



PLAN COMMISSION MEETING AGENDA

MONDAY, FEBRUARY 24, 2025 AT 4:30 PM

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

Virtual Meeting Info: Members of the media and the public may attend either by visiting <https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=81708234682> or by calling 1-646-931-3860 and using Meeting ID: 237 146 0557 Passcode: 144391

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Plan Commission minutes of February 10, 2025

3. BUSINESS

A. Review and take action: 1222 Perry Way site plan review

B. Review and take action: 1019 S. Fifth Street Certified Survey Map (CSM)

C. Review and take action: 300 S. Third Street proposed parking lot

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

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

**PLAN COMMISSION
MINUTES
February 10, 2025**

Section 2, Item A.

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

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

Also in attendance: Becky Yenser, Chris Siepmann, Andrew Plichta, Carol Quest, Tim Strobel, Ruth Mack, Michael Carlsom, and Mason Becker

1. Call to order

2. Approval of Minutes

A. Plan Commission minutes January 13, 2025

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

3. Business

A. Review and take action: 204 N. First Street – Certified Survey Map (CSM) Review

Brian Zirbes presented the request for a CSM for 204 N. First Street for future development.

Alder Blanke expressed concern over the south half of the parking lot should be split into separate lots.

Brian clarified that the CSM is not splitting anything and it is cleaning up the existing lots. Commissioner Lampe also expressed the concerns that this may give developers the impression that the south lot is available for development. Mayor McFarland explained that there are many steps involved in developing the area and the intent is not to develop the south portion of the parking lot.

Motion to approve with no conditions was made by Krueger, seconded by McFarland and passed on a unanimous voice vote.

B. Review and take action: W4510 Ebenezer Drive Extraterritorial Certified Survey Map (CSM) Review

Brian Zirbes presented the request for a CSM for W4510 Ebenezer Drive.

The county has requested that lot 2 be reduced to 1 acre to maintain the farmland preservation requirement.

Motion to approve with the condition noted was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

C. Review and take action: 510 S. Second Street Approval to Purchase Property for Health Department

Carol Quest presented the request to purchase 510 S. Second Street for expanded services of the Health Department such as drive through capacity with an enclosed space and storage.

Commissioner Lampe noted that the adjacent properties on Second Street are residential properties and asked what the property would look like upon use by the Health Department.

Alder Blanke expressed concern that this expansion was part of a presentation of the city's future space needs analysis which has not yet been acted upon by the Common Council.

Commissioner Krueger wanted to clarify that the request before the commission is to explore the purchase terms but not to proceed to construction at this time.

Brian Zirbes pointed out that there are several more steps that need to happen before any construction could begin on this lot.

Motion to pursue exploration of terms of purchase for 510 S. Second Street was made by Krueger, seconded by McFarland and passed on a unanimous voice vote.

D. Initial review and Set Public Hearing Date: 1220 Wilbur Street Comprehensive Plan Amendment

Brian Zirbes presented the request from Habitat for Humanity to change 1220 Wilbur Street from institutional to 2 family residential. MATC currently owns the parcel and it has determined that it is no longer needed and is selling the property.

Motion to set the public hearing for March 18th was made by Blanke, seconded by Lampe on a unanimous voice vote.

E. Discussion Only: Concept Review for Clark and Mary Street potential development

The commission was excited and positive for this development. There are some minor concerns about soil condition and the condition of Mary and Clark Streets, but they were informed that they should not be an issue in developing the property.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/February%2010,%202025%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

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

Respectfully Submitted,

Alderman Brad Blanke

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwig
920-262-4042

Doug Zwig
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: February 24th, 2025
SUBJECT: 1222 Perry Way - Site Plan Review

Site Plan Review requested by Art Krohnert, agent for Johnsonville Sausage LLC, for three building additions and an expanded parking lot for an existing industrial building. Parcel PIN: 291-0815-0714-005.

SITE DETAILS:

Acres: 23.0

Current Zoning: Heavy Industrial (HI)

Existing Land Use: Industrial

Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing three building additions to the existing facility for storage, mechanical, and wastewater screening improvements. The three additions will be located on the front and back sides of the existing building with areas of 10,243 SF, 6,000 SF, and 876 SF. The additions will be built with materials to match the existing building construction. An expanded parking area of 23,691 SF will be located south of the existing parking area. The expansion of the parking area in this location will necessitate the relocation of stormwater facilities on the property to the east of the expanded parking lot and the relocation of landscaping buffer yard areas to the south of the expanded parking lot.

STAFF EVALUATION:

Land Use and Zoning:

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

Within the Heavy Industrial (HI) zoning district 'Heavy Industrial' is a principal land use permitted by right. 'Heavy Industrial' land uses include industrial facilities which are potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and which may pose a significant safety hazard. Examples of heavy industrial land uses include meat product producers. [per § 550-55B]

Regulations for Heavy Industrial include:

- Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property abutting properties which are not zoned heavy industrial.
- All outdoor activity areas shall be located a minimum of 100 feet from residentially zoned property. No materials shall be stacked or otherwise stored so as to be visible over bufferyard screening elements.
- Parking requirements. One space per each employee on the largest work shift.

The Site Plan proposal meets the regulation requirements.

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

Opportunity Runs Through It

Site Layout and Design:

The proposed additions and parking lot meet building and pavement setbacks, as well as the maximum building height limits for the GI General Industrial zoning district.

The property is located within the Airport Approach Protection Zone with a maximum elevation ranging from 959 to 968 feet above mean sea level for all buildings and vegetation. Confirmation that the proposed additions do not exceed this height has been provided.

Vehicle Access and Circulation

The proposed site plan includes an existing loading dock with truck traffic access off American Way and Commerce Dr. The loading dock area provides the required apron space for maneuvering trucks outside the street ROW. Aisle width and parking stall dimensions for the new and existing parking areas meet parking and traffic circulation standards. [per § 550-107 & 108]

Landscaping:

A landscaping plan and calculated landscaping points have been provided by the applicant. The plan exceeds the required landscaping points. The existing landscaping buffer yard south of the existing parking lot will be relocated to an area south of the expanded parking lot. A minimum landscape surface ratio (LSR) of 15% is required in the Heavy Industrial (HI) zoning district. The plan exceeds the minimum LRS.

Parking:

Parking requirements for 'Heavy Industrial' uses in the Heavy Industrial (HI) zoning district require one space per each employee on the largest work shift. [per § 550-55B(2)] The applicant has confirmed that the number of proposed parking stalls meets or exceeds this requirement.

Lighting:

The site will utilize most of the existing lighting and light poles with a few light poles being relocated. Additional matching light poles will be added for the expanded parking area. An exterior lighting plan that meets ordinance requirements has been submitted.

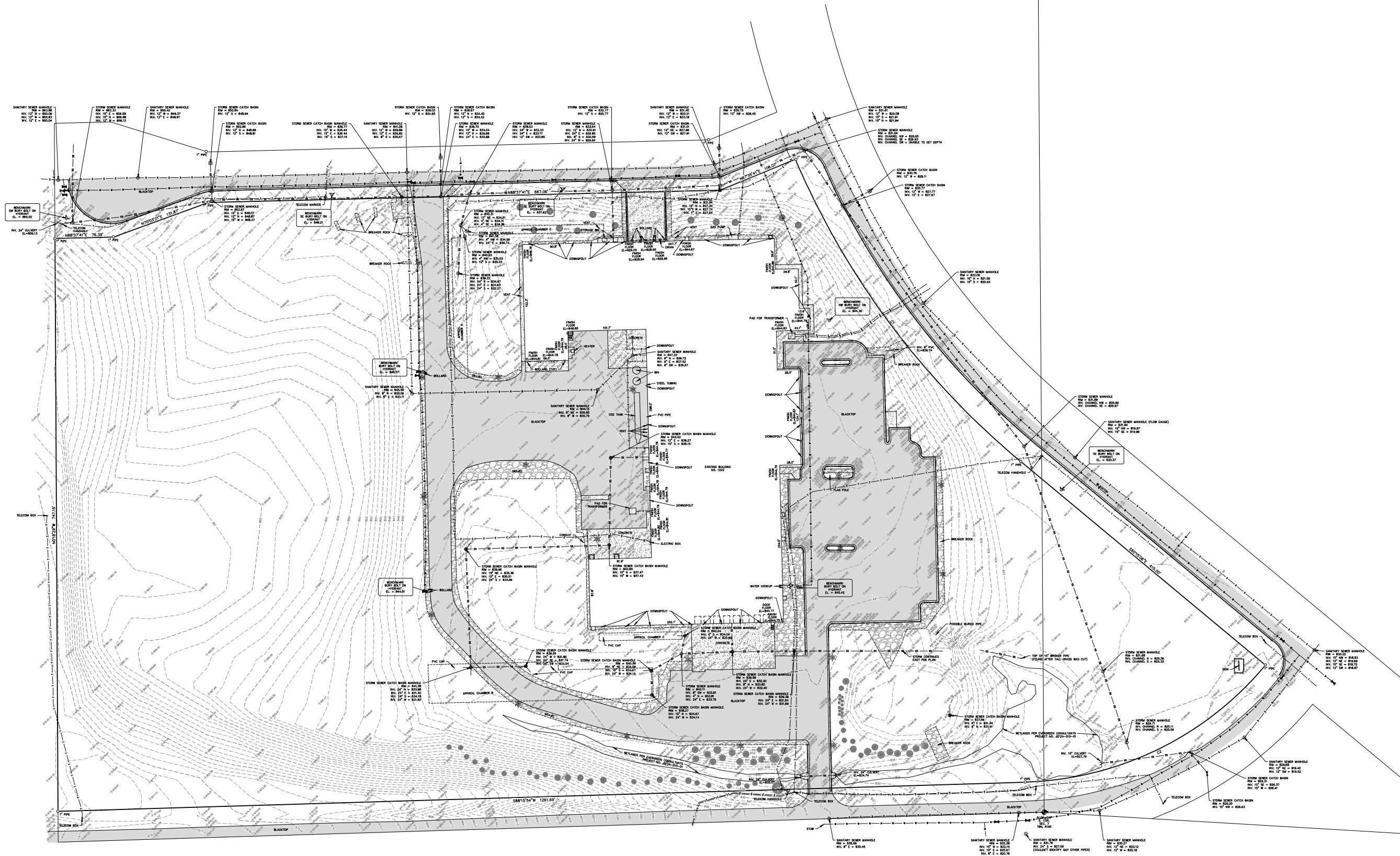
PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall obtain required erosion control and stormwater permits.

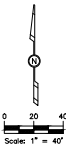
ATTACHMENTS:

- Application materials



Curve #	Station	Radius	Length	Chord
C1	2750+44	446.25	100.00	49.84
C2	4820+78	204.88	42.84	14.07

NOTES:
1. UTILITY STRUCTURES MOBILE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKED BY THE FIELD PERSONNEL. THE ONLY UTILITIES IN THIS AREA ARE THOSE SHOWN ON THIS MAP.
2. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
3. COORDINATES ARE BASED ON JEFFERSON COUNTY COORDINATE SYSTEM.
4. ELEVATIONS ARE NAVD83(2011).



LEGEND

- County Monument
- Iron Stake Found
- Iron Stake GAT
- Light Pole
- Water Valve
- Hydrant
- Manhole
- Catch Basin
- Storm Sewer Manhole
- Electric Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Telephone Line
- Top of Curb Elevation
- Other Elevation
- Recorded Dimension

TOPOGRAPHIC SURVEY

FOR:
ABACUS ARCHITECTS
1135A MICHIGAN AVE
SHEBOYGAN, WI 53081

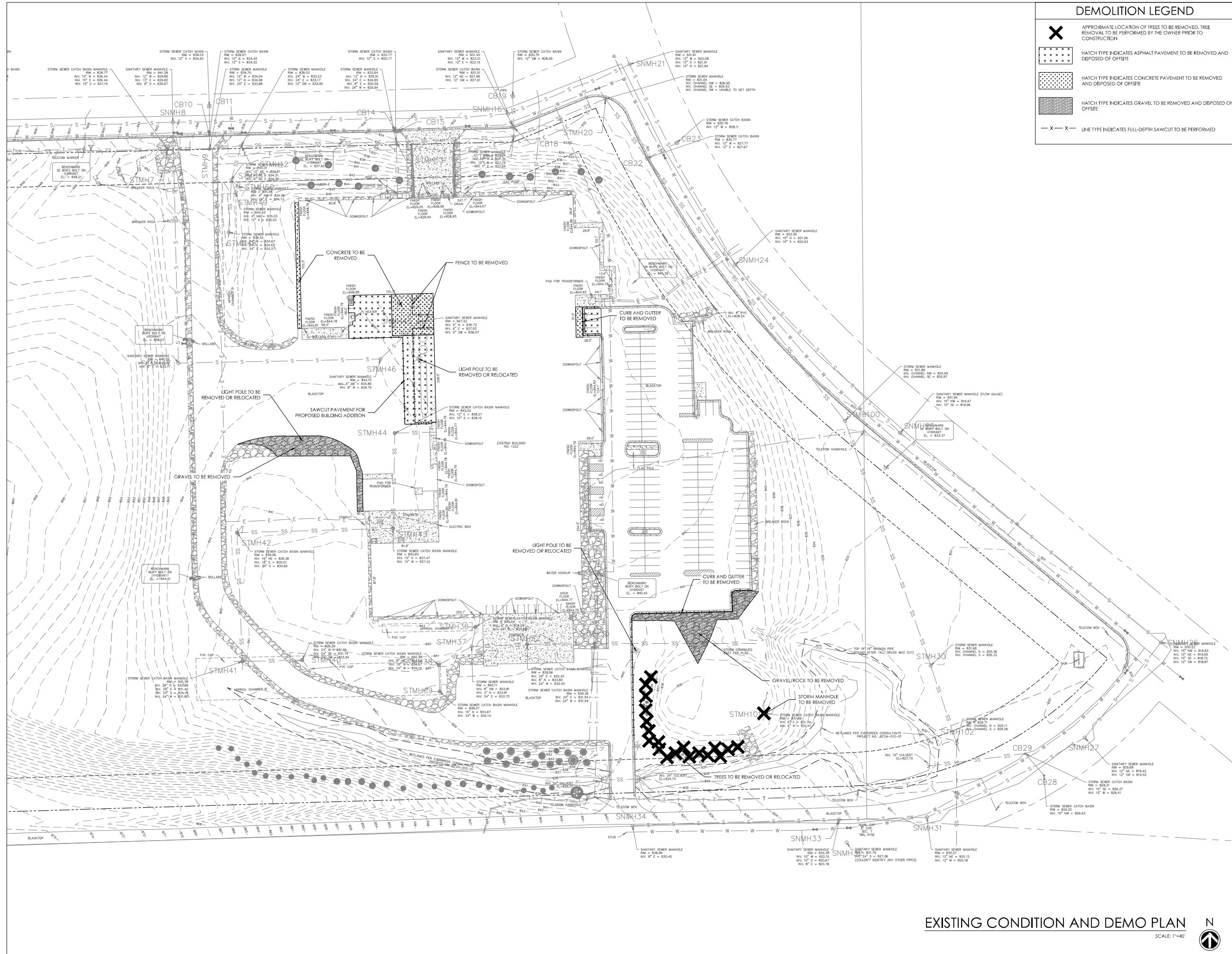
LOT 2, C.S.M. NO. 2009, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN



100 South 10th Street
Oshkosh, WI 54901
(920) 474-0300
CEDAR CREEK SURVEYING, LLC
ENGINEERS & SURVEYORS
www.cedarcreeksurveying.com
FILE NO. 2009122 DATE: 8/19/2024 PAGE: 1 OF 1

February 10, 2025

P:\2024-CONTRACTS\2024-110 Johnsonville Perry Way Additions & Remed Phase - 2\Construction Documents\3.3 Site\2024-110 - Base.dwg



DEMOLITION LEGEND

X

APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION

XXXXXX

HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE

XXXXXX

HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE

XXXXXX

HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE

— X — X —

LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

Section 3, Item A.

ABACUS

ARCHITECTS

REVISIONS:

DATE

ISSUE

NOTICE TO BIDDERS

BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: FEBRUARY 10, 2025

PERRY WAY FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 645 N. VILL. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JMN

CHECKED BY: JRV

EXISTING CONDITION AND DEMO PLAN

A

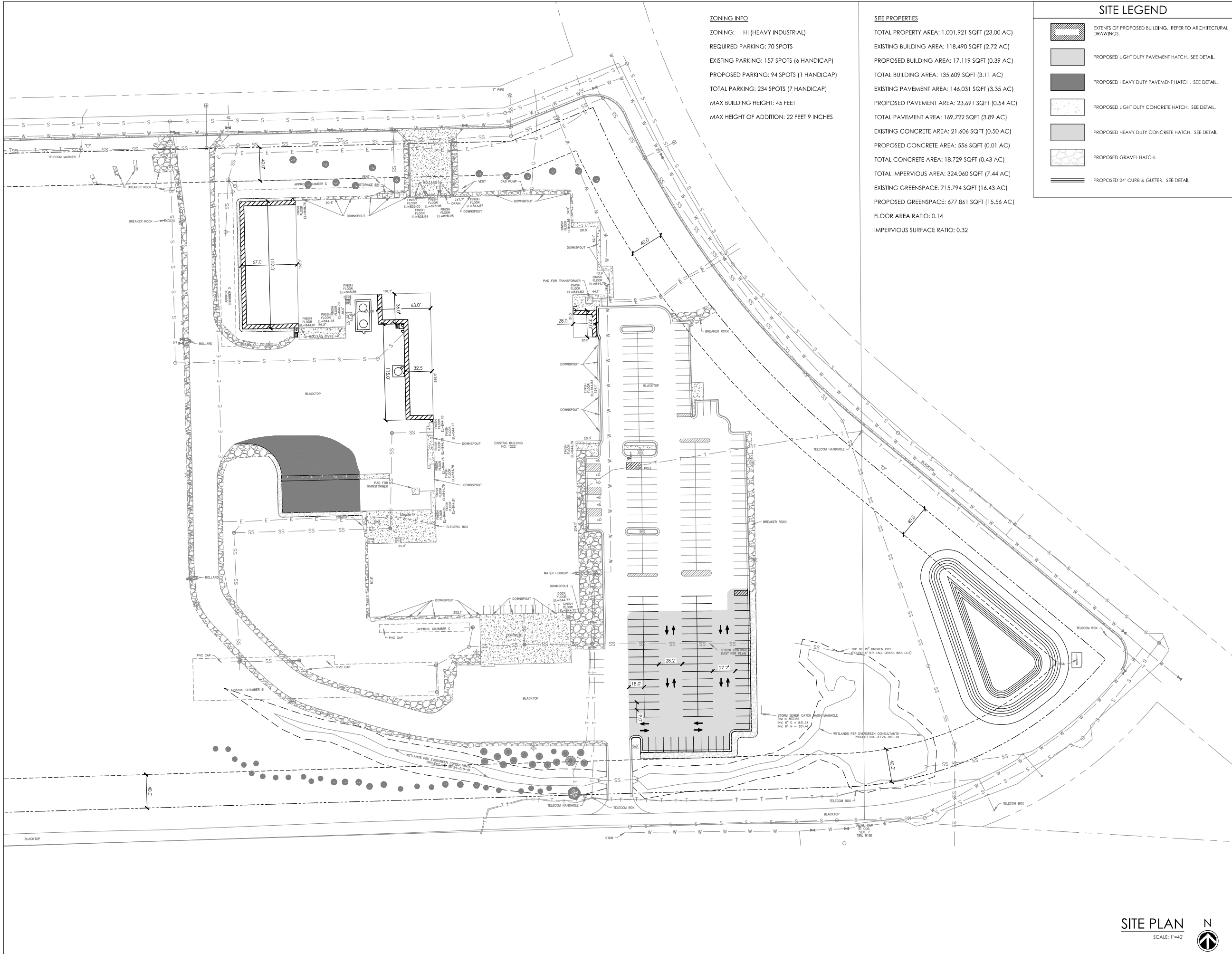
200

PROJ. NO. 2024-110

EXISTING CONDITION AND DEMO PLAN

SCALE: 1"=40'



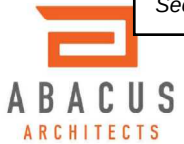


ZONING INFO
ZONING: HI (HEAVY INDUSTRIAL)
REQUIRED PARKING: 70 SPOTS
EXISTING PARKING: 157 SPOTS (6 HANDICAP)
PROPOSED PARKING: 94 SPOTS (1 HANDICAP)
TOTAL PARKING: 234 SPOTS (7 HANDICAP)
MAX BUILDING HEIGHT: 45 FEET
MAX HEIGHT OF ADDITION: 22 FEET 9 INCHES

SITE PROPERTIES
TOTAL PROPERTY AREA: 1,001,921 SQFT (23.00 AC)
EXISTING BUILDING AREA: 118,490 SQFT (2.72 AC)
PROPOSED BUILDING AREA: 17,119 SQFT (0.39 AC)
TOTAL BUILDING AREA: 135,609 SQFT (3.11 AC)
EXISTING PAVEMENT AREA: 146,031 SQFT (3.35 AC)
PROPOSED PAVEMENT AREA: 23,691 SQFT (0.54 AC)
TOTAL PAVEMENT AREA: 169,722 SQFT (3.89 AC)
EXISTING CONCRETE AREA: 21,606 SQFT (0.50 AC)
PROPOSED CONCRETE AREA: 556 SQFT (0.01 AC)
TOTAL CONCRETE AREA: 18,729 SQFT (0.43 AC)
TOTAL IMPERVIOUS AREA: 324,060 SQFT (7.44 AC)
EXISTING GREENSPACE: 715,794 SQFT (16.43 AC)
PROPOSED GREENSPACE: 677,861 SQFT (15.56 AC)
FLOOR AREA RATIO: 0.14
IMPERVIOUS SURFACE RATIO: 0.32

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED GRAVEL HATCH.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL.



REVISIONS:

DATE	ISSUE

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ISSUE DATE: FEBRUARY 10, 2025
PERRY WAT FOODS | ADDITIONS AND ALTERATIONS
JOHNSONVILLE SAUSAGE, LLC
1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VILL. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: JMN
CHECKED BY: JRV

SITE PLAN
A
201
PROJ. NO. 2024-110

PRELIMINARY - NOT FOR CONSTRUCTION

	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION

	EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
	PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
	INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
	INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
	SILT SOCK DITCH CHECK

△	DATE _____	ISSUE _____
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ISSUE DATE: FEBRUARY 10, 2025

PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY WATERTOWN, WISCONSIN 53094

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING AND EROSION CONTROL PLAN

A
202

PROJ. NO. 2024-110

SCALE: 1"=4'



0



REVISIONS:

DATE	ISSUE

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JOHNSONVILLE SAUSAGE, LLC
1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 64°N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JMN
CHECKED BY: JRV

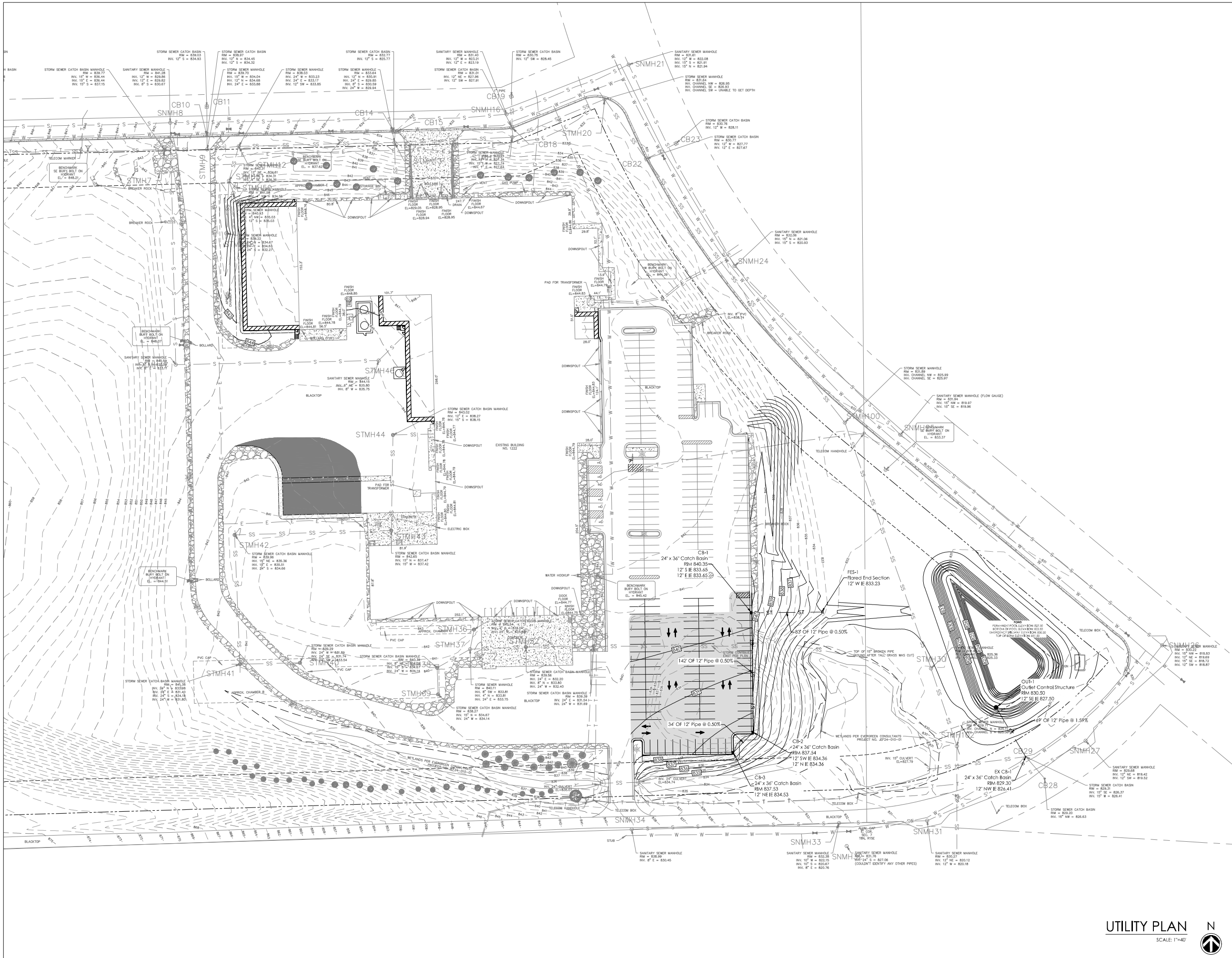
UTILITY PLAN

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203

PROJ. NO. 2024-110

UTILITY PLAN

SCALE: 1"=40'

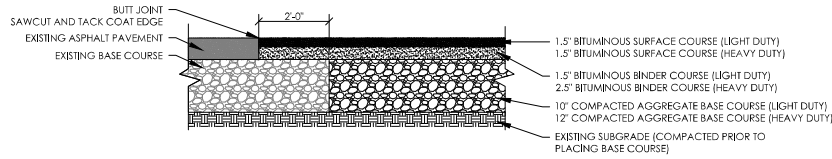




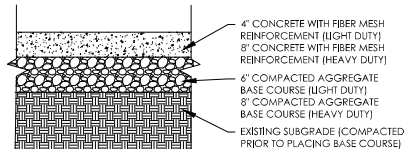
REVISIONS:

DATE	ISSUE

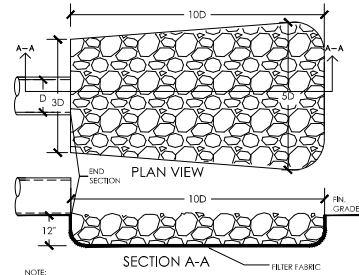
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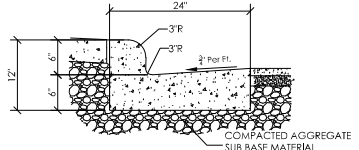
ASPHALT PAVEMENT CROSS SECTION



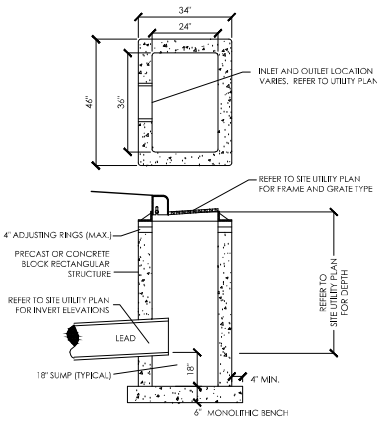
CONCRETE PAVEMENT CROSS SECTION



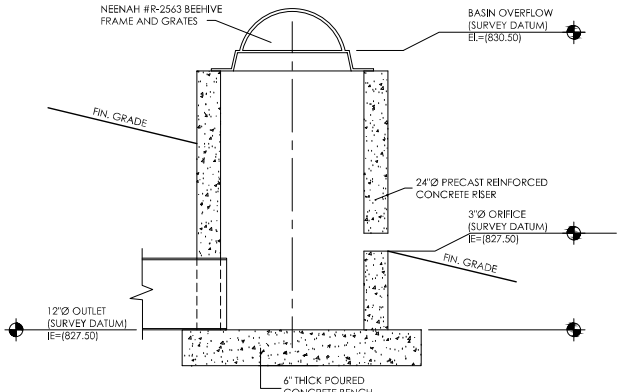
STORM SEWER OUTFALL



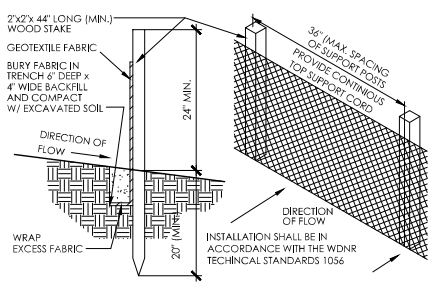
24" CURB & GUTTER SECTION



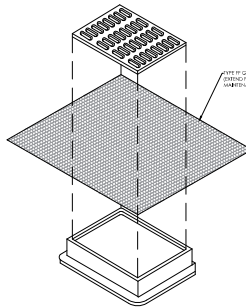
PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION



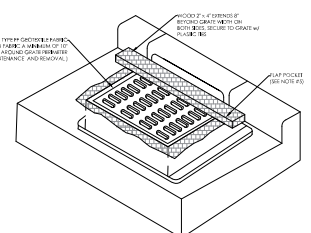
POND OUTLET SECTION



SILT FENCE SECTION & DETAIL

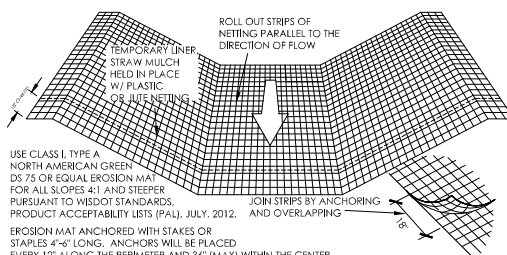


INLET PROTECTION TYPE "B"

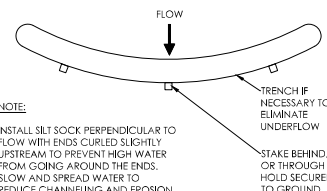


INLET PROTECTION TYPE "C"

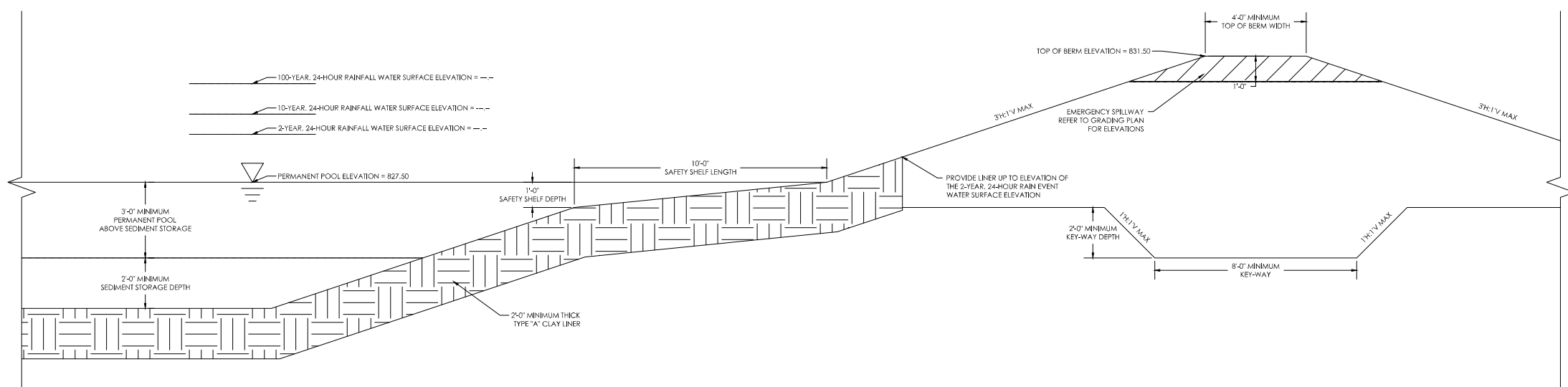
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO PREVENT THE SEDIMENT TRAPPED BY THE FENCE FROM FALLING INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



SILT SOCK DITCH CHECK



WET DETENTION POND CROSS SECTION

DETAILS

DRAWN BY: JMN
CHECKED BY: JRV

DETAILS

A
204

PROJ. NO. 2024-110

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: FEBRUARY 10, 2025
PERRY WAT FOODS | ADDITIONS AND ALTERATIONS
JOHNSONVILLE SAUSAGE, LLC
1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VILL. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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ISSUE DATE: FEBRUARY 10, 2025

PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

SHERIDAN, WI 53081 (920) 452-4444 | ADR@NVEL.R PHILIPS.AVE SUITE 210

135A MICHIGAN AVE SHERBOYGAN WI 53081 (920) 452-4444 640 N VEL R PHILIPS AVE SUITE 210 MILWAUKEE WI 53203
| ZZZ FERRI WAT, WATERLOWN, WISCONSIN 53094

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:	JMN
CHECKED BY:	JRV

TRUCK TURN PLAN

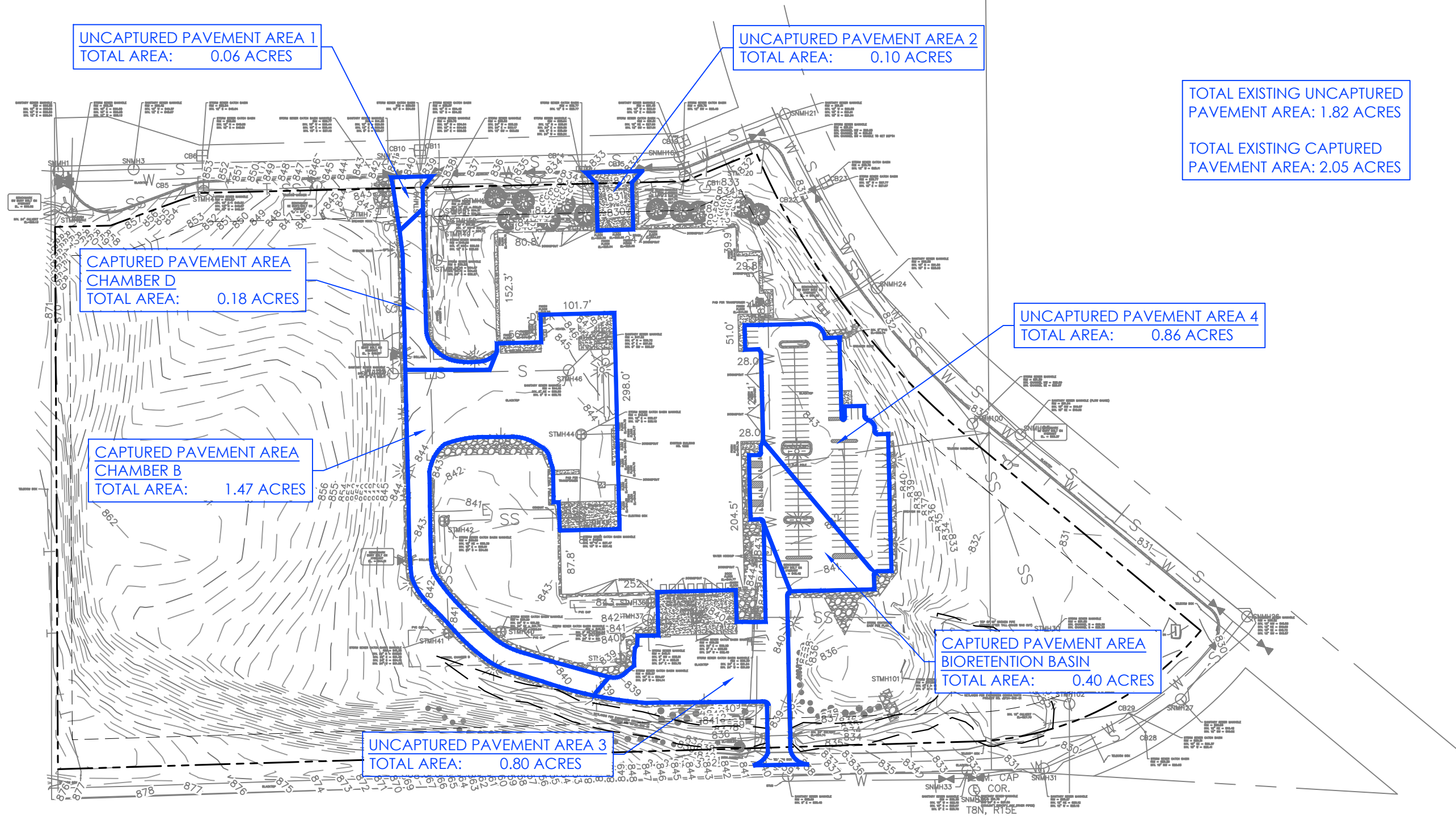
A
208

PROJ. NO. 2024-110

TRUCK TURN PLAN

SCALE: 1"=40'





EXISTING STORMWATER DRAINAGE MAP

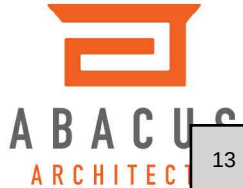


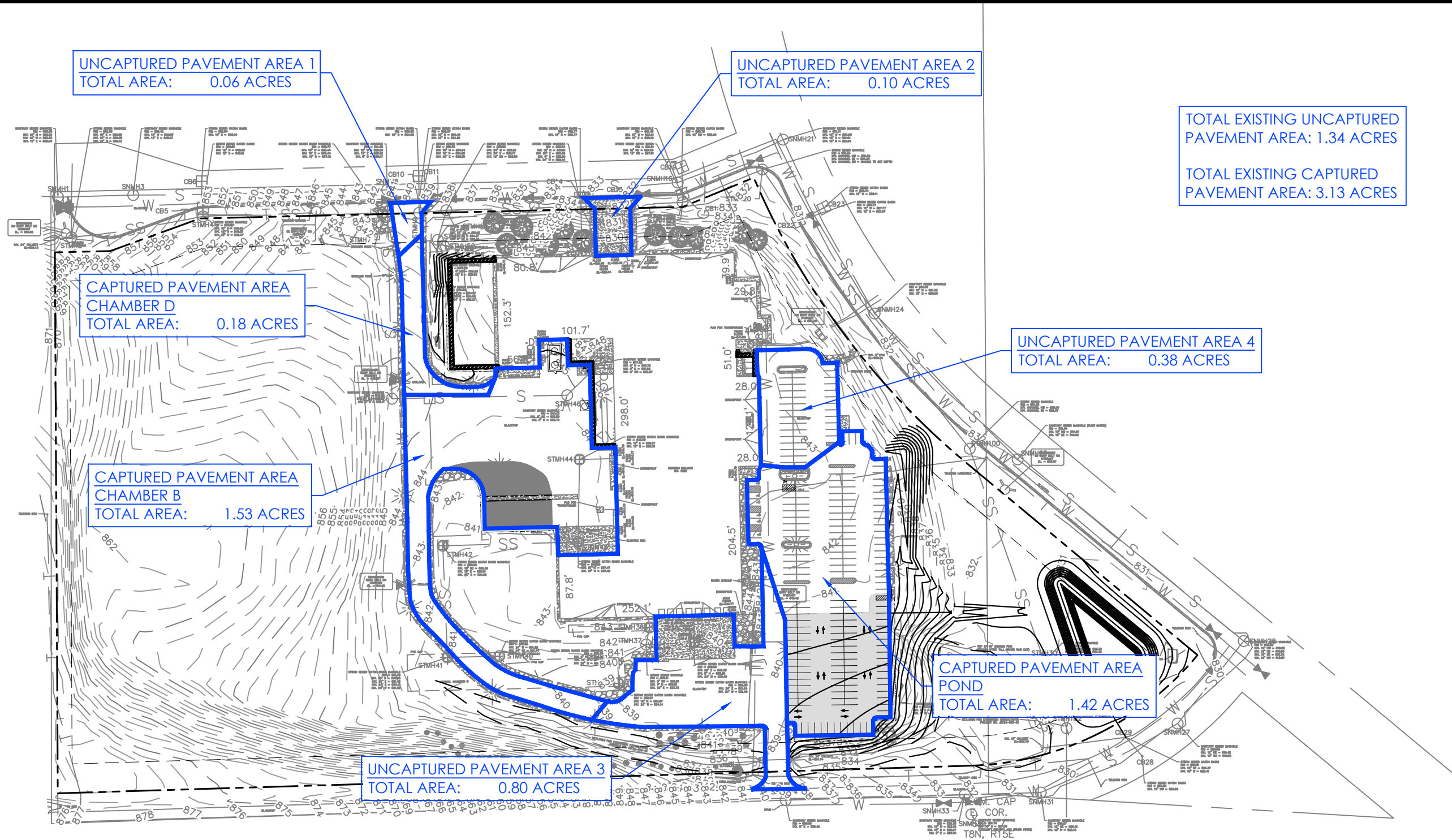
SCALE: 1"=150'

February 10, 2025
Johnsonville
Watertown, WI

Proj. No. 2024-110

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PROPOSED STORMWATER DRAINAGE MAP



SCALE: 1"=150'

February 10, 2025

Johnsonville

Watertown, WI

Proj. No. 2024-110

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Section 3, Item A

JOHNSONVILLE SAUSAGE, LLC

SITE PLAN / PLANNING COMMISSION SUBMITTAL

PERRY WAY FOODS | ADDITIONS

PROJ. NO. 2024-110

Project Description:

Johnsonville operates a business utilizing agricultural services on the premises at 1222 Perry Way, Watertown, WI. Building additions will occur on the front and back sides for storage, mechanical, and wastewater screening improvements.
Exterior will match existing. An existing, unused dock will be put back into use.
Parking will be redone and expanded. Surface drainage retention will be relocated on-site.

Property Legal Description:

Lot 2 of Certified Survey Map No. 2009, recorded in Volume 6 of Certified Surveys on Page 286, as Document No. 829547 being a part of the Southeast 1/4 of the Northeast 1/4 of Section 7, and a part of Outlot 39 located in the Southwest 1/4 of the Northwest 1/4 of Section 8, all in Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin.

Tax Key No.:

28-291-0815-0714-005

Address:

1222 Perry Way, Watertown, WI 53094

SITE LOCATION MAP



SHEET INDEX:

- COVER PAGE
- A-901 - EAST AND WEST COLORED RENDERINGS
- A-701 - ANNOTATED ROOF PLAN
- A-501 - ANNOTATED ELEVATIONS
- EXISTING SITE SURVEY
- A-200 - EXISTING SITE CONDITION AND DEMO PLAN
- A-201 - SITE PLAN
- A-202 - GRADING AND EROSION CONTROL PLAN
- A-203 - UTILITY PLAN
- A-204 - DETAILS
- A-205 - EXISTING STORMWATER DRAINAGE MAP
- A-206 - PROPOSED STORMWATER DRAINAGE MAP
- E-1.0 - EXISTING SITE PLAN - ELECTRICAL
- A-207 - PROPOSED SITE LIGHTING PLAN
- A-207A - PROPOSED SITE LIGHTING PHOTOMETRIC PLAN
- A-208 - TRUCK TURN PLAN
- L-101 - LANDSCAPE PLAN

REVISED PER CITY COMMENTS ON 2/17/25

SUBMITTAL DATE: 2/10/2025



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ADDITION C

EAST FACADE - PARKING LOT/ MAIN ENTRANCE



ADDITION A

ADDITION B

WEST FACADE - LOADING DOCKS

ISSUED DATE: FEBRUARY 10TH, 2025
PERRY WAY FOODS | ADDITIONS AND ALTERATIONS
JOHNSONVILLE SAUSAGE, LLC
1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (202) 452-4444 | 640 VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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CHECKED BY: KS

CITY RENDERINGS

A
901

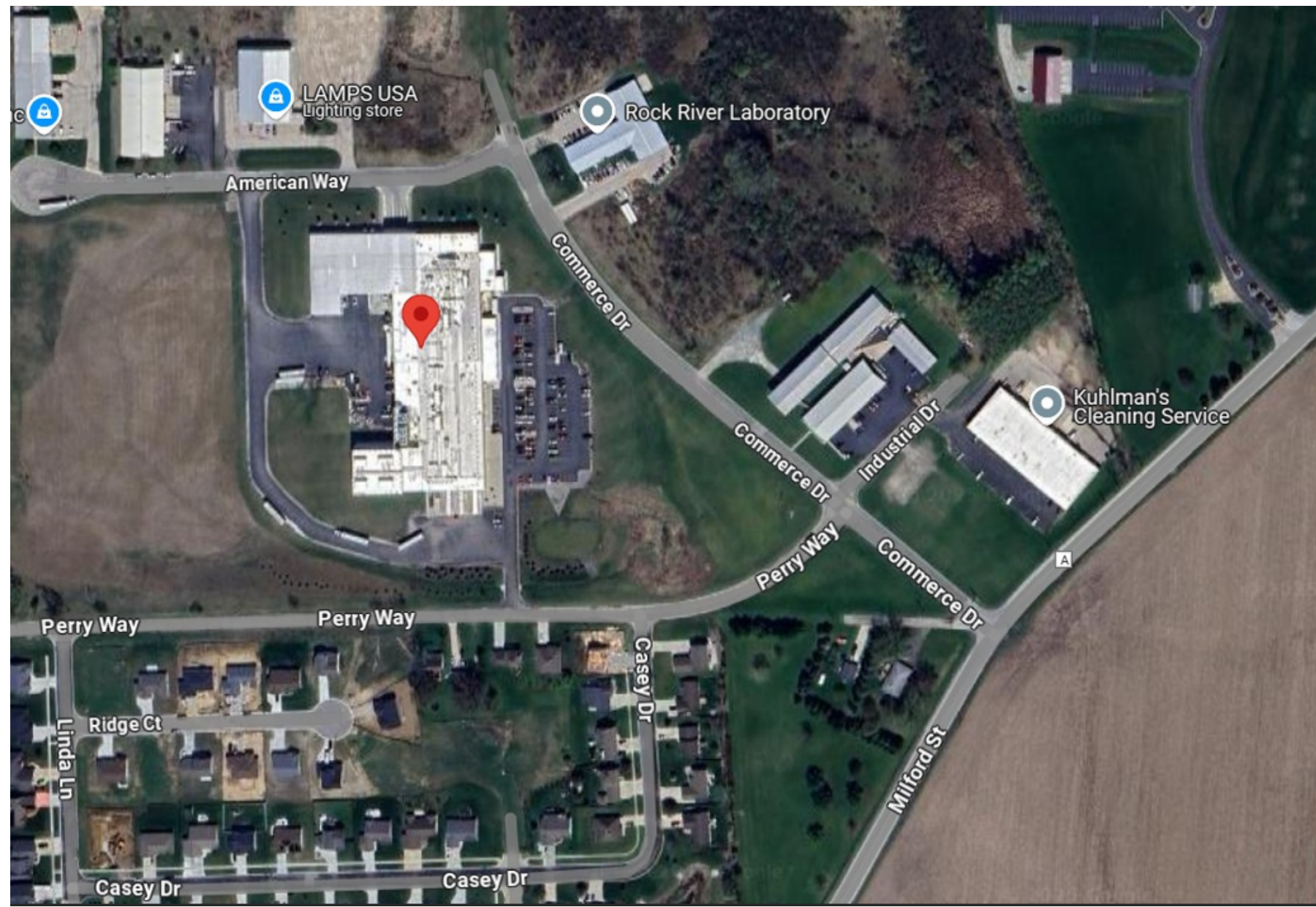
PROJ. NO. 2024-110

GENERAL ROOF NOTES

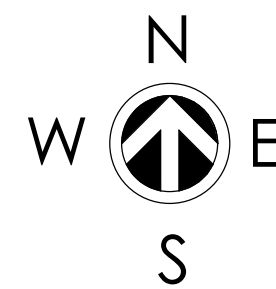
- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/8" PER 1'-0" MINIMUM.

ROOF SYMBOLS

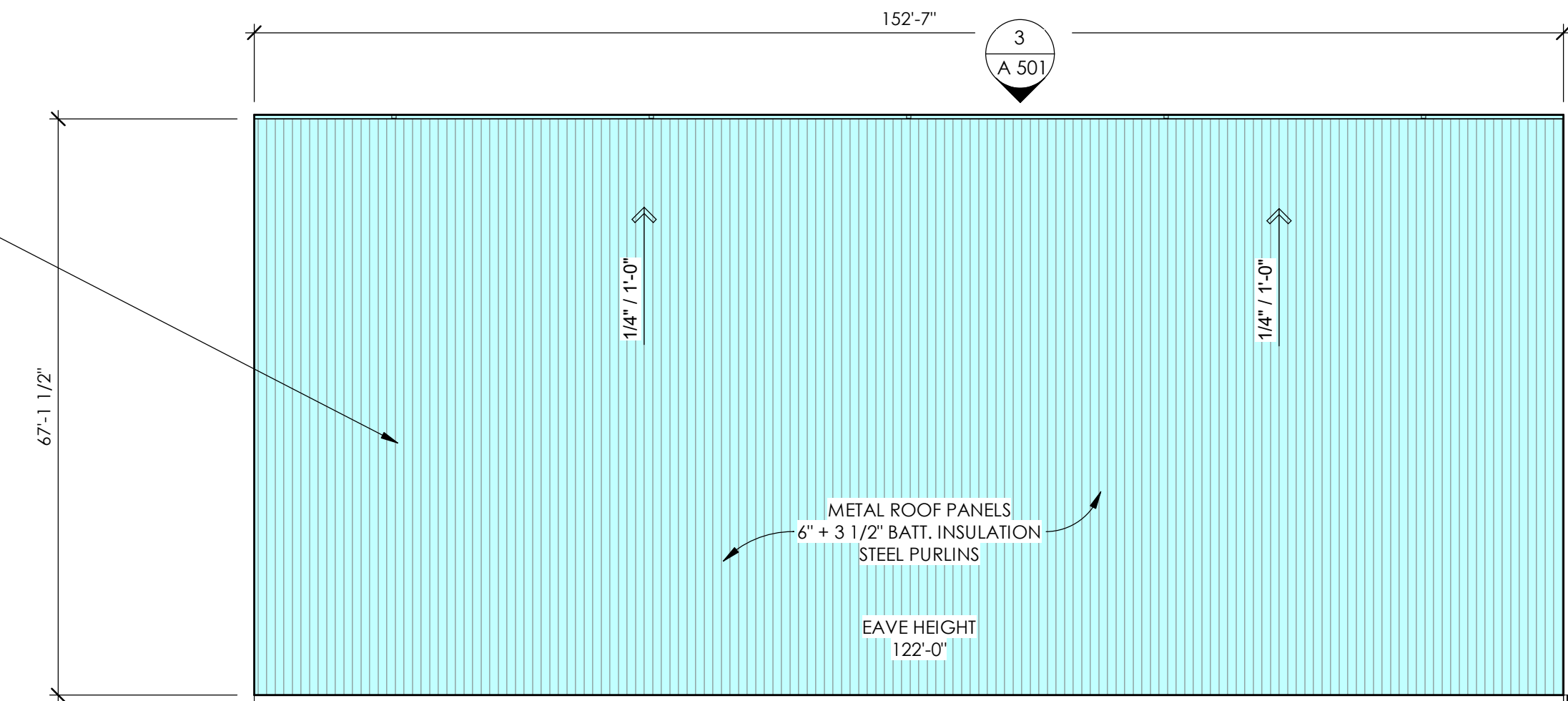
- THERMOPLASTIC SINGLE-PLY MEMBRANE
POLYISO INSULATION OVER (SEE PLAN)
1 1/2" METAL DECK
SLOPED STRUCTURE
- METAL ROOF PANELS
6" x 3 1/2" FIBERGLASS BATT INSULATION
SLOPED STRUCTURE
- ▤ TAPERED INSULATION SADDLE / EDGE STRIP



