

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	

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TO: Plan Commission  
DATE: August 26<sup>th</sup>, 2024  
SUBJECT: 1207 Boomer St. - Site Plan Review

Site Plan Review requested by Ken Krahe, agent for Reiss Industries, for a warehouse addition and a boiler room addition to an existing industrial building. Parcel PIN: 291-0815-1032-001.

SITE DETAILS:

Acres: 4.84  
Current Zoning: General Industrial (GI)  
Existing Land Use: Industrial  
Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing a 52,000 sq ft warehouse addition on the west side of the existing building and 606 sq ft boiler room addition on the east side of the building. The additions will be built with masonry and precast to match the existing building construction.

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 GI General Industrial zoning district 'Light Industrial' is a principal land use permitted by right. 'Light Industrial' land uses include industrial facilities at which all operations (with the exception of loading operations) are conducted entirely within an enclosed building; are not potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and do not pose a significant safety hazard. *[per § 550-55A]*

Regulations for light industrial include:

- All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- Parking requirements. One space per each employee on the largest work shift. *[per § 550-55A(1)&(2)]*

Site Layout and Design:

The proposed renovation and addition 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 of 897 feet above mean sea level for all buildings and vegetation. Confirmation that the proposed additions do not exceed this height has been provided.

The property is also located adjacent to the Watertown Airport Runway Protection Zone (RPZ) per the

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Watertown Municipal Airport Master Plan. This plan calls for the relocation of S 12<sup>th</sup> Street within the RPZ, with one of the options for this relocation being the proposed location of the warehouse addition. The Bureau of Aeronautics (BOA) has indicated that the preferred alternative in the RPZ Alternatives Analysis (RPZAA) leaves the street's alignment as it currently is. Expansion to the west of the existing building is at the owner's risk, however if S. 12th St. did need to be realigned the applicant would be compensated through the acquisition process.

Vehicle Access and Circulation

The proposed site plan includes a loading dock with access off Boomer St. The loading dock area provides for the required apron space for maneuvering trucks outside the street ROW. [per § 550-108]

Landscaping:

A landscaping plan and calculated landscaping points have been provided by the applicant. The plan exceeds the required landscaping points. A minimum landscape surface ratio (LSR) of 15% is required in the General Industrial (GI) zoning district. The plan exceeds the minimum LRS.

Parking:

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

Lighting:

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.
  - b) Applicant shall obtain sign permits for any proposed on-building or on-site signage.

ATTACHMENTS:

- Application materials