



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Site Review Committee / Plan Commission  
DATE: May 8th, 2023  
SUBJECT: 1748 River Drive Site Plan Review

A Site Plan Review requested by Eric Wegner, Agent for EAA Chapter 320, for an airplane hangar at 1748 River Dr. Watertown, WI within the Watertown Municipal Airport property. Parcel PIN: 291-0815-0931-001.

### SITE DETAILS:

Acres: 120.19  
Current Zoning: PI Planned Industrial  
Existing Land Use: Airport  
Future Land Use Designation: Airport

### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing a 64 ft x 84 ft airplane hangar at a hangar pad identified in the Watertown Municipal Airport Master Plan. The site of the proposed hangar at the airport was selected by the airport manager and approved by the Airport Commission. The hangar will be for private use by the local EAA Chapter #320.

### STAFF EVALUATION:

#### Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the hangar site plan is required per the City Zoning Code [per § 550-144 & 550-145]. Within the City Zoning Code, 'Transportation Land Uses' include Airports and Heliports and are defined as transportation facilities providing takeoff, landing, servicing, storage, and other services to any type of air transportation. [per § 550-54B]. The property is subject to Airport Height Limitations with all parts of the structure being below the maximum allowed at this location.

#### Site Layout and Design:

The hangar will be white in color with a blue lower wainscot.

#### Landscaping:

No landscaping is required for the hangar, per the Airport Master Plan.

#### Parking:

Parking will utilize existing parking areas identified in the Airport Master Plan.

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.

ATTACHMENTS:

- Application materials