



PLAN COMMISSION MEETING AGENDA

MONDAY, JANUARY 13, 2025 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=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=85772626043or> by calling 1-646-931-3860 and using Meeting ID: 237 146 0557 Passcode: 144391

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- [A.](#) Site Plan Review minutes from December 9, 2024
- [B.](#) Plan Commission minutes from December 9, 2024

3. BUSINESS

- [A.](#) Review and take action: W5366 County Road T Extraterritorial Certified Survey Map (CSM) Review
- [B.](#) Review public hearing comments and take action: Hunter Oaks Planned Development Amendment

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 9, 2024

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: Brian Zirbes, Mason Becker, Mike Jacek, Doug Zwieg, Andrew Beyer, Maureen McBroom, Jeff Meloy, Tanya Reynen, and Tim Hayden.

Also in attendance were Nikki Zimmerman, John Donovan of Bielinski Development, and Cory O'Donnell of Loos Homes.

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 25, 2024

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

3. Business

A. Review and take action: Edge Field Preliminary Plat

Cory O'Donnell of Loos Custom Homes was present.

The following was presented by staff:

Building: No comments.

Water/Wastewater: The existing house shall have a water/sewer lateral stubbed to the house for potential of future hookup. As this whole area develops it's fed by 1 water main on Perry Way. Asked if there was a plan to eventually loop this where an additional water main could assist in feeding this area. Mr. O'Donnell stated hopefully future development could include a loop with Milford Street.

Police: No comments.

Stormwater: The following items shall be completed:

1. Drainage easements should be wide enough to facilitate installation/maintenance of storm pipe with field inlets in future.
 - a. Between backyards of lots 41-46 and 38-29
 - b. Between lots 27 and 28-29
 - c. Between lots 54-48, 24 and 23 and Phase 1/Phase 2 lots to the north
 - d. Between lots 46-48 and lots 24-27
 - e. Between lots 39-40 and side yards of 38 and 41
2. Minimum 5-foot wide side and rear yard drainage easements should be shown and described for individual lots.
3. Ch. 453, Article III drainage easement restrictions should be listed on the plat.
<https://ecode360.com/print/WA3515?guid=44974796>
4. Ch. 288-18 basement and groundwater considerations should be listed on the plat.
<https://ecode360.com/29260130?highlight=&searchId=13895991985392228#45010462>
5. The preliminary plat approval is contingent on the Erosion Control and Storm Water Runoff Permit review and approval.

Engineering: GRAEF had the following comments:

Survey Comments:

1. 545-13B(1)(b), Provide the name, address, and phone number of the property owner, subdivider, and engineer.
2. 545-13B(2)(e), Add the pavement type, pavement width, and pavement elevation for that portion of CTH A lying south and adjacent to the plat (outside of city limits).
3. 545-13,B(2)(j), Provide the current zoning of lands within the proposed subdivision.
4. 545-13,B(3)(a), Provide the road names for the cul-de-sac and the road

- terminating at the South plat line.
5. Confirm the correct vertical datum is listed on the plat, and update accordingly, if needed.

Engineering Comments:

1. 545-13B(2)(g), Provide subsurface soil names, rock, and water conditions, including depth to bedrock and average depth to groundwater table.
2. 545-13B(3)(a), Provide the proposed road widths.
3. 545-13B(3)(c), Provide a draft of proposed covenants, if any, to be imposed.
4. 545-13B(3)(e), Show the required wetland setbacks on the plat.
5. 545-13B(3)(e), Provide a statement from a licensed engineer representing the project that certifies that the technical requirements of City Code § 545 will be met when final engineering design plans (including plans and profiles for public improvements and grading, erosion control, and stormwater management plans) are submitted. Such final engineering design plans shall be submitted and approved by the City Engineer prior to approval of the final plat.
6. 545-13B(2)(h), all final engineering approved plans shall provide the size and invert elevation of any existing sanitary and storm sewers, culverts, or drainpipes and the location and size of any existing water and gas mains on or adjacent to the plat and for proposed use in the development.
7. Show all required drainage easements per City code.
8. Provide information on the plat regarding the location of proposed stormwater best management practices.
9. Provide ownership information about Outlots 1, 2, and 3 on the plat. Indicate if they will be jointly owned by all lots or if a separate entity will own them.

