



## PLAN COMMISSION MEETING AGENDA

MONDAY, JULY 22, 2024 AT 4:30 PM

COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,  
WATERTOWN, WI 53094

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### Virtual Meeting

**Info:** <https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=86792408774> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

#### 1. CALL TO ORDER

#### 2. APPROVAL OF MINUTES

#### 3. BUSINESS

- A. Review and take action: N8258 County A Extraterritorial Certified Survey Map (CSM)
- B. Review and take action: CTH A Certified Survey Map (CSM)
- C. Review and make recommendation: 1310 Allwardt Street Comp Plan Amendment
- D. Review and make recommendation: 1310 Allwardt Street Rezoning
- E. Review public hearing comments and make recommendation: Hunter Oaks PUD – GDP Amendment

#### 4. ADJOURNMENT

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [mdunneisen@watertownwi.gov](mailto:mdunneisen@watertownwi.gov), phone 920-262-4006*

*A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only*

Main Office  
920-262-4060

Brian Zirbes  
920-262-4041

Mark Hady  
920-342-0986

Nikki Zimmerman  
920-262-4045

Dell Zwieg  
920-262-4042

Doug Zwieg  
920-262-4062

Dennis Quest  
920-262-4061

TO: Plan Commission  
DATE: July 22<sup>nd</sup>, 2024  
SUBJECT: N8258 CTH A - Extraterritorial Certified Survey Map (CSM)

A request by Mary Seurer, agent for Gertrude A Moss Trust, to create a two lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 020-0814-2442-000

SITE DETAILS:

Parent Parcel Acres: 25.24

Proposed Lot Size(s): Lot 1 - 1 acre, Lot 2 – 1 acre.

Jurisdiction: Town of Milford

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot Certified Survey Map with road access to Reichart Rd. No access will be allowed to CTH A.

STAFF EVALUATION:

The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. CTH A is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft. in this location. The existing ROW in this location exceeds that requirement and no additional ROW is required. Reichart Road is not designated for expanded ROW. Lots 1 and 2 need to be clearly designated on the CSM

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

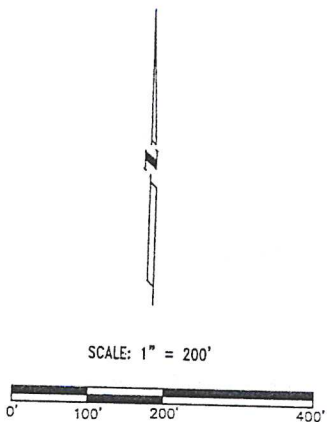
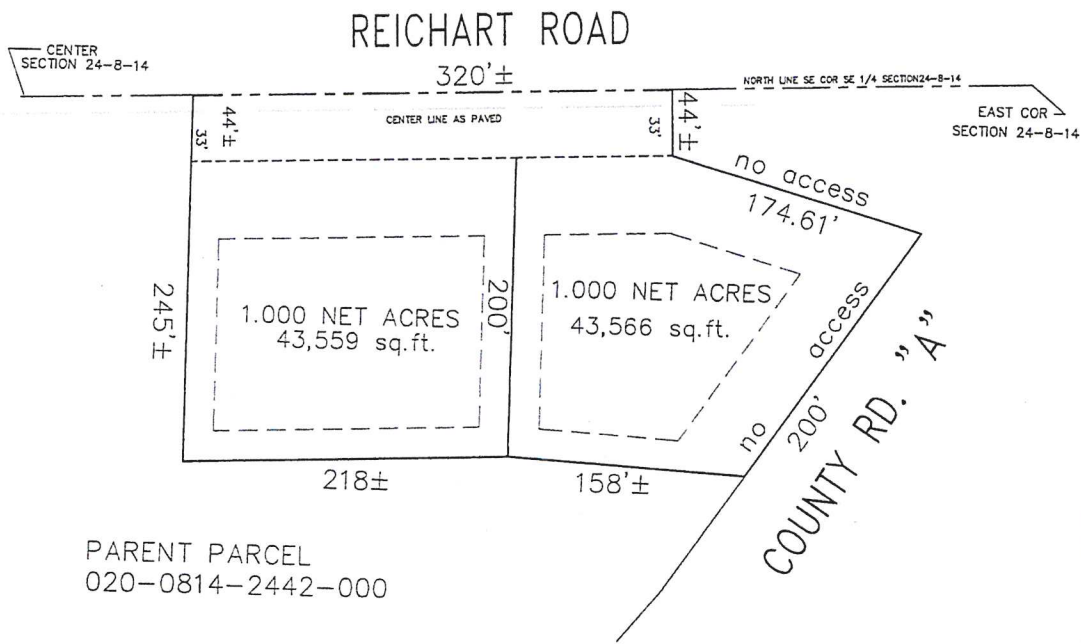
1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
  - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
  - b. Designations for Lots 1 & 2 shall be depicted on the CSM.
  - c. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

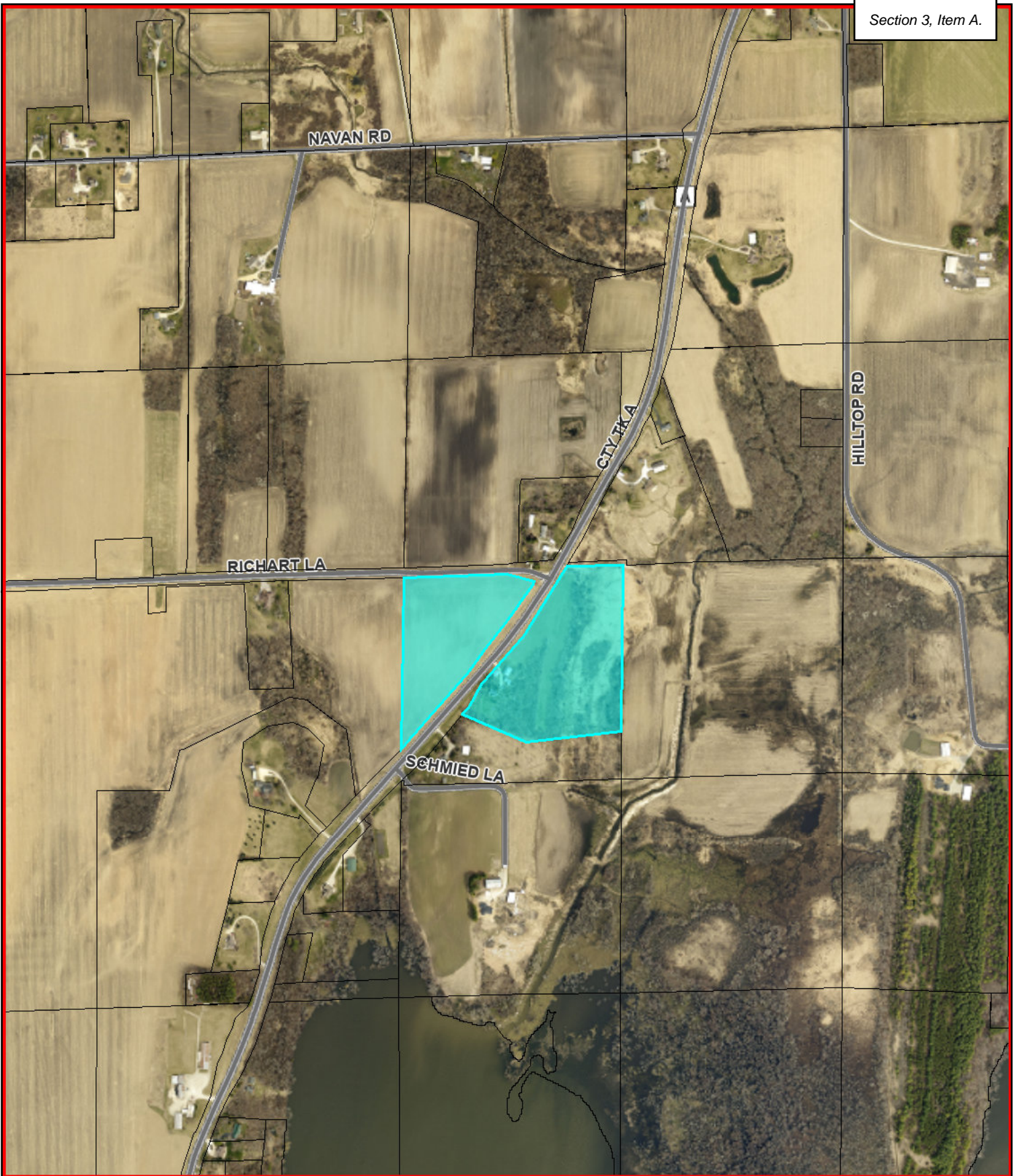
- Application materials.

PRELIMINARY PLAT

BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.



WISCONSIN  
FRANKLIN J. LEHMAN  
S-2211  
LAKE MILLS  
WIS.  
LAND SURVEYOR  
NOV. 19, 2023  
DATE  
230808  
JOB NUMBER



Parcel Updated



Proposed CSM Area



THE CITY OF  
**WATERTOWN**  
*Opportunity runs through it.*

City of Watertown Geographic Information System

Scale: 1 inch = 800 feet  
SCALE BAR = 1"

Printed on: July 12, 2023  
Author: Private User

4

DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

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920-262-4042

Doug Zwieg  
920-262-4062

Dennis Quest  
920-262-4061

TO: Plan Commission  
DATE: July 22<sup>nd</sup>, 2024  
SUBJECT: Preliminary Certified Survey Map (CSM)

A request by the City of Watertown to create a Certified Survey Map (CSM) within the City of Watertown.  
Parcel PIN(s): 291-0815-0831-000

**SITE DETAILS:**

Proposed Lot Size(s): Lot 1 – 62.95 acres  
Jurisdiction: City of Watertown

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to create a one lot CSM from an existing 169.42 acre parcel. Lot 1 is a vacant parcel with access to CTH A – Milford St and will split the buildable portion of the property from the larger acreage. The CSM will also create a 0.058 acre outlot to square off an adjacent parcel. Lot 1 exceeds the minimum lot area requirements for the Planned Office and Institutional (PO) Zoning District in which it is located. The proposed lot is located within the Airport Approach Protection Zone with maximum elevations ranging from 903 feet to 968 feet above mean sea level for all buildings and vegetation. A note indicating the lowest elevation has been added to the CSM but needs to be adjusted to reflect the multiple Airport height limitations that exist on the property. ROW on CTH A – Milford St. is sufficient as depicted on the CSM

**PLAN COMMISSION OPTIONS:**

The following possible options for the Plan Commission:

1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission:
  - a. Illustrate/document the different airport height limitation boundaries on the CSM.

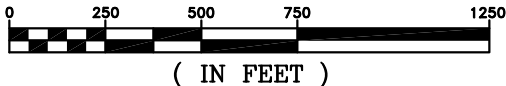
**ATTACHMENTS:**

- Application materials.

CERTIFIED SURVEY MAP No. \_\_\_\_\_

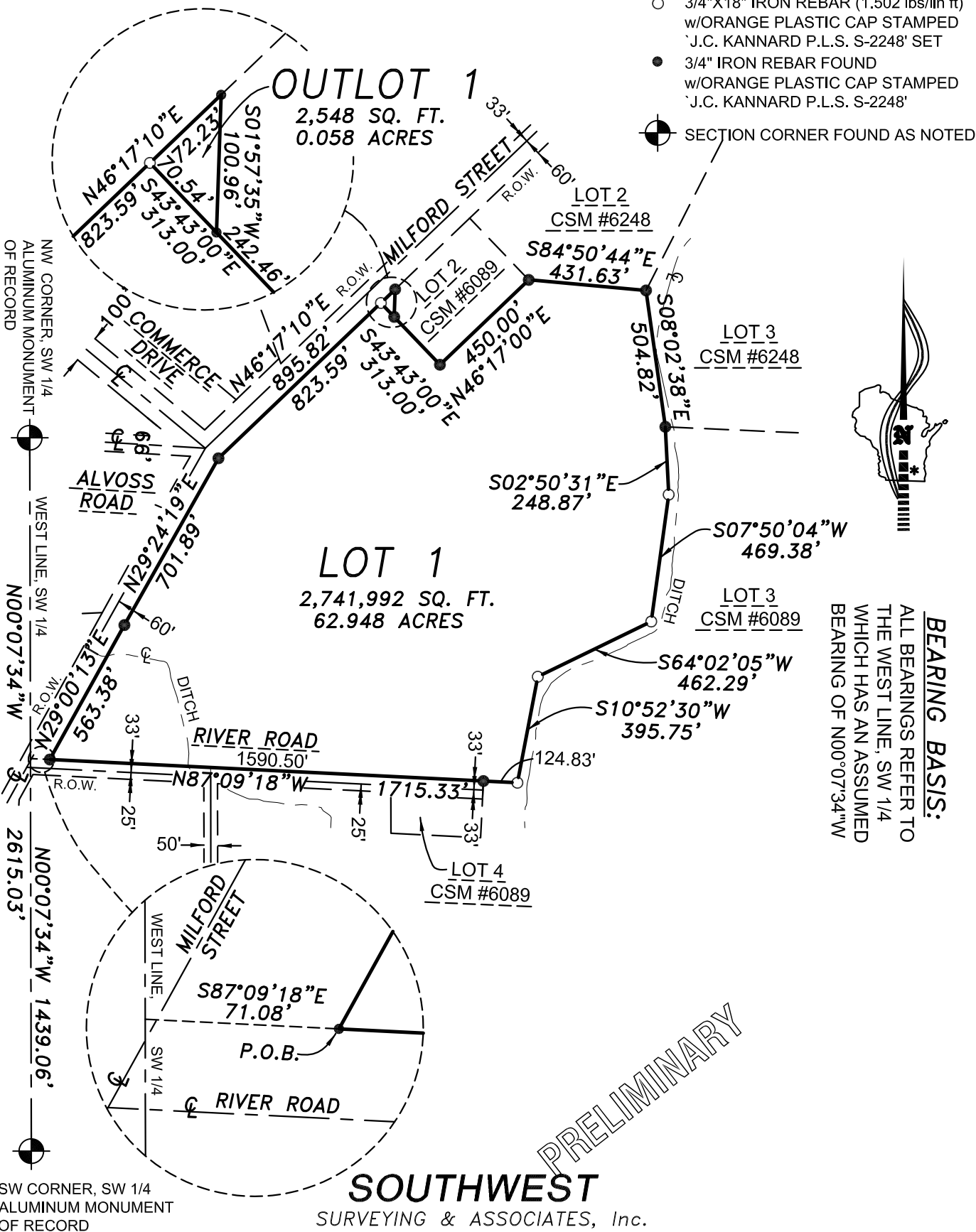
Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin.

