



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission  
DATE: September 11th, 2023  
SUBJECT: 1508 Neenah St. - Site Plan Review and Approval

Site Plan Review requested by KAZ Construction, Agent for the Watertown Unified School District, for an Accessory Structure – Open Air Pavilion on property located at 1508 Neenah St, Watertown WI. Parcel PIN: 291-0815-0924-026.

### SITE DETAILS:

Acres: 3.7  
Current Zoning: TR-6 Two-Family Residential  
Existing Land Use: School  
Future Land Use Designation: Institutional

### BACKGROUND & APPLICATION DESCRIPTION:

Applicant is proposing a 16ft x 32ft open air pavilion. The pavilion will be supported by 8 posts and will have closed roof ends.

### 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 TR-6 Two-Family Residential zoning district 'Indoor Institutional' land uses allow for a garage, shed, or similar structure as an accessory land use permitted by right. 'Indoor Institutional' land uses include schools. [per § 550-51C]

#### Site Layout and Design:

The proposed garage meets all building and pavement setbacks, as well as, the maximum building height limits for accessory structures in the Two-Family Residential zoning district.

#### Lighting:

The proposed pavilion will not have lighting.

### 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

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*Opportunity Runs Through It*