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TO: Plan Commission  
DATE: November 27th, 2023  
SUBJECT: Initial Review and Schedule Public Hearing – Text Amendment to Chapter 550 Zoning.

A request by Fred Runde, agent for Bauule LLC, for a text amendment to the City of Watertown Zoning Code - Chapter 550-53D Zoning.

**BACKGROUND DESCRIPTION:**

**Proposed Amendment:**

The current zoning code regarding Junkyard or Salvage Yards requires a 100 foot setback for all buildings, structures, outdoor storage areas, and other activity areas from all property lines. This proposed text amendment would allow the Plan Commission to adjust that setback through a Conditional Use Permit (CUP) subject to the proposed regulations.

**PROPOSED TEXT AMENDMENT LANGUAGE:**

**Amendment - § 550-53D**

**§ 550-53D Junkyard or Salvage Yard**

Junkyard or salvage yard. Description: Junkyard or salvage yard facilities are any land or structure used for a salvaging operation, including but not limited to the aboveground outdoor storage and/or sale of wastepaper, rags, scrap metal, and any other discarded materials intended for sale or recycling, and/or the collection, dismantlement, storage or salvage of two or more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

**(1) Regulations.**

- (a)** Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property (see § **550-99**).
- (b)** All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. [Adjustments to the required 100 foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit \(CUP\) subject to the following:](#)
  - [\[1\] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole.](#)
  - [\[2\] The use of the property as a junkyard or salvage yard is consistent with the City of Watertown Comprehensive Plan.](#)
- (c)** In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas.

(d) Shall not involve the storage, handling or collection of hazardous materials, including any of the materials listed in § **550-122**.

(2) Parking requirements. One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set the public hearing date for January 16th, 2024.
2. Postpone public hearing to a later date or indefinitely.