GRAPHIC SCALE



LEGEND

- 3/4"X18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- 3/4" IRON REBAR FOUND w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248'
- ⊙ SECTION CORNER FOUND AS NOTED



BEARING BASIS:

ALL BEARINGS REFER TO THE WEST LINE, SW 1/4 WHICH HAS AN ASSUMED BEARING OF N00°07'34"W

SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137  
262-495-4910  
920-674-4884

JOB No.: W-224126  
DATE: JUNE 28, 2024  
SHEET 1 OF 3

CERTIFIED SURVEY MAP No. \_\_\_\_\_

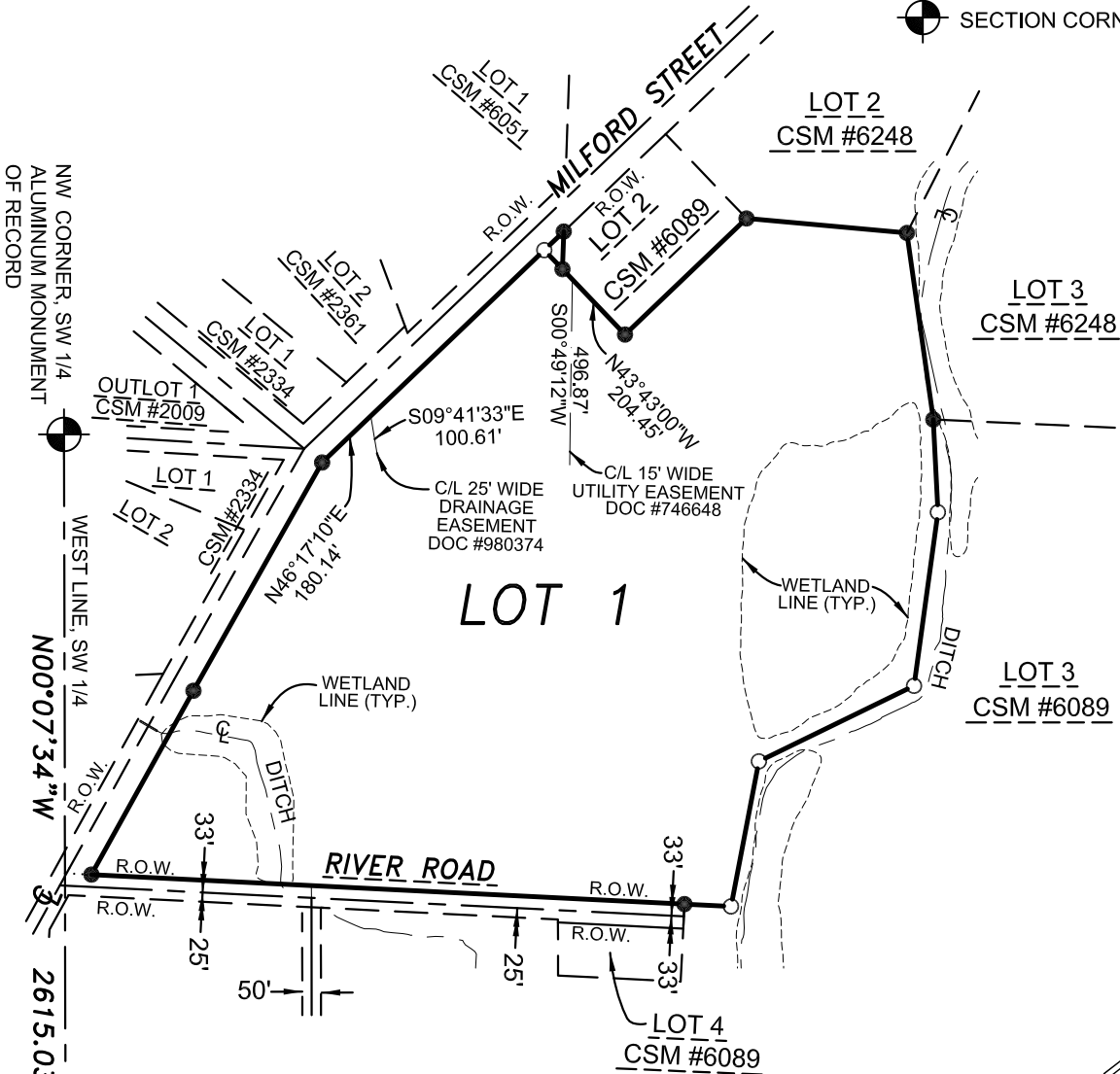
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- ⊙ SECTION CORNER FOUND AS NOTED



- Notes:**
- 1) Lot 1 and Outlot 1 have an Airport Protection Zone elevation limit of 903 feet above sea mean level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence.
  - 2) Wetland lines shown is a graphic only representation of the GIS data supplied by the Jefferson County Land Information Office and were not field verified.

SW CORNER, SW 1/4  
ALUMINUM MONUMENT  
OF RECORD

**SOUTHWEST**  
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137  
262-495-4910  
920-674-4884

JOB No.: W-224126  
DATE: JUNE 28, 2024  
SHEET 2 OF 3

CERTIFIED SURVEY MAP No. \_\_\_\_\_

Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify: That I have surveyed, divided, mapped this Certified Survey Map being a Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Southwest corner of the SW 1/4 of said Section 8; Thence N00°07'34"W, along the West line of said SW 1/4, a distance of 1439.06 feet; Thence S87°09'18"E, a distance of 71.08 feet, to a Found 3/4" Iron Rebar with Orange Plastic Cap stamped J.C. Kannard P.L.S. S-2248" (3/4" F.I.R.) that marks the the Easterly Right of Way (R.O.W.) of Milford Street and Northerly Right of Way of River Road, said point also being the POINT OF BEGINNING of the lands to be described: Thence N29°00'13"E, along said Easterly R.O.W. line, a distance of 563.38 feet, to a 3/4" F.I.R.; Thence N29°24'19"E, along said Easterly R.O.W. line, a distance of 701.89 feet, to a 3/4" F.I.R.; Thence N46°17'10"E, along said Easterly R.O.W. line, a distance of 895.82 feet, to a 3/4" F.I.R. that marks the Southerly line of Lot 2 of Certified Survey Map No. 6089 as recorded in the Jefferson County Register of Deeds Office in Volume 35 of Certified Survey Maps on Pages 278-285 as Document No. 1428519; Thence S01°57'35"W, along said Southerly line, a distance of 100.96 feet, to a 3/4" F.I.R. that marks an angle point; Thence S43°43'00"E, along said Southerly line, a distance of 242.46 feet, to a 3/4" F.I.R.; Thence N46°17'00"E, along the Easterly Line of said Lot 2, a distance of 450.00 feet, to a 3/4" F.I.R. that marks the Northeasterly corner of said Lot 2; Thence S84°50'44"E, along the Southerly line of Lot 2 of Certified Survey Map No. 6248 as recorded in the Jefferson County Register of Deeds Office in Volume 36 of Certified Survey Maps on Pages 352-355 as Document No. 1456740, a distance of 431.63 feet, to a 3/4" F.I.R. that marks the Southeast corner of said Lot 2 and the Westerly line of Lot 3 of said Certified Survey Map No. 6248; Thence S08°02'38"E, along said Westerly line, a distance of 504.82 feet, to a 3/4" F.I.R. that marks the Southwesterly corner of Lot 3 of said Certified Survey Map No. 6248; Thence S02°50'31"E, a distance of 248.87 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence S07°50'04"W, a distance of 469.38 feet, to a Set 3/4" Rebar; Thence S64°02'05"W, a distance of 462.29 feet, to a Set 3/4" Rebar; Thence S10°52'30"W, a distance of 395.75 feet, to a Set 3/4" Rebar; Thence N87°09'18"W, along the Northerly R.O.W. of River Road, and said line extended, a distance of 1715.33 feet, to the POINT OF BEGINNING, containing 2,744,547 square feet or 63.006 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of City of Watertown, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 28th day of June, 2024

John C. Kannard, P.L.S. 2248

CITY OF WATERTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the City of Watertown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024

Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024

Megan Dunneisen, City Clerk



Parcel Updated



Proposed CSM Area



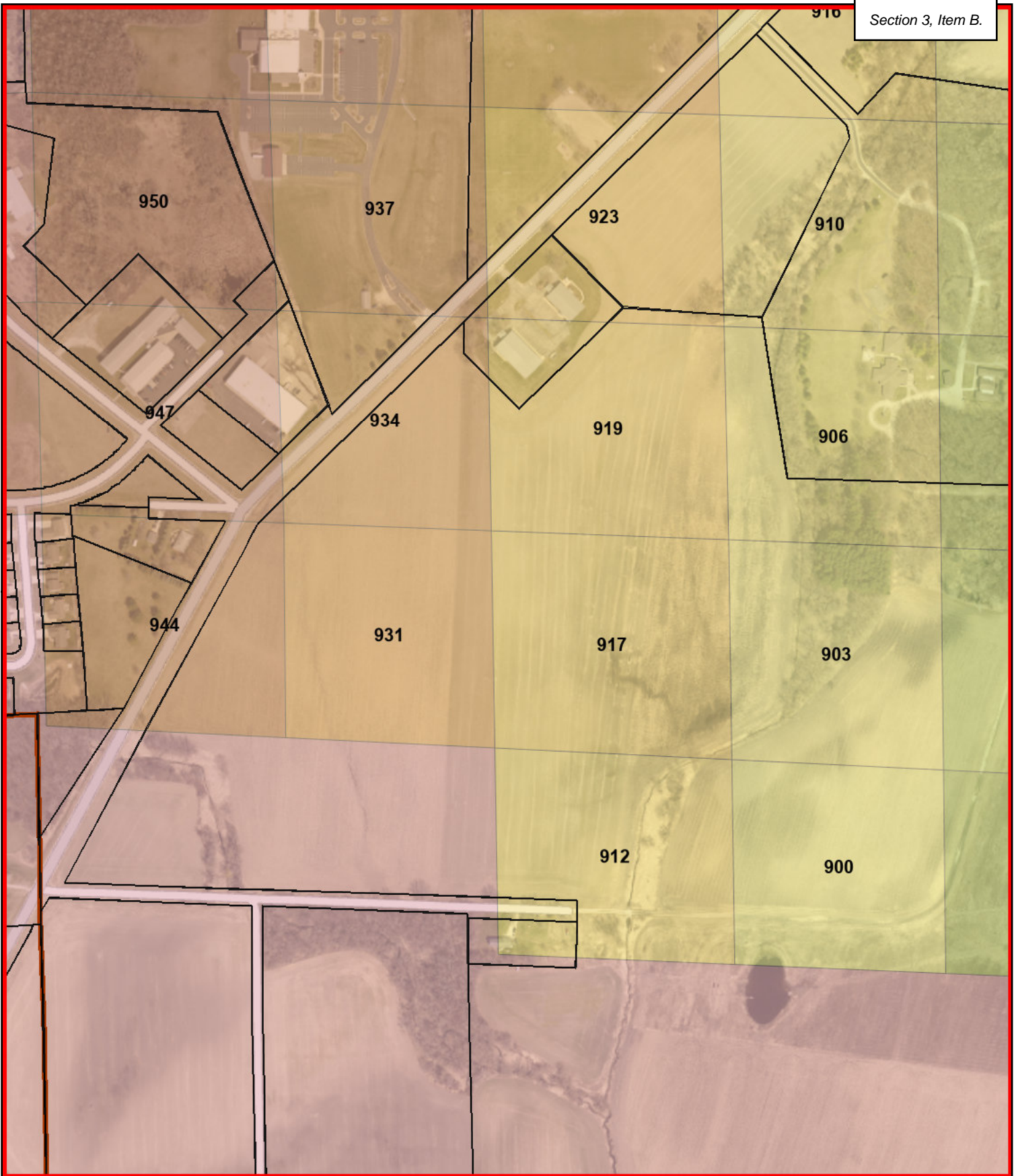
THE CITY OF  
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*Opportunity runs through it.*

City of Watertown Geographic Information System

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Printed on: July 12, 2023  
Author: Private User

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Dennis Quest  
920-262-4061

TO: Plan Commission  
DATE: July 22<sup>nd</sup>, 2024  
SUBJECT: Recommendation to Council – 1310 Allwardt Street Comprehensive Plan Amendment

A Comprehensive Plan Amendment requested by Kory Krieser, agent for Hartland Shores LLC, to change the Future Land Use designation on a parcel located at 1310 Allwardt St. Parcel PIN: 291-0915-3413-014.