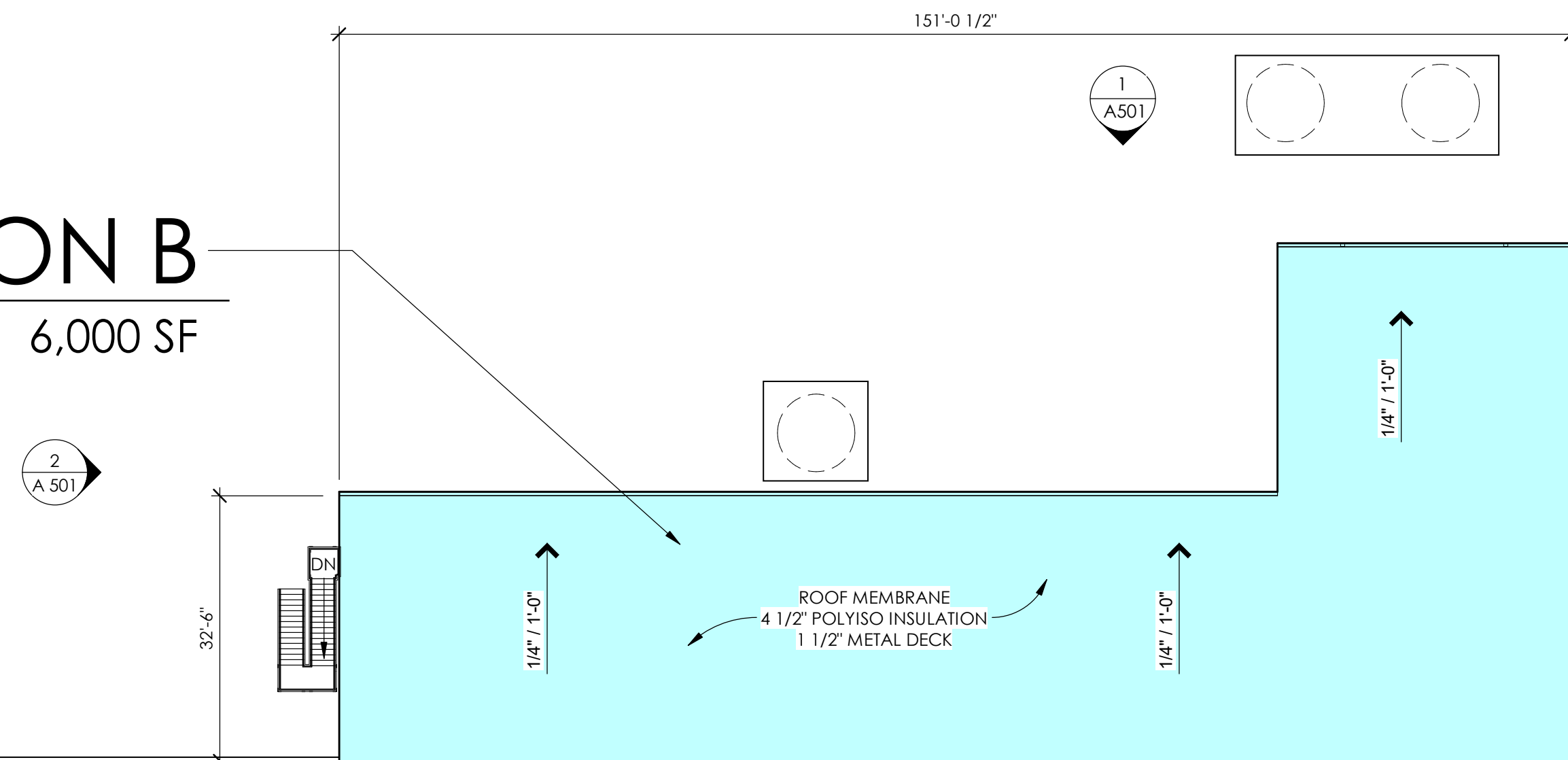
SITE LOCATION MAP
NOT TO SCALE



ADDITION A
10,243 SF

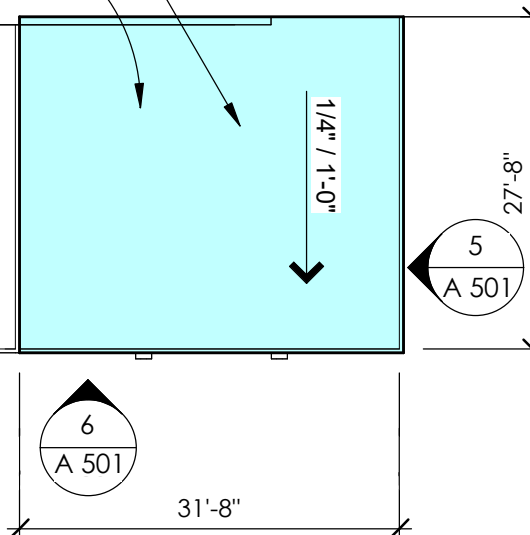


ADDITION B
6,000 SF



ADDITION C
876 SF

- ROOF MEMBRANE
- 4 1/2" POLYISO INSULATION
- 1 1/2" METAL DECK



OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



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OVERALL ROOF PLAN

A
701

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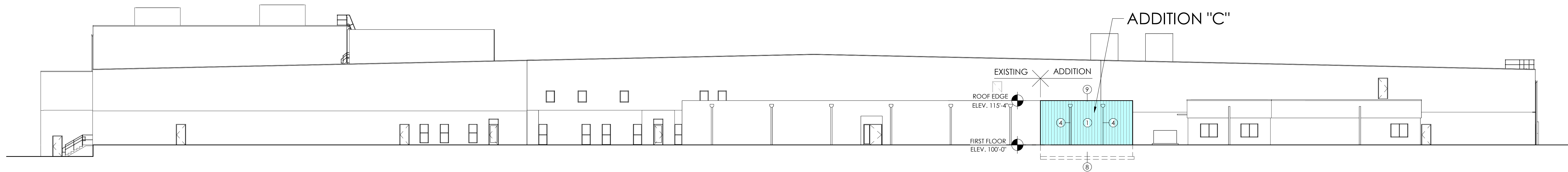
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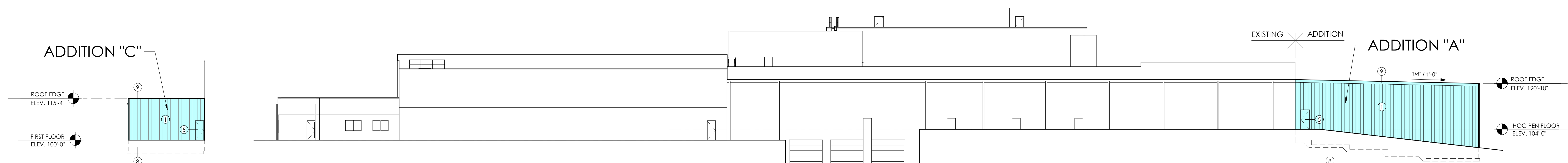
OVERALL EXTERIOR
ELEVATIONS

A
501

PROJ. NO. 2024-110

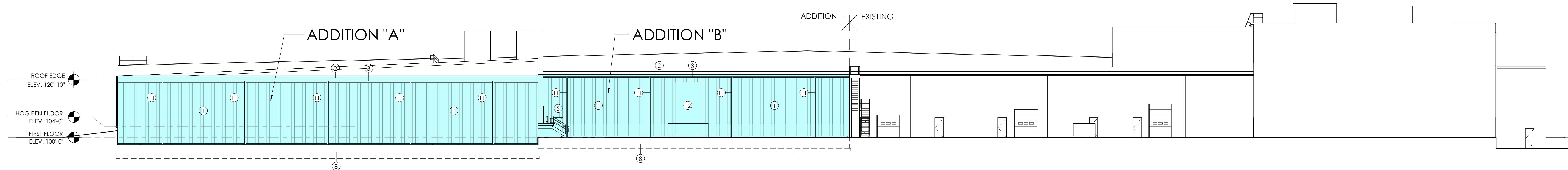


EAST ELEVATION 6
SCALE: 1/16" = 1'-0" A 501



NORTH ELEVATION 5
SCALE: 1/16" = 1'-0" A 501

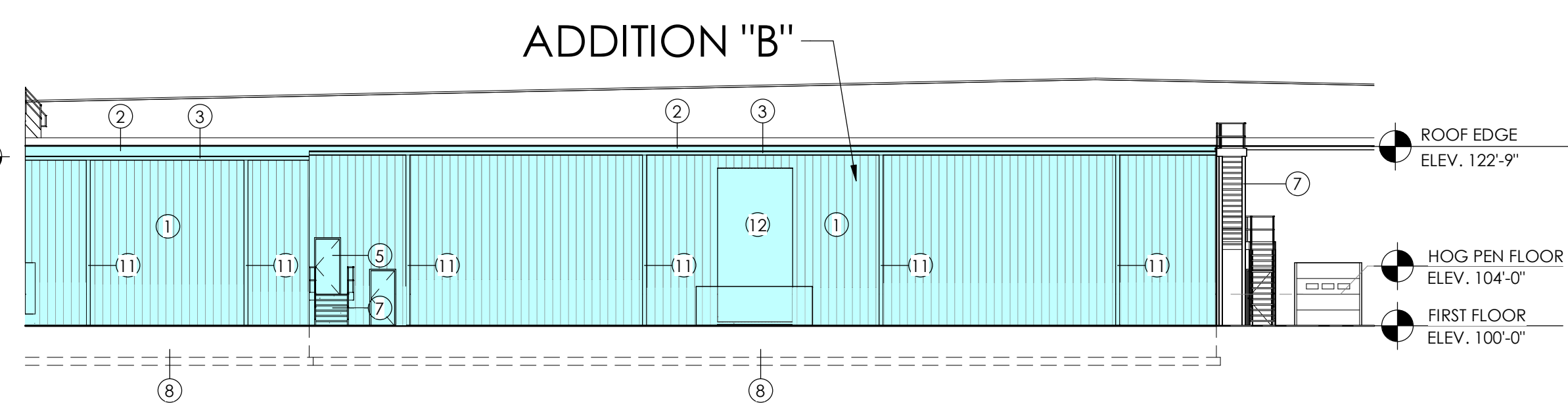
NORTH ELEVATION 4
SCALE: 1/16" = 1'-0" A 501



WEST ELEVATION 3
SCALE: 1/16" = 1'-0" A 501



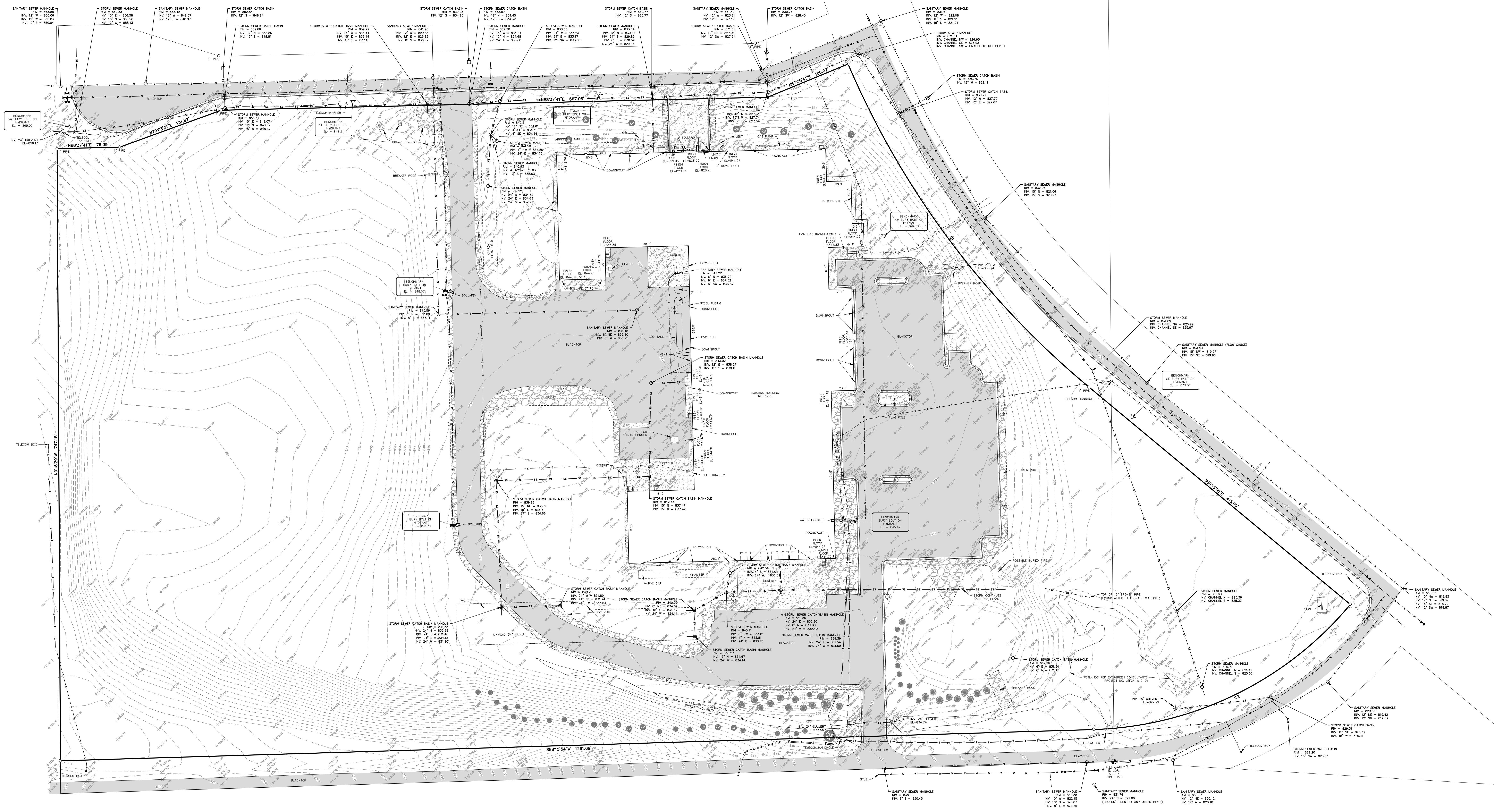
SOUTH ELEVATION 2
SCALE: 1/16" = 1'-0" A 501



WEST ELEVATION 1
SCALE: 1/16" = 1'-0" A 501

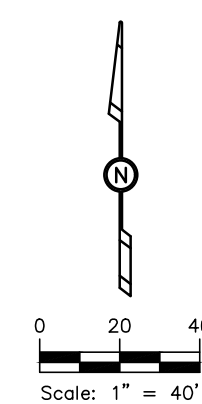
ELEVATION KEYNOTES

NO.	DESCRIPTION
1	METAL WALL PANEL - MATCH EXISTING
2	METAL ROOF PANEL - MATCH EXISTING
3	METAL GUTTER
4	METAL SCUPPER WITH OPEN FACE DOWNSPOUT TO STORM LINE - MATCH EXISTING. SEE CIVIL DRAWINGS
5	INSULATED HOLLOW METAL DOOR AND FRAME
6	INSULATED OVERHEAD DOOR
7	STEEL STAIR WITH NON-SLIP PLATFORM AND TREADS
8	FOUNDATION - SEE STRUCTURAL DRAWINGS
9	METAL ROOF EDGE TO MATCH EXISTING
10	CO2 STORAGE TANKS
11	OPEN FACE DOWNSPOUT TO STORM LINE - SEE CIVIL DRAWINGS
12	CORN SYRUP TANK



Curve Table				
Curve #	Date	Asc.	Radius	Stationing
C1	2/24/24	446.20'	1060.00'	526+42.47E - 491.64'
C2	4/20/24	358.96'	423.84'	564+02.24W - 348.30'

NOTES:
1. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN FOR ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKINGS BY DIGGERS. HOTLINE AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
2. PARCEL MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
3. COORDINATES ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM.
4. ELEVATIONS ARE NAVD83(GEOID83).



- LEGEND
- County Monument
 - Iron Stake Found
 - Iron Stake Set
 - Light Pole
 - Water Valve
 - Hydrant
 - Manhole
 - Catch Basin
 - Catch Basin Manhole
 - Electric Line
 - Sanitary Sewer Line
 - Storm Sewer Line
 - Water Line
 - Gas Line
 - Fence
 - Top of Curb Elevation
 - Outer Elevation
 - Recorded Dimension

TOPOGRAPHIC SURVEY
FOR: ARACUC ARCHITECTS
1135A MICHIGAN AVE
SHEBOYGAN, WI 53081

LOT 2, C.S.M. NO. 2009, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TEN, R1SE, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

Revisions:

1	2/24/24	DATE	5/19/2024	PAGE: 1 OF 1
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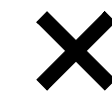
CHECKED BY: JRV

EXISTING SITE
CONDITION AND
DEMO PLAN

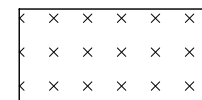
A
200

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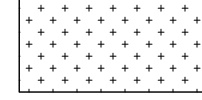
DEMOLITION LEGEND



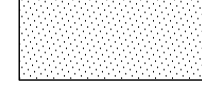
APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE
REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO
CONSTRUCTION



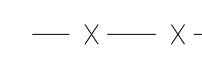
HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND
DISPOSED OF OFFSITE



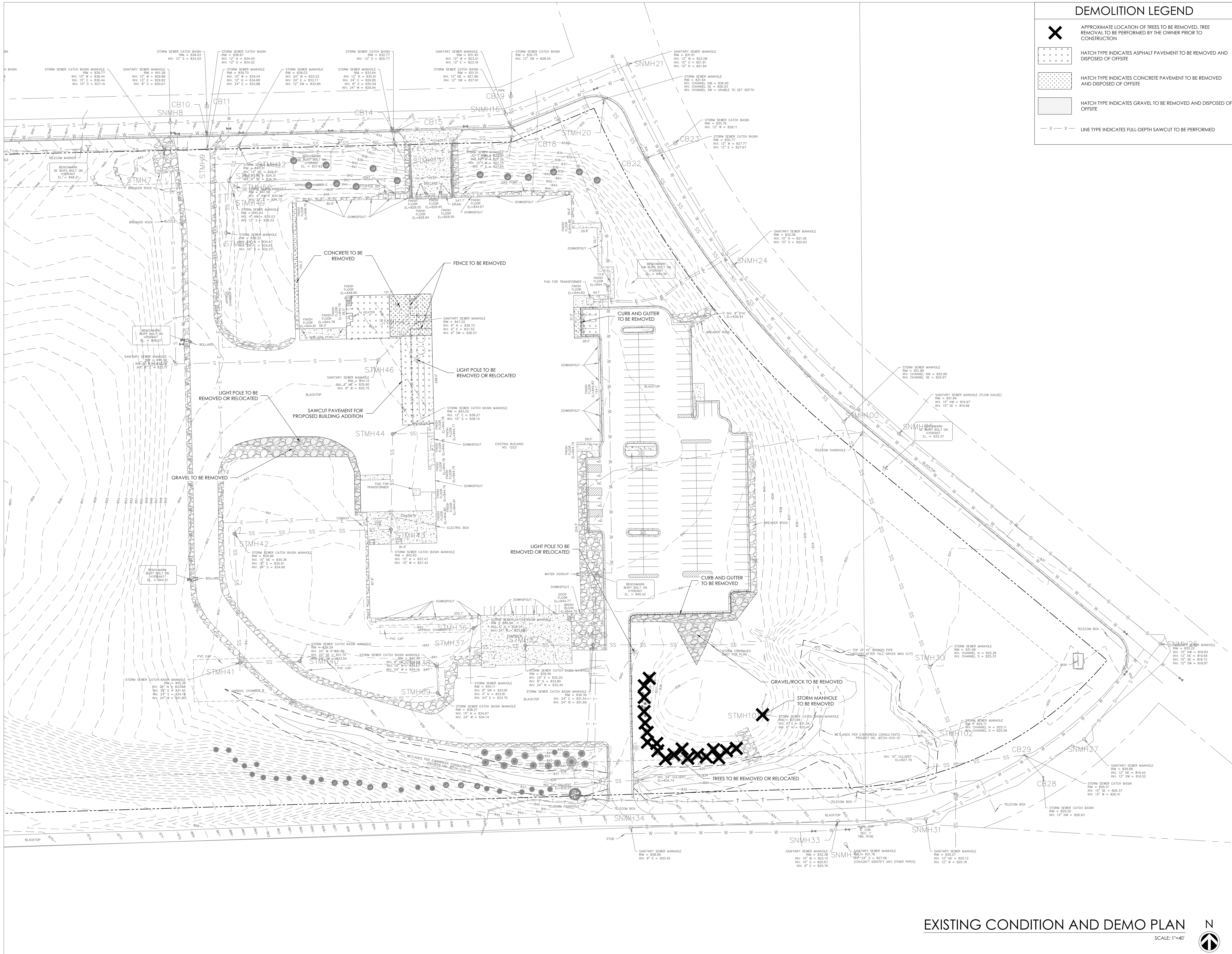
HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED
AND DISPOSED OF OFFSITE



HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF
OFFSITE



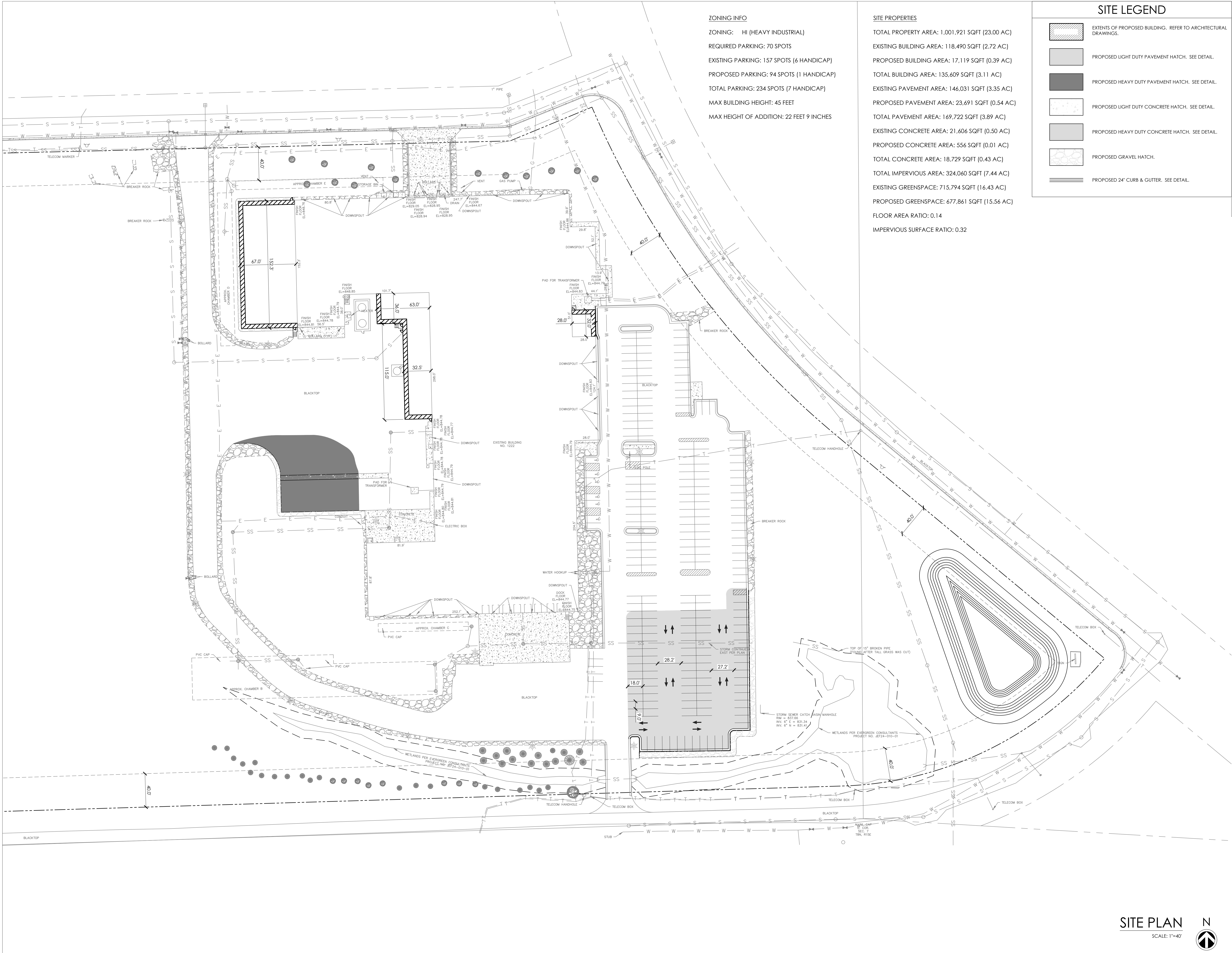
LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED



EXISTING CONDITION AND DEMO PLAN

SCALE: 1"=40'





ZONING INFO

ZONING: HI (HEAVY INDUSTRIAL)

REQUIRED PARKING: 70 SPOTS

EXISTING PARKING: 157 SPOTS (6 HANDICAP)

PROPOSED PARKING: 94 SPOTS (1 HANDICAP)

TOTAL PARKING: 234 SPOTS (7 HANDICAP)

MAX BUILDING HEIGHT: 45 FEET

MAX HEIGHT OF ADDITION: 22 FEET 9 INCHES

SITE PROPERTIES

TOTAL PROPERTY AREA: 1,001,921 SQFT (23.00 AC)

EXISTING BUILDING AREA: 118,490 SQFT (2.72 AC)

PROPOSED BUILDING AREA: 17,119 SQFT (0.39 AC)

TOTAL BUILDING AREA: 135,609 SQFT (3.11 AC)

EXISTING PAVEMENT AREA: 146,031 SQFT (3.35 AC)

PROPOSED PAVEMENT AREA: 23,691 SQFT (0.54 AC)

TOTAL PAVEMENT AREA: 169,722 SQFT (3.89 AC)

EXISTING CONCRETE AREA: 21,606 SQFT (0.50 AC)

PROPOSED CONCRETE AREA: 556 SQFT (0.01 AC)

TOTAL CONCRETE AREA: 18,729 SQFT (0.43 AC)

TOTAL IMPERVIOUS AREA: 324,060 SQFT (7.44 AC)

EXISTING GREENSPACE: 715,794 SQFT (16.43 AC)

PROPOSED GREENSPACE: 677,861 SQFT (15.56 AC)

FLOOR AREA RATIO: 0.14

IMPERVIOUS SURFACE RATIO: 0.32

SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED GRAVEL HATCH.
	PROPOSED 24" CURB & GUTTER. SEE DETAIL.

