THE CITY OF WATERTOWN
Opportunity runs through it.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: October 13thth, 2025
SUBJECT: 120 Kuckkan Lane - Site Plan Review

Site Plan Review requested by Appleton Solar, agent for First Congregational Church UCC, for a ground-mounted solar array. Parcel PIN(s): 291-0815-0314-002.

SITE DETAILS:
Acres: 9.71 acres
Current Zoning: Single-Family Residential (SR-4) Zoning
Existing Land Use: Church Complex
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:
The applicant is proposing to construct a 12,100 S.F. grid-tied ground-mounted solar array on the northeast corner of the property. The solar array will consist of three racks of solar panels and be surrounded by a fence. A CSM to combine the two church parcels into one lot to facilitate this project was approved by the Plan Commission at its September 8th, 2025 meeting.

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. State Statue 66.0401 'Regulation Relating to Solar and Wind Energy Systems' defines the City's authority regarding the regulation of solar energy systems.

Site Layout and Design:
Within the Single-Family Residential (SR-4) Zoning District the minimum street side setback for an accessory structure is 25 feet, the minimum side lot line setback for an accessory structure is 3 feet, and the maximum height of an accessory structure is 15 feet [per § 550-24F(2)(d). The proposed solar array meets the setback and height requirements for accessory structures in the Single-Family Residential (SR-4) Zoning District.

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:

STAFF RECOMENDATION:
- Staff recommends approval of the Site Plan.

ATTACHMENTS:
- Application materials