

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: May 19th, 2025
SUBJECT: 907 Boomer St - Site Plan Review

Site Plan Review requested by American Legion Post 189 for a Vietnam Memorial Wall in Aero Park. Parcel PIN(s): 291-0815-0914-050 & 291-0815-0914-051.

SITE DETAILS:

Acres: 0.63 & 1.58 acres
Current Zoning: Planned Industrial (PI)
Existing Land Use: Aero Park
Future Land Use Designation: Parks & Recreation

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing a project to construct a Vietnam Memorial Wall in Aero Park. The wall will be located in the northeast corner of the park and consist of two wings each 160 feet long. The center of the wall will be 8 feet tall and taper down to 2 feet at the ends of the wall. **The project was approved by the Watertown Airport Commission at their May 14th, 2025 meeting.**

STAFF EVALUATION:

Land Use and Zoning:

1. 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.
2. Development for Marine Corp Aero Park is delegated under Chapter 211: Airport. Any Development must be approved per Section § 211-13F(2)(c):
 - (c) Construct or erect any building or structure of whatever kind, whether permanent or temporary, or run or string any public service utility into, upon or across such property, unless specifically authorized by the Watertown Airport Commission or the United States Marine Corps League.
3. 907 Boomer Street is owned by the City of Watertown and is subject to Wis. Stat. § 62.23(5):
 - (5) Matters referred to city plan commission. The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: **The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds;** the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Site Plan/Memorial Wall to Common Council.
2. Positive recommendation of Site Plan/Memorial Wall to Common Council.
3. Positive recommendation of the Site Plan/Memorial Wall to Common Council, with conditions identified by the Plan Commission:

STAFF RECOMENDATION:

- Staff recommends a positive recommendation of the site plan to the Common Council

ATTACHMENTS:

- Application materials.