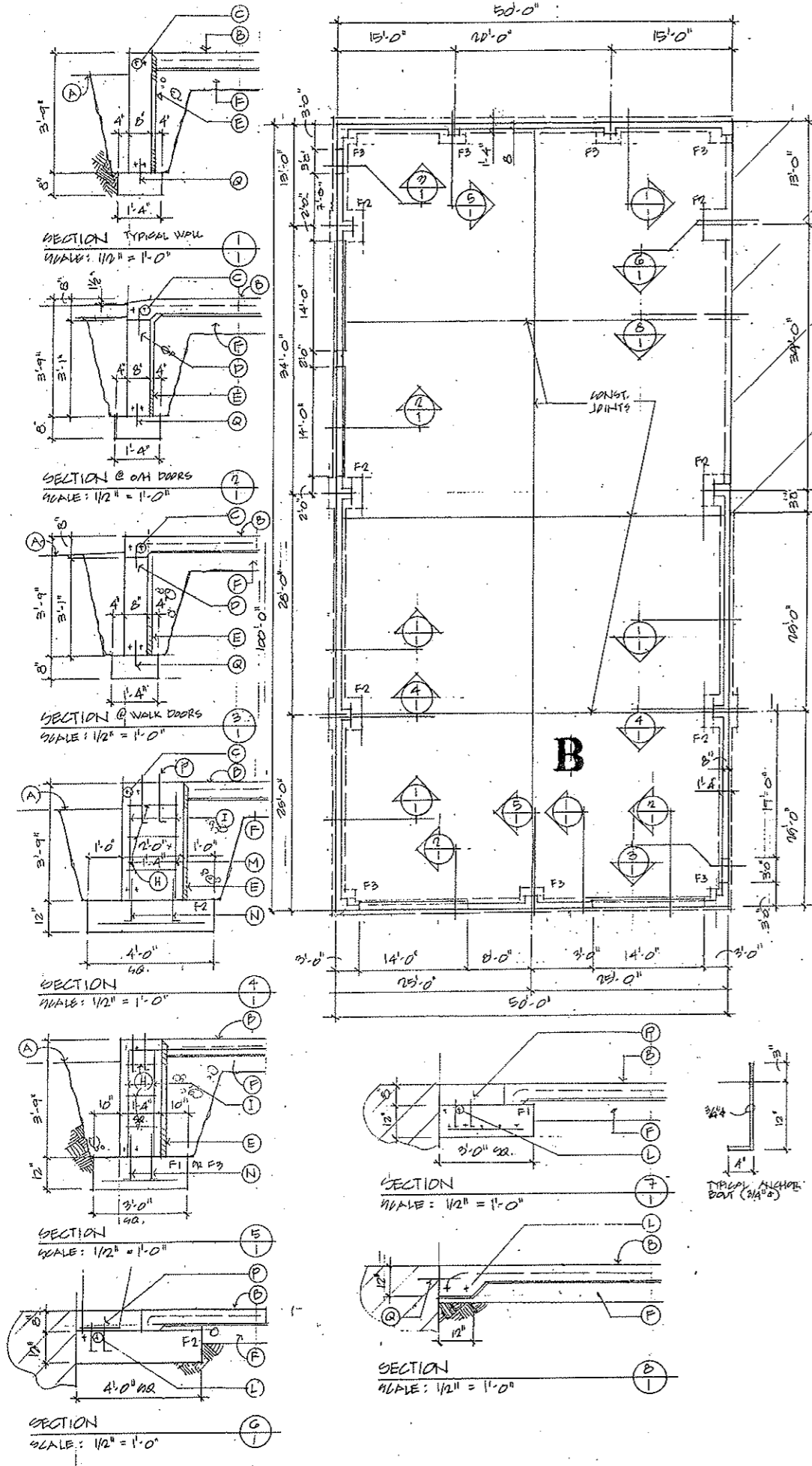


SITE PLAN REVIEW COMMITTEE MEETING
March 23, 2015, Room 2044, 106 Jones Street
1:30 P.M.

AGENDA:

1. 804 Elm Street – River City Truck Repair
2. 1340 N. Fourth Street – Watertown Park Apartments - Review
3. Site Plan Review Minutes – March 9, 2015



FOUNDATION DETAIL NOTES:

- A - Grade Line
- B - 6" Concrete Floor Slab w/ Mesh & vapor barrier
- C - 2 #4 Bars Continuous Top & Bottom
- D - #4 Dowels, 12" long, spa. @ 24" o.c.
- E - R=7 Rigid insulation
- F - 6" min. of Compacted Fill
- G - 6" concrete atop slab
- H - #3 Horizontal ties @ 12" o.c.
- I - #4 Vertical bars spa. @ 16" o.c.
- J - #5 Hairpin 20" long (2 - 10" legs)
- L - 2 #4 Bars continuous
- M - 4 - #4 vertical bars (pier)
- N - 4 - #4 Dowels, 16" long
- P - 4 - 3/4" Dia. Anchor bolt
- Q - #4 Dowels 12 long spa @ 48" o.c.

