



PLAN COMMISSION MEETING AGENDA

MONDAY, FEBRUARY 12, 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: (Toll Free): 1 877 309 2073 Access Code: 628-196-405 or <https://meet.goto.com/628196405> All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated January 22, 2024

B. Review and take action: Plan Commission minutes dated January 22, 2024

3. BUSINESS

A. Conduct public hearing: 1110 S. Tenth Street and 1111 S. Tenth Street – Conditional Use Permit (CUP) request to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard or Salvage Yard Facilities per Section §550-53D(1)(b)

B. Review and take action: 1110 S. Tenth Street and 1111 S. Tenth Street – Conditional Use Permit (CUP) request to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard or Salvage Yard Facilities per Section §550-53D(1)(b)

C. Conduct public hearing: 621 Bernard Street – Conditional Use Permit (CUP) request for an exception to exterior construction material standards per Section §550-121F

D. Review and take action: 621 Bernard Street – Conditional Use Permit (CUP) request for an exception to exterior construction material standards per Section §550-121F

E. Review and take action: N8369 County Road X – Extraterritorial Certified Survey Map (CSM)

F. Presentation with possible action: Clear Path Energy Proposal at the capped landfill site

4. ADJOURNMENT

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

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

SITE PLAN REVIEW COMMITTEE
January 22, 2024

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Emily McFarland; Brian Zirbes of Building, Safety & Zoning; Andrew Beyer of Engineering; Maureen McBroom of Stormwater Utility; Stacy Winkelman of the Street Department; Tim Hayden of the Water/Wastewater Department; Kristine Butteris of Park & Rec; Strategic Initiatives and Development Coordinator Mason Becker; Doug Zwieg of Building, Safety & Zoning; and Anthony Rauterberg of the Fire Department. Also in attendance were Nikki Zimmerman, TJ Schlieve, and Mark Zvitkovits.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated November 13, 2023

Motion was made by Doug Zwieg and seconded by Anthony Rauterberg to approve the November 13, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 806R Elm Street – heated storage shed

Applicant TJ Schlieve was present to describe the proposed project. The proposal is for a new 4,992 sf heated storage building which will be the same as the current one on that site.

The following was presented by staff:

Building:	No further requirements.
Fire:	No further requirements.
Engineering:	No further requirements.
Stormwater:	Erosion control permit needed for any land disturbance over 3,000 sf. Post-construction stormwater is being worked on by a contractor. The designer and applicant will get in touch with Maureen McBroom to ensure everything is being completed as needed.
Streets and Solid Waste:	No further requirements.
Water/Wastewater:	No further requirements.
Zoning:	No further requirements.
Parks:	No further requirements.

Motion was made by Doug Zwieg and seconded by Emily McFarland to recommend approval of this proposal to Plan Commission with inclusion of the two conditions identified by Maureen McBroom.

Unanimously approved.

B. Review and take action: 621 Bernard Street – site plan for new fire station

Updated plans were recently submitted for the new fire station. Mark Zvitkovits of SEH was present to answer questions.

The following was presented by staff:

Building:	Final plans will have to be forwarded to the state for review.
Fire:	No comments.
Engineering:	No utility plan was submitted. Please submit one that shows items like grades, depths, materials, etc. for review. The floodway should be delineated before construction begins. There shall be no filling in the floodway. Details on stormwater basins will have be submitted.
Stormwater:	An erosion control and stormwater permit will be required. Anything being turned into the DNR with the NOI will also be required to be submitted to the City of Watertown. Verify what type of stormwater treatment will be used (i.e. infiltration or biofilters with underdrains). This will be required as soon as possible. A copy of the DNR NOI letter will also be required.
Streets and Solid Waste:	No comments.
Water/Wastewater:	Utility specs need to be shared. Suggests the water loop through the property. The sewer

line and size need to be indicated on the plans as well as what size meter. A hydrant meter could be placed on the hydrant that is being used at the site for fire purposes. Would be helpful for the Water Department for water loss logs. The additional meter will be discussed after the plans are submitted.

Section 2, Item A.

Zoning: Structures need to be 20' from residentially zoned property lines. The plans need to state this. A conditional use permit will be required for the exterior of the storage building and training tower. Vehicle access and circulation need further information such as the driving lanes matching code and parking stalls being the correct width. Plans with measurements and details to meet 550-107 need to be submitted. Minimal landscaping requirements are met but it's suggested to increase the landscaping a bit more. The lighting plans will be reviewed and feedback will be provided.

Parks & Forestry: Concerns on availability of different variations of oaks. There are about 20 trees that need to be transplanted from the existing area. 2" trees are needed to be transplanted but there aren't enough there currently. There are many 1" – 1 ½" but not 2". Direction will be needed to see which trees will be kept. A tree protection during construction permit will be needed for those that will be kept in place during construction. The tree needs to be fenced 2' past the drip line (the canopy of the tree). There are multiple options if the 1 – 1 ½" trees. Is the plan to get nicer looking wood chips or use what Parks has? This will be discussed and placed on the final plan. Suggestion of some of the berry bushes at the Towne Square being placed at the fire station.

Motion was made by Doug Zwieg and seconded by Kristine Butteris to recommend approval of this proposal to Plan Commission with inclusion of the above comments.

Unanimously approve with Mayor McFarland abstaining.

4. **Adjournment**

Motion was made by Emily McFarland and seconded by Andrew Beyer to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman
Recording Secretary

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

**PLAN COMMISSION
MINUTES
January 22, 2024**

Section 2, Item B.

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

The following members were present: Mayor McFarland, Alderman Blanke (4:37pm), Beyer, Konz, Krueger, Lampe, Talaga, Zirbes

Also in attendance: T.J. Schlieve, Mike Hoppenrath, Mark Zvitkovits, Dana Davis (Virtual), and Mason Becker

- 1. Call to order (4:30pm)**
- 2. Approval of Minutes**
 - A. Plan Commission minutes January 8, 2023**

Motion to approve was made by Beyer and seconded by Konz, passed on unanimous voice vote.
- 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)

No comments from the public.
 - 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)

Brian Zirbes presented the request for 806 Elm St. noting the only item absent was an exterior lighting plan for the property.

Motion was made by Lampe and seconded by Talaga to approve the request for a CUP with the condition that an exterior lighting plan be sent to the city, passed on a unanimous voice vote.
 - C. Review public hearing comments and make recommendation to Council:** 1310 Allwardt Street

Review public hearing comments for 1310 Allwardt Street. (Two verbal comments opposed to the change and one written comment in opposition.) Mike Hoppenrath pointed out his opposition is due to there being no plans to review. Commissioner Lampe also shared concerns due to lack of a plan for the area. Alder Blanke pointed out that any plan would come before the Plan Commission before any project moves forward agreeing that the lack of a plan is a concern. The Commission had a discussion about the difference between Multi-Family and Planned Neighborhood and the concern that a Planned Neighborhood could add commercial to the mix. Commissioners Krueger and Beyer voiced their desire to stay with the original plan of Multi-Family with Mr. Becker pointing out that there is a Multi-Family developer showing interest in the site. Commissioner Konz stated that this is door one of the process and he is comfortable opening door one.

Motion was made by Talaga and seconded by Blanke to forward change from institutional use to multi-family to council with positive recommendation, passed on a unanimous voice vote.
 - D. Review and Take Action:** W4368 Ebenezer Drive – Extraterritorial Certified Survey Map (CSM)

Review request for an Extraterritorial CSM for W4368 Ebenezer Drive. The CSM is in the airport elevation protection zone and it must be noted on the CSM. The CSM must also show a 50' right of way from center. The CSM must also have a signature line for the plan commission chair/mayor and the city clerk.

Motion was made by Beyer and seconded by Lampe to approve the CSM with the above noted conditions, passed on a unanimous voice vote.
 - E. Review and take action:** County Road Y Gertrude Moss Trust – Extraterritorial Certified Survey Map (CSM)

Review request for an Extraterritorial CSM for County Road Y Gertrude Moss Trust. The CSM is in the airport elevation protection zone and it must be noted on the CSM. The CSM must also show a 60' right

of way from center. The CSM must also have a signature line for the plan commission chair and the city clerk.

Motion was made by Lampe and seconded by Krueger to approve the CSM with the above noted conditions, passed on a unanimous voice vote.

F. Review and take action: 621 Bernard Street – site plan for new fire station

Mark Z. was present to answer any questions the commission had for the site plan for the new fire station.

Motion was made by Talaga and seconded by Lampe to approve the Site Plan with the conditions that there is a 20' setback from residentially zoned properties and the vehicle access and circulation is to code, passed on a unanimous voice vote.

G. Discussion and take possible action: Update on Vandewalle proposal for Zoning Ordinance Audit/Evaluation – Scope of Services

The commission reviewed the scope of service presented by Vandewalle for an Audit/Evaluation of our Zoning Ordinance. Brian Zirbes will submit an ARPA request for funding to perform the audit.

H. Discussion and take possible action: Emmet Boundary Agreement Amendments

Commissioner Konz asked for clarification on the sewer and water hookup and applauded the reduction of tax revenue sharing from 10 years to 5 years. Attorney Chesebro explained the change to sewer and water hookup giving the residents in the area a longer timeframe to hookup, Mayor McFarland pointed out that none of the area is in the 5-year capital budget effectively giving the residents a minimum of 6 years before they need to hook up to city service. Extensive discussion was had on the cost and feasibility of properties to hook up to city service or remedy in the case of failure.

Motion by Blanke to forward the intergovernmental cooperative plan with the Town of Emmet seconded by McFarland, passed on a unanimous voice vote.

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

Motion was made by Konz and seconded by Talaga to release the remaining escrowed funds for the Grandview Heights Addition No. 7 Subdivision to the developer, passed on a unanimous voice vote.

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

Motion was made by Konz and seconded by Talaga to release the remaining escrowed funds for the Hepp Heights Phase 3 Subdivision to the developer, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://mccmeetings.blob.core.usgovcloudapi.net/watertwnwi-pubu/MEET-Packet-72c47254da4a4f0c95524952487bdd05.pdf>

4. Adjournment

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

Respectfully Submitted,

Alderman Brad Blanke

Christine Edler <cedler55@gmail.com>

Tue 2/6/2024 2:19 PM

To:Nikki Zimmerman <NZimmerman@watertownwi.gov>;Brian Zirbes <BZirbes@watertownwi.gov>

Regarding 1110 and 1111 S. Tenth St.

Please put limitations on the hours of operation for the proposed business. 7:00 am - 5:00 pm, 8:00 am - 6:00 pm or similar.

In the past when Loeb Metals was operating, there were times noise from machinery, trucks, loading and unloading of metal was quite loud at odd hours. With local owners, the issue could be addressed easily and was rectified.

With a non-local owner/operator, it won't be as easy. Clearly established hours of operation would eliminate problems before they arise.

Thank you,

Jim & Chris Edler

1207 Randolph St.

920-988-5180

cedler55@gmail.com

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 12th day of February, 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: 628-196-405
or joining online at <https://meet.goto.com/628196405>

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 Bayule, LLC (applicant) and 1L, LLC (Owner) for a Conditional Use Permit to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard or Salvage Yard Facilities, Section §550-53D(1)(b). 1110 S. Tenth Street and 1111 S. Tenth Street are zoned Heavy Industrial (HI), and are further described as follows:

1110 S. Tenth Street, PIN 291-0815-0444-013:

Lots 6 and 7 of Block 11 of A. L. Pritchard's Second Addition to the City of Watertown, Jefferson County, Wisconsin.

TOGETHER WITH all that portion of Hart Street abutting Tenth Street lying between the right of way line of the C. M. St. P & P, Railway and the south line of Block 11, Lots 6 and 7 of A. L. Pritchard's Second Addition, City of Watertown, Jefferson County, Wisconsin,

AND all that portion of the East ½ of Randolph Street lying Westerly of Lots 5, 6, and 7, Block 11 of A. L. Pritchard's Second Addition to the City of Watertown, Jefferson County, Wisconsin.

1111 S. Tenth Street, PIN 291-0815-0444-006:

Lots 41, 42, 43, 44, and 45 in Block 16, L.R. Cady's Addition to the City of Watertown.

ALSO INCLUDING the West 140 feet of Lot 40 in Block 16 of L. R. Cady's Addition in the City of Watertown.

EXCEPTING from said Lot 40 the following: Commencing at the Northwest corner of Lot 8 in said Block 16; thence South 3°45' East along the East line of said Block, 1063.70 feet to the Southwest corner of Lot 37 as defined by a court order, said corner being the point of beginning; thence continuing South 3°45' East 2 feet to an iron pipe; thence North 88°24' East, 13.60 feet to a point in the south line of Lot 37 as defined by said court order; thence North 83°17' West, 13.81 feet to the point of beginning.

ALSO INCLUDING a part of Lot 37, Block 16, L. R. Cady's Addition to the City of Watertown, bounded and described as follows:

Commencing at the Northwest corner of Lot 8 in said Block 16; thence South 3°45' East along the West line of said Block, 1065.70 feet; thence North 88°24' East, 13.60 feet to the point of beginning; thence continuing North 88°24' East 124.17 feet to an iron pipe; thence South 3°45' East 18.26 feet to the South line of Lot 37 as defined by a court order; thence North 83°17' West along said lot line, 126.19 feet to the point of beginning.

TOGETHER WITH all that portion of North Railroad Street, now vacated, lying Southerly of said Lots 44 and 45.

TOGETHER WITH all that part of Lots 39 and 40 of Block 16 of L. R. Cady's Addition to the City of Watertown, being also part of the SE ¼ of the SE ¼ of Section 4, in Town 8 North, Range 15 East, in the City of Watertown; aforesaid lands are bounded and described as follows: Commencing at the SE corner of said Section 4; thence N00°10'24"E 864.61 feet along the East line of said SE ¼; thence N79°01'58"W 84.43 feet to a point on the West line

of S. Twelfth Street, being also the point of beginning; thence continuing N79°01'58"W 335.41 feet to N01°32'49"E 37.52 feet to a point; thence N66°22'15"W 1.83 feet to a point; thence Due North 23.00 feet to a point; thence N87°23'22"W 6.84 feet to the West line of lands as described in Volume 400 Page 159; thence Due South 78.28 feet along said West line to the south line of Lot 40 of Block 16; thence S79°31'24"E 342.46 feet along the south lines of Lots 40 and 39 to the West right-of-way line of S. Twelfth Street; thence N00°06'51"E 15.19 feet along said West line to the point of beginning. Said described lands containing 6,079 S.F. (0.1396 acres), more or less of land.

TOGETHER WITH that part of Lot 37 and Lot 40 of Block 16 of L.R. Cady's Addition to the City of Watertown. Being also a part of the SE ¼ of the SE ¼ of Section 4 in Town 8 North, Range 5 East, in the City of Watertown; Said lands are bounded and described as follows:

Commencing at the SE corner of said Section 4; thence N00°10'24"E 864.61 feet along the East line of said SE ¼ thence N79°01'58"W 419.84 feet to a point; thence N01°32'49"E 37.52 feet to a point; thence N66°22'15"W 1.83 feet to a point; thence Due North 23.00 feet to a point; thence N87°23'22"W 6.84 feet to the West line of lands as described in Volume 400 Page 159, the southeast corner of said grantor's lands and point of beginning; thence continuing N87°23'22"W 138.01 feet to the East line of South Tenth Street; thence Due North 2.00 feet along said East line to a point; thence S87°23'22"E 138.01 feet to the East line of Grantor's lands and West line of lands as described in Volume 400 Page 159; thence Due South 2.00 feet along the East line of Grantor's lands and West line of lands as described in Volume 400 Page 159 to the point of beginning. Said lands containing 276 SF (0.0063 acres) of land.

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

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: January 29, 2024
and
February 5, 2024

(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: February 12th, 2024
SUBJECT: 1110 & 1111 Tenth St, Conditional Use Permit - CUP

A request by Bayule LLC, agent for 1L LLC, for a Conditional Use Permit (CUP) to adjust the setback requirements for a Junkyard or Salvage Yard. Parcel PIN(s): 291-0815-0444-013 & 291-0815-0444-006

SITE DETAILS:

Acres: 0.52 & 2.98
Current Zoning: HI Heavy Industrial
Existing Land Use: Vacant
Future Land Use Designation: Mixed Industrial

BACKGROUND AND APPLICATION DESCRIPTION:

Applicant is seeking approval of a conditional use permit to adjust the '100-foot setback requirement for buildings, structures, outdoor storage areas, or any other activity areas from all property lines' for a Junkyard or Salvage Yard. The proposal would reduce the setbacks from 100 feet down to the existing perimeter of Parcel 291-0815-0444-006 at 1111 S. Tenth St. The applicant has justified the reduced buffer by the fact that most adjacent lands are parking lots and open space which serve the same function as a buffer. The site contains existing buildings and outdoor storage areas that were formally used as a salvage yard/recycling center. An opaque fence exists along the north property line and the remainder of the property is fenced with chain-link fencing. Parcel 291-0815-0444-013 at 1110 S. Tenth St would be used for employee parking and truck scale activities.

STAFF EVALUATION:

Site Plan Review Committee:
See Minutes of February 12th, 2024

Land Use and Zoning:

1. Within the Heavy Industrial (HI) Zoning District, a 'Junkyard or Salvage Yard' is a principal land use permitted as a Conditional Use [per § 550-37B(2)(f)]. 'Junkyard or Salvage Yard' uses include recycling facilities among the allowed uses [per § 550-53D].

