



PLAN COMMISSION MEETING AGENDA

MONDAY, JANUARY 12, 2026 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdlbBE9BaUKWV9kCbr96e.1&omn=82116343483> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

All public participants' devices will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review Committee minutes dated December 22, 2025
- B. Review and take action: Plan Commission minutes dated December 22, 2025

3. BUSINESS

- A. Initial Review and Set Public Hearing Date at Common Council: Comprehensive Plan Amendment from Central Mixed-Use FLU & Two-Family Residential FLU to Institutional FLU (PIN(s): 291-0815-0424-043, 291-0815-0424-042, 291-0815-0424-040, 291-0815-0424-011 & 291-0815-0424-009)
- B. Initial Review and Set Public Hearing Date at Common Council: Rezoning of 510 S Second Street from Multi-Family Residential-8 (MR-8) to Central Business (CB) (PIN: 291-0815-0424-040)
- C. Review and take action: Gateway Subdivision Preliminary Plat (PIN: 291-0815-1631-003)
- D. Initial Review and Set Public Hearing Date at Common Council: Rezoning of Gateway Drive (PIN: 291-0815-1631-003) from Multi Family Residential (MR-8) to Single-Family Residential (SR-4)

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

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

SITE PLAN REVIEW COMMITTEE
December 22, 2025

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes –Zoning, Maureen McBroom – Stormwater, Nathan Williams – Engineering, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning; Robert Stangler; and Jason Laue of MSA.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated November 24, 2025

Motion was made by Maureen McBroom and seconded by Mayor Stocks to approve the minutes as submitted. Unanimously approved.

3. Business

A. Discussion Only: 1225 N. Fourth Street proposed condo plat concept plan

Jason Laue of MSA presented the proposed condo plat concept plan. This would be for ten (10) duplex buildings at this location. The south five would be longer, ranch-style duplexes while the north five would be two-story units.

The following was presented by staff:

Fire:	Not present but provided the following items: -The Southern dead end will require a cul de sac or hammerhead turn around with proper signage and lane marking as Fire Lane-No Parking.
Building:	Not present but provided the following items: -Sanitary sewers will need to meet the cleanout requirements in SPS 382.35. It appears that the cleanouts are shown on the site plan but confirm. -Fire separation between the units will need to meet the requirements in SPS 321.08, but this will be covered when we get some building plans along with the permit applications. -If each unit has a separate parcel number, then a separate building permit will be required for each unit. Otherwise, we will do one building permit for each building.
Police:	Would prefer the driveways to be off Juneau Street due to the high flow of traffic on N. Fourth Street.
Mayor:	No comment.
Stormwater:	Would need the contamination remediation report for the work that was completed earlier this year. An Erosion Control and Stormwater Runoff Permit would need to be submitted. Basements are planned. The sidewalk should continue down N. Fourth Street. Soils report indicates a liner may be needed for the stormwater pond.
Engineering:	Would prefer the driveways to be off Juneau Street due to the high flow of traffic on N. Fourth Street. Sidewalk would be required on both Juneau Street and N. Fourth Street.
Zoning:	For the four units on Fourth Street, decks would not be allowed due to the setbacks. At-grade concrete slabs would be allowed, however.
Parks & Rec:	In future reviews, a landscape plan will need to be submitted. In addition, each unit would be subject to a Fee in Lieu of Dedication at the time of the condo plat submittal since there will not be any parkland dedicated. There will also be Park Improvement Fee that would be due at the time of the building permit issuance.
Water/Wastewater:	Not present but provided the following items: laterals must be hooked up directly to the mains in the street.
Streets/Solid Waste:	The duplexes would be eligible for city garbage and recycling pickup. However, the trucks would not be able to drive on the private road since they would likely damage the road relatively quickly. Residents could place the cards on Fourth Street or Juneau Street or the developer could have

private dumpsters placed for the residents to use as well. Street opening permits will be needed for opening the road to tie into the water mains.

Econ. Development: No comments.

No motion was needed for this item as it was discussion only.

4. Adjournment

Motion was made by _____ and seconded by _____ to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

PLAN COMMISSION
MINUTES
December 22, 2025

Section 2, Item B.

The Plan Commission met at 4:34p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Kneser, Krueger, Lampe, Levi, Zirbes

Also in attendance: Ruth Mack, David Werning, Ryan Wagner, Erik Olsen, Hailee Butler, Stefanie Broere, Steve Board, Sandra Budewitz, Kristine Butteris, Robert Stangler, Jeronimo Conteras, Cresencinna Sanchez, and Karla Priest

1. Call to order (4:33pm)

2. Approval of Minutes

A. Plan Commission minutes dated December 08, 2025

Motion to approve Plan Commission minutes dated December 8th was made by Levi and seconded by Lampe, passed on unanimous voice vote.

3. Business

A. Public Hearing: 115 S. Second Street – request for a Conditional Use Permit (CUP) for a restaurant under Indoor Commercial Entertainment Section §550-34B(2)(f) & Section § 550- 52H

Cresencinna Sanchez and Karla Priest were present for the petitioner. Eric Olsen the attorney for the building owner also spoke to the use of the building.

B. Review and take action: 115 S. Second Street – request for a Conditional Use Permit (CUP) for a restaurant under Indoor Commercial Entertainment Section §550-34B(2)(f) & Section § 550- 52H

Brian Zirbes presented the request for a CUP for Indoor Commercial Entertainment and noted that the request meets all criteria for Indoor Commercial Entertainment and staff recommends approval. Levi asked about the arrangements for parking and Zirbes noted that there are no parking requirements for central business district. Lampe asked why the CUP was required since the building use is similar to past use and Zirbes noted that it is because in the past it was only a hall and the daily operation as a restaurant needed to be added.

Motion to approve the CUP was made by Krueger, seconded by Lampe and passed on a unanimous voice vote.

C. Review and take action: Hepp Heights / Edge Field Park Dedication

Kristine Butteris was present to answer questions on the parkland dedication in Hepp Heights. Blanke asked if the portion of Ryan Ridge would be part of the park and if it were vacated, Zirbes answered that vacating the street would cut off access to the park because the land would go to the adjacent landowners. Levi followed up with further questions about the dedicated right of way and the access to the park.

Motion to approve the dedication and forward to council was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

D. Review and take action: 1011 S. Third Street Certified Survey Map (CSM)

Brian Zirbes presented the CSM to commission to create a two lot CSM.

Motion to approve the CSM with no conditions was made by Lampe, seconded by Krueger and passed on a unanimous voice vote.

E. Initial review and set public hearing date: Text Amendment to Chapter 550 Zoning

Brian Zirbes presented the text amendment to add outdoor display for vehicle repair and maintenance service to allow for the sale of vehicles at repair shops.

Motion to set the public hearing for January 20th, 2026 was made by Lampe, seconded by Kneser and passed on a unanimous voice vote.

F. Discussion Only: 1225 N. Fourth Street proposed Condo Plat Concept Plan

Brian Zirbes presented the concept plan and the items that were discussed at Site Plan Re-commission. The commission had no further comments.

Section 2, Item B.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/dd3c516d-6595-43f9-9608-a33cc8520422/December-22%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Levi and seconded by Lampe and passed on a unanimous voice vote.
(4:52pm)

Respectfully Submitted,

Alderman Brad Blanke



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

Section 3, Item A.

TO: Plan Commission
DATE: January 12th, 2026
SUBJECT: Initial Review - Comprehensive Plan Amendment

A Comprehensive Plan Amendment request from Carol Quest, agent for the Watertown Health Department, to change the Future Land Use designation on parcels located at 507 and 515 S First Street and 510 S Second Street. Parcel PIN(s): 291-0815-0424-043, 291-0815-0424-042, & 291-0815-0424-040.

&

A Comprehensive Plan Amendment request from the City of Watertown to change the Future Land Use designation on City parcels located 514 S First Street and 410R S First Street. Parcel PIN(s): 291-0815-0424-011 & 291-0815-0424-009.

SITE DETAILS:

Health Dept Parcels

Acres: 0.13, 0.24, 0.14

Current Zoning: Central Business (CB) & Multi-Family Residential - 8 (MR-8)

Existing Land Use: Office, Parking Lot, Vacant Land

Future Land Use Designation: Central Mixed Use & Two Family Residential

Other Parcels

Acres: 1.19, & 0.20

Current Zoning: Planned Office and Institutional (PO) & General Industrial (GI)

Existing Land Use: Community Center, Parkland, & Riverwalk.

Future Land Use Designation: Central Mixed Use.

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing a Comprehensive Plan Amendment to change the Future Land Use (FLU) designation of three parcels from Central Mixed Use FLU and Two-Family Residential FLU to Institutional FLU. Two of these parcels are currently the site of the City of Watertown Health Department. The third parcel was recently purchased by the Health Department to construct a storage building and heated garage space to provide services to clients of the Health Department. Additional parking will also be provided by the project. To construct the proposed building the three parcels need to be combined via a Certified Survey Map (CSM), the purchased parcel needs to be rezoned to Central Business (CB) zoning, a Conditional Use Permit CUP for a Non-Residential Accessory structure needs to be approved, and the FLU designation of the combined parcels needs to be changed to Institutional. This request for a Comprehensive Plan Amendment to change the FLU designation is one of the steps in this process. A rezoning, CUP, and CSM associated with this project are also pending.

In addition, during the review of the proposed Health Department project, it was determined that two city parcels across S First Street (to the west) from this proposal do not have a FLU designation consistent with their current use. One of the parcels contains the Community Center and other parcel contains parkland and a section of the riverwalk. Both of these parcels currently have FLU designations of Central Mixed Use. The proper FLU designation for these parcels based on their use is Institutional FLU. Since the City was conducting a Comprehensive Plan Amendment process for the Health Department project it appeared prudent to also correct the FLU on these city parcels as part of that effort. The proposed change of the FLU on these two parcels is not associated with nor required for the Health Department project.



BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

Section 3, Item A.

STAFF EVALUATION:

Land Use and Zoning:

Health Dept Parcels

Nearby Future Land Use designations include Two-Family Residential to the east and Central Mixed Use to the North South and West. Institutional Future Land Use exists to the southwest

Nearby Zoning includes Multi-Family Residential - 8 Zoning to the east. Central Business Zoning exists to the north and south. Planned Office and Institutional Zoning exists to the west.

Other Parcels

Nearby Future Land Use designations include Central Mixed Use to the North and East. Institutional Future Land Use exists to the south. The Rock River exists to the west

Nearby Zoning includes Central Business Zoning to the east. General Industrial Zoning exists to the north and Planned Office and Institutional Zoning exists to the south. The Rock River exists to the west.

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 Common 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.

**BUILDING SAFETY & ZONING DIVISION****PLAN COMMISSION STAFF REPORT**

Opportunity runs through it.

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.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for February 3rd, 2026.
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the public hearing date for February 3rd, 2026

ATTACHMENTS:

- Application materials.

The Health Department currently operates several outreach programs that provide critical health services to our community. However, the existing facilities and spaces are becoming increasingly limited in their ability to meet the demand for these services. An additional lot and building would provide the necessary room to expand these programs, ensuring accessibility to the community. Specifically, the new lot and building would allow for:

- **Car Seat Checks:** Space for trained professionals to educate parents and caregivers on the correct installation and use of car seats, helping ensure child passenger safety.
- **Drive-through Immunization Clinics:** A safe, efficient environment for residents to receive immunizations without the need to leave their vehicles, especially beneficial for those with mobility challenges or time constraints.
- **Other Health Department Programs:** Additional space would allow for the seamless operation of and storage for various health programs as space becomes limited in our current building.

Benefits to the Community:

The allocation of a new lot and building for Health Department use will provide numerous benefits to the community, including:

- **Increased Access to Health Services:** More space will allow for greater participation in vital health programs, especially for those who may otherwise face barriers to access.
- **Improved Public Health Outcomes:** By offering easier access to services like immunizations and child safety education, the community will see improved overall health and safety.
- **Enhanced Community Engagement:** The expanded capacity will support the Health Department's goal of reaching more residents and meeting their health needs in a timely and efficient manner.

The need for additional space to support the Health Department's critical programs has become urgent. The proposed lot and building would significantly enhance our ability to serve the community and contribute to the health and well-being of our residents.

Carol Quest

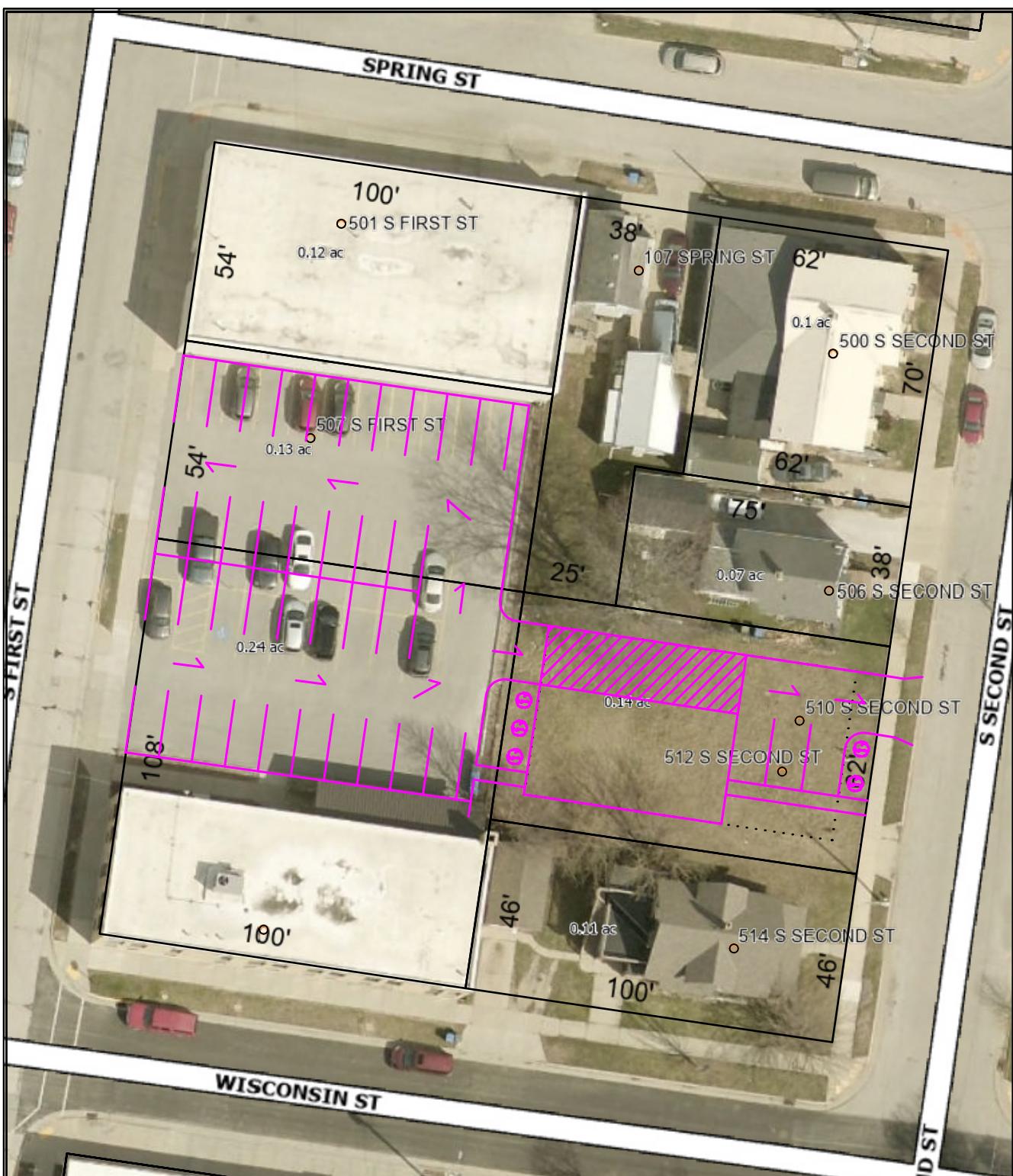
Health Officer/Director
Watertown Dept of Public Health
515 South First Street
Watertown, WI 53094
Ph. (920) 262-8090
Fax (920) 262-8096

cquest@watertownwi.gov

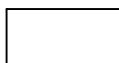
Creating opportunities for safe and healthy living.