ABACUS
ARCHITECTS

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SITE PLAN

A

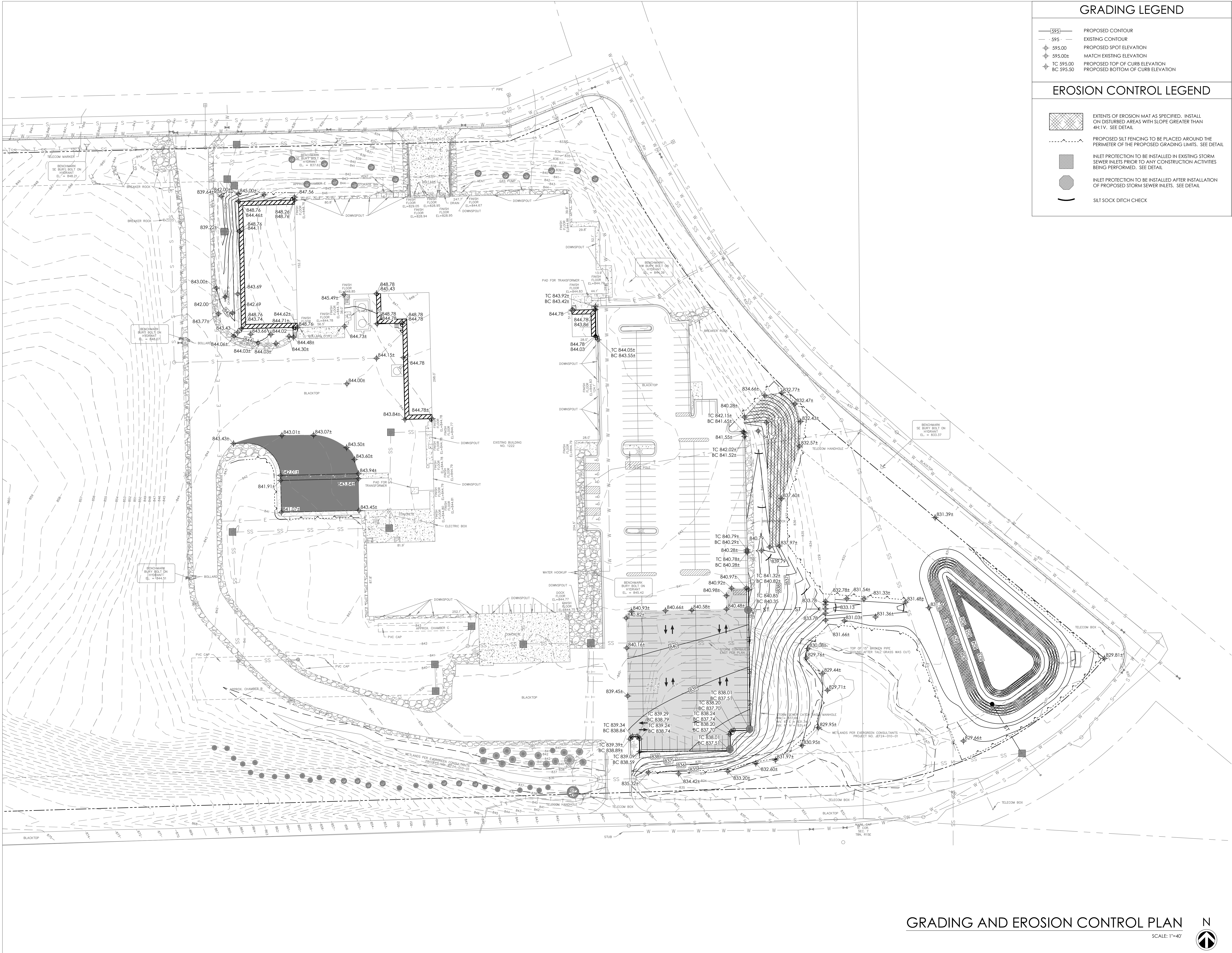
201

PROJ. NO. 2024-110

SITE PLAN

SCALE: 1"=40'

N



GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 - EXISTING CONTOUR
- + 595.00 PROPOSED SPOT ELEVATION
- + 595.00± MATCH EXISTING ELEVATION
- + TC 595.00 PROPOSED TOP OF CURB ELEVATION
- + BC 595.50 PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

- [Hatched Box] EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
- [Dashed Line] PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
- [Stippled Box] INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
- [Circle with X] INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
- [Line with Tick] SILT SOCK DITCH CHECK



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GRADING AND
EROSION CONTROL
PLAN

A
202

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GRADING AND EROSION CONTROL PLAN

SCALE: 1"=40'





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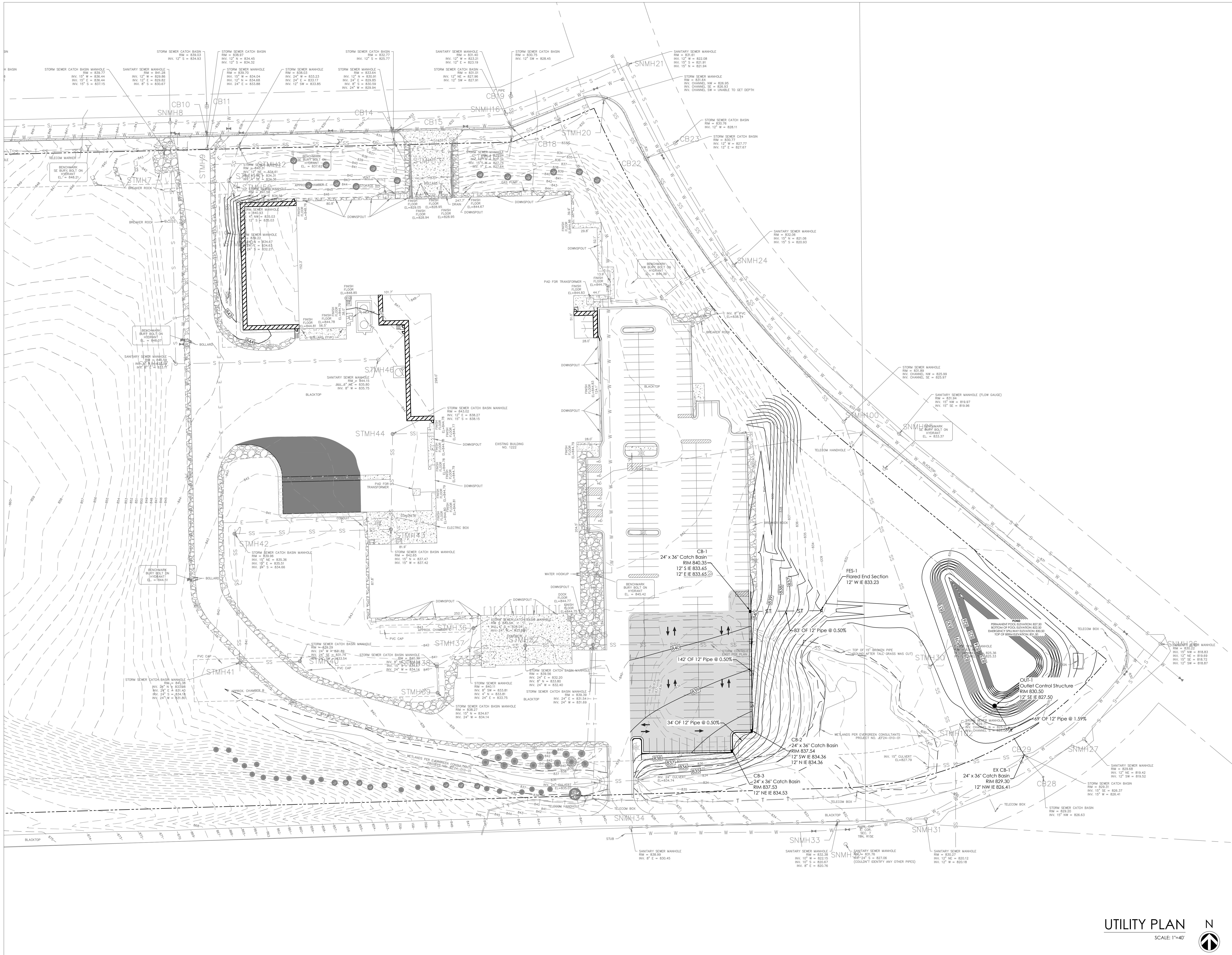
UTILITY PLAN

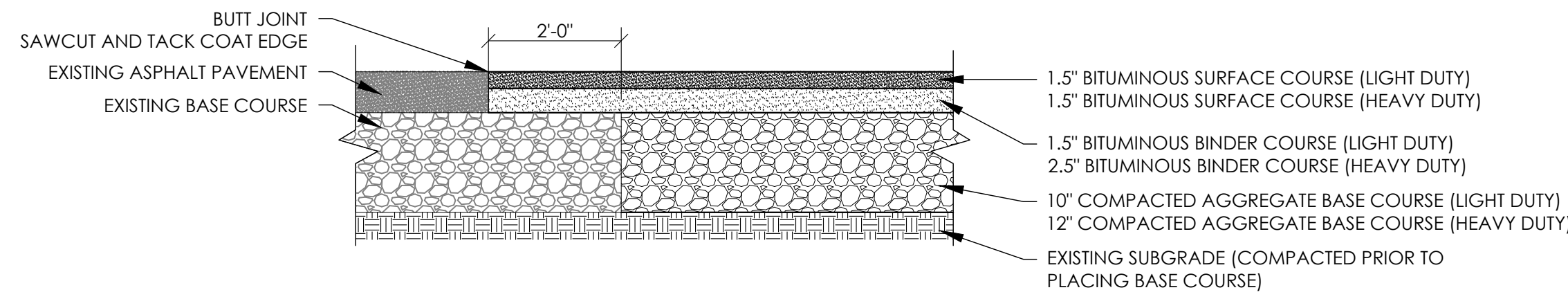
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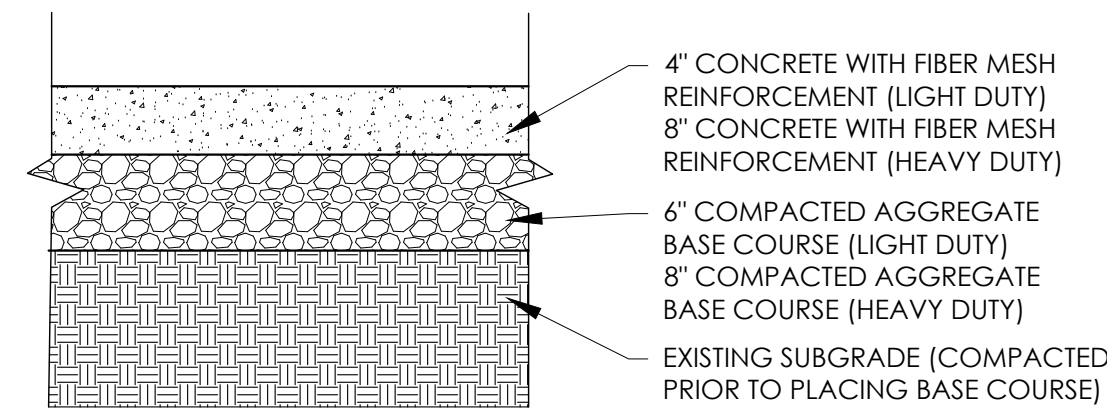
UTILITY PLAN

SCALE: 1"=40'

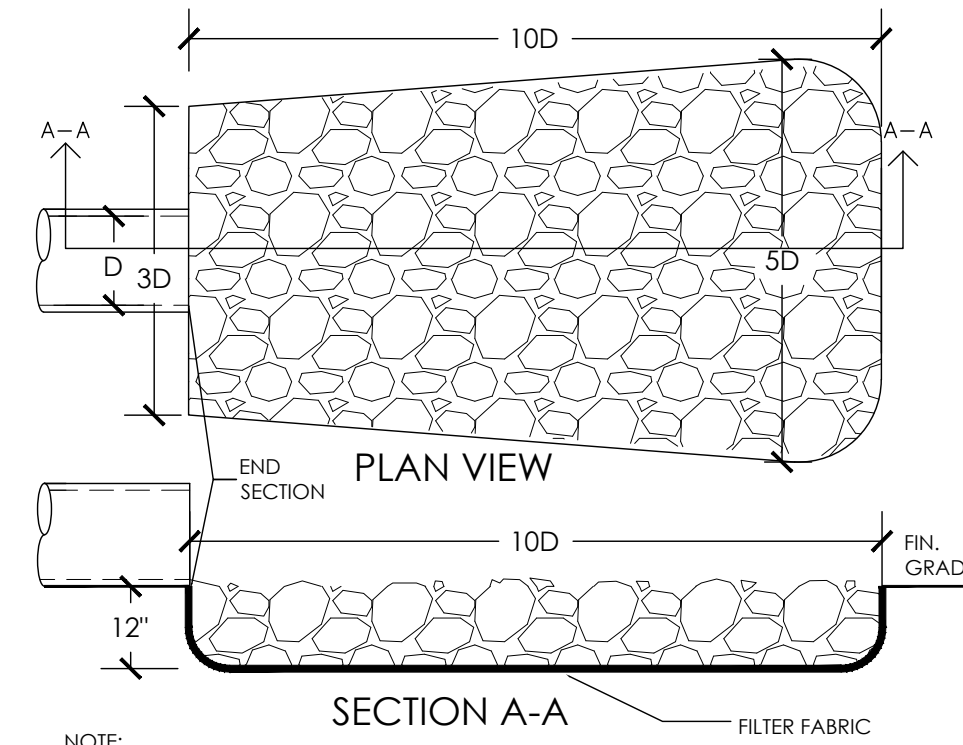




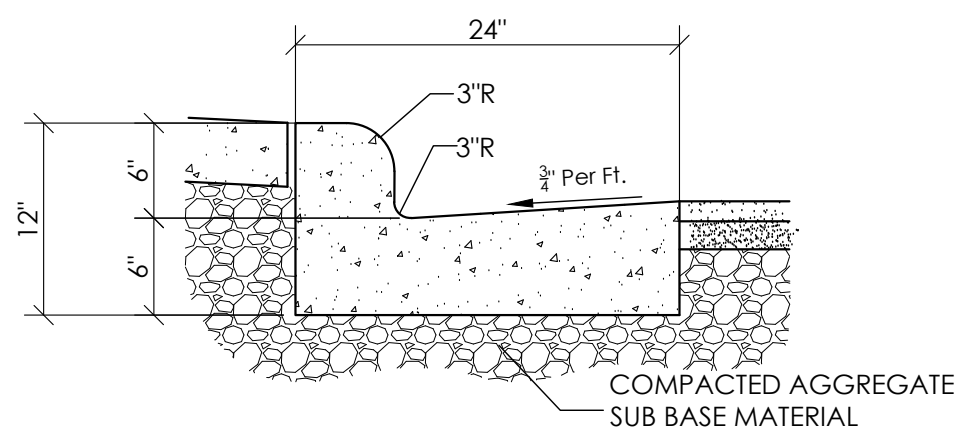
ASPHALT PAVEMENT CROSS SECTION



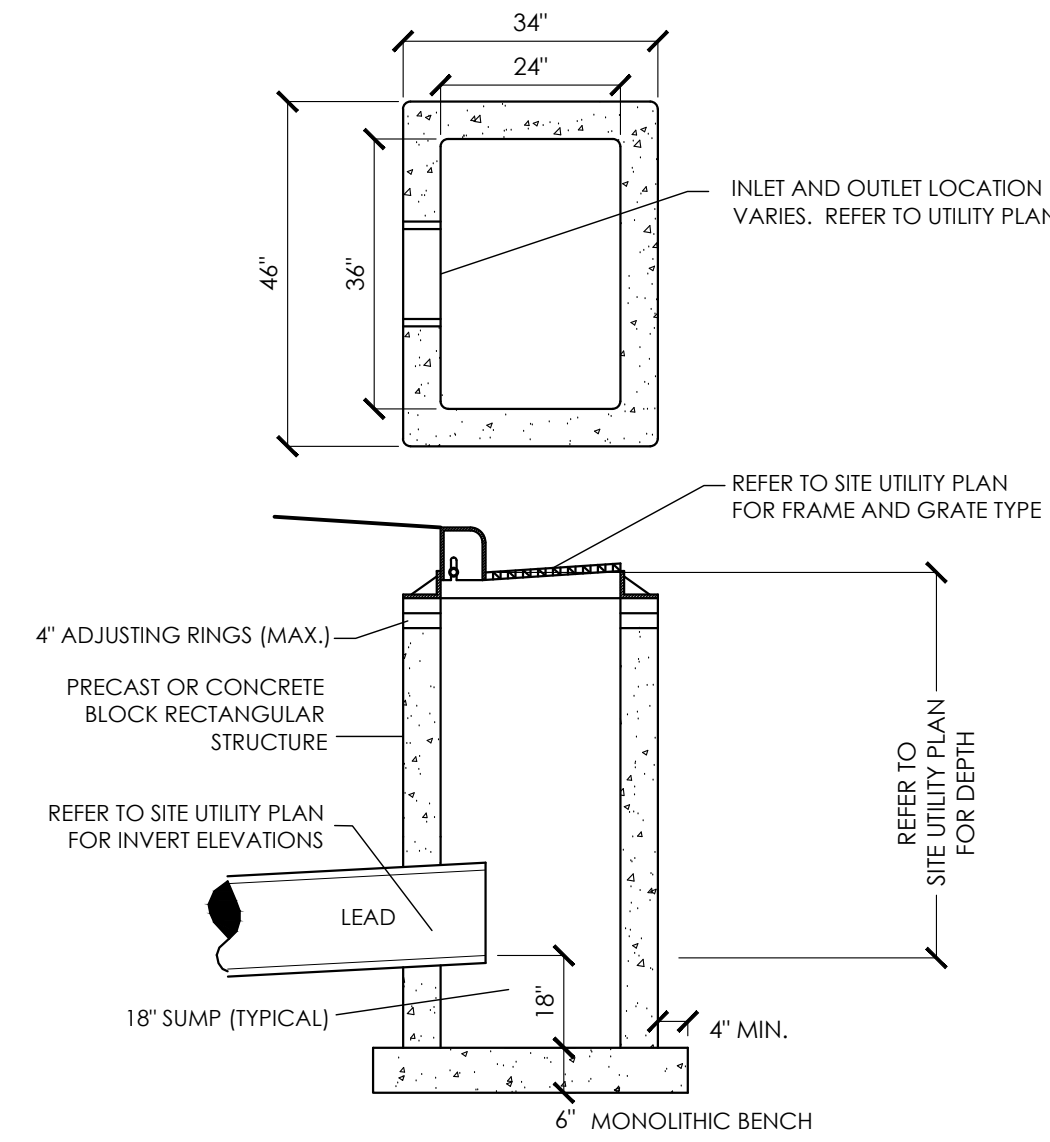
CONCRETE PAVEMENT CROSS SECTION



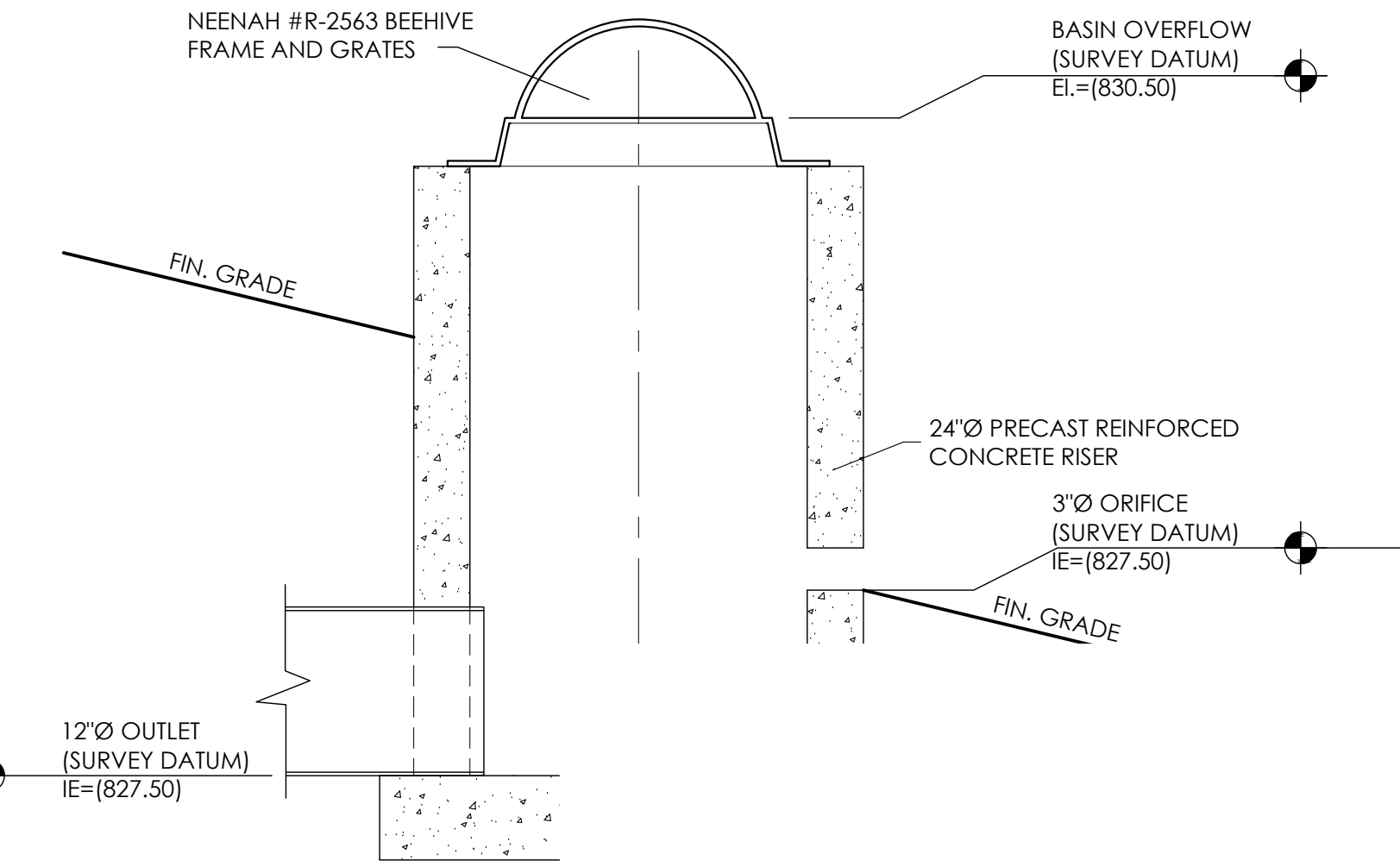
STORM SEWER OUTFALL



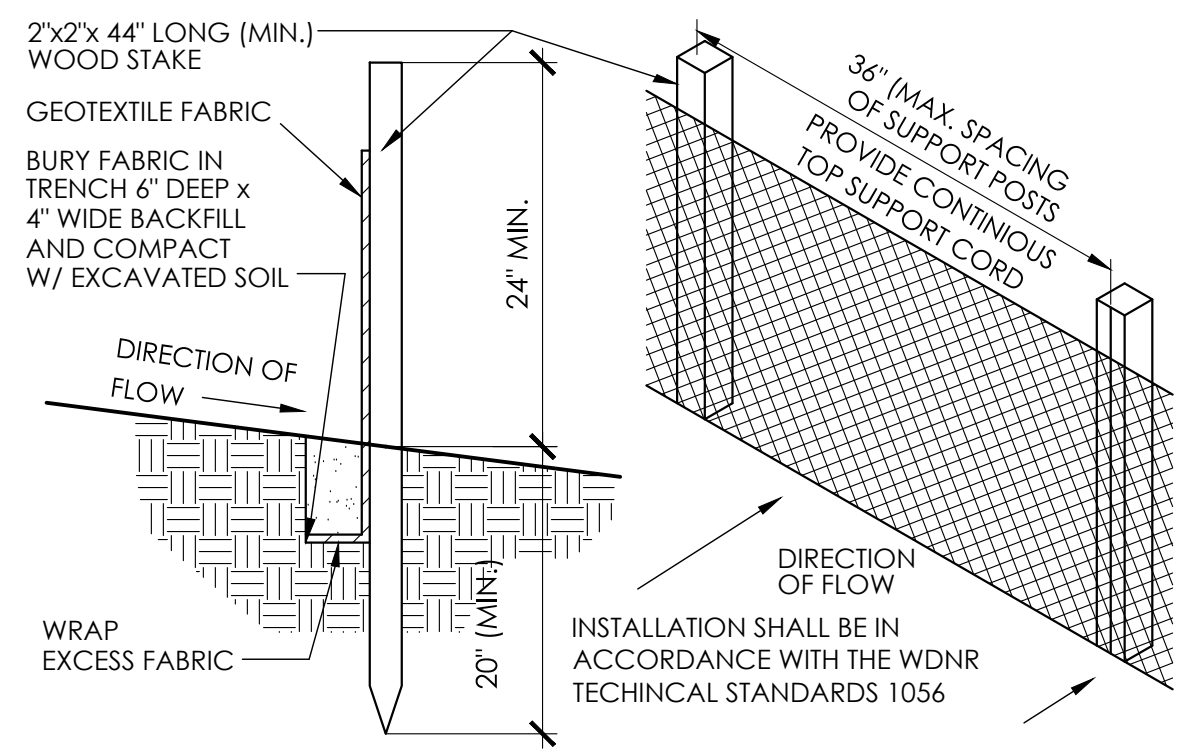
24" CURB & GUTTER SECTION



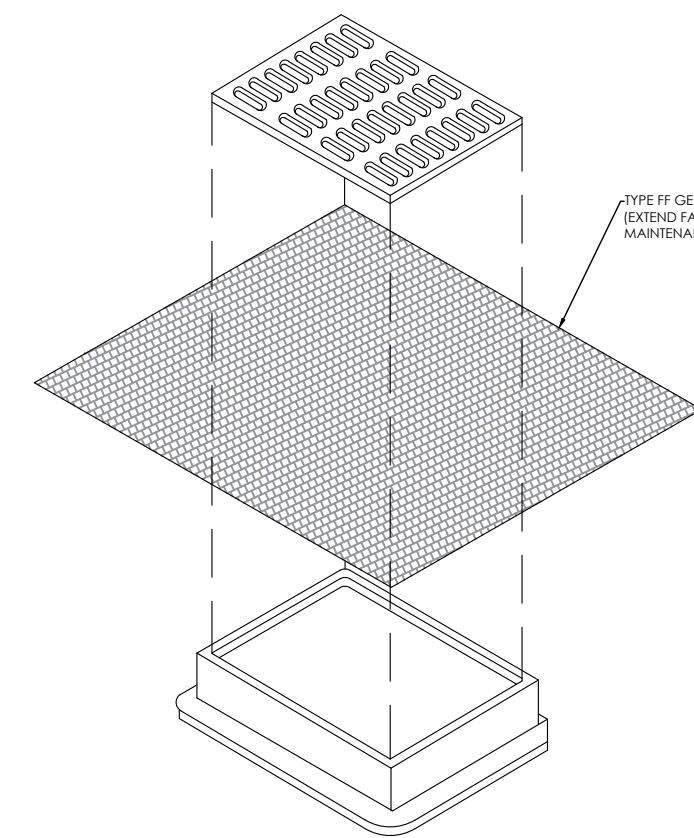
PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION



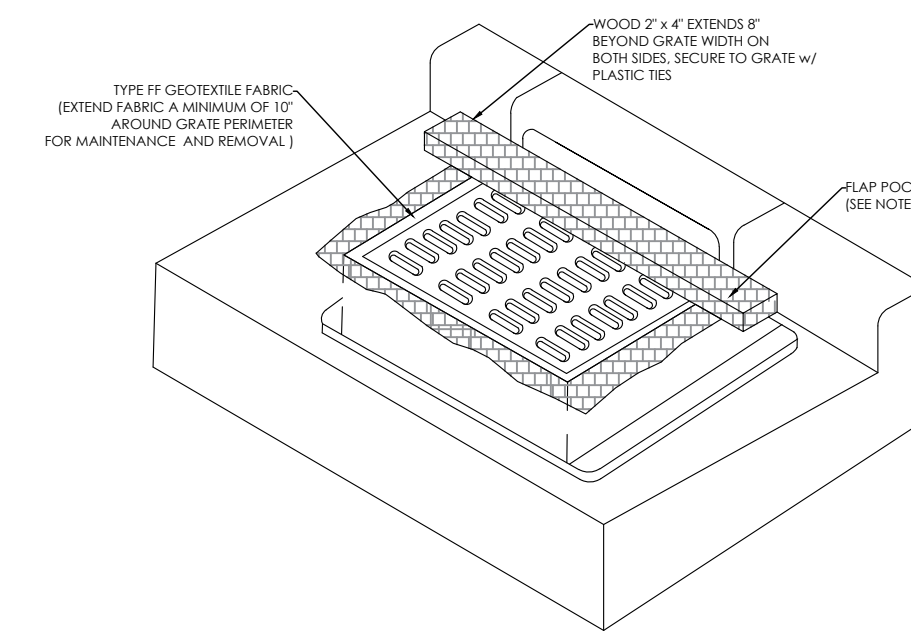
POND OI



SILT FENCE SECTION & DETAIL

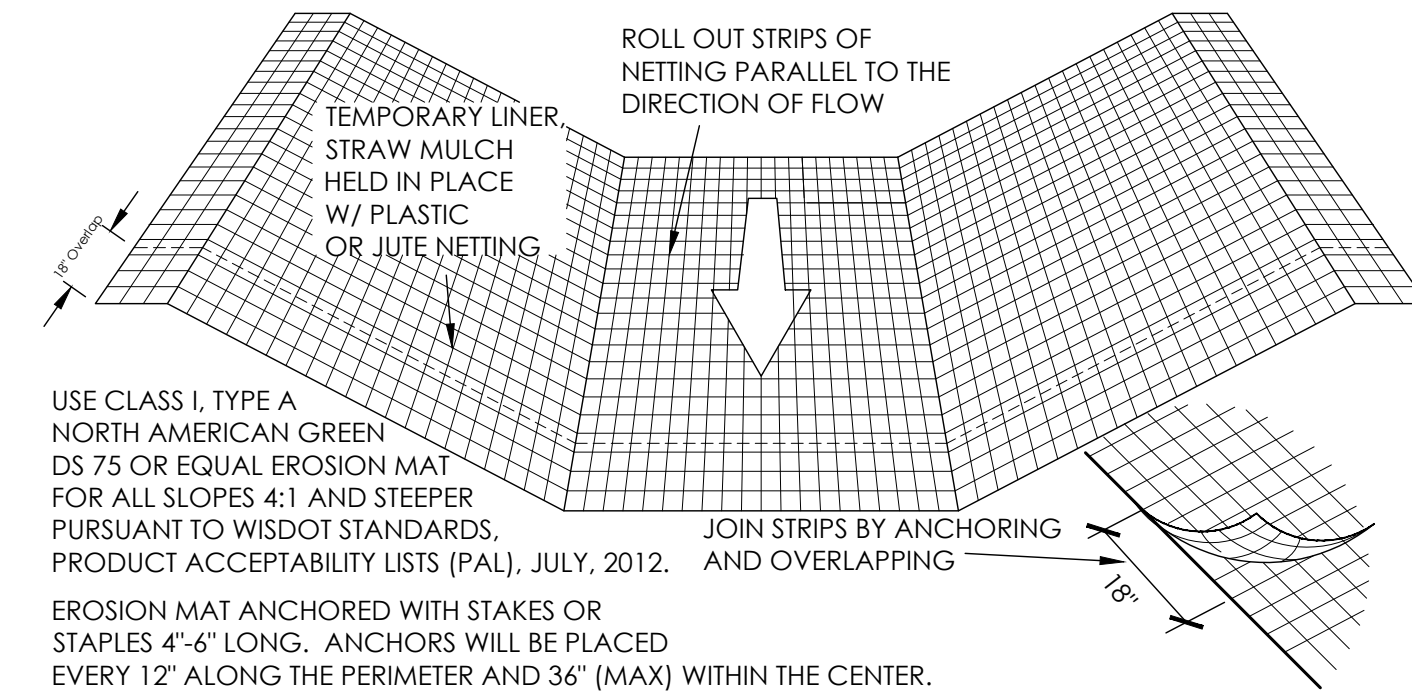


INLET PROTECTION TYPE "B"

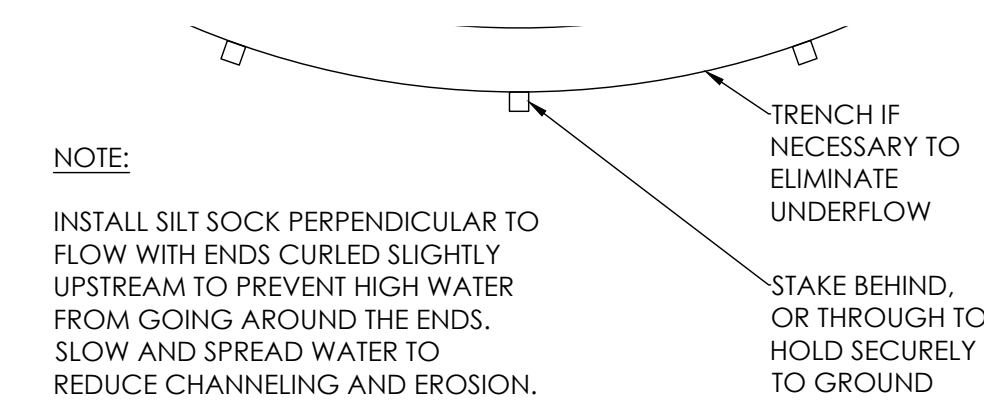


INLET PROTECTION TYPE "C"

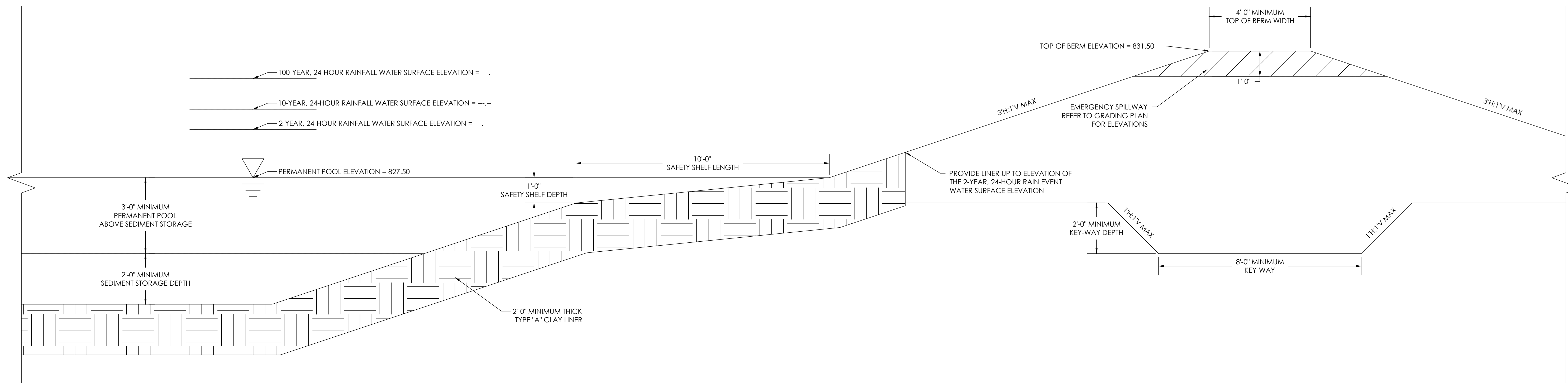
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO PREVENT THE SEDIMENT TRAPPING IN THE FENCE FROM FALLING INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

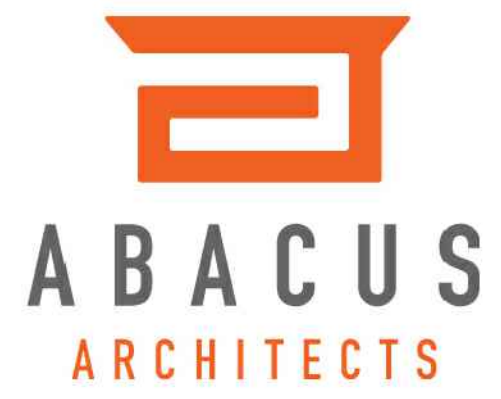


SILT SOCK DITCH CHECK



WET DETENTION POND CROSS SECTION

DETAILS



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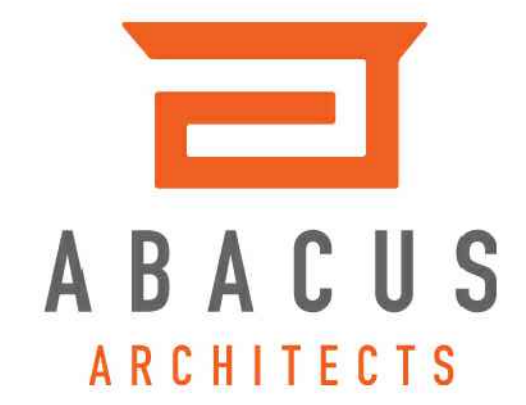
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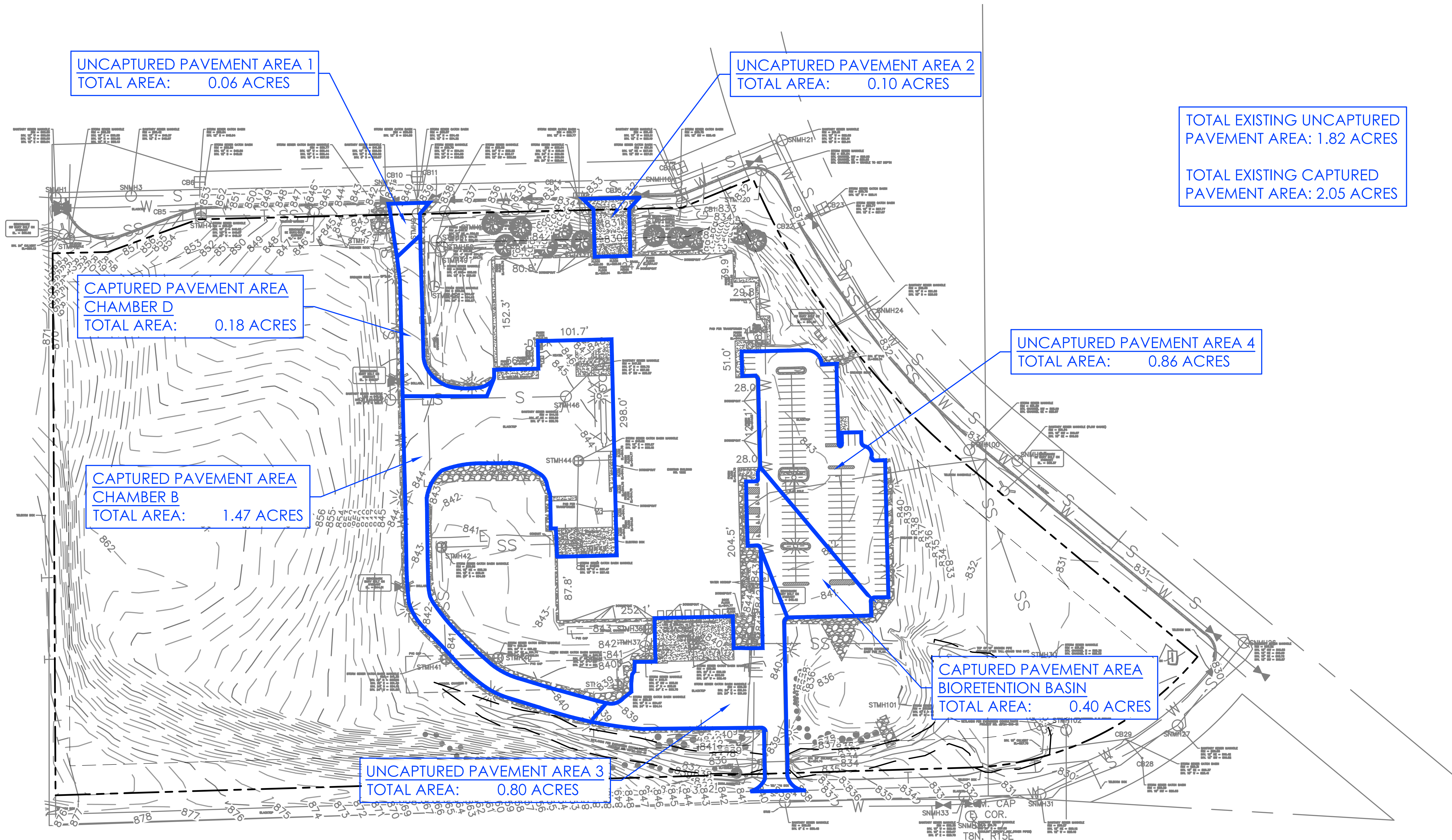
DETAILS

A
204

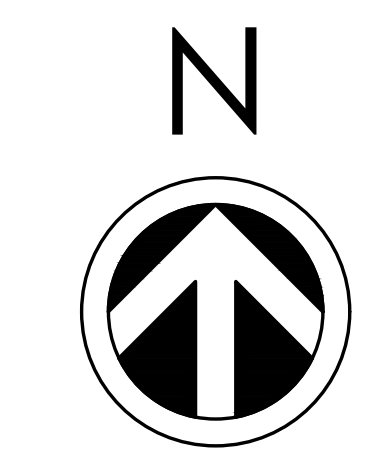
PROJ. NO. 2024-110



REVISIONS:		
△	DATE	ISSUE
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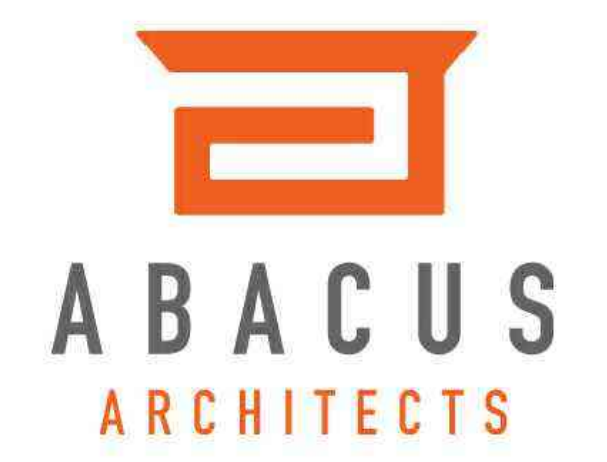


EXISTING STORMWATER DRAINAGE MAP



SCALE: 1"=150'

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February 10, 2025
Johnsonville
Watertown, WI Proj. No. 2024-110

ISSUE DATE: FEBRUARY 10, 2025
PERRY WAT FOODS | ADDITIONS AND ALTERATIONS
JOHNSONVILLE SAUSAGE, LLC
1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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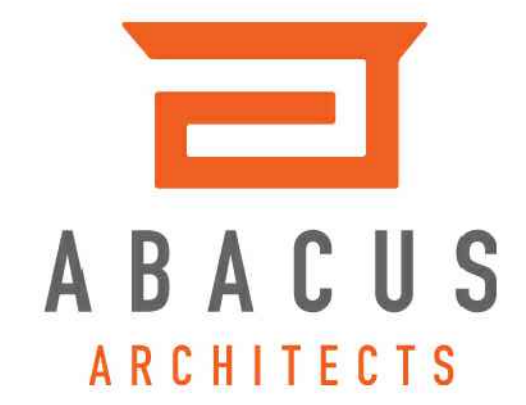
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CHECKED BY: JRV

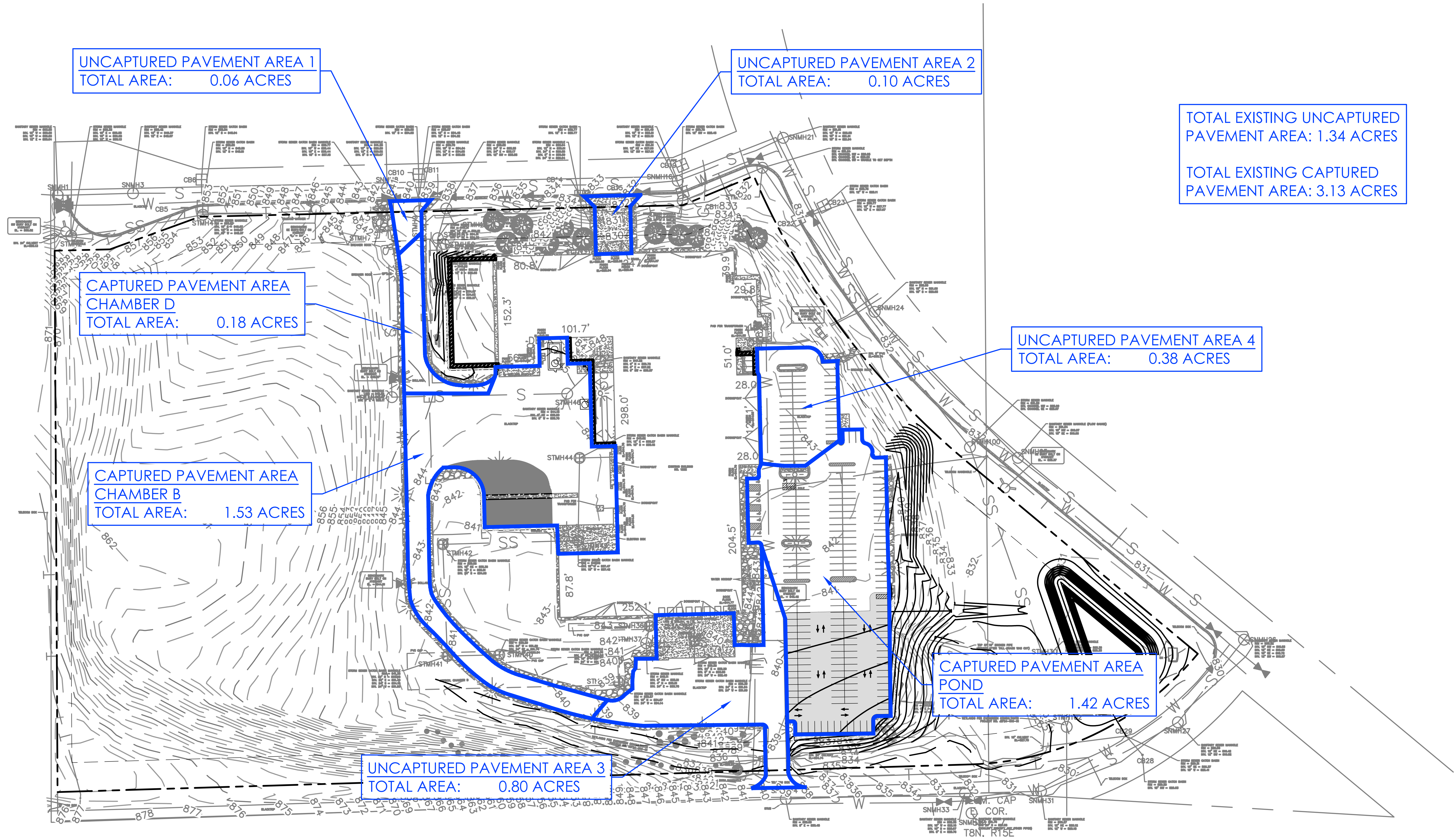
EXISTING STORMWATER DRAINAGE MAP

A
205

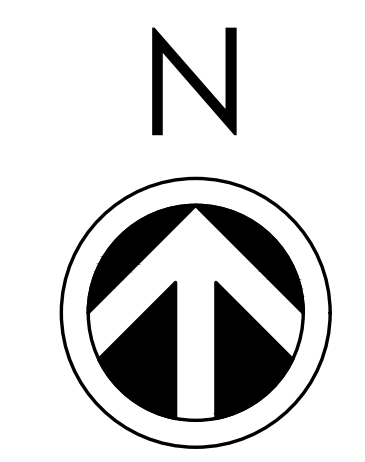
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PROPOSED STORMWATER DRAINAGE MAP



SCALE: 1"=150'

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CHECKED BY: JRV

PROPOSED STORMWATER DRAINAGE MAP

A
206

PROJ. NO. 2024-110

February 10, 2025
Johnsonville
Watertown, WI
Proj. No. 2024-110

ISSUE DATE: FEBRUARY 10, 2025
PERRY WAT FOODS | ADDITIONS AND ALTERATIONS
JOHNSONVILLE SAUSAGE, LLC
1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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2016
REVISED TO CONFORM TO
CONSTRUCTION RECORDS
PROVIDED BY ALTMAYER
ELECTRIC



Project
**PROJECT
PHOENIX -
ADDITIONS
AND
ALTERATIONS**

1222 PERRY WAY,
WATERTOWN,
WISCONSIN 53094

Project Number
2015191

Owner
JOHNSONVILLE
SAUSAGE, LLC

Seal/Signature

Issued for

Item	Date
------	------

Drawn by: DAC

Checked by: R.J.

Sheet Title

EXISTING SITE
PLAN
-ELECTRICAL

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1"

Sheet Number

E1.0

SITE FIXTURE SCHEDULE						
TYPE	DESCRIPTION	LAMP TYPE	LAMP QTY.	MANUFACTURER	CATALOG NUMBER	NOTES
H3	EXTERIOR LED WALL PACK - TYPE II DISTRIBUTION	51W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	IST-E01-LED-E1-BL3-XX	1
H4	EXTERIOR LED WALL PACK - TYPE IV DISTRIBUTION	51W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	IST-E01-LED-E1-BL4-XX	1
Y2A	LED AREA FIXTURE - TYPE II W/ SPILL CONTROL - LIGHT LEVEL 2	107W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-SL2	1
Y3A	LED AREA FIXTURE - TYPE III W/ SPILL CONTROL - LIGHT LEVEL 1	58W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-01-LED-E1-SL3	1
Y3B	LED AREA FIXTURE - TYPE III W/ SPILL CONTROL - LIGHT LEVEL 2	107W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-SL3	1
Y4A	LED AREA FIXTURE - TYPE IV W/ SPILL CONTROL - LIGHT LEVEL 1	58W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-01-LED-E1-SL4	1
Y4B	LED AREA FIXTURE - TYPE IV W/ SPILL CONTROL - LIGHT LEVEL 2	107W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-SL4	1
Y4C	LED AREA FIXTURE - TYPE IV FORWARD THROW - LIGHT LEVEL 2	107W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-T4FT	1
Y4D	LED AREA FIXTURE - TYPE IV W/ SPILL CONTROL - LIGHT LEVEL 3	157W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-03-LED-E1-SL4	1
Y4E	LED AREA FIXTURE - TYPE IV FORWARD THROW - LIGHT LEVEL 3	157W LED4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-03-LED-E1-T4FT	1
LP1	30' STRAIGHT SQUARE STEEL 5' POLE - SINGLE	-	-	COOPER OR EQUAL	SSS5M30S-XN-1	1
LP2	30' STRAIGHT SQUARE STEEL 5' POLE - DOUBLE @ 180°	-	-	COOPER OR EQUAL	SSS5M30S-XN-2	1
GENERAL NOTES: 1. ALL POLE MOUNTED FIXTURES SHALL BE SAME FINISH.						
PLAN NOTES: 1. FINISH SHALL BE SELECTED BY ARCHITECT FROM ALL AVAILABLE AND RAL COLOR CHART.						

GENERAL NOTES:

1. PROVIDE 36" CONCRETE BASE PER DETAIL  FOR ALL LIGHT POLES SHOWN.

PROVIDE ALL EXCAVATION AND TRENCHING FOR INSTALLATION OF POLE BASES AND CONDUIT. BRING SITE EXCAVATION TO TOPPING BACK TO ORIGINAL CONDITION IF EXCAVATION OR TRENCHING IS DONE ON COMPACTED SURFACES. BACK FILL REQUIRED.

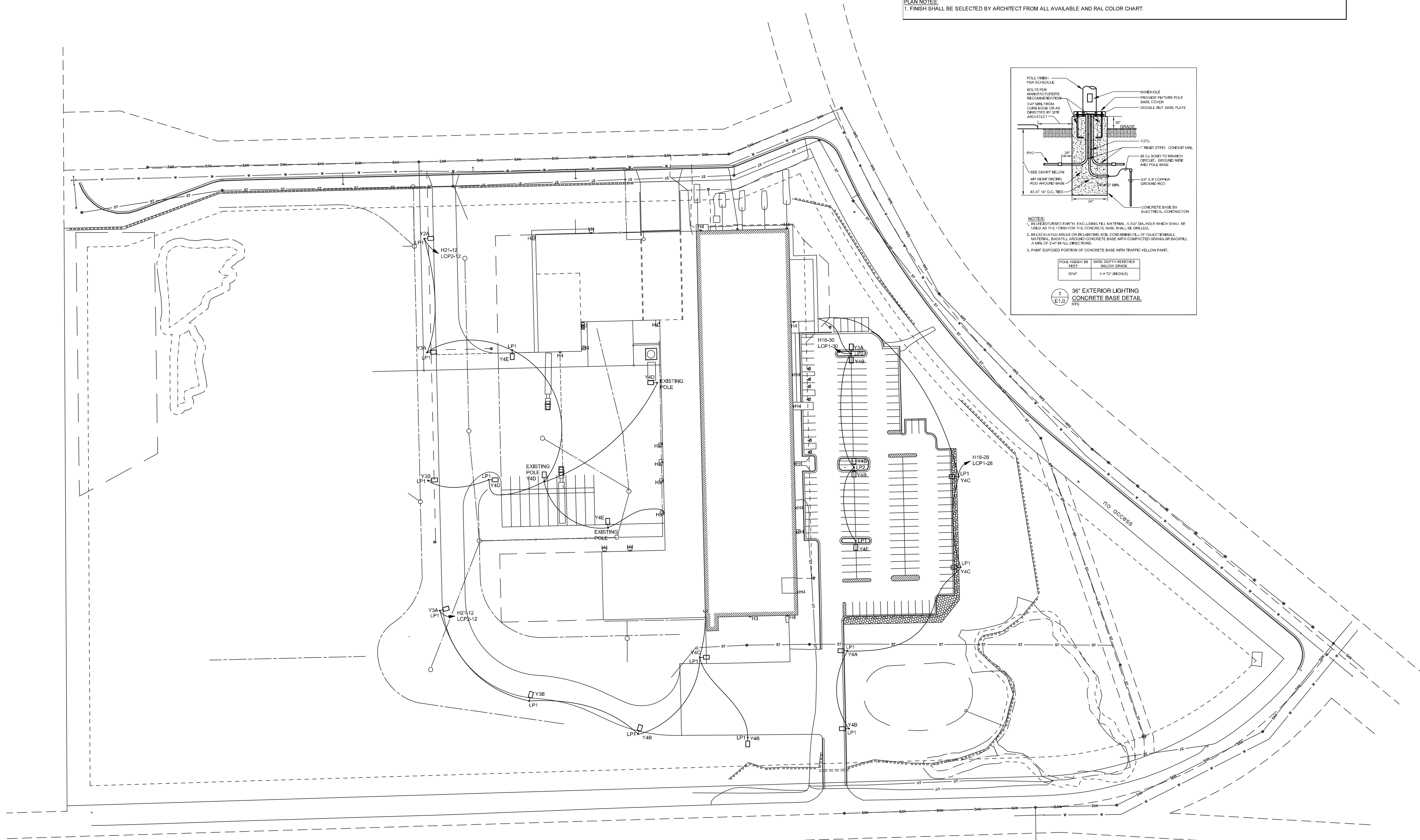
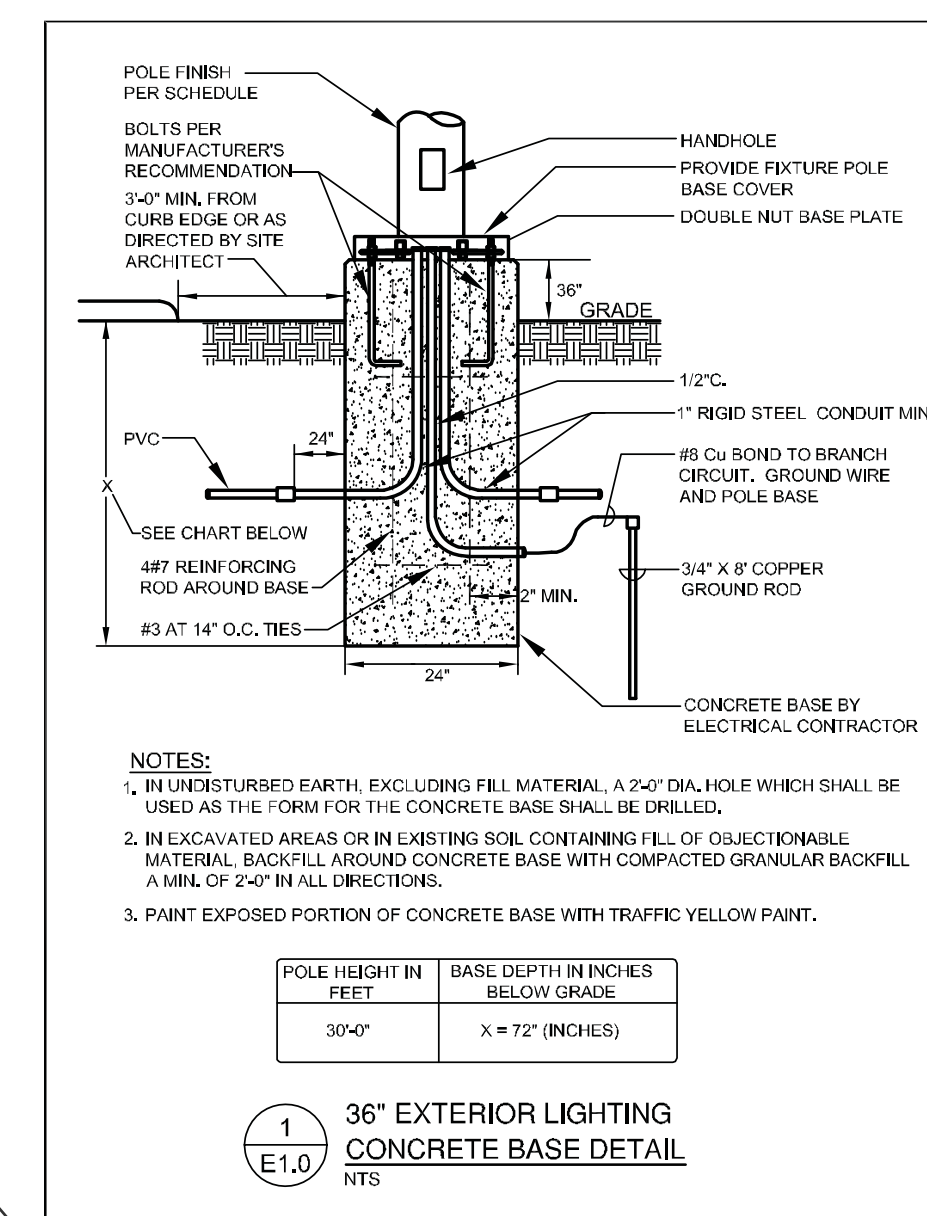
3. ALL BUILDING MOUNTED LIGHT FIXTURES WITH THE EXCEPTION OF THOSE MOUNTED ABOVE GARAGE DOORS TO BE MOUNTED AT 10'-0" AFG TO BOTTOM OF FIXTURE. ALL BUILDING MOUNTED FIXTURES MOUNTED ABOVE GARAGE DOORS TO BE MOUNTED AT 15'-0" AFG TO BOTTOM OF FIXTURE.