Applicable regulations for 'Junkyard or Salvage Yard' land uses include the following:

- Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property [per § 550-53D(1)(a)].
- All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. Adjustments to the required 100-foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit (CUP) subject to the following:

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

Opportunity Runs Through It

[1] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole.

[2] The use of the property as a salvage yard or junk yard is consistent with the City of Watertown Comprehensive Plan. [per § 550-53D(1)(b)]

- In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas. [per § 550-53D(1)(c)].
 - Shall not involve the storage, handling or collection of hazardous materials, including any of the materials listed in § **550-122**. [per § 550-53D(1)(d)]
2. Parking requirements. One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift. [per § 550-53B(2)] Parking and traffic circulation requirements for the facility will be met by utilizing existing driveways and parking areas. Employee parking will occur on parcel 291-0815-0444-013 at 1110 S. Tenth St. Access to the facility is provided by driveways from 10th and 12th Streets.
 3. Lighting requirements. Lighting of structures, parking areas, and traffic circulation areas will utilize existing lighting fixtures as well as three new lights to be placed along the southern property line of parcel 291-0815-0444-006 at 1111 S Tenth St and directed north into the storage yard area.
 4. Landscaping requirements. A landscaping plan meeting the point requirements of the zoning ordinance has been submitted. The plan will place most of the landscaping along the southern property line with additional small, landscaped areas on the east and west sides of the property. The proposed landscaping plan meets the required minimum landscape surface ratio (LSR) of 15%.

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.
- 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.

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

Opportunity Runs Through It

PLAN COMMISSION DECISION:

Junkyard or Salvage Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. Adjustments to the required 100-foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit (CUP) subject to the following: [1] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole. [2] The use of the property as a salvage yard or junk yard is consistent with the City of Watertown Comprehensive Plan. [per § 550-53D(1)(b)]						
	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas. [per § 550-53D(1)(c)].	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
Shall not involve the storage, handling or collection of hazardous materials, including any of the materials listed in § 550-122.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

If Plan Commission answers “no” to any of the questions, above, the CUP 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) Hours of operation shall be 8:00 am - 5:00 pm Monday through Friday.
 - b) Truck traffic to utilize South 12th Street.

ATTACHMENTS:

- Application materials

NOTICE OF PUBLIC HEARING

Section 3, Item B.

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 12th day of February, 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: 628-196-405
or joining online at <https://meet.goto.com/628196405>

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 Bayule, LLC (applicant) and 1L, LLC (Owner) for a Conditional Use Permit to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard or Salvage Yard Facilities, Section §550-53D(1)(b). 1110 S. Tenth Street and 1111 S. Tenth Street are zoned Heavy Industrial (HI), and are further described as follows:

1110 S. Tenth Street, PIN 291-0815-0444-013:

Lots 6 and 7 of Block 11 of A. L. Pritchard's Second Addition to the City of Watertown, Jefferson County, Wisconsin.

TOGETHER WITH all that portion of Hart Street abutting Tenth Street lying between the right of way line of the C. M. St. P & P, Railway and the south line of Block 11, Lots 6 and 7 of A. L. Pritchard's Second Addition, City of Watertown, Jefferson County, Wisconsin,

AND all that portion of the East ½ of Randolph Street lying Westerly of Lots 5, 6, and 7, Block 11 of A. L. Pritchard's Second Addition to the City of Watertown, Jefferson County, Wisconsin.

1111 S. Tenth Street, PIN 291-0815-0444-006:

Lots 41, 42, 43, 44, and 45 in Block 16, L.R. Cady's Addition to the City of Watertown.

ALSO INCLUDING the West 140 feet of Lot 40 in Block 16 of L. R. Cady's Addition in the City of Watertown.

EXCEPTING from said Lot 40 the following: Commencing at the Northwest corner of Lot 8 in said Block 16; thence South 3°45' East along the East line of said Block, 1063.70 feet to the Southwest corner of Lot 37 as defined by a court order, said corner being the point of beginning; thence continuing South 3°45' East 2 feet to an iron pipe; thence North 88°24' East, 13.60 feet to a point in the south line of Lot 37 as defined by said court order; thence North 83°17' West, 13.81 feet to the point of beginning.

ALSO INCLUDING a part of Lot 37, Block 16, L. R. Cady's Addition to the City of Watertown, bounded and described as follows:

Commencing at the Northwest corner of Lot 8 in said Block 16; thence South 3°45' East along the West line of said Block, 1065.70 feet; thence North 88°24' East, 13.60 feet to the point of beginning; thence continuing North 88°24' East 124.17 feet to an iron pipe; thence South 3°45' East 18.26 feet to the South line of Lot 37 as defined by a court order; thence North 83°17' West along said lot line, 126.19 feet to the point of beginning.

TOGETHER WITH all that portion of North Railroad Street, now vacated, lying Southerly of said Lots 44 and 45.

TOGETHER WITH all that part of Lots 39 and 40 of Block 16 of L. R. Cady's Addition to the City of Watertown, being also part of the SE ¼ of the SE ¼ of Section 4, in Town 8 North, Range 15 East, in the City of Watertown; aforesaid lands are bounded and described as follows: Commencing at the SE corner of said Section 4; thence N00°10'24"E 864.61 feet along the East line of said SE ¼; thence N79°01'58"W 84.43 feet to a point on the West line

of S. Twelfth Street, being also the point of beginning; thence continuing N79°01'58"W 335.41 feet to N01°32'49"E 37.52 feet to a point; thence N66°22'15"W 1.83 feet to a point; thence Due North 23.00 feet to a point; thence N87°23'22"W 6.84 feet to the West line of lands as described in Volume 400 Page 159; thence Due South 78.28 feet along said West line to the south line of Lot 40 of Block 16; thence S79°31'24"E 342.46 feet along the south lines of Lots 40 and 39 to the West right-of-way line of S. Twelfth Street; thence N00°06'51"E 15.19 feet along said West line to the point of beginning. Said described lands containing 6,079 S.F. (0.1396 acres), more or less of land.

TOGETHER WITH that part of Lot 37 and Lot 40 of Block 16 of L.R. Cady's Addition to the City of Watertown. Being also a part of the SE ¼ of the SE ¼ of Section 4 in Town 8 North, Range 5 East, in the City of Watertown; Said lands are bounded and described as follows:

Commencing at the SE corner of said Section 4; thence N00°10'24"E 864.61 feet along the East line of said SE ¼ thence N79°01'58"W 419.84 feet to a point; thence N01°32'49"E 37.52 feet to a point; thence N66°22'15"W 1.83 feet to a point; thence Due North 23.00 feet to a point; thence N87°23'22"W 6.84 feet to the West line of lands as described in Volume 400 Page 159, the southeast corner of said grantor's lands and point of beginning; thence continuing N87°23'22"W 138.01 feet to the East line of South Tenth Street; thence Due North 2.00 feet along said East line to a point; thence S87°23'22"E 138.01 feet to the East line of Grantor's lands and West line of lands as described in Volume 400 Page 159; thence Due South 2.00 feet along the East line of Grantor's lands and West line of lands as described in Volume 400 Page 159 to the point of beginning. Said lands containing 276 SF (0.0063 acres) of land.

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

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: January 29, 2024
and
February 5, 2024

(BLOCK AD)

Reason for request to change *1111 South Tenth Street, Watertown, Wisconsin*

.

This 2.98 acres is *currently* zoned Heavy Industrial, surrounded by Heavy Industrial zoning; *we cannot move the existing buildings 100' from the lot line.*

This land was a recycling facility for over 50 years licensed by the State of Wisconsin.

It is bordered on all sides by parking lots and a rail road track. The rail line limits its desirable use for anything other than industrial use.

A recycling facility will serve the needs of the citizens of the City of Watertown and surrounding counties paying money for their scrap, saving valuable landfill space not to mention giving new life to the metal itself. **There is a need for a recycling facility and this site fits that need.**

The fact that this site is surrounded by industrial parking lots and the Webster employees' parking lots means no actual activity will occur with 100'.

The proposed facility will be a recycling collection point with daytime hours of operation.

We personally contacted the alderman for this district, Myron Moldenhauer, surrounding neighbors, businesses, and the Webster school principal, Brad Clark, informing them of the proposed return of a recycling facility to the site. Not a person objected -- in fact, they welcomed the return of a recycling facility and active use of the land.

1111 South Tenth Street is completely fenced (with fence to be completely screened) with s four large gates for truck access. It is located on a City truck route. Furthermore, it is bordered completely on its east and south sides with mature trees.

It is not a junkyard. It is a recycling center.

CLAYTON COUNTY RECYCLING



SCRAP PROCESSING

11645 Echo Avenue, Monona, IA 52159 (563) 539-4757, 1-800-538-4752 E-Mail: gina@ccrrecycling.com

We propose to bring a recycling center back to Watertown for the benefit of the community.

The one building in which activity will occur cannot be moved. For over 50 years that one building served in its present location as a recycling facility preparing the purchased scrap for sale; this scrap metal was recycled, not landfilled.

Good for the community. Good for the world.

The site is bordered on all four sides by parking lots and railroad. To the north is an employee parking screened, to the east is the parking lot of a foundry; to the south is the railroad, then Hart Street, then another industrial parking lot; to the west is a parking lot. No buildings are within 400'. It's present zoning of heavy industrial is ideal. The entire site is fenced.

Recycling centers are licensed and operate in the State of Wisconsin under strict rules and regulations of the Cooperative Compliance Program {CCP}. The terms of this lease requires compliance with the Environmental, Health & Safety Requirements applicable.

Bringing back a recycling center to Watertown in fact will not present an undesirable impact on the nearby properties, the environment or the community but indeed enrich all.

Fred Runde

BAVVLE, LLC

**AN ORDINANCE
TO AMEND CHAPTER 550: ZONING CODE, THROUGH THE ADDITION OF
LANGUAGE TO SECTIONS § 550-53D(1)(b)**

**SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section § 550-53D(1)(b) is hereby amended as follows:

* * *

(b) All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. Adjustments to the required 100-foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit (CUP) subject to the following:

[1] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole.

[2] The use of the property as a salvage yard or junk yard is consistent with the City of Watertown Comprehensive Plan.

* * *

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:				
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR



Parcels



Override 1

Parcels



City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 140 feet

SCALE BAR = 1"

Printed on: November 1, 2017

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.



EXTERIOR LILGHTING

We will install three (3) exterior lights for security 150 watt metal halide LED lights, two on the south border focused north onto the yard area and one on the east focused west.

NOISE

Operation will only be during daylight hours. Any sound will not be continuous as the only sound is from modern cranes with no Detroit 2 cycle engines . Our modern hydraulic cranes are rated Plus 5 DBA ambient level.

VIBRATION

No equipment that vibrates the ground will be installed.

OFF STREET PARKING

Agreement with Lessor allows access of the .53 acre parking lot adjacent (110 South 19th Street)

LANDSCAPING

The lot is bordered by established trees on three sides with additional perennial plants which currently meets the landscaping requirements additionally the entire fenced lot will be screened.

AIR POLLUTION

As stated in our lease all operations are in compliance with the Environmental, Health, and SFETY Requirements. These include but are not limited to the Clean Air Act, 42 USC & 7401 et seq, the Clean Air Act, 22 USC and 1251 et seq., the Resource Conservation and Recovery Act, 42 USC & 6901 et seq., the Water Pollution Control Act, 33 USC & 1251 et seq., the Comprehensive Environmental Response Compensation and Liability Act., 42 & 9601 et seq.

DRAINAGE

Operations do not generate any water runoff or drainage of any kind.

Landscaping details:

1110 South Tenth

Existing 2080 sq. ft. green on south

528 sq. ft. grass north/east

384 sq. ft. grass/ arborvitae/ash east (street frontage)

2992 sq. ft.

Site contains 26 aspen, 1 maple, 7 ash, 6 American arborvitae, 3 junipers, grass.

Proposed required additional 400 sq. ft. additional arborvitae on south, west end parallel to rail road.

1111 South Tenth

Existing 3200 sq. ft. on east

10700 sq. ft. on south

2000 sq. ft. grass on north

64 sq. ft. in parking area west

80 sq. ft. perennial flowers/grass south & west of office

16044 sq. ft.

Site contains 16 pine, 86+ arborvitae, 3 birch, 8 maple, 11 ash, 2 spruce, 3 privet shrubs, Russian sage, tulips, Rubeckia.

Proposed required additional 2706 sq. ft.: 138 sq. ft. dense arborvitae on north of office, east; a maple north of office; 2600 sq. ft. arborvitae along appx. 350' south, parallel to rail.

ALBANY WATER TOWN OLD VIEWER

unity runs through it.

1110 5 10 ft

X Q

Show search results for 1114

EXISTING

528 sq ft

384 "

2080 "

2992 sq ft

olives
Arboretum
3' maple
105.48'

Aspen
maple
105.48'

NEEDED

3400 sq ft

408

123'

1104

63.62'S

55.40'

98.21'S

1106

65.29'

61.5'

192.90'

1108

62.29'

1110

8' x 260' current green

260'

Section 3, Item B.

1111	X	Q
Show search results for 1111		

3200 sq ft
16 Pine
30+ Arborvitae
10700 sq ft
3 Birch
7 Maple
8-10 oaks
49-51 arbutus

EXISTING
2000 sq ft of area
(2 spruce
1 maple
3 poplar shrubs)
64 sq ft
50 arbutus
80 sq ft
200 sq ft of area

18750 Repaired
14044 existing
27006 Needed

6' x 23' = 138 sq ft arbutus

Additional Arborvitae approx
350' on South, 7-8' = 2400 sq ft



Brian

Attached please find the landscaping plans for
1111 South Tenth and 1110 S Tenth Street.

The required 15% green space square footage is noted along with **the existing**
square footage and **additional proposed**.

1110 S Tenth Street lot has 2992 sq. ft. of existing green space with the proposed
additional square footage requirement of 408 sq. ft. planned for arborvitae on
the west end of the south side.

1111 S Tenth Street has 16,044 sq. ft. of existing green space; the proposed
additional square footage requirement will be filled with arborvitae on the fence
line on the northerly end of the east side (abutting the school property); a climax
tree will be added to the north side; arborvitae will be planted on the south as
needed to complete the 18,705 sq. ft. requirement.

The *points* needed for street footage has also been determined:

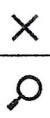
The 1110 S Tenth Street lot has 120 ft. linear street footage requiring 21 points.
The existing trees and shrubs exceed that at 1,509 points.

1111 South Tenth Street has 529 ft. linear street footage requiring 121 points. The
existing trees and shrubs exceed that at 3,964.

Section 3, Item B.

1111

Show search results for 1111



REQUIRED 3400 sq ft

EXISTING 2992 sq ft

408 sq ft

Proposed additional
Arborvitae



Section 3, Item B.

1111

Show search results for 1111

1108

X

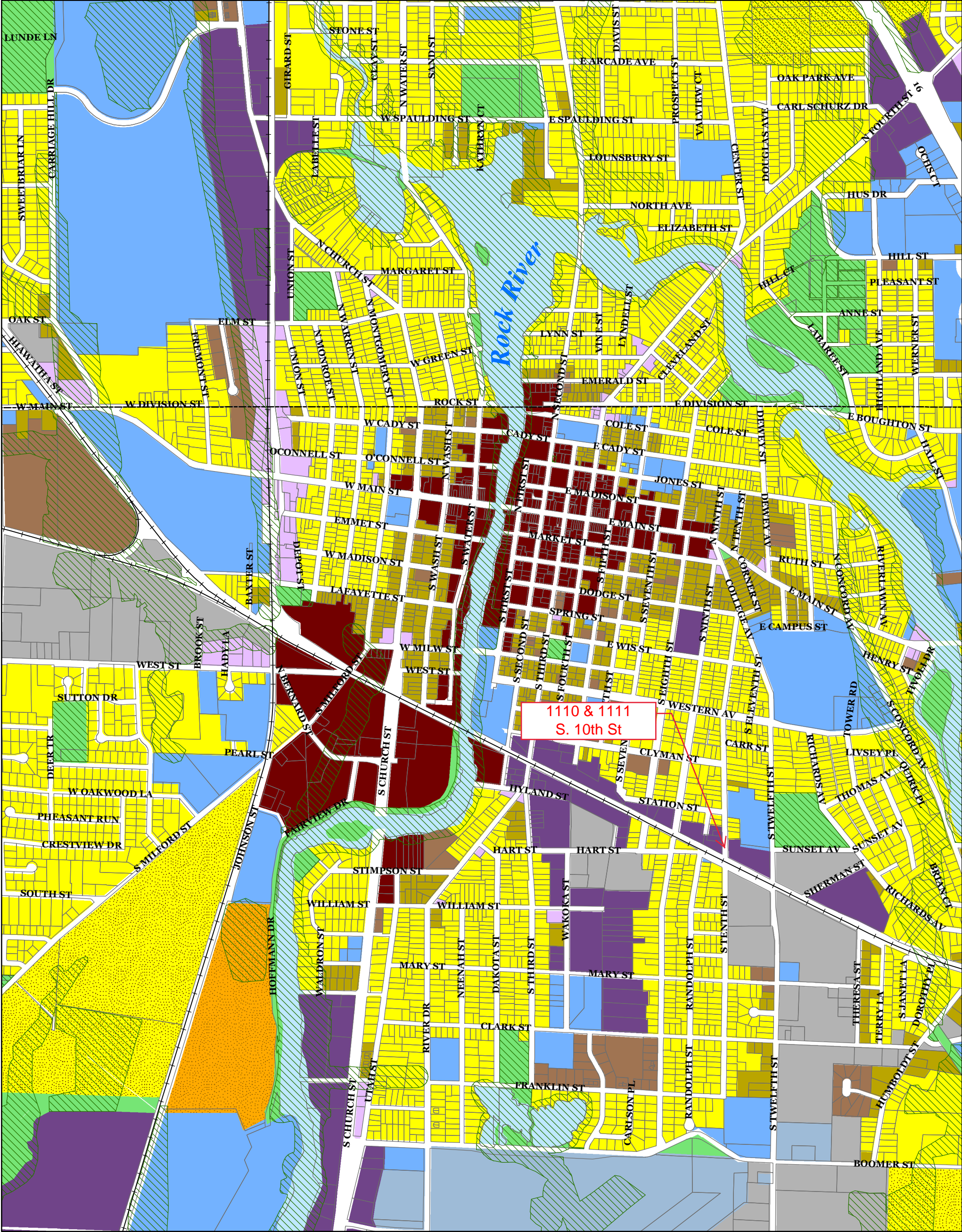
Q

1109

X

Proposed Climax Tree
Proposed Arborvitae
EXISTING





Future Land Use Downtown Area

Map
6a

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

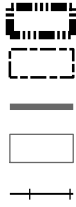
*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



***"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
County Boundary
Town Boundary
Parcel
Railroad



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



VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change

NOTICE OF PUBLIC HEARING

Section 3, Item C.

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 12th day of February, 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: 628-196-405
or joining online at <https://meet.goto.com/628196405>

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 the City of Watertown (applicant and owner) for a Conditional Use Permit for an exception to exterior construction material standards per Section §550-121F. 621 Bernard Street (PIN 291-0815-0544-003) is zoned Central Business (CB) and is further described as follows:

Lot 1 of CSM 6429.

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

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: January 29, 2024
and
February 5, 2024

(BLOCK AD)



THE CITY OF
WATERTOWN

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Section 3, Item D.

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: February 12th, 2024
SUBJECT: 621 Bernard St, Conditional Use Permit - CUP

A request by Mark Zvitkovits, agent for City of Watertown, for a Conditional Use Permit (CUP) for an exception to exterior construction material standards. Parcel PIN(s): 291-0815-0544-003

SITE DETAILS:

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

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a Conditional Use Permit (CUP) for an exception to exterior construction material standards for two accessory structures that are part of the site plan for the new Fire Station. One of the structures is a cold storage building and the other is a multi-story training tower. The proposed materials for the cold storage building consist of an architectural concrete stone material along the base of the building that matches the material being used on the adjacent fire station. Above this stone material would be metal panel. The proposed materials for the training tower would be all metal panel. Colors for both buildings would be complementary to the Fire Station

STAFF EVALUATION:

Site Plan Review Committee:
See Minutes of February 12th, 2024

Land Use and Zoning:

1. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [*per* § 550-121C] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [*per* § 550-121C(1)]
 - (a) Any portion of the building or structure visible from adjacent residentially zoned property;
 - (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or
 - (c) 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).

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

Opportunity Runs Through It

2. Per the exterior construction material standards in Article XI, 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. [per § 550-121C(2)]
3. Chapter 550 Zoning, Article XI Performance Standards **does allow** for exceptions to the use of material otherwise prohibited through the conditional use process. [per § 550-121F]

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.
- 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 DECISION:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit.
2. Approve the Conditional Use Permit with exceptions to exterior construction material standards as proposed.
3. Approve the Conditional Use Permit with exceptions to exterior construction material standards as identified by the Plan Commission.

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)

x:\uz\w\watm\172202\site plan review\012224 plan review\final\letter.docx

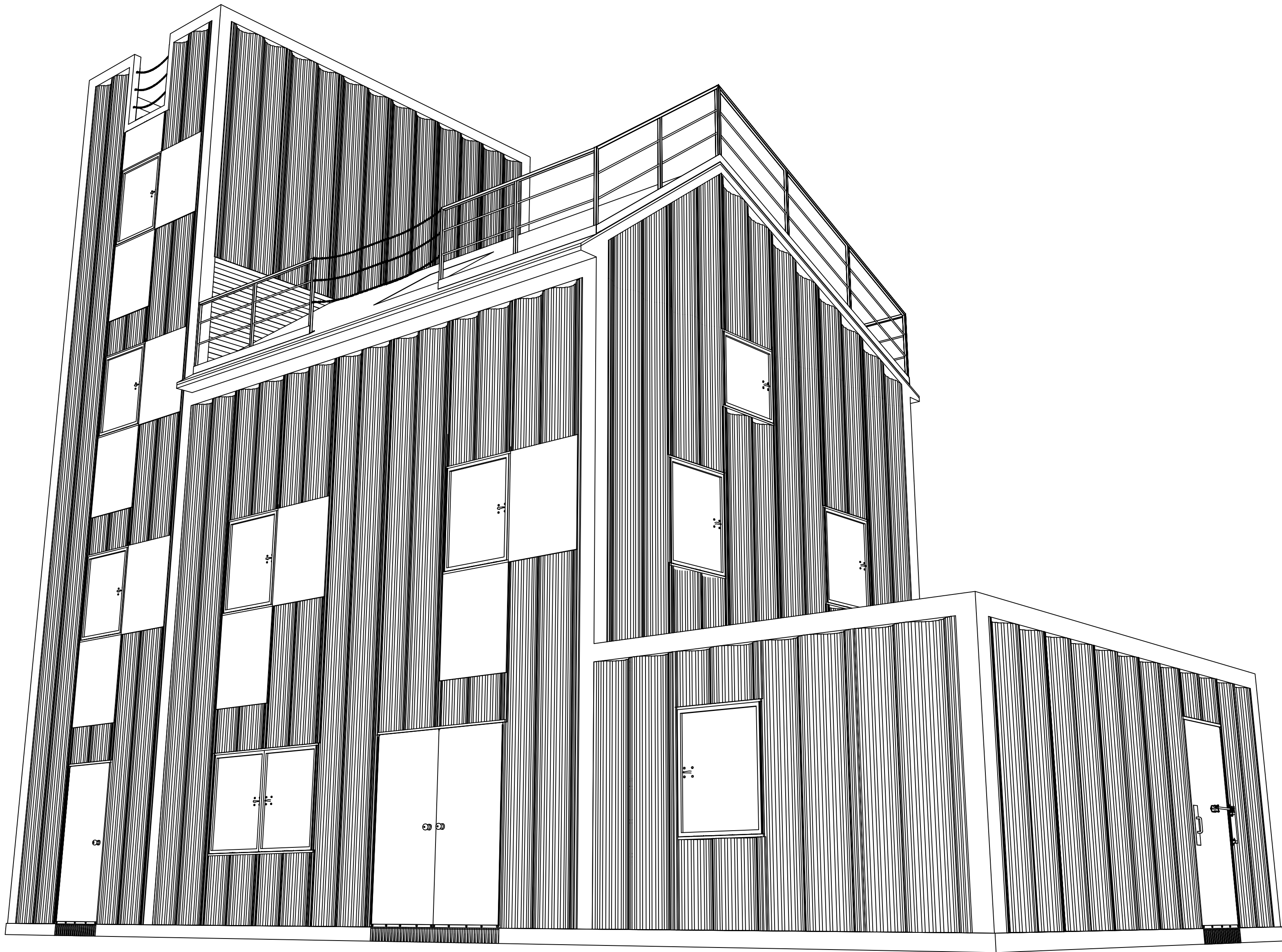












THIRD ALARM - FOUR STORY
FIRE DEPARTMENT

GENERAL NOTES

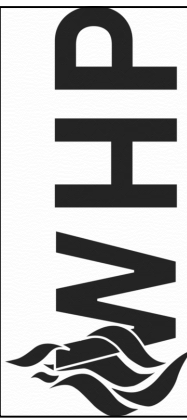
- 1) THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AT THE TIME OF PREPARATION.
- 2) THE ERECTION CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS, AT THE TIME OF DELIVERY. THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL, AT TIME OF DELIVERY. IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL.
- 3) THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BEHLEN INDUSTRIES' CONSTRUCTION DRAWINGS AND THE MISCELLANEOUS METALS DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL DIMENSIONS, ERECTION, AND PROCEDURES.
- 4) THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THERE OF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.
- 5) WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. INSTALLING CONTRACTORS OR OWNERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND WHP TRAININGTOWERS SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS OR DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY FIELD CHANGES OR MODIFICATIONS TO EITHER THE STRUCTURE OR ADDITIVE COMPONENTS MUST BE REPORTED AND APPROVED BY WHP TRAININGTOWERS PRIOR TO PERFORMING ANY WORK.
- 6) MISCELLANEOUS FIELD CUTTING AND FITTING OF BOTH STRUCTURAL AS WELL AS LIGHT GAUGE FRAMING COMPONENTS WILL BE NECESSARY TO BE ABLE TO PERFORM THE INSTALLATION PROCEDURES REQUIRED AND WILL BE CONSIDERED AS A STANDARD CONDITION AND REQUIREMENT FOR ERECTION OF THIS LIVE FIRE TRAINING SIMULATOR AND ITS COMPONENTS.
- 7) DOORS SHALL BE PAINTED 11 GA STEEL REINFORCED WITH STEEL CHANNEL. EACH EXTERIOR NON-BURN ROOM DOOR SHALL BE PROVIDED WITH (1) HEAVY-DUTY STAINLESS STEEL CONTINUOUS HINGE AND (1) COMMERCIAL GRADE KEYED LOCKSET. EACH INTERIOR NON-BURN ROOM DOOR SHALL BE PROVIDED WITH (1) HEAVY-DUTY STAINLESS STEEL CONTINUOUS HINGE AND (1) COMMERCIAL GRADE PASSAGE SET. EACH BURN ROOM DOOR SHALL BE PROVIDED WITH (1) HEAVY-DUTY STAINLESS STEEL CONTINUOUS HINGE, (1) SPRING-TYPE CLOSING DEVICE, (1) DOOR PULL, (1) ROLLER CATCH, AND (1) HASP FOR USE IN SECURING THE BUILDING WHEN NOT IN USE. ANY DOUBLE DOORS SHALL BE PROVIDED WITH (1) METAL ASTRIGAL, (1) INACTIVE LEAF, AND (1) CANE BOLT. DOOR HINGES SHALL BE MOUNTED TO STUDS A MINIMUM OF 4"X 12 GA. ALL FRAMED DOOR OPENINGS THAT DO NOT SIT ON THE CONCRETE STEM WALL SHALL EXTEND 6" FROM THE BOTTOM OF DOOR SLAB TO PROVIDE A 6" OPENING UNDER THE DOOR. ALL DOORS SHALL HAVE (1) HIGH-TEMP DOOR SWEEP INSTALLED ON THE OUTSWING SIDE OF THE DOOR TO COVER THE 6" OPENING. THE DOOR SWEEP SHALL DRAG AGAINST THE FINISHED FLOOR LEVEL.
- 8) WINDOW CLOSURES SHALL BE PAINTED 12 GA HOT-DIPPED GALVANIZED SINGLE LEAVES WITH A 1" DEEP PAN FRAME DESIGN. EACH NON-BURN ROOM CLOSURE ACCESSIBLE FROM THE GROUND SHALL BE PROVIDED WITH (1) STAINLESS STEEL CONTINUOUS HINGE, (1) SLAM LATCH, (1) KEYED LEVER ON THE EXTERIOR SIDE OF THE CLOSURE, (1) PASSAGE LEVER ON THE INTERIOR SIDE OF THE CLOSURE, AND (1) HOLD-OPEN DEVICE. EACH NON-BURN ROOM CLOSURE NOT ACCESSIBLE FROM THE GROUND SHALL BE PROVIDED WITH (1) STAINLESS STEEL CONTINUOUS HINGE, (1) SLAM LATCH, (1) PASSAGE LEVER ON THE EXTERIOR SIDE OF THE CLOSURE, (1) PASSAGE LEVER ON THE INTERIOR SIDE OF THE CLOSURE, AND (1) HOLD-OPEN DEVICE. EACH BURN ROOM CLOSURE SHALL BE PROVIDED WITH ONE OF THE ABOVE HARDWARE SETS AND SHALL INCLUDE (3) "PADGENITE" MOUNTING CHANNELS WELDED ON THE INTERIOR SIDE OF THE CLOSURE. ALL CLOSURES SHALL BE INSTALLED WITH EQUAL SPACING BETWEEN THE FRAMED OPENING AND THE CLOSURE PAN. ALL SILL ELEVATIONS SHALL BE 42" ABOVE FINISHED FLOOR ELEVATION.
- 9) FLOOR DECKS ABOVE GRADE SHALL BE CONCRETE OVER GALVANIZED 15" "C" DECK FASTENED DIRECTLY TO LEVEL FLOOR JOISTS PER THE BEHLEN INDUSTRIES CONSTRUCTION DRAWINGS. ALL FLOOR DECKS SHALL REQUIRE FIELD CUTTING AND FITTING AS REQUIRED TO ACCOMMODATE THE BUILDING CONFIGURATION. CONCRETE FILL SHALL BE PROVIDED OVER THE "C" DECK WITH MINIMUM 4" DEPTH AT THE EXTERIOR WALLS. CONCRETE SHALL BE A SMALL AGGREGATE CONCRETE WITH FIBER MESH REINFORCING. CONCRETE SHALL BE PITCHED TO EXTERIOR WALLS AND/OR DRAINS. FINISH SHALL BE A SLIP RESISTANT FINISH. (CONCRETE FILL BY OTHERS)
- 10) ALL CORRUGATED WALL PANELS ARE TO BE PREFINISHED IN ONE OF 9 STANDARD COLORS. COMPOUND CORRUGATED WALL PANELS ARE 3'-5" WIDE AND 4 1/4" DEEP. COMPOUND CORRUGATED ROOF PANELS ARE TO BE GALVANIZED 3'-5" WIDE AND 7 1/4" DEEP. ALL WALL AND ROOF PANELS ARE TO BE BOLTED AT 6' O.C. INCREMENTS UTILIZING 3/8" DIAMETER BOLT FASTENERS PROVIDED IN A COLOR TO MATCH THE WALL OR ROOF PANEL COLOR.
- 11) ALL INTERIOR WALL PARTITIONS SHALL BE CONSTRUCTED OF 4" X 18 GA GALVANIZED METAL STUDS AT 24" O.C. AND 4-1/8" X 18 GA GALVANIZED METAL TRACK. STUDS AT DOOR JAMB HINGES SHALL BE 4" X 12 GA. ALL SIDES OF INTERIOR PARTITIONS NOT RECEIVING BURN ROOM PANELS SHALL RECEIVE 18 GA GALVANIZED SHEETING FASTENED WITH #8 X 5/8" LOW PROFILE TEK SCREWS AT 12" O.C.

DESIGN LOADS

ROOF LOAD -- 100 PSF
FLOOR LOAD -- 100 PSF
ATTIC LOAD -- 100 PSF
WIND LOAD -- -- MPH
WIND EXPOSURE -- --

WINDOW SHUTTER HARDWARE PACKAGES						
MARK #	DESCRIPTION	ROUGH OPENING	SHUTTER LEAF	LOCKING HANDLE KIT	NON-LOCKING HANDLE KIT	HOLD OPEN
W1	LOCKING WINDOW SHUTTER	38"x49"	1	1		1
W2	LOCKING BURN ROOM SHUTTER	38"x49"	1	1		1
W3	LOCKING ATTIC SHUTTER	38"x37"	1	1		1
W4	NON-LOCKING WINDOW SHUTTER	38"x49"	1		1	1
W5	NON-LOCKING BURN ROOM SHUTTER	38"x49"	1		1	1
W6	NON-LOCKING ATTIC SHUTTER	38"x37"	1		1	1

DOOR HARDWARE PACKAGES													
MARK #	DESCRIPTION	ROUGH OPENING	DOOR LEAF	INACTIVE LEAF	STAINLESS STEEL HINGE	DOOR SWEEP	DOOR SWEEP MOUNT KIT	DOOR KNOB PLATE	LOCKING KNOB SET	PASSING KNOB SET	BURN DOOR KIT	SLIDE LATCH	BARREL BOLT
D1	EXTERIOR SINGLE PLATE DOOR	38"x91"	1		1	1	1	1	1				
D2	EXTERIOR SINGLE BURN ROOM DOOR	38"x91"	1		1	1	1				1	1	
D3	EXTERIOR DOUBLE PLATE DOOR	79"x91"	1	1	2	2	2	1	1			1	1
D4	EXTERIOR DOUBLE BURN ROOM DOOR	79"x91"	1	1	2	2	2				1	1	1
D5	INTERIOR SINGLE PLATE DOOR	38"x91"	1		1	1	1	1		1			
D6	INTERIOR SINGLE BURN ROOM DOOR	38"x91"	1		1	1	1				1	1	
D7	INTERIOR DOUBLE PLATE DOOR	79"x91"	1	1	2	2	2	1		1			1
D8	INTERIOR DOUBLE BURN ROOM DOOR	79"x91"	1	1	2	2	2				1	1	1



A DIV. OF JAHNKE AND SONS CONSTRUCTION, INC.
519 DUCK RD GRANDVIEW, MO 64030
TEL 913-385-3663 info@trainingtowers.com
TOLL FREE 1-800-351-2525 www.trainingtowers.com

3RD ALARM - FOUR STORY
FIRE TRAINING SIMULATOR

FIRE DEPARTMENT TRAINING SIMULATOR

THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AT THE TIME OF PREPARATION.

THE ERECTION CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS, AT THE TIME OF DELIVERY. THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL, AT TIME OF DELIVERY. IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL.