Zoning:

- Clarify where the stormwater BMP(s) will be located. Is Outlot 2 reserved for a park?
- There is no BMP in this location. Add all road names to the plat.
 - Add to the plat a dedication of Milford St / CTH A ROW and a third outlot to include the small remnant property east of the dedicated ROW.
 - Add to the plat notes indicating which lots are paired up for twin homes.
 - Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
 - Add stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the plat as detailed at the Site Plan Review Committee.
 - Add Airport Approach Protection Zone maximum elevations to the plat.
 - Obtain Erosion Control and Storm Water Runoff Permit review and approval.
 - Perform a Traffic Impact Analysis on the plat and surrounding area.
 - Include an extension of River Road west to Ryan Ridge on the plat to provide a connection to Milford St/CTH A.
 - Apply for rezoning of Twin Home lots to Two-Family Residential (TR-6) to run concurrently with Final Plat approval.
 - Remove future park designation from Outlot 2.

Fire:

Hydrant sizes and locations in the future will need to be seen.

Motion made by Doug Zwieg and seconded by Andrew Beyer to recommend this item to the Plan Commission with the contingencies listed above. Unanimously approved.

B. Review and take action: Hunter Oaks Enclave Preliminary Plat

John Donovan of Bielinski Development was present.

The following was presented by staff:

- Building: No comments.
- Fire: No comments.
- Water/Wastewater: No comments.

Police: No comments.

Stormwater: The following items should be completed:

1. Minimum 5-foot rear and side lot line drainage easements for individual lots should be shown and described on the plat.
 - a. Please confirm/explain if side and rear lot line drainage easements are not necessary.
2. The stormwater ponds north and south of Oakland Avenue were constructed in a temporary/interim condition. Permanent improvements to these ponds to meet current stormwater standards are required as part of development of Phase 2 of the Enclave development.

Engineering: Graef had the following comments:

Survey Comments:

1. There appears to be a bust in the exterior boundary; it does not close by approximately 30+ feet.
2. 545-13B(3)(a), Proposed Road "A" should be given its proper name.
3. 545-13B(1)(b), Provide the name and address of the property owner on the plat.
4. 545-13B(2)(i), Verify the current platting status of lands lying east and northeast of plat. They are shown as CSM lots but county parcel mapping shows them as Condo plats.
5. 545-13B(2)(j), Show the existing land use and current zoning information.

Engineering Comments:

1. 545-13B(3)(c), Provide a draft of proposed covenants, if any, to be imposed.
2. 545-13B(2)(d), label the existing alley adjacent to the preliminary plat.
3. 545-13B(3)(e), Provide a statement from a licensed engineer representing the project that certifies that the technical requirements of City Code § 545 will be met when final engineering design plans (including plans and profiles for public improvements and grading, erosion control, and stormwater management plans) are submitted. Such final engineering design plans shall be submitted and approved by the City Engineer prior to approval of the final plat.
4. 545-13B(2)(h), all final engineering approved plans shall provide the size and invert elevation of any existing sanitary and storm sewers, culverts, or drainpipes and the location and size of any existing water and gas mains on or adjacent to the plat and for proposed use in the development.
5. 545 Attachment 2, The City's minimum right-of-way (ROW) width for Residential (typical) roads is 66 feet. The preliminary plat includes a ROW of 60 feet. Provide a typical cross-section or plan showing the proposed improvements meeting City standards (roadway, curb and gutter, terrace, sidewalk, etc.) will fit within the 60 foot ROW.
6. Show all required drainage easements per City code.

Zoning:

- Add minimum Street Frontage of 45 ft per amended PD-GDP/PIP to 'Site Data Table'.
- Change listed zoning information in 'Development Summary Table' to Single-Family Residential with PD Overlay.
- Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
- Add drainage easements for individual lots to the plat.
- Add a note to the plat that indicates permanent improvements to the existing stormwater ponds meeting current stormwater standards will be completed as part of Phase 2 of the plat.
- Add Airport Approach Protection Zone maximum elevations to the plat.

Motion made by Doug Zweg and seconded by Tanya Reynen to recommend this item to the Plan Commission with the contingencies listed above. Unanimously approved.

C. Adjournment

Motion was made by Tim Hayden and seconded by Tanya Reynen 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 09, 2024**

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Krueger, Lampe (Virtual left at 4:56pm), Talaga, Zirbes

Also in attendance: Reid Jahns of Excel Engineering, Andy Boxell, Cory O'Donnell, John Donovan of Bielinski Homes, Eric Kluge, Miranda Kluge, Chad Bailey, Dean Gagliano, and Mason Becker

1. Call to order

2. Approval of Minutes

A. Site Plan Review minutes November 25, 2024

B. Plan Commission minutes November 25, 2024

Motion to approve both Plan Commission minutes was made by Krueger and seconded by Blanke, passed on unanimous voice vote.

3. Business

A. Public Hearing: 700 Hoffman Drive – Request for a Conditional Use Permit (CUP) for a Group Development under Sections 550-68A(1) and 550-68A(2)

No public comment.

B. Review and take action: 700 Hoffman Drive – Request for a Conditional Use Permit (CUP) for a Group Development under Sections 550-68A(1) and 550-68A(2)

Brian Zirbes presented the request for a CUP for 700 Hoffman Drive for the Lumin Terrace apartment complex at the Rock River Ridge Plat.

The development requires two waivers as follows:

1. No group development shall take access to a local residential street.
2. On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.

Motion to approve with the waivers as noted made by Krueger, seconded by Talaga and passed on a unanimous voice vote.

C. Review and make recommendation to Common Council: Edge Field Preliminary Plat
Brian Zirbes presented the Preliminary Plat to the Plan Commission. The following conditions are recommended with any approval:

1. Add all road names to the plat.
2. Add to the plat a dedication of Milford St/CTH A ROW and a third outlot to include the small remnant property east of the dedicated ROW.
3. Add to the plat notes indication which lots are paired up for twin homes.
4. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
5. Add stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the plat as detailed at the Site Plan Review Committee.

6. Add Airport Approach Protection Zone maximum elevations to the plat.
7. Obtain Erosion Control and Storm Water Runoff Permit review and approval.
8. Perform a Traffic Impact Analysis on the plat and surrounding area.
9. Include an extension of River Road west to Ryan Ridge on the plat to provide a connection to Milford St/CTH A.
10. Apply for rezoning of Twin Home lots to Two-Family Residential (TR-6) to run concurrently with Final Plat approval.
11. Remove future park designation from Outlot 2.
12. West and South stub streets shall be platted but not constructed.

Alder Blanke brought the concerns of a neighboring development and the traffic all filtering through the same area. He suggested the extension of River Road through the utility easement in exchange the West and South road stubs will be platted but not constructed.

Motion to make a positive recommendation to the Common Council with the conditions as noted was made by Talaga, seconded by Blanke and passed on a unanimous voice vote.

D. Initial Review and Schedule Public Hearing at Common Council: Hunter Oaks Planned Development Amendment

Brian Zirbes presented the request for an amendment to the Hunter Oaks Planned Development. The amendment requires a public hearing at the Common Council.

Motion to set the public hearing at the Common Council on January 7th 2025 was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.

E. Review and make recommendation to Common Council: Hunter Oaks Enclave Preliminary Plat

Brian Zirbes presented the Hunter Oaks Enclave Preliminary Plat request from Belenski Homes. The Plan Commission agreed noted the following conditions:

- a. Add minimum Street Frontage of 45 ft per amended PD-GDP/PIP to 'Site Data Table'.
- b. Change listed zoning information in 'Development Summary Table' to Single-Family Residential with PD Overlay.
- c. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
- d. Add drainage easements for individual lots to the plat.
- e. Add a note to the plat that indicates permanent improvements to the existing stormwater ponds meeting current stormwater standards will be completed as part of Phase 2 of the plat.
- f. Add Airport Approach Protection Zone maximum elevations to the plat.

