

SITE PLAN REVIEW COMMITTEE MEETING
October 12, 2015, Room 2044, 106 Jones Street
1:30 P.M.

AGENDA:

1. 1222 Perry Way – Johnsonville Sausage – Review Utility Plans
2. Site Plan Review Minutes – September 14, 2015

Site Plan Review
Johnsonville Sausage – Utility Plan Review

1. Intro – Johnsonville Sausage/Abacus Architects

- a. Utility Plan Review

2. Sanitary and Water Departments

- a. Correct Pipe Angles
- b. Correct Materials
- c. Backflow prevention
- d. Sampling manhole

3. Streets

4. Stormwater

- a. See attached from Ruekert & Mielke

5. Engineering

6. Fire

- a. Fire Hydrant Locations
- b. FDC

7. Building Inspection

- a. Currently has plans required for early start/foundation

8. Other

- a. Update on DNR permits – Abacus Architects
 - i. Wetlands
- b. Update on other plans – Abacus Architects
 - i. Fire/Sprinkler System Plan
 - ii. Photometric Plan
 - iii. Landscaping Plan

October 9, 2015

Mr. Craig Rusch
Wagner Excavating
3437 Paine Avenue
Sheboygan, WI 53081

RE: Johnsonville Sausage-Phoenix Project

Dear Mr. Rusch:

We have reviewed the Storm Water Management Plan for the Johnsonville Sausage-Phoenix Project located at 1222 Perry Way. The plan is dated September 18, 2015 and was received in our office on September 23, 2015. The following comments must be addressed prior to recommendation of approval.

1. In accordance with the City of Watertown Ordinance 20.17(5)6(c). The Madison, 1981 (March 12-December 2) rainfile should be used. Please update and re-submit.
2. Please provide WinSLAMM input and output summaries for all water quality devices including any pretreatment modeled prior to infiltration. These summaries should also include the land use categories breakdown.
3. The WinSLAMM output summaries for Chambers B and D have the titles reversed. Please update and resubmit.
4. In the Storm Water Management Plan, please include a summary of the Total Suspended Solids (TSS) being generated for all of the proposed area. Please then show the amount in pounds of that total that has been removed by each individual water quality device and overall by all devices, showing that the site is in compliance with all WDNR and City of Watertown requirements.
5. Table-5 of the Storm Water Management Plan titled *Post Development Peak Discharge*, has two areas titled as *North* when one of the areas discharges to and should be titled south.

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6. Please provide a composite curve number spreadsheet for the areas modeled in the existing and proposed conditions. It appears that the existing drainage area curve numbers for the north area may be too high.
7. In the Storm Water Management Plan, please clarify if the site meets the pretreatment and infiltration requirements of the WDNR and City of Watertown.
8. Please have the Storm Water Management Plan stamped and dated by a Professional Engineer registered in the State of Wisconsin.
9. Please provide a Storm Water Maintenance Agreement in accordance with the City of Watertown Ordinance 20.17(10). (Please see example attached)
10. Please provide a soil boring location map.
11. On the Grading and Erosion control plan sheet, under the header Construction Sequence, item number 11. Please add the words in accordance with WDNR Technical Standard 1004 after the words Bioretention Basin A.
12. Please provide a complete set of plans stamped and dated by a Professional Engineer registered in the State of Wisconsin. This plan set should specifically include the proposed storm sewer system plan sheet(s), as well as plan sheet(s) with details for all of the proposed water quality devices and all of the proposed erosion control measures.
13. All permits, including Chapter 30 wetland disturbance (if required), must be submitted to the City of Watertown prior to the start of any construction.
14. Any changes to the plans must be submitted to and approved by the City of Watertown prior to implementation.

Our review did not include a detailed check of any survey data indicated on the drawings.

Mr. Craig Rusch
Wagner Excavating
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If you should happen to have any questions, or would like any additional information, please feel free to contact our office.

