

SITE PLAN REVIEW COMMITTEE MEETING
November 28, 2016, Room 2044, 106 Jones Street
1:30 P.M.

AGENDA:

- 1) 842 West Street – Jerry Hepp Excavation – Office Addition
- 2) Site Plan Review Minutes – August 22, 2016



jk architecture & engineering
Watertown WI, 53094.0154

Contact: Jeff Kosman
920.319.2280
jkosman@gdinet.com

EVALD Moulding

Facility Statement

Existing Building is Used For Construction Operations and Machinery Maintenance.

Facility Occupancy is F1 – Industrial – Moderate–Hazard Factory.
Related Uses are B, F1 and Storage S1. All Similar Occupancy Class without Separation Requirements.

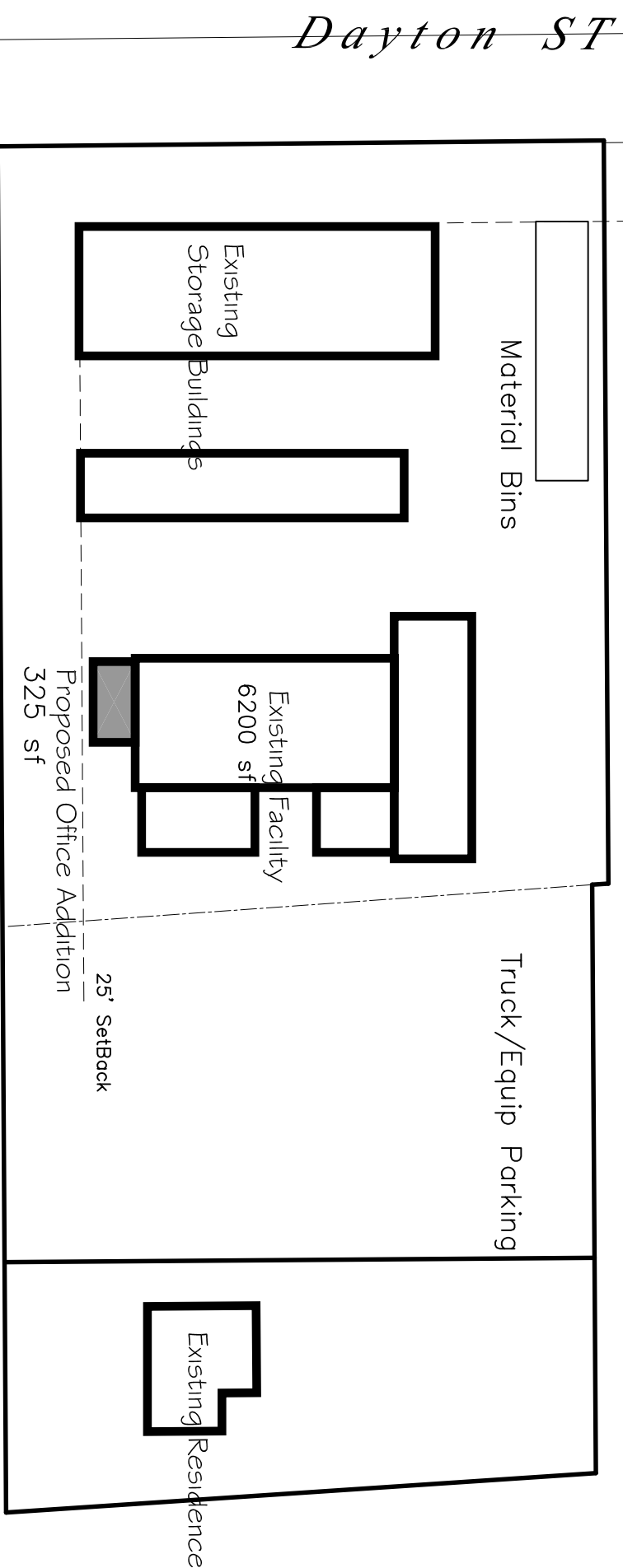
Existing Area – 6200 sf
Proposed Addition – 325 sf

Total Area – 6525 sf
Allowable Area is 8500 sf without Fire Sprinkler Protection.

