

NOTICE OF PUBLIC HEARING

In compliance with Wis. Admin. § NR 116.05(4) & Wis. Admin. § NR 116.21(6), notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 2nd day of January 2024 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 P.M., or shortly thereafter, for the amending of Chapter 550, Zoning Code. The proposed amendments will be as follows:

§ 550-53D Junkyard or Salvage Yard: The current zoning code regarding Junkyard or Salvage Yards requires a 100-foot setback for all buildings, structures, outdoor storage areas, and other activity areas from all property lines. This proposed text amendment would allow the Plan Commission to adjust that setback through a Conditional Use Permit (CUP) subject to the proposed regulations.

A copy of the proposed amendments are on file at the City Clerk's Office for review 8:00 a.m. to 4:30 p.m., Monday through Friday.

All persons wishing to be heard are invited to be present. Written comments may be submitted to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH:

December 22, 2023
and
December 29, 2023

(BLOCK AD)

Amendment - § 550-53D to read:

§ 550-53D Junkyard or Salvage Yard

Junkyard or salvage yard. Description: Junkyard or salvage yard facilities are any land or structure used for a salvaging operation, including but not limited to the aboveground outdoor storage and/or sale of wastepaper, rags, scrap metal, and any other discarded materials intended for sale or recycling, and/or the collection, dismantlement, storage or salvage of two or more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

(1) Regulations.

(a) Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property (see § [550-99](#)).

(b) All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. [Adjustments to the required 100-foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit \(CUP\) subject to the following:](#)

[\[1\] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole.](#)

[\[2\] The use of the property as a junkyard or salvage yard is consistent with the City of Watertown Comprehensive Plan.](#)

(c) In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas.

(d) Shall not involve the storage, handling or collection of hazardous materials, including any of the materials listed in § [550-122](#).

(2) Parking requirements. One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift.