

CITY OF HORICON

404 EAST LAKE STREET
HORICON WI 53032

MEETING NOTICE

DATE ISSUED: February 17, 2023

BY: Josh Maas, Mayor

PLAN COMMISSION

ATTENDEES:

| | | | |
|-----------------|-----------------|-----------------------|-------------------|
| Mayor Maas | Don Miller | Dave Magnussen | Dave Westimayer |
| Dave Gallenbeck | Lisa Sullivan | Cody Vanderhei | Werner Biedermann |
| Chester Ward | Thomas Anfinson | C: Kunkel Engineering | |

DATE: Wednesday, February 22, 2023

TIME: 5:30 p.m.

LOCATION: City Hall, Activity Room

LEADER: Mayor Josh Maas, Chairman

AGENDA:

1. Call to Order.
2. Roll Call.
3. Act on Minutes of January 9, 2023.
4. Public Appearances.
Limited to 3 Minute Time Frame Per Individual.
5. Rescind Plan Approval for John Deere Horicon Works – Shoreline Stabilization Project.
6. Act on Conditional Approval of Plan for John Deere Horicon Works – Shoreline Stabilization – Phase 1 and Phase 2.
7. Adjourn.

IF UNABLE TO ATTEND, PLEASE NOTIFY: Mayor Maas

PHONE: 485-3500

DATE POSTED: February 17, 2023

TIME POSTED: 10:00 a.m.

It is possible that members of and a possible quorum of members of governmental bodies of the municipality, other than the Plan Commission, may attend the above event. No action will be taken by any governmental body, other than the Plan Commission, at the above event.

Plan Commission met in regular session with Mayor Maas presiding. The meeting was called to order at 5:40pm.

Members present: Mayor Josh Maas, Alderman Don Miller, Lisa Sullivan, Werner Biedermann, Dave Gallenbeck, Thomas Anfinson, Cody Vanderhei

Members absent: Dave Magnussen, Chester Ward, Dave Westimayer

Also in attendance: John Deere, Kunkel Engineering

Motion by Gallenbeck, seconded by Anfinson, to approve the minutes from November 14, 2022. All in favor

No public appearances

Motion by Anfinson, seconded by Biedermann, to approve a plan of proposed improvement for Horicon Works – Shoreline Stabilization project. All in favor.

Motion by Gallenbeck, seconded by Anfinson, to recommend to Common Council the name of “Rehse Circle” for the cul-de-sac that comes off of Karsten Drive in Phase 2 of CityView. All in favor.

Motion by Vanderhei, seconded by Sullivan, to recommend the name of “Wrucke Road” for the proposed street in Marshland Crossing. All in favor.

Motion by Biedermann, seconded by Gallenbeck to adjourn. All in favor.

Meeting adjourned at 6:26pm.



Recoverable Signature

X Joshua Maas

Joshua Maas

Mayor - City of Horicon



**City of Horicon Building Inspection & Zoning Administration Services
December 1 - December 31, 2023**

| Date | Permit Number | Owner | Address | Project | Value | Contractor | Fees | |
|-------|---------------|------------------------|-------------------|--|----------------|------------------------------|------------|--------|
| | | | | | | | Building | Zoning |
| 12/5 | 22-138-12P | Cheyenne Dean | 411 E Walnut St | Bath tub replaced with walk in Shower (mixer valve & trap) | | TundraLand Home Improvements | \$50.00 | |
| 12/8 | 22-139-12BE | Cornelius Curry | 710 Neitzel St | Finish Basement | | Owner | \$150.00 | |
| 12/12 | 22-140-12BEP | Calvin Calkins | 509 Bogda Dr | Basement Finish | \$5,000.00 | Owner | \$50.00 | |
| | | | | Electrical | | Owner | \$50.00 | |
| | | | | Plumbing | | Owner | \$50.00 | |
| 12/13 | 22-141-12B | Metalcraft of Mayville | 200 Industrial Dr | Plant addition and Interior renovations | \$1,915,000.00 | Krejcarek Builders | \$4,720.10 | |
| 12/19 | 22-142-12B | Kirsty Ness | 217 Juneau St | Tear off Replace Roof | \$12,364.00 | Arc Contracting | \$30.00 | |
| 12/19 | 22-143-12BE | Matthew Streekstra | 412 N Clark St | Install PV Roof top solar | \$20,000.00 | Freedom Forever IL | \$175.00 | |
| | | | | Electrical | | Freedom Forever WI | INCL | |
| 12/19 | 22-144-12B | Daniel & Janice Roethe | 601 Chippewa Cir | Replace (2) Ext doors & Fire door to garage | \$5,238.00 | Hometown Glass | \$50.00 | |

| | |
|----------------------------------|-------------------|
| Total Permit Fees | \$5,325.10 |
| Less 15% Retainage | \$798.77 |
| Subtotal | \$4,526.34 |
| Total Zoning Fees | \$0.00 |
| Less 20% Retainage | \$0.00 |
| Subtotal | \$0.00 |
| Miscellaneous Expenses | \$0.00 |
| Subtotal | \$0.00 |
| Total Amount this Invoice | \$4,526.34 |