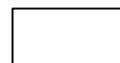
Health Property



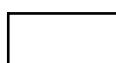
City Boundary



Common Area



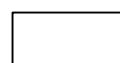
Address Labels



Parcels Lines



Address Points



Acreage



City of Watertown Geographic Information System

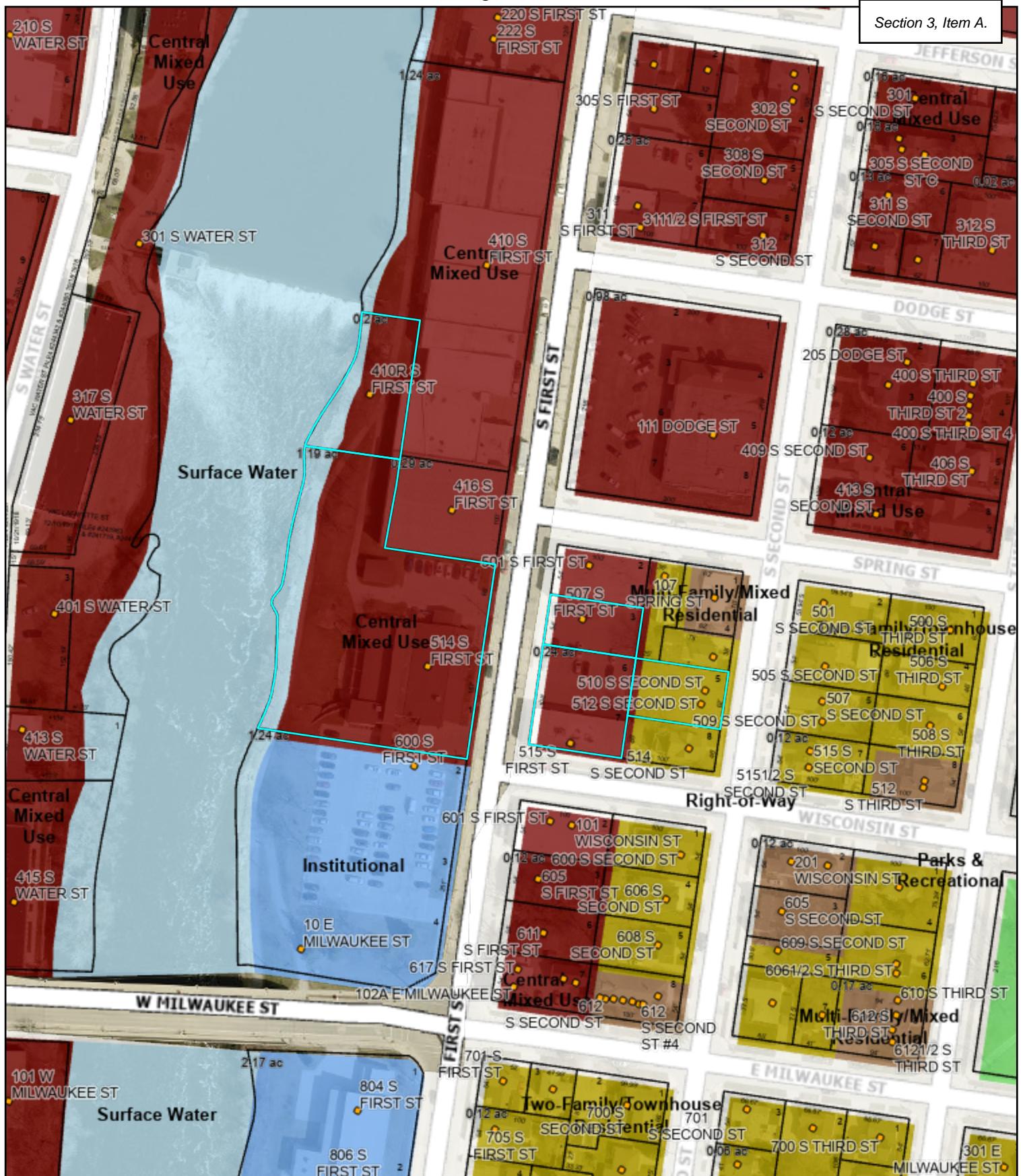
Scale: 1:417 Printed on: January 23, 2025
SCALE BAR = 1"

Author:

DISCLAIMER: This map is not a substitute for an aerial field survey or on-site investigation.
The map is a composite of data from various sources and is not to be used as the sole source from which it was assembled.
Other inherent inaccuracies occur during the compilation process.
City of Watertown makes no warranty whatsoever concerning this information.

Existing Future Land Use

Section 3, Item A.



	Municipal Boundary	Watertown Future Land Use 2019 Comp Plan
	Parcels Boundaries	VA_FLU
	Common Areas	Right-of-Way
	Addresses	Surface Water
	Address Labels	Agriculture
	Parcel Acreage	Single-Family Residential
		Two-Family/Townhouse Residential

	Multi-Family/Mixed Residential		Airport
	Planned Neighborhood		Institutional
	Planned Mixed Use		Planned Industrial
	Neighborhood Mixed Use		General Business
	Planned Business		Mixed Industrial
	Central Mixed Use		Riverside Mixed Use



[City of Watertown Geographic Information System](#)

Scale: 1:1,657 Printed on: December 1, 2023

SCALE BAR = 1"

THE JOURNAL OF CLIMATE, VOL. 19, 2006, 1511–1524, DOI: 10.1175/JCLI3754.1

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.

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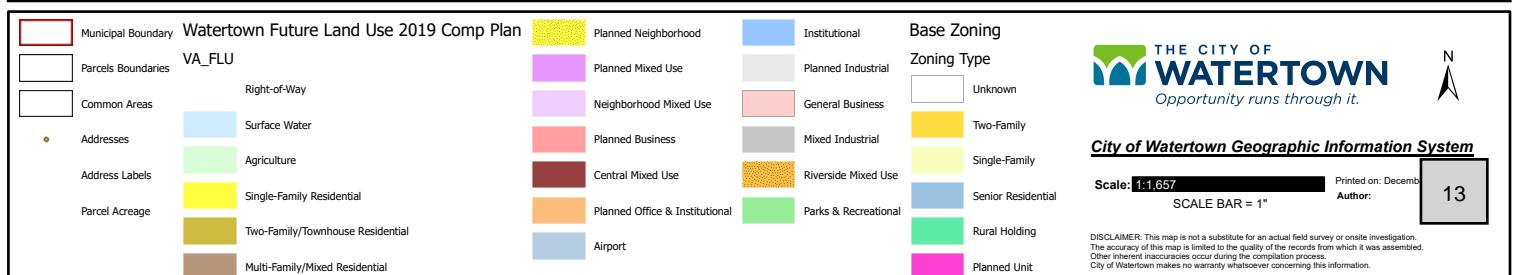
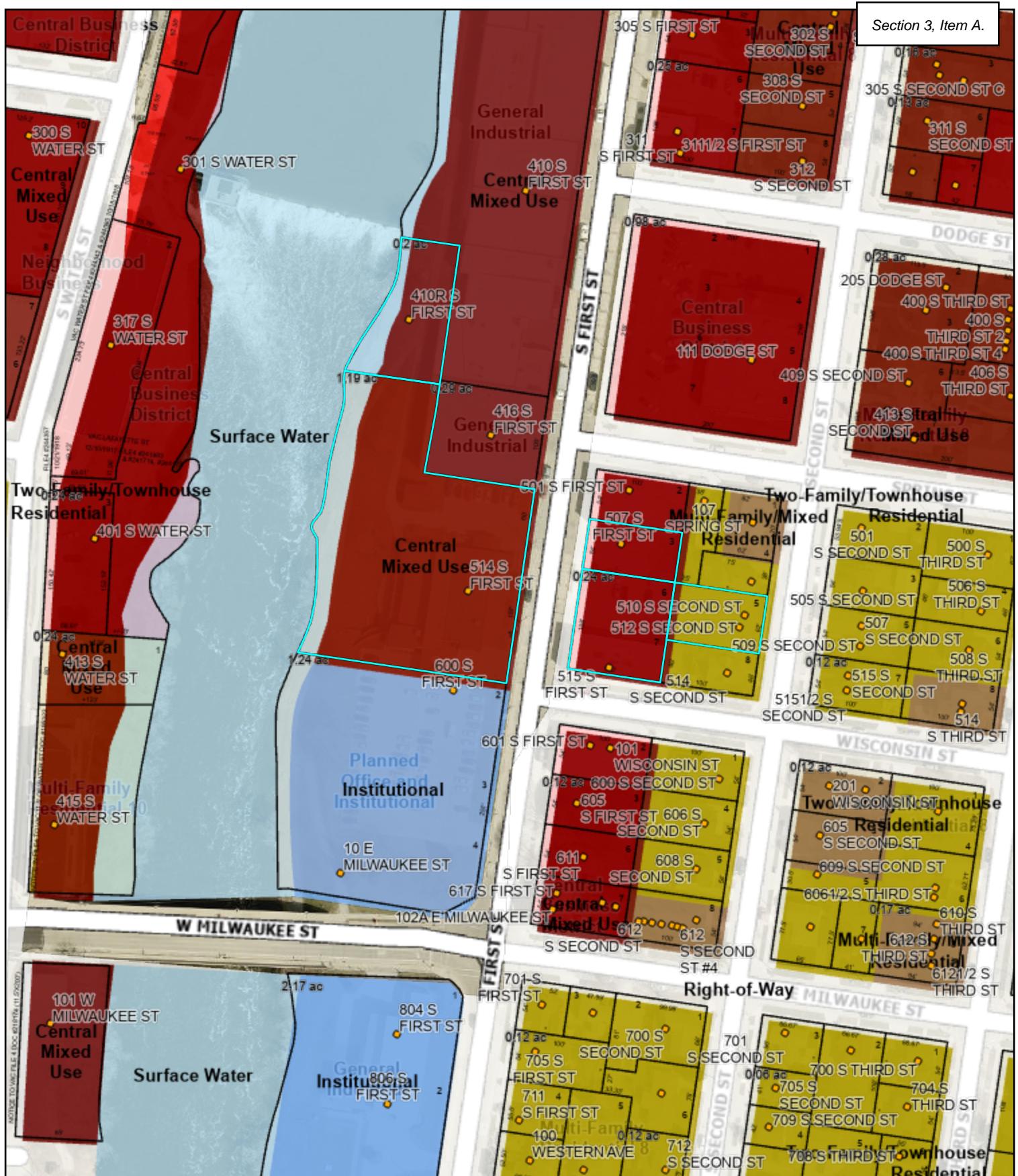
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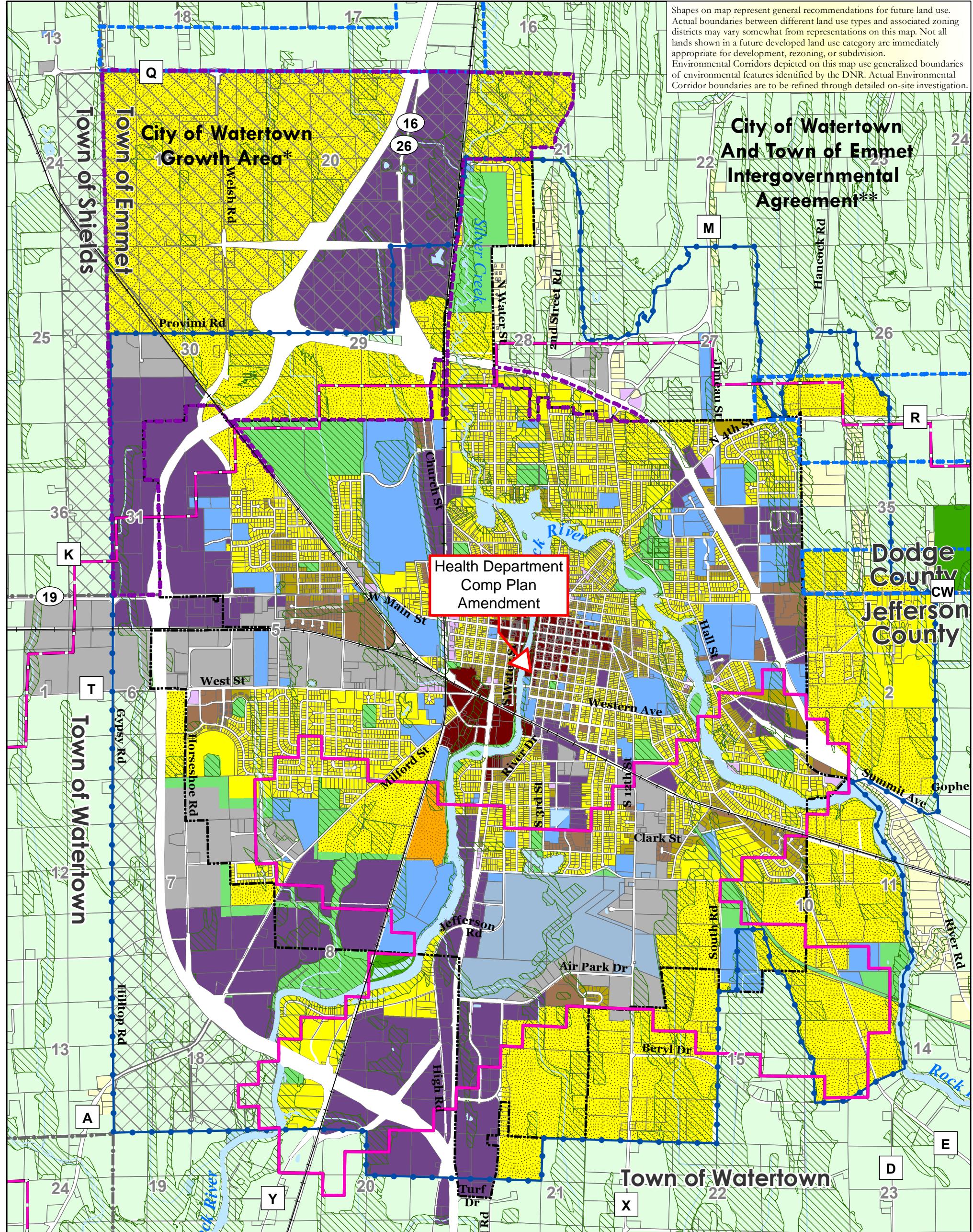
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N

12

Existing Zoning





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

****Each "Environmental Corridor" 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

*****Each "Surface Water" 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

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4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation

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6. Institutional
7. Parks & Recreation

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6. Institutional
7. Parks & Recreation

*****Each "Surface Water" 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

*****Each "Environmental Corridor" may include mix of:

1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
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Section 3, Item B.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: January 12th, 2026
SUBJECT: Initial Review and Schedule a Public Hearing for a Rezoning Request

A rezoning requested by Carol Quest, agent for the City of Watertown Health Department, to change the zoning on the parcel located at 510 S Second St. Parcel PIN: 291-0815-0424-040

SITE DETAILS:

Acres: 0.14
Current Zoning: Multi-Family Residential - 8 (MR-8)
Existing Land Use: Vacant Land
Future Land Use Designation: Two-Family Residential

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from Multi-Family Residential-8 (MR-8) to Central Business (CB) for the development of a Non-Residential Accessory Structure. The subject parcel was recently purchased by the Health Department to construct a storage building and heated garage space to provide services to clients of the Health Department. Additional parking will also be provided by the project. To construct the proposed building the purchased parcel needs to be rezoned to Central Business (CB) zoning so that it can be combined via a Certified Survey Map (CSM) with the other adjacent Health Department parcels. All parcels must have the same zoning designation to be combined.

The 2019 City of Watertown Comprehensive Plan designates the Future Land Use (FLU) of this parcel as Two-Family Residential FLU. A Comprehensive Plan Amendment to change the FLU to Institutional FLU, a CSM to combine the lots, and a Conditional Use Permit (CUP) for a Non-Residential Accessory structure are also pending for this development project.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Two-Family Residential to the north, south, and east. Central Mixed Use exists to the West.

Nearby Zoning includes Multi-Family Residential - 8 Zoning to the north, south, and east. Central Business Zoning exists to the west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

- E. Initial review by the Plan Commission and scheduling of Common Council public hearing. 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) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
 - (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.
 - (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed



BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

Opportunity runs through it.

amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for February 16th, 2026
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the public hearing date for February 16th, 2026

ATTACHMENTS:

- Application materials.

The Health Department currently operates several outreach programs that provide critical health services to our community. However, the existing facilities and spaces are becoming increasingly limited in their ability to meet the demand for these services. An additional lot and building would provide the necessary room to expand these programs, ensuring accessibility to the community. Specifically, the new lot and building would allow for:

- **Car Seat Checks:** Space for trained professionals to educate parents and caregivers on the correct installation and use of car seats, helping ensure child passenger safety.
- **Drive-through Immunization Clinics:** A safe, efficient environment for residents to receive immunizations without the need to leave their vehicles, especially beneficial for those with mobility challenges or time constraints.
- **Other Health Department Programs:** Additional space would allow for the seamless operation of and storage for various health programs as space becomes limited in our current building.

Benefits to the Community:

The allocation of a new lot and building for Health Department use will provide numerous benefits to the community, including:

- **Increased Access to Health Services:** More space will allow for greater participation in vital health programs, especially for those who may otherwise face barriers to access.
- **Improved Public Health Outcomes:** By offering easier access to services like immunizations and child safety education, the community will see improved overall health and safety.
- **Enhanced Community Engagement:** The expanded capacity will support the Health Department's goal of reaching more residents and meeting their health needs in a timely and efficient manner.

The need for additional space to support the Health Department's critical programs has become urgent. The proposed lot and building would significantly enhance our ability to serve the community and contribute to the health and well-being of our residents.

