the City Attorney, all escrowed funds are to be released to the developer per State Statute Section 236.13(2)(am)2., which states that held funds are to be returned to the developer within 14 months of substantial completion. A draft resolution is attached for Commission review.

Enclosed: Draft resolution