Motion to make a positive recommendation to the Common Council with the conditions as noted was made by Krueger, seconded by Blanke and passed on a unanimous voice vote.

F. Review Public Hearing Comments and make recommendation to Common Council: Overlay Zoning Amendments and Map Update

No Public Comment

Motion to make a positive recommendation to the Common Council was made by Talaga, seconded by Blanke and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/December%209,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Krueger and seconded by Beyer and passed on a unanimous voice vote. (5:05pm)

Respectfully Submitted,

Alderman Brad Blanke

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 13th, 2025
SUBJECT: W5366 County Road T - Extraterritorial Certified Survey Map (CSM)

A request by Sydney and Brent Olson, agent for LeeAnn and Charles Jaskolka, to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0814-1112-000

SITE DETAILS:

Parent Parcel Acres: 35.86
Proposed Lot Size(s): Lot 1 – 1.0 acres.
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map with road access to County Road T. The purpose of the land division is to split the existing home from the larger parent parcel.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. County Road T is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded ROW of 120 ft (60 ft from the centerline) in this location. The proposed CSM dedicated the correct 60 ft ROW for this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission.

ATTACHMENTS:

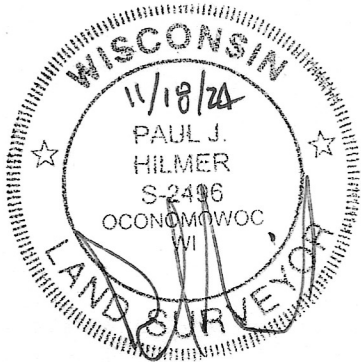
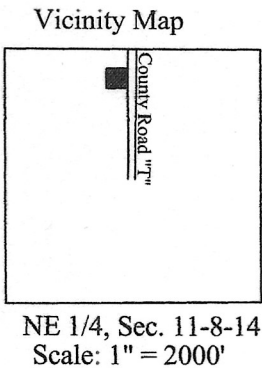
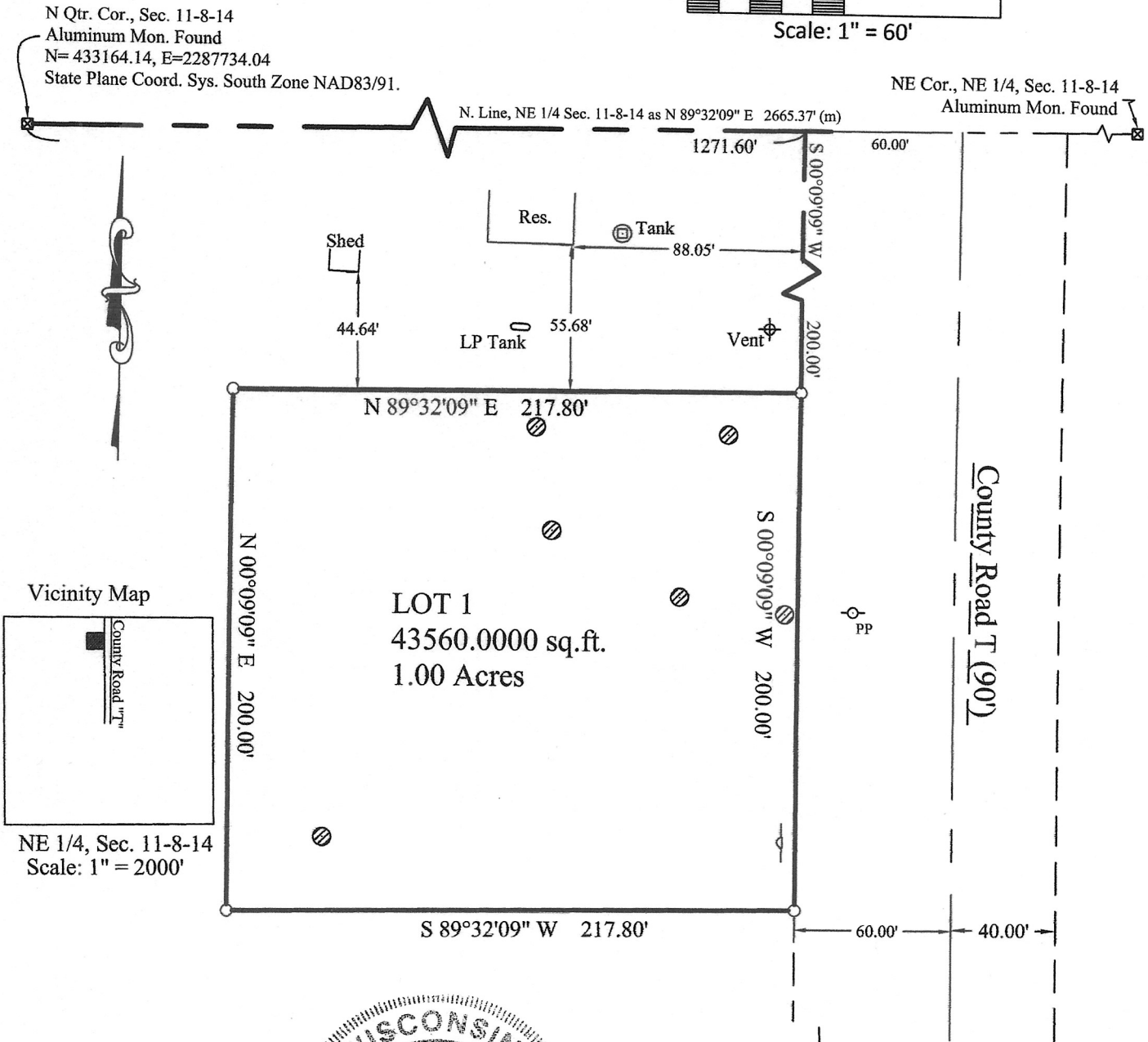
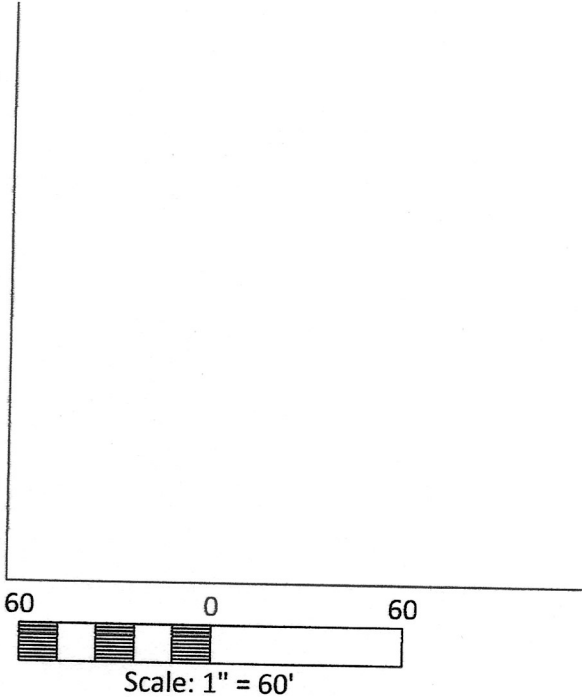
- Application materials.

Certified Survey Map

A part of the Northwest Quarter of the Northeast Quarter of Section 11,
Town 8 North, Range 14 East in the Town of Watertown, Jefferson
County, Wisconsin.

NOTES:
- Bearings are referred to the North line of the Northeast Quarter of
Section 11, T8N, R14E as N 89°32'09" E, State Plane Coordinate
System South Zone, NAD83/91.
- Zoned A-3 with petition number R4557A-2024. Check for
subsequent zoning changes with Jefferson County Planning and
Zoning Dept.

