



Board of Adjustment Agenda Item

Subject: Board Consideration of a Conditional Use Request for Contractor Shops & Storage Yards in the C-3 Highway Commercial District for Lot 3 and W189.9' of Lot 2 Block 4 East Acres Addition

Meeting: Board of Adjustment - Apr 10 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Owner/Applicant: City of Watertown/ Jesse Kiihl, Kampeska Builders, LLC

Property Address: TBD 14th Avenue SE Watertown, SD 57201

Legal Description: Lot 3 & W189.9' of Lot 2 Block 4 East Acres Addition to the Municipality of Watertown, in the County of Codington, South Dakota

Conditional Use Request:

The applicant is seeking a Conditional Use pursuant to §21.2803 for 12. Contractor Shops & Storage Yards in the C-3 Highway Commercial District; contingent upon compliance with Specific Rules Governing Individual Conditional Uses §21.0202 under 2.b.7. a - h.

At the April 7, 2025 meeting, City Council will act on conveying the currently city owned property to Watertown Development Company to then facilitate conveying the surplus property to Jesse Kiihl, owner of Kampeska Builders, LLC, who is requesting to develop the property with contractor shops similar to other properties in this area.

The property is ~134,085 SF, or 3.08 acres, which complies with the minimum lot size requirements, 20,000 SF, in the C-3 District. The property is greater than 200' from a city sanitary sewer line and would be permitted by ordinance to utilize sealed holding tanks until the installation of future sanitary sewer main is extended to be within 200' of the property. A Sanitary Sewer Utility Easement Agreement will also be presented to City Council at the April 7th, 2025 meeting to allow the property access through city property to the south if the developer desires to extend a service line to connect to the existing sanitary sewer main within 17th Ave SE at the developer's sole expense.

Adjacent Property Zoning Designation:

- North → C-3 Highway Commercial District
- East → C-3 Highway Commercial District
- South → C-1 Community Commercial District
- West → I-1 Light Industrial District/ I-2 Heavy 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 Contractor Shops & Storage Yards in the C-3 Highway Commercial District for Lot 3 and W189.9' of Lot 2 Block 4 East Acres Addition.

ATTACHMENT(S):

