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TO: Plan Commission
DATE: November 13th, 2023
SUBJECT: Lycon Inc. Batch Plant Site Plan Review

A request by the Lycon Inc. for review and approval of a site plan to remodel a redi-mix batch plant and construct an aggregate storage building within the City of Watertown 'City Growth Area' under the City of Watertown – Town of Emmet Cooperative Boundary Agreement. Parcel PIN(s): 016-0915-2911-000, 016-0915-2911-001, 016-0915-2911-002, 016-0915-2911-003.

SITE DETAILS:

Acres: 9.26 acres.

BACKGROUND:

The proposed site plan includes removal of antiquated and unused equipment including an outdoor batch plant, cement silos, an aggregate conveyor system, and bunkers, as well as the razing of unused buildings. A new batch plant, conveyor system, and aggregate storage facility will be constructed.

Per Section 6.05 of the City of Watertown – Town of Emmet Cooperative Boundary Agreement, it is the role of the Plan Commission (on behalf of the City) to perform development reviews within the 'City Growth Area'.

6.05 Building Inspections/Zoning Enforcement

During the term of this Agreement the parties agree that the City may elect to perform all building inspection and zoning enforcement services and functions ***and development reviews within all or a part of the "City Growth Area"***

A CSM approval under the City's Extraterritorial Plat Review Jurisdiction associated with this Site Plan Review is also pending.

The development proposed within the site plan area is not located within the Airport Approach Protection Zone height restrictions.

PLAN COMMISSION OPTIONS:

The following 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 identified by the Plan Commission:
 - a. A lighting plan consistent with the requirements of the City of Watertown Zoning Code §550-110 be submitted.

- b. A landscaping plan consistent with the requirements of the 'City of Watertown HI - Heavy Industrial Zoning District' and 'Article X Landscaping and Bufferyard Regulations' be submitted.
- c. Plan commission approval of a CSM combining the four existing parcels into one lot.

ATTACHMENTS:

- Application materials.