Prepared for: Charles and Lee Ann Jaskolka
W5366 County Road T
Watertown, WI. 53094
(715)370-0353
Prepared by:
Hilmer & Associates, LLC
Paul J. Hilmer, PLS
W217 Vista Dr.
Oconomowoc, WI. 53066
(262) 567-5893



- Legend:
- indicates 1" iron pipe found.
 - indicates 1.315" OD x 18" iron pipe set, weighing 1.65lbs/ft.
 - ✱ indicates 2" Iron pipe found.
 - ⊠ indicates Aluminum Monument found.
 - ⊗ indicates Iron rod found w/cap.
 - ⊕ indicates existing/future access point
 - ⊙ indicates soil boring

Certified Survey Map

A part of the Northwest Quarter of the Northeast Quarter of Section 11, Town 8 North, Range 14 East in the Town of Watertown, Jefferson County, Wisconsin.


SURVEYORS CERTIFICATE

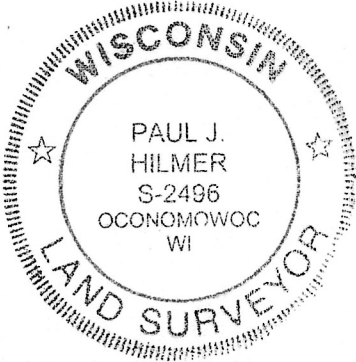
State of Wisconsin)
County of Jefferson) SS

I, Paul J. Hilmer, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped a part of the Northwest Quarter of the Northeast Quarter of Section 11, Town 8 North, Range 14 East, in the Town of Watertown, Jefferson County, Wisconsin, bounded and described as follows:
Commencing at the North Quarter Corner of said Section 11 being an aluminum monument found, thence N89°32'09"E, 1271.60 feet along the North line of said Northeast Quarter to the West right of way line of County Road "T", thence S 00°09'09" W along said West line 200.00 feet to the point of beginning of the lands hereinafter described: thence continuing S 00°09'09" W along said West line, 200.00 feet; thence S 89°32'09" W, parallel to the North line of said Northeast Quarter 217.80 feet to a point; thence N 00°09'09" E, parallel to the West right of way line of County Road "T", 200.00 feet to a point; thence N 89°32'09" E , parallel to the North line of said Northeast Quarter, 217.80 feet to the point of beginning.
Said lands containing 43560 sq.ft. or 1.00 Acres of land.

I certify that this map is a correct representaton of all the exterior boundaries of the land surveyed and the division of it.
That I have made such survey and map by the direction of Charles S. Jaskolka and Lee Ann W. Jaskolka, owners of said land.
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Watertown and Chapter 15 of Jefferson County Ordinance in surveying, dividing and mapping the same.

Dated this 18th day of November, 2024 .


Paul J. Hilmer
Professional Land Surveyor # 2496
Hilmer & Associates, LLC



Certified Survey Map _____

A part of the Northwest Quarter of the Northeast Quarter of Section 11, Town 8 North, Range 14 East in the Town of Watertown, Jefferson County, Wisconsin.

OWNER'S CERTIFICATE

We, Charles S and Lee Ann W. Jaskolka, owners have caused the land described on this map to be surveyed, divided and mapped as represented on this map. We do further certify that this map is required by Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Watertown, City of Watertown and Jefferson County and must be submitted to the following for approval:

- 1) Town of Watertown
- 2) City of Watertown
- 3) Jefferson County

Witness the hand and seal of said owner this _____ day of _____, 20____.

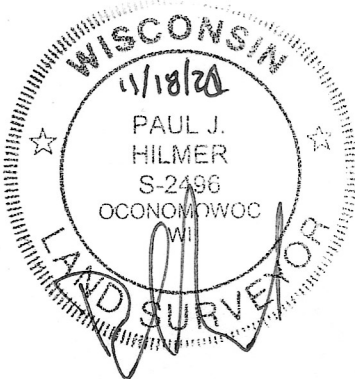
Charles S. Jaskolka, Owner

Lee Ann W. Jaskolka, Owner

State of Wisconsin)
_____ Wisconsin) SS

Personally came before me this _____ day of _____, 20____, Charles S. and Lee Ann W. Jaskolka, owners to me known to be the persons whom executed the foregoing instrument and acknowledged the same.