GENERAL NOTES:

1. ALL POLE MOUNTED FIXTURES SHALL BE SAME FINISH.

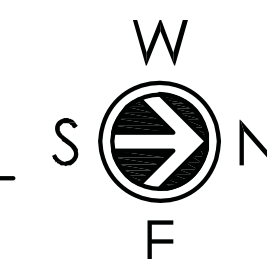
PLAN NOTES:

1. FINISH SHALL BE SELECTED BY ARCHITECT FROM ALL AVAILABLE AND RAL COLOR CHART



EXISTING SITE PLAN - ELECTRICAL S  N

SCALE: 1" = 50'-0"





REVISIONS:

DATE _____ ISSUE _____

NOTICE TO BIDDERS
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ISSUE DATE: FEBRUARY 17, 2025

PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

135A MICHIGAN AVE. SHERBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

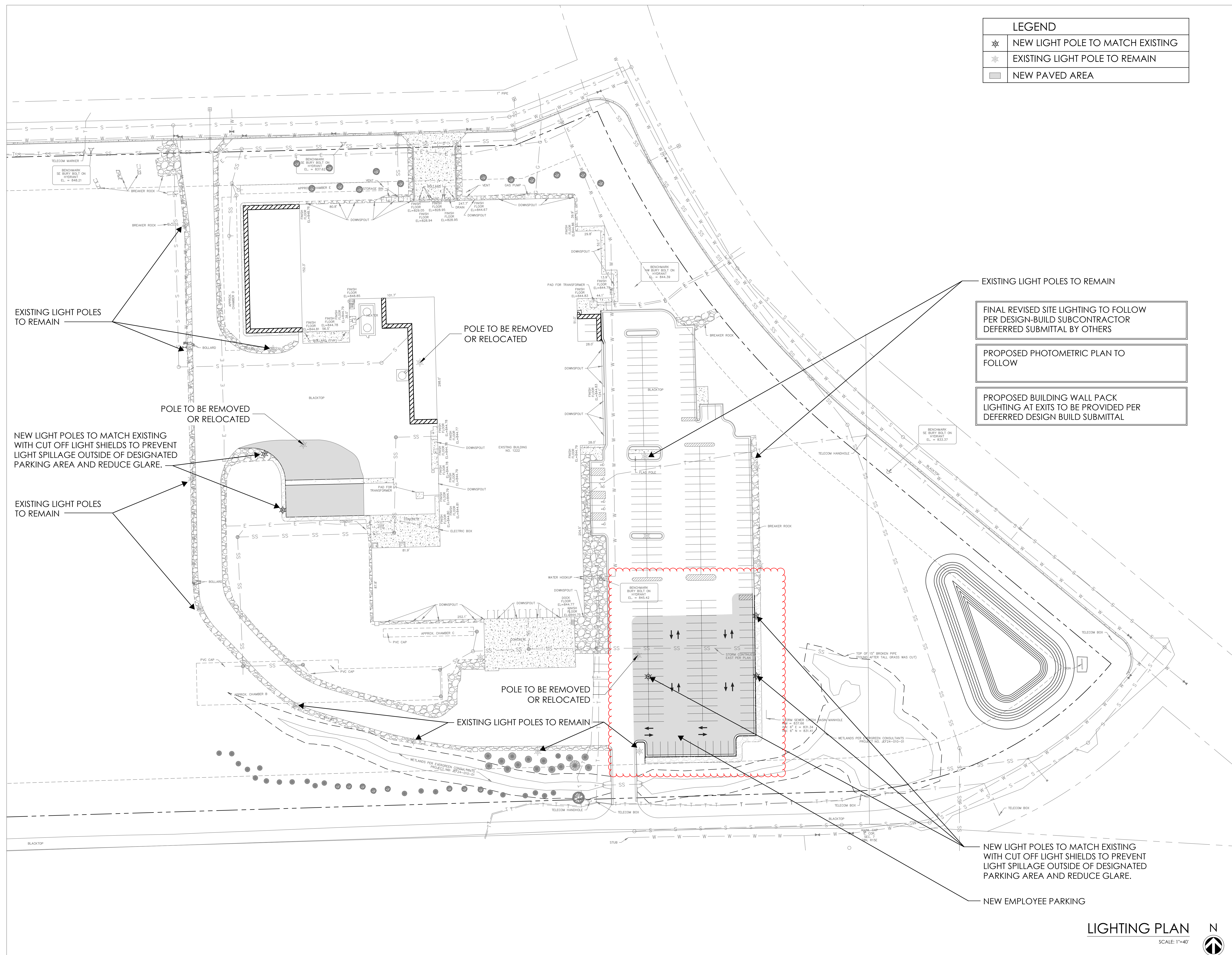
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CHECKED BY: JRV

PROPOSED SITE LIGHTING PLAN

A
207

PROJ. NO. 2024-110



LEGEND

	NEW LIGHT POLE TO MATCH EXISTING
---	----------------------------------

	EXISTING LIGHT POLE TO REMAIN
---	-------------------------------

NEW PAVED AREA

— EXISTING LIGHT POLES TO REMAIN

FINAL REVISED SITE LIGHTING TO FOLLOW
PER DESIGN-BUILD SUBCONTRACTOR
DEFERRED SUBMITTAL BY OTHERS

PROPOSED PHOTOMETRIC PLAN TO FOLLOW

PROPOSED BUILDING WALL PACK
LIGHTING AT EXITS TO BE PROVIDED PER
DEFERRED DESIGN BUILD SUBMITTAL

NEW LIGHT POLES TO MATCH EXISTING
WITH CUT OFF LIGHT SHIELDS TO PREVENT
LIGHT SPILLAGE OUTSIDE OF DESIGNATED
PARKING AREA AND REDUCE GLARE.

— NEW EMPLOYEE PARKING

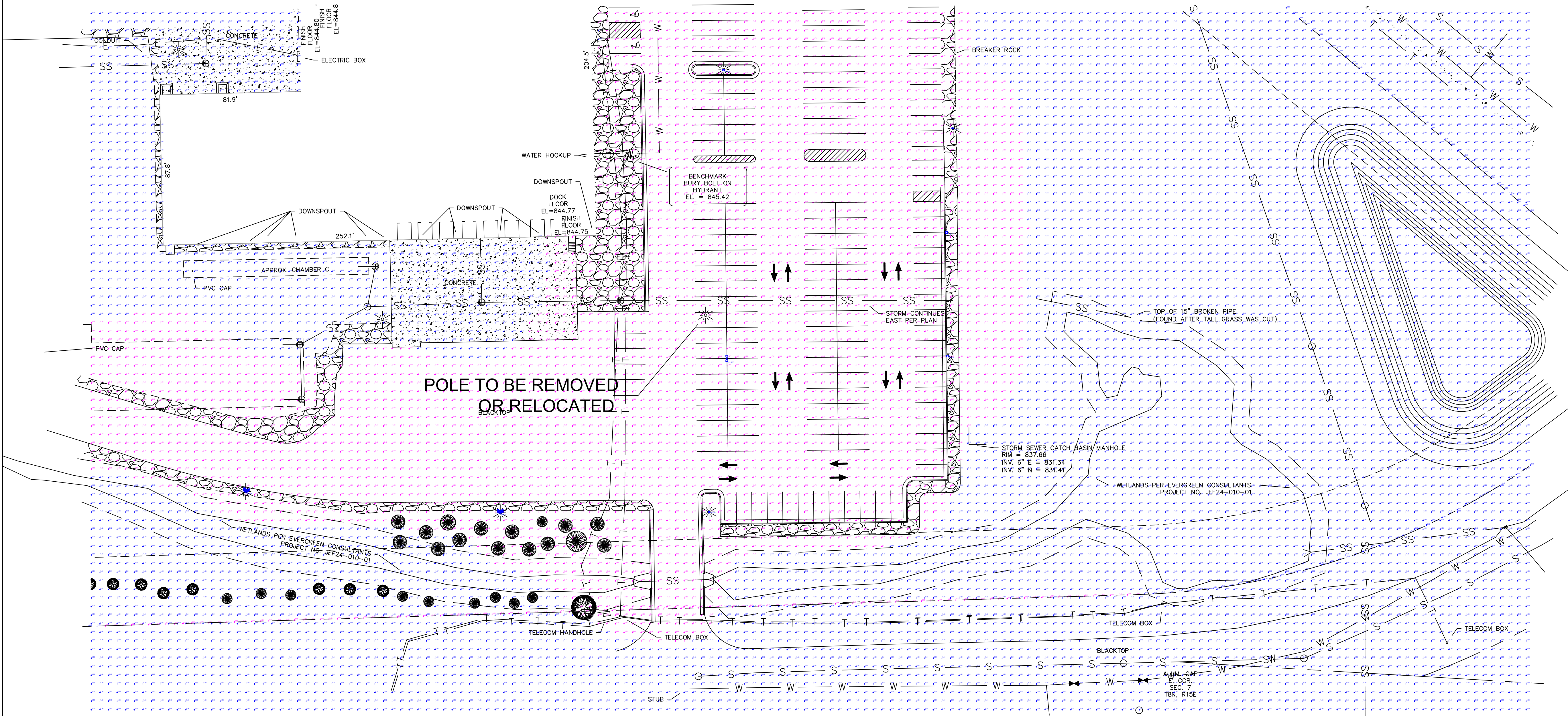
LIGHTING PLAN

SCALE: 1"=4'



NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Lamp Output	LLF	Input Power
	OA4	2	Lithonia Lighting	DSX1 LED P4 XXK XXCRI T4M XXXX + 25 FT POLE (ASSUMES 3FT BASE)	14930	0.95	123.94
	OA5	1	Lithonia Lighting	(2) DSX1 LED P4 XXK XXCRI T5W XXXX + 25 FT POLE (ASSUMES 3FT BASE)	15610	0.95	247.88

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New Parking and Drive_At Grade		1.38 fc	2.60 fc	0.37 fc	7.0:1	3.7:1
S Property Line_At Grade		0.04 fc	0.46 fc	0.00 fc	N/A	N/A
E Property Line_At Grade		0.02 fc	0.19 fc	0.00 fc	N/A	N/A

PROPOSED
SITE LIGHTING
PHOTOMETRIC PLAN

A
207A

COMMENTS

DATE

#

REVISIONS

DRAWN BY : CAS

FEBRUARY 17, 2025

SCALE : 1/32" = 1'-0"

JOHNSONVILLE SAUSAGE

WATERTOWN, WI

EXTERIOR LAYOUT



REVISIONS:

DATE ISSUE

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ISSUE DATE: FEBRUARY 10, 2025

ISSUE DATE: FEBRUARY 10, 2023

PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHN SAVAGE LLC
303 W. 10TH ST. | ADDITIONS AND ALTERATIONS
ENK |

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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CHECKED BY: JRV

TRUCK TURN PLAN

A
208

PROJ. NO. 2024-110

TRUCK TURN PLAN

SCALE: 1"=4'





PROJECT #: 3319-25
DATE: 10 FEBRUARY 2025
12 FEBRUARY 2025

SCALE: 1" = 40' - 0"
PAGES: 1 OF 1
DRAWN BY:
K. BAHRS #336-1

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LANDSCAPE PLANT SCHEDULE											
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	R.C.	MATURE HT.	WD.	FRUIT COLOR	TYPE	POINTS PER PLANT	POINTS TOTAL
<u>BUILDING FOUNDATION</u>											
A	Cercidphyllum Japonicum	Katsuratree	7	2"	B&B	40'	20'	berry	br	7@15 points	105
B	Cercidphyllum Japonicum	Katsuratree	3	2"	B&B	40'	20'	berry	br	3@15 points	45
<u>TOTAL</u>											150
<u>PAVED AREA</u>											
C	Ginkgo biloba	Ginkgo	3	3"	B&B	50'	50'	no fruit		3@75 points	225
<u>TOTAL</u>											225
<u>DEVELOPED LOTS</u>											
D	Spiraea betulifolia 'Tor'	Tor Spiraea	13	18"	cont	3'	3'	capsul	brown	13@1 point	13
E	Cercidphyllum Japonicum	Katsuratree	1	2"	B&B	40'	20'	berry	br	1@15 points	15
F	Acer x freemanii	Autumn Blaze	2	3"	B&B	40'	40'	samara	tan	2@30 points	60
<u>TOTAL</u>											88
G	Picea Glauca	White Spruce	3	6'	B&B	50'	30'	tan	cone	Bufferyard	

LANDSCAPING POINT REQUIREMENTS

ZONING CLASSIFICATION: Heavy Industrial (HI)

- | | |
|--|-------------|
| 1. <u>Landscaping Requirements for Building Foundations</u> | |
| 20 points per 100 linear feet of building foundation | |
| Addition A | 286 L.F. |
| Addition B | 215 L.F. |
| Addition C | 60 L.F. |
| TOTALS | 561 L.F. |
| 2. <u>Landscaping requirements for Paved Area</u> | |
| 20 points per 1,000 square feet of gross floor area | |
| TOTAL | 24,650 S.F. |
| 3. <u>Landscaping requirements for Developed Areas</u> | |
| 5 points per 1000 square feet of building area | |
| Addition A | 10184 S.F. |
| Addition B | 6444 S.F. |
| Addition C | 2432 S.F. |
| TOTALS | 17525 S.F. |

DETENTION BASIN-BIOSWALE SEED MIX

This mix is designed for planting in basins that are flooded for 24-48 hours, and then drain dry. This mix is particularly well adapted to loamy and clay soils. The species in this mix grow naturally in medium-moist prairies, making them the perfect for temporarily flooded areas that also dry out in summer. This mix is designed by Prairie nursery

Wildflowers

Nodding pink Onion
Red Milkweed
New England aster
White false Indigo
Pale Indian Plantain
Wild Senna
Canada Tick Trefoil
Joe Pye Weed
Boneset
Dogtooth Daisy
Ox Eye Sunflower
Wild Iris
Blue Flag Iris
Prairie Blazingstar
Dense Blazingstar
Great Blue Lobelia
Bergamot
Yellow Coneyflower
Black Eyed Susan
Sweet Black Eyed Susan
Brown eyed Susan
Rosinweed

Grasses

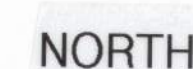
Big Bluestem
Bebb's Sedge
Bottlebrush Sedge
Porcupine Sedge
Awl Fruited Sedge
Fox Sedge
Canada Wild Rye
Virginia Wild Rye
Switchgrass
Dark Green Bulrush
Indiangrass
Prairie Cordgrass
Annual Rye

Plan Notes

1. Field Verify all dimensions, elevations and grades in the field.
2. Patio to be concrete and installed by the sidewalk contractor.
3. Turf to be in areas as shown.
4. Install plants at the correct elevation and according to the specifications.
5. All plantings away from the building to be mulched with twice-shredded hardwood. Color as dark as possible. Apply 4" thick.
6. Areas around the building to have a 2" stone mulch area where there is not hard surfaces.
7. All plantings near the building to be installed in stone mulch. Apply ¾" in size, 2" thick over weed barrier.
8. See specifications for fence installation.
9. Seed bio-retention pond with seed mixture specified for this area.
10. Seed sloped areas with No-mow grass seed as specified.
11. Seed mowed areas with turf grass specification.
12. Seed areas outside the bio-retention pond with prairie specification.
13. See landscape and perennial schedule for the trees, shrubs, evergreens and perennials to be installed.

LANDSCAPE PLAN

SCALE: 1" = 40' - 0"



EXISTING TREES TO BE
REMOVED AND TRANSPLANTED
TO LOCATION SHOWN

REPLACE ANY PLANTS
THAT CANNOT BE
TRANSPLANTED

Plan Key

Landscape Plant Schedule	
Key	Quantity
	
	Trees
	Shrubs

LANDSCAPE PLAN FOR:

ISSUE DATE: FEBRUARY 17, 2025

PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC
222 PERRY WAY WATERTOWN, WISCONSIN 53094

135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

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CHECKED BY: JRV

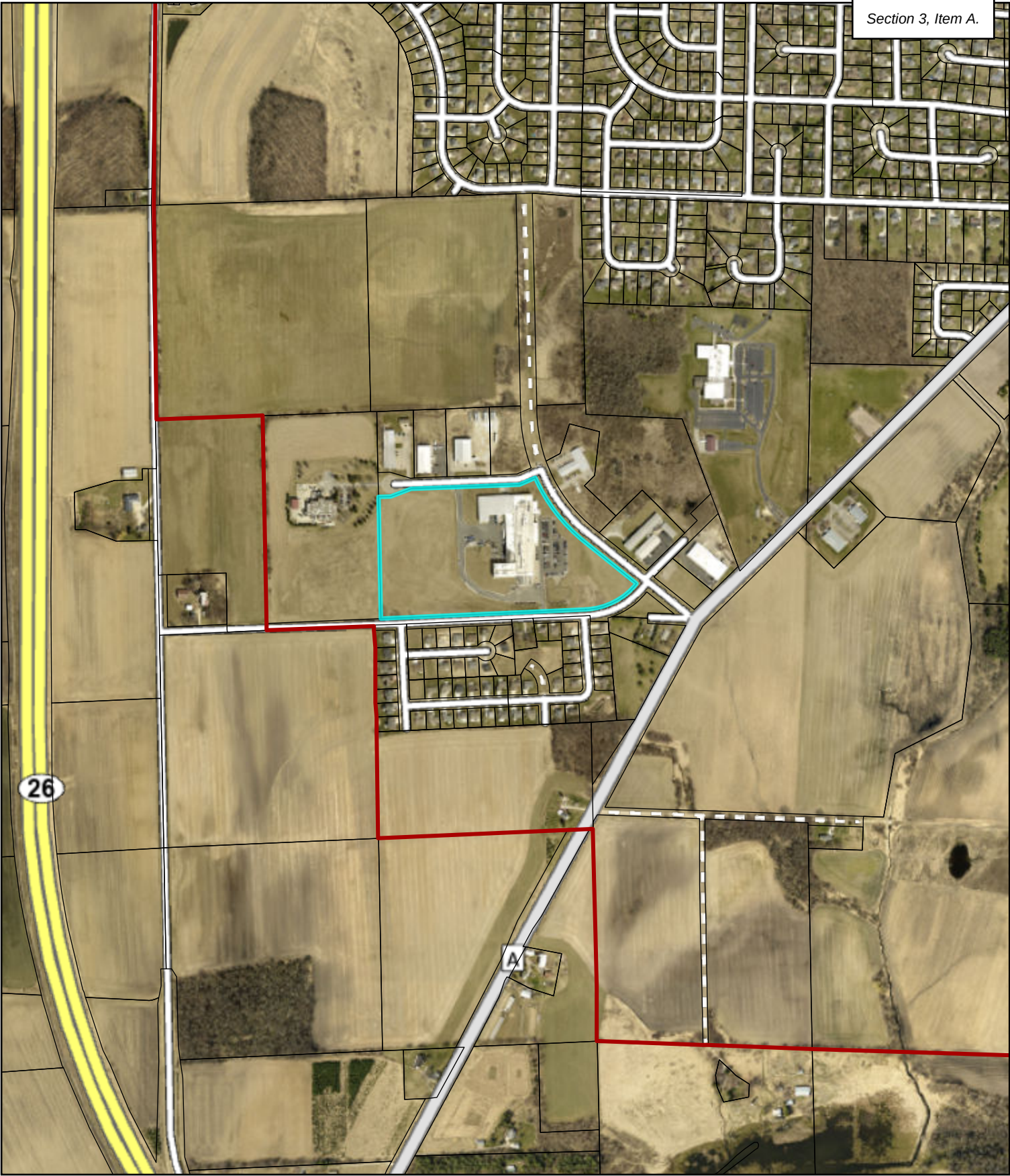
LANDSCAPE PLAN

LANDSCAPE
ARCHITECT

Kelly's
Landscape
Design

920-918-2613(cell)
Website: kellyslandscape.com
E-mail: kellyslandscape@yahoo.com

PROJ. NO. 2024-110



City Boundary

Parcel Boundary



THE CITY OF

WATERTOWN

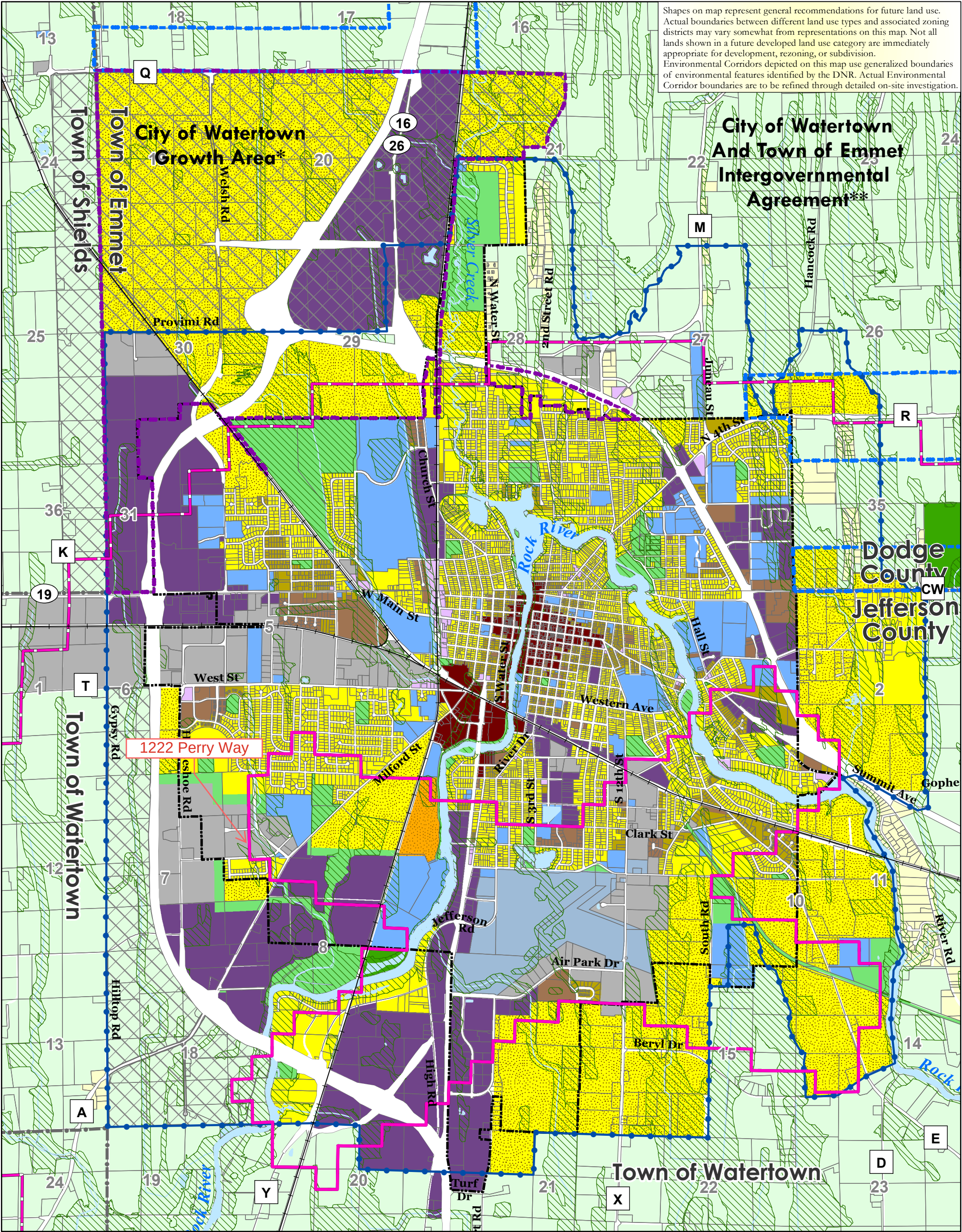
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:9,504 Printed on: February 2024
SCALE BAR = 1" Author: [redacted]

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.

33



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

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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



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



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



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

Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles



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 24th, 2024
 SUBJECT: 1019 S Fifth St – Preliminary Certified Survey Map (CSM)

A request by Ruth Mack, agent for Loeb and Company LLP, to create a four lot Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0442-092 & 291-0815-0442-084.