Building Classification is VB – Wood Frame. Unsprinklered.

OFFICE Addition includes new Accessible Toilet Facility.

Office Addition does not alter Operations of Existing Facility in Occupancy (persons), Traffic, or Impact to Neighborhood.



Sheet Index

- 1 Site Plan
- 2 Plan and Elevations

Dayton ST

West ST

Site Plan

50' scale

Plan Based on Survey – Ed Bennet



NORTH

Proposed Office Addition - Jerry Hepp Excavating, Watertown, WI

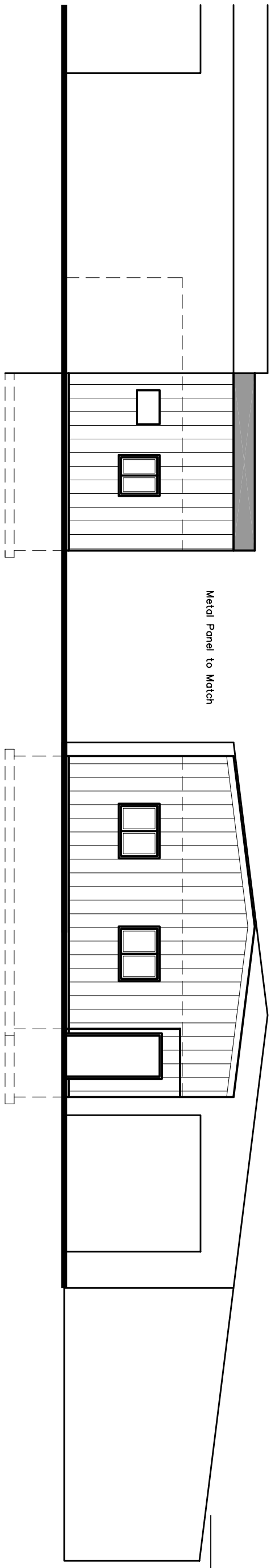
Facility at 842 West ST, Watertown, WI 53094





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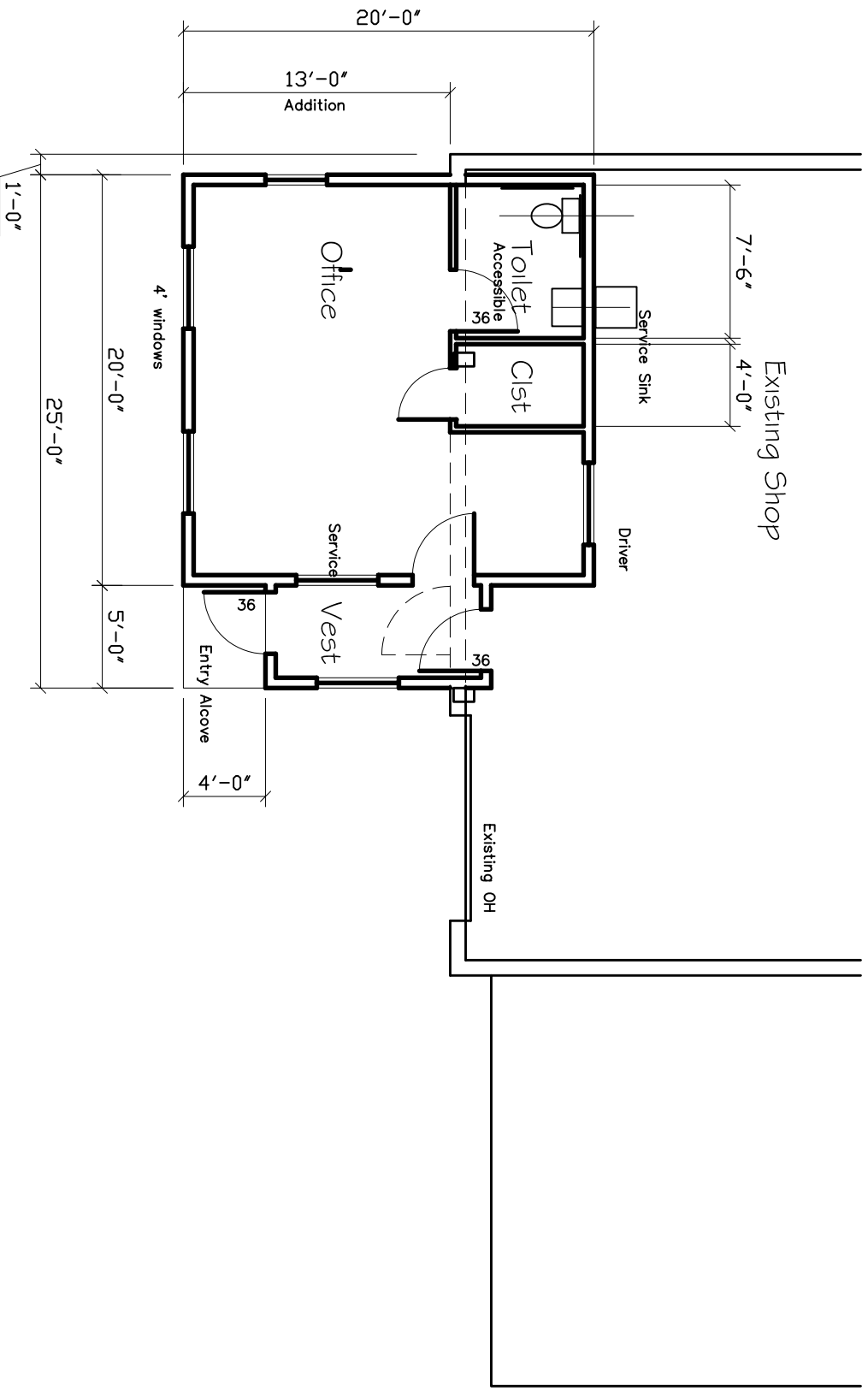
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West

