

SITE PLAN REVIEW COMMITTEE MEETING

May 8, 2017, Room 2044, 106 Jones Street

1:30 P.M.

AGENDA:

- 1) W6904 Silver Creek Road – Jeff Schoechert – Self Storage Facility
- 2) Hunter Oaks Boulevard – Charlie Boysa – Preliminary Review of Proposed Duplexes
- 3) Site Plan Review Minutes – February 27, 2017

Plan Commission Minutes

April 24, 2017

The Plan Commission met on the above date at 4:30 p.m. in the Council Chambers of City Hall with the following members present: Mayor John David, Alderman Augie Tietz, Alderman Fred Smith, Rick Tortomasi, Sherry Cira, and Tony Arnett. Also in attendance were Staff Engineer Andrew Beyer, and citizens Julie Klusen, Sarah Smith (from the Architectural Firm HFA), Jeff and Tom Schoechert, Amy Buchholtz, and Justin and Jenny Hiller.

- 1. Public Hearing for W6904 Silver Drive - Self Storage Facility:** Jeff Schoechert would like to build three Personal Storage Facility Units on his 37.73 acre parcel in the Town of Emmet, which is in the "City Growth" area of the Intergovernmental Cooperative Plan Agreement. This site has a zoning district equivalent to General Business within the city and currently has three buildings similar to the new ones being proposed. The proposal requires a Conditional Use Permit (CUP) although the use is a permitted principal land use. A motion was made by Tony Arnett, seconded by Rick Tortomasi, to recommend approving the CUP subject to Site Plan Review approval. The motion passed unanimously.
- 2. Public Hearing for 1901 Market Way (Walmart) – Amended CUP Request/Signage:** Walmart would like to amend its current CUP to replace three of its signs. Replacing the signs will result in approximately a 90 square foot increase in total signage, although the request would still be under the limits for total linear feet and square footage. A motion was made by Augie Tietz, seconded by Sherry Cira, to approve the CUP without conditions. The motion passed unanimously.
- 3. Preliminary CSM Review for N1059 Rich Road:** Mark and Julie Klusen would like to create a 1.5 acre parcel from a 52 acre parcel owned by Wayne May along Quarry Road for residential land use. A motion was made by Tony Arnett, seconded by Sherry Cira, to approve the Preliminary CSM without conditions. The motion passed unanimously.
- 4. Fence Variance Request for 513 Bridlewood Lane:** Justin and Jenny Hiller would like to install a fence on the street side portion of their corner lot at 513 Bridlewood Lane. This will require a variance since the proposed fence would be four feet high (fences above three feet are not allowed). A motion was made by Tony Arnett, seconded by Augie Tietz, to approve the Variance without conditions. The motion passed unanimously.
- 5. Comprehensive Plan and Zoning Map Amendments for 400, 404, and 408 Carriage Hill Drive:** Amy and William Buchholtz would like to develop two duplexes on the properties located at 400, 404, and 408 Carriage Hill Drive. Watertown's Comprehensive Plan designates them as Single-Family Residential (SR-4) and that is how they are zoned. In order to develop these duplexes, the Comprehensive Plan must be amended to indicate Two-Family Residential and the three parcels must be rezoned Two-Family Residential (TR-6). The change would be very consistent with the surrounding properties, including duplexes directly across Oak Street to the south. Commercial property is farther to the south and a bus facility is to the northwest. A motion was made by Fred Smith, seconded by Rick Tortomasi, to give a positive recommendation to both the Comprehensive Plan Amendment and the Rezoning Ordinance and to set the public hearing date for both as May 16, 2017. The motion carried unanimously.
- 6. Review Successor CUP Fees:** Currently Watertown charges \$500 for a Successor Conditional Use Permit, the same as for a traditional/initial CUP. There are several fees associated with the initial CUP, including Public Hearing Notices to the *Watertown Daily Time* which are not necessary for the successor CUP. In fact, actual cost to the city for a Successor CUP is closer to \$100. The intent of this review is to bring the cost of the Successor fee more in line with the actual city costs. A motion was made by Fred Smith, seconded by Tony Arnett, to recommend to the Finance Committee reducing the fee for a Successor CUP to \$100. The motion carried unanimously.
- 7. Approve Plan Commission Minutes of April 10, 2017:** A motion was made by Augie Tietz, seconded by Rick Tortomasi to approve these minutes and the motion was approved unanimously.