SITE DETAILS:

Acres: 20

Current Zoning: Single Family Residential

Existing Land Use: Vacant

Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing a Plan Amendment to change the Future Land Use designation of the existing parcel from Institutional to Multi-Family. This parcel was previously planned for a new school. The school district has since changed plans and is in the process of selling the parcel to a developer that is planning a multi-family development. A rezoning to Multi-Family Residential-10 Zoning is also pending for this development. This Comprehensive Plan Amendment will run concurrently with the rezoning. The parcel cannot be rezoned without adoption of this associated Comprehensive Plan Amendment.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single Family Residential to the north and west. Multi-Family Future Land Use exists to the south and Institutional Future Land Use exists to the west.

Nearby Zoning includes Single-Family Residential Zoning to the west, north, and east. Multi-Family Residential Zoning with a PUD exists to the south and Planned Office and Institutional Zoning exists to the southeast.

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to prepare a Comprehensive Plan Amendment and recommend the amendment to Council.

*Per Wis. Stat. § 66.1001(4)(b):*

*(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan **may** recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan.*

**Comprehensive Plan Goals, Objectives, and General Policies:**

The 2019 Watertown Comprehensive Plan includes goals, objectives, and general policies for the Plan Commission to consider when reviewing Comprehensive Plan amendments.

**Land Use Goals, Objectives, and General Policies****Goal:**

1. *Promote a future land use pattern that is harmonious with the natural landscape, features visually attractive development, and is economically viable.*

**Objectives:**

1. *Ensure that a desirable balance and distribution of land uses is achieved.*
2. *Maintain high standards in the Zoning Ordinance for buildings, landscaping, signage, building materials, and parking lots.*
3. *Ensure that conflicts between neighboring land uses are minimized with logical land use transitions and bufferyards.*
4. *Utilize existing public facilities to serve new development whenever possible.*
5. *Coordinate land development with transportation system improvements.*
6. *Encourage City landowners to open up suitable undeveloped areas for new development as the need arises.*

**Policies:**

1. *Prioritize infill and redevelopment opportunities, especially downtown and along the river, before new greenfield development along the City's boundaries.*
2. *Direct new housing development in locations with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services.*
3. *Require all new development within Watertown's long-term growth area to be served with the full array of municipal services (e.g. sanitary sewer, storm sewer, municipal water, police, fire, etc.) unless covered by an intergovernmental agreement.*
4. *Encourage the strengthening of existing neighborhoods through maintenance of the existing housing stock, creative reuse of vacant or under-utilized buildings, and infill on vacant parcels.*
5. *Require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.*
6. *Strive for compatibility of adjacent land uses by requiring site plan review for all multi-family residential, commercial, office, industrial, recreational, and institutional land uses.*
7. *Buffer incompatible land uses from each other through the strategic use of plant materials, decorative fences, walls, or berms.*
8. *Require new development and redevelopment projects to include high quality building design, landscaping, stormwater best management practices, and signage and to meet at least the minimum landscaping and performance standards as codified in the City's Zoning Ordinance.*
9. *Encourage that new residential development within the Planned Neighborhood designation comply with the City's historic housing mix. The desired mix of residential uses in any neighborhood should be mostly single-family (approximately 50 percent), generally with no more than 20 percent of dwelling units being duplex units and not more than 30 percent being multi-family units.*
10. *Require detailed development plans that include: (1) proposed land use pattern of the area; (2) recommended zoning for the area; (3) recommended lot pattern; (4) location of necessary municipal utilities; (5) locations of parks, open space, and civic or institutional buildings; (6) proposed street system that will serve the area; and (7) a development phasing timetable so the City can coordinate capital improvements with the development of the area.*
11. *Factor public health into the site plan review process through the addition of specific criteria in which new development, redevelopment, and infill development must address in order to integrate land use planning, transportation, and public health.*
12. *Work with Jefferson and Dodge Counties, in addition to all surrounding Townships on future land use planning within the City's Extraterritorial Jurisdiction to promote intergovernmental cooperation and a unified future planning of development and services. Seek intergovernmental agreements with all surrounding Townships.*
13. *Reevaluate the City's supply and demand for industrial land every 5 years.*
14. *Develop detailed neighborhood plans for the Bethesda campus between Milford Street and the Rock River in order to foster high-quality and well-planned future development.*

**PUBLIC HEARING COMMENT:**

Public comments from the July 16<sup>th</sup>, 2024 Public Hearing before the Common Council, if any, are attached.

**PLAN COMMISSION OPTIONS:**

The following are possible options for the Plan Commission:

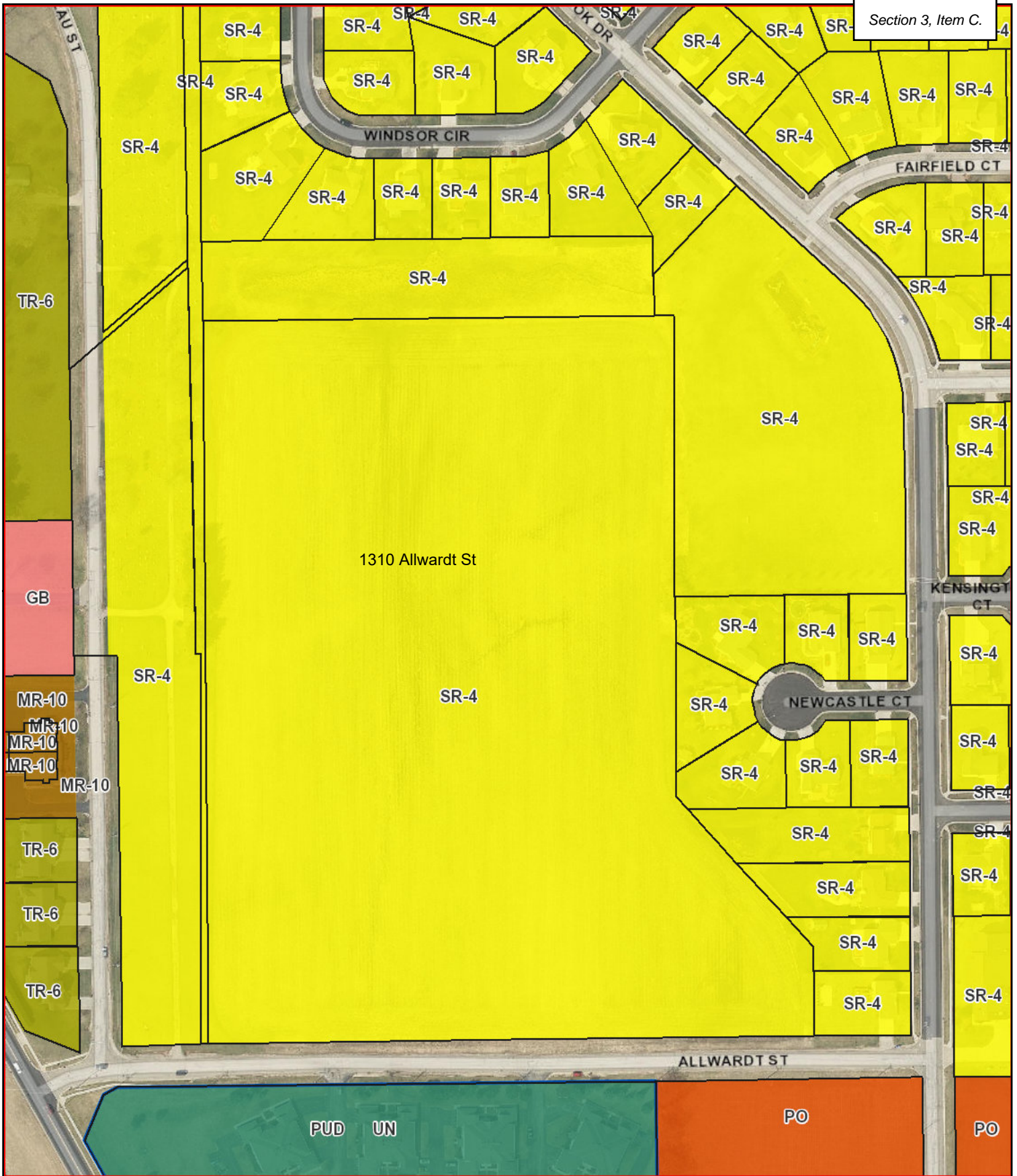
1. Negative recommendation of the Comprehensive Plan Amendment to Common Council.
2. Positive recommendation of Comprehensive Plan Amendment to Common Council.
3. Positive recommendation of the Comprehensive Plan Amendment to Common Council, with conditions identified by the Plan Commission

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

*Opportunity Runs Through It*

ATTACHMENTS:

- Application materials.



Parcels

City Limits



THE CITY OF  
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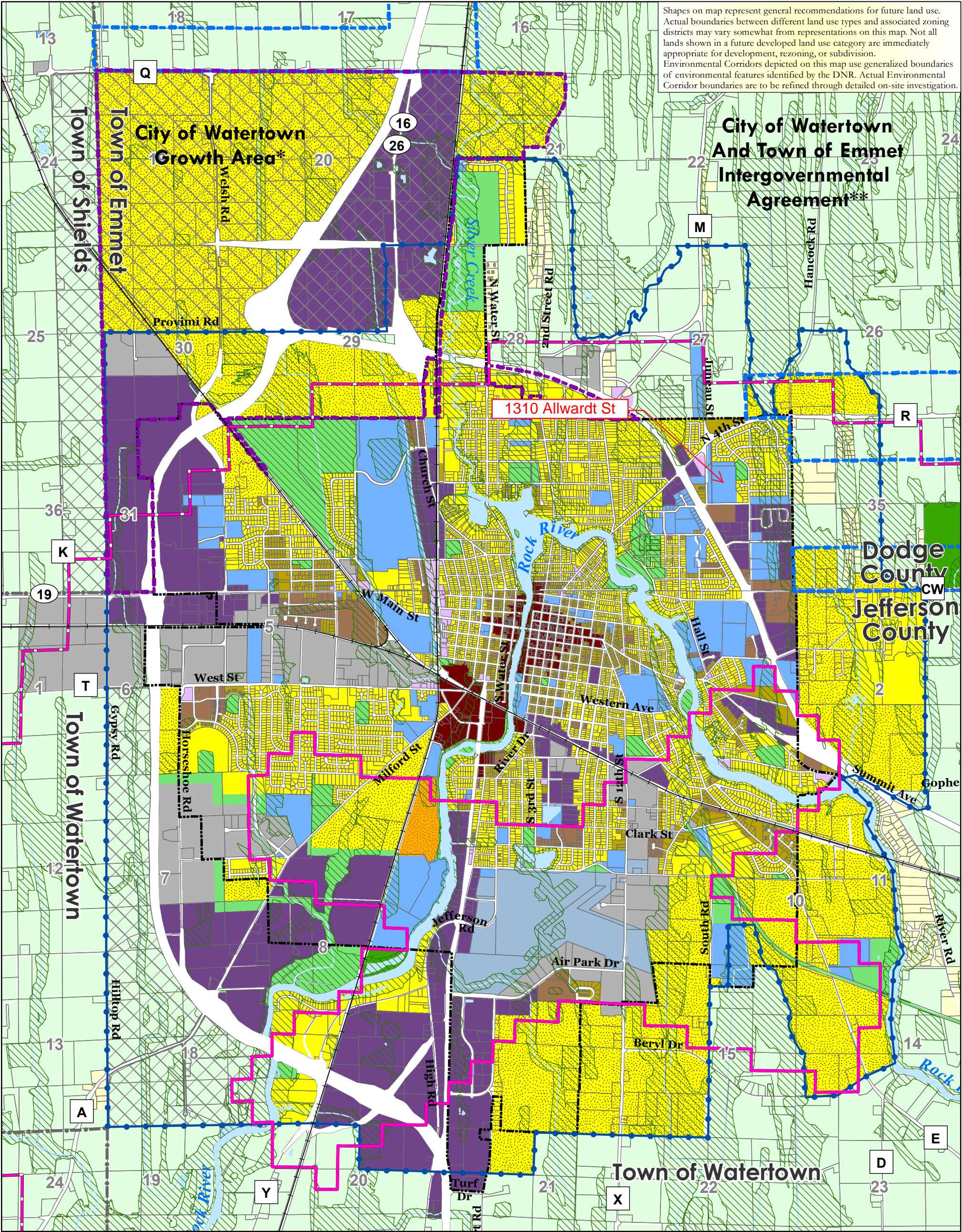
City of Watertown Geographic Information System

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SCALE BAR = 1"

Printed on: November 14, 2014

Author: Private User  
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# Future Land Use Urban Area

## Map 6b

### City of Watertown Comprehensive Plan

**Land Use Categories**

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood\*\*
- Institutional
- Airport

**Rights-of-Way**

- Neighborhood Mixed Use
- Planned Mixed Use\*
- Central Mixed Use
- Riverside Mixed Use\*\*\*
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

**City/Town IGA\*\***

- City Growth Area
- City Periphery Areas

**Legend**

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

**Airport Height Limitations**

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

**City of Watertown**

Opportunity runs through it.