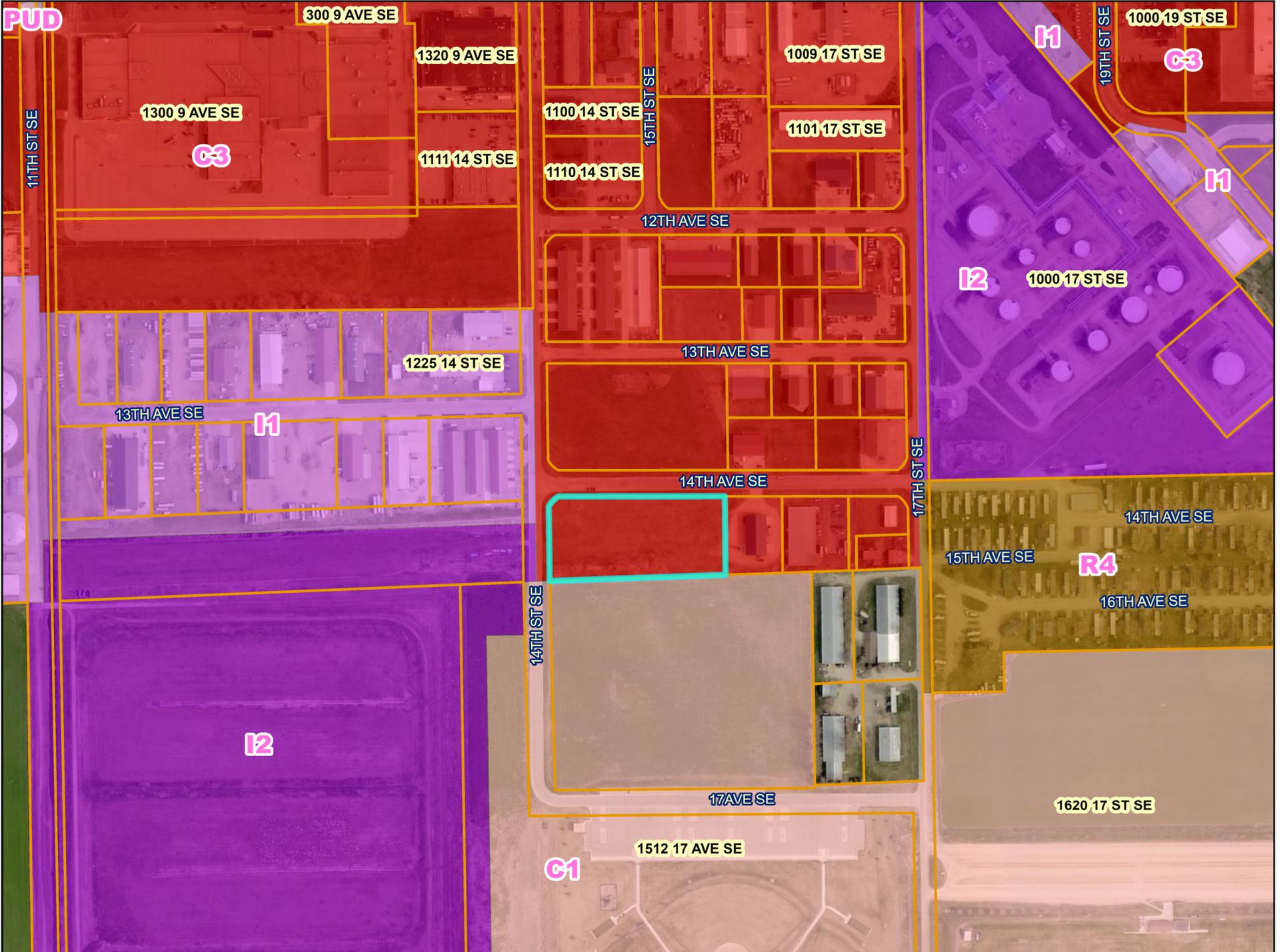
[Vicinity Map](#)

[Application](#)

[Sanitary Sewer Easement](#)

Vicinity Map

0 145 290 580 Feet





CU-25-7

Conditional Use

Application

Status: Active

Submitted On: 3/25/2025

Primary Location

Owner

No owner information

Applicant

City Of Watertown

605-882-6201

23 2nd St NE,
Watertown SD 57201

Applicant Information

Applicant is...

Owner

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Jesse Kiihl

Main Contact Phone Number

605-237-4954

Main Contact Email

kampeskabuild@gmail.com

Main Contact Address

427 19th Ave NW, Watertown, SD 57201

Property Information

Address of Conditional Use Request*

TBD

Owner Name*

City of Watertown

Legal Description *

LOT 3 & W189.9' LOT 2 BLK 4 EAST ACRES ADD TAX EXEMPT

Property Zoning District

C-3 Highway Commercial District

Requested Conditional Use ?

21.2803.12 Contractor Shops & Storage Yards.

Please reference Title 21 for applicable conditional uses in specific districts.

Describe how the use will be established on the property* ?

If approved, the lot will be sold to a developer who plans on building contractor shops on the lot.

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

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

Will provide as many as is required by ordinance.

TBD

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.* ?

Will be established as required by ordinance.

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.* ?

Will provide as many as is required by ordinance.

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

Will be established as required by ordinance.

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

Will be established as required by ordinance.

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

Will be established as required by ordinance.

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.* ?

Will be established as required by ordinance.

G. Required yards and other open space.* 

Will be established as required by ordinance.

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

Adjacent properties are zoned commercial and industrial. Many contractor shops exist in the surrounding area.

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.

 Carla Heuer - City of Watertown
Mar 25, 2025

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...*

Agent

Carla Heuer - City of Watertown
Mar 25, 2025

Date*

03/25/2025

Attachments

EXHIBIT A