SNOW LOADS (BALANCED)

GROUND SNOW LOAD	30 PSF (60+62-1000)
GROUND / ROOF CONVERSION	0.7
SNOW IMPORTANCE FACTOR	1.00
SNOW EXPOSURE FACTOR	1.00
THERMAL CATEGORY (FACTORS)	1.10 (VENTILATED ATTIC SPACE)
ROOF SNOW LOAD - FLAT	23.1 PSF
SCOPE & THERMAL FACTOR - C _s	NA
DESIGN SNOW LOAD - FLAT	23.1 PSF (USE 30 PSF)
DESIGN SNOW LOAD - SLOPED	23.1 PSF (USE 30 PSF)

SNOW LOADS (UNBALANCED)

DESIGN UNBALANCED SNOW LOAD (See Design Calculations)	27.2 PSF (USE 30 PSF)
LOAD DIST. PER EVALUATION # 2002CA-A	

SNOW LOADS (DRIFTING)

DESIGN DRIFT SURCHARGE LOAD (including Sliding) (See Design Calculations)	(CONSERVATIVE)
TOTAL ROOF SNOW	PSF

WIND LOAD

WIND SPEED	30 MPH
WIND IMPORTANCE FACTOR	1.00
WIND EXPOSURE CATEGORY	B (URBAN / SUBURBAN)
WIND ENCLOSURE	ENCLOSED
MAINF BUILDING	
PORCH	OPEN
BUILDING BASE ELEVATION	AT GRADE
WIND FORCE-RESISTING SYSTEM LOADS & APPLICATION	PER TABLE 1609.6.2.1 (1) AND FIGURES 1609.6(1) & (3)
COMPONENT & CLADDING LOADS (OTHER THAN ROOF OVERHANGS)	PER TABLE 1609.6.2.1 (2) AND FIGURE 1609.6(2)
COMPONENT & CLADDING LOADS (ROOF OVERHANGS)	PER TABLE 1609.6.2.1 (3) AND FIGURE 1609.6(2)

SEISMIC LOAD

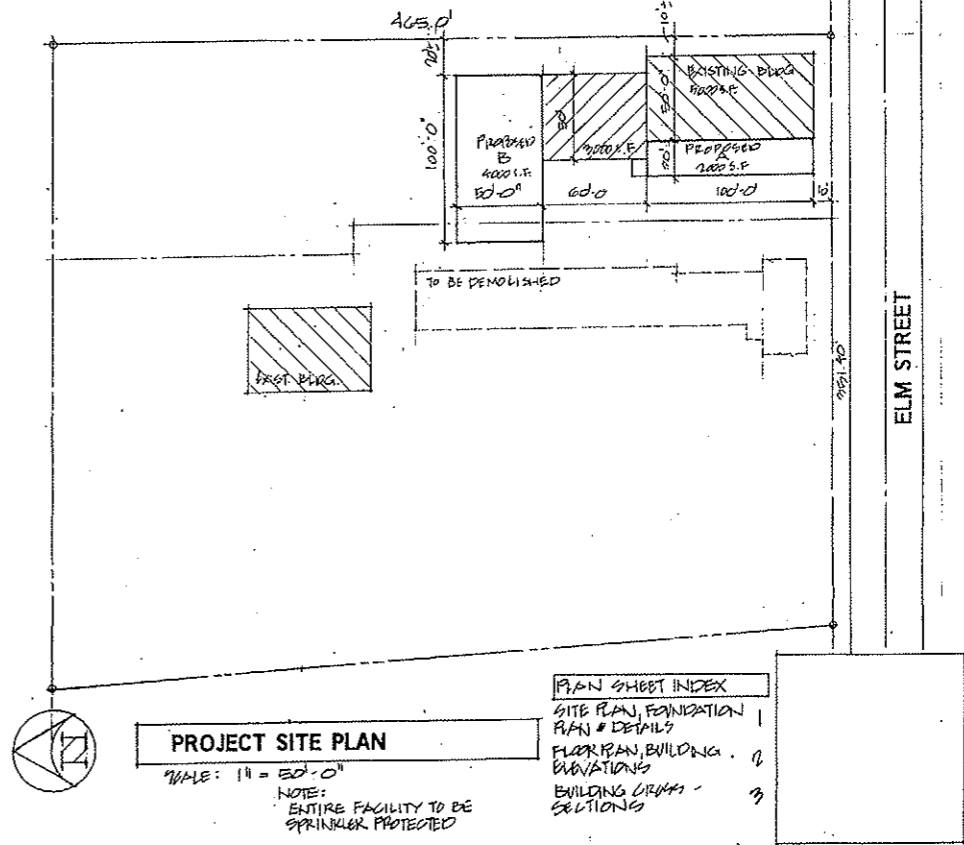
MAPPED RESPONSE S _a	12.5% = .125g
MAPPED RESPONSE S _v	5.0% = 0.05g
SEISMIC IMPORTANCE FACTOR	1.00
SITE CLASS (or Soil Profile Type)	D
ACCELERATION COEFFICIENT S _w	0.133
ACCELERATION COEFFICIENT S _v	0.06
SEISMIC DESIGN CATEGORY	B

