

SITE PLAN REVIEW COMMITTEE MEETING
July 10, 2017, Room 2044, 106 Jones Street
1:30 P.M.

AGENDA:

- 1) 225 E. Arcade Avenue – Karyn & Stuart Cable – Greenhouse Construction
- 2) Site Plan Review Minutes – June 22, 2017

Watertown Greenhouse LLC

Est 1911

225 E. Arcade Avenue * Watertown, WI 53098

Stuart and Karyn Cable

watertowngreenhouse@gmail.com 920-261-2173

Stuart - 920-988-7151 Karyn 920-988-6321

April 5, 2017

Watertown Building, Safety, and Zoning Department
106 Jones Street
Watertown, WI 53098

To whom it may concern,

Watertown Greenhouse is one of conditional use properties left in the city of Watertown. The greenhouse has been in continue use since 1911. Stuart and I have been the current owners for the last 25 years. We would like to tear down 2 of our greenhouses (#5 and #6 - see sheet) that we think were built in the 1930's. One greenhouse would be built in that space. It will be state of the art and much more efficient in heating and production area. We also want to add a garage and work area that would sit in the driveway between the 2 sets of greenhouses.

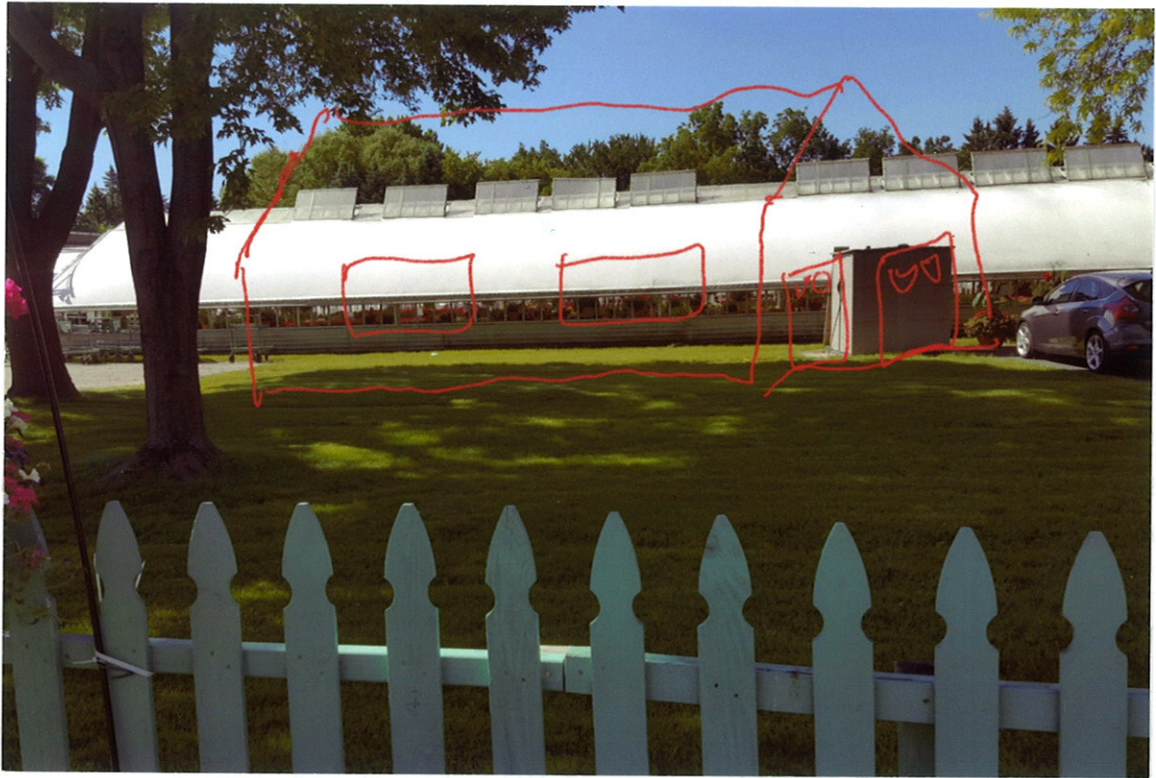
The new greenhouse would be set up for hydroponic growing of herbs and greens. We have been growing and selling hydroponic basil for the last three years and can't keep up with the demand. It has been a great addition to our business. Currently we are growing in 2 of our older greenhouses. The new area gives us more production space so we can grow as a company.

Please contact us with any questions and let us know when we can expect to meet with you. We would be happy for you to come out and see the greenhouse and what our plans are.

Sincerely,



Karyn Cable



< West

East >

Arcade Avenue

Arcade Avenue

Arcade Avenue

Arcade Avenue

North ^

South

Watertown Greenhouse - new greenhouse
Karyn and Stuart Cable - 920-988-6321

225 Arcade Ave

44' from front of garage to sidewalk

Personal
Driveway

Business
Driveway and parking lot

New Garage 24' x 44'

House

Retail Greenhouse

Greenhouse #2

Greenhouse #3

Greenhouse #4

House A

House B

House C

New Hydroponic Greenhouses 32' x 144'
(Old #5 and #6)

Greenhouse

Propagation - D

House E

Farm House #2

Farm House #1

Greenhouse #7

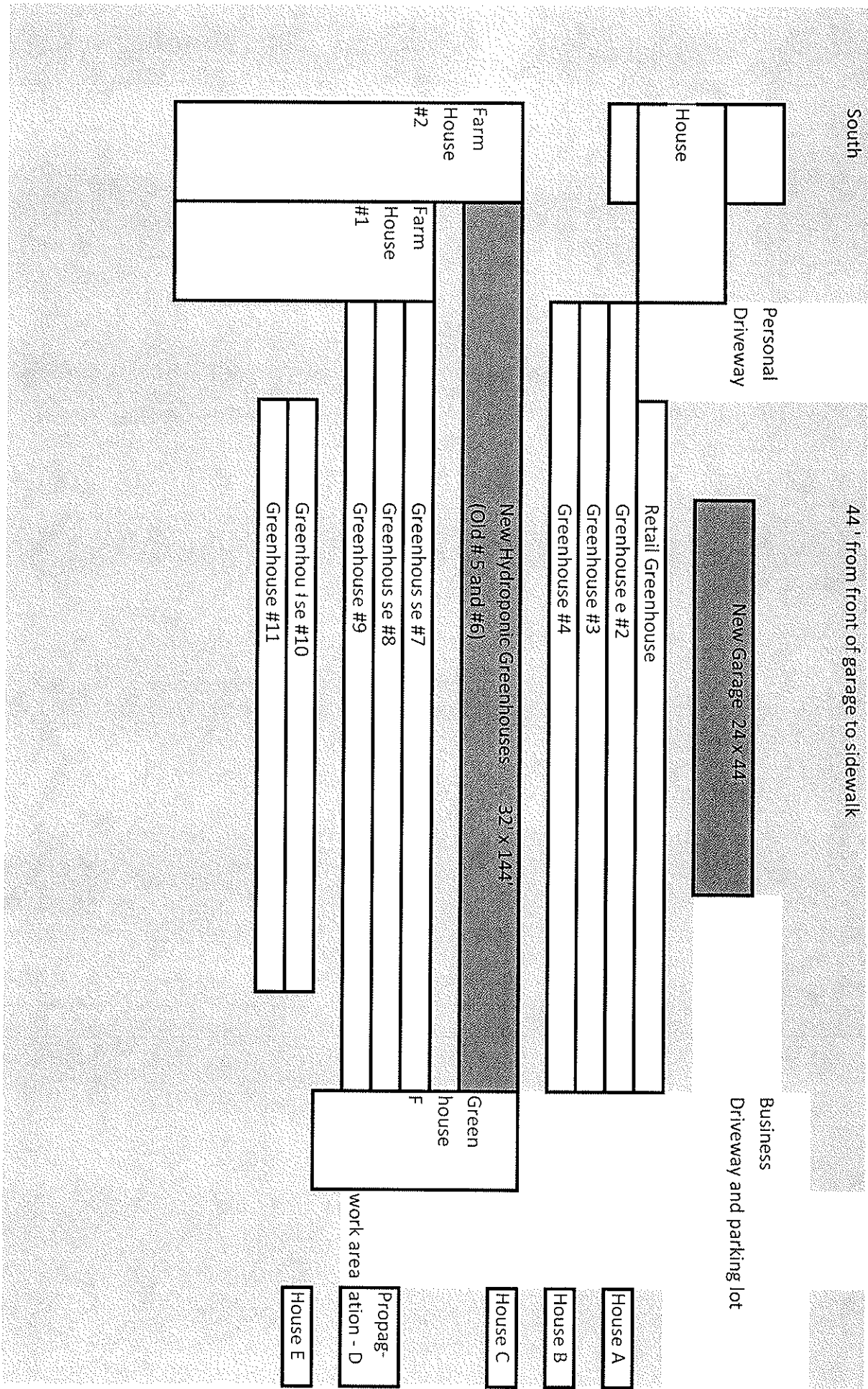
Greenhouse #8

Greenhouse #9

Greenhouse #10

Greenhouse #11

work area





14500 Kinsman Rd. P.O. Box 479 BURTON, OH 44021 PH (440) 834-1883 FAX (440)834-1885
www.bfgsupply.com

6/7/2017

WATERTOWN FLORAL

1	EA	32' X 144' BFG GUTTER CONNECTED GREENHOUSE WITH 12' COLUMN SPACING, 14' GUTTER HEIGHT, 6' OVAL BOW SPACING, ENERGY TRUSSES BETWEEN THE INTERIOR COLUMNS, "X" BRACING, WINDBRACING, GALVANIZED HARDWARE, STUB POSTS, AND DOWNSPOUTS ON THE INSIDE OF HOUSE. TRUSSES ON GABLE ENDS FOR SHADE SYSTEM		\$20,252.00
2	EA	32' TRUSSES FOR GABLE ENDS	\$534.65	\$1,069.30
18	EA	DRIP GUTTER ASSEMBLY	\$25.72	\$462.96
			DELIVERED	\$21,784.26

TOP COVERING

RAISED RIDDER RACK AND PINION

2	EA	144' GUTTER VENT WITH SWING ARMS 6' O.C., 1" PIPE DRIVE SHAFT, RIDDER RACK AND PINIONS, ALUMINUM POLY LOCK BASE AND INSERTS, VENT MOTOR MOUNT, AIR PRESSURE RELIEF VALVE, AND NEW SHAFT HANGERS.	\$2,748.25	\$5,496.50
2	ROLL	.006 18' X 150' AT THERMAX IRAC TUBE	\$477.70	\$955.40
24	EA	PREPUNCHED CAMLOK W/ HARDWARE (38 1000B)	\$31.94	\$766.56
4	BAY	23' UNIVERSAL GABLE EXTRUSION	\$65.78	\$263.12
100	EA	1 " TEK SCREWS	\$0.18	\$18.00
2	EA	SINGLE STACK INFLATION KIT	\$207.20	\$414.40
				\$7,913.98

POLYCARBONATE SIDEWALL COVERING

24	BAY	SIDEWALL FRAMING: 5 RUNS 2 X 2 W/GUTTER ADAPTER	\$201.40	\$4,833.60
2	EA	AA-4' X 144' MANUAL ROLL-UP WITH GEAR CRANK ECONO ROLL BAR AND LOCK AND WIND ROPE	\$1,924.80	\$3,849.60
1	EA	HAND HELD POLY SEALER	\$124.90	\$124.90
2	ROLL	.006 10' X 150' AT SUPER DURA 4 FOR ROLL-UP	\$117.66	\$235.32
48	EA	71.25" X 13' 8MM POLYCARBONATE CUT ON SITE	\$93.60	\$4,492.80
46	EA	BFG DOUBLE SPLICE 12' (38 0800A)	\$12.56	\$577.76
28	EA	BFG SINGLE SPLICE 12' (38 0805A)	\$10.90	\$305.20
600	EA	1" TEK SCREWS	\$0.18	\$108.00
1000	EA	1 1/4" TEK SCREWS (38 0236)	\$0.18	\$180.00
1000	EA	1 1/8" WASHERS (38 0245)	\$0.20	\$200.00
				\$14,907.18

ENDWALL COVERING

2	BAY	ENDWALL FRAMING; 4 POSTS, 5 HORIZONTALS 32' BAY	\$1,052.91	\$2,105.82
4	SHT	71.25" X 11' 8 MM POLYCARBONATE 16' & 24 UPPER GABLI	\$79.20	\$316.80
11	SHT	71.25" X 15' 8 MM POLYCARBONATE BELOW GUTTER	\$108.00	\$1,188.00
4	EA	2" X 2" X 24' SQ TUBING (Optional: For misc framing.) (21 3101)	\$64.35	\$257.40
40	EA	4 HOLE ANGLE BRACKET 1.5" (Optional: For misc framing.)	\$1.44	\$57.60
24	EA	BFG DOUBLE SPLICE 12' (38 0800A)	\$12.56	\$301.44
60	EA	BFG SINGLE SPLICE 12' (38 0805A)	\$10.90	\$654.00
400	EA	1" TEK SCREWS	\$0.18	\$72.00
400	EA	1 1/4" TEK SCREWS (38 0236)	\$0.18	\$72.00
400	EA	1 1/8" WASHERS (38 0245)	\$0.20	\$80.00
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				\$5,105.06

