

CITY OF HORICON

404 EAST LAKE STREET
HORICON WI 53032

MEETING NOTICE

DATE ISSUED: October 13, 2020

BY: Jim Grigg, Mayor

PLAN COMMISSION

ATTENDEES:

Mayor Grigg
Jenny Frami
Chester Ward

Susan Hady
Dave Gallenbeck
C: Kunkel Engineering

Dave Magnussen
Tim Kingman
Thomas Anfinson

Dave Westimayer
Werner Biedermann

DATE: Thursday, October 22, 2020

TIME: 6:00 p.m.

LOCATION: City Hall, Activity Room

LEADER: Mayor Jim Grigg, Chairman

AGENDA:

1. Call to Order
2. Roll Call
3. Act on Minutes of October 5, 2020
4. Review Site Plan Review – 617 Washington Street; Sure-Fire Inc.
5. Review Certified Survey Map – 617 Washington Street; Sure-Fire Inc.
6. Recommendation to Council on Certified Survey Map – 617 Washington Street; Sure-Fire Inc.
7. Non-Action Discussion.
8. Adjourn.

IF UNABLE TO ATTEND, PLEASE NOTIFY: Mayor Grigg
DATE POSTED: October 13, 2020

PHONE: 485-3500
TIME POSTED: 1:00 p.m.



KUNKEL
engineering
group

107 Parallel Street
Beaver Dam, WI 53916
920-356-9447
kunkelengineering.com

October 8, 2020

Ms. Kristen Jacobs, Clerk-Treasurer
City of Horicon
404 E. Lake Street
Horicon, WI 53032

Re: Sure-Fire Inc. - 617 Washington Street Site Plan Review

Dear Kristen:

Please consider this transmittal a technical review of both the site plan and CSM as submitted by representatives of Sure-Fire Inc. to facilitate the approval of a building addition by the City of Horicon Plan Commission. The proposed project consists of constructing a 6,100 SF single story building addition abutting the South side of the existing facility. The existing site consists of a 2.8-acre parcel zoned I-1 Limited Industrial District located at the intersection of Washington and Clinton Streets. The architectural drawings, engineering site plans, CSM and related documents include:

Architectural Plans –Excel

- A1.1 – Building Addition Floor Plan
- A2.0 – Building Exterior Elevations

Site Civil Plans & Specifications – Excel

- C0.1 – Cover sheet and Plan Specifications
- C1.0 – Existing Site and Demolition Plan
- C1.1 – Site Plan (proposed site improvements)
- C1.2 – Utility, Grading and Erosion Control Plan
- C1.3 – Landscape and Restoration Plan
- C2.0 – Detail Sheet

Survey Map

- Certified Survey Map – Excel (Ryan Wilgreen PLS)

BUILDING IMPROVEMENTS

The proposed structure consists of a 6,100 SF building addition appended to the North side of the existing structure. A small existing structure will be razed to make way for the proposed project. The building addition provide a larger fabrication area in addition to offices, restrooms, and a break room. The building addition will be of steel fabrication with the exterior clad metal panels matching those of the existing structure. The height of the building addition is 16-feet.

Sanitary sewer and water utilities to serve the proposed building addition will be extended internally from the existing building.

The building construction meets the setback requirements contained within Section 1-28 of the City of Horicon Zoning Code.

SITE IMPROVEMENTS

Excel has proposed limited site plan improvements consisting primarily of demolition work, grading, and adding onsite parking to meet City code requirements in addition to incorporating a limited amount of new landscaping.

1) Entrances and Parking

The Sure -Fire site is presently served by two entrances, both East and West of the existing structure, and both will remain post construction. The East and West driveway approaches will have throat widths, at the street, of 36-feet and 45-feet, respectively. The parking lot(s) will be reconfigured in compliance to City Zoning Code standards. A total of 24-parking stalls are proposed along the rear and perimeter of the building including a single handicap accessible stall. Each stall will measure 20-feet in length by 9-feet in width. The plans reflect that the entire pavement surrounding the building will be pulverized, regraded and repaved and the parking stalls re-stripped in conjunction with the project. Pavement surface water drainage will be directed away from Washington Street in both Easterly and Southerly directions.

2) Erosion Control

Approximately 0.32 -Acres of the site will be disturbed during construction of the building addition. Therefore, the applicant is exempt from WDNR NR 216 Notice of Intent requirements.