**VANDEWALLE & ASSOCIATES INC.**

Shaping places, shaping change

Draft: August 7, 2019

Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

0 0.25 0.5 1 Miles

**\*Each "Planned Mixed Use Area" may include mix of:**

- 1. Office
- 2. Multi-Family Residential
- 3. Mixed Industrial
- 4. Commercial Services/Retail
- 5. Institutional
- 6. Parks & Recreation

**\*\*Planned Neighborhoods" should include a mix of the following:**

- 1. Single-Family - Sewered (predominant land use)
- 2. Two-family Residential
- 3. Multi-Family Residential
- 4. Institutional
- 5. Neighborhood Mixed Use
- 6. Parks & Recreation

**\*\*\*Each "Riverside Mixed Use Area" may include mix of:**

- 1. Office
- 2. Single-Family - Sewered
- 3. Two-Family Residential
- 4. Multi-Family Residential
- 5. Commercial Services/Retail
- 6. Institutional
- 7. Parks & Recreation

Public comment for Allwardt St. Comp Plan Amendment and Rezoning – Common Council meeting 7-16-24:

Public comment from Mike Hoppenrath, Carol Hoppenrath, Tom Helgestad, Tom Schultz, Donald Donovan, Will Runke, Kristina Runke, Robert Stangler, Jill Schloesser (also commented via email), Matt Zastrow, Jeremy Walker, and Heidi Zipfel. Email comment from Marion Zimmerman, Isa Almonte, Emily Hayhurst, Charlotte Cedarholm, and Emma Anderson. Letter with 16 signatures, being from some who also spoke at the public hearing, opposing both the amendment and rezone was received from Mike Hoppenrath.

Reasonings for opposing both the comprehensive plan amendment and rezone include density concerns, buffering, TIF use, lot size, multi-family homes being too large and would look out of place, property value decrease, infrastructure concerns, water/flooding concerns, safety concerns – no sidewalks in this area, rent increase concerns, and comment of multi-family housing being more appropriate for a different location and single-family homes being more desirable in this area.

Cory Krieser spoke as one of the applicants for the Allwardt St. project. He touched on density being about 25% less than what the zoning request would allow and the TIF having no upfront cost to the city - risk being on the developer. He feels changing the use of the land would be appropriate because of similar multi-family homes/zoning that are directly North and South of the property and that it will provide additional housing options to the city.

## Megan Dunneisen

---

**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 1:32 PM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St Project

Megan -

Please pass this on to the Common Council and Plan Commission.

Dana Davis  
 District 1 Alderperson

---

**From:** Isa Almonte <isaalmonete28@yahoo.com>  
**Sent:** Tuesday, July 16, 2024 11:35 AM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St Project

To whom it may concern,

I live on 1301 Newcastle CT, I love my home, I love the neighborhood and I believe the development will bring down value to our homes and possibly bring unwanted access to our backyards. My yard directly lines up with the property, a dog walking passage seems too close for comfort and possibly bringing waste onto our property from walkers, dogs, etc. is there a way to move the walkway? Is there a way to build a 6ft or more privacy fence along the yard dividing the property from the houses butting up to it? Also the fence being built with the project if it passes and has to be done? These are a few ideas I have thought of as I personally do not want people roaming my backyard and invading my families privacy and safety. I believe building this project will ruin not only the views, but property values and I don't find that to be fair. I do not want to bring such an influx of people to my backyard either. Which is why I believe we should add more family homes with the land instead.

Which brings me to my next idea, why can't we extend on to our neighborhood? Why can't we add other homes/subdivisions, they are selling in our neighborhood constantly and the new builds bring great families and opportunities to the city. Everytime we have a house for sale it sells. This is a desirable neighborhood and I would love to continue to see it grow with family homes and a strong community. I do not believe apartments are the way to go. I do not believe big "corporate America" is the way to go. I believe keeping this neighborhood a neighborhood and keeping it family friendly, safe and keep adding homes to it is the way to go.

Thank you for your time,  
 Isa Almonte  
 1301 Newcastle CT

## Megan Dunneisen

---

**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 1:31 PM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St property hearings

Megan -

Please pass this on to the Common Council and Plan Commission.

Dana Davis  
 District 1 Alderperson

---

**From:** Emily Rhine <emily.rhine13@gmail.com>  
**Sent:** Tuesday, July 16, 2024 12:51 PM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St property hearings

Hello,

I am writing in regards to both public hearings scheduled for this evening concerning the zoning and future use of the Allwardt Street property.

I am opposed to changing the comprehensive plan to making the property multi-family. I am opposed to changing the zoning from single family to multi-family.

As a renter at Fieldcrest Apartments on Allwardt St, I am concerned about the new proposed apartments giving my landlord yet another reason to raise our rent.

I do not deny that the new multi-family apartments will probably bring in new residents with money, and that that is probably good for Watertown long-term.

However, to me the problem is that Watertown would be helping financially with this project. And because there will be taxpayer dollars involved, I believe it's only fair that the city prioritize their own citizens' requests for housing. Most of my friends who are renting, don't want to be renting! We feel trapped into renting because the houses in our price range in Watertown are generally in great disrepair or unsafe to live in with children (unmaintained lead paint, for example).

If the city wants to address the housing situation, maybe they could instead pursue building more single family homes on this plot. Or maybe somehow invest in helping with the cost of repair or demolition of some of these older homes in Watertown. But investing in more apartments is not the solution most of us renters are looking for.

Thank you so much,  
 Emily Hayhurst

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**Sent:** Tuesday, July 16, 2024 9:43 AM  
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Ms. Davis,

I have many issues with this project.

First with all the approvals of multi family housing in the city - Water St, First St, I believe their will be some going up on the Bethesda Property and a few years ago approval was made for some on Juneau st that still haven't been built. If they all get built the market will get flooded and then these units will not get filled and next thing you know low income housing.

Second, what the developer is proposing may sound great but it is not always what ends up being the finished product. It also looks like they are trying to jam alot of buildidngs in one area.

Third, the proposal of a walking path along the back of my property for anybody to use. I have a garden back there and it is quite a distance from my house just what i want people thinking it is a community garden and helping themselves! And who will be responsible for maintaining that walking path?

Fourth, putting in multi family housing is going to reduce the value of my home are you going to reduce my property taxes?

Fifth, I am also concerned about the stormwater runoff. Currently there is a lot of flooding and standing water back there after storms and the winter thaw. I am concerned that the "condos" are going to be connected townhouses and no place for the water to go, Yes you will have the retention ponds will it still runoff into our backyards? And in the case of some of the houses on Newcastle Ct. Make their sump pumps run even more?

Please keep this area as single family housing.

Thank you!

Jill Schloesser  
1212 Meadowbrook Drive  
Watertown, WI 53098

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Please forward to Council Members and Plan Commission members.

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**Sent:** Tuesday, July 16, 2024 6:15 AM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St

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Bringing in another apartment complex to this area will raise traffic flow on this relatively quiet street that isn't equipped to handle another 100+ cars on a daily basis.

Costs have been listed as \$1800-\$2200 a unit. Have you looked at Watertown? We are not that community. I'm a single woman who works 2 jobs to make ends meet. I'm sure I'm not the only one. I'm in the senior community and we could use more 1 bedroom/porch/den apts at a reasonable rate to accommodate our senior population needs.

Putting several multi-family units right next to another multi-family section of housing definitely detracts from the cozy feeling Watertown gives. There are plenty of other wide-open spaces that can accommodate multi-family units rather than squeezing them in between a cemetery and single-family homes across from an established multi-family development.

Therefore,

I am opposed to changing the Comprehensive Plan to make the property multi-family and I am opposed to changing the zoning from single-family to multi-family.

Charlotte Cedarholm  
 1301 Allwardt St 4B  
 Watertown, WI

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## Megan Dunneisen

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**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 2:24 PM  
**To:** Becky Wegner; Megan Dunneisen  
**Subject:** Allwardt St. - Public Comments

Would you please pass this on to the Common Council and Plan Commission?

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I understand that a multi-family build looks like a good solution to the housing issue in Watertown. I myself live in a multi-family building. It looks nice and may draw younger families that are looking for that sort of community. However, as a long-term solution, it falls short. Watertown has an abundance of multi-family options available. What Watertown does not have are affordable single-family homes that have reasonable parking and are not in disrepair. I have been looking for a house for four years and have found nothing that is reasonably priced and sized. If I could afford a \$1,800 rent payment, I would not be spending that money on a rental. I would buy a home and put the money into house payments. I know I speak for many in my generation that are frustrated at the lack of affordable single-family homes in suburban areas. I would be pleased to canvas homes in the area to conduct further research if this is what it would take to support my claim.

Thank you for your work!

Take care,  
Emma Anderson

For P/H 16 July 2024

To: Watertown Common Council

We the undersigned are opposed to the proposed rezoning of the parcel known as 1310 Allwardt St, Watertown, WI. We feel this rezoning is not compatible with the adjacent single family homes immediately adjacent to this parcel.

We object for the following reasons:

- 1) This rezoning will allow a density which we feel is too high from what we expected when we built our houses
- 2) We are opposed to using TIF for this project
- 3) The single family lot sizes are too small to be compatible with this area
- 4) The eight large multi-family buildings will look out of place for this area

Signature

Address

Date

<i>Carol Hoppenmuth</i>	1302 NEWCASTLE	Watertown, Wisconsin	25 July 2024
<i>Carol Hoppenmuth</i>	1302 Newcastle Ct.	Watertown, Wisconsin	7-2-24
<i>Mark Feldman</i>	1300 Newcastle Ct	Watertown, Wisconsin	7-4-24
<i>Melina Prunich</i>	1301 Newcastle Ct.	Watertown, Wisconsin	7/4/24
<i>Jean Amante</i>	1301 Newcastle Ct	Watertown, Wisconsin	7/4/24
<i>Phil Schlosser</i>	1212 Meadowbrook Dr.	Watertown, Wisconsin	7/4/24
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<i>Robert Hill</i>	1300 Newcastle Ct	Watertown, Wisconsin	7-10-24
		Watertown, Wisconsin	

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission  
DATE: July 22nd, 2024  
SUBJECT: Recommendation to Council - 1310 Allwardt St Rezoning

A rezoning requested by Kory Krieser, agent for Hartland Shores LLC, to change the zoning on the parcel located at 1310 Allwardt St. Parcel PIN: 291-0915-3413-014

SITE DETAILS:

Acres: 20  
Current Zoning: Single Family Residential  
Existing Land Use: Vacant  
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from Single Family Residential (SR-4) to Multi-Family Residential-10 (MR-10) for the development of an apartment complex. A Comprehensive Plan Amendment to Multi-Family Future Land Use is also pending for this development. This rezoning will run concurrently with the Comprehensive Plan Amendment. The parcel cannot be rezoned without adoption of the associated Comprehensive Plan Amendment.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single Family Residential to the north and west. Multi-Family Future Land Use exists to the south and Institutional Future Land Use exists to the west.

Nearby Zoning includes Single-Family Residential Zoning to the west, north, and east. Multi-Family Residential Zoning with a PUD exists to the south and Planned Office and Institutional Zoning exists to the southeast.

Zoning Code

The zoning code requires the Plan Commission to review rezoning requests and make a recommendation to the Common Council.

Per Section § 550-141G:

**G.** Review and recommendation by the Plan Commission. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

**(1)** Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall make a written report to the Common Council stating its findings regarding Subsection **D** above and its recommendations regarding the application as a whole. Said report shall include a formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection **D(3)(a)** through **(c)**.

**(2)** If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension per Subsection **G(1)** above], then the Common Council may act on the application within 30 days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection **G(1)** above shall not invalidate the proceedings or actions of the Common Council.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

*Opportunity Runs Through It*

*(3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequent written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as stated in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant*

Section 3, Item D.

PUBLIC HEARING COMMENT:

Public comments from the July 16<sup>th</sup>, 2024 Public Hearing before the Common Council, if any, are attached.

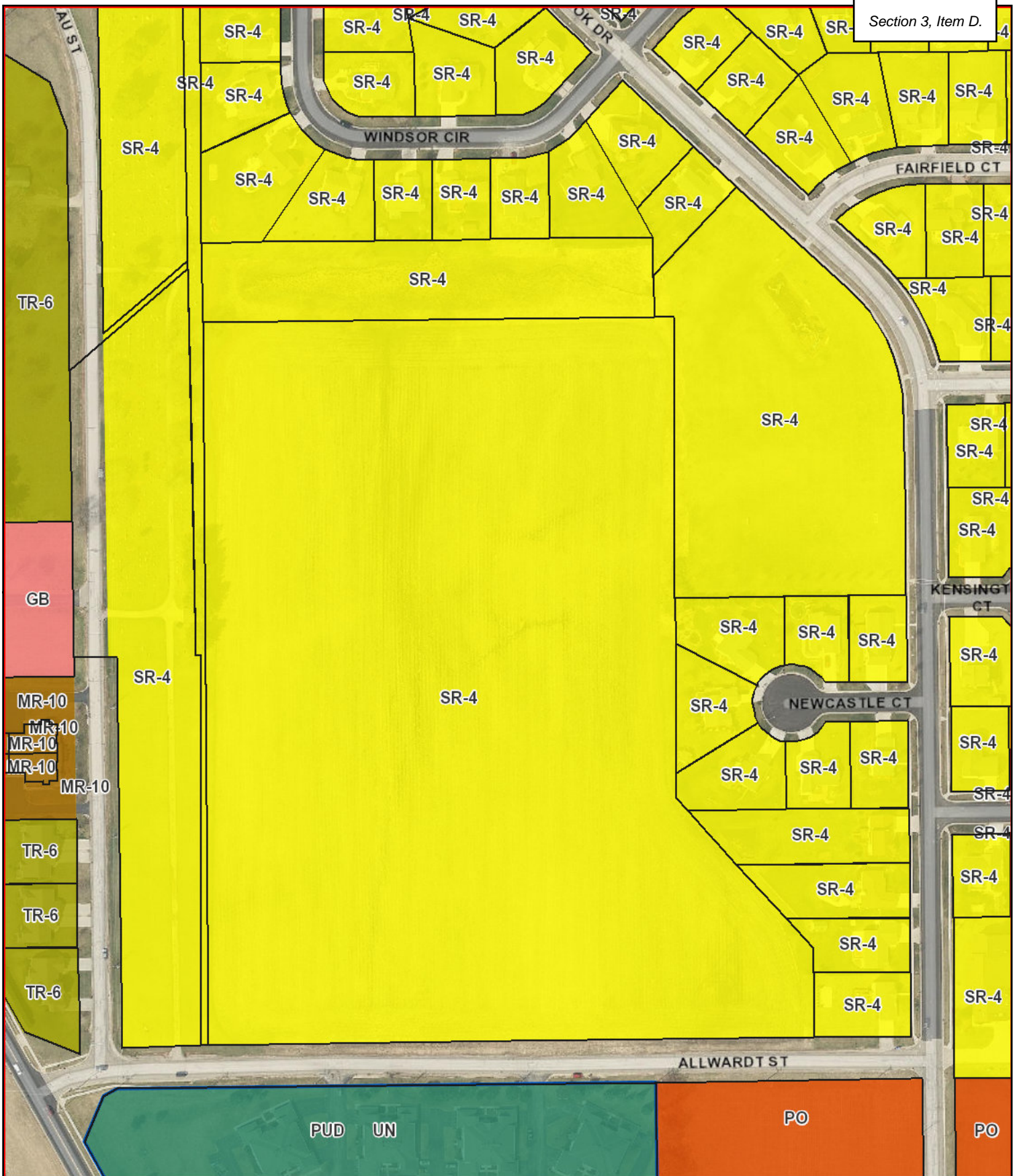
PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission.