HEATING

6	EA	12" SCHAEFER HAF FANS (42 3020)	\$144.00	\$864.00
2	EA	MODINE PTC310SS-0111 Hi Efficiency Heater NAT.GAS	\$3,916.00	\$7,832.00
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				\$8,696.00

CONTROLS

ESTIMATE

1	EA	WADSWORTH ENVIRO STEP ENVIRONMENTAL COMPUTER	\$2,040.00	\$2,040.00
1	EA	OUTDOOR TEMP SENSOR	\$155.00	\$155.00
2	EA	M-1550 VC2000/ILS WADSWORTH MOTOR 3 RPM	\$1,380.00	\$2,760.00
1	EA	M-1001 VC2000/ILS LEAD CONTROL	\$270.00	\$270.00
1	EA	M-1003 VC2000/ILS 2R FOLLOWER	\$220.00	\$220.00
1	EA	CONTACTOR PANEL ESTIMATE	\$500.00	\$500.00
1	EA	CUSTOM DRAWING PACKAGE ESTIMATE	\$600.00	\$600.00
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				\$6,545.00

F.O.B. ARVADA, CO.

TOTALS

STRUCTURE	\$21,784.26
TOP COVERING	\$7,913.98
POLYCARBONATE SIDEWALL COVERING	\$14,907.18
ENDWALL COVERING	\$5,105.06
HEATING	\$8,696.00
CONTROLS	\$6,545.00
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	\$64,951.48

All quotes are current for 30 days. Any changes will result in a change of price in the quote. Prices are F.O.B. manufacturer unless otherwise noted.

To order a structure:

A 25% down payment is required.

Both salesperson and customer must initial each page of quote.

SITE PLAN REVIEW COMMITTEE
June 22, 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: Jacob Maas, Andrew Beyer, Tim Gordon, Doug Zwieg, Rick Schultz, and Tim Roets. Also in attendance were Secretary Nikki Zimmerman and Matt Sokol of TNT Fireworks.

Chairperson Jacob Maas called the meeting to order.

1. 1901 Market Way – TNT Fireworks – Proposed Firework Sales

Matt Sokol of TNT Fireworks presented information on the proposed fireworks stand in a 20' x 40' flame retardant tent in the Walmart parking lot at 1901 Market Way. The company has already obtained permission from Walmart and they are at Site Plan Review as part of their Transient Merchant application process.

The following items were discussed:

- A) Only fireworks which are legal under WI Statute 167.10 and City of Watertown municipal codes will be sold.
- B) Proposed sales dates are June 26 – July 4, 2017.
- C) Hours of operation will be from 9 a.m. to 9 p.m.
- D) Fencing will be around the tent with an entrance/exit on one side of the tent only.
- E) Appropriate fire extinguishers, as approved by the Fire Department, will be on site and easily accessible at all times.
- F) No smoking signs will be placed in clear view.
- G) Appropriate barricades will be placed so vehicle parking will be at least ten (10) feet away from the tent.
- H) An inventory list of the types and amounts of fireworks shall be supplied to the Fire Department.
- I) It is not anticipated that electricity will be necessary to the tent.
- J) There will be a maximum of 3 employees working various hours. It was noted that a transient merchant application is required for any employee. The City is currently only in receipt of 2 applications. If a third worker will be onsite, a third application form must be submitted.
- K) Police Chief Tim Roets noted that there have been issues with tents being broken into and suggested placing a locked storage container for after hours. Staff agreed that no further approval would be required by the City but the applicant would have to verify with Walmart if this would be acceptable.
- L) The Certificate of Liability Insurance has been received and will be reviewed by the City Attorney's office.

Motion was made and seconded to recommend approval contingent upon adherence to the above items. Unanimously passed.

2. Site Plan Review Minutes – June 12, 2017

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.