



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, APRIL 22, 2024 AT 1:30 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): 1 866 899 4679 Access Code 476-085-629 or <https://meet.goto.com/476085629>
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 March 11, 2024

3. BUSINESS

A. Preapplication Conference/Concept Review: 1508 Doctors Court Planned Unit Development (PUD)

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
March 11, 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; Doug Zwieg of Building, Safety & Zoning; Andrew Beyer of Engineering; Maureen McBroom of Stormwater Utility; Stacy Winkelman of the Street Department; Mike Zitelman of the Water/Wastewater Department; Kristine Butteris of Park & Rec; Strategic Initiatives and Development Coordinator Mason Becker; and Jeff Meloy of the Police Department. Also in attendance were Nikki Zimmerman, Ritchie Piltz, Jon Lange of YMCA, Ken Krahe of MSI General, Brad Seubert of Harwood, Mark Natzke of Zimmerman Architectural Studios, and Nathan Peters of GWCHF.

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 February 12, 2204

Motion was made by Maureen McBroom and seconded by Doug Zwieg to approve the February 12, 2024 Site Plan Review minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 672 Johnson Street – Group Development

Nate Peters of the Collective was present to explain the project. This project will include 2 units and a common place. There will be roughly 110,000 square feet total. A new YMCA with a new aquatic center will be part of this development. There will be multiple phases of this project.

The following was presented by staff:

- | | |
|--------------------------|--|
| Building: | The building plans will have to be approved at state. |
| Engineering: | Requested clarification of Phase 1 and Phase 2. This was answered in conjunction with the stormwater clarification. |
| Stormwater: | The stormwater will be Phase 1 will be the replacement of the old high school facilities, Phase 2 will be the aquatic center. The stormwater facilities will be separated between these 2 phases. Approval will be contingent upon submission and approval of the erosion control and stormwater permit. |
| Streets and Solid Waste: | City does not provide garbage services for commercial properties. |
| Water/Wastewater: | No comments. |
| Police: | No comments. |
| Zoning: | No comments. |
| Parks: | No comments. |

Motion was made by Doug Zwieg and seconded by Emily McFarland to recommend approval of this proposal to Plan Commission contingent upon feedback from the Fire Department and contingent upon approval of building plans at state and submission and approval of the erosion control and stormwater permit.

Unanimously approved.

B. Review and take action: 1207 Boomer Street – proposed 1,086 sf building addition

Ken Krah from MSI General was present to explain the proposed project. This will be for an addition for additional blasting.

The following was presented by staff:

- | | |
|--------------------------|---|
| Building: | Provide architectural, stamped drawings when submitting the building permit. |
| Engineering: | Coordinate with the airport during construction. |
| Stormwater: | If the project gets to be 3,000 square feet or more, an erosion control and stormwater permit will be required. |
| Police: | No comments. |
| Streets and Solid Waste: | No comments. |
| Water/Wastewater: | No comments. |

- Zoning: No comments.
- Parks: No comments.
- Mayor: The Fire Department should provide their feedback.

Motion was made by Kristine Butteris and seconded by Maureen McBroom to recommend approval of this proposal to Plan Commission contingent upon feedback from the Fire Department.

Unanimously approved.

C. Review and take action: 916 Labaree Street – Architectural and location review of Riverside Park restrooms

Andrew Beyer came before in 2022 as a larger project. This has now been revised to have 8 stalls on the women’s side, 4 stalls and 5 urinals, as well as a Mother’s Room and a Family restroom.

This has been approved by the Finance Committee and the hope is to begin the project in April 2024 with an end in late summer.

The following was presented by staff:

- Building: Be sure to contact the Inspection Department for inspections. A demolition permit will not need to be submitted for the current structure since it’s an accessory structure.
- Engineering: No comments.
- Stormwater: There was an erosion control and stormwater permit that was submitted and covers all of the phases. Be sure to submit updated plans for each phase to Maureen McBroom. Post construction stormwater controls will not be a part of this project.
- Police: No comments.
- Mayor: No comments.
- Streets and Solid Waste: No comments.
- Water/Wastewater: No comments.
- Zoning: No comments.
- Parks: No comments.

Motion was made by Doug Zwieg and seconded by Mike Zitelman to recommend approval of this proposal to Plan Commission with inclusion of the above items.

Unanimously approved with Kristine Butteris abstaining.

4. Adjournment

Motion was made by Andrew Beyer and seconded by Kristine Butteris to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman
Recording Secretary

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

ADDRESS

1508 Doctors Court, Watertown

CONSIDERATION

PUD overlay for this Planned Office and Institutional (PO) Zoning District

REQUEST

I request the City's flexibility to grant the ability for me to provide an Owner's (my) residence (Commercial Apartment) for part of the main level of this commercial building.

Pursuant to the response generated from the City's April 8 Plan Commission meeting, I am willing to consider conditions, which include maximizing the number of apartments at one, requiring the apartment to be owner occupied, and restrictions aimed at alleviating residential vibe on Hall Street and Doctors Court lawns, like prohibiting there things such as fences, patios, decks, children's play apparatus, dog houses/kennels, sports equipment, grills/outdoor kitchens, and similar residential ancillary items.

PRESENTERS

Dan Maki (Requestor)

Mr. Maki since 1996 owns a consulting architectural engineering firm in Madison: working with others to design right or fix and maintain the building shell. Watertown projects: St. Bernard Catholic and St. John's Lutheran churches, and Symbol Mattress.

Mr. Maki has performed investigations of exterior cladding systems of brick and block masonry, EIFS, stucco, and metal, as well as the investigation and instrumentation of roofing and waterproofing building problems, structural analysis, and design of rehabilitation efforts. He has extensive experience with construction project management, the development of working drawings and design specifications for the repair of industrial, commercial, institutional, and residential buildings.