Very truly yours,

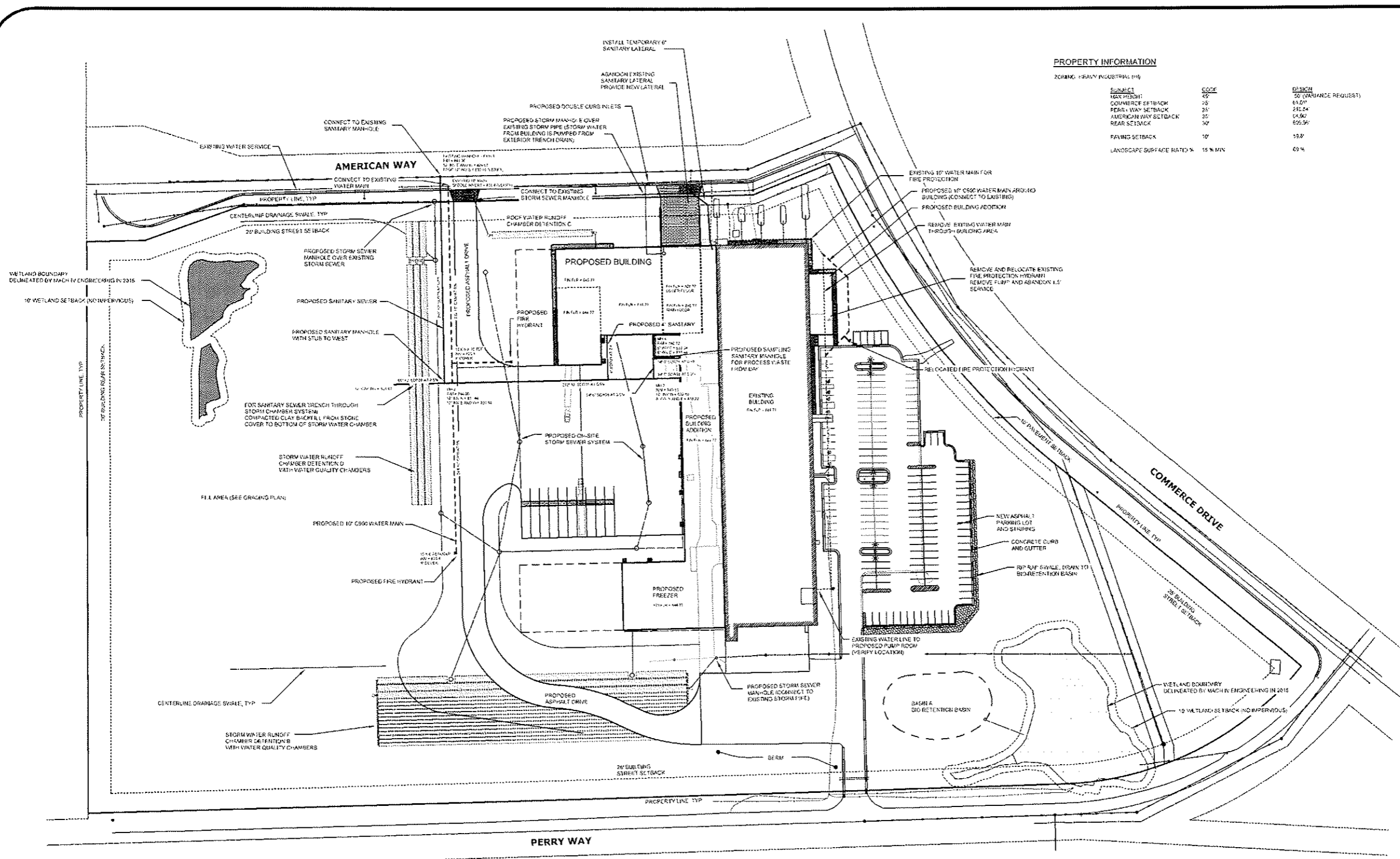
RUEKERT & MIELKE, INC.



Michael T. Hallada
Engineering Technician/
Asst Field Services Team Leader
mhallada@ruekert-mielke.com

MTH:jkc

cc: Jaynellen J. Holloway, PE, City of Watertown
Jacob Maas, City of Watertown
Steven C. Wurster, P.E., Ruekert & Mielke, Inc.
File



PROPERTY INFORMATION

ZONING: HEAVY INDUSTRIAL (H)

EXISTING	EXISTING	DESIGN
PROJECT	CODE	NO. (VARIANCE REQUEST)
MAX HEIGHT	25	61.0'
COMMERCE SETBACK	25	212.5'
PERRY WAY SETBACK	25	14.0'
AMERICAN WAY SETBACK	30	66.3'
REAR SETBACK	10'	15.0'
LANDSCAPE SURFACE RATIO %	15 % MIN	65 %

No.	Revision	Date
1		
2		
3		
4		

ABACUS
ARCHITECTS

A. Chappia
CONSTRUCTION, LLC

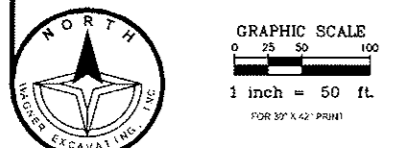
Wagner
EXCAVATING, INC.