Carol Quest

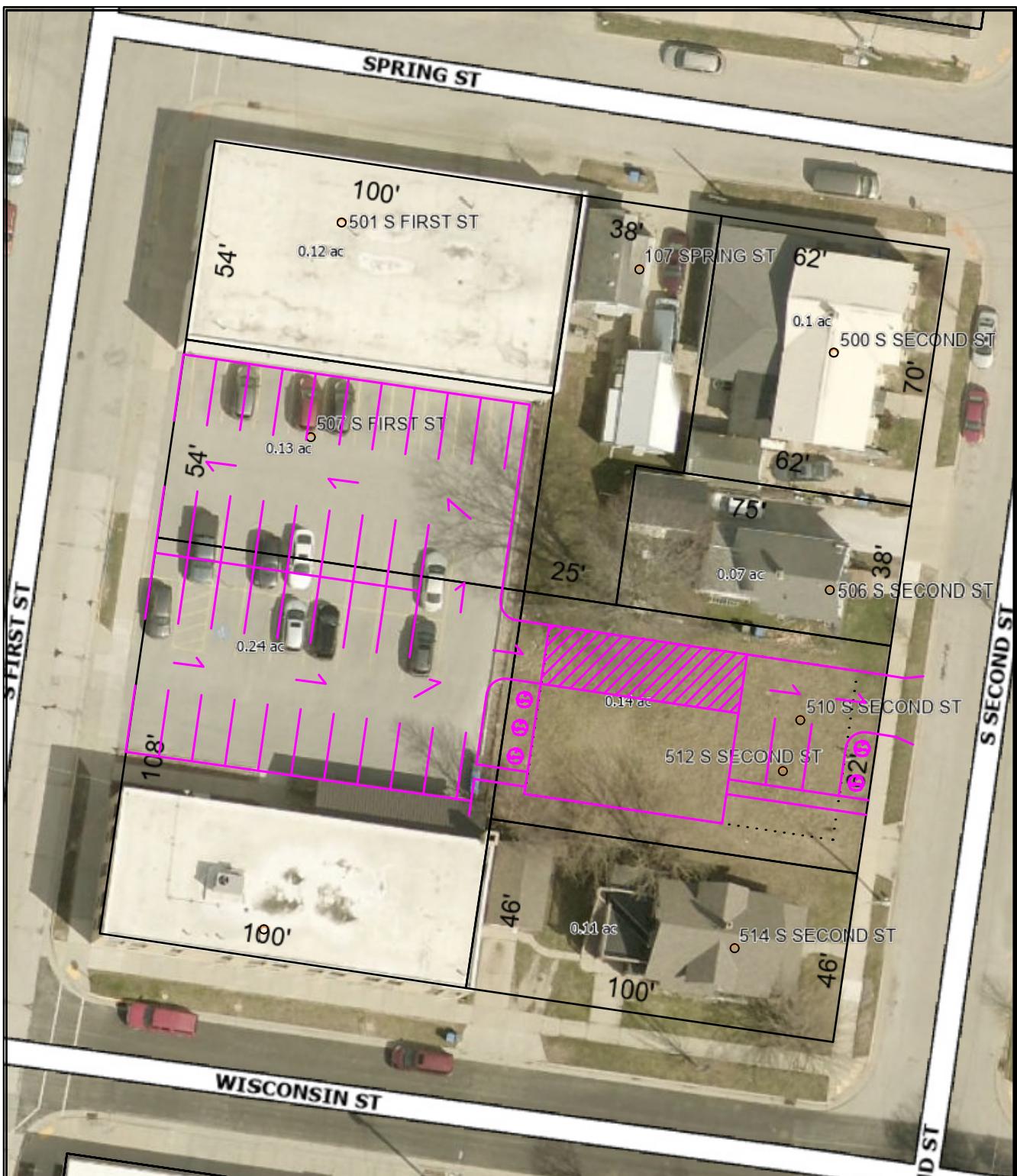
Health Officer/Director
Watertown Dept of Public Health
515 South First Street
Watertown, WI 53094
Ph. (920) 262-8090
Fax (920) 262-8096

cquest@watertownwi.gov

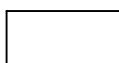
Creating opportunities for safe and healthy living.



Health Property



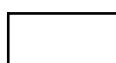
City Boundary



Common Area



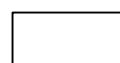
Address Labels



Parcels Lines



Address Points



Acreage

City of Watertown Geographic Information System

Scale: 1:417 Printed on: January 23, 2025
SCALE BAR = 1" Author:DISCLAIMER: This map is not a substitute for an aerial field survey or on-site investigation.
The boundaries of property lines are to be determined by the surveyor from which it was assembled.
Other inherent inaccuracies occur during the compilation process.
City of Watertown makes no warranty whatsoever concerning this information.



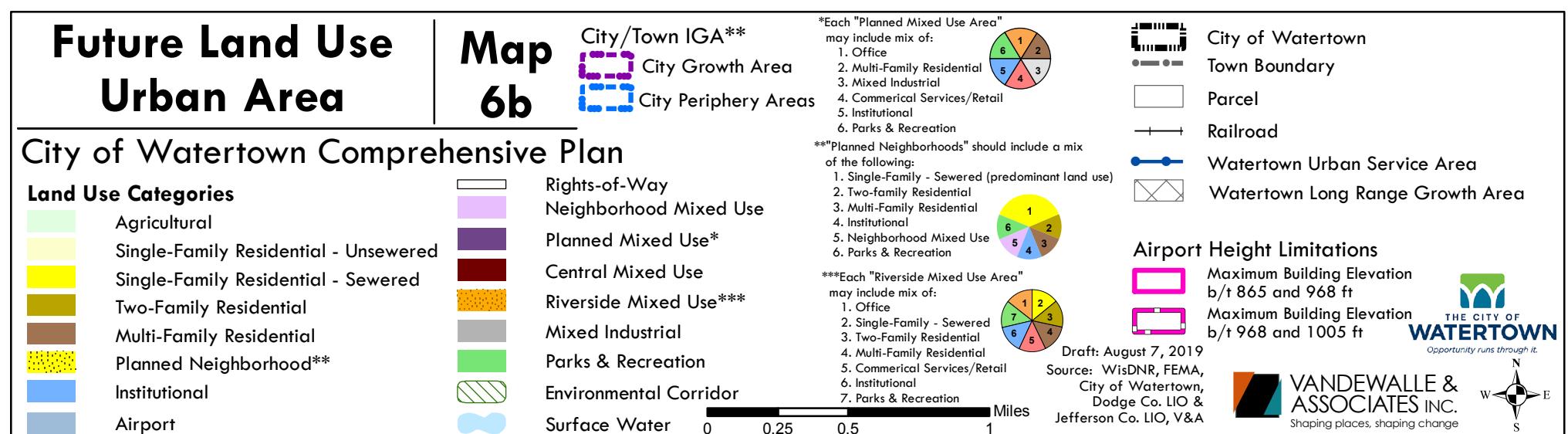
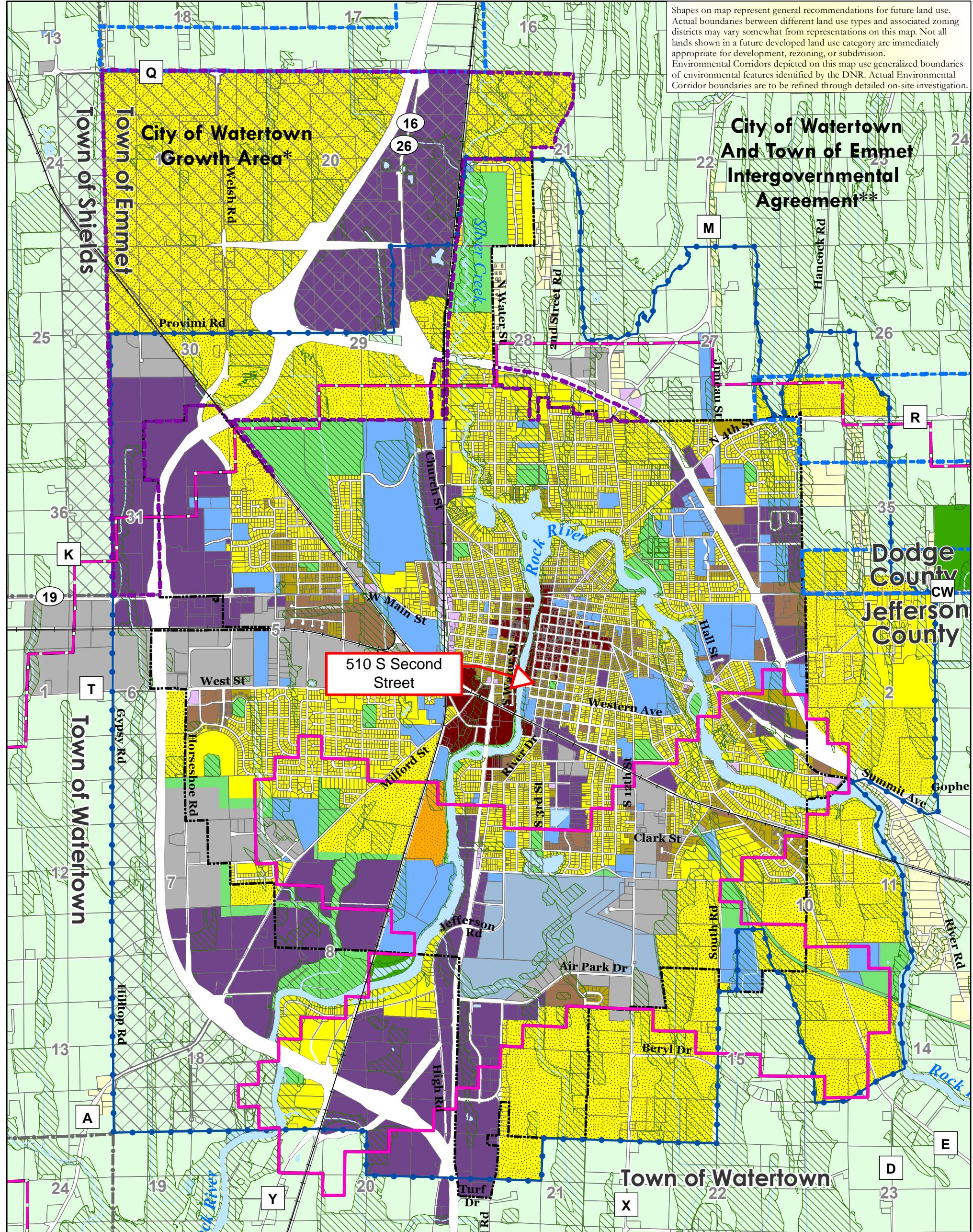
510 S Second Street - Existing Zoning



	Municipal Boundary	Base Zoning		Rural Holding		Neighborhood Business		General Business
	Parcels Boundaries	Base Zoning		Planned Unit Development		Multiple Zoning		Conditional Use
	Zoning Type	Base Zoning		Planned Office And Institutional		Multi-Family Residential-8		Central Business District
	Common Areas	Base Zoning		Planned Industrial		Multi-Family Residential-10		Central Business District
•	Addresses	Base Zoning		Planned Business		Heavy Industrial		Central Business District
Address Labels	Base Zoning	Base Zoning		General Industrial		General Industrial		Central Business District
Parcel Acreage	Base Zoning	Base Zoning		General Industrial		General Industrial		Central Business District

	THE CITY OF	WATERTOWN	<i>Opportunity runs through it.</i>
City of Watertown Geographic Information System			N
Scale: 1:923	Printed on: December 1, 2023	Author:	21
SCALE BAR = 1"			

DISCLAIMER: This map is not a substitute for an actual field survey or onsite 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.





BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

WATERTOWN

Opportunity runs through it.

TO: Plan Commission
DATE: January 12th, 2026
SUBJECT: Gateway Subdivision – Preliminary Plat

A request by the Greater Watertown Community Health Foundation for review of the 'Gateway Subdivision' Preliminary Plat within the City of Watertown. Parcel PIN(s): 291-0815-1631-003.

SITE DETAILS:

Acres: 1.17
Current Zoning: Multi-Family Residential - 8 (MR-8)
Existing Land Use: Vacant Land
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a seven (7) lot subdivision plat of single-family lots. All seven lots will access Gateway Drive with no additional ROW dedications being required. The proposed plat will not dedicate parkland, rather a fee in lieu of dedication will be paid at the time of final plat approval. 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 has been added to the plat. A rezoning to Single-Family Residential (SR-4) and a rezoning to a Planned Development Overlay Zoning District (PD) are also pending for this proposed plat. The PD Overlay rezoning is necessary to allow for the requested reduction of Minimum Lot Area to 7,000 SF, the reduction of Minimum Lot Width to 54 ft, and the increase in Maximum Gross Density to 7.00du/acre.

STAFF EVALUATION:Site Plan Review Committee:

See Minutes of January 12th, 2026.

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council all plats of land within the City.

Per Wisconsin State Statute § 62.23(5):

(5) **Matters referred to city plan commission.** *The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.*

Land Use

Within the City Code, Chapter 545 Subdivision of Land outlines the procedures and requirements for preliminary plat review of subdivisions within the City [per § 545-13]. Under the preliminary platting procedures, the preliminary plat shall be submitted to the appropriate County Planning Agency and the



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

Section 3, Item C.

Wisconsin Department of Administration (WDOA) for review, comment, and approval. Comments from these agencies are below:

Jefferson County Comments:

Jefferson County had two comments, one regarding a survey monument and another regarding a surveyor's note to be added to the plat. Both changes have been made to the preliminary plat.

State Agency Comments:

No State Agency objections or certifications received as of January 7th, 2026. If the WDOA fails to act by January 7th, 2026 (30 days deadline), they shall be deemed to have no objections and shall certify the plat. [per § 545-13A(6)].

City Code:

Within the City Code, Chapter 545 Subdivision of Land outlines the preliminary platting requirements for platting of subdivisions within the City [per § 545-13B]. Under the preliminary platting requirements, the preliminary plat shall include specific information on the description, existing conditions, and proposed conditions of the area to be platted. Below are additional informational items needed on the preliminary plat:

1. Subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater.
2. Stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations.

Per the City Code, Chapter 545 Subdivision of Land, the Plan Commission shall recommend approval, denial, or approval with conditions of the plat to the Common Council [per § 545-13A(7)].

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Negative recommendation of the Preliminary Plat to Common Council.
2. Positive recommendation of the Preliminary Plat to Common Council.
3. Positive recommendation of the Preliminary Plat to Common Council, with conditions identified by the Plan Commission:
 - a. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
 - b. Add stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the plat.
 - c. Obtain Erosion Control and Storm Water Runoff Permit review and approval if land disturbance exceeds one acre.
 - d. Initiate and complete a rezoning of the platted lots to Single-Family Residential (SR-4) to run concurrently with Final Plat approval.
 - e. Initiate and complete a rezoning of the platted lots to a Planned Development Overlay (PD) to run concurrently with Final Plat approval.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the Preliminary Plat with conditions.

ATTACHMENTS:

- Application materials.

December 8, 2025

Mayor Robert Stocks
City of Watertown
106 Jones Street, PO Box 477
Watertown, WI 53094

Re: Request for Rezoning and Planned Development Approval
Lot 0, Gateway Drive, Watertown, WI 53094
Tax Key 291-0815-1631-003

Dear Mayor Stocks and Members of the Common Council:

On behalf of the Greater Watertown Community Health Foundation (GWCHF) and Hoffman Matz, LLC, we're pleased to submit this request for approval of a Planned Development (PD) for **Lot 0, Gateway Drive**. Our proposal asks for flexibility in the City's zoning requirements -specifically, a reduction in minimum lot size – to allow for the creation of homes that are thoughtfully scaled to the neighborhood and designed for efficient, livable spaces.

This effort is directly tied to GWCHF's mission to strengthen community health and well-being by expanding access quality, attainable housing. The current zoning standards limit opportunities to develop homes that meet the needs of today's workforce and first-time buyers. By allowing smaller, right-sized lots, the City can help enable the development of high-quality single-family homes at price points that are achievable for local residents, including young professionals, families, and essential workers who want to live and invest in Watertown.

The site's location – across Gateway Drive from existing retail and commercial uses – offers a natural opportunity to introduce well-designed housing that complements nearby development and provides a gradual transition from commercial to residential land uses.

This project represents an intentional approach to neighborhood-scale design, connecting residents to jobs, services, and amenities while using existing infrastructure responsibly.

We believe this project offers real benefits for Watertown:

- **More Housing Choice:** It adds a housing type not currently available in the Watertown market, bridging the gap between rental housing and higher-priced single-family homes.

- **Smarter Infrastructure Use:** Smaller lots mean reduced costs of extending and maintaining public infrastructure, improving the efficiency of utilities, roads, and (if required) stormwater systems.
- **Alignment with City Goals:** This proposal advances the City's Comprehensive Plan objectives for compact growth patterns and sustainable neighborhood design.
- **Community Investment:** Reinforces GWCHF's commitment to local partnership and long-term reinvestment in the people and places that make Watertown strong.

Together, these elements expand attainable homeownership opportunities while supporting the City's vision for healthy, balanced growth and a thriving local economy.

Thank you for considering this request. We look forward to working together with the City to bring this project to life – one that reflects our shared commitment to quality, sustainability, and the overall well-being of the Watertown community.

Sincerely,

Benjamin P. Wehmeier

Benjamin P. Wehmeier (Dec 8, 2025 10:44:24 CST)

Ben Wehmeier
President & CEO
Greater Watertown Community Health Foundation

Enclosures:

Exhibit A PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

Exhibit B REZONING
Rezoning Request

Exhibit C PLANNED DEVELOPMENT
Concept Layout
Elevations and Plans
Detailed site/utility plans
Preliminary Plat
Site Assessment Checklist

APPLICANT	Hoffman Matz, LLC	Nate Peters	npeters@watertownhealthfoundation.com	920.988.6266
ENGINEER	Harwood Engineers	Brad Seubert	brad.seubert@hecl.com	414.918.1204
CONTRACTOR	White Oak Design & Build	Dan Wegner	dan@whiteoakbuild.com	262.894.4105

EXHIBIT A



Building Safety and Zoning Department

PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

The following information must be submitted two weeks prior to any meeting for staff review and agenda placement. Meetings are every second & fourth Monday in the Council Chambers on the second floor of the Municipal Building, 108 Jones Street, Watertown, WI 53094.