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

February 16, 2023

Ms. Kristen M. Jacobson, Clerk Treasurer
City of Horicon
404 E. Lake Street
Horicon, WI 53032

**RE: John Deere – Shoreline Stabilization (Phases 1&2)
Site Plan Review**

Dear Ms. Jacobson,

Our office is in receipt of the Phase 2 Shoreline Stabilization documents relative to replacement of the existing river wall adjacent to John Deere Horicon Works. The Phase 1 Shoreline Stabilization project was previously reviewed and approved at the City's Plan Commission meeting on January 9, 2023. However, since that time the Phase 2 plans were electronically submitted on February 6th and we have been advised by WDNR representatives that the installation of the sheet steel pile (SSP) wall, a component of the Shoreline Stabilization Project, is in fact considered a "development" as defined within the Floodplain Ordinance. Therefore, the project is subject to the City's Floodplain Ordinance and will need to receive a Land Use Permit from the City's Zoning Administrator.

The Phase 2 project is essentially an extension of the Phase 1 streambank stabilization work, and in addition to floodplain zoning requirements, the project also falls under the City's Wetland Ordinance as 881 SF of wetland are impacted.

Kristen, due to the recent submittal of the Phase 2 Shoreline Stabilization plans and the necessity to implement provisions within both the Floodplain and Wetland Ordinances we recommend undertaking a single comprehensive review of the project. To undertake this process, it will be necessary to vacate the Plan Commission's prior Phase 1 project approval of January 9th and combine the phases into a single reviewable project.

It is our intent to walk the plan commission through this process and provide a comprehensive review of the Shoreline Stabilization project as enumerated below.

EXISTING CONDITIONS

The John Deere factory lies along the eastern banks of the Rock River north of the W. Lake Street bridge. The existing river embankment, consisting of sections of stone rip rap interspaced with sections of sheet steel wall, has deteriorated due to repeated freeze/thaw conditions and wave action. As a result, settlement has occurred negatively impacting the integrity and stability of the paved fire lane surrounding the building causing an unsafe condition. It is the intent of the proposed project to reinforce and stabilize

the existing river embankment thereby protecting the fire lane from impacts associated with future erosion and settlement.

PROPOSED PROJECT

Payne & Dolan has submitted the following documents in support of the Rock River Shoreline Stabilization project:

- Phase 1 plans consisting of 10 sheets extending from the W. Lake Street bridge approximately 900 feet to the north.
- Phase 2 plans consisting of 15 sheets extending from the termination of the Phase 1 project, to the north end of the John Deere property, approximately 1,100 feet.
- Hydraulic Summary for John Deere-Horicon Works Shoreline Stabilization report dated February 1, 2023.
- Geotechnical Engineering Report (prepared by Terracon Consultants)
- Slope Stabilization Plans (prepared by Zenith Tech)

The project plans for both phases of the project appear comprehensive and incorporate the following elements:

- Site & storm sewer plan
- Erosion control plan
- SSP wall plan & profile
- Shoreline wall alignment plans
- Rip rap and cross section plans (2- sheets Phase 2 only)
- Cross sections for both the sheet steel wall and rip rap sections
- Construction detail sheets

The two phases of the John Deere Shore Stabilization Project incorporate new sections of sheet steel wall and rip rap to the existing sections of sheet steel wall that already exist. The new rip rap sections are installed at a maximum slope of 2.5:1 from the toe of the slope. Sections of storm sewer will be extended along the stabilized embankment discharging to the Rock River.

The project has been designed to be constructed primarily above the Ordinary High-Water Mark (OHWM) by removing existing material and creating a flat bench on the riverside of the sheet steel wall. Rip rap will be placed on the bench to limit future erosion along the base of the sheet steel wall. Construction activities will be conducted from the shoreline and consist of excavating

and removing sections of the existing rip rap stone walls in addition to concrete paving within the work zone. Payne & Dolan has also indicated that removal of stumps, root masses and other vegetation, above the OHWM, will be addressed in conjunction with the proposed project. Erosion control BMPs will be installed and maintained throughout the construction of the project and consist of a stone tracking pad(s) and a turbidity barrier to be placed within the river along the entire length of the project. The purpose of the turbidity barrier is to preclude floatable materials from traveling downstream.