SITE DETAILS:

Parent Parcel Acres: 3.64 acres and 1.03 acres

Proposed Lot Size(s): Lot 1 – 0.99 acres (43,307 S.F.), Lot 2 – 1.03 acres (45,005 S.F.), Lot 3 – 0.86 acres (37,867 S.F.), & Lot 4 – 1.77 acres (77,250 S.F.)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a four lot CSM to prepare this location for future sale and development. All four proposed lots will be zoned General Industrial (GI). The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. All four lots have at least 50ft of frontage on a public street and no additional ROW dedication is proposed or required.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission:

ATTACHMENTS:

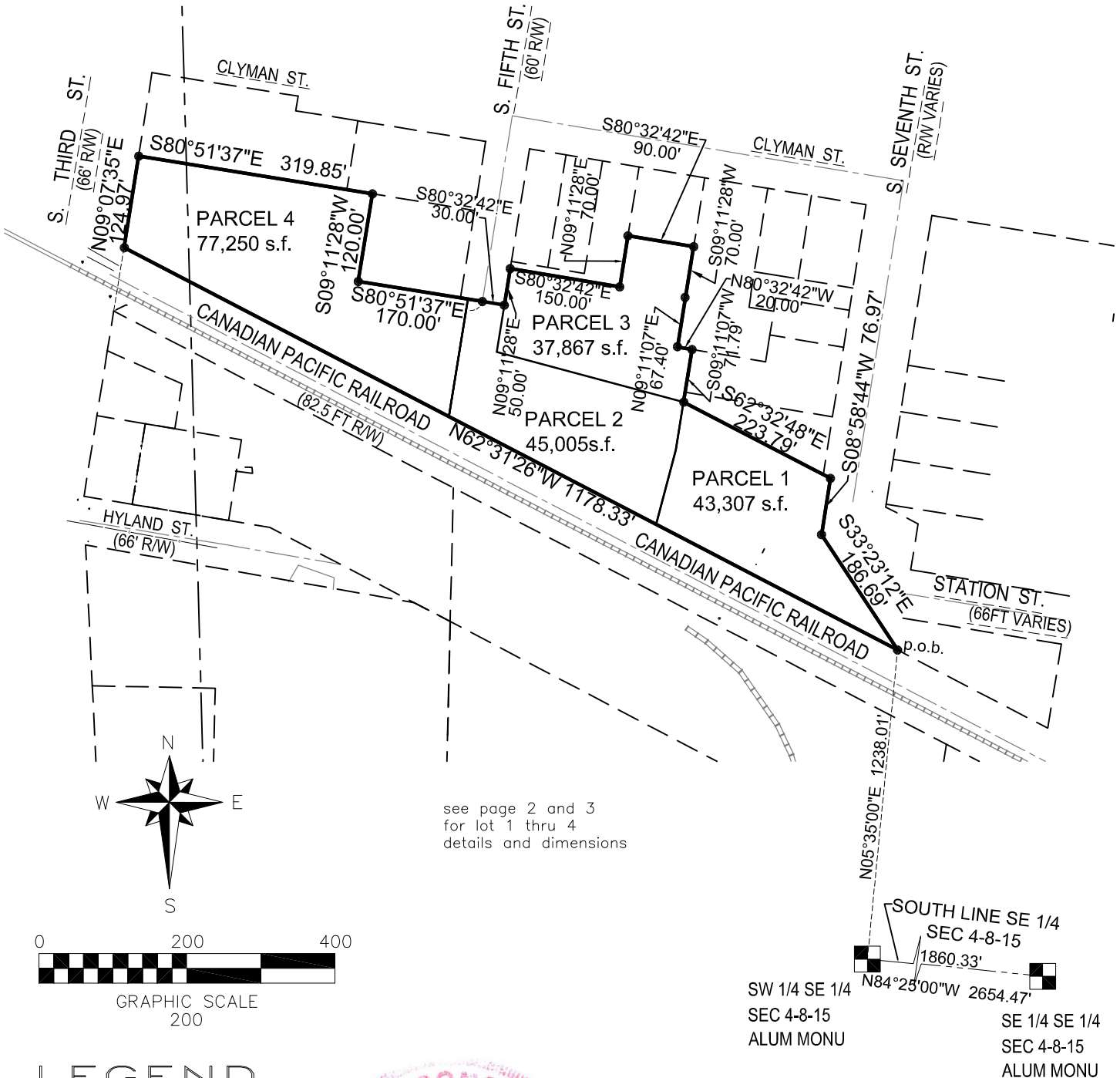
- Application materials.

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

BEING UNPLATTED LANDS / PART OF FORMER "RAILROAD STATION" AS SHOWN ON RECORDED PLAT OF PRITCHARDS SECOND ADDITION TO WATERTOWN. A PART OF LOT 1 OF CSM 2295, LOT 4 OF CSM 2182 ALL LANDS BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

EXTERIOR BOUNDARY DETAIL



James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025

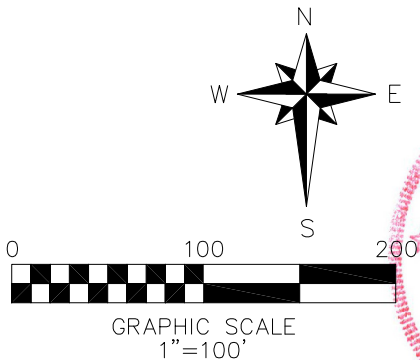
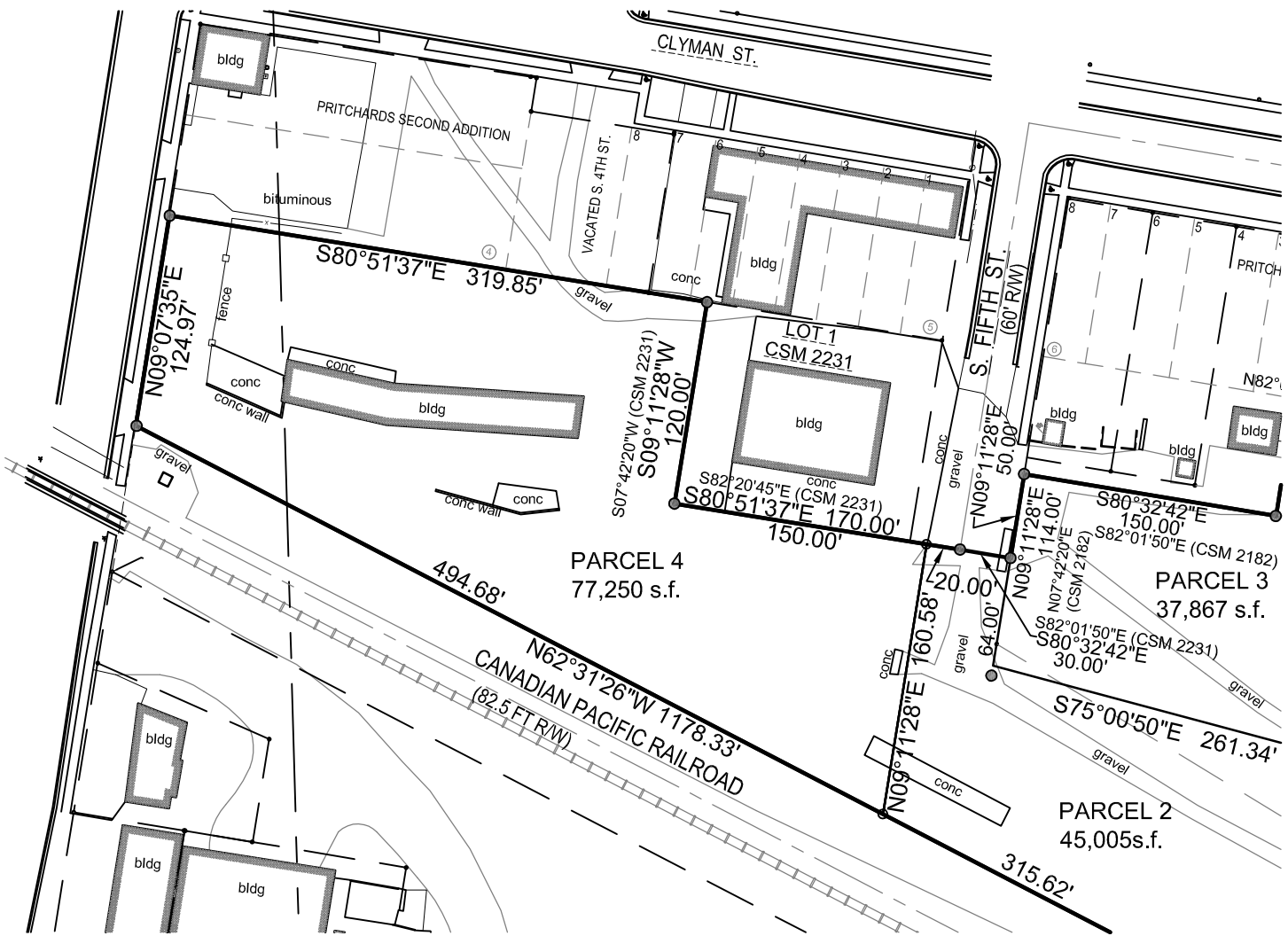
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Section 3, Item B.

CERTIFIED SURVEY MAP NO - _____

BEING UNPLATTED LANDS / PART OF FORMER "RAILROAD STATION" AS SHOWN ON RECORDED PLAT OF PRITCHARDS SECOND ADDITION TO WATERTOWN. A PART OF LOT 1 OF CSM 2295, LOT 4 OF CSM 2182 ALL LANDS BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

LOT DETAIL



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)
- X— CENTURY FENCE (UNLESS OTHERWISE NOTED)

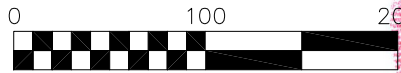
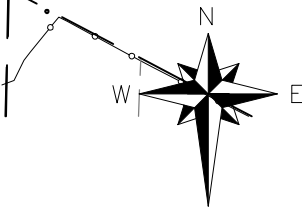
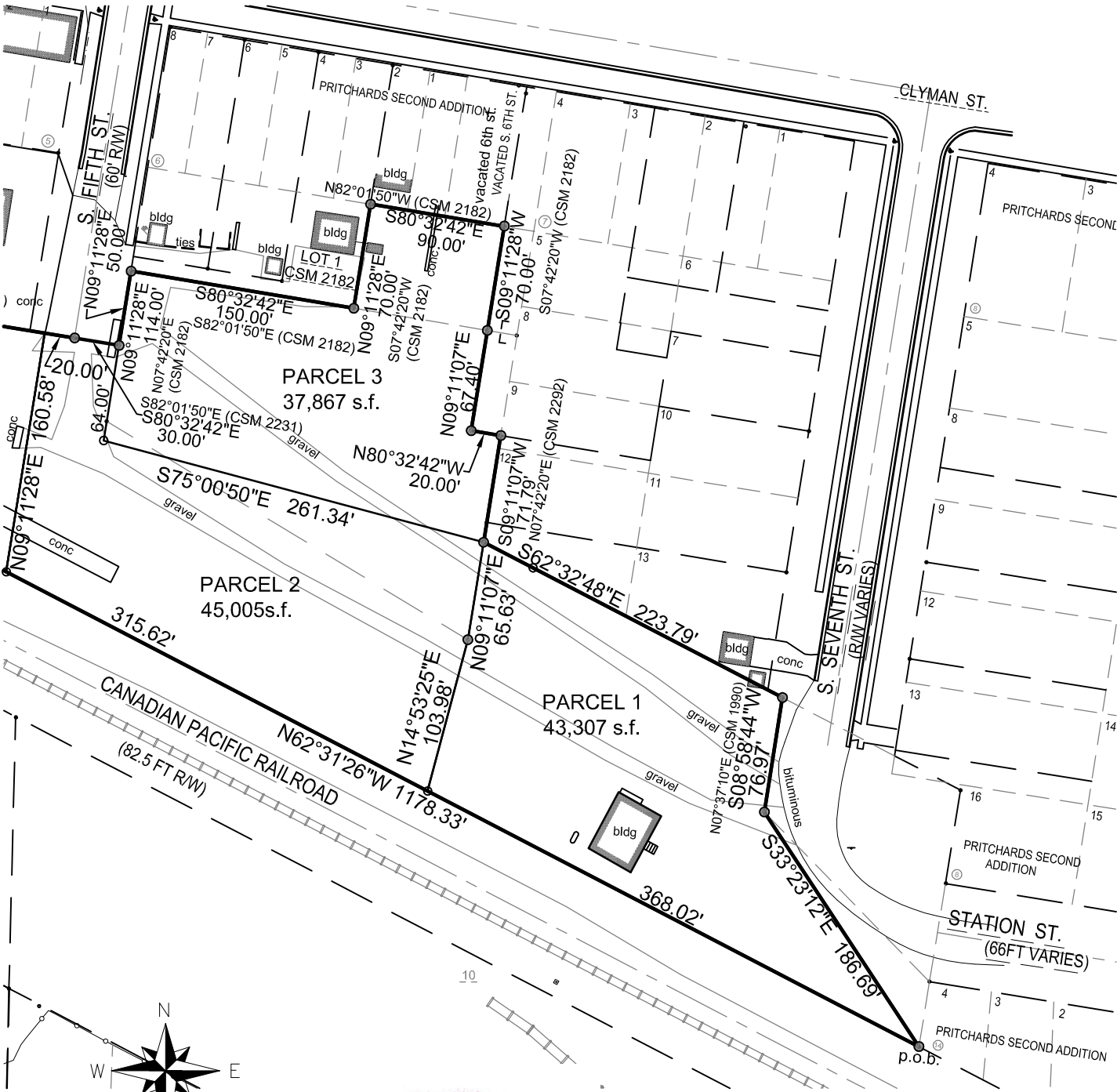
James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

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LOT DETAIL

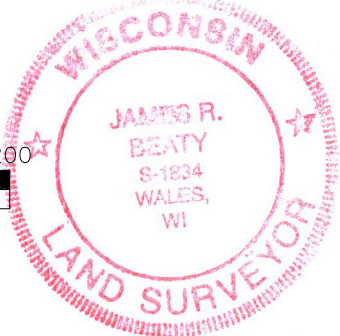


GRAPHIC SCALE
1"=100'

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ OR □ SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
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James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025



CERTIFIED SURVEY MAP NO - _____

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SURVEYOR’S CERTIFICATE

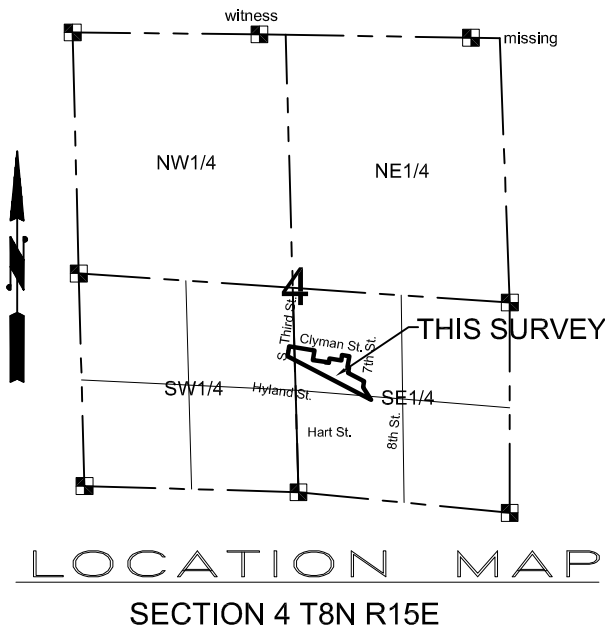
I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, being a redivision unplatted lands / part of former "railroad station" as shown on recorded plat of Pritchards Second Addition to Watertown. a part of Lot 1 of CSM 2295, and Lot 4 of CSM 2182, all lands being a part of the northeast 1/4 of the southwest 1/4, the northwest 1/4 of the southeast 1/4 of Section 4 and southwest 1/4 of the southeast 1/4 of Section 4, all lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin. Said lands are bounded and described as follows:

Beginning at the found aluminum monument marking the Southeast corner of the Southeast 1/4 of said Section 4; thence North 84°25'00" West, a distance of 1860.33 feet along the South line of said Southeast 1/4 of said Section 4 to a point; thence North 05°35'00" East, a distance of 1238.01 feet to a found 1" iron pipe marking the southeast corner of Parcel 1 of CSM 5922, on the northerly line of canadian pacific railroad right of way and the point of beginning of the lands hereinafter described; thence North 62°31'26" West, 1178.33 feet along the north right of way line of the Canadian Pacific Railroad to a point on the east line of S. Thrid St.; thence North 09°07'35" East, 124.97 feet along the east right of way line of S. Third St., to a point; thence South 80°51'37" East, a distance of 319.85 feet to a point; thence South 09°11'28" West, a distance of 120.00 feet to a point; thence South 80°51'37" East, a distance of 170.00 feetto a point; thence South 80°32'42" East, a distance of 30.00 feet to a point; thence North 09°11'28" East, a distance of 50.00 feet to a point; thence South 80°32'42" East, a distance of 150.00 feet to a point; thence North 09°11'28" East, a distance of 70.00 feet to a point; thence South 80°32'42", a distance of 90.00 feet to a point; thence South 09°11'28" West, a distance of 70.00 feet to a point; thence South 09°11'07" East, a distance of 67.40 feet to a point; thence South 80°32'42" East, a distance of 20.00 feet to a point; thence South 09°11'07", a distance of 71.79 feet to a point; thence South 62°32'48" East, a distance of 223.79 feet to a point on the west right of way line of S. Seventh St.; thence South 08°58'44" West, a distance of 76.97 feet along said right of way to a point; thence South 33°23'12" East, a distance of 186.69 feet to the point of beginning; Said described lands containing 203,429s.f. (4.6700 Acres), more or less of land.

That I have made this survey, land division and map by the direction of Loeb and Company, LLP, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Watertown ordinances in surveying, dividing and mapping and dedicating of same.



PREPARED BY / SURVEYOR:
Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, Wisconsin 53183
1-262-349-1575



James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025

CERTIFIED SURVEY MAP NO - _____

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CORPORATE OWNER'S CERTIFICATE

Loeb and Company, LLP, a Wisconsin limited liability partnership organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.
Aforesaid owner, Loeb and Company, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said Loeb and Company, LLP, has caused these presents to be signed by Bruce Loeb, its Partner, on this _____, day of _____, 2025.

In the presence of:

Loeb and Company, LLP
Corporate Name

Bruce Loeb, Partner

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 2025, Bruce Loeb, of the above named company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Partner of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

name Notary Public: Jefferson, Wisconsin
My commission expires _____, 20

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

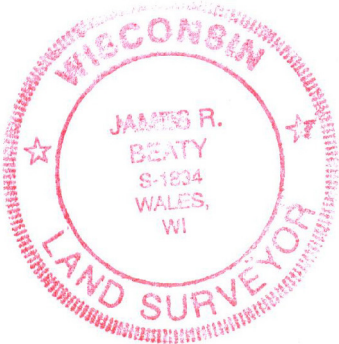
This Certified Survey Map, in the City of Watertown, is hereby approved by the Plan Commission of the City of Watertown.

Approved on this _____ day of _____, 2025.

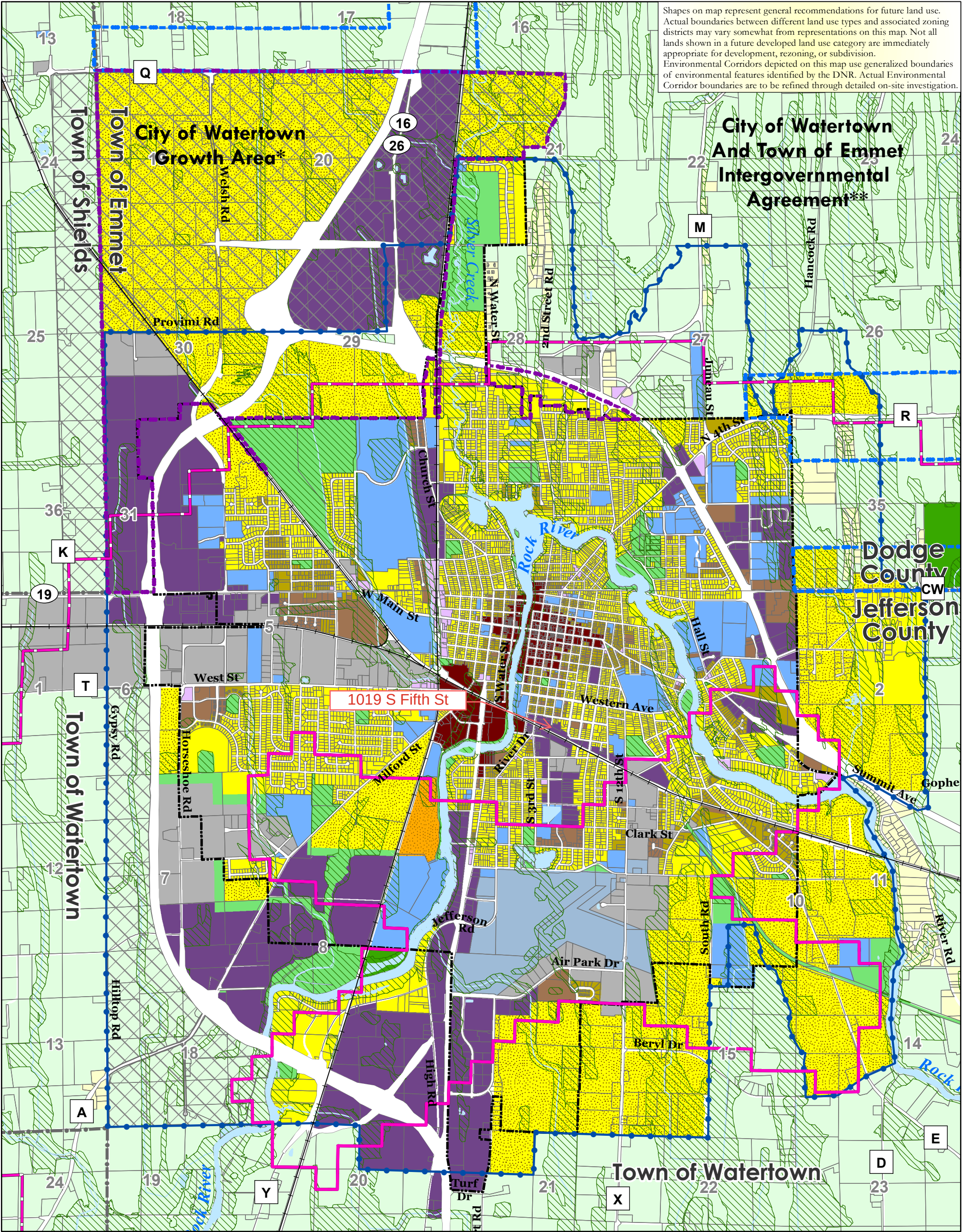
Date _____
Emily McFarland, Mayor

I Hereby certify that the forgoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Date _____
Megan Dunneisen, City Clerk



James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025



Future Land Use Urban Area

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
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- Surface Water

City/Town IGA**

- City Growth Area
- City Periphery Areas

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- Commercial Services/Retail
- Institutional
- Parks & Recreation

****Planned Neighborhoods" should include a mix of the following:**

- Single-Family - Sewered (predominant land use)
- Two-family Residential
- Multi-Family Residential
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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

Map 6b

Scale: 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 Zwig
920-262-4042

Doug Zwig
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: February 24th, 2025
SUBJECT: 300 S Third St - Site Plan Review

Site Plan Review requested by Chris Oddo, agent for Mario & Alondra Perez, for an off-site parking lot.
Parcel PIN: 291-0815-0413-033.

SITE DETAILS:

Acres: 0.12
Current Zoning: Central Business (CB)
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to establish an off-site parking lot to be utilized by patrons of Los Perez Grocery Store located across the street. The subject property previously had a small commercial building that was razed. The proposed parking lot will have 13 parking stalls with one of the stalls being a Barrier Free Stall. The proposal includes lighting, landscaped buffer areas along the perimeter of the property, and fencing along areas abutting neighboring properties.

STAFF EVALUATION:

Land Use and Zoning:

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

Within the Central Business (CB) zoning district an 'Off-site Parking Lot' is a principal land use permitted by right. 'Off-site Parking Lot' land uses include any areas used for the temporary parking of vehicles which are fully registered, licensed and operative. *[per § 550-54A]*

Regulations for 'Off-site Parking Lot' include:

- Access to an off-site parking lot shall only be permitted to a collector or arterial street.
- Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

Access to the proposed 'Off-site Parking Lot' is provided by S. Third St, a minor arterial street, and the parking lot is designed with one-way traffic to discourage cut-through traffic.

Site Layout and Design:

Within the Central Business (CB) zoning district the minimum paved surface setback is zero feet *[per § 550-34G(2)(e)]*. The proposed 'Off-site Parking Lot' exceeds the pavement setbacks for the Central Business (CB) zoning district by providing a landscaped pavement setback buffer around most of the property.

Vehicle Access and Circulation

The proposed 'Off-site Parking Lot' meets the aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards [per § 550-107F].

Landscaping:

Within the Central Business (CB) zoning district the minimum landscape surface ratio (LSR) is 0%. The applicant has provided a landscaping plan with a landscape surface ratio (LSR) of 12% exceeding the landscaping requirements for the Central Business (CB) zoning district.

Lighting:

The proposed 'Off-site Parking Lot' will utilize two light poles with shielded light fixtures. The lights will be on a timer and be correlated to store hours of 8:30am to 9pm.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall obtain any required erosion control and stormwater permits.
 - b) A photometric plan for the parking lot lights that meets ordinance requirements be submitted.

ATTACHMENTS:

- Application materials



February 17, 2025

City of Watertown

Building, Safety & Zoning

ATTN: Brian Zirbes, Zoning Administrator

RE: City of Watertown site Plan Review and Approval Application
Proposed Parking Lot at 300 South 3rd Street, Watertown, Wisconsin

Dear Mr Zirbes,

Please accept the attached graphic support material and the following written description of the intended use for our Site Plan Approval Application Submittal Packet.

1. Existing zoning district:
 - a. **Central Business District**
2. Land use plan map designation(s).
 - a. **Per Table of Land Use – Transportation Uses (550-54) – A. Off-Site Parking Lot is permitted use within the Central Business District (CB).**
3. Current land uses present on the subject property:
 - a. **Prior to building razing, the lot had a small commercial building.**
 - b. **The site is currently cleared of all structures and has a level grade with gravel.**
4. Proposed land uses for the subject property (per Chapter 550, Article IV):
 - a. **Parking Lot for patrons of Los Perez grocery store located at South 3rd Street.**
5. Projected number of residents, employees, and daily customers.
 - a. **Thirteen parking stalls – estimated daily customers is (200).**
6. Proposed amount of:
 - a. **impervious surface area: 4,537 sf**
 - b. **landscape surface area: 631 sf**

- c. **impervious surface area ratio: 88 %**
- d. **landscape surface area ratio: 12 %**
- 7. Operational considerations relating to:
 - a. hours of operation
 - i. **Existing grocery store hours: 8:30 am to 9:00 pm**
 - b. projected normal and peak traffic generation
 - i. **Peak traffic is between 3:00 pm and 6:00 pm**
- 8. Operational considerations relating to potential nuisance creating pertaining to noncompliance with the performance standards addressed in Article XI: Performance Standards.
 - a. **No anticipated nuisances with the proposed development. The proposed development shall comply with all requirements of Article XI.**
 - b. **Note - Proposed parking lot lighting will be on timer and correlate to store hours.**
- 9. Exterior building and fencing materials (Sections § 550-121 & § 550-123).
 - a. **The proposed fencing will be wood, cedar boards.**
- 10. Possible future expansion and related implications for the points above.
 - a. **There is no plan to extend the existing store's hours of operation.**
- 11. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
 - a. **It is the intent of the proposed project to follow all City ordinances.**
 - b. **It is also the intent of the Architect/Engineer firm to submit detailed documentation to meet the City's approval process.**

If you have any questions or need further information, please contact me at (608) 445-9594 or chris@icsarc.com.

