

# PROGRAM for SCHUETT HOME

Josh and Marie  
319 Front Street  
Watertown, WI 53094  
Jefferson County  
tax key: 000

## ZONING .... PER CITY OF WATERTOWN ZONING ORDINANCE, CHAPTER 550-24

- SR-4 residential
- Lot area: 26,357.11 sf
- Maximum lot coverage: 40% = 10,542.85 sf
- Maximum accessory building coverage: 10% = 2,635.71 sf
- Principal offsets
  - ✗ front: 25'-0"
  - ✗ rear: 25'-0"
  - ✗ sides: 10% lot width or minimum 8'-0", max 14'-0"; total of both sides = 16'-0".  
Use 8'-0" per conversation with Brian Zirbes
  - ✗ shore: 75'-0", per conversation with Brian Zirbes
  - ✗ paving: unknown
- Principal building height: 35'-0"
- Accessory offsets
  - ✗ rear: 3'-0" or 10'-0" from alley
  - ✗ sides: 3'-0" or 10'-0" from alley
- Accessory building height: 15'-0"
- Accessory building area limits: 1,000.0 sf maximum (attached or detached) 1382.0 sf – conditional use permit required.

## AREA CALCULATIONS FOR IMPERVIOUS SURFACE....

- Existing House:
  - ✗ Existing house: 1031.0 sf
  - ✗ Existing deck: 571.0 sf

Total (existing house): 1602.0 sf

### Proposed House:

- ✗ Side Porch: 41.0 sf
- ✗ Laundry Addition: 215.0 sf
- ✗ Master Addition: 521.0 sf
- ✗ Gather Addition: 579.0 sf
- ✗ Garage: 1382.0 sf

Total (proposed house): 2738.0 sf

### Proposed Site:

- ✗ Driveway: 2026.0 sf
- ✗ Patio Addition: 278.0 sf

Total (site): 2304.0 sf

### SUMMATION .....

Total (existing house):	1602.0 sf
Total (proposed house):	2738.0 sf
Total (site):	2304.0 sf
Total Impervious:	6644.0 sf

Proposed	Allowed
6644.0 sf	10,542.85 sf

## ZONING ACCESSORY LAND USE .... PER CITY OF WATERTOWN, CHAPTER 550-56

*C. Detached residential garage, carport, utility shed, play structure, or lawn ornament. Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of residential maintenance equipment of the subject property. Walks, drives, paved terraces and purely decorative garden accessories such as ponds, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line. For the purposes of this section, children's play structures, including playhouses or elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swing sets, slides and sandboxes are not considered children's play structures for purposes of this section. A building permit is not required for construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance. It may be located on the same lot as a residential unit or units or on a separate lot in conjunction with a residential land use. See § 550-85 for requirements applicable to legal nonconforming garages. Garages, carports and utility sheds in excess of 1,000 square feet of gross floor area, or which exceed 30% coverage of the rear yard area, or which exceed the lot coverage of the principal structure, are not permitted in residential districts except as conditional uses in the RH and ER-1 Districts. (Also, see the first paragraph of this section.)*

### *(1) Regulations.*

*(a) One attached or detached garage and two accessory structures shall be permitted by right.*

*(b) A conditional use permit is required for:*

*[1] A combination of accessory structures exceeding a total of 1,000 square feet; or*

*[2] More than two accessory structures.*

## ZONING DEFINITIONS .... PER CITY OF WATERTOWN, CHAPTER 550-15

### **BUILDING HEIGHT**

*The vertical distance from the lowest elevation of the adjoining ground level or the established grade, whichever is lower, to the top of the cornice of a flat roof, to the deckline of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the midpoint distance of the highest gable on a pitched or hip roof. Unless excepted by specific provisions in this chapter, building height includes the height of any structures attached to a building.*

### **FLOOR AREA**

*The sum of the gross horizontal areas of the several floors of a building, including interior balconies, mezzanines, basements and attached accessory buildings, fitting rooms, stairs, escalators, unenclosed porches, detached accessory buildings utilized as dead storage, heating and utility rooms, inside off-street parking or loading space. Measurements shall be made from the inside of the exterior walls and to the center of interior walls.*

### **FLOOR AREA RATIO (FAR)**

*The ratio calculated by dividing the total floor area of all buildings on a site by the gross site area. See "maximum floor area ratio."*

### **FREEBOARD**

*Represents a factor of safety usually expressed in terms of a certain amount of feet above a calculated flood level. Freeboard compensates for the many unknown factors that contribute to flood heights greater than the height calculated. These unknown factors may include, but are not limited to, ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of urbanization on the hydrology of the watershed, and loss of flood storage areas due to development and the sedimentation of a river bed or streambed.*

### **GARAGE (RESIDENTIAL)**

*A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one truck of a rated capacity not in excess of 10,000 pounds. See § 550-56C.*