

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: February 24th, 2025
SUBJECT: 1222 Perry Way - Site Plan Review

Site Plan Review requested by Art Krohnert, agent for Johnsonville Sausage LLC, for three building additions and an expanded parking lot for an existing industrial building. Parcel PIN: 291-0815-0714-005.

SITE DETAILS:

Acres: 23.0

Current Zoning: Heavy Industrial (HI)

Existing Land Use: Industrial

Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing three building additions to the existing facility for storage, mechanical, and wastewater screening improvements. The three additions will be located on the front and back sides of the existing building with areas of 10,243 SF, 6,000 SF, and 876 SF. The additions will be built with materials to match the existing building construction. An expanded parking area of 23,691 SF will be located south of the existing parking area. The expansion of the parking area in this location will necessitate the relocation of stormwater facilities on the property to the east of the expanded parking lot and the relocation of landscaping buffer yard areas to the south of the expanded parking lot.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the Heavy Industrial (HI) zoning district 'Heavy Industrial' is a principal land use permitted by right. 'Heavy Industrial' land uses include industrial facilities which are potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and which may pose a significant safety hazard. Examples of heavy industrial land uses include meat product producers. [per § 550-55B]

Regulations for Heavy Industrial include:

- Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property abutting properties which are not zoned heavy industrial.
- All outdoor activity areas shall be located a minimum of 100 feet from residentially zoned property. No materials shall be stacked or otherwise stored so as to be visible over bufferyard screening elements.
- Parking requirements. One space per each employee on the largest work shift.

The Site Plan proposal meets the regulation requirements.

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Opportunity Runs Through It

Site Layout and Design:

The proposed additions and parking lot meet building and pavement setbacks, as well as the maximum building height limits for the GI General Industrial zoning district.

The property is located within the Airport Approach Protection Zone with a maximum elevation ranging from 959 to 968 feet above mean sea level for all buildings and vegetation. Confirmation that the proposed additions do not exceed this height has been provided.

Vehicle Access and Circulation

The proposed site plan includes an existing loading dock with truck traffic access off American Way and Commerce Dr. The loading dock area provides the required apron space for maneuvering trucks outside the street ROW. Aisle width and parking stall dimensions for the new and existing parking areas meet parking and traffic circulation standards. [per § 550-107 & 108]

Landscaping:

A landscaping plan and calculated landscaping points have been provided by the applicant. The plan exceeds the required landscaping points. The existing landscaping buffer yard south of the existing parking lot will be relocated to an area south of the expanded parking lot. A minimum landscape surface ratio (LSR) of 15% is required in the Heavy Industrial (HI) zoning district. The plan exceeds the minimum LRS.

Parking:

Parking requirements for 'Heavy Industrial' uses in the Heavy Industrial (HI) zoning district require one space per each employee on the largest work shift. [per § 550-55B(2)] The applicant has confirmed that the number of proposed parking stalls meets or exceeds this requirement.

Lighting:

The site will utilize most of the existing lighting and light poles with a few light poles being relocated. Additional matching light poles will be added for the expanded parking area. An exterior lighting plan that meets ordinance requirements has been submitted.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall obtain required erosion control and stormwater permits.

ATTACHMENTS:

- Application materials