OFFICE USE ONLY	
Date Submitted:	_____
Total Fees:	_____
Cash/Check/CC#: _____	
<i>Checks made payable to "City of Watertown".</i>	
Accepted by: _____	

APPLICANT INFORMATION

APPLICANT INFORMATION		
Name	Greater Watertown Community Health Foundation	
Address	672 Johnson Street	City, State, Zip: Watertown, WI 53094
Phone	920.988.6266	Email: npeters@watertownhealthfoundation.com
*Required Applicant Signature:		
PROPERTY OWNER INFORMATION		
Name	Greater Watertown Community Health Foundation	
Address	672 Johnson Street, Watertown, WI 53094	
Phone	920.988.6266	Email: npeters@watertownhealthfoundation.com
*Required Property Owner Signature: <u>Benjamin P. Wehmeier</u>		

SUBJECT PROPERTY INFORMATION

Property Address: <u>Gateway Dr Lot 0, Watertown, WI 53094</u>	Property PIN: <u>291-0815-1631-003</u>
Proposed Project: <u>Single-family residential development.</u>	

APPLICATION TYPE (Select all that apply)

Item	Fees	Item	Fees
Annexation	\$500	<input checked="" type="checkbox"/> Planned Development (PD) – Precise Implementation Plan (PIP)	\$500
Certified Survey Map (CSM) - City	\$100 + \$50/Lot + Park Fees	<input type="checkbox"/> Site/Building Plan Review	\$300
Certified Survey Map (CSM) - Extraterritorial	\$50	<input type="checkbox"/> Street or Alley Vacation/Discontinuance of a Public Way	\$500
Comp. Plan Amendment	\$500	<input checked="" type="checkbox"/> Subdivision – Preliminary Plat – City	\$100 + \$50/acre
Conditional Use Permit (CUP)	\$500	<input type="checkbox"/> Subdivision – Final Plat – City	\$100 + \$50/lot + Park Fees
Condominium Plat Review	\$100 + \$50/Lot + Park Fees	<input type="checkbox"/> Subdivision Plat - Extraterritorial	\$100
Parkland Fees in Lieu of Land Dedication or Parkland Dedication – Traditional Dwelling Unit	\$641/Unit or 1,005 sf of parkland	<input type="checkbox"/> Temporary Use	\$300
Parkland Fees in Lieu of Land Dedication or Parkland Dedication – Institutional Dwelling Unit	\$256/Unit or 402 sf of parkland	<input checked="" type="checkbox"/> Zoning Map Change (Rezoning)	\$500
<input checked="" type="checkbox"/> Planned Development (PD) – General Development Plan (GDP)	\$500	<input type="checkbox"/> Zoning Ord. Change (Text Amendment)	\$500

For details on submittals, please see Chapter 550-145 of the City of Watertown Ordinances at <https://ecode360.com/29267495?highlight=&searchId=17861237540831570#29267495>, or contact the Zoning Administrator at 920-262-4080 to identify items that need to be provided for review. At minimum, the following should be provided to the Building Safety & Zoning Department:

All storm water plans will be reviewed with applicable fees charged back to the applicant via city invoice.

Plan Commission Meeting Date _____ Meeting Time: 4:30 p.m.
Site Plan Meeting Date _____ Meeting Time: 1:30 p.m.

EXHIBIT B

Rezoning

Current Zoning and Proposed Change

The subject parcel, Lot 0 – Gateway Drive is currently zoned MR-8 – Multi-Family Residential District under Chapter 550, Article V of the City of Watertown Zoning Code. GWCHF is requesting a rezoning to SR-4 – Single-Family Residential District, accompanied by a Planned Development (PD) Overlay to allow flexibility in lot width requirements.

Current Zoning: MR-8 (Multi-Family Residential District)

Code Reference: § 550-25

The **MR-8 District** is intended for medium-density, multi-family housing such as townhomes and apartments. It allows higher residential intensity and shared infrastructure but is not ideal for individually platted, fee-simple single-family homes.

Key Dimensional Standards:

- Minimum lot area: 8,000 sq ft
- Minimum lot width: 75 feet
- Permitted uses: Multi-family dwellings (up to 8 units per acre), townhouses, and accessory community amenities
- Character: Shared drives, common open space, and multi-unit configurations

While the proposed single-family housing would be permitted within this zoning, MR-8 zoning complicates individual home financing and ownership because lenders view homes in multi-family districts as part of a larger rental or condominium structure rather than standalone parcels.

Proposed Zoning: SR-4 (Single-Family Residential District)

Code Reference: § 550-24

The **SR-4 District** is established to provide stable neighborhoods for detached single-family homes on individual lots.

Key Dimensional Standards:

- Minimum lot area: 8,000 sq ft
- Minimum lot width: 75 feet (per § 550-24 F(2)(b))
- Minimum street frontage: 50 feet.
- Maximum gross density (MGD): 4.00 du/acre
- Permitted uses: Detached single-family homes and customary accessory structures
- Character: Individually owned lots, private yards, and separate utility connections

This SR-4 Zoning district aligns directly with traditional homeownership models and is most consistent with the character of existing neighborhoods near Gateway Drive.

Reasoning for Rezoning Request

Reclassifying the property from **MR-8** to **SR-4** creates a more appropriate framework for **individual homeownership** and for the **Planned Development Overlay** flexibility to reduce minimum lot width from 75 feet to **54 feet and reduce the minimum lot area from 8,000 sq ft to 7,200 sq ft.**

This change supports GWCHF's mission and addresses a practical financing barrier:

- **Mortgage Accessibility:** Local lenders and national banking guidelines typically require homes to be located within single-family residential districts for standard mortgage underwriting. MR-8 zoning can limit financing options or increase rates and documentation burdens.
- **Market Compatibility:** The SR-4 designation more accurately reflects the planned use – seven detached single-family homes with individual driveways and yards – rather than multi-family or rental configurations.
- **Community Fit:** SR-4 zoning complements nearby neighborhoods and provides a smooth transition between residential and adjacent commercial uses along Gateway Drive.

In conclusion, **rezoning to SR-4 with a PD Overlay** establishes a clear, efficient regulatory path for both home construction and mortgage financing – making it easier for buyers to purchase and for lenders to support attainable, high-quality housing in Watertown.

EXHIBIT C

Planned Development

This General Development Plan (GDP) also serves as the Precise Implementation Plan (PIP).

Summary & Requested Lot Width Modification

The subject property, Lot 0 – Gateway Drive, is governed by the City of Watertown Zoning Code, Chapter 550, which establishes dimensional standards for all residential districts. The SR-4 Single-Family Residential District is intended to provide stable, attractive neighborhoods of detached homes on individual lots, supported by public infrastructure and neighborhood amenities.

CURRENT Zoning Standard: SR-4 Minimum Lot Width Requirement

Code Reference: *City of Watertown Zoning Code § 550-24 F(2)(b)*

Under the ***current SR-4*** regulations:

- Minimum Lot Area: **8,000 square feet**
- Minimum Lot Width: **75 feet**
- Minimum street frontage: 50 feet
- Maximum gross density (MGD): **4.00 du/acre**
- Front Setback: 25 feet
- Side Setback: 8 feet per side
- Rear Setback: 25 feet

These standards were designed for traditional single-family neighborhoods featuring larger parcels and lower density. While appropriate in many areas, they can unintentionally limit the creation of smaller, right-sized homes that meet modern affordability and sustainability goals.

REQUESTED Planned Development Flexibilities

GWCHF is requesting a Planned Development (PD) Overlay to reduce the **minimum lot width from 75 feet to 54 feet**, **reduce the Minimum Lot Area from 8,000 sq ft to 7,000 sq ft**, and **increase the Maximum gross density (MGD) from 4.00 du/acre to 7.00 du/acre** while maintaining all other SR-4 dimensional and design requirements.

Under the ***requested SR-4*** change:

- Minimum Lot Area: **7,000 square feet**
- Minimum Lot Width: **54 feet**
- Minimum street frontage: 50 feet
- Maximum gross density (MGD): **7.00 du/acre**
- Front Setback: 25 feet
- Side Setback: 8 feet per side
- Rear Setback: 25 feet

These modest adjustments allow the subdivision of the 1.17-acre parcel into **seven single-family lots**, each sized and proportioned for efficient, livable homes with front-facing driveways and private yards. The proposed layout preserves the residential character of Gateway Drive while supporting a more attainable housing price point.

ALIGNMENT with the City's Comprehensive Plan

The City of Watertown Comprehensive Plan encourages:

- “A diversity of housing types to meet the needs of residents at all income levels.”
- “Compact residential development patterns that use existing infrastructure efficiently.”

The proposed reduction in lot width directly advances these policy goals by:

1. **Encouraging housing diversity and attainability:** 54-foot lots allow smaller, efficient home designs that lower land and construction costs without compromising quality.
2. **Promoting infrastructure efficiency:** narrower lots reduce public infrastructure costs per home, optimizing existing water, sewer, and roadway systems.
3. **Supporting sustainable growth:** by using infill land within city limits rather than requiring new subdivisions on the fringe.
4. **Context and Neighborhood Integration:** Although the site is not surrounded by existing residential neighborhoods, the proposed lot pattern and home scale establish a well-designed residential enclave that complements the surrounding area. Situated across Gateway Drive from an existing commercial and retail parcel (Tractor Supply), the development provides a thoughtful transition from the commercial corridor to the broader agricultural landscape, introducing high-quality single-family homes that set the framework for future compatible growth.

Concept Plan

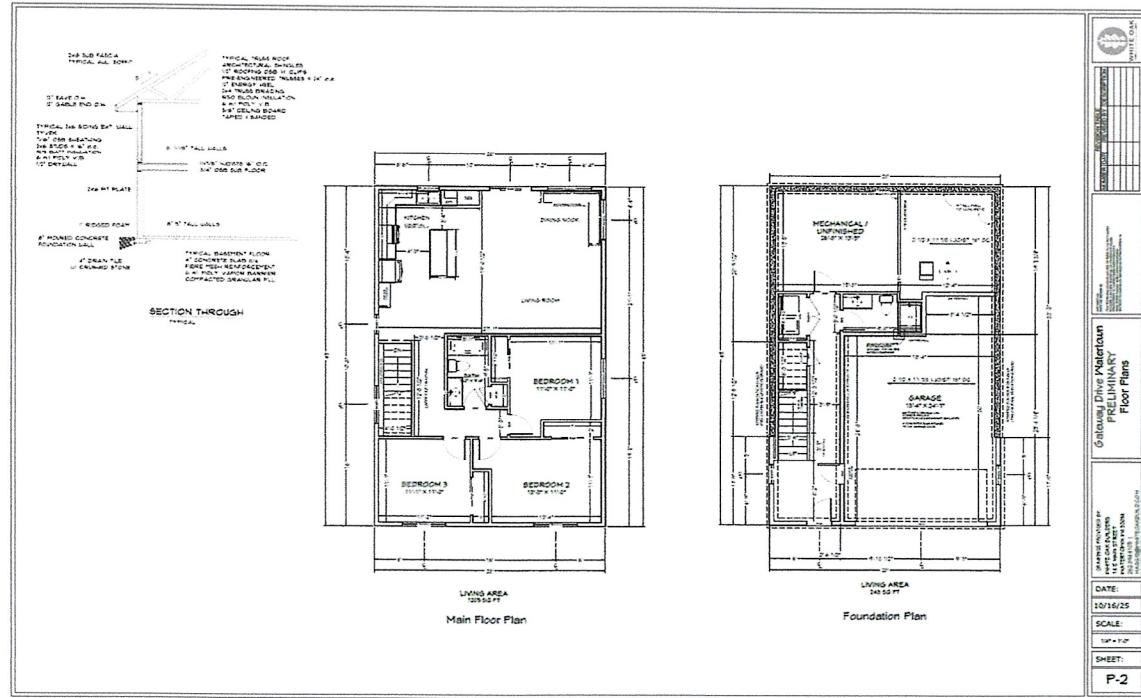
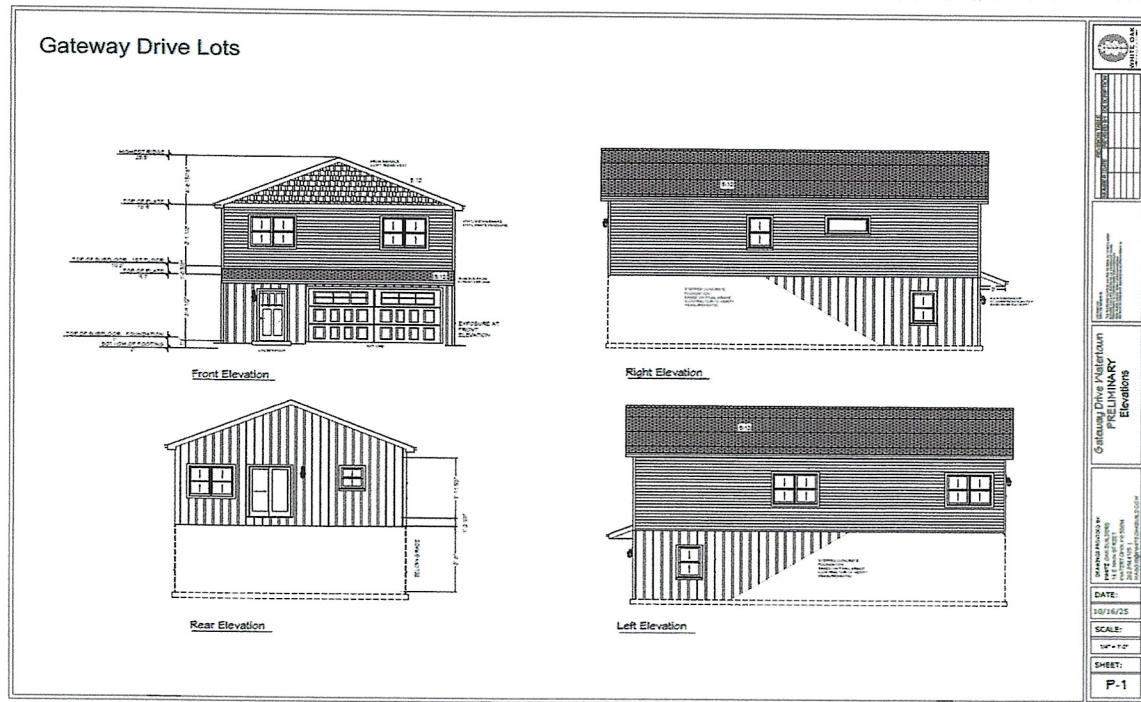
The following illustration depicts the **anticipated parcel configuration** for the proposed Planned



Development at Lot 0, Gateway Drive. The layout demonstrates how the site will be subdivided into seven single-family residential lots, each consistent with the requested PD dimensional standards and designed to create an efficient, attractive neighborhood setting.

Plans & Elevations

The following images present **conceptual house plans and elevations** representative of the homes envisioned for Lot 0, Gateway Drive. These designs emphasize high-quality materials, efficient layouts, and consistent architectural character to create a cohesive and welcoming streetscape.



8)

The renderings highlight the attractive home designs envisioned for the development, demonstrating how their scale, materials, and architectural character align with the City's design and housing goals.

The homes are thoughtfully planned to appeal to modern homebuyers, offering quality, efficiency, and visual harmony that together create a welcoming and enduring residential environment.



Site/Utility Plans

See *following pages*.



HARWOOD

• Civil - landscape architecture
• Structural - mechanical - electrical
• Building / fire protection - security
• Engineering design - telecommunications

North 21st Street,
Milwaukee, Wisconsin 53233
75.5554 • hecl.com

Project Name:
Gateway Drive

Client:

scilience.

55

Date: 12/5/2025
Project Number: 5-12307-00

Sheet Name: **WHITE PINE**

Section 3, Item C.

C1.10

ACCORDING TO WISCONSIN STATUTE 182.075, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO LOCATE OR PROTECT UNDERGROUND WORK CONTAINED IN THESE DRAWINGS, AND FURTHER,



The figure is a detailed site plan for a residential development. The plan shows seven lots (LOT 1 through LOT 7) along a street named GATEWAY DR. The plan includes the following key features and annotations:

- Proposed/Existing Property Boundary (TPP):** Indicated by a dashed line.
- Proposed/Existing Asphalt Pavement (TPP):** Indicated by a solid line.
- Proposed/Existing Concrete Sidewalk (TPP):** Indicated by a dashed line.
- Proposed/Existing Street Trees (TPP):** Indicated by a dashed line.
- Denotes Proposed Water Service:** Indicated by a dashed line.
- Denotes Existing Sanitary Service:** Indicated by a dashed line.
- Denotes Proposed Sanitary Service:** Indicated by a dashed line.
- Denotes Existing Water Service:** Indicated by a dashed line.
- Denotes Existing Property Boundary (TPP):** Indicated by a dashed line.
- Denotes Proposed Raised Wood Deck (TPP):** Indicated by a dashed line.
- Denotes Limit of Disturbance Line:** Indicated by a dashed line.
- LOT 1:** Located on the left, with dimensions 84'1" x 101'1". Features a 25'0" wide driveway and a 20'0" wide garage.
- LOT 2:** Located in the center, with dimensions 84'1" x 101'1".
- LOT 3:** Located in the center, with dimensions 84'1" x 101'1".
- LOT 4:** Located in the center, with dimensions 84'1" x 101'1".
- LOT 5:** Located on the right, with dimensions 84'1" x 101'1".
- LOT 6:** Located on the right, with dimensions 84'1" x 101'1".
- LOT 7:** Located on the far right, with dimensions 84'1" x 101'1".
- GATEWAY DR:** The main street running through the lots, with a width of 64'0".
- Utilities:** The plan shows the locations of proposed and existing water, sanitary, and utility services for each lot.