Why Watertown?

Daughter and her family recently purchased a house on Warren Street, after many years of traveling from Madison to friends who have been residents; Brother and his family are residents for many years. Good location for my business, with convenience to clients in Madison, Milwaukee, and Fox Valley.



Parcels		City Limits	
		Subject Property	
		Street Centerlines w/Labels	



THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

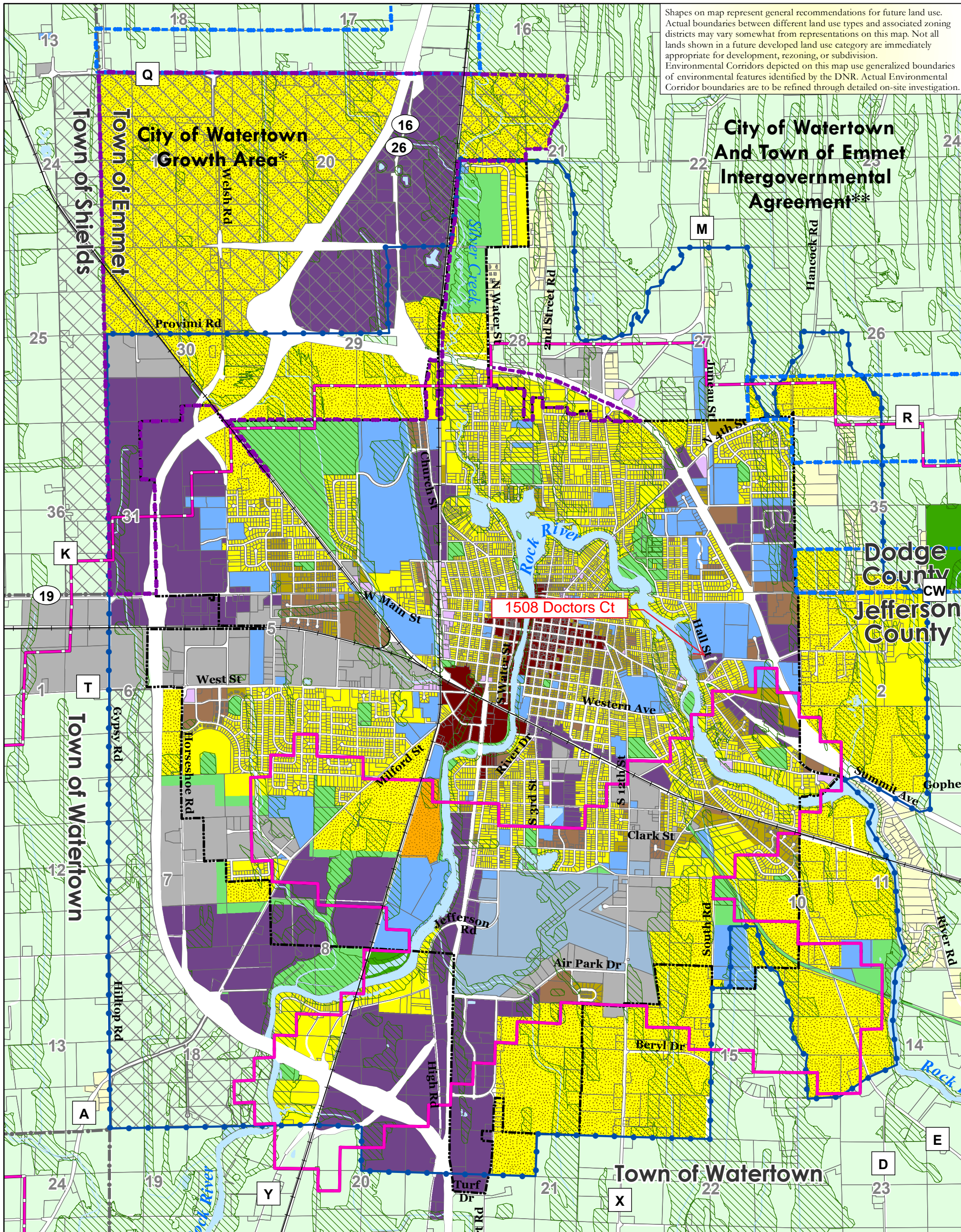
Scale:  1 inch = 190 feet Printed on: April 3, 2024

SCALE BAR = 1" Author: Private User

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

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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/Town IGA**
 City Growth Area
 City Periphery Areas

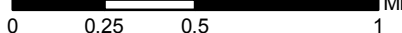
City of Watertown Comprehensive Plan

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

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

- *Each "Planned Mixed Use Area" may include mix of:
1. Office
 2. Multi-Family Residential
 3. Mixed Industrial
 4. Commercial Services/Retail
 5. Institutional
 6. Parks & Recreation
- ***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
 2. Two-family Residential
 3. Multi-Family Residential
 4. Institutional
 5. Neighborhood Mixed Use
 6. Parks & Recreation
- ***Each "Riverside Mixed Use Area" may include mix of:
1. Office
 2. Single-Family - Sewered
 3. Two-Family Residential
 4. Multi-Family Residential
 5. Commercial Services/Retail
 6. Institutional
 7. Parks & Recreation

- City of Watertown
 - Town Boundary
 - Parcel
 - Railroad
 - Watertown Urban Service Area
 - Watertown Long Range Growth Area
- Airport Height Limitations**
- Maximum Building Elevation b/t 865 and 968 ft
 - Maximum Building Elevation b/t 968 and 1005 ft



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

VANDEWALLE & ASSOCIATES INC.
 Shaping places. shaping change