(Notary seal) _____
Notary Public, _____, Wisconsin.
My commission expires _____.



Certified Survey Map _____

A part of the Northwest Quarter of the Northeast Quarter of Section 11, Town 8 North, Range 14 East in the Town of Watertown, Jefferson County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Watertown on this _____ day of _____, 20__.

Aari Roberts, Chairman

James Wendt, Secretary

TOWN BOARD APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Town Subdivision Regulations and Chapter 236 of the Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Watertown on this _____ day of _____, 20__.

John Thoma, Chairman

James Wendt, Clerk

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE (EXTRA-TERRITORIAL)

This Certified Survey Map in the City of Watertown Extra-territorial Jurisdiction, is hereby approved by the Plan Commission of the City of Watertown.

Approved as of this _____ day of _____, 20__.

Date: _____

Emily McFarland, Mayor

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

Date: _____

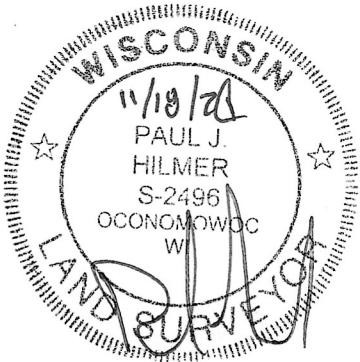
Megan Dunneisen, City Clerk

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this _____ day of _____, 202__.


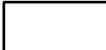
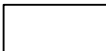
Matt Zangl, Director of Planning and Zoning



W5366 CTH T

Section 3, Item A.

W5366 CTH T

-  City Boundary
-  Parcels Lines
-  Common Area



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

TO: Plan Commission
 DATE: January 13th, 2025
 SUBJECT: Hunter Oaks PUD Amendment – Recommendation to Council

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

SITE DETAILS:

Acres: 6.16 & 6.21 Acres
 Current Zoning: Single-Family Residential (SR-4) with a PUD Overlay
 Existing Land Use: Undeveloped
 Future Land Use Designation(s): Multi-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Council by the Plan Commission for an amended Planned Unit Development (PUD) General Development Plan (GDP). The amended proposal looks to revise Area C(b) from the General Development Plan approved in August of 2024.

STAFF EVALUATION:

Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code.

The amended proposal consists of the following:

- Declares the GDP will serve as the Precise Implementation Plan (PIP) for Area C(b).
- Sets the minimum street frontage at 45ft.
- Sets the minimum lot width at 45ft.
- Sets the front yard setback at 24ft.
- Reduces the number of lots from 53 to 44.

The applicant also requested that the vacation of a portion of Belmont Drive within Area C(b) no longer proceed. Denial of the vacation was requested and granted at the December 3rd Common Council meeting.

All other terms of the August 20th, 2024 GDP remain the same.

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

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

- (1) Permitted location. Planned unit developments shall be permitted with the approval of a Planned Unit Development Overlay Zoning District specific to the approved planned unit development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned unit development:*

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

Opportunity Runs Through It

- (a) *Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned unit development.*
 - (b) *Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned unit development.*
 - (c) *Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned unit development.*
 - (d) *Landscaping requirements. All landscaping requirements may be waived within a planned unit development.*
 - (e) *Parking and loading requirements. All requirements for off-street parking, traffic circulation, and off-street loading may be waived within a planned unit development.*
 - (f) *Drainageway Overlay District requirements. All Drainageway Overlay District requirements may be waived within a planned unit development.*
- (3) *Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned unit development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted. Flexible development standards shall be limited to density and intensity bonuses of no greater than 25% higher than otherwise permitted by the MR-10 District, unless specifically granted by the Common Council, and shall be limited to reductions in bulk, landscaping, parking and loading requirements of no greater than 25% lower than otherwise permitted for the proposed land uses, unless specifically granted by the Common Council.*

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

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

PUBLIC HEARING COMMENTS:

See public comments from the January 7th, 2025 Public Hearing before the Common Council, if any.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials.