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structural • mechanical • electrical
Plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414/475-5554 • hech.com

Project Name:
Gateway Driv
Subdivision

Client:

100

Scale: 1" = 20'

Date: 12/5/2025

Project Number:
2025-1207.00

Sheet Name: **GRADING PLAN**

Sheet Num
C1 20

1

1

Section 3, Item C

36

Preliminary Plat

See *following page*.

Site Assessment Checklist

See following pages.

SUBDIVISION OF LAND

545 Attachment 1

City of Watertown

Site Assessment Checklist

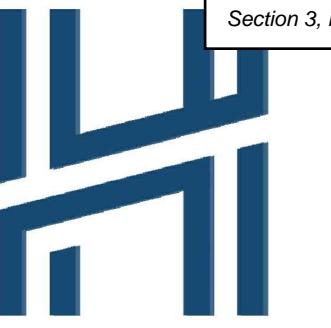
NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

Item No.	Item of Information	Yes	No
I. Land Resources. Does the project site involve?			
A.	Changes in relief and drainage patterns (attach a topographical map showing, at a minimum, two-foot contour intervals)	X See site plan & prelim plat.	
B.	A landform or topographical feature, including perennial streams and hills over 50 feet in elevation		X
C.	A floodplain (If "yes" attach two copies of the one-hundred-year floodplain limits and the floodway limits - if officially adopted)		X
D.	An area of soil instability — greater than 18% slope and/or organic soils, peats or mucks at or near the surface as depicted in the applicable County Soils Atlas		X
E.	An area of bedrock within 6 feet of the soil surface as depicted in the applicable County Soils Atlas		X
F.	An area with groundwater table within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
G.	An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
H.	Prevention of gravel extraction		
I.	A drainageway for 5 or more acres of land		X
J.	Lot coverage of more than 50% impermeable surfaces		X
K.	Prime agricultural land as depicted in adopted farmland preservation plans		
L.	Wetlands as depicted on wetland inventory maps		X
M.	Area within the airport height limitations or noise impact zone		
N.	Officially mapped environmental corridors		X
II. Water Resources. Does the project involve?			
A.	Location in an area traversed by a navigable stream or dry run		X
B.	Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile		X
C.	The use of septic tank for on-site waste disposal		X
D.	Lowering of water table by pumping or drainage		X

WATERTOWN CODE

Item No.	Item of Information	Yes	No
E.	Raising of water table by altered drainage		X
F.	Lake or river frontage		X
III. Biological Resources. Does the project site involve?			
A.	Critical habitat for plants and animals of community interest per DNR inventory		X
B.	Endangered, unusual or rare species of:		
1.	Land animals per DNR inventory		X
2.	Birds per DNR inventory		X
3.	Plants per DNR inventory		X
C.	Removal of over 30% of the present trees on the site		X
IV. Human and Scientific Interest per State Historical Society Inventory. Does the project site involve?			
A.	An area of archaeological interest		X
B.	An area of historical interest		X
1.	Historic buildings or monuments		X
V. Energy, Transportation and Communications.			
A.	Does the development increase traffic flow on any arterial or collector street by more than 10% based upon the most recent traffic counts and trip generation rates provided by the ITE?		X
B.	Is the development traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		X
VI. Population.			
A.	Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity?	E: Douglas Cap.: Max: ~450 Current: 324 M: Riverside Cap.: Max: ~850 Current: 649 H: Watertown Cap.: Max: ~1300 Current: 1087	
VII. Comments on any of the above which may have significant impact.			
See below.			
VIII. Appendixes and Supporting Material.			
See below.			

The development of Lot 0, Gateway Drive will have a positive impact on the surrounding area, advancing several key objectives identified in the City's Comprehensive Plan. The proposed homes support compact growth patterns, make efficient use of existing public infrastructure, and contribute to sustainable neighborhood design. By introducing well-scaled, high-quality housing in an appropriate infill location, the project strengthens the City's housing supply and enhances overall community vitality. Supporting information demonstrating these benefits is included throughout this submittal.


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 255 North 21st Street,
 Milwaukee, Wisconsin 53233

 414.475.5554 • hecl.com

 Project Name:
 Gateway Drive
 Subdivision

Client:

Issuance:

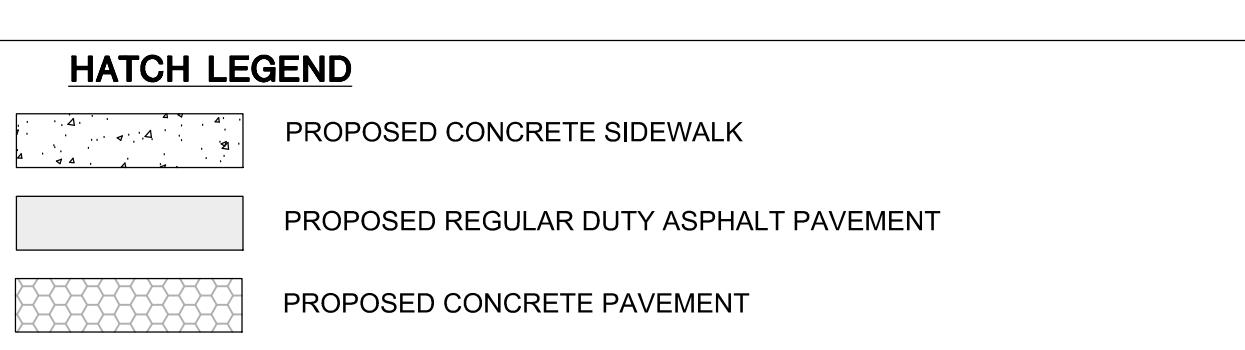
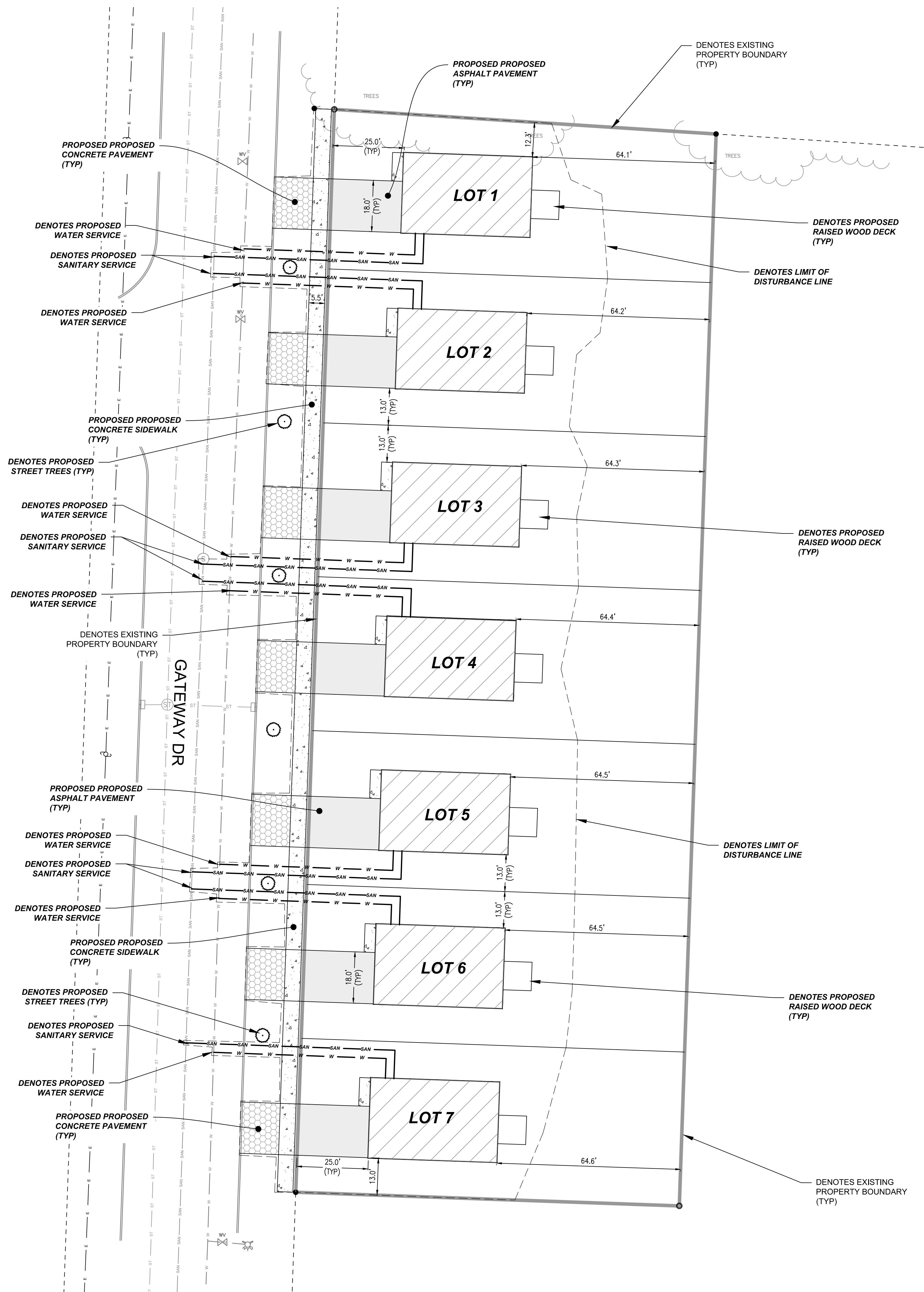
Scale: 1" = 20'



Date: 12/5/2025

 Project Number:
 25-1207.00

 Sheet Name:
 SITE PLAN

 Sheet Number:
 C1.10


SITE CALCULATION TABLE

TOTAL SITE AREA	1.166 AC
TOTAL DISTURBED AREA	0.930 AC
EXISTING IMPERVIOUS AREA	0.000 AC
PROPOSED IMPERVIOUS AREA	0.372 AC



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" FOR THE LOCATION OF UNDERGROUND FACILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS; AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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lighting design • telecommunications**

**255 North 21st Street,
Milwaukee, Wisconsin 53233**
414.475.5554 • hecl.com

Project Name: Gateway Drive Subdivision

Client:

Issuance:

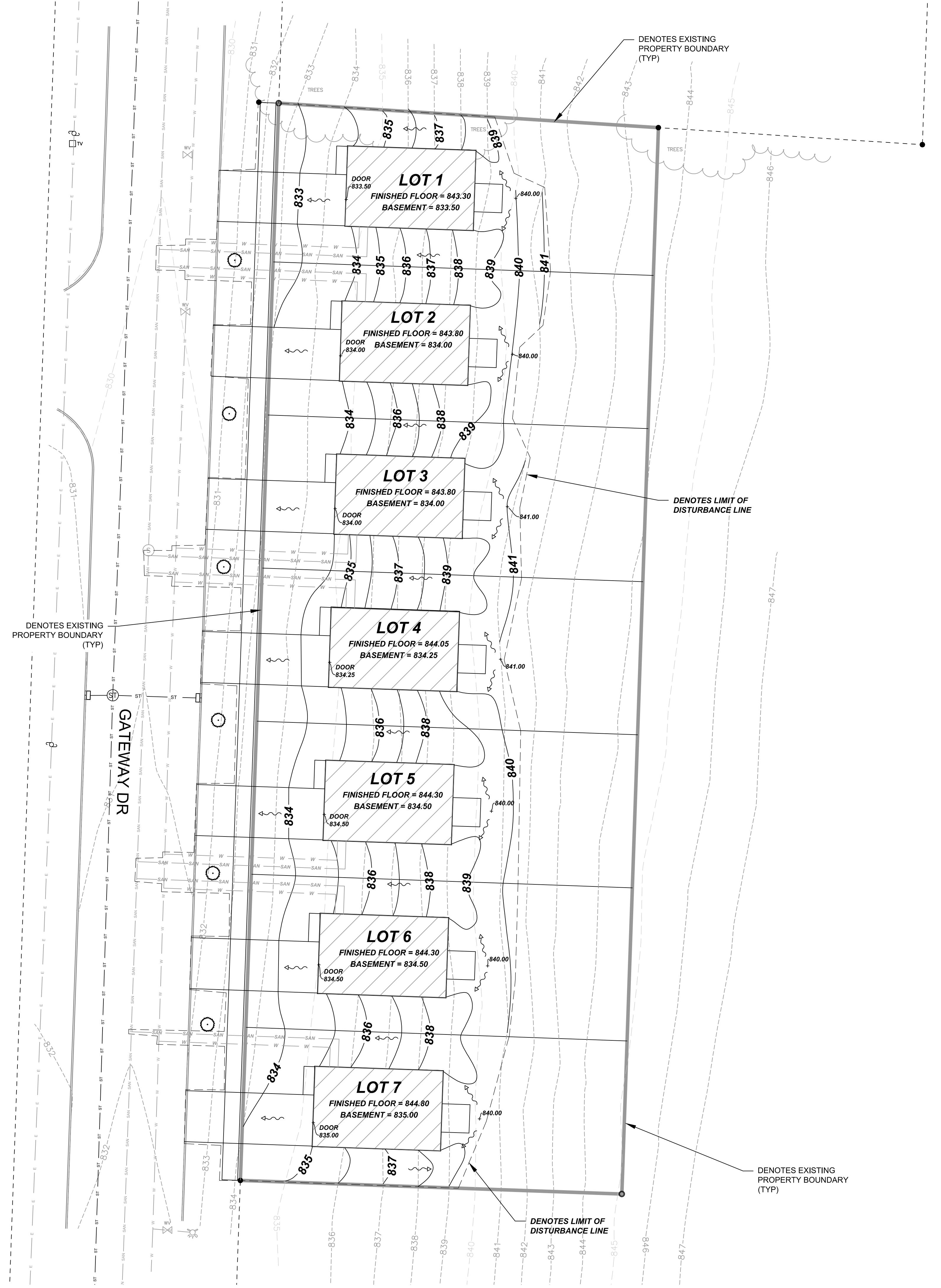
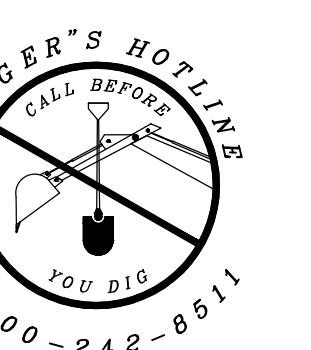
Scale: 1" = 20'

Project Number:
25-1207-00

Sheet Name: **GRADING PLAN**

Sheet Number

CORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE
ANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY
NSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED
CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS
TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO
RM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER,
VATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF
STATUTE RELATIVE TO EXCAVATOR'S WORK.





JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Section 3, Item C.

Room C1040
311 S Center Ave
Jefferson, WI 53549

zoning@jeffersoncountywi.gov
Phone: 920-674-7130
Fax 920-674-7525

DATE: December 9, 2025

TO: Plat Review, WI Dept. of Administration
Capitol Survey Enterprises

FROM: Matt Zangl, Director of Planning and Zoning

RE: Preliminary Plat Review – Gateway Subdivision

z 12/9/25

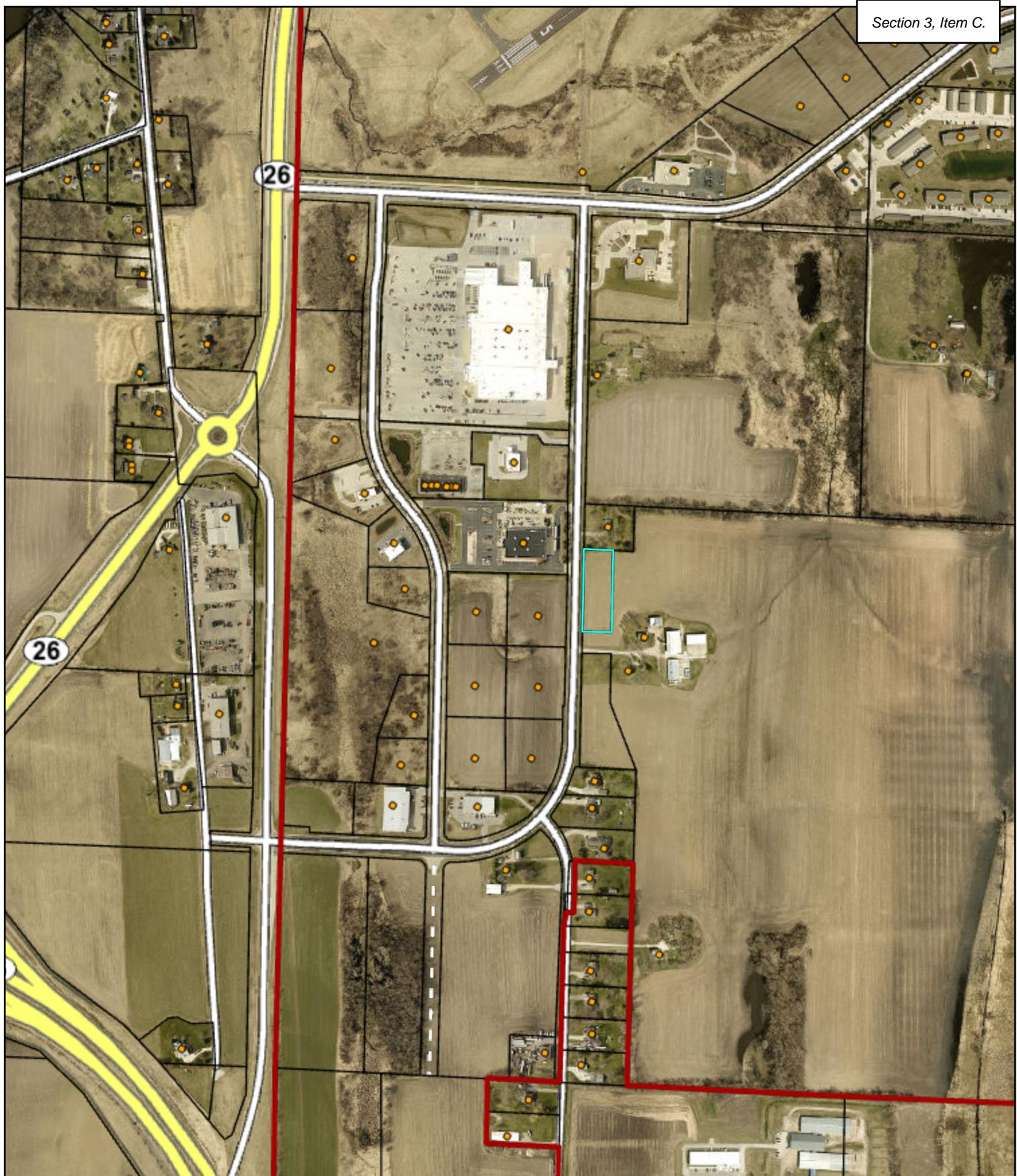
Jefferson County has reviewed the preliminary subdivision plat and does not object to this plat.