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

FOOTINGS SCHEDULE

F1: 8'-0" x 3'-0" x 1'-0"	5 - #4 BARS EACH WAY
F2: 4'-0" x 4'-0" x 1'-0"	6 - #4 BARS EACH WAY
F3: 3'-0" x 3'-0" x 1'-0"	5 - #4 BARS EACH WAY



PROJECT SITE PLAN

SCALE: 1" = 50'-0"

NOTE: ENTIRE FACILITY TO BE SPRINKLER PROTECTED

PLAN SHEET INDEX

SITE PLAN, FOUNDATION PLAN & DETAILS	1
FLOOR PLAN, BUILDING ELEVATIONS	2
BUILDING DRAMA - SECTIONS	3

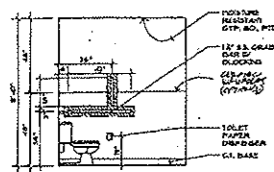
Rodney W. Heit, AIA
Registered Architect
8114 Paulson Road
Verona, Wisconsin 53593
608-846-8881
608-848-8882 (FAX)

GENERAL CONTRACTOR:
ADVANCED BUILDING CORPORATION
1001 PIONEER ROAD
VERONA, WISCONSIN 53590
608-875-0100

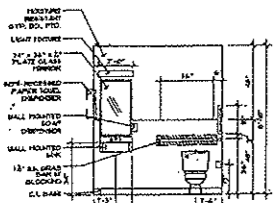
PROJECT:
RIVER CITY TRUCK REPAIR
804 BUM STREET
WATERLOO, WISCONSIN 53098