ATTACHMENTS:

- Application materials



Parcels

City Limits



THE CITY OF  
**WATERTOWN**  
*Opportunity runs through it.*

City of Watertown Geographic Information System

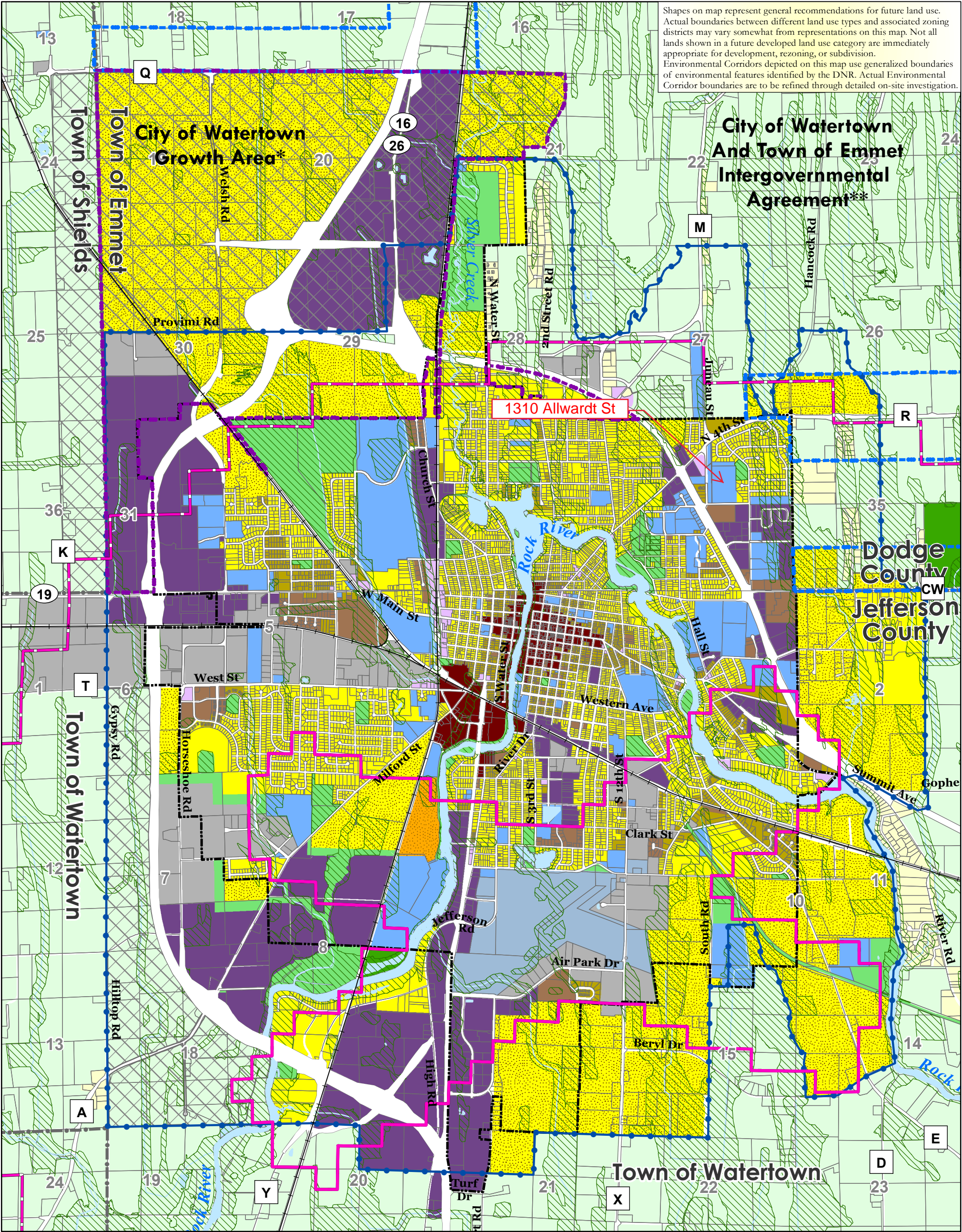
Scale: 1 inch = 200 feet

SCALE BAR = 1"

Printed on: November 1, 2011

Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

### City of Watertown And Town of Emmet Intergovernmental Agreement\*\*

Dodge  
County  
Jefferson  
County

## Future Land Use Urban Area

### Map 6b

City/Town IGA\*\*  
City Growth Area  
City Periphery Areas

### City of Watertown Comprehensive Plan

#### Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood\*\*
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use\*
- Central Mixed Use
- Riverside Mixed Use\*\*\*
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

\*Each "Planned Mixed Use Area" may include mix of:  
1. Office  
2. Multi-Family Residential  
3. Mixed Industrial  
4. Commercial Services/Retail  
5. Institutional  
6. Parks & Recreation



\*\*\*"Planned Neighborhoods" should include a mix of the following:  
1. Single-Family - Sewered (predominant land use)  
2. Two-family Residential  
3. Multi-Family Residential  
4. Institutional  
5. Neighborhood Mixed Use  
6. Parks & Recreation



\*\*\*Each "Riverside Mixed Use Area" may include mix of:  
1. Office  
2. Single-Family - Sewered  
3. Two-Family Residential  
4. Multi-Family Residential  
5. Commercial Services/Retail  
6. Institutional  
7. Parks & Recreation



- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

#### Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

Draft: August 7, 2019  
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

VANDEWALLE & ASSOCIATES INC.  
Shaping places, shaping change



Public comment for Allwardt St. Comp Plan Amendment and Rezoning – Common Council meeting 7-16-24:

Public comment from Mike Hoppenrath, Carol Hoppenrath, Tom Helgestad, Tom Schultz, Donald Donovan, Will Runke, Kristina Runke, Robert Stangler, Jill Schloesser (also commented via email), Matt Zastrow, Jeremy Walker, and Heidi Zipfel. Email comment from Marion Zimmerman, Isa Almonte, Emily Hayhurst, Charlotte Cedarholm, and Emma Anderson. Letter with 16 signatures, being from some who also spoke at the public hearing, opposing both the amendment and rezone was received from Mike Hoppenrath.

Reasonings for opposing both the comprehensive plan amendment and rezone include density concerns, buffering, TIF use, lot size, multi-family homes being too large and would look out of place, property value decrease, infrastructure concerns, water/flooding concerns, safety concerns – no sidewalks in this area, rent increase concerns, and comment of multi-family housing being more appropriate for a different location and single-family homes being more desirable in this area.

Cory Krieser spoke as one of the applicants for the Allwardt St. project. He touched on density being about 25% less than what the zoning request would allow and the TIF having no upfront cost to the city - risk being on the developer. He feels changing the use of the land would be appropriate because of similar multi-family homes/zoning that are directly North and South of the property and that it will provide additional housing options to the city.

## Megan Dunneisen

---

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**Sent:** Tuesday, July 16, 2024 1:32 PM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St Project

Megan -

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Dana Davis  
 District 1 Alderperson

---

**From:** Isa Almonte <isaalmonte28@yahoo.com>  
**Sent:** Tuesday, July 16, 2024 11:35 AM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St Project

To whom it may concern,

I live on 1301 Newcastle CT, I love my home, I love the neighborhood and I believe the development will bring down value to our homes and possibly bring unwanted access to our backyards. My yard directly lines up with the property, a dog walking passage seems too close for comfort and possibly bringing waste onto our property from walkers, dogs, etc. is there a way to move the walkway? Is there a way to build a 6ft or more privacy fence along the yard dividing the property from the houses butting up to it? Also the fence being built with the project if it passes and has to be done? These are a few ideas I have thought of as I personally do not want people roaming my backyard and invading my families privacy and safety. I believe building this project will ruin not only the views, but property values and I don't find that to be fair. I do not want to bring such an influx of people to my backyard either. Which is why I believe we should add more family homes with the land instead.

Which brings me to my next idea, why can't we extend on to our neighborhood? Why can't we add other homes/subdivisions, they are selling in our neighborhood constantly and the new builds bring great families and opportunities to the city. Everytime we have a house for sale it sells. This is a desirable neighborhood and I would love to continue to see it grow with family homes and a strong community. I do not believe apartments are the way to go. I do not believe big "corporate America" is the way to go. I believe keeping this neighborhood a neighborhood and keeping it family friendly, safe and keep adding homes to it is the way to go.

Thank you for your time,  
 Isa Almonte  
 1301 Newcastle CT

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However, to me the problem is that Watertown would be helping financially with this project. And because there will be taxpayer dollars involved, I believe it's only fair that the city prioritize their own citizens' requests for housing. Most of my friends who are renting, don't want to be renting! We feel trapped into renting because the houses in our price range in Watertown are generally in great disrepair or unsafe to live in with children (unmaintained lead paint, for example).

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Thank you for your work!

Take care,  
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For P/H 16 July 2024

To: Watertown Common Council

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We object for the following reasons:

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- 2) We are opposed to using TIF for this project
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Signature

Address

Date

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Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission  
 DATE: July 22, 2024  
 SUBJECT: Hunter Oaks PUD – Recommendation to Council

Recommendation to Council for an amended Planned Unit Development (PUD) General Development Plan (GDP) requested by John Donovan, agent for Bielinski Homes Inc., Hunter Oaks Subdivision, West Street, Watertown, WI. Parcel PIN(s): 291-0815-0642-006, 291-0815-0642-007

#### SITE DETAILS:

Acres: 6.16 & 6.21 Acres  
 Current Zoning: Two-Family Residential (TR-6) with a PUD Overlay  
 Existing Land Use: Undeveloped  
 Future Land Use Designation(s): Multi-Family Residential

#### BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Council by the Plan Commission for an amended Planned Unit Development (PUD) General Development Plan (GDP). The amended proposal looks to revise Area C(b) from the approved General Development Plan of June 20<sup>th</sup>, 2023. The amended proposal consists of changing the use of this area to 'Single Family Small Lots' with reduced lots sizes and public ROW of widths. A total of 53 lots are being proposed in three phases.

#### STAFF EVALUATION:

##### Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code. For the proposed 'Single Family Small Lots' (Area C(b)), the applicant seeks to reduce the Minimum Lot Area requirements for a Single-Family Home from 8,000 sq ft to 4,601 sq ft per dwelling unit and to reduce the Street Yard Building Setbacks (front and corner) to 20ft. All public road ROW are requested to be 60 ft wide. The applicant is also requesting the vacation of a portion of Belmont Drive within Area C(b).

The Stormwater Detention Pond in Area K will be reconstructed by the applicant in 2024 and the Area H-2 (Phase 1) single-family lots and park dedication will be pushed back to 2026. All other terms of the June 20<sup>th</sup>, 2023 GDP remain the same.

##### *Flexibilities allowed by a Planned Unit Development under Section § 550-152B:*

##### *B. Provision of flexible development standards for planned unit developments.*

- (1) Permitted location. Planned unit developments shall be permitted with the approval of a Planned Unit Development Overlay Zoning District specific to the approved planned unit development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned unit development:*
  - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned unit development.*
  - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived*

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*Opportunity Runs Through It*

*within a planned unit development.*

*(c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned unit development.*

Section 3, Item E.

*(d) Landscaping requirements. All landscaping requirements may be waived within a planned unit development.*

*(e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and off-street loading may be waived within a planned unit development.*

*(f) Drainageway Overlay District requirements. All Drainageway Overlay District requirements may be waived within a planned unit development.*

*(3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned unit development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted. Flexible development standards shall be limited to density and intensity bonuses of no greater than 25% higher than otherwise permitted by the MR-10 District, unless specifically granted by the Common Council, and shall be limited to reductions in bulk, landscaping, parking and loading requirements of no greater than 25% lower than otherwise permitted for the proposed land uses, unless specifically granted by the Common Council.*

*Per Sections § 550-152G(2), the GDP step shall be identical to that for Zoning Map amendments:*

*(2) The process and fees for review and approval of the GDP shall be identical to that for Zoning Map amendments per this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the City Code.*

#### PUBLIC HEARING COMMENTS:

Public comments from the July 16<sup>th</sup>, 2024 Public Hearing before the Common Council, if any, are attached.

#### PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the General Development Plan (GDP) to Common Council.
2. Positive recommendation of General Development Plan (GDP) to Common Council.
3. Positive recommendation of the General Development Plan (GDP) to Common Council, with conditions identified by the Plan Commission.

#### ATTACHMENTS:

- Application materials.

**PETITION AND REQUEST TO  
AMEND THE PUD/GDP FOR HUNTER OAKS NEIGHBORHOOD  
CITY OF WATERTOWN, WI**

Bielinski Development Inc. ("Bielinski") hereby respectfully requests that the City of Watertown Plan Commission and Common Council review the real property consisting of approximately 13.13 acres, which is more particularly described in the Site Plans dated 5/17/24 which are incorporated herein ("Subject Parcels") with this submission.

Bielinski is requesting amending the Planned Unit Development (PUD) & General Development Plan (GDP) for these two parcels in the Hunter Oaks Neighborhood.

All the below statements and information, whether written on this Petition or attached, are true and correct to the undersigned's knowledge and belief.

This Petition is being submitted to the City Clerk for the City of Watertown and City of Watertown Plan Commission to satisfy the Application Requirements for the City of Watertown Municipal Code and City of Watertown Zoning Ordinance.

Hunter Oaks Neighborhood received approval from the City of Watertown Common Council on June 20<sup>th</sup>, 2023, the Subject Parcels have not been developed to date as Multi-Family Condominiums and Bielinski hereby submits to amend the land use plan to Single Family (small lots) with the goal of Bielinski's to be our affordable housing initiative of planning each home on all lots and continuously constructing until fully completed.

**Proposal and Commitments**

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this amended General Development Plan land use of the Subject Parcels with substantial conformance of the enclosed site plans dated 5/17/24, a Bielinski Affordable Housing Initiative of Single Family Residential Small Lot Homes. As the marketplace continues to shift, Bielinski recognizes these changing lifestyles and the demand for affordable housing options in the City of Watertown and the surrounding communities. The intent of Bielinski Homes is to continue to offer mixed land uses providing housing opportunities for a wide range of people, income levels and preference.

**Specifically, this amended GDP includes the following:**

- **Area C(b): Specific to PARCEL NO. 291-0815-0642-006 & 291-0815-0642-007 Amended to Single Family Small Lots (average lot size of 6,817 sq. ft.).**
  1. **Area C(b): Phase 1** Lots 1-8 lot size range from 5,060 to 6,884 sq. ft. with home construction starting in July/August of 2024.

2. **Area C(b): Phase 2** Lots 44-53 lot size range from 6,592 to 14,873 sq. ft. with development construction starting August/Sept. of 2024 with home construction to commence upon completion.
3. **Area C(b): Phase 3** (Lots 9-43 lot size range from 4,601 to 11,265 sq. ft. with development construction to begin in 2025.
4. **Grant Relief within area C(b)**
  - a. **Minimum Lot Area of 4,601 sq. ft. per dwelling unit**
  - b. **Proposed Building Setbacks:**

Street (front):	<del>24 ft.</del> 20 ft. JKO
Street (corner):	20 ft.
Rear:	25 ft.
Side:	8 ft.
Minimum lot width:	50 ft.
  - c. **All roadways will be public with a 60 ft. wide Right-of-Way**
5. **Area C(b):** City will approve the street vacation of Belmont Drive within area C(b) later submission from this petition.
6. **Area K:** Storm Water Detention Pond, in 2024 Bielinski will reconstruct the detention pond per the city approved plans and upon completion of that work, the City of Watertown will take ownership of the detention pond.
7. **Area H-2 (Phase 1):** In 2026 Bielinski plans to construct the 25 single family lots which will include dedication of the Neighborhood Park (Area I) to the City of Watertown.
8. **All other terms of the approved GDP on June 20<sup>th</sup>, 2023 stay the same.**

**List of Attachments or Other Documents:**

1. Application to Amend the GDP
2. Tax Documents Identifying the Parcels
3. GDP Amended Hunter Oaks Neighborhood Site Plans (Pages 1 & 2) dated 5/17/24
4. GDP Site Plan Approved June 20<sup>th</sup>, 2023
5. Preliminary Home Building Plans (5)

Dated this 18<sup>th</sup> day of May, 2024.

**OWNER & PETITIONER:**

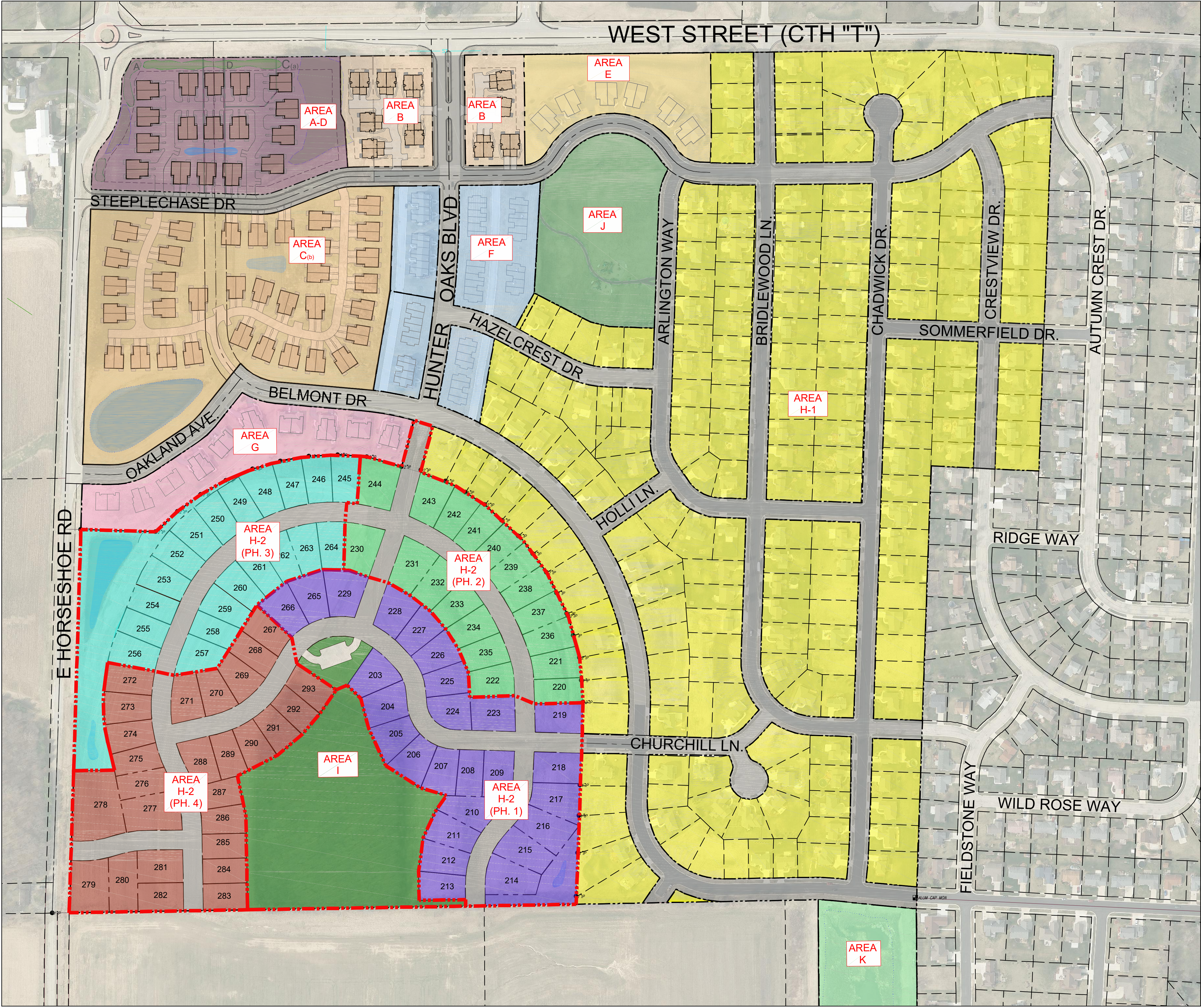
**Bielinski Development, Inc.**

1830 Meadow Lane, Suite A  
Pewaukee, Wisconsin 53072

By: 

Frank Bielinski, President

Dated: 5-18-24



GENERAL DEVELOPMENT PLAN  
"Hunter Oaks Neighborhood"  
City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	-
K	Neighborhood Park	4.3	-	-	-
L	Storm Water Detention	8.9	-	-	-
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Revised)

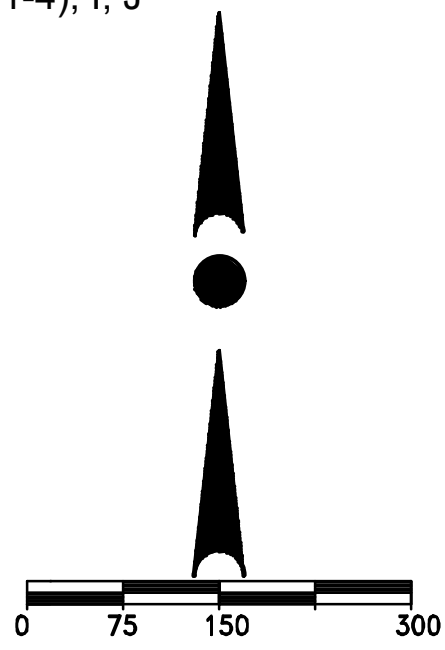
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
C(b)	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	8.5	26	3.06	5.2%
H-2 (P2)	Single-Family Lots	5.3	18	3.39	3.6%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.1	27	3.33	5.4%
I	Neighborhood Park	7.1	-	-	-
J	Neighborhood Park	4.4	-	-	-
K	Storm Water Detention	8.9	-	-	-
	Street Right of Way	32.5			
Total Project Area		173.2	497		

Overall Gross Density:  
• 497 Total Units / 173.2 Total Project Acres = 2.87 DUA  
Overall Net Density:  
• 497 Total Units / 140.7 = 3.53 DUA  
\*Net Residential & Neighborhood Park Land Use Acres

\*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H-2(P1-4), I, J



4100 North Calhoun Road  
Brookfield, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: info@trioeng.com



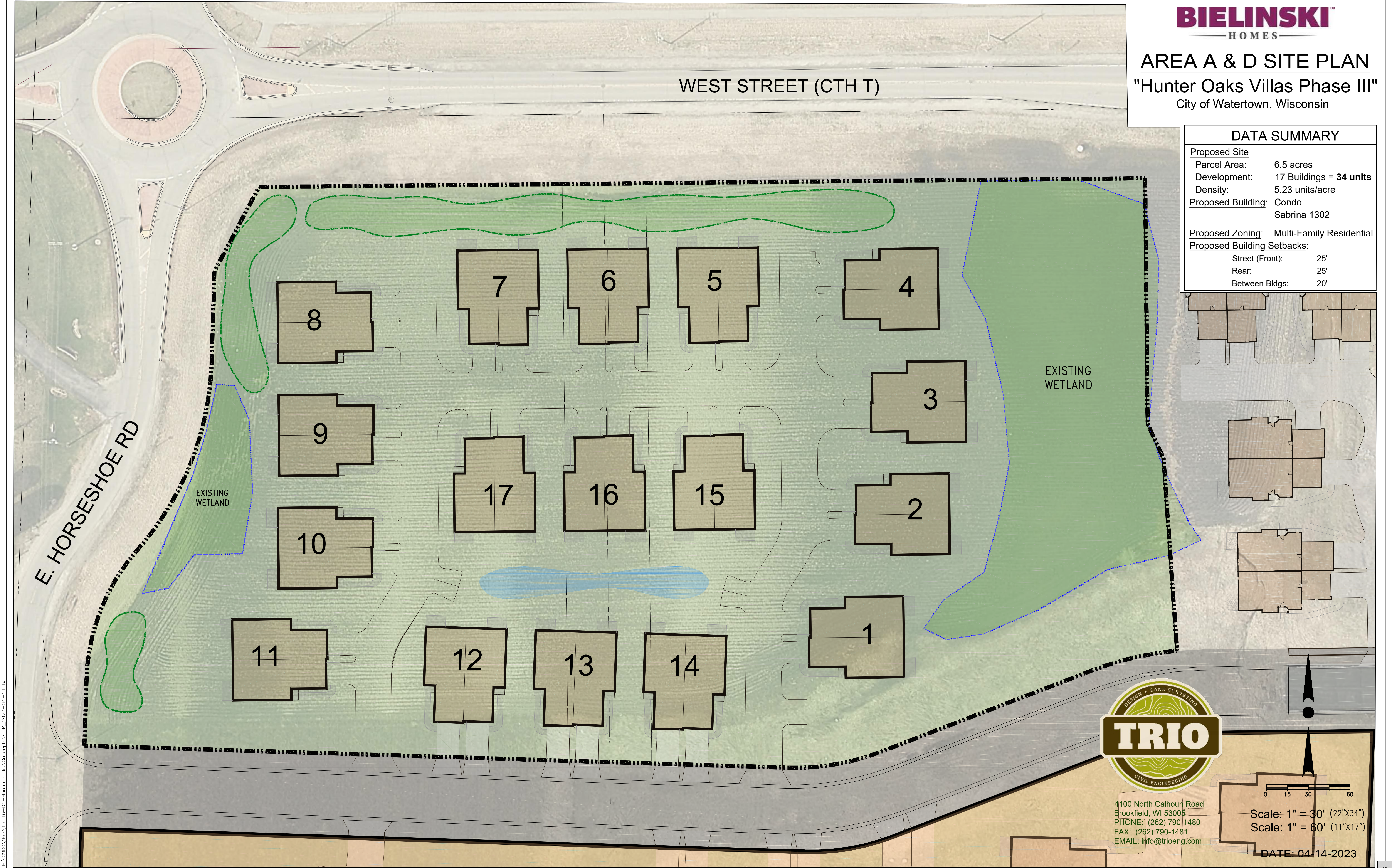
Scale: 1" = 150' (22"x34")  
Scale: 1" = 300' (11"x17")

