



Board of Adjustment Agenda Item

Subject: Board Consideration of a Conditional Use Request for a Commercial Kennel in the C-3 Highway Commercial District located at 1041 10th Avenue NW

Meeting: Board of Adjustment - Aug 07 2025

From: Alan Stager, City Manager

BACKGROUND INFORMATION:

Owner/Applicant: City of Watertown

Property Address: 1041 10th Avenue NW, Watertown, SD 57201

Legal Description: The E180' and S420' of Lot 2 West Watertown Facilities First Addition Less Culligan Addition to the Municipality of Watertown, Codington County, South Dakota to be known as "Lot 2 of West Watertown Facilities Second Addition" upon replatting.

Conditional Use Request:

The property of West Watertown Facilities Addition is City owned property for purposes of conveying and being developed privately. There is an interested buyer who is seeking assurance that a commercial kennel can be constructed on the property. In the C-3 Highway Commercial District, this use requires approval through the conditional use process. Together with the proposed conveyance, the West Watertown Facilities Addition is being replatted into three lots, Lot 2 as shown on the attached proposed plat is the property the request is for. Upon replatting, the property intended for sale will be approximately 62,726 square feet (1.44 acres), which exceeds the 20,000 square foot minimum lot size requirement for the C-3 District. The lot will be provided with access to utilities and will connect to the sanitary sewer main running through 10th Avenue NW.

Commercial Kennels are defined in ordinance as any premises, or portion thereof, where dogs or cats over four (4) months of age are boarded, raised, bred, or cared for (non-veterinary) in return for remuneration, or are offered for sale, or are kept for the purpose of sale. This specific business model is a dog boarding business with overnight, daycare and grooming out of this location. There will be an outdoor dog run to the north of the building. Dogs will not be outside between hours of 7pm-7am.

Adjacent Property Zoning Designation:

- North → I-1 Light Industrial District
- East → C-3 Highway Commercial District
- South → I-1 Light Industrial District
- West → C-3 Highway Commercial District/ I-1 Light Industrial District

Chapter 21.0202 2 b.7.(a-h) states:

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- (b) Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.
- (c) Refuse and service areas, with particular reference to the items in (a) and (b) above,
- (d) Utilities, with reference to locations, availability and compatibility.
- (e) Screening and buffering with reference to type, dimensions and character.
- (f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.
- (g) Required yards and other open space.
- (h) General compatibility with adjacent properties and other property in the district.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager
Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the conditional use through the following motion:

I move to approve the Conditional Use Request for a Commercial Kennel in the C-3 Highway Commercial District located at 1041 10th Avenue NW

ATTACHMENT(S):

[Application](#)

[Vicinity Map](#)

[Site Layout](#)




[Proposed Plat Exhibit](#)

Conditional Use Application

CU-25-10

Submitted On: Jul 21, 2025

Applicant

 Mark Engen
 605-695-7825
 mark_engen@live.com

Primary Location

Point Location: 44.9124, -97.1342

Applicant Information

Applicant is...

Owner

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Mark Engen

Main Contact Email

mark_engen@live.com

Main Contact Phone Number

6056957825

Main Contact Address

21668 469th Ave Brookings, SD 57006

Property Information

Address of Conditional Use Request

Lot 2 of West Watertown Facilities Second Addition

Owner Name

City of Watertown

Legal Description

Lot 2 of West Watertown Facilities Second Addition

Property Zoning District

C-3 Highway Commercial District

Requested Conditional Use

Commercial Kennel

Please reference Title 21

(<https://www.watertownsd.us/DocumentCenter/View/2382/Ordinance-Book-for-Website?bidId=>) for applicable conditional uses in specific districts.

Describe how the use will be established on the property

We will run a dog boarding business with overnight, daycare and grooming out of this location. Customers will drop their dogs off and then pick them back up after their stay. Parking will be mostly for employees and for 2-5 customers that might happen to come at the same time.

How many parking spaces are provided on site for the proposed use?

15

What is the square footage of the structure the use will encompass?

7700

Justification for Request

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

Please answer the below items (a-h) on how they are addressed on the property or how the requested conditional use will be accommodated for if approved. If an item(s) will not be affected, insert "NA" in that field(s).

A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Building will be set back enough to not affect flow of traffic, auto or pedestrian. Driveway will be built to handle

B. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.

NA

C. Refuse and service areas, with particular reference to the items in (a) and (b) above

Dumpster will be located on premisis

D. Utilities, with reference to locations, availability and compatibility

Everything will be constructed new and will join in at the existing utilities location.

E. Screening and buffering with reference to type, dimensions and character

NA

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.