RIVER CITY TRUCK

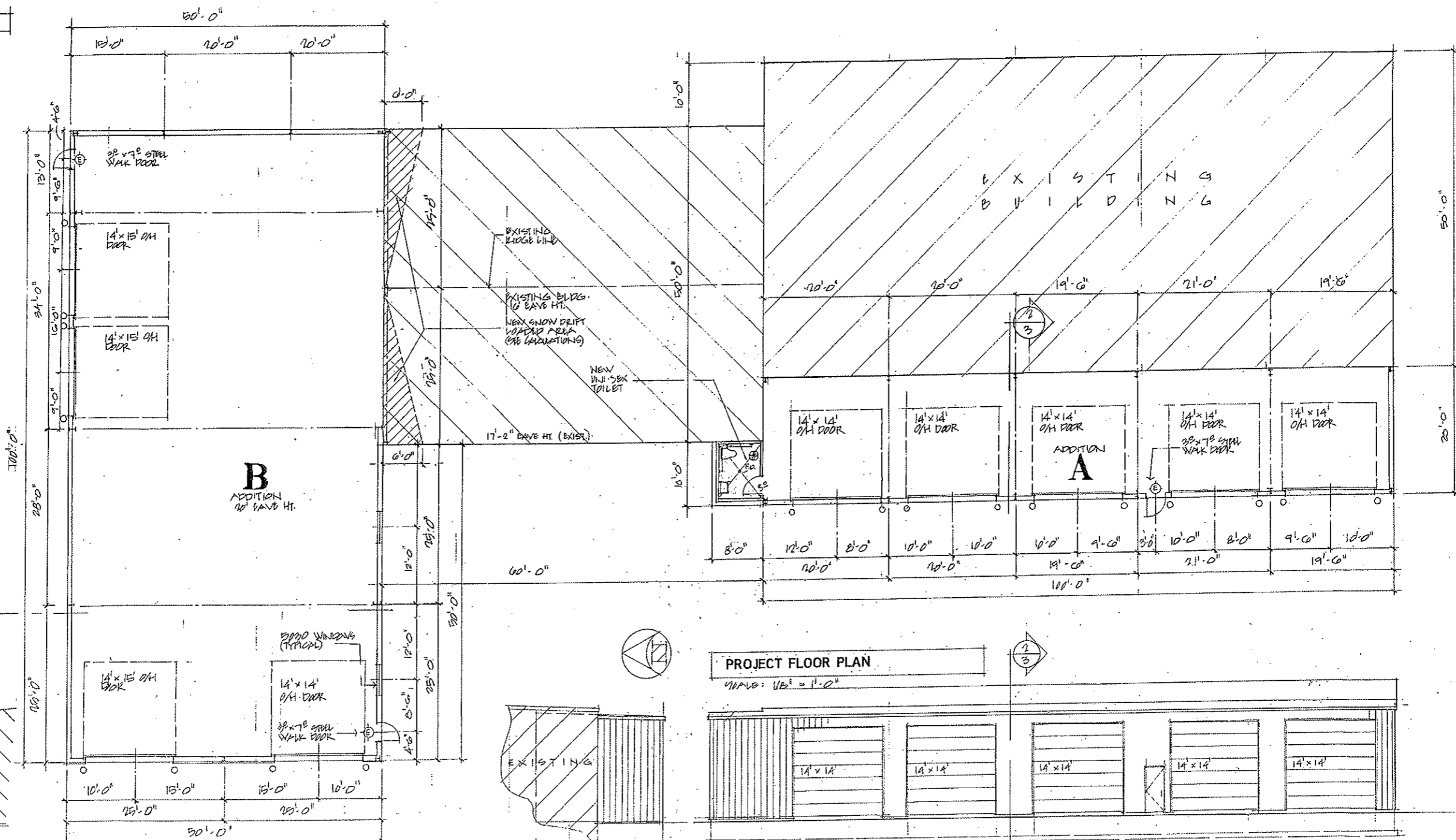
TOILET ROOM DETAILS



TYP. RESTROOM ELEVATION

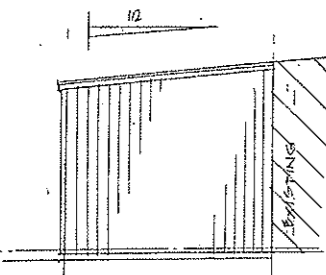


TYP. RESTROOM ELEVATION

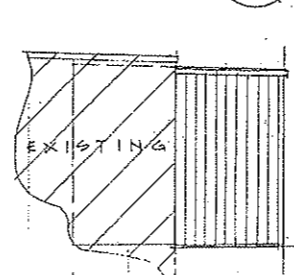


PROJECT FLOOR PLAN

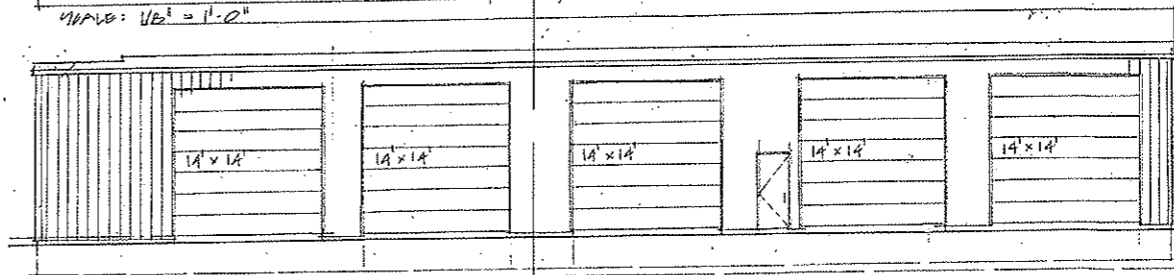
SCALE: 1/8" = 1'-0"



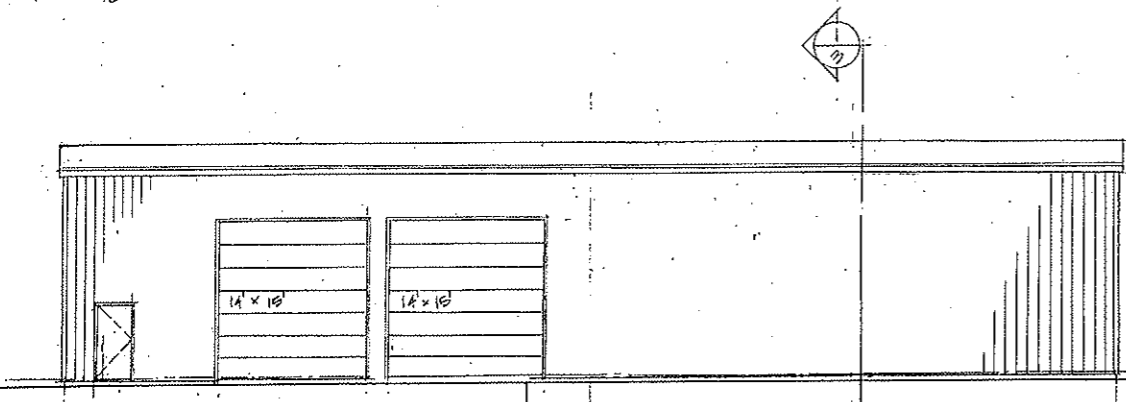
NORTH ELEVATION - A
SCALE: 1/8" = 1'-0"