Although not depicted on the plans Excel has required the following erosion control measures be instituted:

- Stone tracking pads be installed at construction site entrances(s)
- Storm drain inlet protection be installed onsite and offsite as required by the City
- All off site sediment deposits be cleaned up after each workday, as necessary
- All erosion control devices be installed prior to construction as required via the construction sequence contained within the schedule on page C2.0 of the drawings.

Given that Erosion Control BMPs are not reflected on the site plan drawings, the City should include as a condition of approval that either the City Building Inspector or Director of Public Works will dictate the placement of erosion control measures, as necessary.

3) Landscaping

Minimal new landscaping is proposed for the Sure-Fire building addition project. The existing stone planter area in front of the building is to be replaced with new landscape planting beds. New

plantings will consist of a mixture of deciduous shrubs (13), evergreen shrubs (19) and perennials. In addition, a small area of grass will be placed along the rear of the parking area.

CERTIFIED SURVEY MAP

A draft Certified Survey Map has been submitted for review by Excel. The CSM was prepared on behalf of the Malesevich Revocable Trust and drafted by Ryan Wilgreen, P.L.S., and is submitted for City review and approval. Therefore, the CSM will be finalized, executed, and recorded at the Dodge County Register of Deeds. The CSM provides the following information:

- Lot Size – 2.804 acres
- Zoning – I-1
- Easements/Street ROW/Building Setbacks
- Surveyor's Certificate and Parcel Legal Description

CONCLUSIONS AND RECOMMENDATIONS

The submitted plans for the proposed Sure-Fire plant addition are comprehensive, complete and in general compliance with the City of Horicon Zoning Code and Site Plan Submittal requirements. Therefore, we recommend that the City of Horicon Plan Commission consider approval of both the Site Plan and the Draft CSM subject to the following conditions:

- 1) That the CSM be approved and executed, dated, and recorded prior to initiation of the project.
- 2) That erosion control BMPs be erected pursuant to the requirements as directed by either the City of Horicon Building Inspector or Director of Public Works prior to construction. In addition, all erosion control measures are to be inspected and maintained in accordance with the project specifications and WDNR requirements through completion.
- 3) That all construction and restoration within the Washington Street ROW be inspected by the City Director of Public Works.
- 4) Any other conditions or requirements as set forth by the City Plan Commission.

Kristen, this concludes our review of the proposed Sure-Fire building addition proposal and Draft CSM. Should you or representatives of the Plan Commission have any questions please contact me.

Sincerely,

KUNKEL ENGINEERING GROUP



Don Neitzel, General Manager

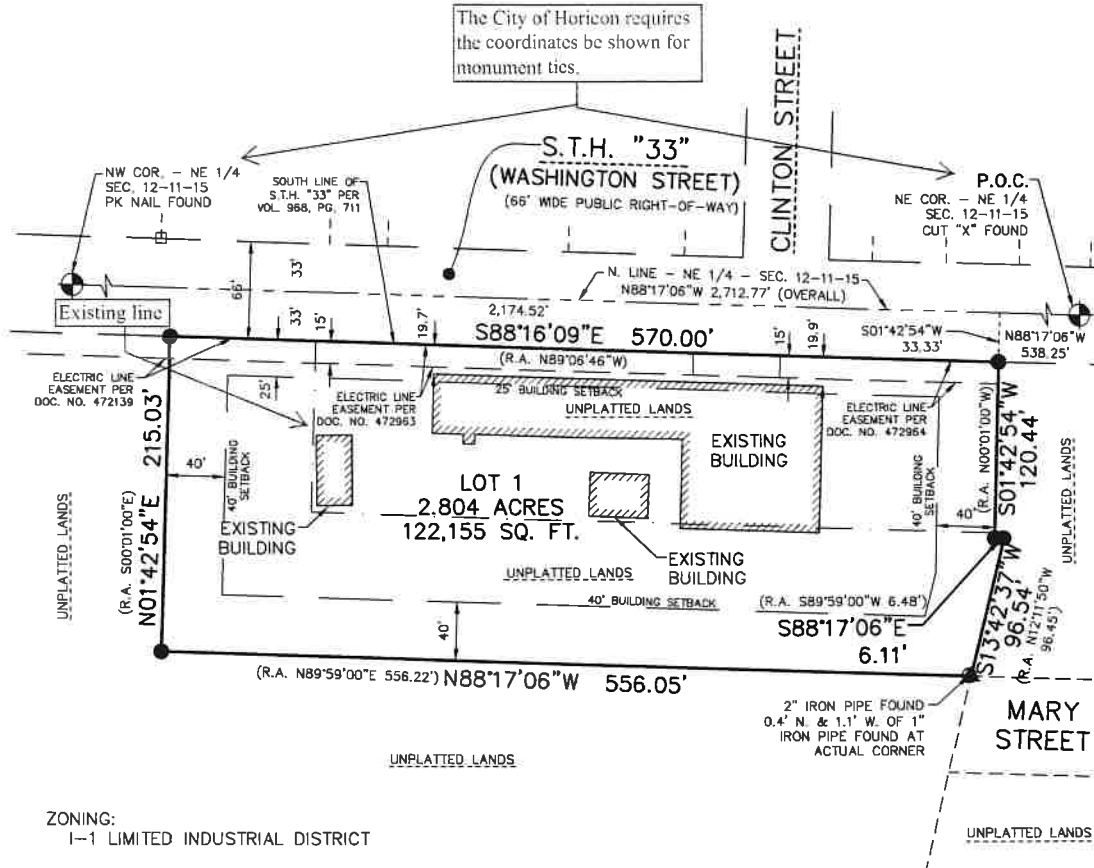
cc: Mr. Tim Kingman, Supervisor of Public Works and Utilities

CERTIFIED SURVEY MAP NO.

FOR
MALESEVICH REVOCABLE TRUST
 DATED MARCH 18 1997

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
 SECTION 12, TOWNSHIP 11 NORTH, RANGE 15 EAST,
 CITY OF HORICON, DODGE COUNTY, WISCONSIN.

The City of Horicon requires
 the coordinates be shown for
 monument ties.



ZONING:
 I-1 LIMITED INDUSTRIAL DISTRICT

SETBACKS:
 FRONT: 25 FEET
 SIDE: 40 FEET
 REAR: 40 FEET

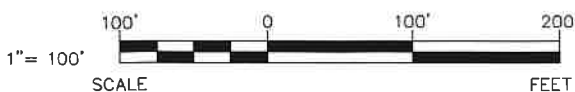
LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- ⊙ - 2" IRON PIPE FOUND
- - MAG NAIL FOUND
- ⊕ - SECTION CORNER MONUMENT FOUND

OWNER:
 MALESEVICH REVOCABLE TRUST
 DATED MARCH 18 1997
 PO BOX 191
 HORICON, WI 53032

SHEET 1 OF 3 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY. THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12 HAS A BEARING OF NORTH 88°-17'-06" WEST.





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100 Camelot Drive
 Fond Du Lac, WI 54935
 Phone: (920) 926-9800
 www.EXCELENGINEER.com

JOB NO. 1950160

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 12, TOWNSHIP 11 NORTH, RANGE 15 EAST,
CITY OF HORICON, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Malesevich Revocable Trust Dated March 18 1997 bounded and described as follows:

Part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 11 North, Range 15 East, City of Horicon, Dodge County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 12; thence North 88°-17'-06" West along the North line of said Northeast 1/4, a distance of 538.25 feet; thence South 01°-42'-54" West, a distance 33.33 feet to the South line of State Trunk Highway "33" (Washington Street) per Volume 968, Page 711, said point being the point of beginning; thence continuing South 01°-42'-54" West, a distance of 120.44 feet; thence South 88°-17'-06" East, a distance of 6.11 feet; thence South 13°-42'-37" West, a distance of 96.54 feet; thence North 88°-17'-06" West, a distance of 556.05 feet; thence North 01°-42'-54" East, a distance of 215.03 feet to the South line of said State Trunk Highway "33"; thence South 88°-16'-09" East along said South line, a distance of 570.00 feet to the point of beginning and containing 2.804 acres (122,155 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Horicon in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1950160

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 12, TOWNSHIP 11 NORTH, RANGE 15 EAST,
CITY OF HORICON, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Malesevich Revocable Trust Dated March 18 1997, as owner, I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map. I further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Horicon

WITNESS the hand and seal of said owner this _____ day of _____, 2020.

(Print)

(Title)

STATE OF _____)

_____ COUNTY)SS

Personally came before me this _____ day of _____, 2020, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CITY OF HORICON APPROVAL

The City of Horicon by its action hereby approves this survey this _____ day of _____, 2020.

James Grigg, Mayor

City Ordinance says that the Plan Commission (and common council, if applicable) shall certify its approval. Typically this should read Plan Commission Approval with the Mayor and Clerk signing.