2417 PERRY AVENUE
WATERTOWN, WI 53095
737.452.2022
FAX: (737) 452.9595

Project Phoenix
Johnsonville Sausage, LLC
1222 Perry Way
Watertown, Wisconsin

DATE
10-06-15

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**OVERALL UTILITY PLAN
For Watertown Submittal**

SITE PLAN REVIEW COMMITTEE
September 14, 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: Mayor John David, Zoning Administrator Jacob Maas, City Engineer Jaynellen Holloway, Tim Gordon of the Fire Department, Robert Schwere of the Water Department, Kevin Freber of the Wastewater Department, Rick Schultz of the Street Department, Building Inspector Doug Zwieg, and City Planner Mike Slavney. Also in attendance were Secretary Nikki Zimmerman, Joel Van Ess and Derrek Lemahieu of Abacus Architects, Kim Erdmann of WEDO, Irvin Sanderson and Jeff Baneck of Johnsonville, and Rod Weiland.

Chairperson Jacob Maas called the meeting to order.

1. 417 Watertower Court – Rod Wieland – Proposed new construction for lawn maintenance & snow plowing

Rod Weiland was present to explain the project. He is proposing to construction a 30' x 45' shed to store equipment for a lawn maintenance and snow plowing operation. The following items were discussed:

- There will be no utilities in the shed.
- Proper drainage for this project has been discussed with Engineering staff and amended.
- There will be no hazardous materials or fuel stored in the shed.

Motion was made and seconded to approve this item as submitted.

Unanimously passed.

2. 1222 Perry Way – Johnsonville Sausage – Proposed addition and changes to existing building

Joel Van Ess and Derrek Lemahieu of Abacus Architects were present to discuss the proposed project for Johnsonville Sausage. Johnsonville Sausage is proposing to create a new addition for a hog pen area and freezer addition to the current building and remodel portions of the existing building. The following items were discussed:

- The conditional use permit that was issued by the Plan Commission in July stated concern on the truck traffic. The truck traffic now is proposed to be rerouted so no truck traffic for Johnsonville Sausage will be on Perry Way at any time. All truck traffic for Johnsonville will enter and exit onto American Way.
- There will be a basement area under the proposed building addition, which the state has approved via a variance.
- A landscape plan has yet to be provided.
- There are plans to provide landscaping along the property line by Perry Way as well as landscaping and a berm on the south side of the existing truck loading area.
- A detention area and landscaping will also be provided along the high point of the pond.
- There are proposed to be 169 total parking stalls. This includes 155 employee parking stalls, 6 ADA parking stalls, 4 visitor parking stalls and 4 USDA parking stalls.
- The landscape surface ratio is at 70% of non-impervious area.
- Setbacks shall be 25' along the property line and a 30' rear yard setback. There is a previous CSM on this property that dictates a 50' setback along Commerce Drive for a potential bypass. This has not been utilized. As such, the Zoning Administrator has the authority to initially make a ruling to waive the 50' setback and the property owner will have to have a new CSM drawn up with the 50' setback officially removed. Jacob would like the new CSM with the 50' setback removed completed and provided to the city within 6 months.
- A bio retention area and an underground storage area are proposed onsite with DNR requirements.
- Utility plans and fire protection plans have to be designed and produced.
- In the future, a second building may be added on the west side of the property. It was noted that this second building will require a CUP and will have to be reviewed by Site Plan Review.
- DNR grading approval is hoped to be completed by the end of September.
- Wetlands will be looked at by the DNR on September 30, 2015.
- Johnsonville hopes to begin the footings and foundation in early October.
- This item will have to return to Site Plan Review once the landscaping, utility, and fire suppression plans are completed.
- 1222 Perry Way is also being seen at Plan Commission for driveway variance approval and Zoning Board of Appeals for a variance to the height restriction from 45' to 50' tonight.
- There will be a pump house for the fire protection system.

Motion was made and seconded to approve the site plan dated 09/09/2015 which depicts the stairs on the NE corner of the building on file at the City Engineering Department for the purpose of issuing an early start permit for footings and foundations with the condition that subsequent detailed plans for utility, exterior lighting, landscaping, stormwater management, and grading return to Site Plan Review prior to additional work on the site.

3. Site Plan Review Minutes – August 24, 2015

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

Unanimously passed.

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.