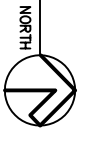
South

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



Building Plan

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



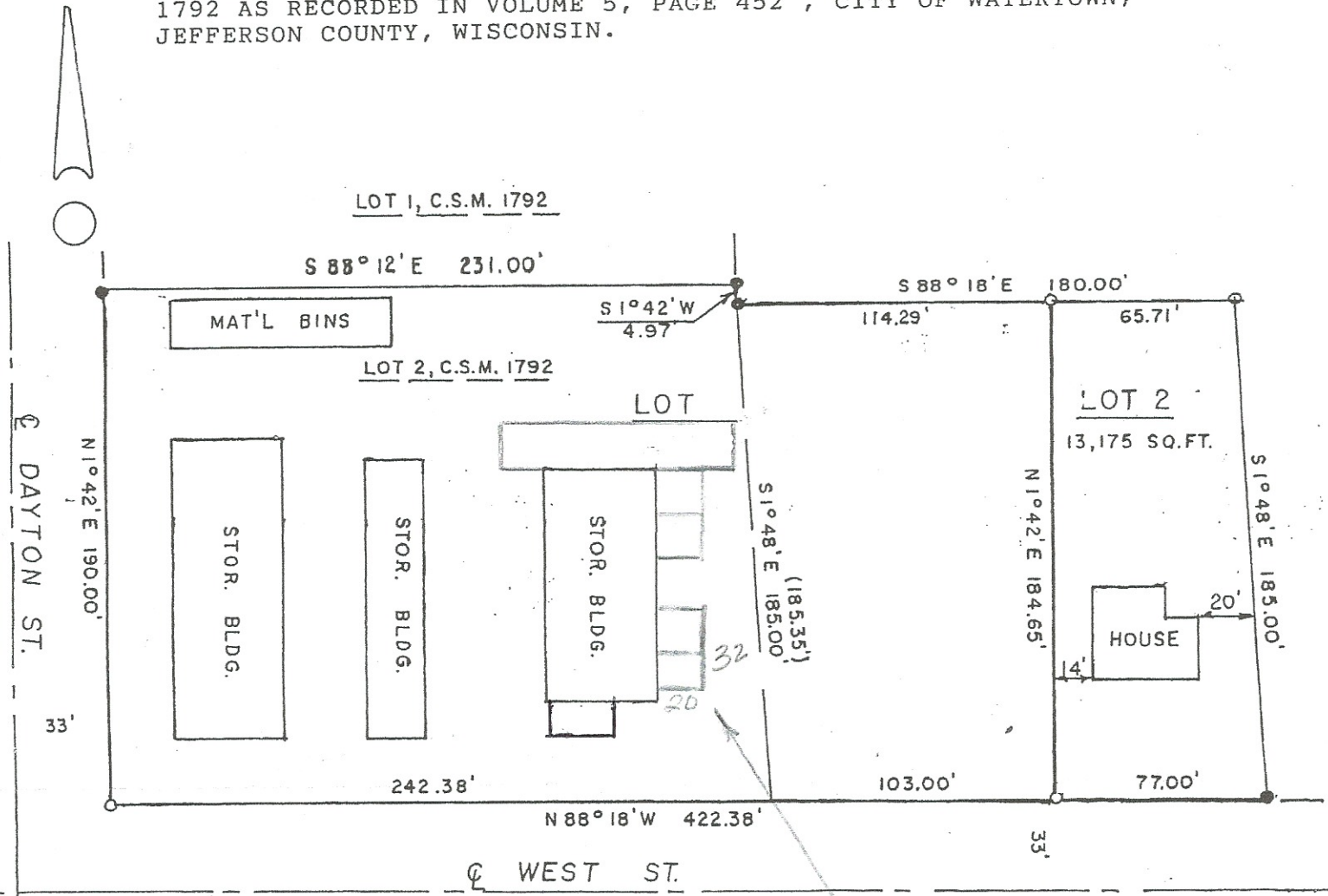
Proposed Office Addition - Jerry Hepp Excavating, Watertown, WI
Facility at 842 West ST, Watertown, WI 53094