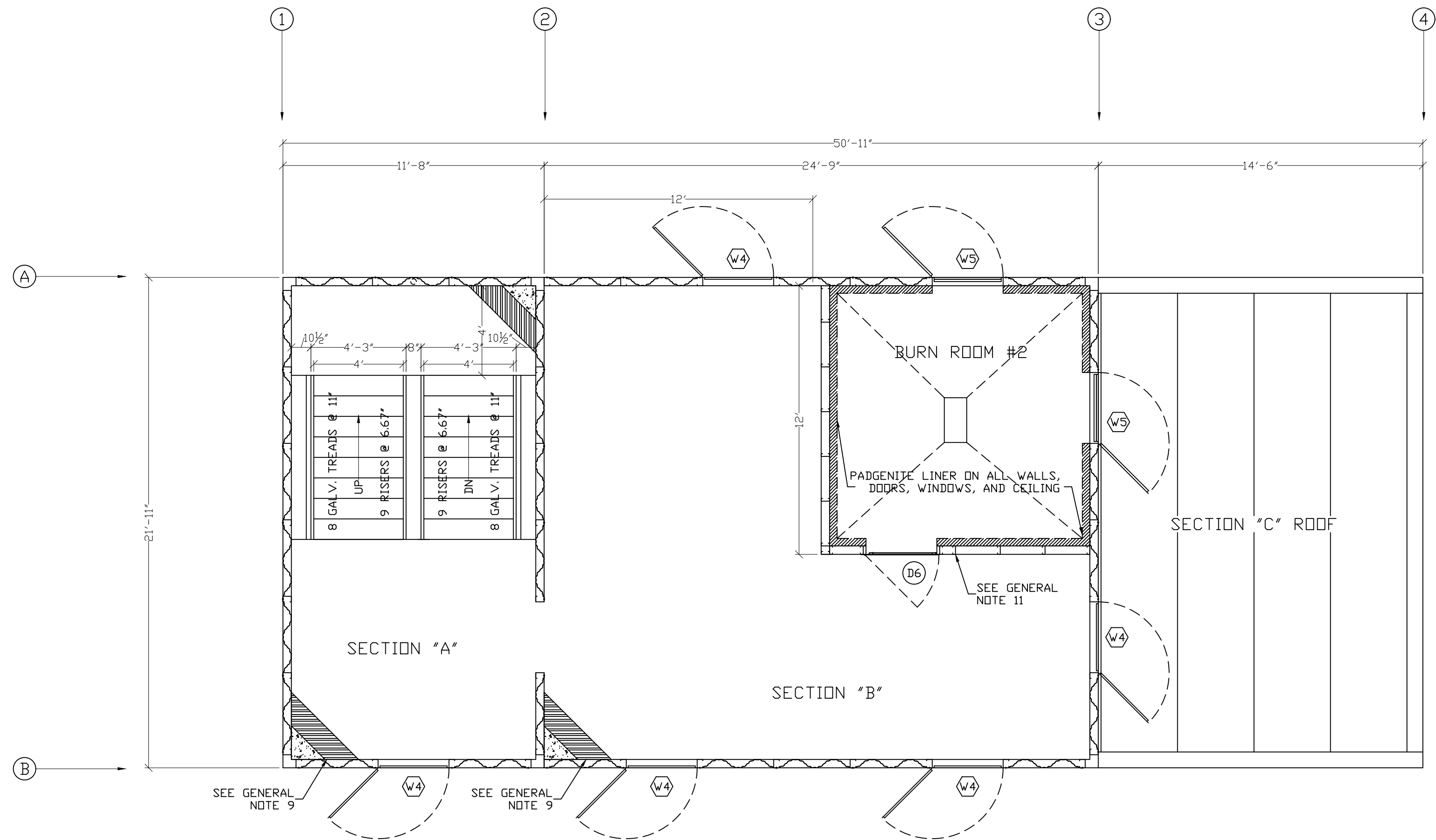
THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BEHLEN INDUSTRIES' CONSTRUCTION DRAWINGS AND THE MISCELLANEOUS METALS DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL DIMENSIONS, ERECTION, AND PROCEDURES.

THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THERE OF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.

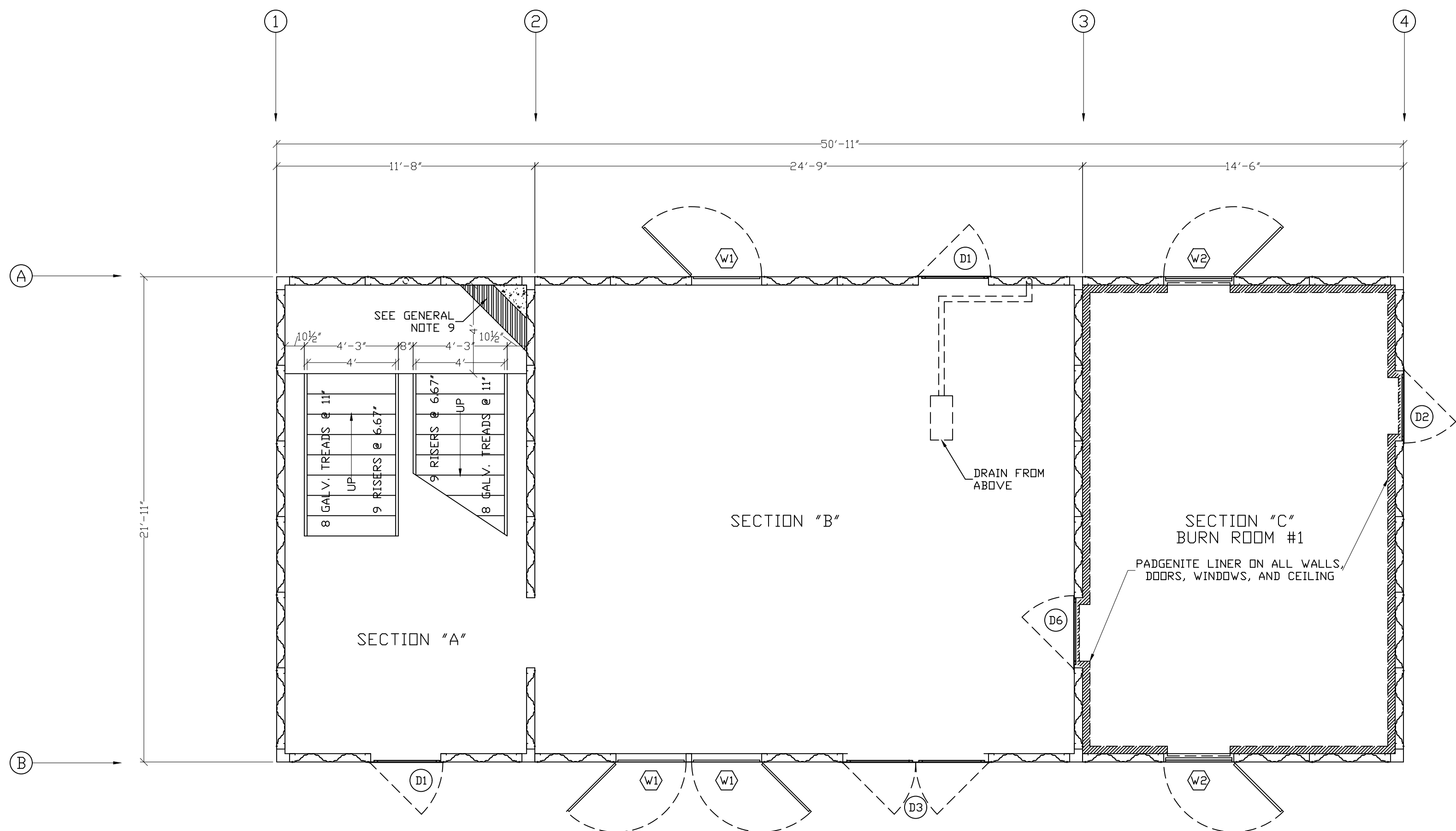
PROJECT NUMBER:	00-W-000	REVISION:	DATE:
PROJECT ERECTOR:	1		
DRAWN BY:	JCM	2	
REVIEWED BY:	APK	3	
PRINT DATE:	00-00-00	4	

COVER PAGE

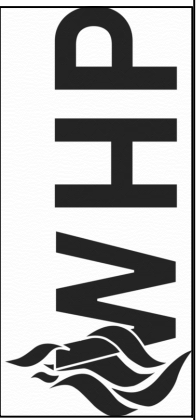
0



TOWER AND RESIDENTIAL 2ND FLOOR PLAN AND ANNEX ROOF PLAN
NOT TO SCALE



TOWER, RESIDENTIAL, AND ANNEX 1ST FLOOR PLAN
NOT TO SCALE



A DIV. OF JAHKE AND SONS CONSTRUCTION, INC.
519 DUCK RD GRANDVIEW, MO 64030
TEL 913-385-3663 info@trainingtowers.com
TOLL FREE 1-800-351-2525 www.trainingtowers.com

3RD ALARM - FOUR STORY FIRE TRAINING SIMULATOR

FIRE DEPARTMENT TRAINING SIMULATOR

THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AND IS THE PROPERTY OF WHP.

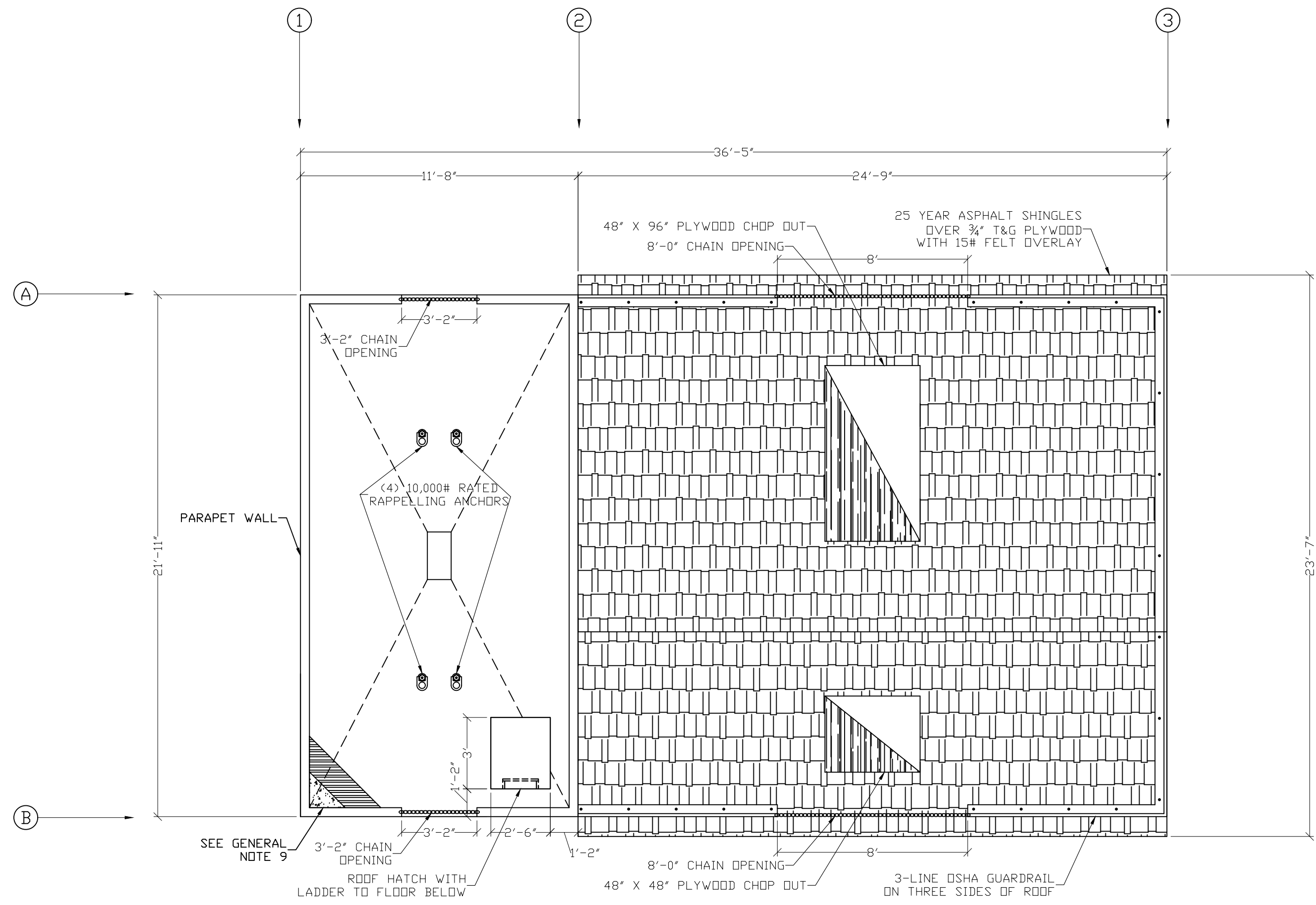
THE ERECTION CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS AT THE TIME OF DELIVERY. THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL AT TIME OF DELIVERY. IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL.

THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BOLD INDUSTRIES CONSTRUCTION DRAWINGS AND THE STANDARD DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL, DIMENSIONS, ERECTION, AND PROCEDURES.

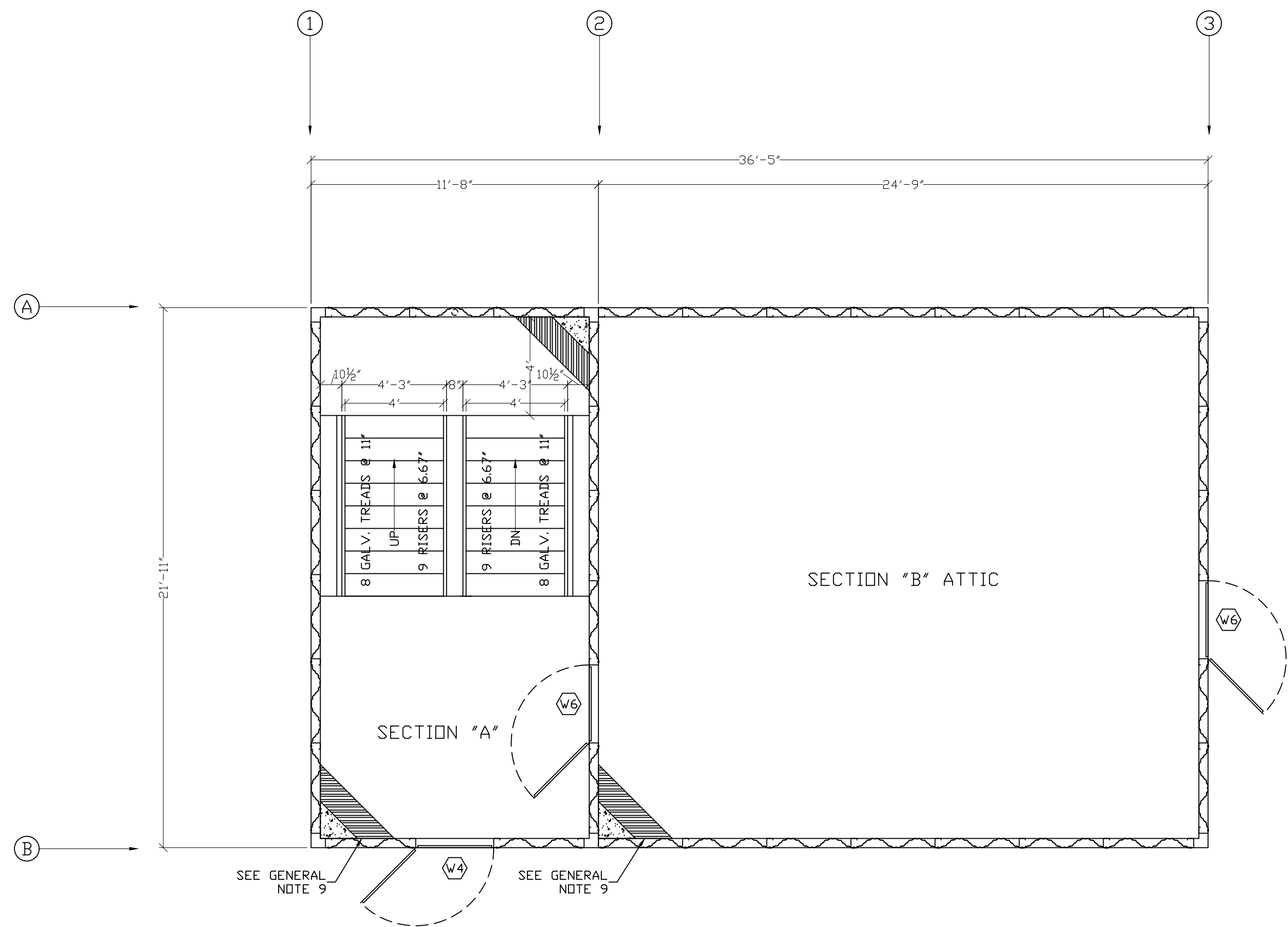
THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.

PROJECT NUMBER:	00-W-000	REVISION DATES:
PROJECT ERECTOR:	1	
DRAWN BY:	JCM	2
REVIEWED BY:	JK	3
PRINT DATE:	00-00-00	4

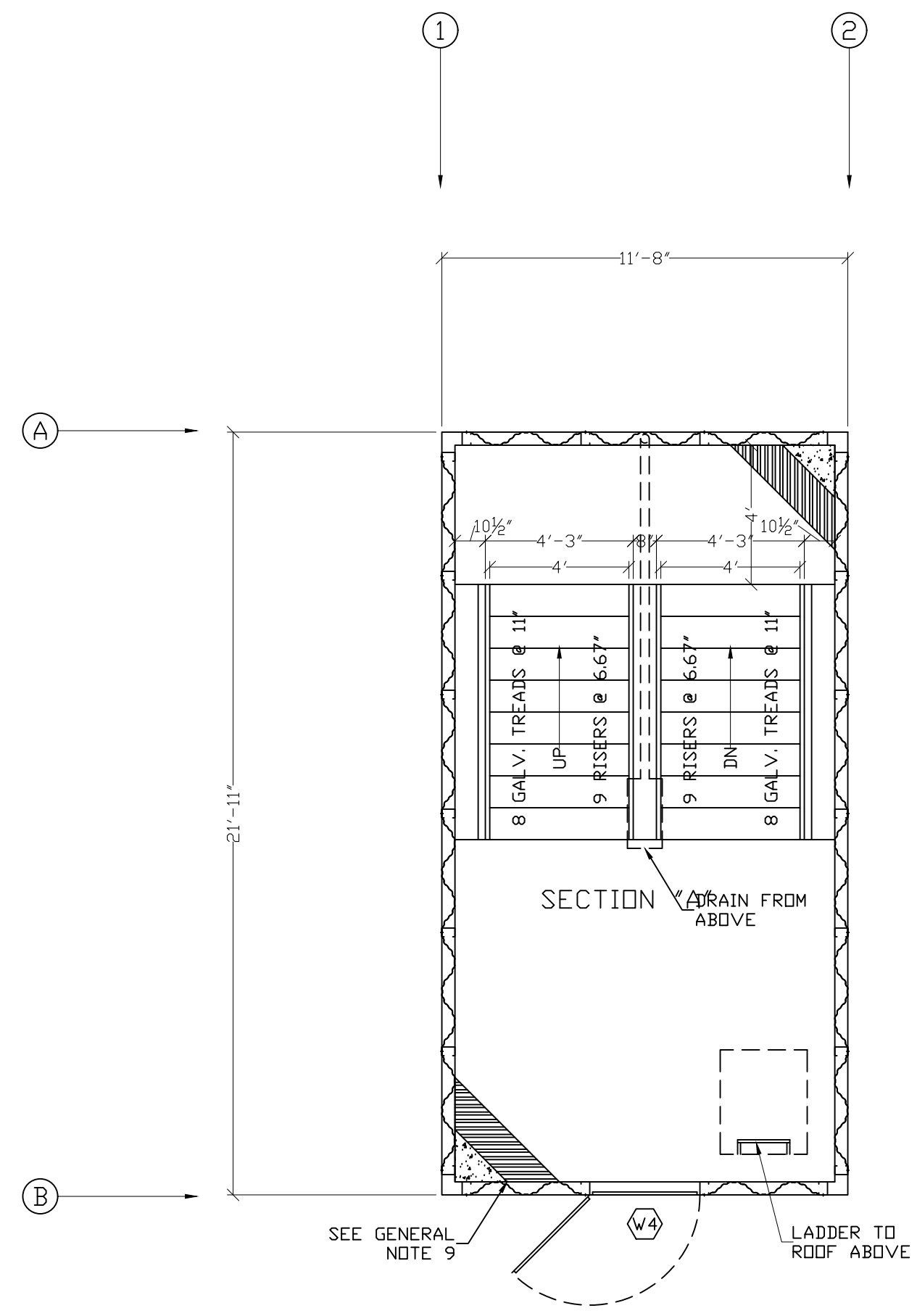
FIRST FLOOR AND
SECOND FLOOR PLANS



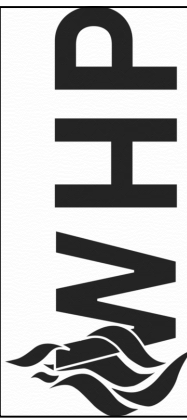
TOWER AND RESIDENTIAL ROOF PLAN
NOT TO SCALE



TOWER 3RD FLOOR PLAN AND RESIDENTIAL ATTIC PLAN
NOT TO SCALE



TOWER 4TH FLOOR PLAN
NOT TO SCALE



A DIV. OF JAHKE AND SONS CONSTRUCTION, INC.
519 DUCK RD GRANDVIEW, MO 64030
TEL: 913-385-3663 info@trainingtowers.com
TOLL FREE 1-800-351-2525 www.trainingtowers.com

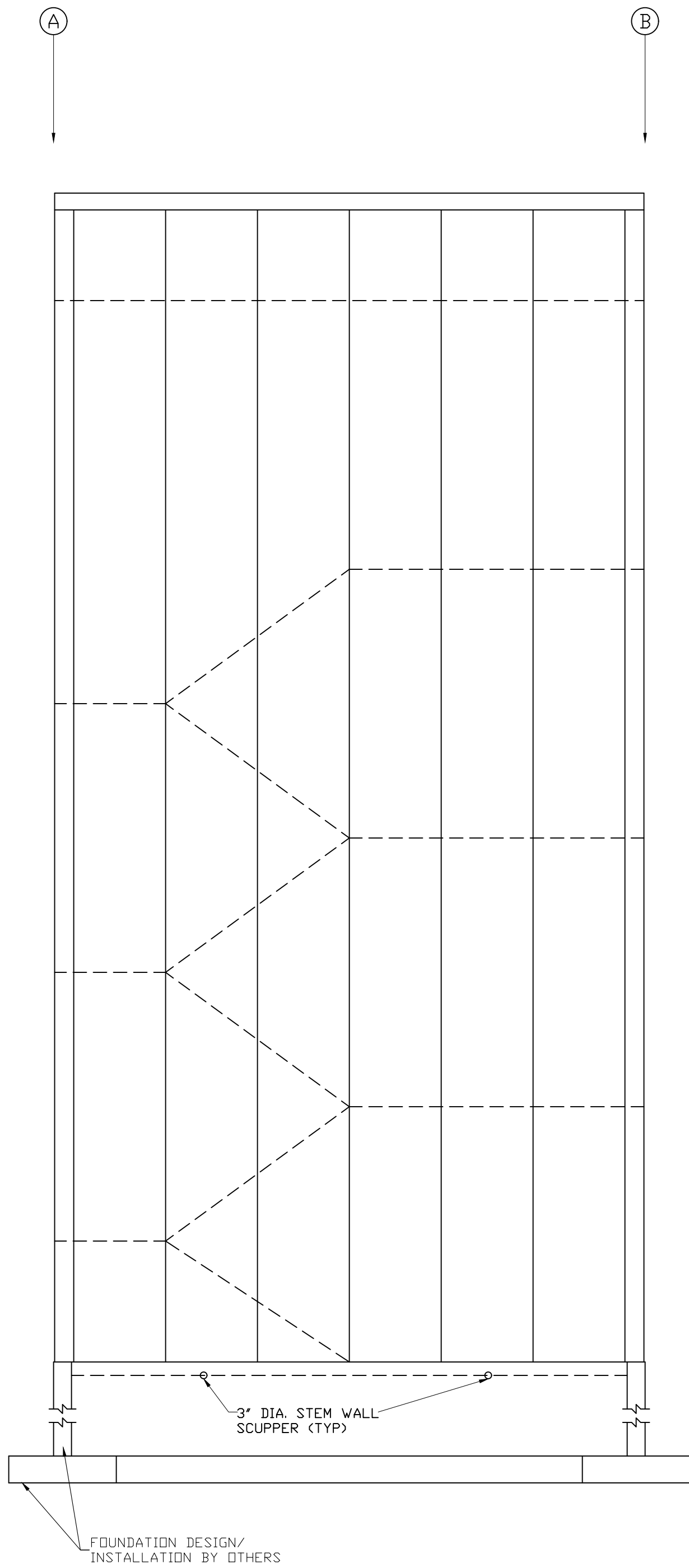
3RD ALARM - FOUR STORY
FIRE TRAINING SIMULATOR

FIRE DEPARTMENT TRAINING SIMULATOR

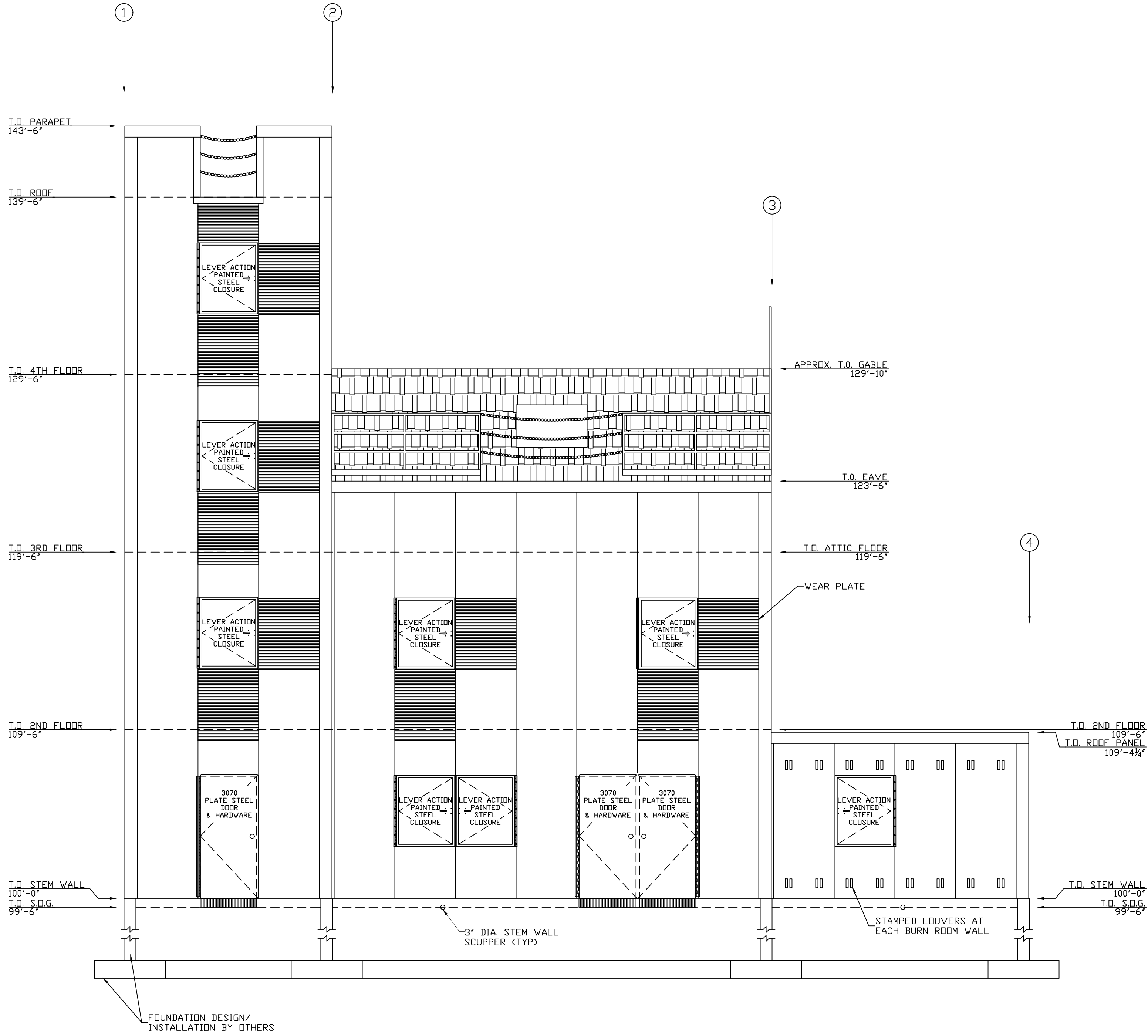
THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AND THE PREPARATION THEREOF.
THE ERECTOR CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS, AT THE TIME OF DELIVERY. THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL AT TIME OF DELIVERY. IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL.
THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BOLD INDUSTRIES CONSTRUCTION DRAWINGS AND THE STAMPING DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL, DIMENSIONS, ERECTION, AND PROCEDURES.
THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.

PROJECT NUMBER:	00-W-000	REVISION DATES:	
PROJECT ERECTOR:		1	
DRAWN BY:	JCM	2	
REVIEWED BY:	APK	3	
PRINT DATE:	00-00-00	4	

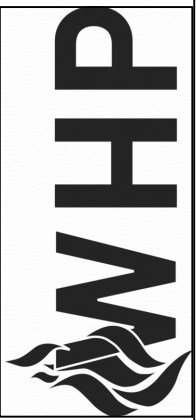
THIRD FLOOR, FOURTH FLOOR
AND TOWER ROOF PLANS



LEFT SIDE ELEVATION
NOT TO SCALE



FRONT SIDE ELEVATION
NOT TO SCALE



A DIV. OF JAHKE AND SONS CONSTRUCTION, INC.
519 DUCK RD GRANDVIEW, MO 64030
TEL 913-385-3663 info@trainingtowers.com
TOLL FREE 1-800-351-2525 www.trainingtowers.com

3RD ALARM - FOUR STORY FIRE TRAINING SIMULATOR

FIRE DEPARTMENT TRAINING SIMULATOR

THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AT THE TIME OF PREPARATION.

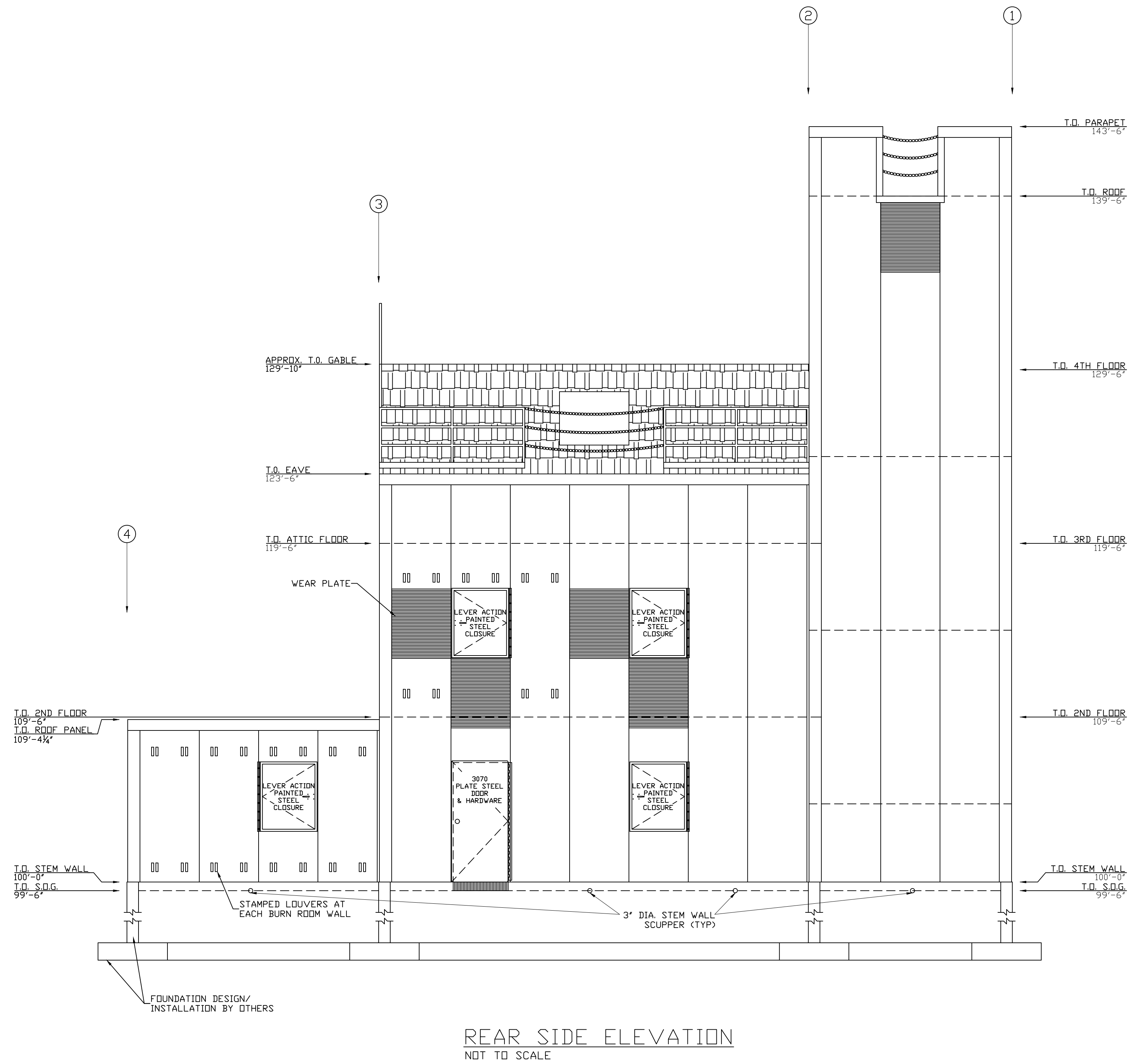
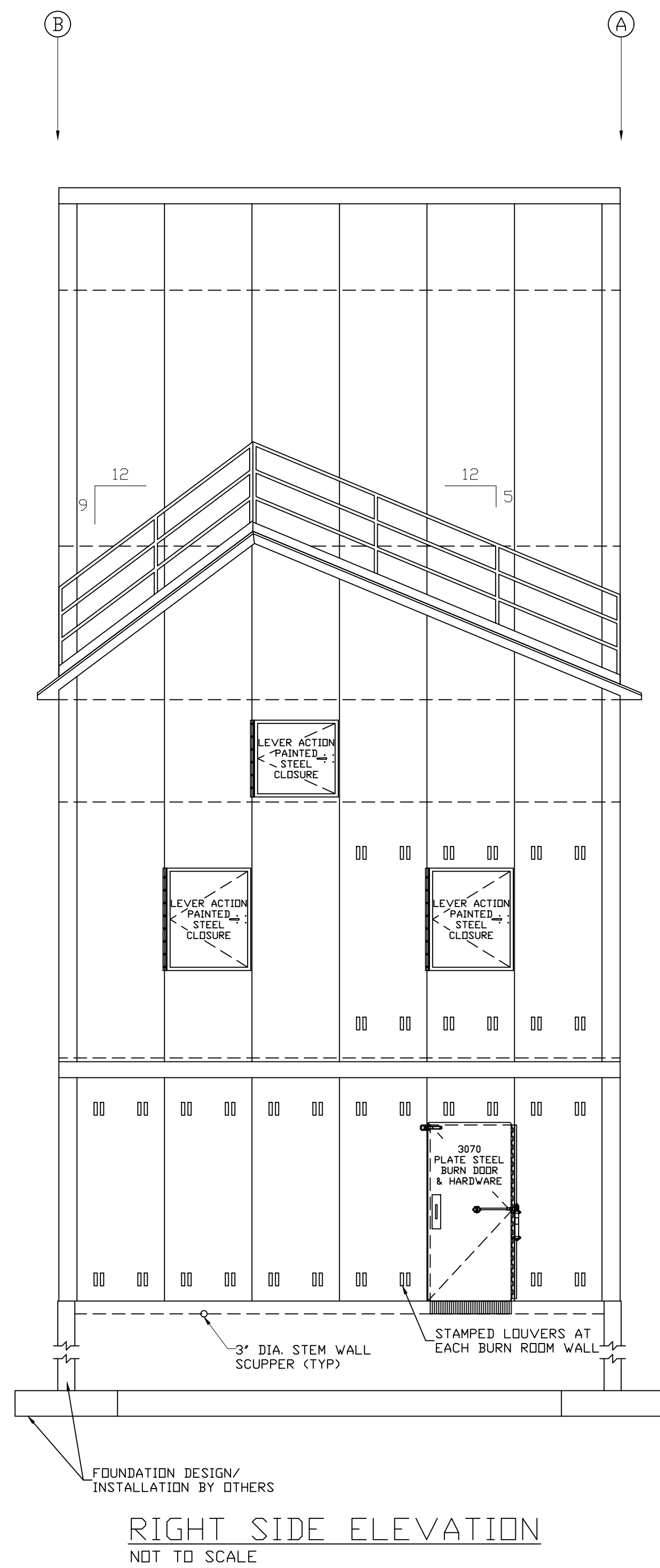
THE ERECTION CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS, AT THE TIME OF DELIVERY. THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL AT TIME OF DELIVERY. IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL.

THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BOLD INDUSTRIES CONSTRUCTION DRAWINGS AND THE STANDARD DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL, DIMENSIONS, ERECTION, AND PROCEDURES.

THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THERE OF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.

PROJECT NUMBER:	00-W-001	REVISION DATES:
PROJECT ERECTOR:	1	
DRAWN BY:	JCM	2
REVIEWED BY:	APK	3
PRINT DATE:	00-00-00	4

FRONT SIDE
AND LEFT SIDE
ELEVATIONS



A DIV. OF JAHKE AND SONS CONSTRUCTION, INC.
519 DUCK RD GRANDVIEW, MO 64030
TEL: 913-385-3663 info@trainingtowers.com
TOLL FREE 1-800-351-2525 www.trainingtowers.com

3RD ALARM - FOUR STORY FIRE TRAINING SIMULATOR

FIRE DEPARTMENT TRAINING SIMULATOR

THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AT THE TIME OF PREPARATION. THE ERECTION CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS, AT THE TIME OF DELIVERY. THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL AT TIME OF DELIVERY. IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL. THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BOLD INDUSTRIES CONSTRUCTION DRAWINGS AND THE STAMPING DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL, DIMENSIONS, ERECTION, AND PROCEDURES. THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.

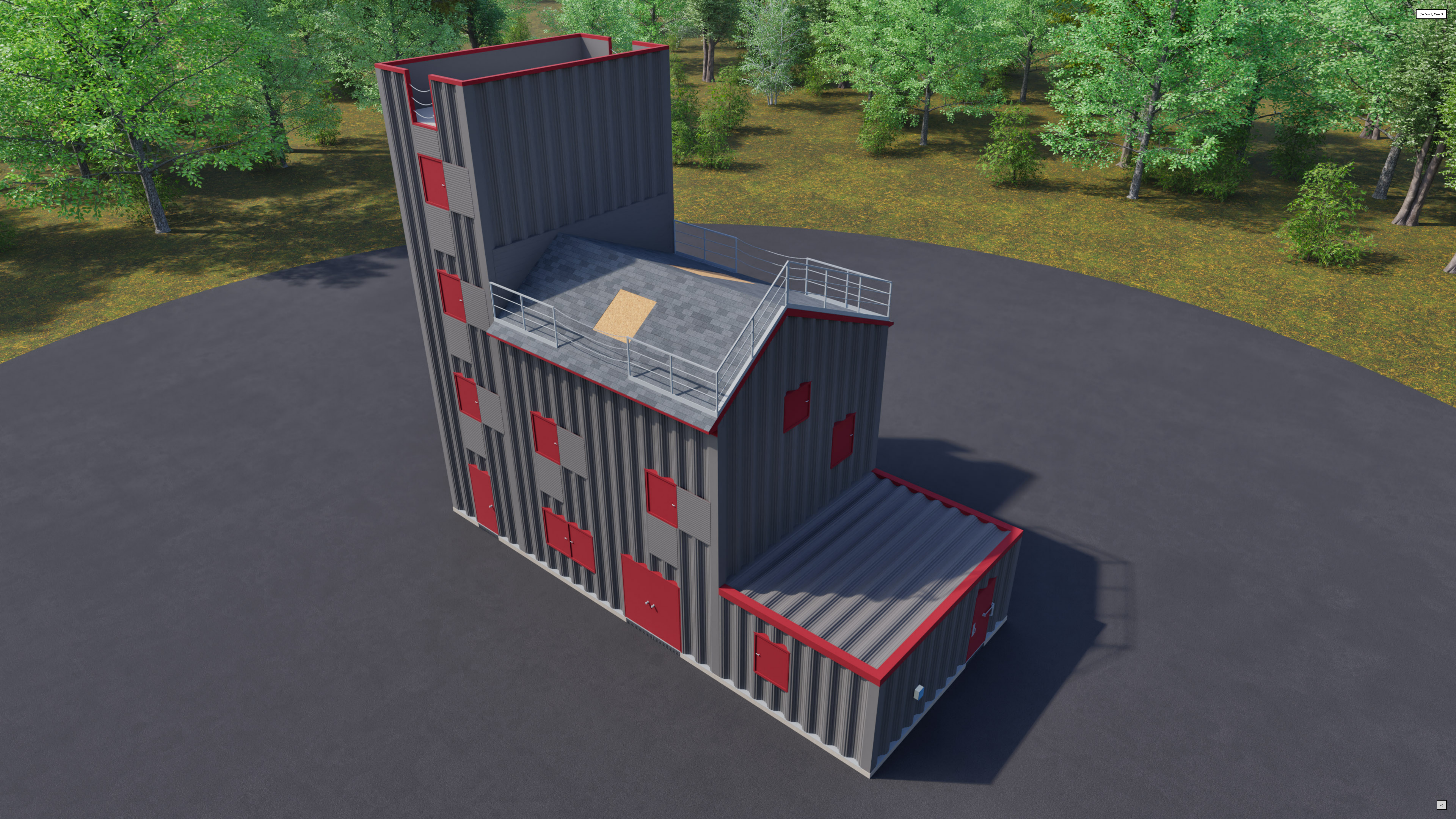
PROJECT NUMBER:	00-W-000	REVISION DATES:	1	2	3	4
PROJECT ERECTOR:	JCM					
DRAWN BY:	JPM					
REVIEWED BY:	JPM					
PRINT DATE:	00-00-00					

REAR SIDE
AND RIGHT SIDE
ELEVATIONS

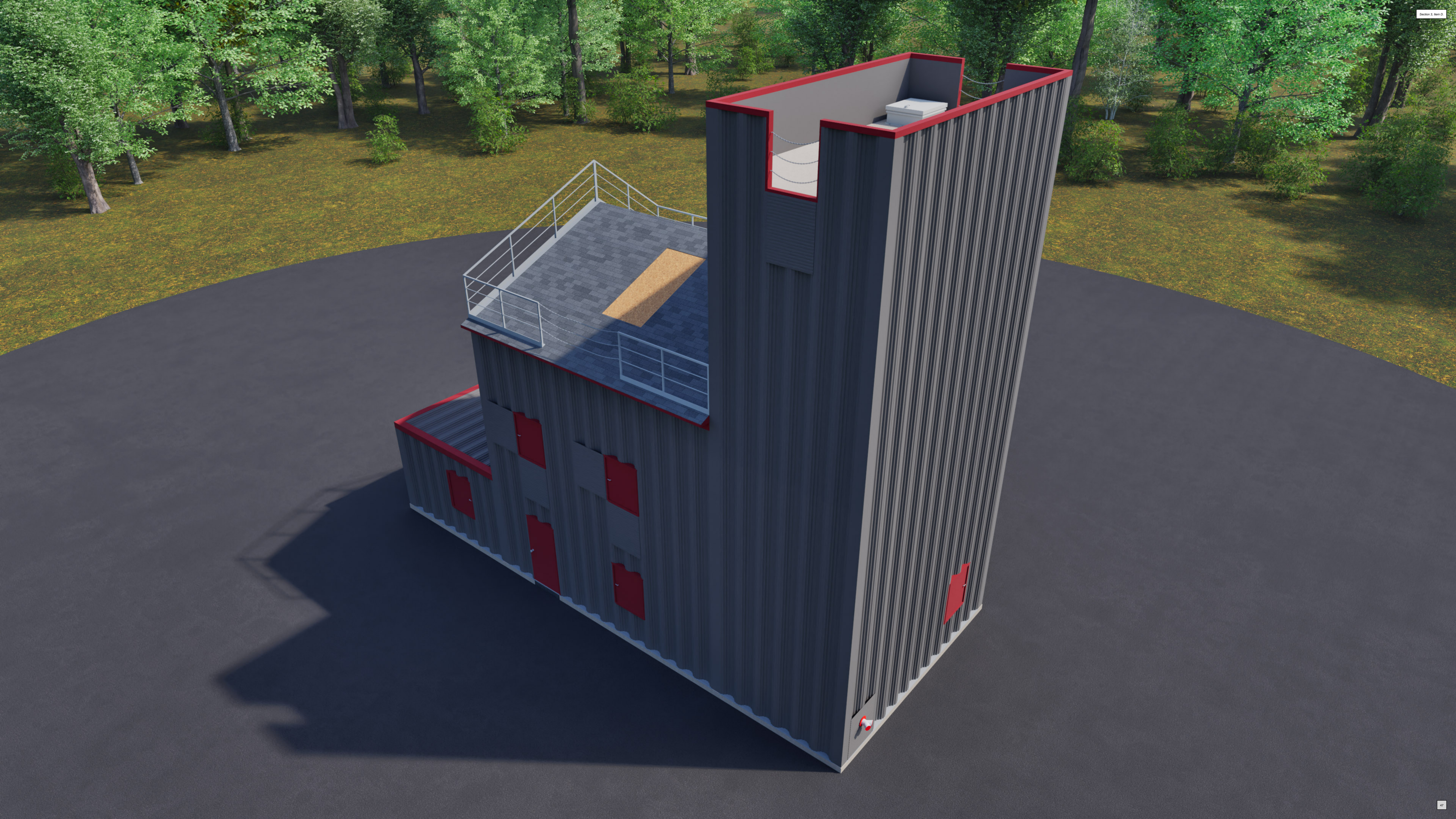














ALARM SERIES COLOR CHART

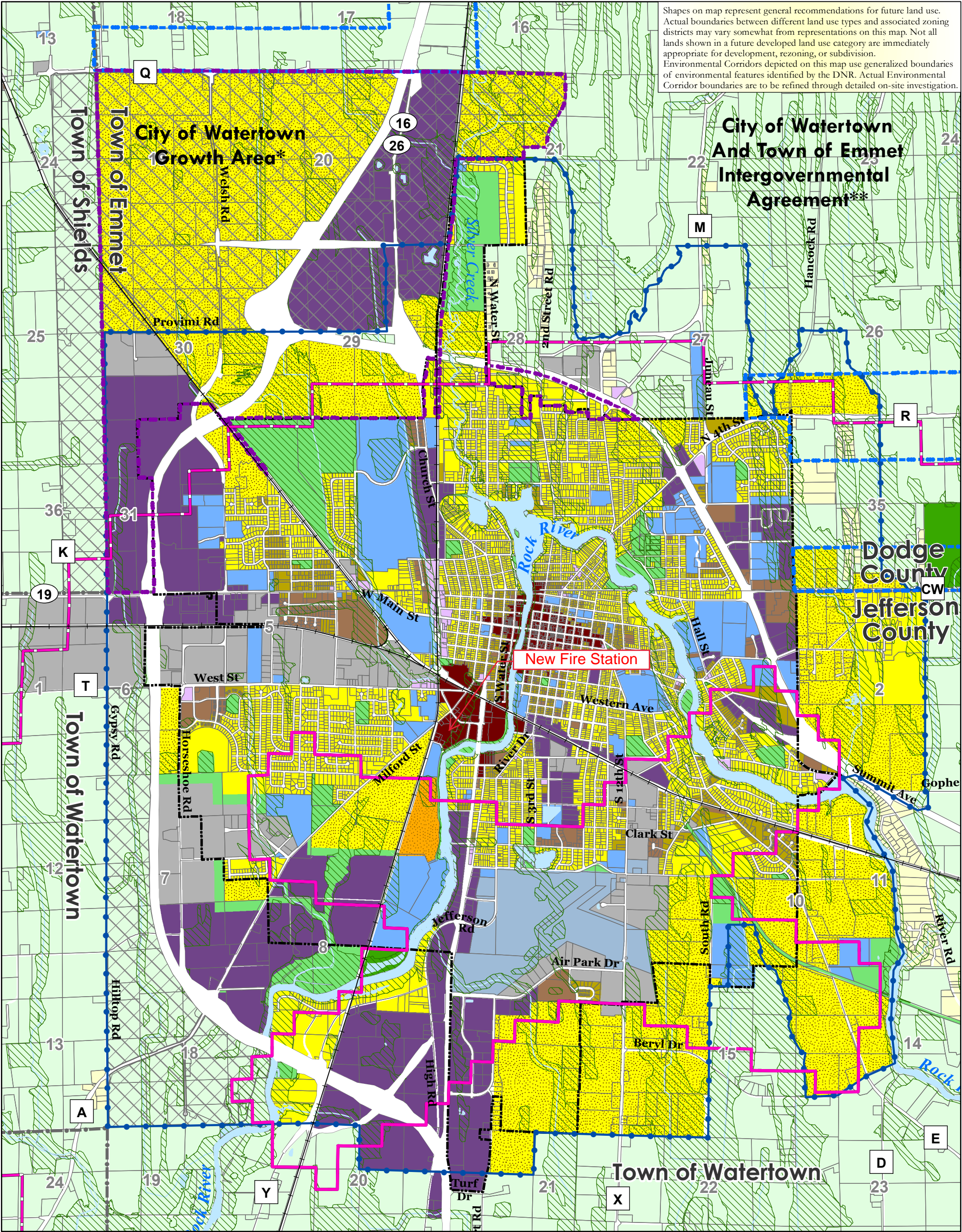
WALL/TRIM PANEL COLORS

				
POLAR WHITE	BONE WHITE	ANTIQUE LINEN	STONE GREY	CHARCOAL
				
BRONZE	DARK RED	MELCHER'S GREEN	HERON BLUE	

DOOR & SHUTTER COLORS

					
POLAR WHITE	BONE WHITE	ANTIQUE LINEN	STONE GREY	CHARCOAL	BRONZE
					
DARK RED	MELCHER'S GREEN	HERON BLUE	SLATE BLUE	REGENT GREY	BLACK

WHP1520 8/22



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.

Future Land Use Urban Area

Map 6b

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

City/Town IGA**

- City Growth Area
- City Periphery Areas

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

THE CITY OF WATERTOWN
Opportunity runs through it.

VADEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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

0 0.25 0.5 1 Miles

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: February 12th, 2024
SUBJECT: N8369 CTH X Tim Strobel - Extraterritorial Certified Survey Map (CSM)

A request by Tim Strobel to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2114-000

SITE DETAILS:

Parent Parcel Acres: 16.0
Proposed Lot Size(s): 1.5 acre
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map to split an existing residence from a larger parcel.

STAFF EVALUATION:

The preliminary CSM lot is located within the Airport Approach Protection Zone at an elevation limit of 968 feet above mean sea level for all structures and objects of natural growth. A note to this effect has been added to the CSM. CTH X is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft. Requiring a 120 ft ROW in this location would place part of the existing house and the septic system in ROW. The expanded ROW would also require the proposed lot to be shifted to the west to accommodate Jefferson County's 200 ft lot depth requirement from the expanded ROW. The applicant is requesting the ROW remain 33ft as depicted on the preliminary CSM. An expanded ROW (60ft from centerline) was obtained from the parcel to the south via a previous CSM.

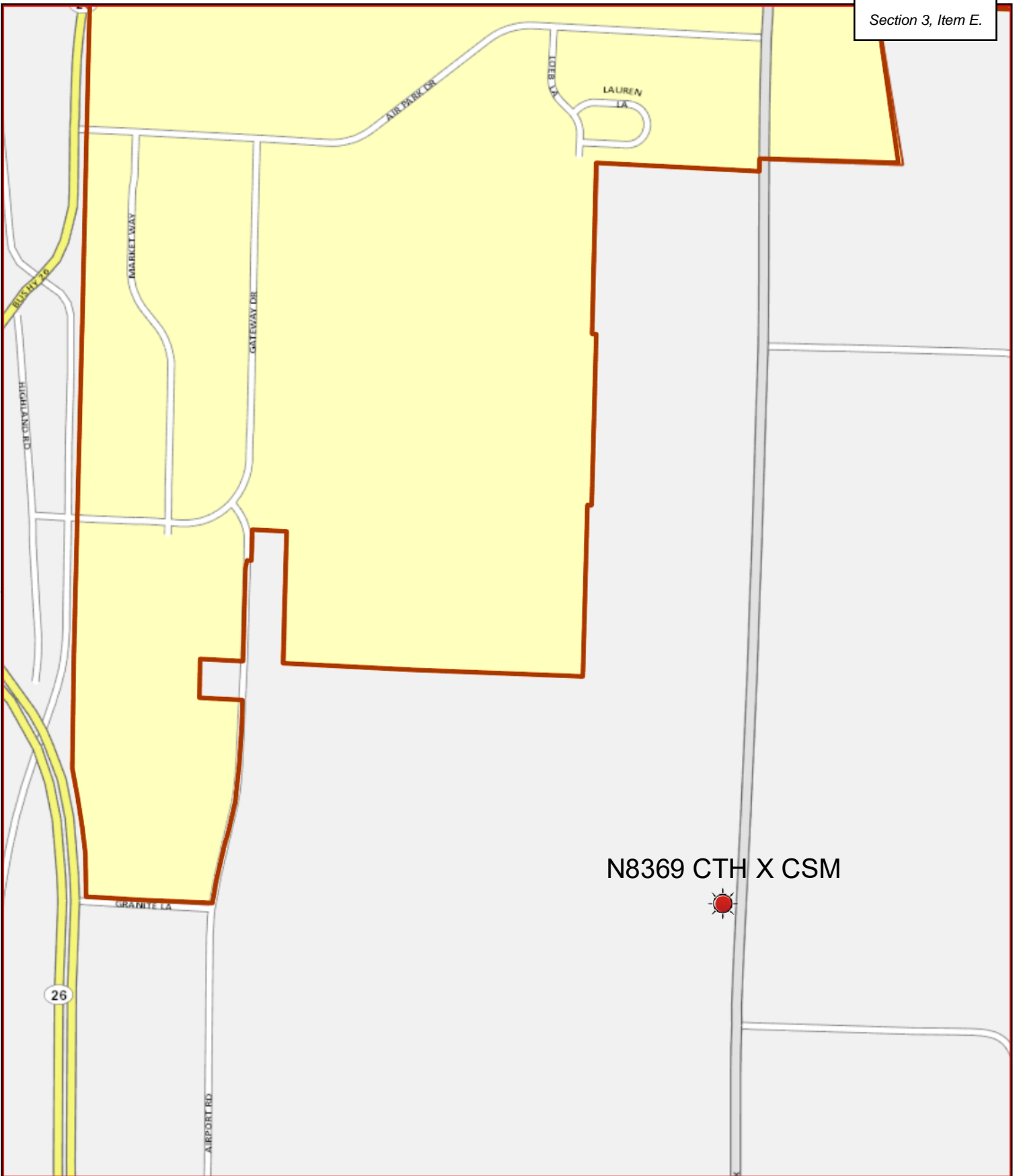
PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM as depicted without conditions.
3. Approve the preliminary CSM with conditions as identified by the Plan Commission:
 - a. A 120 ft ROW (60ft from centerline) shall be depicted on the CSM with an adjustment to exclude the existing house.
 - b. The final CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.



Points



Override 1



City Limits



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 1,000 feet

SCALE BAR = 1"

Printed on: February

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.

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SE 1/4 of the NE 1/4 of Section 21, Township 8 N, Range 15 E, Town of Watertown, Jefferson County, Wisconsin, on Parcel Number 032-0815-2114-000

Owner: Rosy-Lane Holsteins, LLC
Address: W3855 Ebenezer Drive
Watertown, WI 53094
Phone: 920 988-5367

Date Submitted: _____

Revised: _____

Note to Be Placed on Final CSM

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

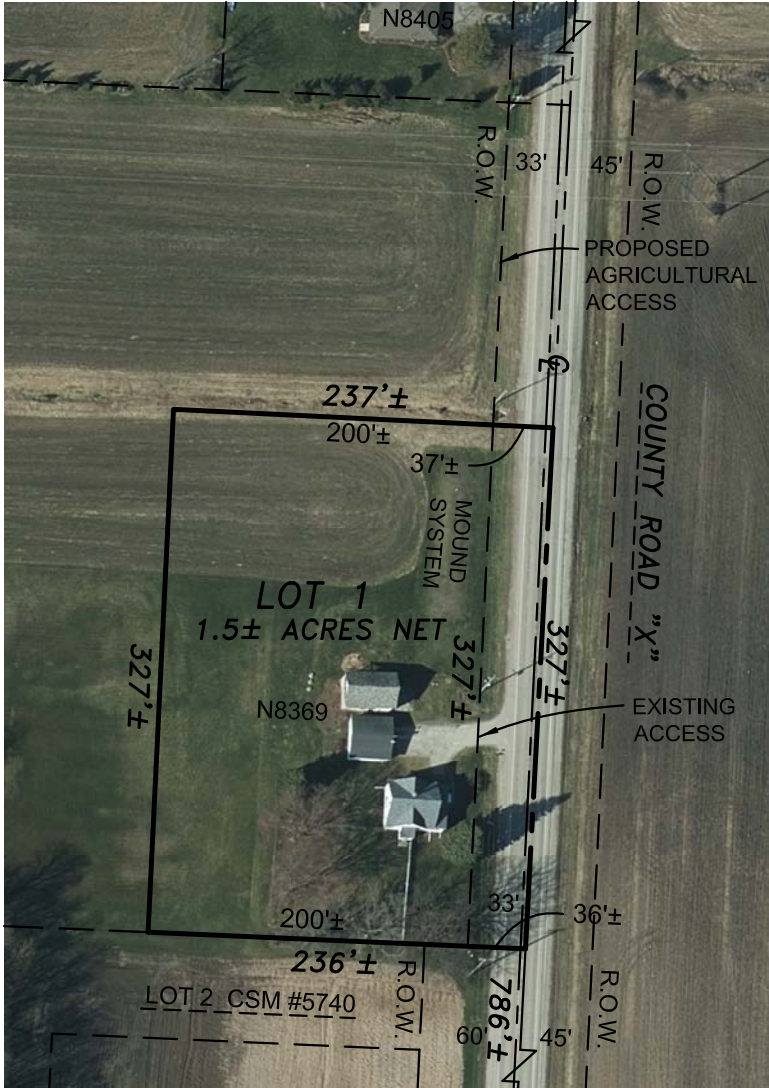
- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
- ☐ All lands reserved for future public acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.

- ☒ Rezoning
- ☐ Allowed Division within Existing Zone
- ☒ Farm Consolidation
- ☐ 35+ Acre Lot in A-1 Zone
- ☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

Create one 1.5± Acre Net (without road R.O.W.) A-3 zoned farm consolidation parcel.

NE CORNER, NE 1/4 SECTION 21-8-15



SE CORNER, NE 1/4 SECTION 21-8-15



GRAPHIC SCALE



NOTES:

1) Lot 1 has an Airport Protection Zone elevation limit of 968 feet above sea mean level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence.

2) This map was compiled from public data supplied by the Jefferson County Land information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.

Town Board Approval _____
(Includes Access Approval If Applicable)

County Highway Approval _____
(If Applicable)

Extraterritorial Approval _____
(If Applicable)

County Surveyor Approval _____

Zoning Office Approval _____

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

SHEET 1 OF 1
DATE: JANUARY 29, 2024
JOB NO: R-224100



CLEAR PATH ENERGY & YOU

**WORKING WITH WISCONSIN CITIES ON
SMART USE LAND RE-DEVELOPMENT**

CONFIDENTIAL & PROPRIETARY

358 Chestnut Hill Ave, #302, Brighton, MA



PROJECT INTRODUCTION

We are excited to share our vision for the **City of Watertown closed landfill**. We would like to develop a **\$6-8 million** clean energy investment to continuously generate over **5 million watts of power on site**.

The power generated would be sold through the local distribution grid to the City of Watertown, the Watertown school system, and the residents/businesses of the city.

The project will be designed and built **ONLY** if we can provide a **AT LEAST A 10% discount** to electrical market prices for Watertown consumers.

Our project would lease over **25** acres of land from the municipality, paying the city **2 new revenue** streams. Over **\$625,000** during the lifetime of the contract for a land lease and TBD value of tax revenue through a PILOT agreement.

This project will take a very limited use land parcel that generates **no income nor tax revenue** and turn it into a revenue generator that is a benefit for the residents and the businesses in the city.





PROJECT DESIGN NUMBERS

Modules: 8,502 (4,591.1kWp) (set max kWp)
 Area: 735,258.4 ft²

Description

Heliene, 144HC M10 540W (540W)

Racking

Height ft

Azimuth °

Tilt °

Automatic Layout Rules

Frame Size up wide

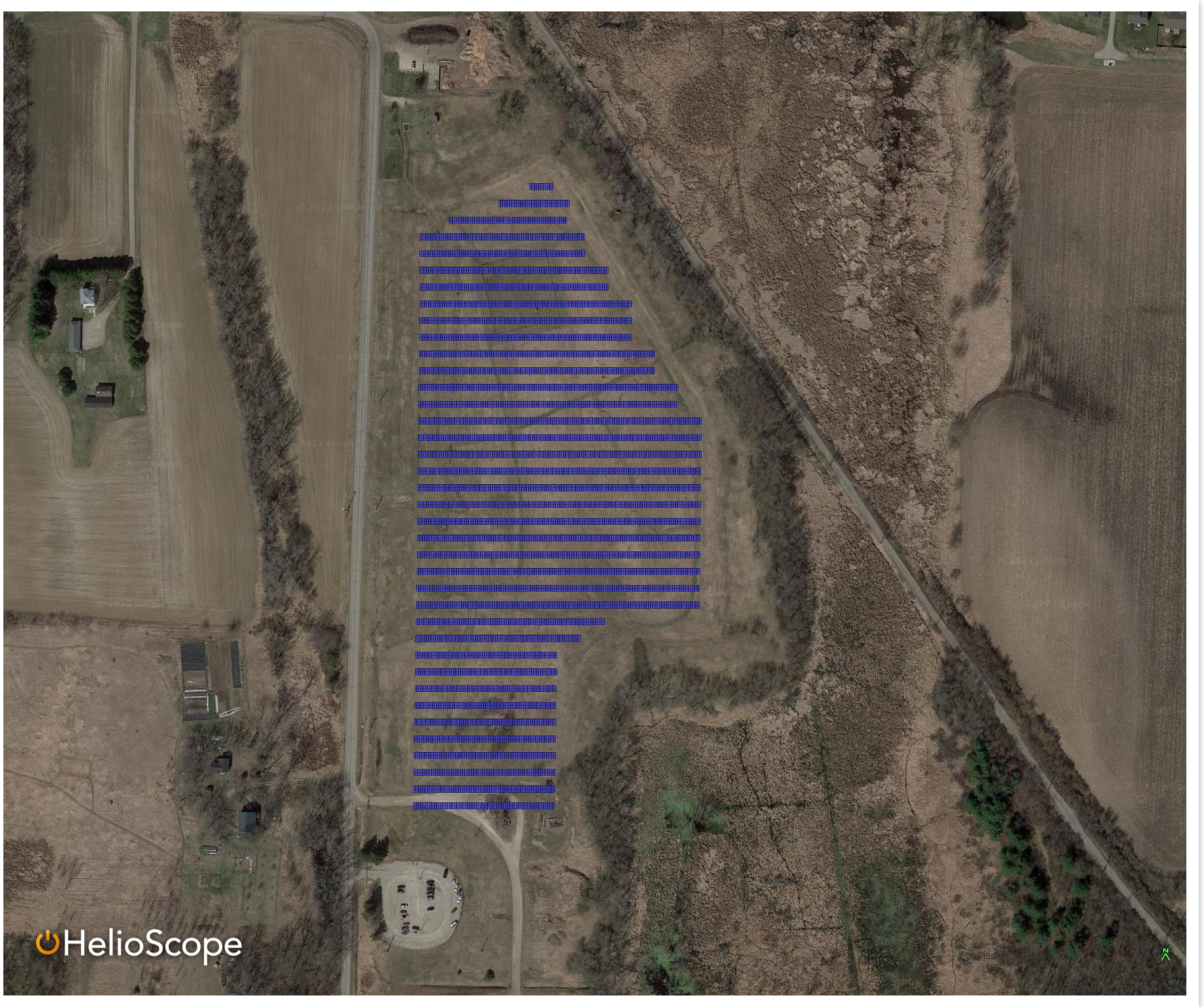
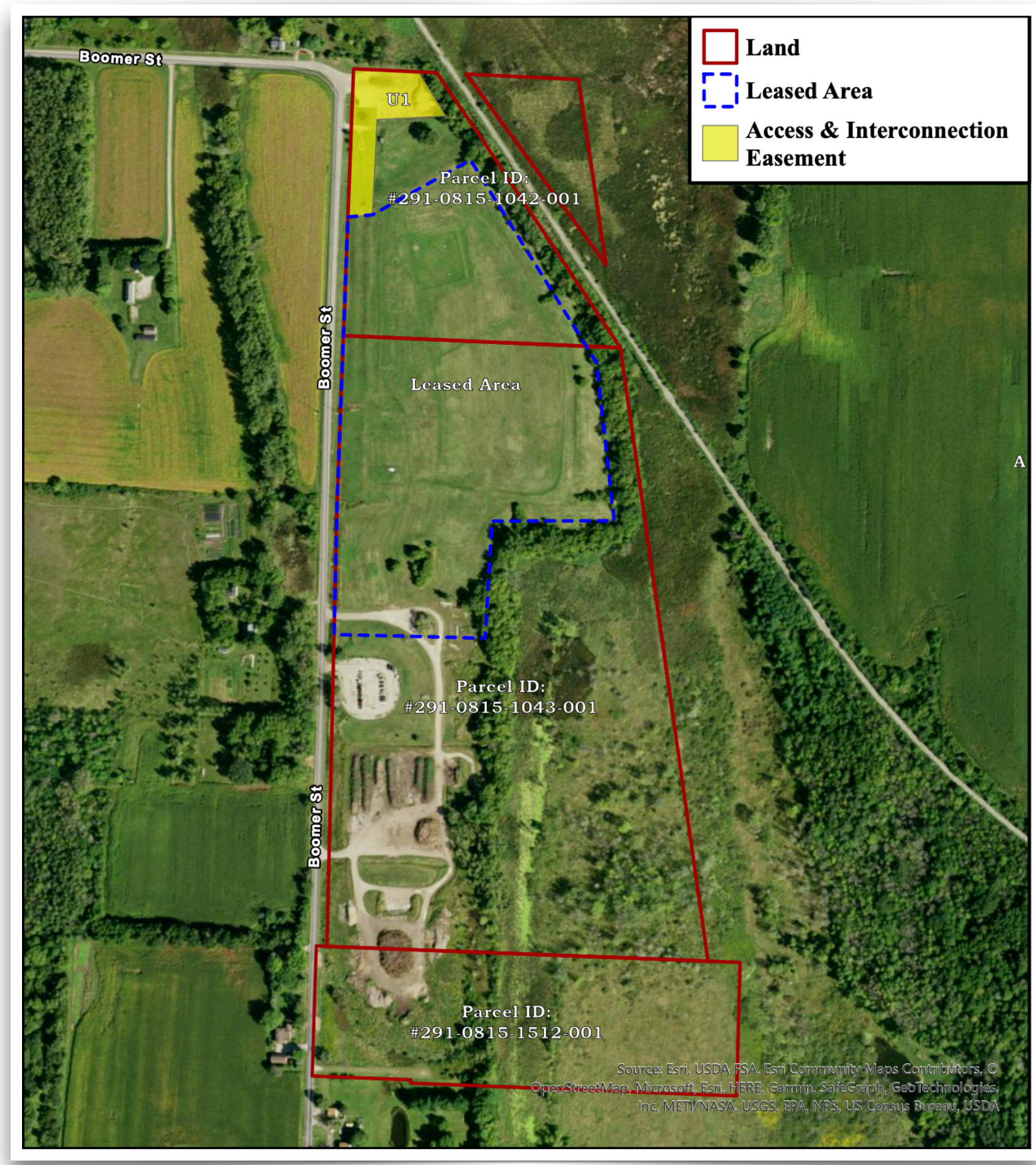
Default Orientation

