



Board of Adjustment Agenda Item

Subject: Board consideration of a Conditional Use request for Storage Units at 801 N Lake Drive in the C-L Lake Commercial District

Meeting: Board of Adjustment - Oct 05 2023

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Owner: Janie Schuchard, Shane C. Schuchard, and Shannon L. York

Applicant: Kolt Ruesink, Agent Petitioner for Ownership

Property Addresses: 801 N Lake Drive

Legal Description: The NW1/4 NE1/4 less the south 10 rods thereof, and less the west 865' thereof, and including the north 760' of the east 140' of the west 865' thereof; and that part of Government Lot 1 lying west of highway right of way, less the south 10 rods thereof, all in Section 19, T117N, R53W of the 5th p.m., Codington County, South Dakota which upon platting will be known as "Ruesink-Stofferahn Addition"

Conditional Use Request: Storage Units in the C-L Lake Commercial District

Applicant seeks a Conditional Use for Storage Units in the C-L Lake Commercial District pursuant to §21.2903(4) and contingent upon compliance with §21.0202 (2b7a-h). The Plan Commission recommended approval of annexation and zoning for this property on August 10, 2023 with the the City Council approving the annexation and zoning on September 18, 2023 to become effective October 13, 2023.

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.

SUGGESTED MOTION:

No motion suggested

STAFF REFERENCE(S):

Brandi Hanten, Jana Mills

ATTACHMENT(S):

[Application](#)

[Vicinity Map](#)

CU-23-9

Conditional Use
Application

Status: Active

Submitted On: 7/12/2023





Primary Location

801 N LAKE DR
WATERTOWN, SD 57201

Owner

CHARLES L SCHUCHARD,
SHANE C SCHUCHARD ETAL
801 N LAKE DR
WATERTOWN, SD 57201-

Applicant

 Kolt Ruesink
 701-690-1751
 ruesinkk@icloud.com
 794 N Lake Dr
Watertown, SD 57201

Applicant Information

Applicant is...

Other

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Kolt Ruesink

Main Contact Phone Number

7016901751

Main Contact Email

ruesinkk@icloud.com

Main Contact Address

794 N Lake Dr Watertown SD 57201

Property Information

Address of Conditional Use Request*

801 N Lake Dr Watertown SD 57201

Owner Name*

Janie Schuchard, Shane C. Schuchard,
and Shannon L. York

Legal Description * ?

THE NW1/4 NE1/4 LESS THE SOUTH 10 RODS THEREOF, AND LESS THE WEST 865' THEREOF, AND INCLUDING THE NORTH 760' OF THE EAST 140' OF THE WEST 856' THEREOF; AND THAT PART OF GOVERNMENT LOT 1 LYING WEST OF HIGHWAY RIGHT OF WAY, LESS THE SOUTH 10 RODS THEREOF, ALL IN SECTION 19, T117N, R53W OF THE 5th P.M., CODINGTON COUNTY, SOUTH DAKOTA

Property Zoning District

C-L Lake Commercial District

Requested Conditional Use ?

Storage Units

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 plan to create and curate a variety of opportunities on this property, while maintaining the aesthetic integrity of the estate for neighbors & patrons, alike. Our endeavors include the following: offering event grounds space for celebrations like weddings or family gatherings, lodging/VRBO rentals, horse boarding/stabling on existing stable grounds, cold storage for items such as boats/boat lifts-docks, RVs behind the trees - out of sight from lake patrons/neighbors.

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

100+ behind trees for events, plenty of appropriate parking space adjacent to home & barn for tenants & occupants

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

Existing structures (stable/barn, current homestead) with the addition of an 80'x250' cold storage building

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.*

Established ingress & egress to property currently exist, to be supplemented by additional access road to cold storage & event parking area via 169th St.

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.*

All storage and event parking is to be concealed/secluded behind established tree line on the back end of the property - maintaining aesthetic integrity of the neighborhood. All large events/gatherings to conclude no later than midnight.

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


Will hire sanitation service to dispose of refuse.

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


Utilities already exist.

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

The property is bountiful with established dense tree lines.

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.* 

No signage planned outside of timber ranch/estate entrance arch.

G. Required yards and other open space.* 

Existing (to meet City standards)

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

Most of what is being proposed is already established property, with the exception of parking & storage to be designed behind established treelines, outside of visual field to patrons & neighbors.

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.

 Kolt Lee Ruesink
Jul 12, 2023

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.

I am the...*
Owner

✔ Kolt Lee Ruesink
Jul 12, 2023

Date*

07/12/2023

Vicinity Map