There being no further business to come before the Commission, the meeting adjourned at approximately 5:10 p.m.

Respectfully submitted,

Fred Smith
Alderman



Jeffrey L Kossman
 architecture & engineering
 Watertown WI 53094.0154
 920.319.2280
 jkossman@qdinnet.com

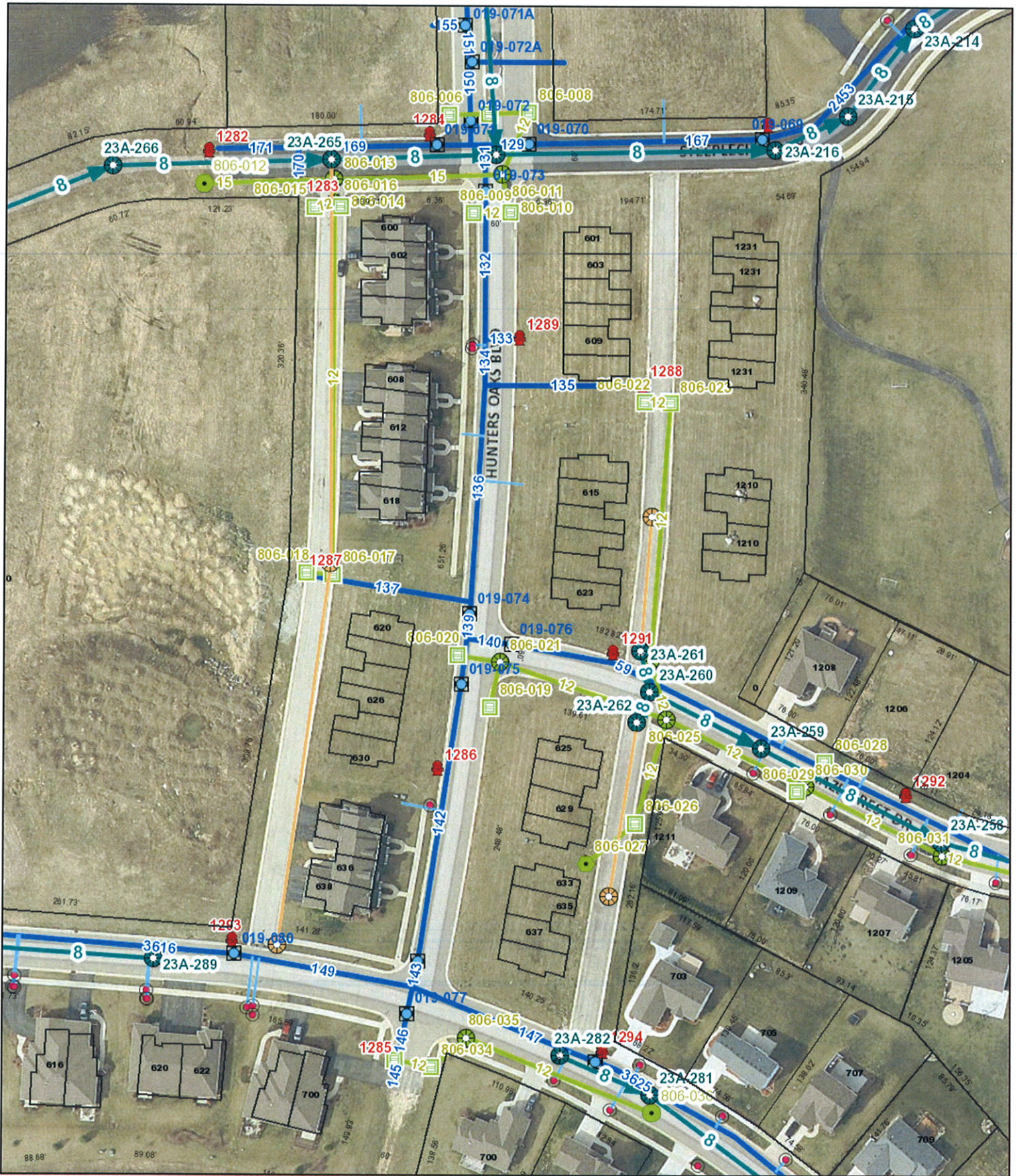


*Proposed Storage Facility @ Badgerland Park
 Silver Creek RD
 Watertown, WI*

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23MAR17

City of Watertown - 601 Hunter Oaks Boulevard



Parcels	Siphon	Inlet	Sump Drain	Wells	Roadway Valve
Sanitary Lift Stations	Interceptor	Outfall	Culvert	Valves	Service Valve
Sanitary Manholes	Private Manholes	EOP	Detention Basin	Valves (By Type)	Water Valve
Sanitary Sewer	Private Main	GSOF	Stormwater Ditch	Air Release Valve	Curb Stop Valves
Force Main	Catch Basin	OF	Stormwater Ponds	Hydrant Valve	Hydrant
	Stormwater Manhole	Standpipe	Stormwater Line	Private Valve	Service Lines

THE CITY OF WATERTOWN
 Opportunity runs through it.
 City of Watertown Geographic Information System
 Scale: 1 inch = 110 feet
 Printed on: May 4, 2017
 Author: Private User
 DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.

SITE PLAN REVIEW COMMITTEE
February 27, 2017

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, Andrew Beyer, Jay Haberkorn, Tim Gordon, Greg Michalek, Doug Zwiieg, Robert Schwerer, Kevin Freber, Rick Schultz, Mike Slavney and Curt Kleppin. Also in attendance were Secretary Nikki Zimmerman, Elizabeth LeRoy of Excel Engineering, Mark Powers of Lake Country Engineering, Ryan Tessman and Andy Tessman of Emergency Starting & Towing, Neal Wiebelhaus of Morton Buildings, Dan Shea of Maas Brothers, and Ryan Stork of Clasen Quality Chocolate.

Chairperson Jacob Maas called the meeting to order.

1. 420 & 421 E. Horseshoe Road – Clasen Quality Chocolate – Proposed Building Expansion

This item is for a proposed expansion to the west on the north property. Plans have been submitted by Excel Engineering. The new sprinkler system will tie into the existing sprinkler system.

With no concerns stated by present City staff, a motion was made and seconded to recommend approval of this project with no conditions. Unanimously approved.

2. 516 West Street – Emergency Starting & Towing – Proposed Building

Emergency Starting & Towing is proposing to have a 4,980 s.f. structure built on the premises to be used for storing their trucks and equipment. There will not be any sewer or water to the building at this time. Wall packs will be full cutoff fixtures.

The following items were discussed:

- 1) An erosion control plan and permit must be submitted to the Engineering Department staff for review and approval.
- 2) Landscaping will be required and an updated site plan depicting the landscaping should be submitted for approval. Applicants may work with City Planner Mike Slavney to accomplish this.
- 3) Any items being stored outside of the structure will require a conditional use permit and should be depicted on the site plan. A list of what could potentially be stored on this property should also be submitted.
- 4) The revised site plan can be reviewed by staff without the necessity of this item returning to the Site Plan Review Committee.

A motion was made and seconded to recommend approval of this item to the Plan Commission pending submittal of plans and the erosion control permit and plans. Unanimously approved.

3. Site Plan Review Minutes – November 28, 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.