Row Spacing ft Span / rise: 3.5

Module Spacing ft GCR: 0.40

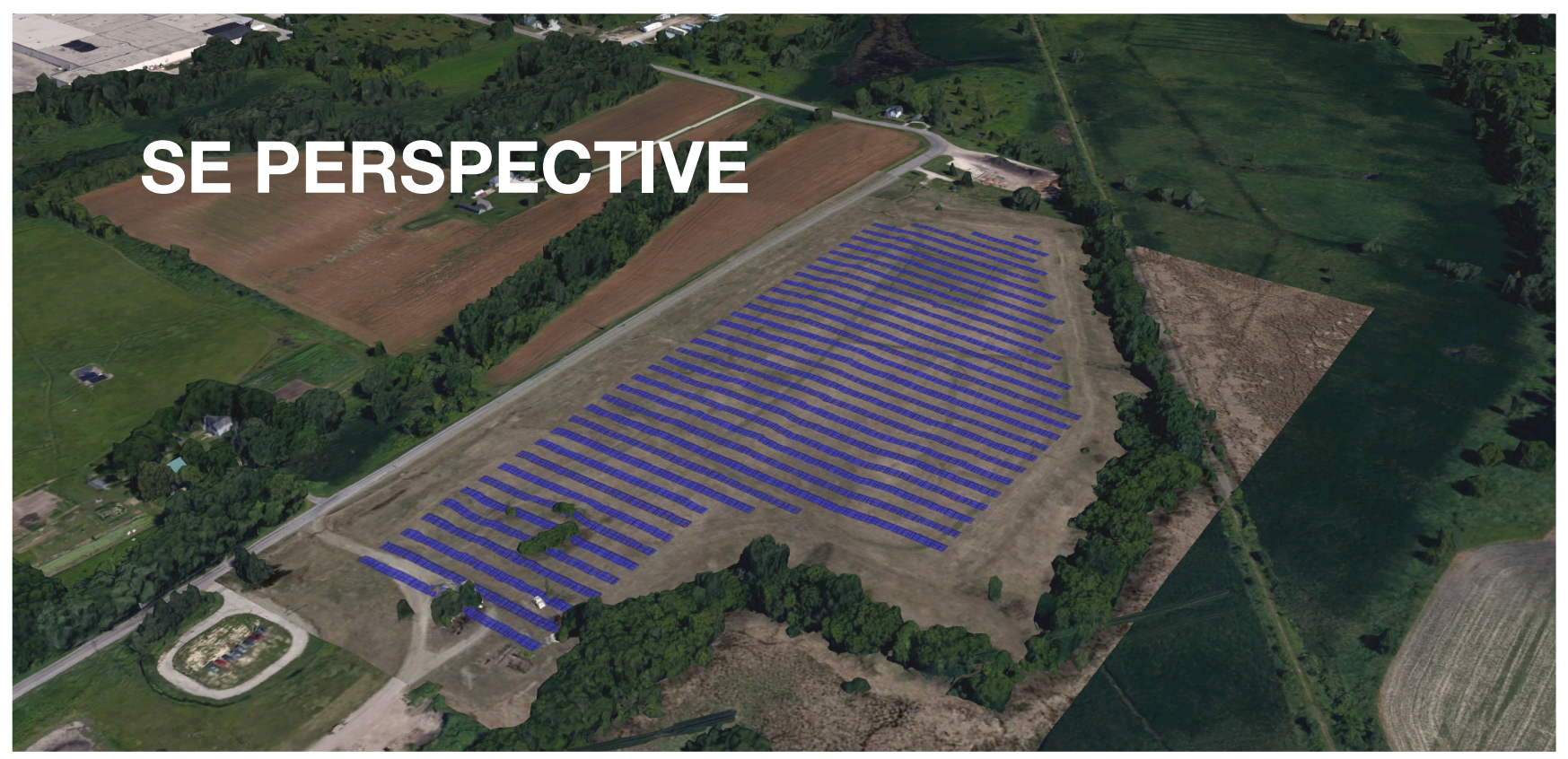
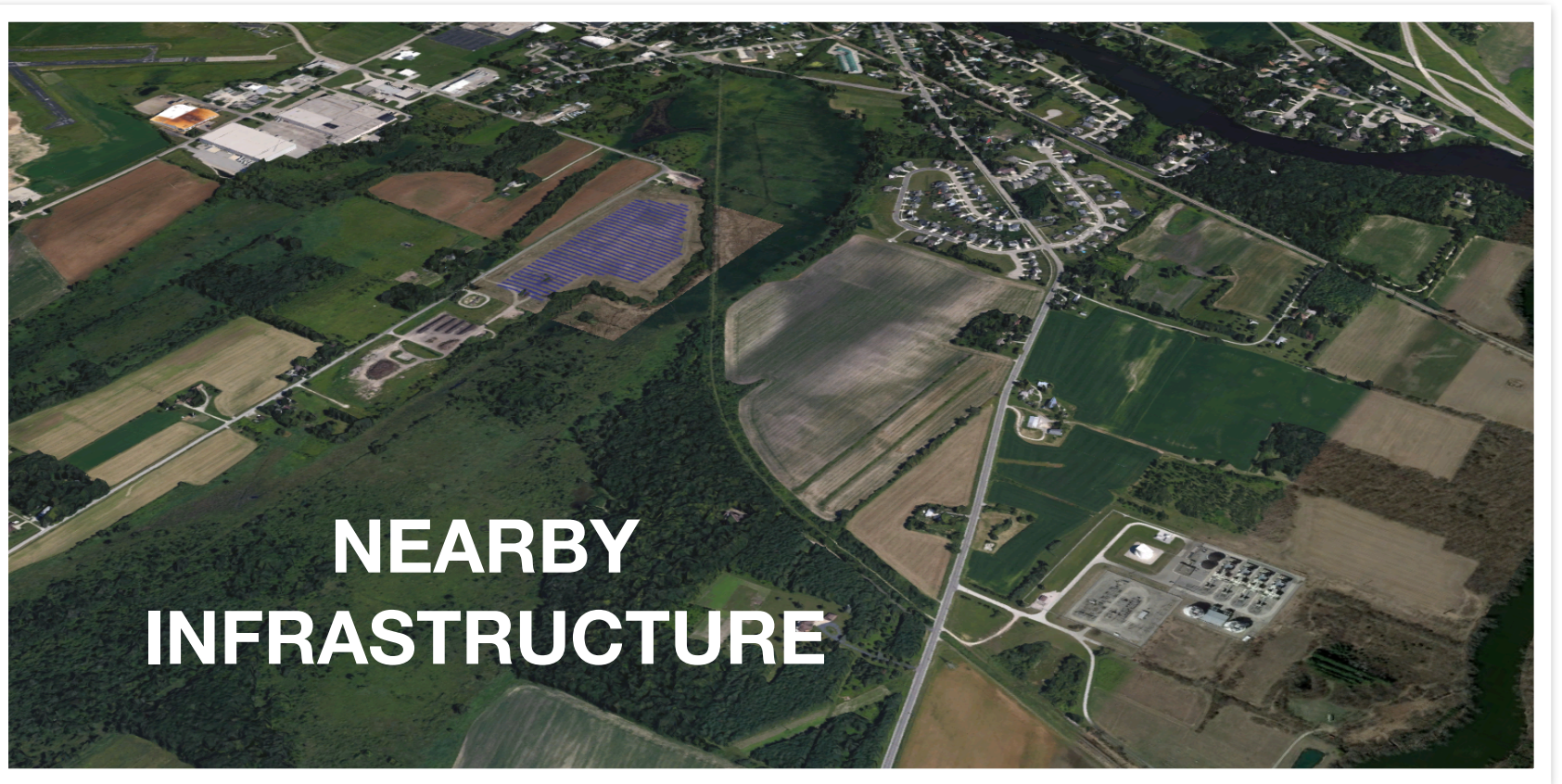
Frame Spacing ft Time of Day

Setback ft





PROJECT POINTS





CITY OF WATERTOWN BENEFITS

**LONG TERM
LEASE REVENUE PER YR. FOR A
MINIMUM OF 25 YEARS VS THE
CURRENT ANNUAL CITY EXPENSE**

**LONG TERM TAX CITY REVENUE
GENERATED ANNUALLY VIA A PAYMENT
IN LIEU OF TAXES VS ZERO CURRENT
TAX REVENUE**

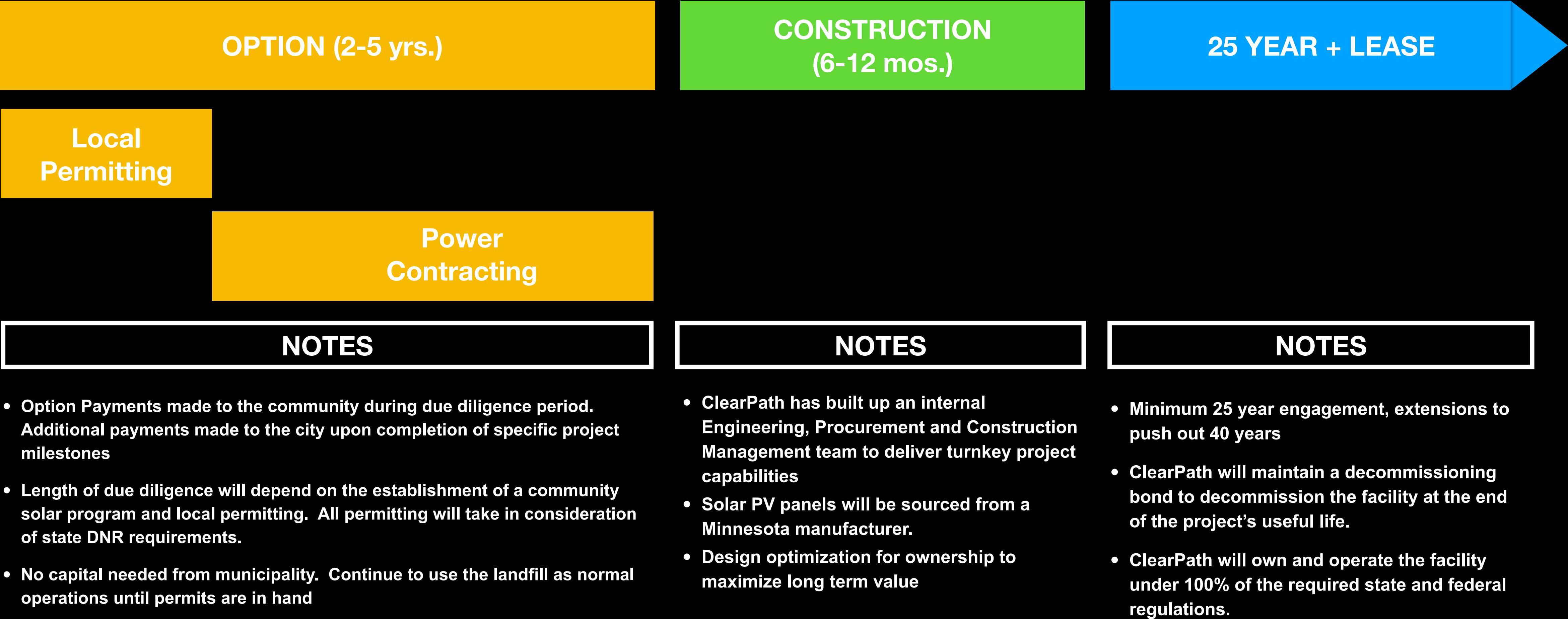
**INCREASE ECONOMIC DEVELOPMENT
ATTRACTION FOR NEW INVESTMENTS
BY PROVIDING CLEAN AFFORDABLE
POWER**

**DISCOUNTED
CLEAN POWER TO CONTRACT,
LOWERING ANNUAL CITY ENERGY
COSTS**





PROJECT TIMELINE





MODEL OF MUNICIPAL LEADERSHIP

The City of Watertown can be a leader in Wisconsin by developing a model of smart land use that creates public private partnerships for the benefits of WI communities, institutions, commercial and industrial clients.

The project will work with the WI DNR under their pathway of landfill to clean energy re-development, follow the guidance of the EPA's federal Re-Powering program, and look to provide power to Watertown's growing economic development corridor. This project can help Watertown be an attraction from outside investment by providing lower cost, carbon free power.

With the City of Watertown, we can show how municipalities can find new revenues, increase tax base, and drive clean energy initiatives for the benefits of its residents and stakeholders.





YOUR PARTNER - CLEARPATH ENERGY

ClearPath Energy LLC (“ClearPath”) is a developer of renewable energy projects

- Clearpath has over 50MWdc of NY state projects currently under construction with Placed-In-Service (PIS) across all projected with 22.5MW of near-term Notice-To-Proceed (NTP) projects
- ClearPath has a development pipeline of over 1.5GW with 600+ MWdc currently in various stages of utility interconnection
- ClearPath has a nationwide Community Solar Project pipeline of 280MWdc
- Management has over 3GW MWdc of solar development experience across the Northeast US

ClearPath is a data-driven developer that builds and deploys proprietary tools to identify investment opportunities in the renewable energy markets

- Identify patterns on the ground that reduces development risk, then design and deploy geospatial algorithms to identify & design sites with these optimal properties

Results in reduced greenfield development risk, lower construction costs, higher yielding returns and long-term community support





CLEAR PATH MANAGEMENT

David Khasidy - Co-CEO – David has been in renewable energy market for the past 10+ years. Before starting ClearPath Energy LLC with Greg, David was a co-founder and CEO of SunRay Power, LLC, a solar developer and financier that developed, financed, constructed and operates 175+ projects, totaling 92 MW throughout New Jersey, Massachusetts and New York, raising in excess of \$300 million in equity. Prior to SunRay Power, he was an Investment Manager at RNK Capital LLC (“RNK”), an asset management firm focusing on global environmental and emissions marketplaces, where he was responsible for various Kyoto Protocol investments in emerging and developed markets. Prior to RNK, Mr. Khasidy was with the Russian Carbon Fund (“RCF”), where he was an investment manager responsible for investments, structuring and sales of carbon credits in addition to helping raise \$200 million to capitalize the company. Prior to RCF, Mr. Khasidy was an associate at Dresdner Kleinwort Wasserstein in New York and London and held positions in Debt Capital Markets and Private Equity. Mr. Khasidy advised on several of Europe’s largest high yield and non-performing loan (“NPLs”) transactions and the exit of a bank’s non-strategic \$3.7 billion U.S. corporate loan portfolio consisting of both NPLs and performing loans. Mr. Khasidy was a member of Dresdner Kleinwort Wasserstein’s TMT fund that invested €100 million across Europe and North America, leading investments into seven companies.

Greg Hering - Co-CEO, Head of Development – Greg has been in renewable energy market for the past 15+ years. Prior to founding ClearPath Energy, Greg founded Bright Lite Energy in 2014 and has consulted on and developed renewable energy, specializing in siting high-value projects. At ClearPath, he is continuing his work developing profitable infrastructure projects that improve communities. Mr. Hering also leads the development of next-generation siting technologies that ClearPath uses to prospect and design high-value projects. Prior to starting Bright Lite, Mr. Hering co-founded Solventerra, a Boston-based Renewable Energy Company focused on developing ground-mounted solar projects from 1 - 6MW in Massachusetts. At Solventerra, Mr. Hering was Director of Development and led the company’s prospecting, designing, and permitting efforts. During his tenure, Solventerra developed over 13MW. Prior to co-founding Solventerra, Mr. Hering founded Emergent Energy Group in 2006, a renewable energy consulting and development company. Emergent performed wind-energy feasibility studies and master plans for industrial and municipal clients across the Northeastern United States through its consulting business. On the development side, Emergent originated a portfolio of New Jersey solar projects and did initial prospecting for a portfolio of wind projects in New Hampshire and Maine. Emergent won BusinessWeek’s Top Company in America Run by People Under 25 in 2009.

Omar Khaleel - Director of Capital Market & Strategy – Omar has more than eight years of experience in the energy space, managing assets from early-stage development through debt & tax equity execution, while specializing in M&A, policy analysis and financing structuring. He has successfully closed and funded more than a dozen discrete solar acquisitions and financings in excess of 400MM in debt and tax equity. Mr. Khaleel was most recently a Director at Excelsior Energy Capital. Preceding his time at Excelsior, Mr. Khaleel was a co-founder of a renewable energy developer where he focused on early stage and greenfield development C&I projects. Prior to that, he was a Vice President of Capital Markets at C2 Energy Capital where he focused on project finance for C&I projects and portfolios. Before C2 Energy Capital, Mr. Khaleel spent five years at Wells Fargo & Wells Fargo Securities. Mr.Khaleel holds a BS in Finance from the Carlson School of Management at the University of Minnesota.

TERRA FOCUS

Jeffrey Brown - Managing Director – 15 years project advisory & production development spanning multi-family real estate, construction, natural resource infrastructure, energy development and defense procurement. Key highlights : Assisted in development, construction, and management \$125m real estate portfolio. Asset repositioning \$30m real estate venture for leading American union pension fund. Global product development and strategy creation in antimicrobial textiles, mycelium materials, consumer goods and fertilizer products working with US distribution channels for international products. Project advisory 4 First Nations development projects (potash, geothermal distributed generation, 150MW wind, 2m acres of carbon development). Assisted in development of renewable power protected greenhouse production system for Caribbean states. Engagement with Gov of Egypt, Pakistan, and Iraq for US product procurement programs working between the DOD and State Dept for Excess Defense Articles. Assisted in \$100m funding facility for a First Nations resource infrastructure development. Development advisory 50+MW greenfield US solar developments.





Any questions? Contact Jeffrey Brown,
JBrown@terrafocus.info +1-518-522-5732