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21NOV16

CERTIFIED SURVEY MAP NO. _____

A PART OF OUTLOT 49 LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 5, T8N, R15E AND LOT 2 OF CERTIFIED SURVEY MAP NO. 1792 AS RECORDED IN VOLUME 5, PAGE 452, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

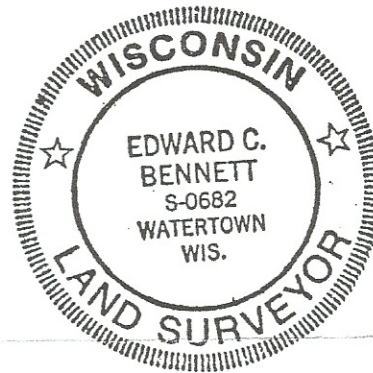


*20x32
COLD STORAGE*

**JERRY HEPP
EXCAVATING, INC.**
RESIDENTIAL • COMMERCIAL



SHOP LOCATION:
 842 West Street • P.O. Box 47
 Watertown, WI 53094-0047
920.261.6739 Fax 920.261.6741
 Email: jlheppexc@charter.net
www.jerryheppexcavating.com



Scale of Map: 1 inch — 60 feet

LEGEND

● Iron Pipes Found

○ 1" x 24" Iron Pipes Set, 1.13 lb./ft.

SITE PLAN REVIEW COMMITTEE
August 22, 2016

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: John David, Jacob Maas, Jaynellen Holloway, Jay Haberkorn, Andrew Beyer, Kraig Biefeld, Doug Zwieng, Robert Schwerer, Rick Schultz, Kevin Freber and Robert Kaminski. Also in attendance were Secretary Nikki Zimmerman, Antonio Huerta, Tanya Mendez, David Cafilisch of REMS, Tony Meyers of Maas Brothers Construction, Katie Hassing and Will Hein of ATI, Jackie Mich of Vandewalle & Associates, and Jake Batterman of the Daily Times.

Chairperson Jacob Maas called the meeting to order.

1. 210 S. Water Street – Proposed New Restaurant

This item is for a proposed family restaurant that is slated to go into the same area where the previous restaurant was in The Market at this address. There is a current existing loading zone and parking which shall be utilized as is. Items discussed included the Fire Department stating the food prep area must have the proper fire protection and sprinkler system. The Fire Department would like to schedule an appointment after the new fire suppression system is in place to ensure all requirements exist. It was also mentioned that the Health Department must be contacted to do the proper inspections.

