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TO: Plan Commission  
DATE: September 9th, 2024  
SUBJECT: 919 Charles St - Site Plan Review

Site Plan review and approval requested by RJ Construction, agent for the Watertown Historical Society (Octagon House), for a building addition. Parcel PIN: 291-0815-0334-003.

**SITE DETAILS:**

Acres: 1.56  
Current Zoning: Single-Family Residential (SR-4)  
Existing Land Use: Octagon House/First Kindergarten Historical Site  
Future Land Use Designation: Single-Family Residential

**BACKGROUND & APPLICATION DESCRIPTION:**

Applicant is proposing the construction of an approximately 720 SF addition to the First Kindergarten building at the Octagon House Historic Site.

**STAFF EVALUATION:**

**Land Use and Zoning:**

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to §550-144 & §550-145 of the zoning code.

**Site Layout and Design:**

The building addition meets all building and pavement setbacks and maximum building height limits within the Single-Family Zoning District *[per § 550-24]*.

**Exterior Construction and Material Standards:**

Exterior construction material standards for the Single-Family (SR-4) Zoning District shall employ only high-quality decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings: *[per § 550-121]*

- Any portion of the building or structure visible from adjacent residentially zoned property;
- Any portion of the building or structure located within 50 feet of a public right-of-way; or
- Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
- The following exterior construction materials shall not be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission.

The proposed addition meets exterior construction material standards. The addition will be using

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materials that complement the other historic buildings on the site.

Vehicle Access and Circulation

Vehicle access and circulation will utilize existing facilities.

Landscaping:

Landscaping requirements are not required in the Single-Family Zoning District [per § 550-94]

Lighting:

No exterior lighting is part of the planned addition.

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