Lighting and signace will be added and permitted prior to installation

G. Required yards and other open space.

70x110 Structure will be built with a 70x120 asphalt or concrete and a 70x20 gravel lot extending from it. Open dog runs will extend from around the back and side of the building

H. General compatibility with adjacent properties and other property in the district

Undeveloped area except the Dollar store to the east. Dogs will be outside daily from 7a-7p so there will be some noise. Dogs will be kept inside from 7pm - 7 am. Immediate neighbors are the zoo to the east, some residential across the highway to the east, a vet clinic to the north and south, humane society to the SW.

You can also upload any site plans, images, sketches, etc. in the attachment section later in the application if that helps to better explain your request.

Sign Posting

Provided by the City, a sign must be posted by the applicant on the property requesting a conditional use at least five (5) days before the time of hearing, per City Ordinance Ch. 21. 0202 2.B.3.

City staff will send notification when the sign is ready to be picked up via OpenGov. Please check the application or the email address provided for notification.

I acknowledge that I will be required to post the sign stating the requested conditional use for the above referenced property.

true

Acknowledgement

I, the undersigned, do hereby affirm the above statements are true and correct and agree to comply with the provisions of the ordinances of the City of Watertown and the approved plans and specifications accompanying this application.

true

I am the...

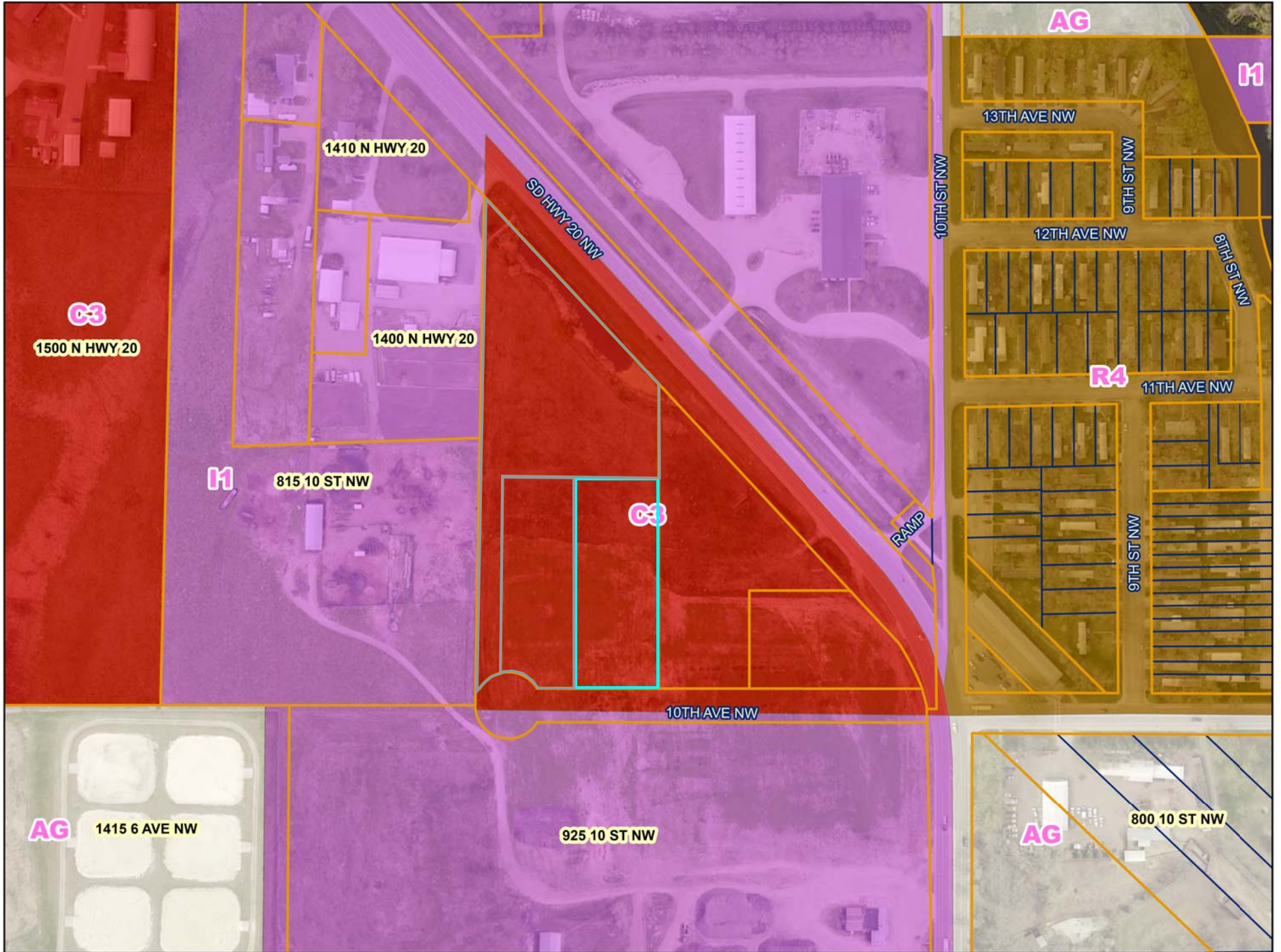
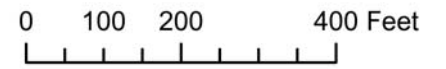
Owner

Date

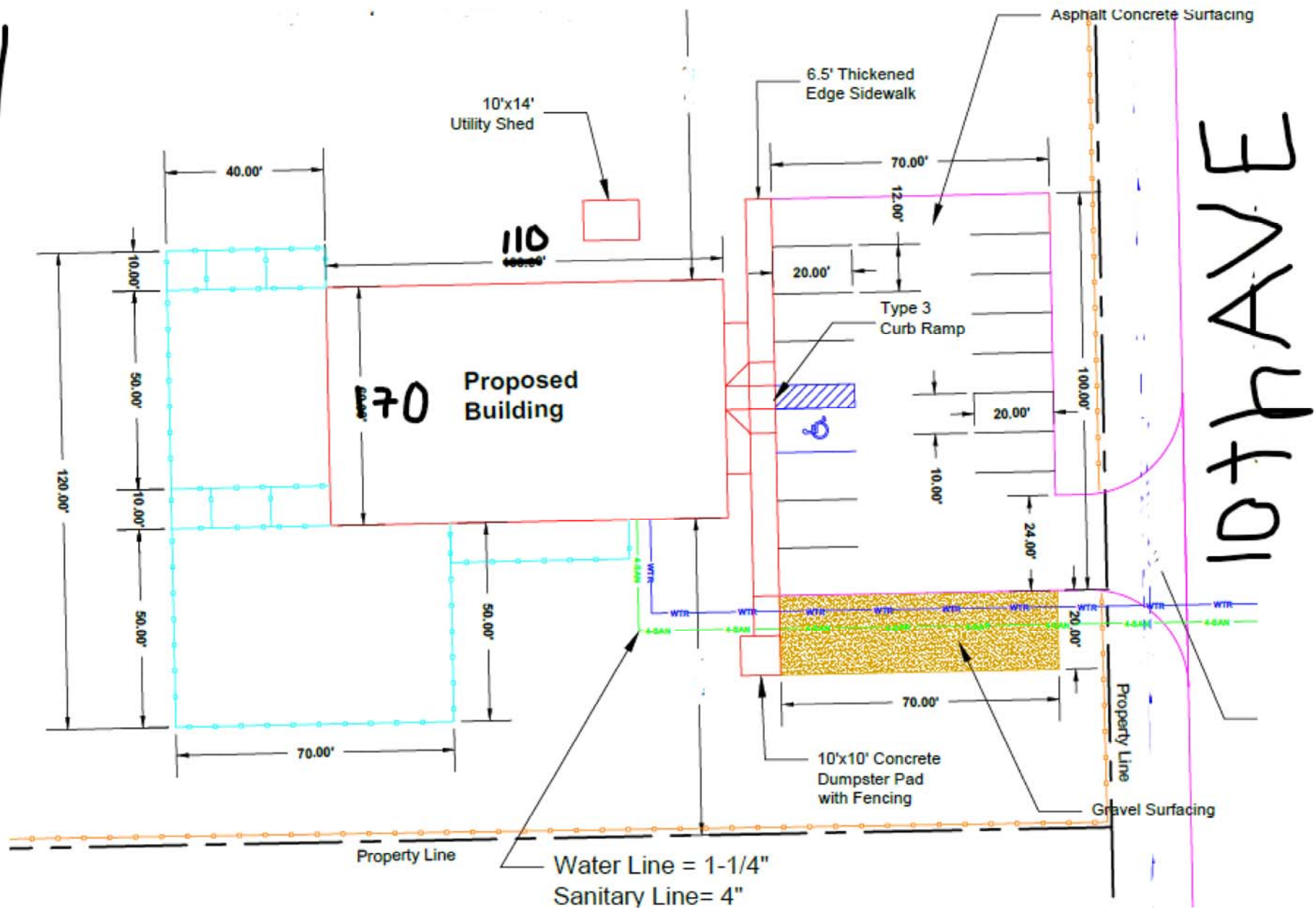
07/21/2025



Vicinity Map

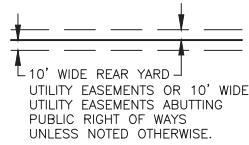


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PLAT OF WEST WATERTOWN FACILITIES SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

THIS PLAT IS A REPLAT OF AND SHALL VACATE ALL OF LOT 2 OF THE PLAT ENTITLED, "WEST WATERTOWN FACILITIES FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 1002.



EASEMENT INFORMATION

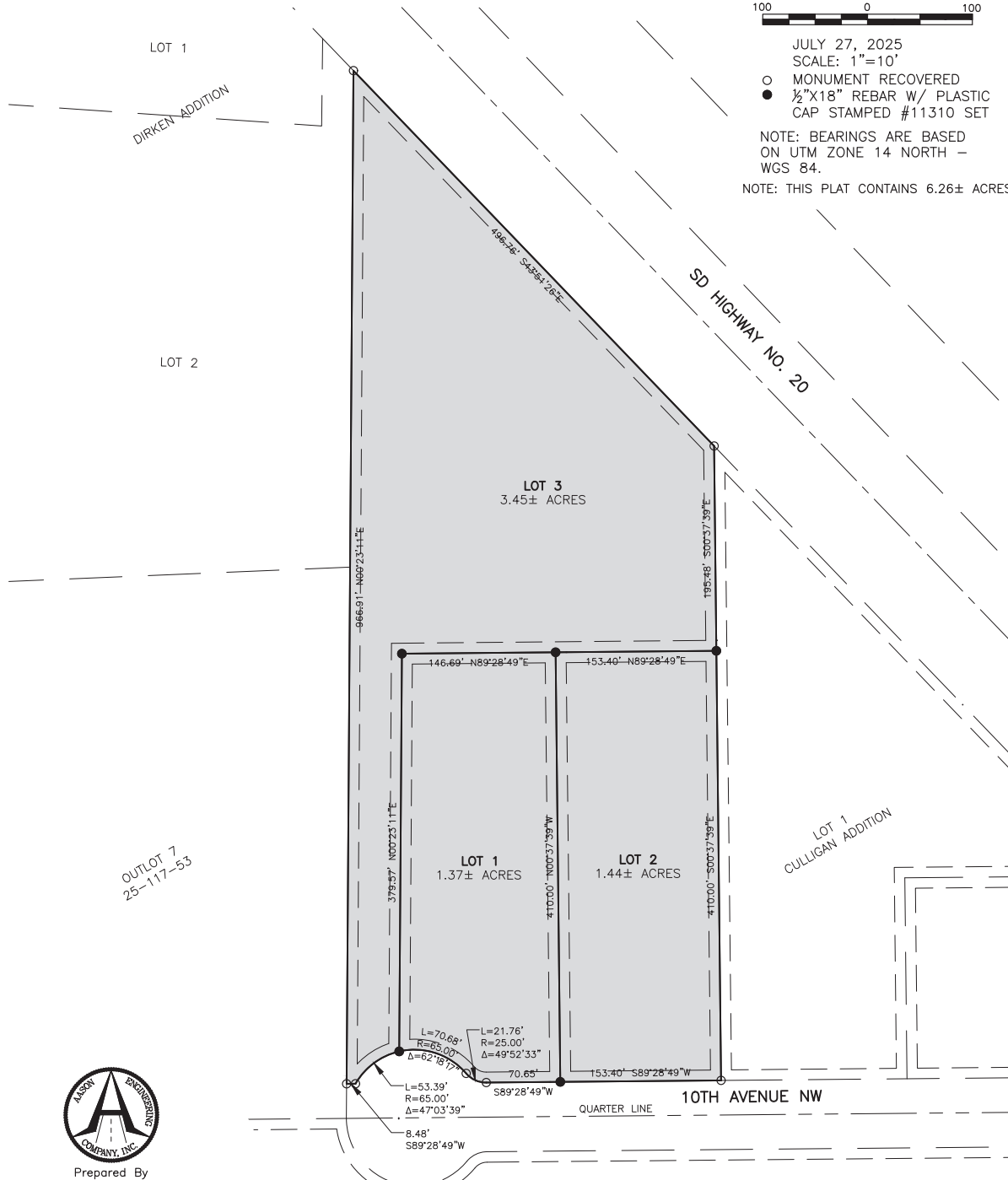


JULY 27, 2025
SCALE: 1"=10'

- MONUMENT RECOVERED
- 1/2"X18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

NOTE: BEARINGS ARE BASED
ON UTM ZONE 14 NORTH -
WGS 84.

NOTE: THIS PLAT CONTAINS 6.26± ACRES.



Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

Registered Land Surveyor