A motion was made and seconded to approve contingent upon the following:

- A) Meeting with the Fire Department and ensuring all requirements are in place.
- B) Schedule an appointment with the Health Department for inspection.

Unanimously approved. This item will now be forwarded to the September 12th Plan Commission meeting for the public hearing for a conditional use permit.

2. 607 S. Church Street – Storage World – Review Revised Plans

This item appeared before the Site Plan Review Committee with revised plans for a proposed personal storage facility on the premises. The applicant is proposing roughly 350 climate controlled storage units with a drive through access. Lighting and securing cameras will be included both inside and outside of the building including in the rear of the building by the train tracks. They would also repaint the exterior of the building, remove the loading dock on the east side of the building and include new signage. The building would be staffed Monday through Saturday with specific office hours. Items discussed include the following:

*The Police Department has concerns about current trespassing and vandalism issues. They highly suggest proper lighting and security cameras, especially on the rear of the building by the train tracks.

*There will be 1 ADA bathroom.

*Storage cubicles are slated to be 9' x 10' with chicken wire on the top for the allowance of fire protection.

*Plans shall be reviewed at the State level before being submitted to the City Inspection Department.

*The parking lot will be staying under Shopko ownership via the existing easement.

*Included in the demolition of the loading dock shall be filling in the hole and repaving.

*Overhead doors will be see through and insulated glass doors.

*The applicant shall work with Vandewalle & Associates to ensure the signage matches the sign code. A sign permit will also be required at the City level.

Motion was made and seconded to approve this item contingent upon the following:

- A) Sign approval with review by Vandewalle & Associates
- B) Review of plans by the Fire Department
- C) Review of plans by the State and Inspection Department

Unanimously approved. This item will now be forwarded to the September 12th Plan Commission meeting for the public hearing for a conditional use permit.

3. 800 Hoffmann Drive – Proposed New Water Maintenance Building

Kevin of the Water/Wastewater Department was present to describe this project. The proposal is for a new building to be a duplicate of the current maintenance building that currently exists. It would match up with the rear entryway of the current maintenance building with a crane on the inside, bathrooms, shower areas and locker rooms with vehicle and park storage. There will also be a mezzanine level.

The following items were discussed:

*All plans shall be submitted to the state for review.

*Stormwater calculations for pipe capacity shall be submitted to the Engineering Department.

*Design computations for pipe sizes need to also be provided to the Engineering Department.

*The Branding Committee wants the new City logo to be on any new signage.

Motion was made and seconded to approve with the following contingencies:

- A) Provide the Engineering Department with the items they need
- B) Review of plans by the State and City Inspection Department
- C) Implementation of the new City logo in any new signage

Unanimously approved.

4. 806 S. First Street – Upgrade Central Water Treatment Plant

Kevin of the Water/Wastewater Department was present to describe this project. The existing facility, which is the central filter building, and the pump building as well as the administration and maintenance building shall be removed and turned into green space. The existing filter building will be about the same size with a small addition to house pumps. New electrical, 4 new pressure vessels, chemical storage areas on site, sprinkling over the top of the chemical storage areas. There will not be any bathrooms in this building.

The following items were discussed:

*State and Inspection Departments shall review the plans.

*Some of the disturbance is within the 100 year floodplain. Please make it clear to the contractor not to alter the grades.

*The Branding Committee wants the new City logo to be on any new signage.

*Green space must meet the basic landscaping regulations. Work with Vandewalle on this.

*This parcel must be checked for a PUD.

Motion was made and seconded to approve with the following contingencies:

- A) Floodplain regulations must be adhered to
- B) Work with Vandewalle & Associates to finalize landscaping
- C) Further investigation on a Planned Unit Development (PUD) on the parcel
- D) Implementation of the new City logo in any new signage

Unanimously approved.

5. Site Plan Review Minutes – June 27, 2016

Motion was made and seconded to approve the minutes as submitted.

Unanimously approved.

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.