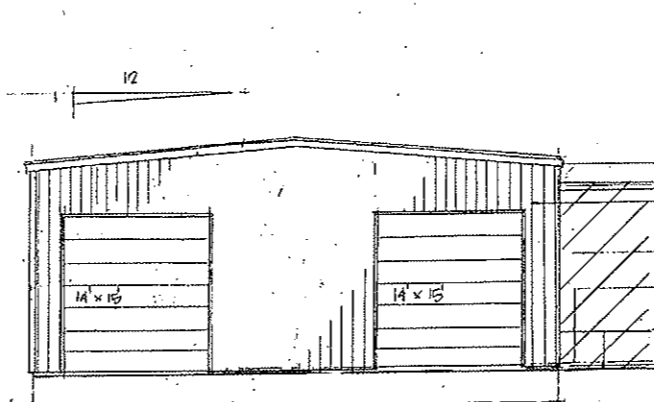
NORTH ELEVATION - A'
SCALE: 1/8" = 1'-0"



WEST ELEVATION - A



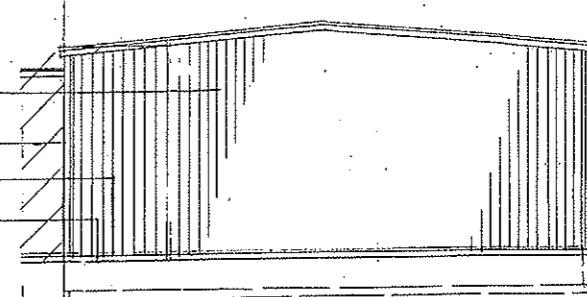
NORTH ELEVATION - B
SCALE: 1/8" = 1'-0"



WEST ELEVATION - B
SCALE: 1/8" = 1'-0"