Thank You,



Chris A. Oddo, AIA

Principal

InSite Consulting Architects, LLC

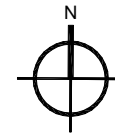
ATTACHMENTS:

InSite Architects



Proposed New Parking Lot
- 13 New Parking Stalls

Existing Grocery Store
- 6 Existing Parking Stalls



PROPOSED PARKING LOT

300 South 3rd Street



EXISTING LOT – PHOTO FROM NORTH-EAST CORNER

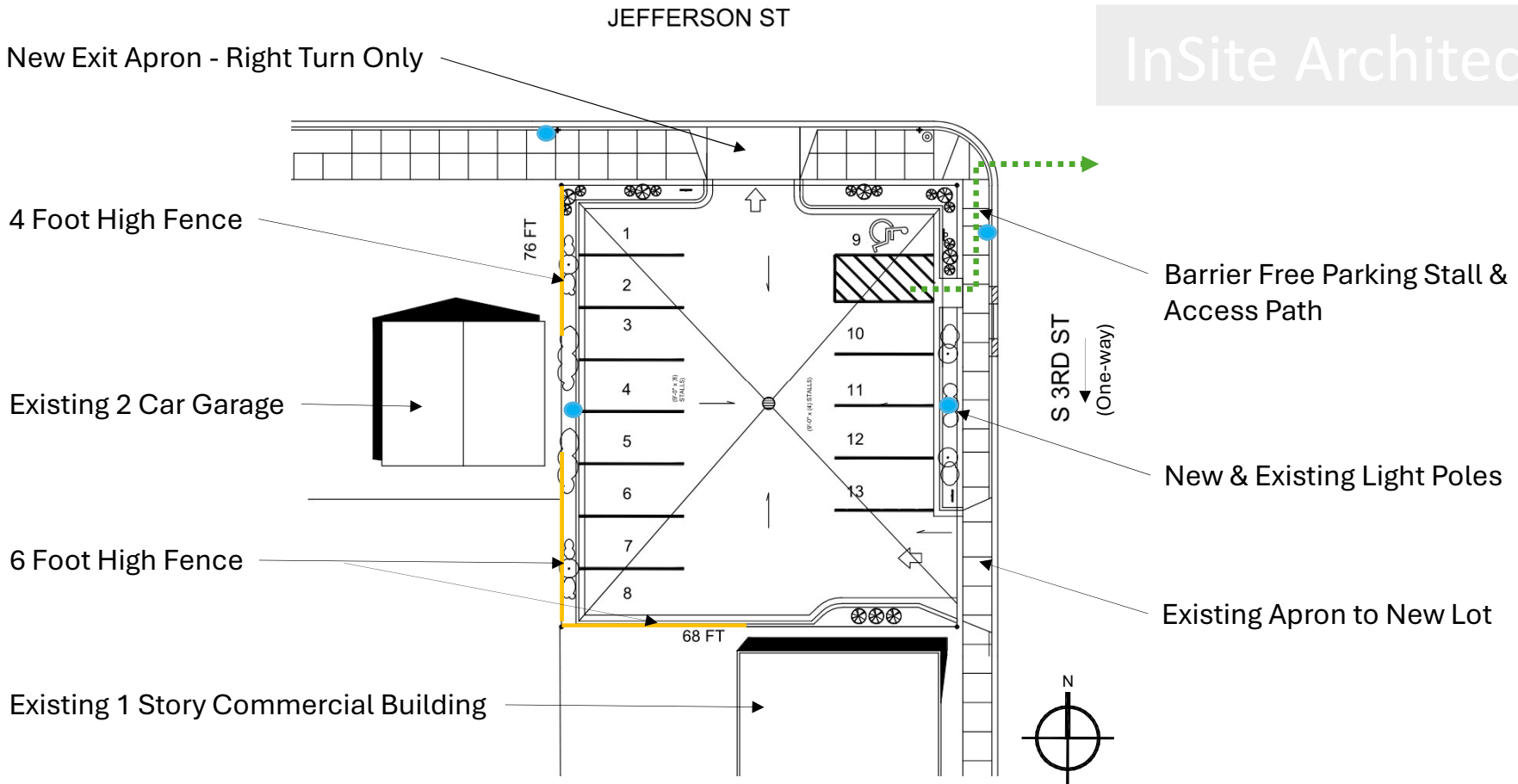
InSite Architects



EXISTING LOT – PHOTO FROM NORTH-EAST CORNER



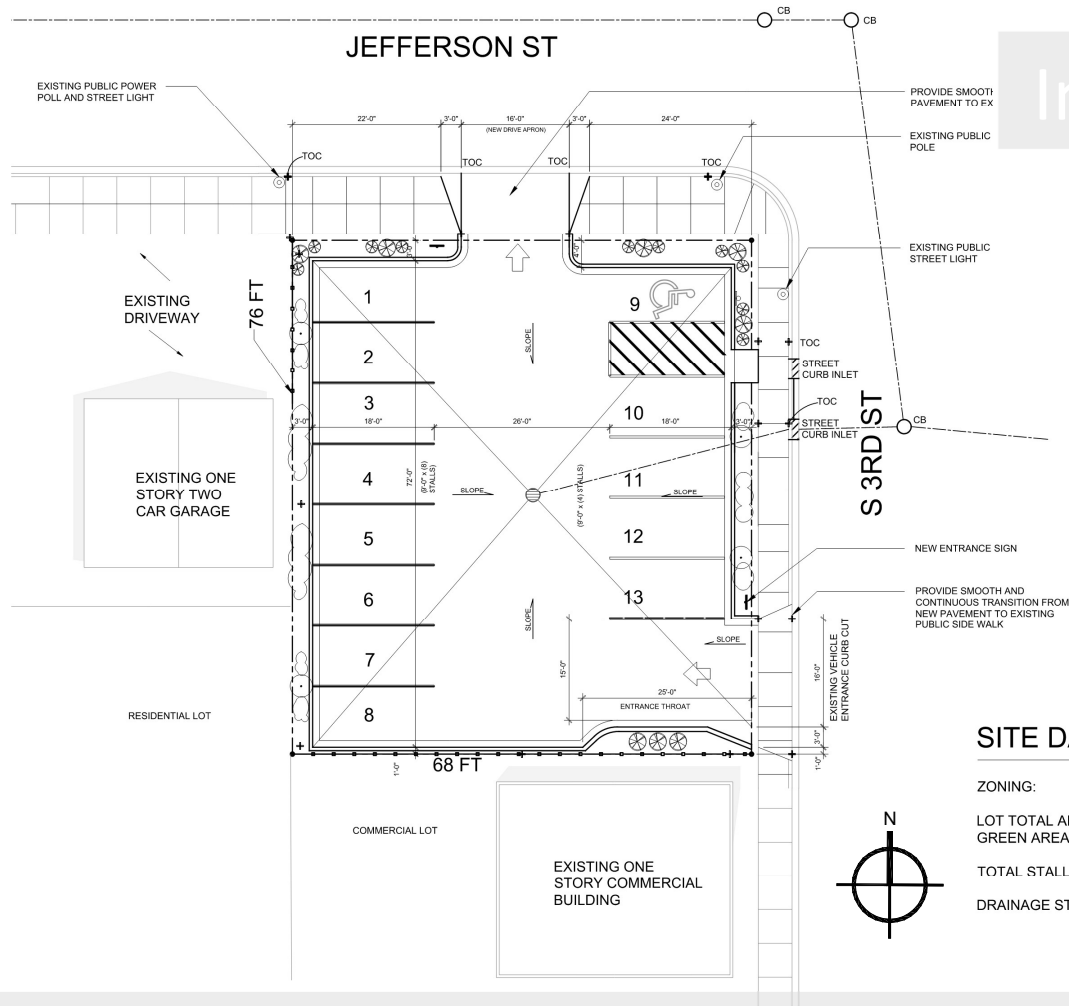
EXISTING LOT – PHOTO FROM NORTH-EAST CORNER



InSite Architects



PROPOSED PARKING LOT LAYOUT



SITE DATA

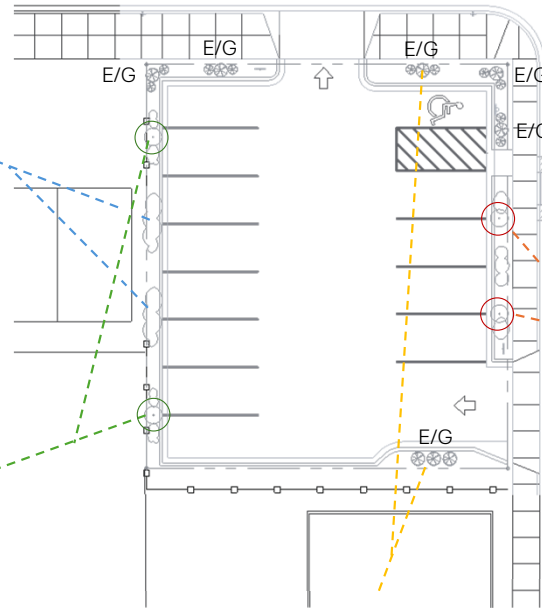
ZONING:	CENTRAL BUSINESS DISTRICT
LOT TOTAL AREA :	5,168 S.F.
GREEN AREA:	631 S.F.
TOTAL STALLS PROVIDED:	(13)
DRAINAGE STANDARDS:	550-120

PROPOSED PARKING LOT LAYOUT

InSite Architects



JEFFERSON ST



A DWARF ARBORVITAE BUSH

B RIVER BIRCH TREE

C DWARF ENGLISH BOXWOOD

D GOLDEN MOCK ORANGE

E WEIGELA RED PRINCE

F BUTTERSCOTCH JAPANESE MAPLE

ALL PLANTING ALIGNS WITH CITY
OF WATERTOWN ORDINANCE 550-
95: LANDSCAPING POINTS AND
MINIMUM INSTALLATION SIZES

LANDSCAPE PROPOSAL



InSite Consulting Architects
744 William Street / Suite 101
Madison, Wisconsin 53703
608-204-0825
608-531-1533 (fax)
info@iscarc.com

LOS PEREZ - PROPOSED PARKING LOT PROJECT
300 S 3RD ST.
WATERTOWN, WI 53094

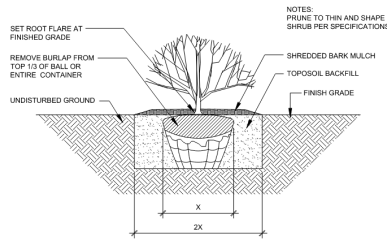
NOTE: ALL DIMENSIONS GIVEN
SHALL BE CONSIDERED TO BE
"A.F.F." OR VERIFY-IN-FIELD

24-11-01

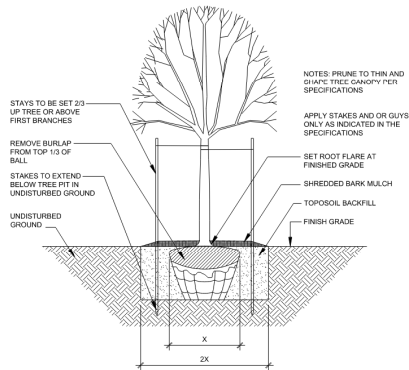
LANDSCAPE PLAN
& DETAILS

L1.1

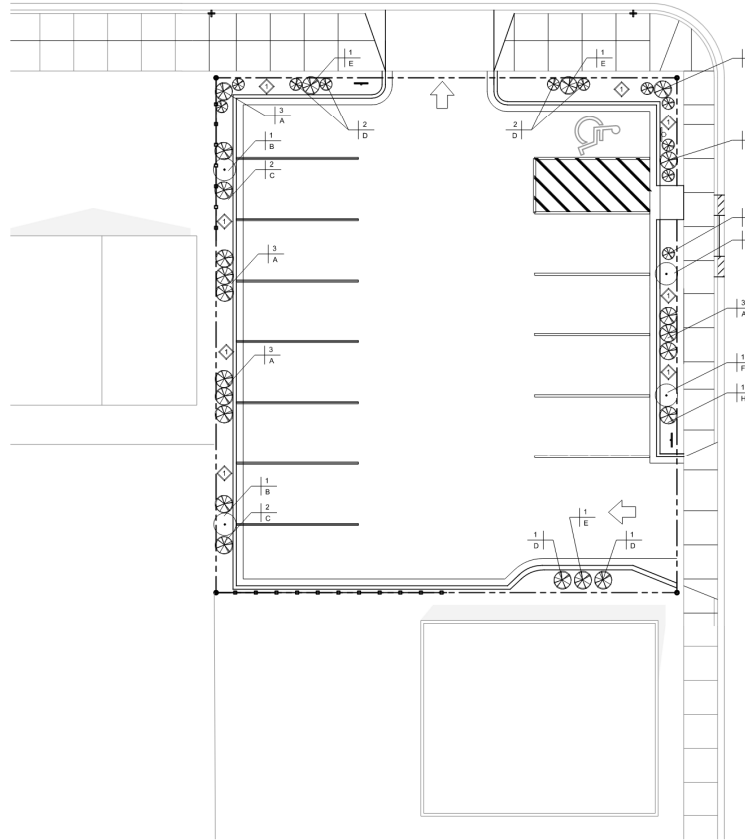
JEFFERSON ST



3 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



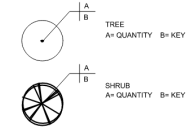
2 TREE PLANTING
SCALE: 1/2" = 1'-0"



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0" (22x34)

LANDSCAPE PLANTINGS			
KEY	COMMON NAME BOTANICAL NAME	QTY.	SIZE
A	DWARF ARBORVITAE BUSH	6	#2
B	RIVER BIRCH TREE	2	#3
C	DWARF ENGLISH BOXWOOD	4	#1
D	GOLDEN MOCK ORANGE	4	#2
E	WEIGELA RED PRINCE	2	#4
F	BUTTERS COTCH JAPANESE MAPLE	4	#2

SYMBOLS:



LANDSCAPE PLAN NOTES:

- ALL SHRUB BEDS, PERENNIAL / GROUND COVER BEDS AND INDIVIDUAL TREES WILL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD BARK MULCH.
- OWNER TO PROVIDE AND INSTALL ALL PLANTS AND MULCH.

SPECIFIC PLAN NOTES:

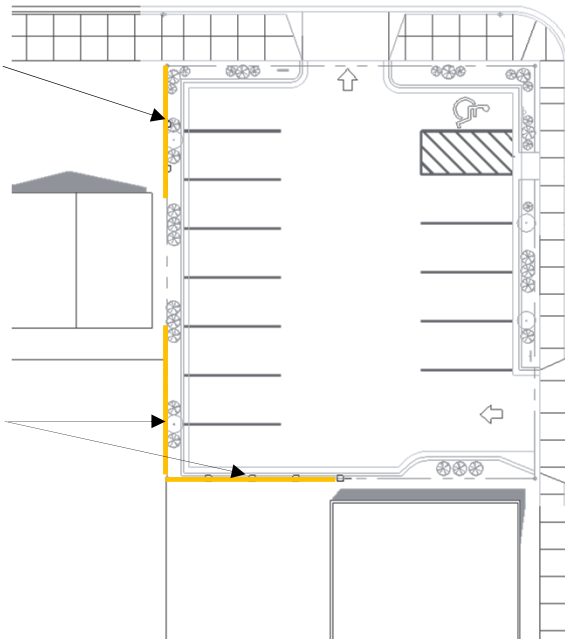
- PROVIDE NEW LANDSCAPE BED WITH GROUND COVER (MULCH OVER TOP SOIL - OWNER TO PROVIDE AND INSTALL MULCH) IN ENTIRE PLANT BED AREA.

InSite Architects

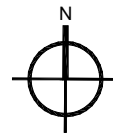


4 Foot High Wood Fence

6 Foot High Wood Fence

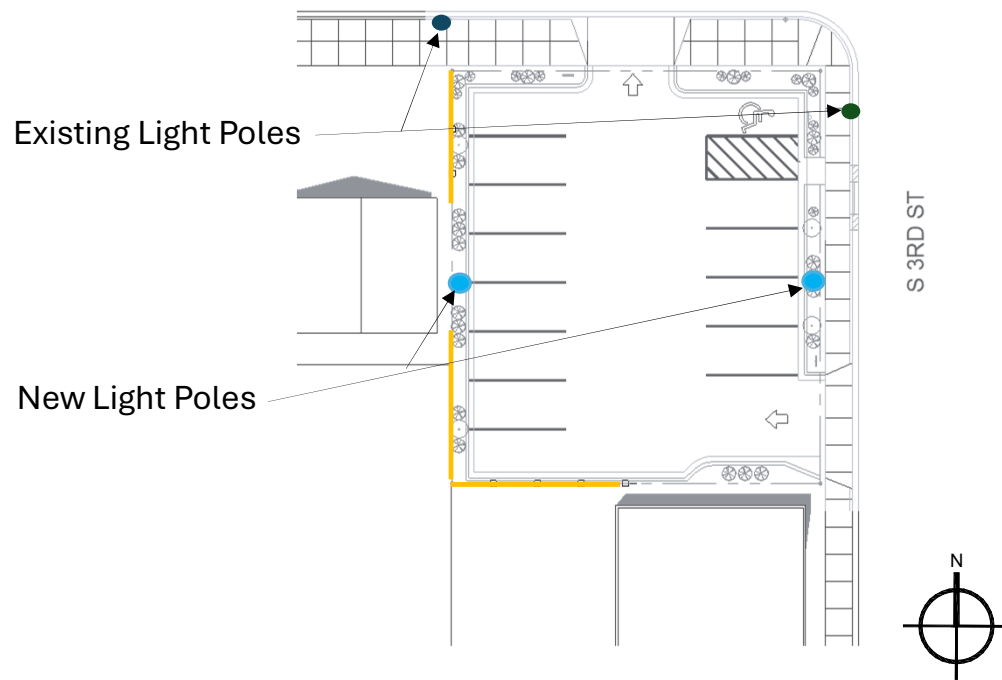


S 3RD ST



PROPOSED FENCE

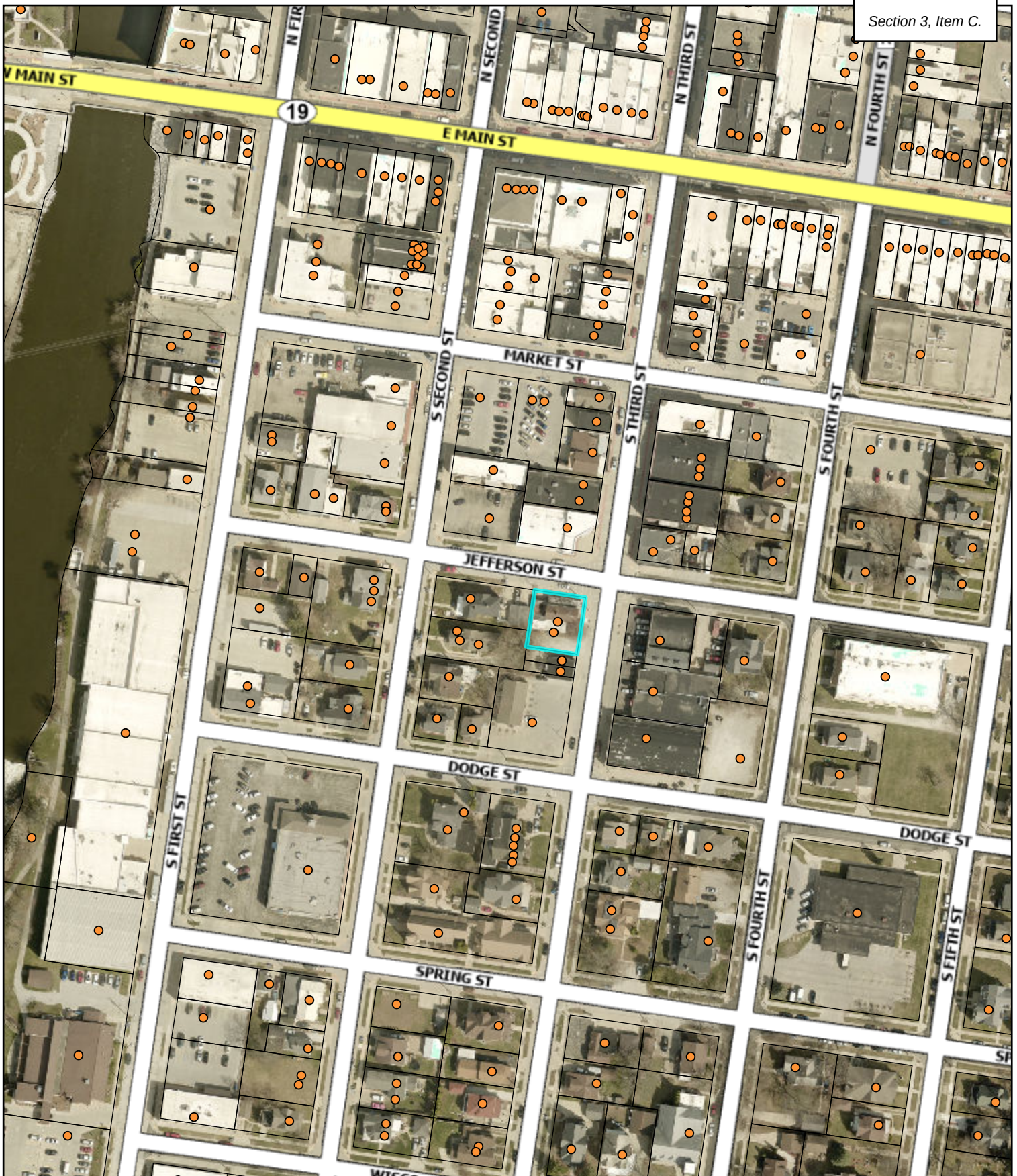
InSite Architects



550-110 Exterior Lighting Standards



PROPOSED & EXISTING LIGHT POLES & FIXTURES



City Boundary



Parcel Boundary



Address Points



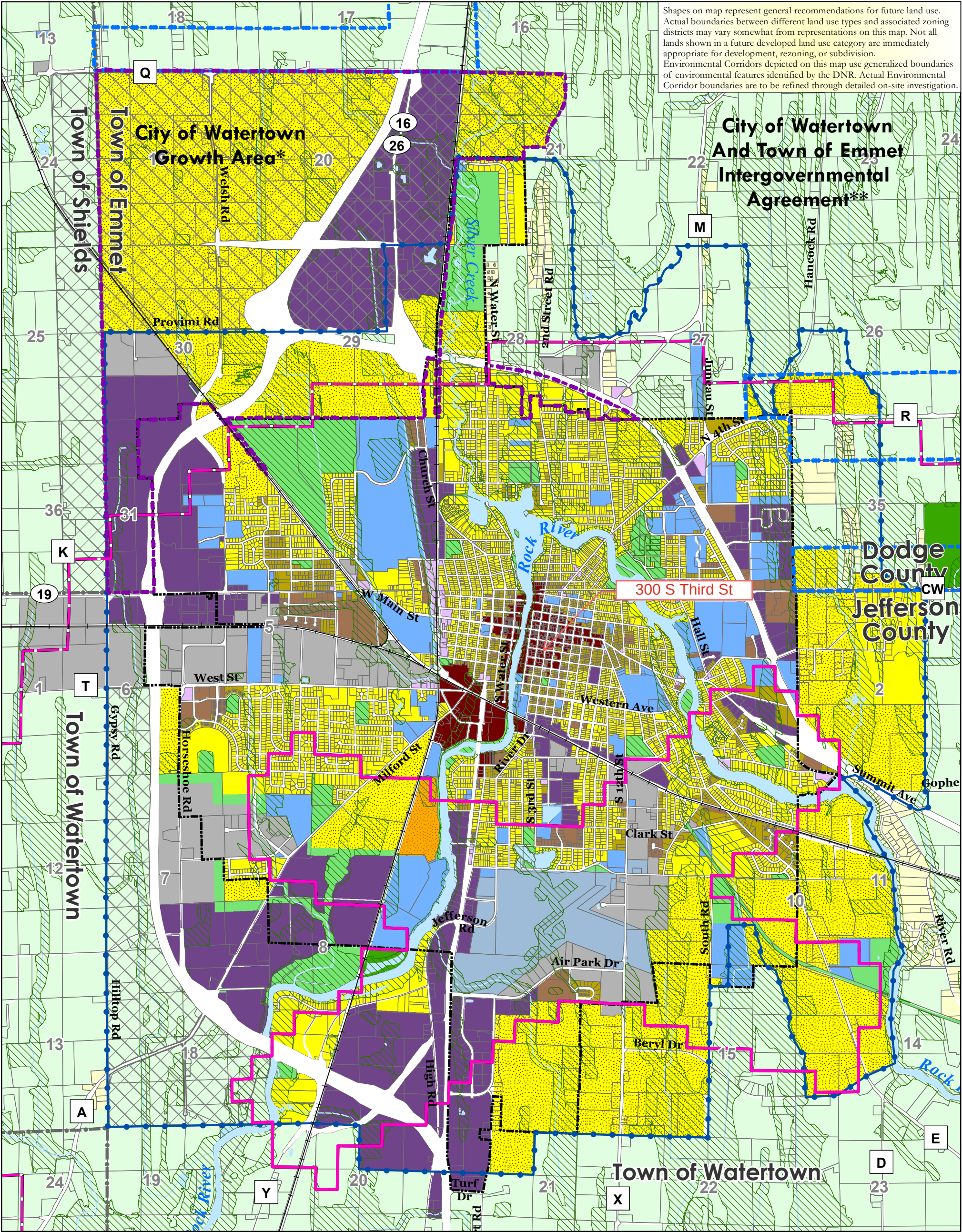
City of Watertown Geographic Information System

Scale: 1:2,057

SCALE BAR = 1"

Printed on: February
Author:

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.



Future Land Use Urban Area

City of Watertown Comprehensive Plan

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

Map 6b

City/Town IGA**

- City Growth Area
- City Periphery Areas

Rights-of-Way

- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
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City of Watertown

- Town Boundary
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- Maximum Building Elevation b/t 865 and 968 ft
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City/Town IGA**

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Planned Mixed Use*

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Riverside Mixed Use***

Mixed Industrial

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Draft: August 7, 2019

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

Scale: 0 0.25 0.5 1 Miles

THE CITY OF WATERTOWN

Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change