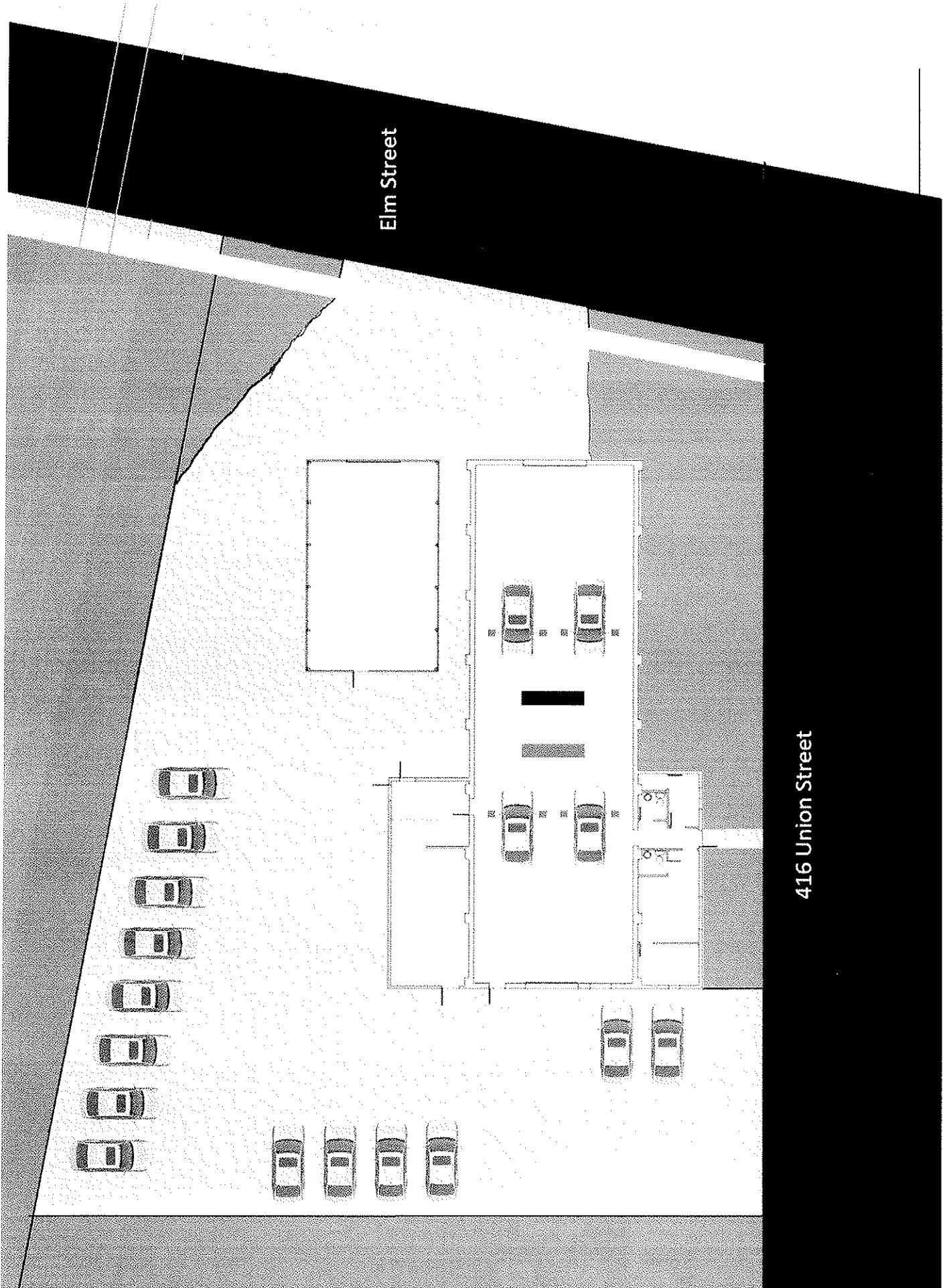


**SITE PLAN REVIEW COMMITTEE**  
**September 25, 2017 1:30 PM**  
**Room 2044, 2nd Floor, 106 Jones Street**

- 1) 416 Union Street – Ronald Dahlke – Proposed Auto Repair Shop
- 2) 2032 Airport Road – Robert Schuett – Exterior Storage Standards for Non-Residential Districts under Sections 550-109D
- 3) 2032 Airport Road – Robert Schuett – Outdoor Storage & Wholesaling under Sections 550-36B(2) and 550-53B
- 4) Site Plan Review Minutes – August 28, 2017

Elm Street

416 Union Street



**SITE PLAN REVIEW COMMITTEE**  
**August 28, 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, Tim Gordon, Doug Zweg, Andrew Beyer, Mayor John David, Robert Schwerer, and Rick Schultz. Also in attendance were Secretary Nikki Zimmerman, Bjorn Kaashagen of Pizza Ranch, and Jake Batterman of Watertown Daily Times.

Chairperson Jacob Maas called the meeting to order.

**1. 1726 S. Church Street – PR Watertown, LLC – Pizza Ranch Restaurant**

Jacob Maas explained this item will be heard at the Plan Commission meeting this evening. It is not eligible for the Successor Conditional Use Permit as the previous business has been closed for over 12 months.

Bjorn Kaashagen was present to explain the proposed Pizza Ranch Restaurant to go into the building at 1726 S. Church Street. The proposal is to remodel the interior and exterior of the building along with a small addition. They will be installing sprinklers, repairing the roof, completing some landscaping, resurfacing and repainting the parking lot, and bringing a 6" water line in for the sprinkler system. The current 1 ½" water meter service will remain. The plan for the end result is to have a roughly 5,300 square foot building with 174 seats as well as areas in the parking lot designated for food pick up.

Comments from the departments present were as follows:

Fire Department

- A) A 5" Storz connection with an elbow will be required.
- B) A Knox box will also be required, if there is not one currently in existence on the building.
- C) The applicant will have a representative work with the Fire Department to place a FDC location.

Water Department

- A) There is currently a 12" water main at the street that should be easily accessible for the 6" connection.

Engineering Department

- A) The scope of the project falls beneath the requirements for the necessity for storm water review.

Building

- A) The scope of the project falls beneath the requirements for the building plans to go to state for approval. The building plans can be approved in the Building, Safety & Zoning Department.
- B) The plans for the sprinkler system must still be reviewed at state.
- C) A sign application and the associated fee will have to be submitted along with drawings when they are completed.

Zoning Department

- A) Landscape plans will have to be forwarded to the Zoning Administrator for review.
- B) The Zoning Administrator will forward the parking requirements to the applicant. A revised parking plan shall be submitted to the Zoning Administrator for approval.

A motion was made and seconded to forward this proposed project with a favorable recommendation to the Plan Commission with the following conditions:

- A) Signage to be approved by the Building, Safety & Zoning Department via the sign permit and necessary attachments prior to implementation.
- B) Applicant, or applicant's representative, to work with the Zoning Administrator for review and approval of a landscape plan and parking requirements.
- C) Applicant, or applicant's representative shall work with the Fire Department to achieve the necessary requirements for the Storz connection, Knox box and FDC location.
- D) Sprinkler plans are to be submitted to the state for approval.

Unanimously passed.

**2. Site Plan Review Minutes – August 14, 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.**