POOR WINDOWS TYPICAL

- 1/4" W. COLORED WALL PANELS
- EXISTING BLDG. EXTS. FLOOR LINE
- GRADE LINE

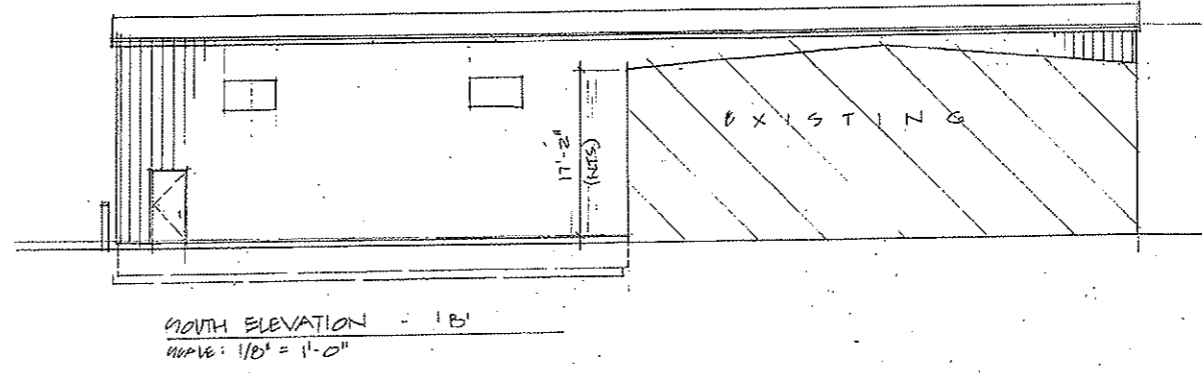
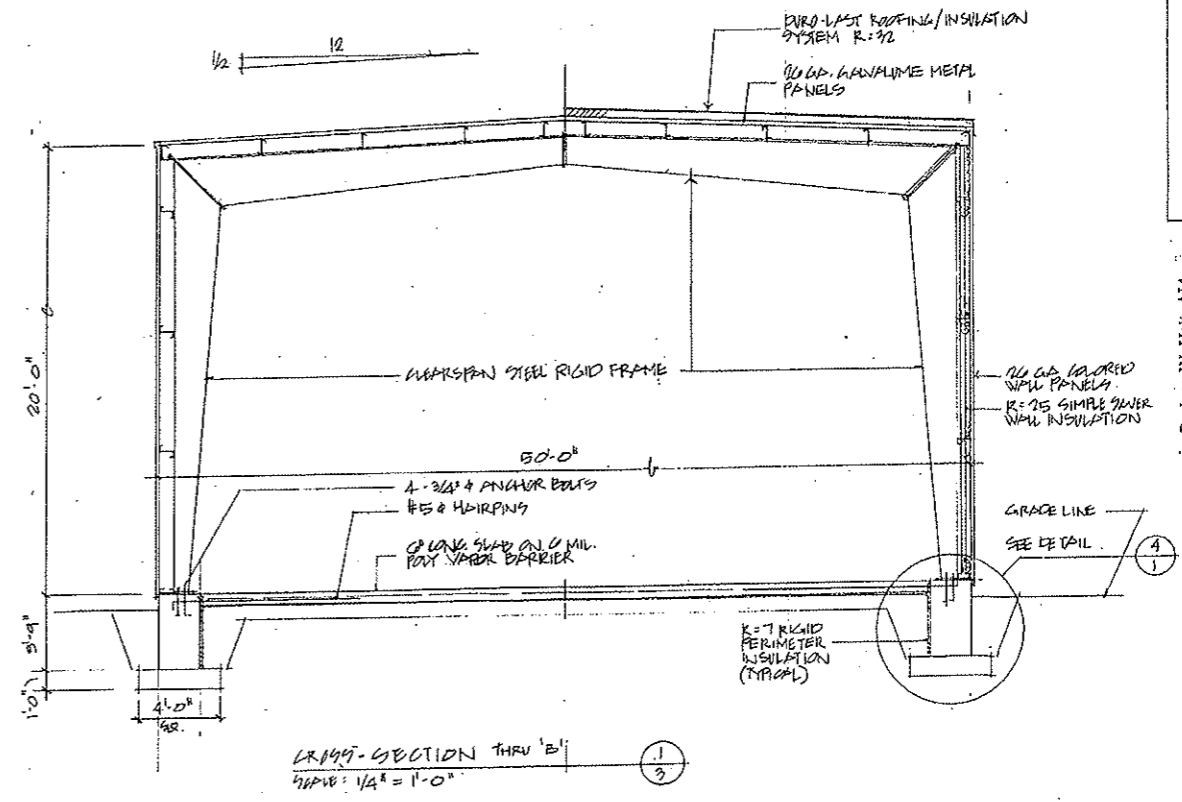
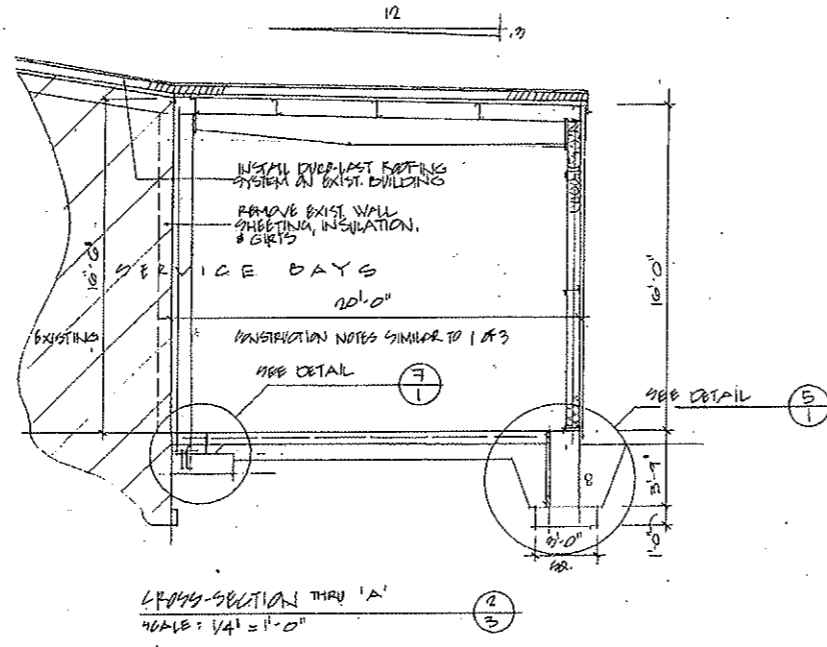


EAST ELEVATION - B
SCALE: 1/8" = 1'-0"

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VERONA, WISCONSIN 53593
608-848-8881
608-848-8882 (fax)

2

RIVER CITY TRUCK



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 Registered Architect
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 608-848-8882 (FAX)

Plan Commission Minutes
Monday, March 9th, 2014

The Plan Commission met on the above date at 4:30pm in the Council Chambers of the Municipal Building with the following members present: Fred Smith (acting chairman), Ken Berg, Tony Arnett, Rick Tortomasi (new member), Sherry Cira, City Engineer Jaynellen Holloway, along with Zoning Administrator Jacob Maas, City Planner Mike Slavney, Alderpersons Emily McFarland & Bill Maron, Kim Erdman, Charlie Boysa, Beth & Dan Zastrow, Mark Johnston, Todd Morris, Trent Nehls, Rick Schultz, Robert Butler, Brian Kobasick, Craig Donze, Jeffrey Russell, Anthony Vrtis, Peter Kelm, Park/Rec Director Cindi Braasch & Mike Koller--Daily Times.

1: 1340 N 4th Street—Review PH Comments for Proposed Rezoning: Chairman Fred Smith opened meeting with opportunity for citizens present to make comment on the proposed rezoning of 1340 N 4th Street from MR 8 to MR 10. Emily McFarland made comments stating that she was holding a citizen meeting tomorrow night for interested citizens to discuss their concerns with this proposed development. She also asked that many of the concerns of this project be discussed further at the Dodge County level and/or our Public Safety or Site Plan Review Committee related to excessive speeding on Hwy R near this proposed multi-family site, pedestrian crossing of Hwy R to get over to the neighborhood park south of this proposed site, possible 4 way stop at Juneau St & Hwy R, sidewalk & bicycle lane installations and the need for adequate playground facilities at this proposed site. The developer Charlie Boysa stated his desire to address the safety needs of this project but that it has been in concept form for the last eight years and he wants to move it forward, sooner than later. Beth and Dan Zastrow raised their concerns with excessive speed near their home off Hwy R while Mark Johnston stated this developer should build according to what current zoning allows and that he was rezoning at 1340 N 4th Street.

Within the Commission, Ken Berg asked for Mike Slavney to state his views. Mike said that MR8 allows lower density and smaller buildings. 68 rental units could be built according to MR8 zoning but Mike felt realistically this site would probably not allow more than 54 to 56 units based on the lay of the land of this 8.5 acre site. He also felt it would be premature and unwise to recommend rezoning at this point until some of the issues and concerns are looked into further. Fred Smith agreed with Slavney and felt the responsible route to go would be to get a better handle on the safety related concerns before rezoning is considered by our Plan Commission. Ken Berg complimented Mike Slavney & Fred Smith for their views while stating that perception is important for our city as we deal with the review & possible approval process of this multi-family proposal. Fred Smith moved to delay action on rezoning until at least March 23rd, 2015 while city staff talk to Dodge County officials about the feasibility of a 4 way stop on Hwy R & the need for reduced speed near this multi-family site, while Public Safety discuss the feasibility of bike lanes, crosswalks, sidewalks, road reconfiguration lanes so as to improve safety for all affected by this proposed development, and Site Plan Review look into the option of more playground equipment at this multi-family location, Ken Berg seconded his motion and all members approved except Augie Tietz who abstained due to coming into our meeting at 5:15 due to another committee assignment.

2 and 3: Hwy P Town -Ixonía—Anthony Vrtis Preliminary CSM & Hustisford Rd Timothy May Preliminary CSM: Anthony Vrtis wants to create a 36 acre parcel off Hwy P while Timothy May is asking to create two separate lots of 15 & 2 acres in size with both property owners sharing an adjacent property lines along a

drainage ditches. Jefferson County still needs to give their final approval of their CSMs but not until Watertown reviews them favorably. Tony Arnett moved to approve Anthony Vrtis and Timothy May's Preliminary CSMs, seconded by Sherry Cira and approved unanimously.

4) 201 Frederick Street—Fisher Barton—CSM Review: Jacob Maas summarized the main points by stating that the Fisher Barton Group wants to combine the eastern portion of a vacated Frederick Street with land they currently own south of the proposed vacated Frederick Street and 612 S Water Street into a combined 2.3 acre parcel. This would create a continuous land parcel that would allow The Fisher Barton Group to redevelop this site into a world class high technology center. Fred Smith reminded members of Site Plan Review minutes from today, March 9th, 2015 that were distributed just before our Plan Commission meeting. Augie Tietz moved to approve the proposed CSM for 201 Frederick Street be approved with three conditions from the Site Plan Review as follows:

- A) Examine pumper truck turning radius in the parking lot and make adjustments as necessary
- B) Remove the right angle bends for the water main
- C) Provide the easements for the storm water and public water

Sherry Cira seconded this motion by Tietz and it was approved unanimously.

5: 201 Frederick Street—Fisher Barton—Proposed Street Vacation: The Fisher Barton Group wants to redevelop the site where they previously did business into a Technology Center which requires a Resident/Private Entity generated Street Vacation process. Jacob Maas reported that this process went well for the Fisher Barton Group with no opposition to the requested street vacation. Tony Arnett moved to approve the request for a vacation of a portion of Frederick Street, seconded by Jaynellen Holloway and approved unanimously.

6: 612 S Water Street—Fisher Barton—Rezoning—Preliminary Review: Jacob Maas told the Commission that the Fisher Barton Group wants to rezone 612 S Water St from General Industrial to Heavy Industrial to allow for their plans to redevelop this combined land parcel into a Technology Center. However, this land parcel is proposed to continue being used as a parking lot, if approved for rezoning. Jacob noted that a public hearing to hear comments related to this rezoning request by Fisher Barton Group is needed. Therefore, Tony Arnett moved to recommend that a public hearing be set for the rezoning of 612 S Water Street on April 6th in front of our common council, seconded by Jaynellen Holloway and approved unanimously.

7: N9673 Turke Lane--Nancy Hohensee—Preliminary CSM Review: Jacob Maas summarized this CSM review for N9673 Turke Lane which would create a new 2 acre parcel from a 37 acre parent parcel. He said there were no issues requiring conditions as part of a CSM approval. Therefore, Tony Arnett moved to recommend approval of a preliminary CSM for N9873 Turke Lane, seconded by Augie Tietz and approved unanimously.

