



BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission
DATE: August 14th, 2023
SUBJECT: 418 Water Tower Ct. - Watertown Humane Society Site Plan Review

Site Plan Review requested by Erik Madisen, Agent for the Watertown Humane Society, for a building addition on property located at 418 Water Tower Ct, Watertown WI. Parcel PIN: 291-0815-0614-004.

SITE DETAILS:

Acres: 1.29
Current Zoning: GI General Industrial
Existing Land Use: Public Services
Future Land Use Designation: Mixed Industrial.

BACKGROUND & APPLICATION DESCRIPTION:

Applicant is proposing an approximately 7,161 sq. ft. addition to the existing building. Building improvements include additions on the east and west sides of the existing facility including selective interior and exterior demolition. An enclosed dog run area and dumpster enclosure will also be added. Exterior finishes will complement the existing building and solar panels will be added to the roof.

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 'Public Services and Utilities' as a principal land use is permitted by right. 'Public Services and Utilities' land uses include all public-service-related facilities and similar land uses. *[per § 550-36B(1) § 550-51E]*

Site Layout and Design:

The proposed addition meets building and pavement setbacks, as well as the maximum building height limits for the GI General Industrial zoning district.

Landscaping:

Landscape point calculations have been provided by the applicant in the site plan. The proposal meets and exceeds minimum landscaping requirements. The project has a LSR (Landscape Surface Ratio) of 58% exceeding the minimum LSR of 15%.

Parking:

Parking requirements for 'Public Services and Utilities' uses in the GI General Industrial zoning district require one space per each employee on the largest work shift. *[per § 550-51E(2)]* Applicant has indicated that the largest work shift at the facility consists of 2 employees and up to 5 volunteers. The Site Plan includes 23 existing parking stalls meeting and exceeding the one stall per employee requirement.

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Opportunity Runs Through It

Lighting:

An exterior lighting plan has not been submitted by the applicant.

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. A lighting plan consistent with the requirements of the Zoning Code be submitted.

ATTACHMENTS:

- Application materials