Specific construction elements will consist of the following:

Phase 1

- Sheet steel wall – 2 sections 548-feet and 300-feet in length
- Storm sewer outfalls – 22 outfalls total.
 - 19 PVC outfall with pipe sizes ranging from 4-inches to 10-inches in diameter
 - 3 RCP outfalls with pipe sizes from 12-inches to 18-inches in diameter

Phase 2

- Sheet steel wall – 2 sections of 134-feet and 210-feet in length
- Rip rap stream bank reinforcement – Approximately 750 lineal feet
- Storm sewer outfalls – 3 outfalls total
 - 2 RCP outfalls of 15 inches and 18-inches
 - 1 CMP outfall of 12-inches

NOTE: The phase 2 project encompasses approximately 881-SF of wetland filling, requiring both local and state permits.

PERMITTING PROVISIONS

The City of Horicon, has adopted, within the Zoning Code, both Floodplain and Shoreland-Wetland Zoning within Chapters 2 and 3 respectively. Both chapters contain provisions requiring that the City Zoning Administrator issue a "Land Use Permit" consistent with the regulations set forth within both chapters of the Zoning Code. The construction of the John Deere Shoreline Stabilization Project is considered a "development" under zoning code provisions Sections 13-2-90 (a) Floodplain Zoning and 13-3-41(b) Shoreland-Wetland Zoning and therefore are subject to the provisions therein.

Kunkel Engineering Group has reached out to WDNR representatives to request that the report prepared by Payne & Dolan titled "Hydraulic Summary for John Deere Shoreline Stabilization" project be reviewed by Department Staff. The HEC-RAZ analysis serves as a baseline for satisfying both requirements within the City of Horicon Floodplain Zoning Code as well as securing the necessary Chapter 30 permits issued by the State of Wisconsin. Therefore, the review and concurrence with the report are integral to both local and state permit procurement efforts and are best delegated to a single party.

The Zoning Ordinance requirements stipulate that subsequent to the Land Use Permit being issued and the project completed, a Certificate of Compliance be prepared by the applicant's engineer attesting that all work has been completed in accordance with the plans and Land Use Permit requirements. The Zoning Administrator will also provide periodic inspection throughout the project to help ensure permit compliance.

The proposed project is also under the jurisdiction of State of Wisconsin requirements concerning "developments" within the Rock River floodplain in addition to wetland filling. Therefore, state permits are required and may include a Chapter 30 Miscellaneous Structure Permit, a Chapter 30 Grading Permit, in addition to a separate Wetland Fill Permit.

CONCLUSIONS & RECOMMENDATIONS

Kristen, based upon our review of both the Floodplain Zoning Ordinance and the Shoreland - Wetland Ordinance we recommend that the following motions of the City Planning Commission be considered for adoption:

- 1) That the previous action undertaken at the January 9, 2023 Plan Commission meeting "to approve the plan of the proposed improvement for Horicon Works-Shoreline Stabilization project" be rescinded due to subsequently receiving plans for the Phase 2 improvements and the requirements within both the City of Horicon Floodplain Zoning and Shoreland-Wetland Zoning ordinances.
- 2) That the City Planning Commission consider granting "Conditional Approval" for both the Phase 1 and Phase 2 Shoreline Stabilization project subject to the following conditions:
 - a) That the City Zoning Administrator review the project plans and related supporting documents, consistent with the requirements contained in the City's Floodplain Zoning Ordinance and Shoreline-Wetland Zoning Ordinance.
 - b) That the City Zoning Administrator, upon receiving and reviewing the plans provided by Payne and Dolan, and upon receiving concurrence from the WDNR that the HEC-RAZ analysis is complete and satisfactory, then shall issue a "Land Use Permit" to undertake the construction of the John Deere Shoreline Stabilization project once all Zoning Ordinance requirements have been satisfied.
 - c) That the City Zoning Administrator require that agents for John Deere file the necessary "Certificate of Compliance" information to the City for review and approval, stipulating that all improvements have been constructed in accordance with the approved plans, specifications, and are compliant with the local and state permitting requirements.
 - d) That particular attention be placed upon following the construction sequence that is provided on page C-2 of the plans and also following the erosion control maintenance requirements throughout construction. It is imperative that ALL erosion control BMPs be installed and inspected prior to the initiation of construction.

- e) That John Deere obtain all necessary WDNR Permits as required to construct the project and that copies of the same be provided to the City of Horicon prior to the commencement of construction.
- f) Any other conditions as set forth by the City Plan Commission.

Kristen, the above constitutes the extent of my review comments for the proposed John Deere Shoreline Stabilization Project. We hope that the plan commission understands and appreciates that the project approval process has become more complex due to implementing provisions within the City's Floodplain and Shoreland-Wetland Zoning ordinances. Should you or the Plan Commission representatives have any questions or comments please feel free to contact me at your convenience.

Sincerely,



Don Neitzel, General Manager

KUNKEL ENGINEERING GROUP

cc: Josh Maas, Mayor
Cody Vanderhei, DPW Superintendent
Rob Froh, City Building Inspector/Zoning Administrator
Will Dresser, WDNR William.Disser@wisconsin.gov
Steve Kolar, Payne & Dolan