DATE: 04-14-2023



AREA A & D SITE PLAN  
"Hunter Oaks Villas Phase III"  
City of Watertown, Wisconsin

DATA SUMMARY	
<u>Proposed Site</u>	
Parcel Area:	6.5 acres
Development:	17 Buildings = <b>34 units</b>
Density:	5.23 units/acre
<u>Proposed Building:</u> Condo	
Sabrina 1302	
<u>Proposed Zoning:</u> Multi-Family Residential	
<u>Proposed Building Setbacks:</u>	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'





AREA B SITE PLAN  
"Hunter Oaks Villas Phase II"  
City of Watertown, Wisconsin

DATA SUMMARY

Proposed Site	
Parcel Area:	3.5 acres
Development:	10 Buildings = <b>20 units</b>
Density:	5.71 units/acre
Proposed Building:	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300

Proposed Zoning: Multi-Family Residential  
Proposed Building Setbacks:

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EXISTING  
WETLAND

WEST STREET

(CTH "T")

HUNTER OAKS BLVD

PHASE II

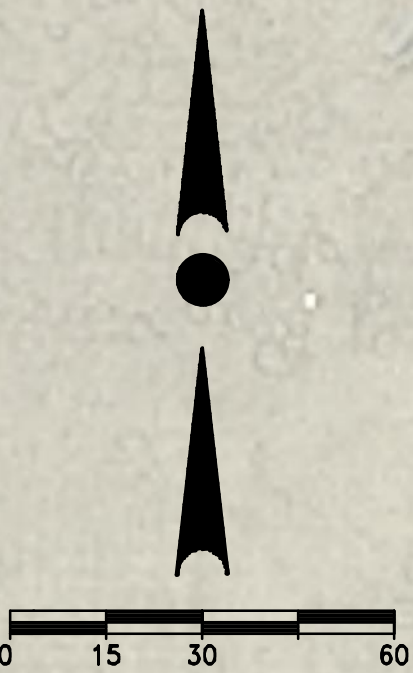
PHASE I  
(EXISTING)

STEEPLECHASE

DRIVE



4100 North Calhoun Road  
Brookfield, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: info@trioeng.com



Scale: 1" = 30' (22"x34")  
Scale: 1" = 60' (11"x17")

DATE: 04-14-2023

AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3



DATA SUMMARY

Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building: Condo	
Sabrina 1302	
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



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Brookfield, WI 53005  
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FAX: (262) 790-1481  
EMAIL: info@trioeng.com



0 20 40 80

Scale: 1" = 50' (22"x34")

Scale: 1" = 100'(11"x17")

DATE: 04-14-2023

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AREA H & I SITE PLAN

"Hunter Oaks" Neighborhood

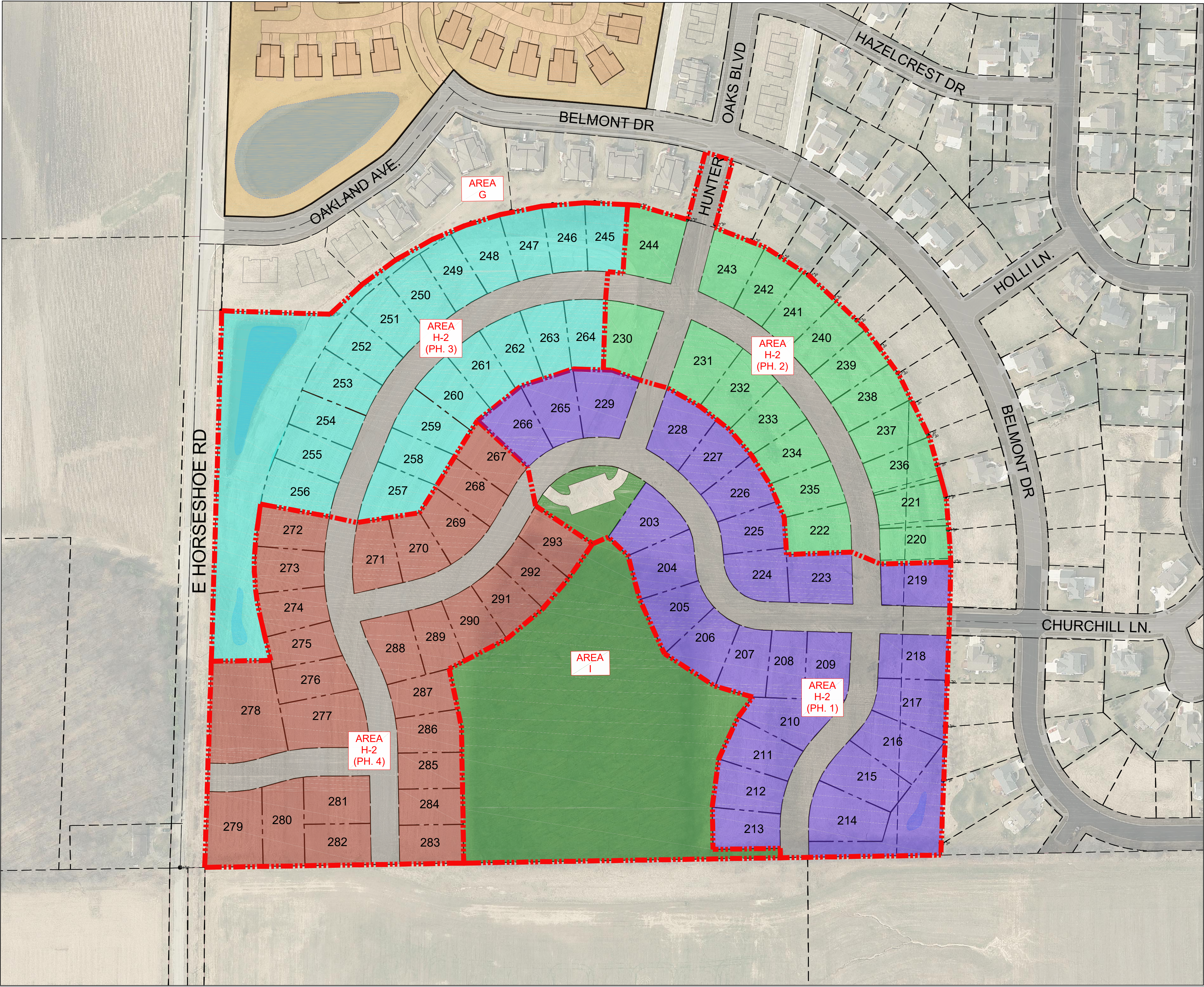
City of Watertown, Wisconsin



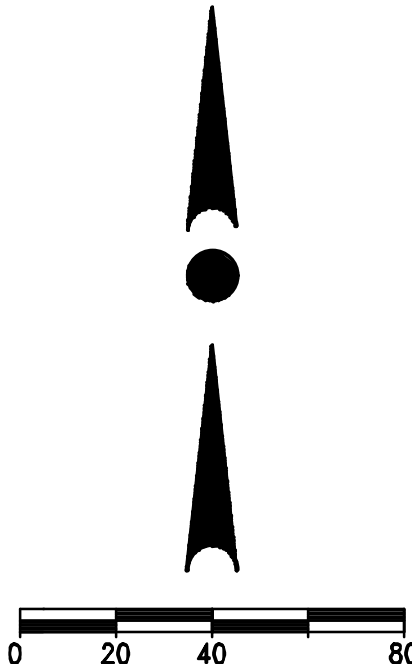
DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	26 Single Family Lots Area = 8.5 Acres
Phase 2	18 Single Family Lots Area = 5.3 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	27 Single Family Lots Area = 8.1 Acres
Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre	
Area I:	Neighborhood Park Net Area = 7.1 acres
Proposed Single Family Lot Requirements:	
Min. Lot Area: 8,000 s.f.	
Min. Lot Width: 75'	
Setbacks:	Street (Front): 25'
	Rear: 25'
	Side: 8'
Total Street Length: 5,580.0 ft.	

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FAX: (262) 790-1481  
EMAIL: info@trioeng.com



Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 04-14-2023



GENERAL DEVELOPMENT PLAN  
(AMENDMENT)

"Hunter Oaks Neighborhood"

City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.3	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Amended)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	3.98%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	0.14%
C(b)(PH1)	Single-Family Lots	1.0	8	8.0	0.61%
C(b)(PH2)	Single-Family Lots	5.1	10	2.0	3.12%
C(b)(PH3)	Single-Family Lots	5.2	35	6.7	3.18%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.02%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	3.12%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	2.33%
H-1	Single-Family Lots	48.1	174	3.60	29.44%
H-2 (PH1)	Single-Family Lots	8.1	25	3.09	4.96%
H-2 (PH2)	Single-Family Lots	5.3	18	3.40	3.24%
H-2 (PH3)	Single-Family Lots	7.8	20	2.56	4.77%
H-2 (PH4)	Single-Family Lots	8.1	27	3.33	4.96%
I	Neighborhood Park	7.5	-	-	4.59%
J	Neighborhood Park	4.4	-	-	0.69%
K	Storm Water Detention	8.9	-	-	5.45%
	Street Right of Way	31.7			19.40%
Total Project Area		163.4	453		

Overall Gross Density:

- 453 Total Units / 163.4 Total Project Acres = 2.77 DUA

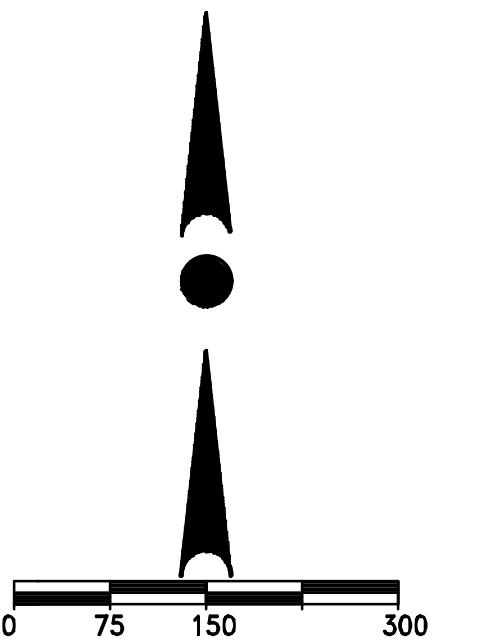
Overall Net Density:

- 453 Total Units / 122.8 = 3.69 DUA
- \*Net Residential & Neighborhood Park Land Use Acres

\*Net Residential & Neighborhood Park Land Use Acres is  
Equal to Areas A-D, B, C(b), E, F, G, H, I, J



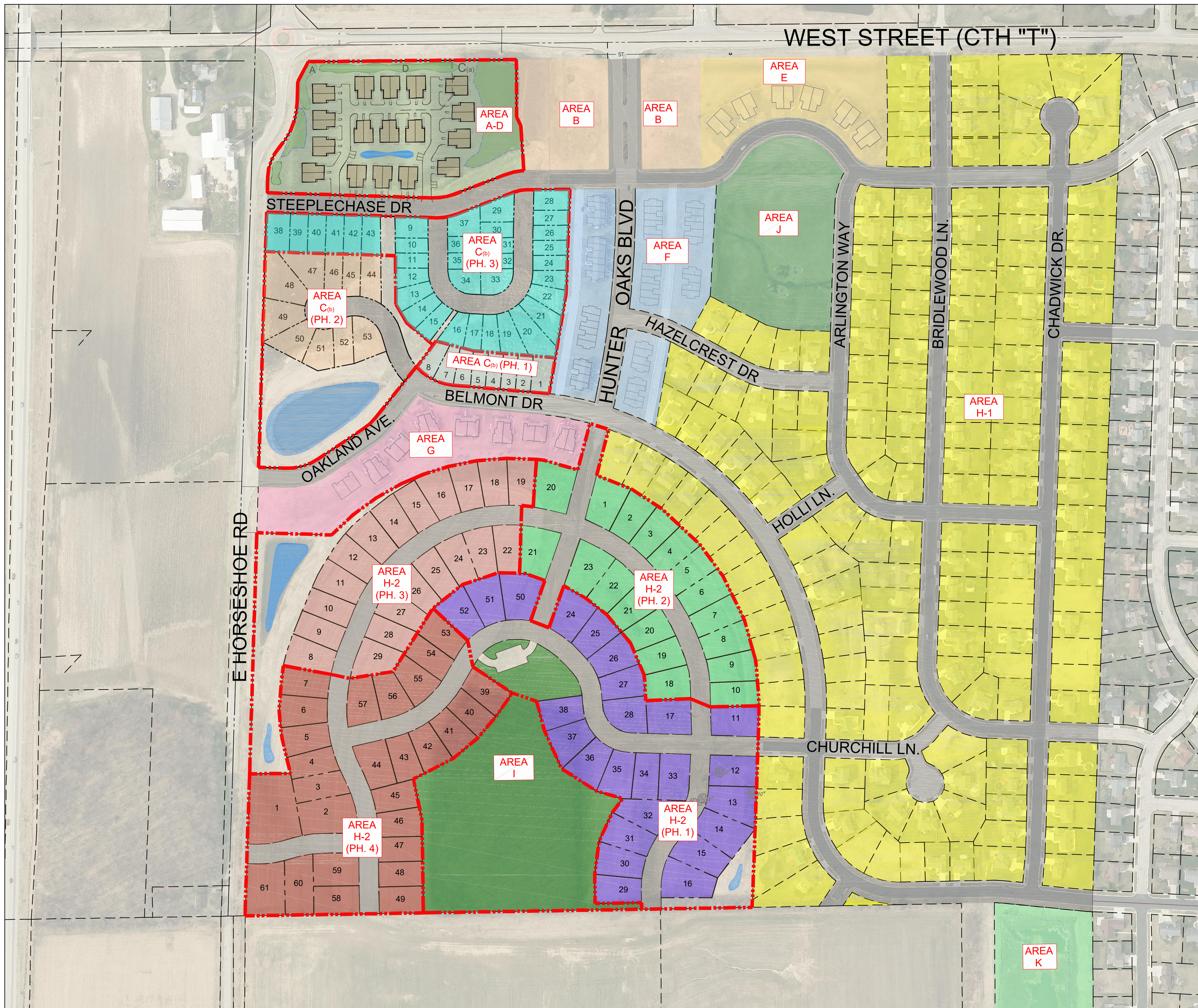
4100 North Calhoun Road  
Brookfield, WI 53005  
PHONE: (262) 790-1480  
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EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")