8: Zoning Code Amendment—Chapter 18, Article 2—Preliminary Review—Addn. of Signage & Projection: Jacob reported that the Cooperative Agreement between the City of Watertown and the Town of Emmet from last year resulted in a gap in regard to signage within the City Grow Area. He is recommending we remove the Signage & Projections code in Chapter 13 and move it to Chapter 18, Article 2. This suggested change will allow for greater enforceability of signage under our Cooperative Agreement between the City of Watertown

and the Town of Emmet. Tony Arnett moved to recommend the changes to Chapter 18, Article 2 as suggested by our Zoning Administrator, and to move these suggested changes to a public hearing in front of our common council for citizen comment, which was seconded by Jaynellen Holloway and then approved unanimously.

9: Site Plan Review Minutes –February 23rd, 2015: A motion was made by Tony Arnett to approve the minutes of the February 23rd 2015 Site Plan Review as written, seconded by Augie Tietz and approved unanimously.

10: Plan Commission Minutes—February 23rd, 2015: A motion was made by Tony Arnett to approve minutes of the February 23rd, 2015 Plan Commission meeting as written, seconded by Sherry Cira and then approved unanimously.

There being no further business to come before the Commission, a motion to adjourn at 5:58pm was made by Augie Tietz and seconded by Tony Arnett. So ordered.

Respectfully Submitted,
Ken Berg Alderperson

SITE PLAN REVIEW COMMITTEE
March 9, 2015

The Site Plan Review Committee met on the above date at 1:30 P.M. in Room 2044 of the Municipal Building. The following members were present: Fred Smith, City Planner Mike Slavney, Jacob Maas and Doug Zwieg of the Building Safety & Zoning Department, Jaynellen Holloway of the Engineering Department, Rick Schultz of the Street Department, Greg Michalek and Tim Gordon of the Fire Department, Kevin Freber of the Wastewater Department, and Robert Schwerer of the Water Department. Also in attendance were Secretary Nikki Zimmerman, Brian Kobasick of Quorum Architects, Craig Donze of One Source Consulting, Mark Beres and Terry Nowodzelski of John Beres Builders, and Kim Erdmann of WEDO.

Chairperson Jacob Maas called the meeting to order.

1. 201 Frederick Street – Fisher Barton – Proposed Partial Closure of Frederick Street

Chairperson Jacob Maas stated that the CSM will be going to Plan Commission this evening for review as will preliminary review of the street vacation and preliminary review of rezoning of the parking lot across from Fisher Barton from GB, General Business to Heavy Industrial in case Fisher Barton ever wishes to extend out toward the parking lot.

The following items were discussed:

- Sufficient radii of the supplied turnaround for both Street Department trucks and a Fire Department's pumper truck.
- Public water main being placed in the parking lot will have to have an easement.
- The existing water main that's in Frederick Street and turns down Water Street shall be sufficient to prevent any contamination of the water supply.
- Backflow preventers will be placed in the building or in the laterals that remain and isolation valves will be placed at both connection points.
- There will be a new manhole put in place on Water Street.
- Coming through the parking lot there are currently two (2) 90 degree right angles for water main shown on the plans. These shall be removed from the plans and replaced with 45 degree angles.
- The water main could be moved back closer to the parking lot perimeters for future expansion so long as a centerline 20' easement is provided off of the property line.
- Fisher Barton is currently working with the DNR to have the storm outfall out to the Rock River.
- Possibility of easements for storm sewer.
- The building exterior of the proposed addition will have metal panels and the glass will have a light gray tint.
- There is a photometric plan. Mike Slavney requested that after the ground-mounted fixtures that will be pointed up are installed, they shall be adjusted so light doesn't escape over the top edge of the building.
- There is a landscaping plan which includes the front of the building, the area around the parking lots, and alongside the river. Mike Slavney stated he will be looking for selection of species for salt and shade tolerance.

A motion was made and seconded for staff approval of the CSM, the materials for vacation of Frederick Street and the site plan including the building exterior, photometric plan and landscaping plan with the following conditions:

- A) Examine pumper truck turning radii in the parking lot and make adjustments as necessary.
- B) Remove the right angle bends for the water main.
- C) Provide the easements for the storm water and public water.

Further discussion included the following:

- Provisions for early start permits
- Provisions for a Development Agreement
- Potential of a revocable occupancy permit for an existing retaining wall in the public right of way

This item was voted upon and unanimously approved.

2. Site Plan Review Minutes – February 23, 2015

The minutes were reviewed and approved as submitted.

There being no further business to come before this Committee, motion was made and seconded to adjourn. So ordered.

Respectfully submitted,
Nikki Zimmerman, Secretary

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