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February 20, 2026

VIA EMAIL

City of Watertown
Maureen McBroom, Stormwater Project Manager
106 Jones Street
Watertown, WI 53094

Re: Site Stormwater Management
Proposed Tommy's Car Wash
Tax Parcel 291-0815-0932-009
City of Watertown
GEC # 01-25000-677

The proposed development involves redevelopment of the existing Scrambled Yolk restaurant site in the City of Watertown, WI. The current site consists of a restaurant building, associated parking, sidewalks, and accessory storage sheds. All existing improvements will be razed to allow construction of a new car wash facility and related site improvements.

The proposed site layout includes approximately 24,310 square feet of paved area and 4,612 square feet of building area. The redevelopment results in an approximate reduction of 8,000 square feet of impervious surface compared to existing conditions. Given the net decrease in impervious area, the proposed development is not expected to increase stormwater runoff from the site.

Total land disturbance associated with this redevelopment is less than one acre; therefore, the project is not subject to state or municipal post-construction stormwater management requirements. Stormwater runoff from the majority of the site will be conveyed via overland flow to proposed inlets located throughout the development. A small portion of the site will continue to drain toward the S. Church Street entrance, consistent with existing drainage patterns. An existing trench drain at this location currently captures runoff and, based on its performance under existing conditions and the overall reduction in impervious area, is expected to remain adequate for the proposed redevelopment.

Collected stormwater will discharge via storm sewer to the existing storm manhole located along the south side of the site. Based on available information, no known downstream capacity concerns exist. With the overall reduction in impervious surface, the existing storm infrastructure is expected to adequately convey runoff from the redeveloped site.

Overall, the proposed redevelopment maintains existing drainage patterns, reduces total impervious area, and continues to utilize the existing storm sewer infrastructure without adversely impacting surrounding properties.

Yours truly,

GENERAL ENGINEERING COMPANY

A handwritten signature in blue ink that reads "Kory D. Anderson".

Kory D. Anderson, P.E.
Project Engineer

Portage

Black River Falls

La Crosse



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