Scale: 1" = 300' (11"x17")

DATE: 5-17-2024



**BIELINSKI**  
HOMES



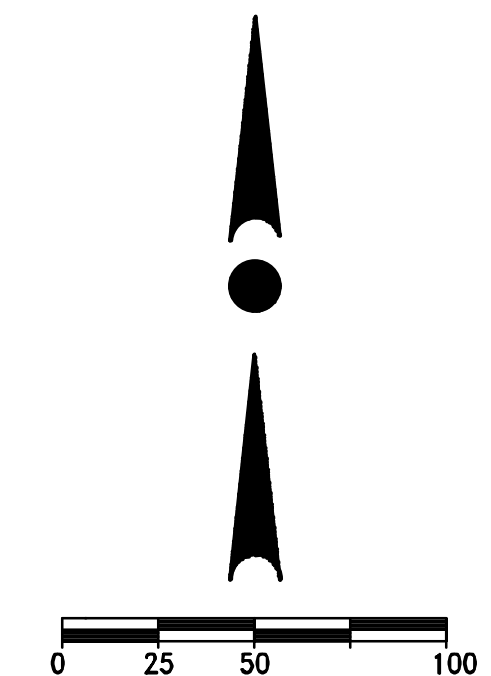
4100 N. CALHOUN RD  
SUITE 300  
BROOKFIELD, WI 53005  
t: (262) 790-1480  
e: info@trioeng.com  
www.trioeng.com

# SITE PLAN - AREA Cb

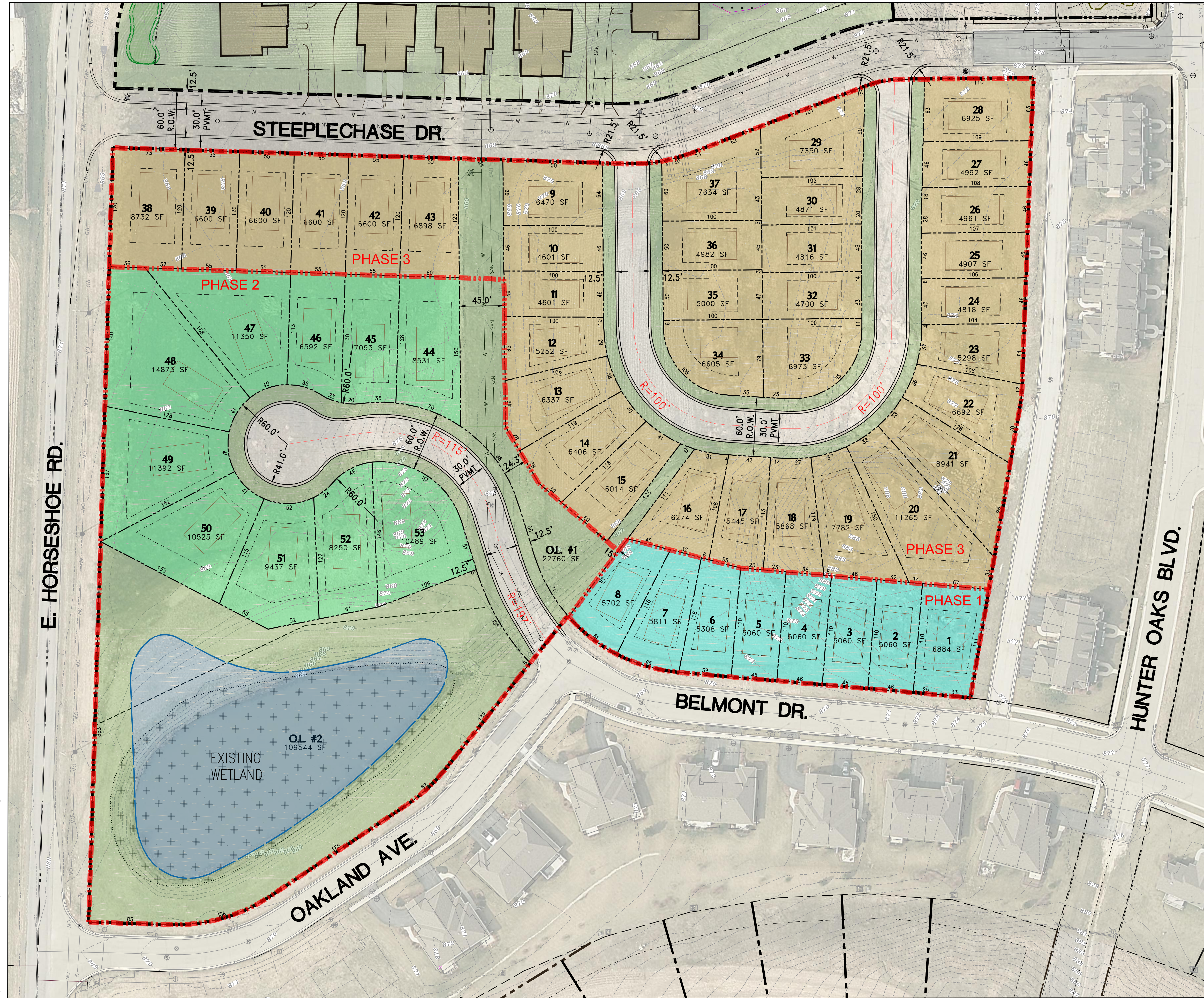
"HUNTER OAKS SINGLE FAMILY  
HOME SITES"  
City of Watertown, WI

## DATA SUMMARY

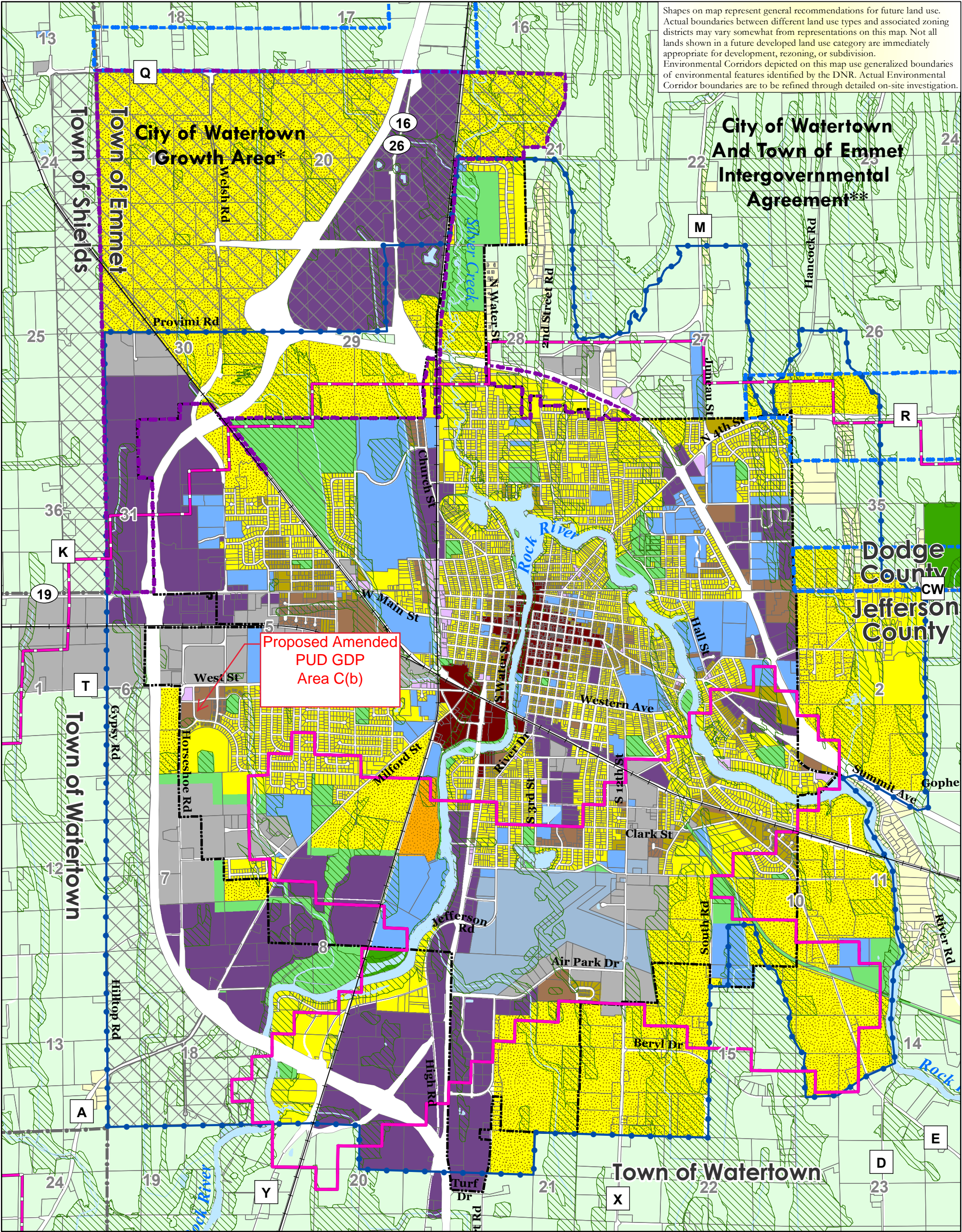
Proposed Site	AREA Cb
Parcel Area:	13.13 acres
Development:	53 lots
Density:	4.04 lots/acre
Average Lot Size:	6,817s.f. (0.156Ac)
Proposed Phasing:	
Phase 1:	8 lots, #1-8 (July 2024)
Phase 2:	10 lots, #44-53 (Nov. 2024)
Phase 3:	35 lots, #9-38 (2025)
Proposed Pad Dimensions:	
	28'x54' - Lots 1-6, 8, 13-32, 35-53
	28'x50' - Lots 7, 9-12
	30'x38' - Lots 33-34
Proposed Building Setbacks:	
Street (Front):	20'
Street (Corner):	20'
Rear:	25'
Side:	8'
Min. Lot Width:	50'



Scale: 1" = 50' (22"x34")  
Scale: 1" = 100'(11"x17")  
DATE: 05-17-2024



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Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

### City of Watertown And Town of Emmet Intergovernmental Agreement\*\*

Dodge  
County  
Jefferson  
County

Proposed Amended  
PUD GDP  
Area C(b)

## Future Land Use Urban Area

### Map 6b

City/Town IGA\*\*  
City Growth Area  
City Periphery Areas

### City of Watertown Comprehensive Plan

#### Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood\*\*
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use\*
- Central Mixed Use
- Riverside Mixed Use\*\*\*
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

\*Each "Planned Mixed Use Area" may include mix of:  
1. Office  
2. Multi-Family Residential  
3. Mixed Industrial  
4. Commercial Services/Retail  
5. Institutional  
6. Parks & Recreation



\*\*\*"Planned Neighborhoods" should include a mix of the following:  
1. Single-Family - Sewered (predominant land use)  
2. Two-Family Residential  
3. Multi-Family Residential  
4. Institutional  
5. Neighborhood Mixed Use  
6. Parks & Recreation



\*\*\*Each "Riverside Mixed Use Area" may include mix of:  
1. Office  
2. Single-Family - Sewered  
3. Two-Family Residential  
4. Multi-Family Residential  
5. Commercial Services/Retail  
6. Institutional  
7. Parks & Recreation



Draft: August 7, 2019  
Source: WisDNR, FEMA,  
City of Watertown,  
Dodge Co. LIO &  
Jefferson Co. LIO, V&A

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations  
Maximum Building Elevation  
b/t 865 and 968 ft  
Maximum Building Elevation  
b/t 968 and 1005 ft



0 0.25 0.5 1 Miles

Public comment for Bielinski PUD - GDP– Common Council meeting 7-16-24:

Jim Froh and Michelle Gehring spoke opposing the plan amendment with water/drainage issues being a main concern. Mr. Froh also stated traffic and safety concerns and wondering why the developer wants to change the plans.

John Donovan - development manager for Bielinski – spoke on the change being due to the employment opportunity that is being brought to Jefferson County and the need for single family homes. The change will bring the lot size down and allow for the pricing to also come down, making the houses more affordable. He spoke on the water concern and the use of a pond being used now that land has recently been purchased. He stated that the drainage will improve the closer the development as whole gets to completion.