The County Surveyor and I have reviewed the plat for Gateway Subdivision prepared for Watertown Health Foundation, as dated December 3, 2025, job no. 25-170 and have the following comments:

1. Per Jefferson County Ordinance 16-32(a)(6)- Please correct the label for the PLSS monument at the Northeast Corner of the Southeast corner of Section 16.
2. Per Jefferson County Ordinance 16-32(f)- Please add language to the Land Surveyor's Affidavit stating, "I certify that this Plat is a correct representation of all existing land divisions and features and also certify compliance with provisions of County Ordinance 16-32."

Gateway Subdivision Plat

Section 3, Item C.



 Municipal Boundary

 Common Areas

 Parcels Boundaries

 Addresses

 THE CITY OF
WATERTOWN
Opportunity runs through it.



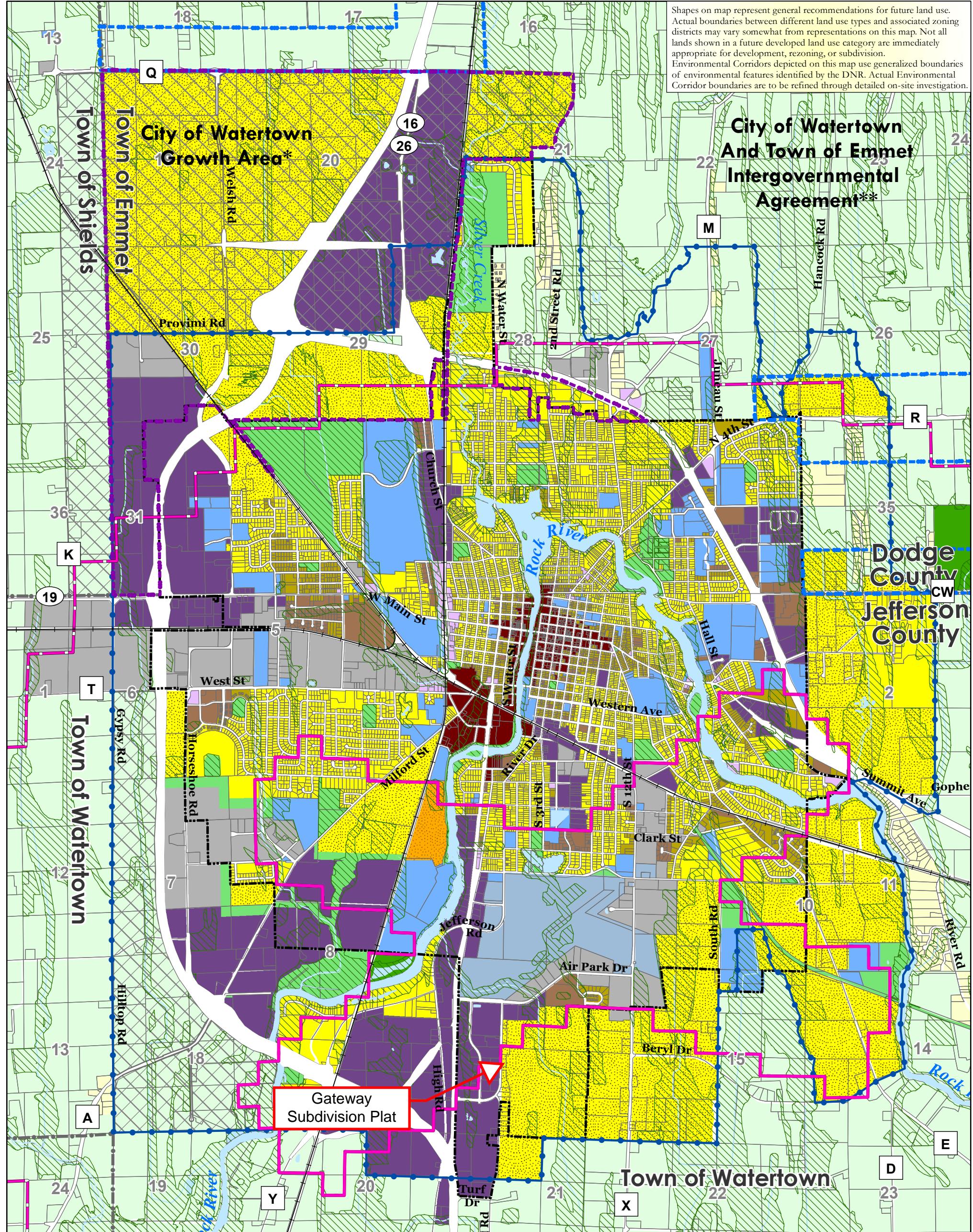
[City of Watertown Geographic Information System](#)

Scale: 1:7,124
Printed on: December 1, 2015
SCALE BAR = 1"

Author:

47

DISCLAIMER: This map is not a substitute for an actual field survey or onsite 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.



Future Land Use Urban Area

Map 6b

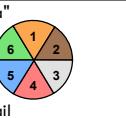
City of Watertown Comprehensive Plan

Land Use Categories

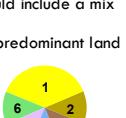
- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

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

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



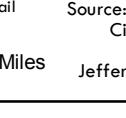
**"Planned Neighborhoods" should include a mix of the following:



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



****Each "Environmental Corridor" may include mix of:



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





BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

Section 3, Item D.

TO: Plan Commission
DATE: January 12th, 2026
SUBJECT: Initial Review and Schedule a Public Hearing for a Rezoning Request.

A rezoning requested by the Greater Watertown Community Health Foundation to change the zoning on a parcel located on Gateway Drive. Parcel PIN(s): 291-0815-1631-003.

SITE DETAILS:

Acres: 1.17
Current Zoning: Multi-Family Residential - 8 (MR-8)
Existing Land Use: Vacant Land
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from Multi-Family Residential-8 (MR-8) to Single-Family Residential (SR-4) for the development of a seven-lot subdivision. The 2019 City of Watertown Comprehensive Plan designates the Future Land Use (FLU) of this parcel as Planned Neighborhood FLU. The rezoning of this parcel to Single-Family Residential (SR-4) would be consistent with this FLU designation. A subdivision plat to create the proposed seven lots and a rezoning to a Planned Development Overlay Zoning district to allow for smaller lot sizes are also pending for this development project.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Planned Neighborhood to the north, south, and east. Planned Mixed Use exists to the west.

Nearby Zoning includes Single-Family Residential (SR-4) to the north, Multi-Family Residential - 8 (MR-8) to the south, and Rural Holding (RH) to the east. General Business (GB) Zoning exists to the west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. 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) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.
- (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for February 3rd, 2026.
2. Set public hearing to a later date.



BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

STAFF RECOMMENDATION:

- Staff recommends setting the public hearing date for February 3rd, 2026

ATTACHMENTS:

- Application materials.

December 8, 2025

Mayor Robert Stocks
City of Watertown
106 Jones Street, PO Box 477
Watertown, WI 53094

Re: Request for Rezoning and Planned Development Approval
Lot 0, Gateway Drive, Watertown, WI 53094
Tax Key 291-0815-1631-003

Dear Mayor Stocks and Members of the Common Council:

On behalf of the Greater Watertown Community Health Foundation (GWCHF) and Hoffman Matz, LLC, we're pleased to submit this request for approval of a Planned Development (PD) for **Lot 0, Gateway Drive**. Our proposal asks for flexibility in the City's zoning requirements -specifically, a reduction in minimum lot size – to allow for the creation of homes that are thoughtfully scaled to the neighborhood and designed for efficient, livable spaces.

This effort is directly tied to GWCHF's mission to strengthen community health and well-being by expanding access quality, attainable housing. The current zoning standards limit opportunities to develop homes that meet the needs of today's workforce and first-time buyers. By allowing smaller, right-sized lots, the City can help enable the development of high-quality single-family homes at price points that are achievable for local residents, including young professionals, families, and essential workers who want to live and invest in Watertown.

The site's location – across Gateway Drive from existing retail and commercial uses – offers a natural opportunity to introduce well-designed housing that complements nearby development and provides a gradual transition from commercial to residential land uses.

This project represents an intentional approach to neighborhood-scale design, connecting residents to jobs, services, and amenities while using existing infrastructure responsibly.

We believe this project offers real benefits for Watertown:

- **More Housing Choice:** It adds a housing type not currently available in the Watertown market, bridging the gap between rental housing and higher-priced single-family homes.

- **Smarter Infrastructure Use:** Smaller lots mean reduced costs of extending and maintaining public infrastructure, improving the efficiency of utilities, roads, and (if required) stormwater systems.
- **Alignment with City Goals:** This proposal advances the City's Comprehensive Plan objectives for compact growth patterns and sustainable neighborhood design.
- **Community Investment:** Reinforces GWCHF's commitment to local partnership and long-term reinvestment in the people and places that make Watertown strong.

Together, these elements expand attainable homeownership opportunities while supporting the City's vision for healthy, balanced growth and a thriving local economy.

Thank you for considering this request. We look forward to working together with the City to bring this project to life – one that reflects our shared commitment to quality, sustainability, and the overall well-being of the Watertown community.

Sincerely,

Benjamin P. Wehmeier

Benjamin P. Wehmeier (Dec 8, 2025 10:44:24 CST)

Ben Wehmeier
President & CEO
Greater Watertown Community Health Foundation

Enclosures:

Exhibit A PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

Exhibit B REZONING
Rezoning Request

Exhibit C PLANNED DEVELOPMENT
Concept Layout
Elevations and Plans
Detailed site/utility plans
Preliminary Plat
Site Assessment Checklist

APPLICANT	Hoffman Matz, LLC	Nate Peters	npeters@watertownhealthfoundation.com	920.988.6266
ENGINEER	Harwood Engineers	Brad Seubert	brad.seubert@hecl.com	414.918.1204
CONTRACTOR	White Oak Design & Build	Dan Wegner	dan@whiteoakbuild.com	262.894.4105

EXHIBIT A



Building Safety and Zoning Department

PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

The following information must be submitted two weeks prior to any meeting for staff review and agenda placement. Meetings are every second & fourth Monday in the Council Chambers on the second floor of the Municipal Building, 108 Jones Street, Watertown, WI 53094.

OFFICE USE ONLY	
Date Submitted:	_____
Total Fees:	\$_____
Cash/Check/CC#: _____	
Checks made payable to "City of Watertown".	
Accepted by: _____	

APPLICANT INFORMATION

APPLICANT INFORMATION		
Name	Greater Watertown Community Health Foundation	
Address	672 Johnson Street	City, State, Zip: Watertown, WI 53094
Phone	920.988.6266	Email: npeters@watertownhealthfoundation.com
*Required Applicant Signature: <u>Benjamin P. Wehmeyer</u>		
PROPERTY OWNER INFORMATION		
Name	Greater Watertown Community Health Foundation	
Address	672 Johnson Street, Watertown, WI 53094	
Phone	920.988.6266	Email: npeters@watertownhealthfoundation.com
*Required Property Owner Signature: <u>Benjamin P. Wehmeyer</u>		

SUBJECT PROPERTY INFORMATION

Property Address: <u>Gateway Dr Lot 0, Watertown, WI 53094</u>	Property PIN: <u>291-0815-1631-003</u>
Proposed Project: <u>Single-family residential development.</u>	

APPLICATION TYPE (Select all that apply)

<u>Item</u>	<u>Fees</u>	<u>Item</u>	<u>Fees</u>
Annexation	\$500	<input checked="" type="checkbox"/> Planned Development (PD) – Precise Implementation Plan (PIP)	\$500
Certified Survey Map (CSM) - City	\$100 + \$50/Lot + Park Fees	Site/Building Plan Review	\$300
Certified Survey Map (CSM) - Extraterritorial	\$50	Street or Alley Vacation/Discontinuance of a Public Way	\$500
Comp. Plan Amendment	\$500	<input checked="" type="checkbox"/> Subdivision – Preliminary Plat – City	\$100 + \$50/acre
Conditional Use Permit (CUP)	\$500	Subdivision – Final Plat – City	\$100 + \$50/lot + Park Fees
Condominium Plat Review	\$100 + \$50/Lot + Park Fees	Subdivision Plat - Extraterritorial	\$100
Parkland Fees in Lieu of Land Dedication or Parkland Dedication – Traditional Dwelling Unit	\$641/Unit or 1,005 sf of parkland	Temporary Use	\$300
Parkland Fees in Lieu of Land Dedication or Parkland Dedication – Institutional Dwelling Unit	\$256/Unit or 402 sf of parkland	<input checked="" type="checkbox"/> Zoning Map Change (Rezoning)	\$500
<input checked="" type="checkbox"/> Planned Development (PD) – General Development Plan (GDP)	\$500	Zoning Ord. Change (Text Amendment)	\$500

For details on submittals, please see Chapter 550-145 of the City of Watertown Ordinances at <https://ecode360.com/29267495?highlight=&searchId=17861237540831570#29267495>, or contact the Zoning Administrator at 920-262-4060 to identify items that need to be provided for review. At minimum, the following should be provided to the Building Safety & Zoning Department:

All storm water plans will be reviewed with applicable fees charged back to the applicant via city invoice.

Plan Commission Meeting Date _____ Meeting Time: 4:30 p.m.
Site Plan Meeting Date _____ Meeting Time: 1:30 p.m.

EXHIBIT B

Rezoning

Current Zoning and Proposed Change

The subject parcel, Lot 0 – Gateway Drive is currently zoned MR-8 – Multi-Family Residential District under Chapter 550, Article V of the City of Watertown Zoning Code. GWCHF is requesting a rezoning to SR-4 – Single-Family Residential District, accompanied by a Planned Development (PD) Overlay to allow flexibility in lot width requirements.

Current Zoning: MR-8 (Multi-Family Residential District)

Code Reference: § 550-25

The **MR-8 District** is intended for medium-density, multi-family housing such as townhomes and apartments. It allows higher residential intensity and shared infrastructure but is not ideal for individually platted, fee-simple single-family homes.

Key Dimensional Standards:

- Minimum lot area: 8,000 sq ft
- Minimum lot width: 75 feet
- Permitted uses: Multi-family dwellings (up to 8 units per acre), townhouses, and accessory community amenities
- Character: Shared drives, common open space, and multi-unit configurations

While the proposed single-family housing would be permitted within this zoning, MR-8 zoning complicates individual home financing and ownership because lenders view homes in multi-family districts as part of a larger rental or condominium structure rather than standalone parcels.

Proposed Zoning: SR-4 (Single-Family Residential District)

Code Reference: § 550-24

The **SR-4 District** is established to provide stable neighborhoods for detached single-family homes on individual lots.

Key Dimensional Standards:

- Minimum lot area: 8,000 sq ft
- Minimum lot width: 75 feet (per § 550-24 F(2)(b))
- Minimum street frontage: 50 feet.
- Maximum gross density (MGD): 4.00 du/acre
- Permitted uses: Detached single-family homes and customary accessory structures
- Character: Individually owned lots, private yards, and separate utility connections

This SR-4 Zoning district aligns directly with traditional homeownership models and is most consistent with the character of existing neighborhoods near Gateway Drive.

Reasoning for Rezoning Request

Reclassifying the property from **MR-8** to **SR-4** creates a more appropriate framework for **individual homeownership** and for the **Planned Development Overlay** flexibility to reduce minimum lot width from 75 feet to **54 feet and reduce the minimum lot area from 8,000 sq ft to 7,200 sq ft.**

This change supports GWCHF's mission and addresses a practical financing barrier:

- **Mortgage Accessibility:** Local lenders and national banking guidelines typically require homes to be located within single-family residential districts for standard mortgage underwriting. MR-8 zoning can limit financing options or increase rates and documentation burdens.
- **Market Compatibility:** The SR-4 designation more accurately reflects the planned use – seven detached single-family homes with individual driveways and yards – rather than multi-family or rental configurations.
- **Community Fit:** SR-4 zoning complements nearby neighborhoods and provides a smooth transition between residential and adjacent commercial uses along Gateway Drive.

In conclusion, **rezoning to SR-4 with a PD Overlay** establishes a clear, efficient regulatory path for both home construction and mortgage financing – making it easier for buyers to purchase and for lenders to support attainable, high-quality housing in Watertown.

EXHIBIT C

Planned Development

This General Development Plan (GDP) also serves as the Precise Implementation Plan (PIP).

Summary & Requested Lot Width Modification

The subject property, Lot 0 – Gateway Drive, is governed by the City of Watertown Zoning Code, Chapter 550, which establishes dimensional standards for all residential districts. The SR-4 Single-Family Residential District is intended to provide stable, attractive neighborhoods of detached homes on individual lots, supported by public infrastructure and neighborhood amenities.

CURRENT Zoning Standard: SR-4 Minimum Lot Width Requirement

Code Reference: *City of Watertown Zoning Code § 550-24 F(2)(b)*

Under the ***current SR-4*** regulations:

- Minimum Lot Area: **8,000 square feet**
- Minimum Lot Width: **75 feet**
- Minimum street frontage: 50 feet
- Maximum gross density (MGD): **4.00 du/acre**
- Front Setback: 25 feet
- Side Setback: 8 feet per side
- Rear Setback: 25 feet

These standards were designed for traditional single-family neighborhoods featuring larger parcels and lower density. While appropriate in many areas, they can unintentionally limit the creation of smaller, right-sized homes that meet modern affordability and sustainability goals.

REQUESTED Planned Development Flexibilities

GWCHF is requesting a Planned Development (PD) Overlay to reduce the **minimum lot width from 75 feet to 54 feet**, **reduce the Minimum Lot Area from 8,000 sq ft to 7,000 sq ft**, and **increase the Maximum gross density (MGD) from 4.00 du/acre to 7.00 du/acre** while maintaining all other SR-4 dimensional and design requirements.

Under the ***requested SR-4*** change:

- Minimum Lot Area: **7,000 square feet**
- Minimum Lot Width: **54 feet**
- Minimum street frontage: 50 feet
- Maximum gross density (MGD): **7.00 du/acre**
- Front Setback: 25 feet
- Side Setback: 8 feet per side
- Rear Setback: 25 feet

These modest adjustments allow the subdivision of the 1.17-acre parcel into **seven single-family lots**, each sized and proportioned for efficient, livable homes with front-facing driveways and private yards. The proposed layout preserves the residential character of Gateway Drive while supporting a more attainable housing price point.

ALIGNMENT with the City's Comprehensive Plan

The City of Watertown Comprehensive Plan encourages:

- “A diversity of housing types to meet the needs of residents at all income levels.”
- “Compact residential development patterns that use existing infrastructure efficiently.”

The proposed reduction in lot width directly advances these policy goals by:

1. **Encouraging housing diversity and attainability:** 54-foot lots allow smaller, efficient home designs that lower land and construction costs without compromising quality.
2. **Promoting infrastructure efficiency:** narrower lots reduce public infrastructure costs per home, optimizing existing water, sewer, and roadway systems.
3. **Supporting sustainable growth:** by using infill land within city limits rather than requiring new subdivisions on the fringe.
4. **Context and Neighborhood Integration:** Although the site is not surrounded by existing residential neighborhoods, the proposed lot pattern and home scale establish a well-designed residential enclave that complements the surrounding area. Situated across Gateway Drive from an existing commercial and retail parcel (Tractor Supply), the development provides a thoughtful transition from the commercial corridor to the broader agricultural landscape, introducing high-quality single-family homes that set the framework for future compatible growth.

Concept Plan

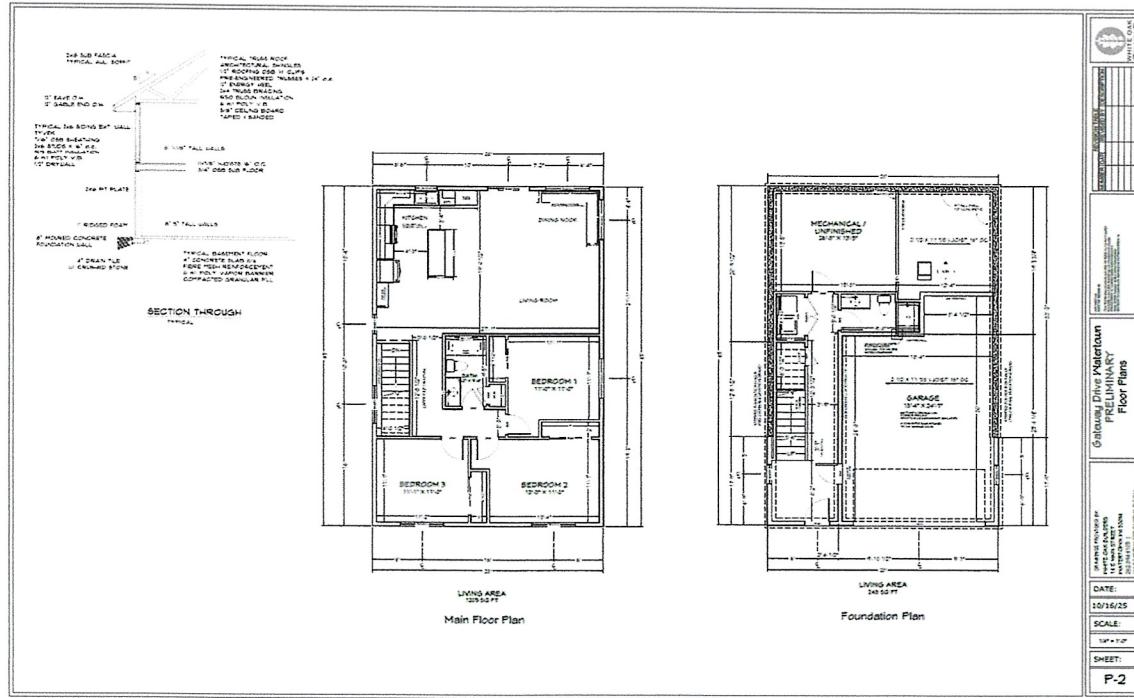
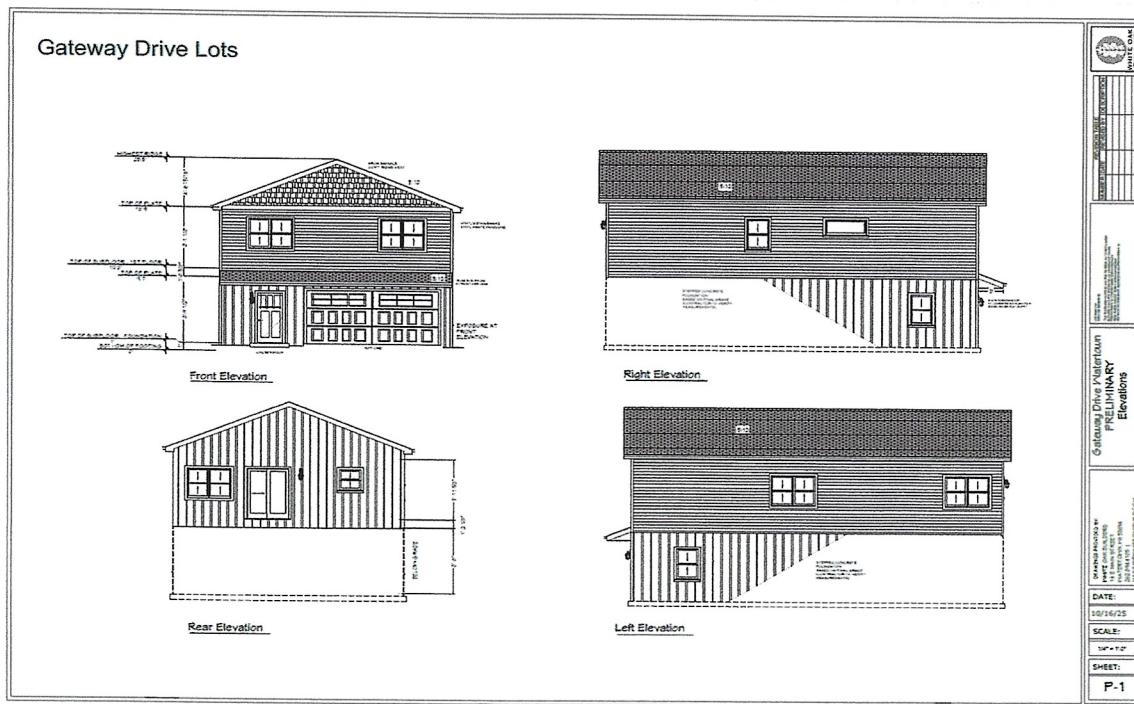
The following illustration depicts the **anticipated parcel configuration** for the proposed Planned



Development at Lot 0, Gateway Drive. The layout demonstrates how the site will be subdivided into seven single-family residential lots, each consistent with the requested PD dimensional standards and designed to create an efficient, attractive neighborhood setting.

Plans & Elevations

The following images present **conceptual house plans and elevations** representative of the homes envisioned for Lot 0, Gateway Drive. These designs emphasize high-quality materials, efficient layouts, and consistent architectural character to create a cohesive and welcoming streetscape.



8)

The renderings highlight the attractive home designs envisioned for the development, demonstrating how their scale, materials, and architectural character align with the City's design and housing goals.

The homes are thoughtfully planned to appeal to modern homebuyers, offering quality, efficiency, and visual harmony that together create a welcoming and enduring residential environment.



Site/Utility Plans

See *following pages*.



HARWOOD

• Civil - landscape architecture
• Structural - mechanical - electrical
• Building / fire protection - security
• Engineering design - telecommunications

North 21st Street,
Milwaukee, Wisconsin 53233
75.5554 • hecl.com

Project Name:
Gateway Drive

Client:

scilience.

200

Project Number: 05-12007-00
Date: 12/5/2025

Sheet Name: **WHITE PINE**

Section 3, Item D.

100

Sheet Num

C1.10

61



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233

Project Name:
Gateway Driv
Subdivision

Client:

100

Scale: 1" = 20'

Date: 12/5/2025

Project Number:
25-1207.00

Sheet Name: **DRAFTING**

Sheet Num
C1 20

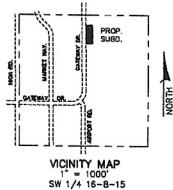
Copyright 2012

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Section 3, Item D.

Preliminary Plat

See *following page*.



**PRELIMINARY PLAT
OF
GATEWAY SUBDIVISION**

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

DINNER SUBDIVISION
WATERTOWN HEALTH FOUNDATION
672 JOHNSTON ST. STE. 300
WATERTOWN, WI 53094

SUBDIVIDED
CAPITAL SURVEY ENTERPRISES
2013 LA CHANDELLE CT
BROOKFIELD, WI 53145
262-785-6000

REASONS FOR BEARING
ALL BEARINGS REFER TO NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 16, WATERTOWN, JEFFERSON
COUNTY COORDINATE SYSTEM, JEFFERSON
COUNTY, BEARING OF N 84°12'30" E

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN,
CONTAINING 0.0021 SQUARE FEET, OR 1.1643 ACRES

• PIPELINE FOUND 1 INCH IRON PIPE
• DIAHOLE 1/4 INCH IR. DIA. IRON ROD,
18 INCHES IN LENGTH, BEARING 245
DEGREES, NORTH

ALL OTHER LOT CONVEYS ARE 3/4
INCH IR. DIA. IRON ROD, 18 INCHES IN
LENGTH, BEARING 245 DEGREES FOR
LEGAL FOOT, SET.

- NOTES**
1. SUBJECT PROPERTY ZONED AS PLANNED BUSINESS DISTRICT.
 2. STORM SEWER LINES AS SHOWN HAVING A DIAHOLE OF 1 INCH IRON PIPE.
 3. STORM SEWER LINES AS SHOWN HAVING A DIAHOLE OF 1/4 INCH IR. DIA. IRON ROD, 18 INCHES IN LENGTH, BEARING 245 DEGREES, NORTH.
 4. ALL OTHER LOT CONVEYS ARE 3/4 INCH IR. DIA. IRON ROD, 18 INCHES IN LENGTH, BEARING 245 DEGREES FOR LEGAL FOOT, SET.

3. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 5785 & CERTIFIED SURVEY MAP NO. 5785.

4. THE PROPERTY OWNER AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION PROVIDED BY THE UTILITY COMPANIES AND THE LOCAL GOVERNMENT. THIS INFORMATION IS NOT BE RELIABLE. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED OR CERTIFIED.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, AREAS DESIGNATED AS X ARE SUBJECT TO FLOOD HAZARD. THIS INFORMATION IS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 200907, NO. 100-000-0000, WHICH IS THE COMMUNITY OF WATERTOWN, SUBJECT PROPERTY IS IN ZONE X.

6. SURVEY DATA:
ELEVATION 845.00 FT. TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT
BENCHMARK #105 MONUMENT #000002. THE ORTHORECTIFIED HEIGHT = 845.00.

7. THERE ARE NO EASEMENTS AFFECTING THE PROPERTY KNOWN TO THE SURVEYOR.

SUBDIVISION NOTES

PROPOSED DIVISION STANDARDS AS FOLLOWS:

MINIMUM LOT WIDTH - 30 FEET

MINIMUM LOT LENGTH - 50 FEET

MINIMUM SIDE STRETCH - 8 FEET

MINIMUM SIDE SETBACK - 8 FEET

MINIMUM BUILDING HEIGHT - 30 FEET

OVERALL AREA = 50.001 SQUARE FEET OR 1.1643 ACRES

NUMBER OF SINGLE FAMILY LOTS = 7

HOME SITES TO BE SERVED BY CITY SEWER AND WATER

ANNUAL FLOOD INSURANCE PROTECTION NOTE:

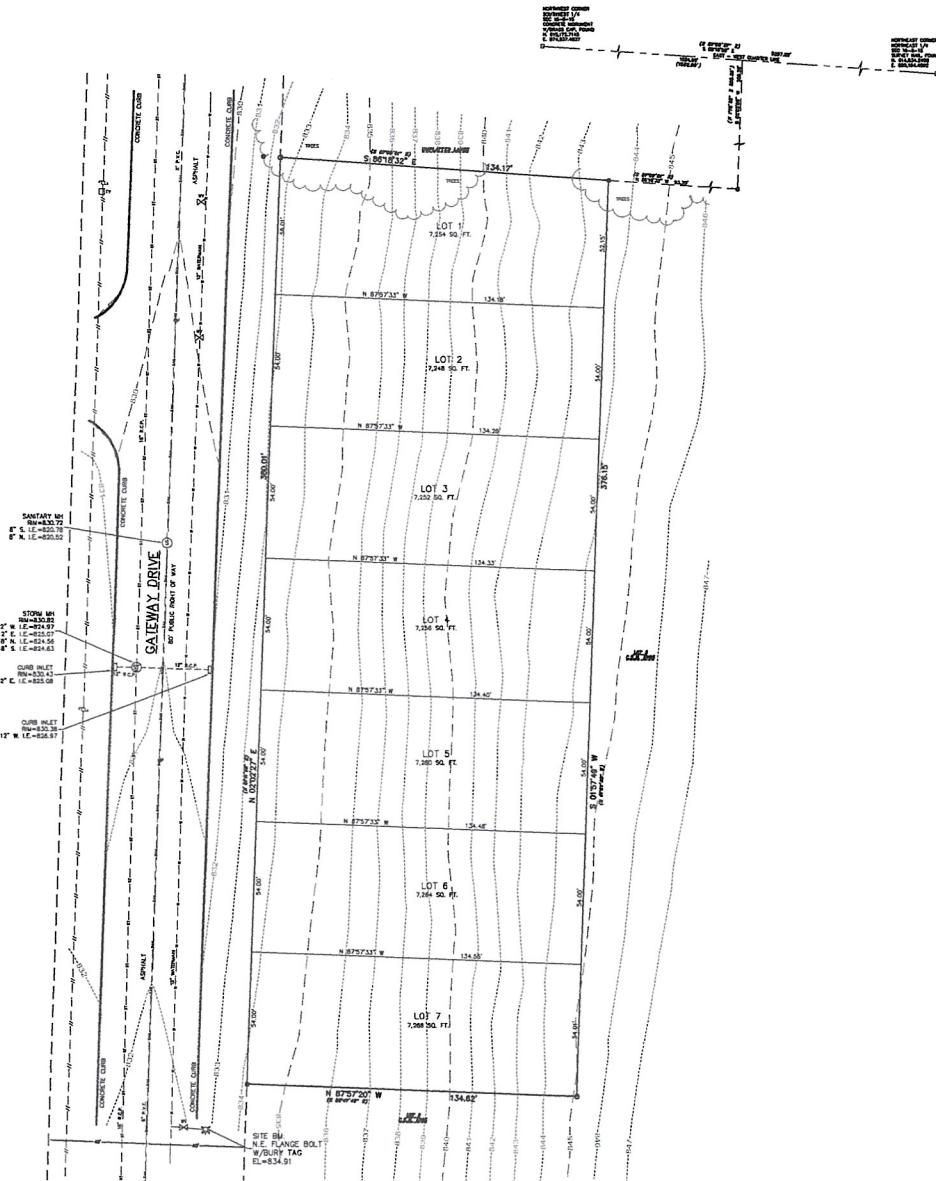
ALL LOTS IN THIS SUBDIVISION ARE IN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 845 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL

I, MICHAEL J. BERRY, PLS. #2545, CERTIFY THAT THIS PROPERTY SURVEY
COMPLIES WITH CHAPTER A-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.

DECEMBER 3, 2023

M.J. Berry
MICHAEL J.
BERRY
S-2545
BROOKFIELD,
WI

REGISTERED LAND SURVEYOR S-2545



Site Assessment Checklist

See following pages.

SUBDIVISION OF LAND

545 Attachment 1

City of Watertown

Site Assessment Checklist

NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

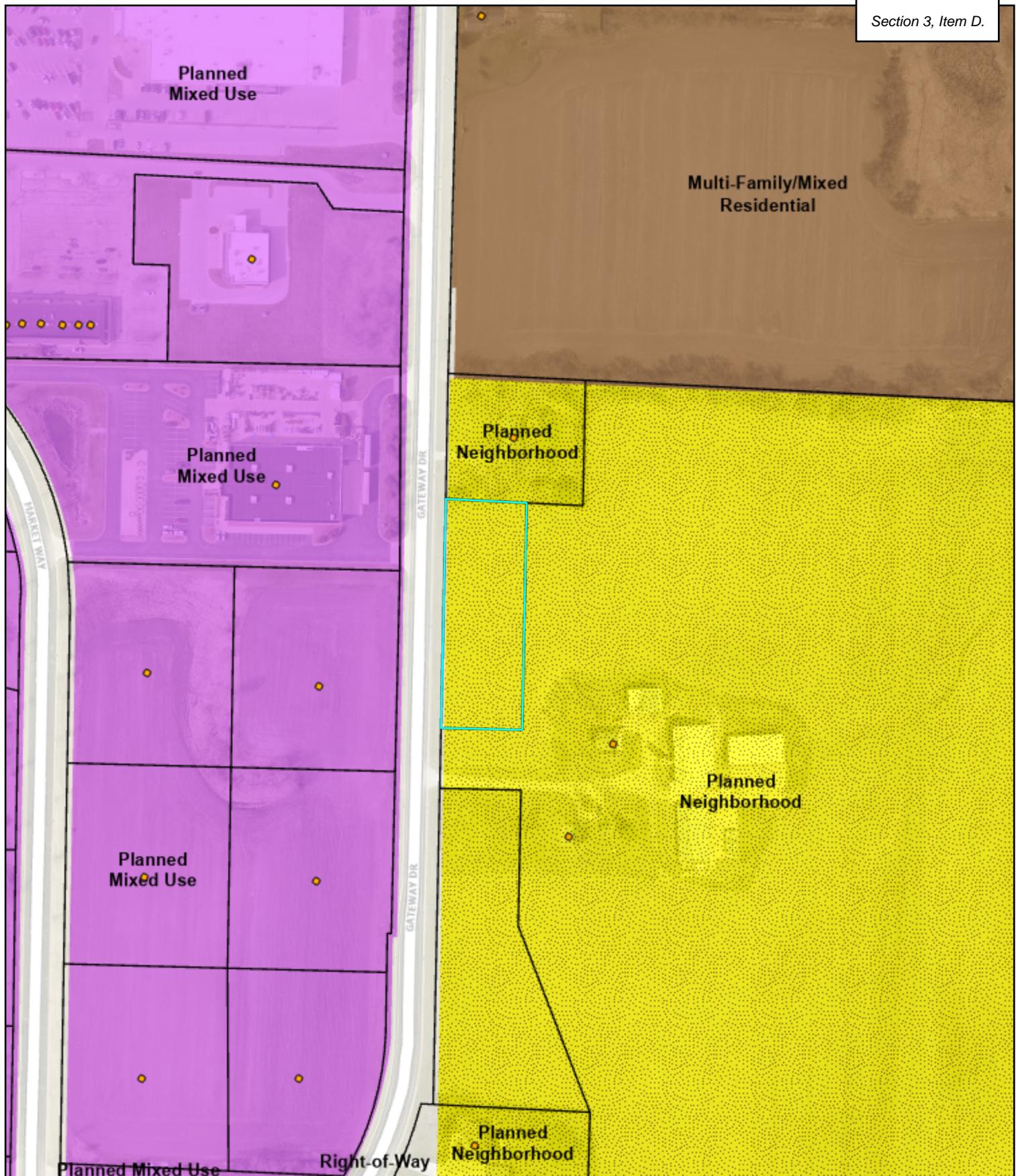
Item No.	Item of Information	Yes	No
I. Land Resources. Does the project site involve?			
A.	Changes in relief and drainage patterns (attach a topographical map showing, at a minimum, two-foot contour intervals)	X See site plan & prelim plat.	
B.	A landform or topographical feature, including perennial streams and hills over 50 feet in elevation		X
C.	A floodplain (If "yes" attach two copies of the one-hundred-year floodplain limits and the floodway limits - if officially adopted)		X
D.	An area of soil instability — greater than 18% slope and/or organic soils, peats or mucks at or near the surface as depicted in the applicable County Soils Atlas		X
E.	An area of bedrock within 6 feet of the soil surface as depicted in the applicable County Soils Atlas		X
F.	An area with groundwater table within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
G.	An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
H.	Prevention of gravel extraction		
I.	A drainageway for 5 or more acres of land		X
J.	Lot coverage of more than 50% impermeable surfaces		X
K.	Prime agricultural land as depicted in adopted farmland preservation plans		
L.	Wetlands as depicted on wetland inventory maps		X
M.	Area within the airport height limitations or noise impact zone		
N.	Officially mapped environmental corridors		X
II. Water Resources. Does the project involve?			
A.	Location in an area traversed by a navigable stream or dry run		X
B.	Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile		X
C.	The use of septic tank for on-site waste disposal		X
D.	Lowering of water table by pumping or drainage		X

WATERTOWN CODE

Item No.	Item of Information	Yes	No
E.	Raising of water table by altered drainage		X
F.	Lake or river frontage		X
III. Biological Resources. Does the project site involve?			
A.	Critical habitat for plants and animals of community interest per DNR inventory		X
B.	Endangered, unusual or rare species of:		
1.	Land animals per DNR inventory		X
2.	Birds per DNR inventory		X
3.	Plants per DNR inventory		X
C.	Removal of over 30% of the present trees on the site		X
IV. Human and Scientific Interest per State Historical Society Inventory. Does the project site involve?			
A.	An area of archaeological interest		X
B.	An area of historical interest		X
1.	Historic buildings or monuments		X
V. Energy, Transportation and Communications.			
A.	Does the development increase traffic flow on any arterial or collector street by more than 10% based upon the most recent traffic counts and trip generation rates provided by the ITE?		X
B.	Is the development traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		X
VI. Population.			
A.	Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity?	E: Douglas Cap.: Max: ~450 Current: 324 M: Riverside Cap.: Max: ~850 Current: 649 H: Watertown Cap.: Max: ~1300 Current: 1087	
VII. Comments on any of the above which may have significant impact.			
See below.			
VIII. Appendixes and Supporting Material.			
See below.			

The development of Lot 0, Gateway Drive will have a positive impact on the surrounding area, advancing several key objectives identified in the City's Comprehensive Plan. The proposed homes support compact growth patterns, make efficient use of existing public infrastructure, and contribute to sustainable neighborhood design. By introducing well-scaled, high-quality housing in an appropriate infill location, the project strengthens the City's housing supply and enhances overall community vitality. Supporting information demonstrating these benefits is included throughout this submittal.

Section 3, Item D.



 Municipal Boundary	 Agriculture	 Planned Business
 Parcels Boundaries	 Single-Family Residential	 Central Mixed Use
 Common Areas	 Two-Family/Townhouse Residential	 Planned Office & Institutional
 Addresses	 Multi-Family/Mixed Residential	 Airport
Watertown Future Land Use 2019 Comp Plan	 Planned Neighborhood	 Institutional
VA_FLU	 Planned Mixed Use	 Planned Industrial
Right-of-Way	 Neighborhood Mixed Use	 General Business
Surface Water		



N

Watertown Future Land Use 2019 Comp Plan

VA FLU

Right-of-Way

Surface Water

City of Watertown Geographic Information System

Scale: 1:2 565

Printed on: December 1, 2023

Printed on: D

DISCLAIMER: This map is not a substitute for an actual field survey or onsite 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.

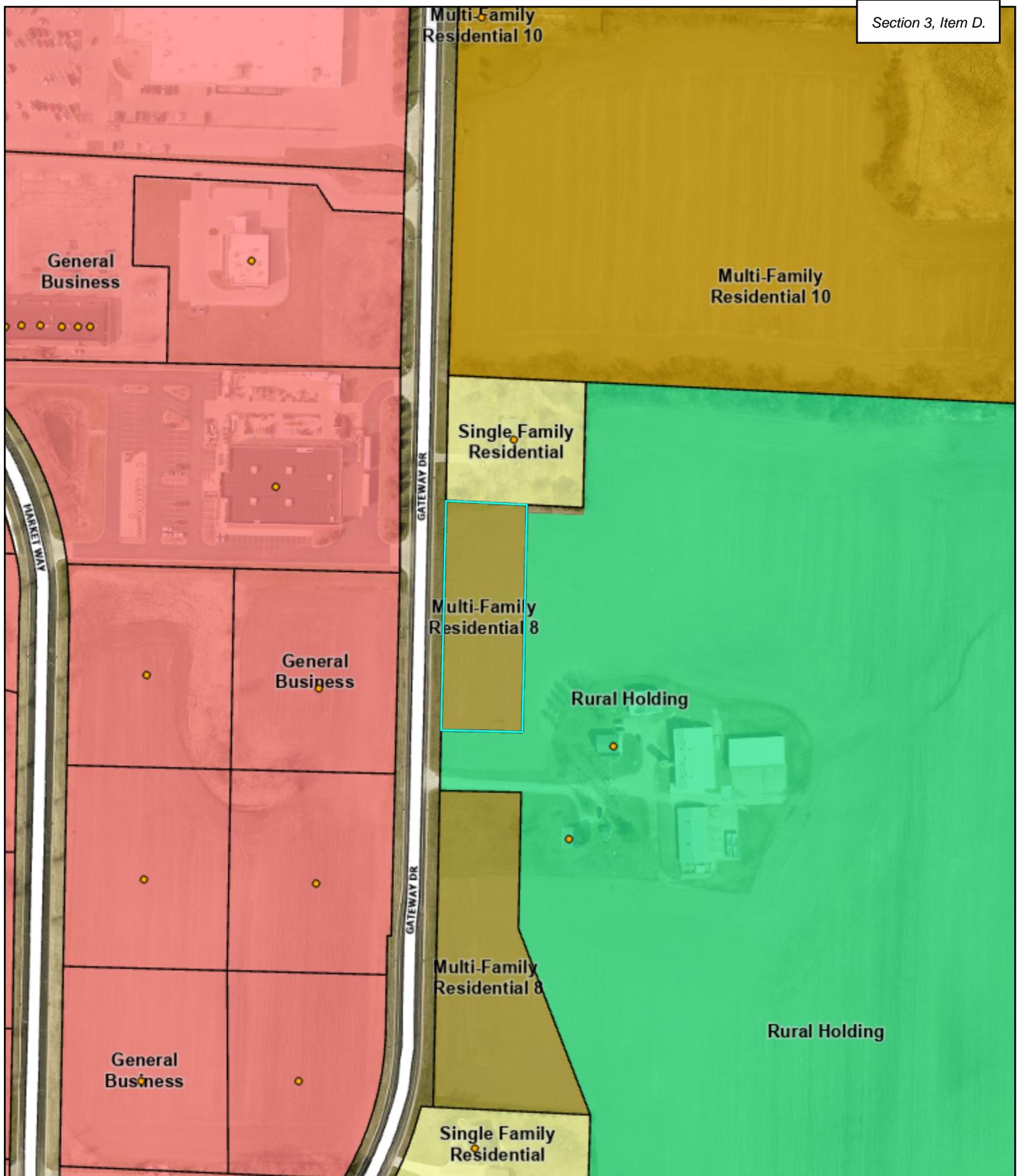
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Other inherent inaccuracies occur during the compilation process.
City of Watertown makes no warranty whatsoever concerning this information.

Gateway Drive Rezone - Existing Zoning

Section 3, Item D.



 Municipal Boundary	 Two-Family Residential-6	 Planned Industrial	 Multi-Family Residential-10
 Parcels Boundaries	 Single-Family Residential-4	 Planned Business	 Heavy Industrial
 Common Areas	 Senior Residential	 Neighborhood Office	 General Industrial
 Addresses	 Rural Holding	 Neighborhood Business	 General Business
Base Zoning	 Planned Unit Development	 Multiple Zoning	 Conditional Use
Zoning Type	 Planned Office And Institutional	 Multi-Family Residential-8	 Central Business District
 Unknown			



[City of Watertown Geographic Information System](#)

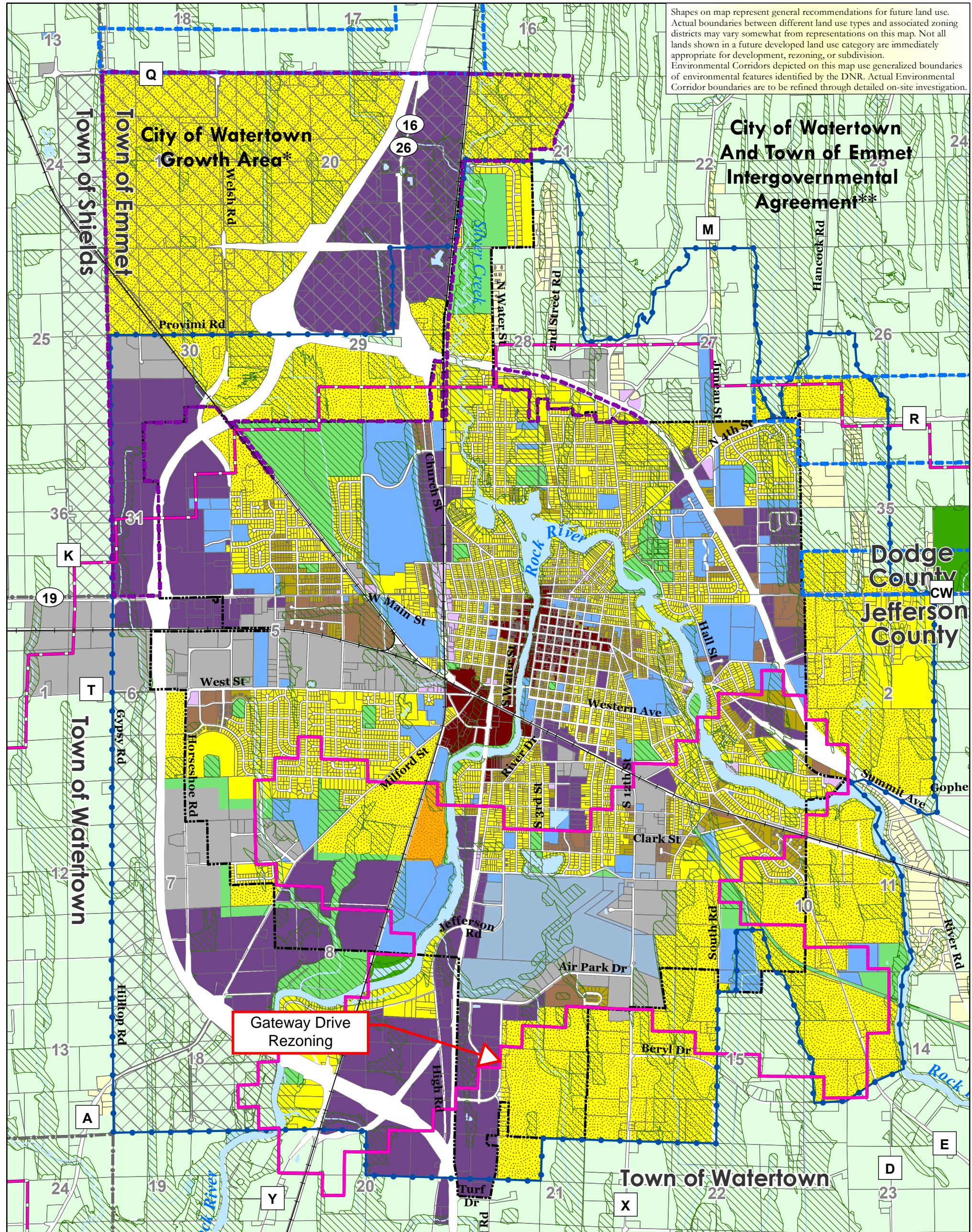
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Printed on: December 1, 2013

69

SCALE BAR = 1"

DISCLAIMER: This map is not a substitute for an actual field survey or onsite 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.



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

*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

Miles

0 0.25 0.5 1

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



N

E

S

W

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