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

Bielinski Development Inc. ("Bielinski") hereby respectfully requests that the City of Watertown Plan Commission and Common Council review the real property consisting of approximately 13.13 acres, which is more particularly described in the Site Plans dated 10/30/24 which are incorporated herein ("Subject Parcels") with this submission.

Bielinski is requesting amending the approved (August 20th, 2024) Planned Unit Development (PUD) & General Development Plan (GDP) for these two parcels in the Hunter Oaks Neighborhood.

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

Proposal and Commitments

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this amended General Development Plan land use of the Subject Parcels with substantial conformance of the enclosed site plans dated 10/30/24, a Bielinski Affordable Housing Initiative of Single Family Residential Small Lot Homes.

This amended GDP includes the following amended term(s):

- **Name of this Subdivision: The Enclave at Hunter Oaks**
- **The GDP serves as the PIP exclusively for Area C(b).**
- **Minimum Lot Width at Street Frontage: 45 ft.**
- **Minimum Lot Width at Front Setback: 45 ft. (previously approved at 50 ft.)**
- **Building Setback Street (Front): 24 ft. (previously approved at 20 ft.)**
- **Single Family lots reduced from 53 to 44 to accommodate an improved design layout.**

All other terms of the approved GDP on June 20th, 2023 and the approved amendment on August 20th, 2024 stay the same.

Dated this 7th day of November, 2024.

OWNER & PETITIONER:

Bielinski Development, Inc.

1830 Meadow Lane, Suite A

Pewaukee, Wisconsin 53072

By: 
Frank Bielinski, President

Dated: 11/7/24

BIELINSKI
HOMES

GENERAL DEVELOPMENT PLAN
(AMENDMENT)

"Hunter Oaks Neighborhood"

City of Watertown, Wisconsin

Site Data Table (Original)

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

Site Data Table (Amended)

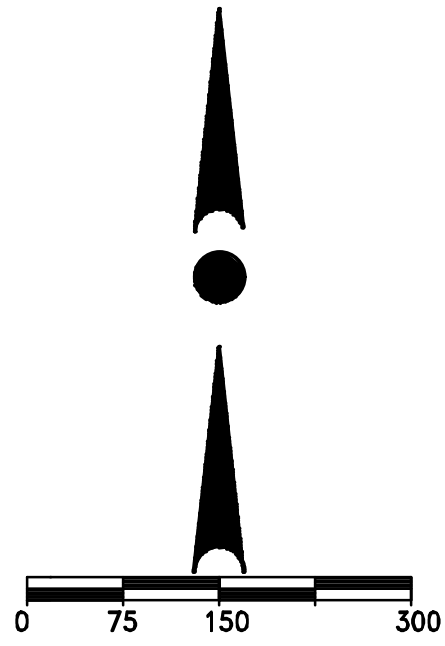
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	7.66%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.50%
C(b)(PH1)	Single-Family Lots	1.1	8	7.3	1.80%
C(b)(PH2)	Single-Family Lots	10.4	36	3.5	8.11%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.70%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	11.26%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.50%
H-1	Single-Family Lots	48.1	174	3.60	39.19%
H-2 (PH1)	Single-Family Lots	8.1	25	3.09	5.63%
H-2 (PH2)	Single-Family Lots	5.3	18	3.40	4.05%
H-2 (PH3)	Single-Family Lots	7.8	20	2.56	4.50%
H-2 (PH4)	Single-Family Lots	8.1	27	3.33	6.08%
I	Neighborhood Park	7.5	-	-	-
J	Neighborhood Park	4.4	-	-	-
K	Storm Water Detention	8.9	-	-	-
	Street Right of Way	31.5	-	-	-
Total Project Area		163.4	444		

Overall Gross Density:
• 444 Total Units / 163.4 Total Project Acres = 2.72 DUA
Overall Net Density:
• 444 Total Units / 123.0 = 3.61 DUA
*Net Residential & Neighborhood Park Land Use Acres

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

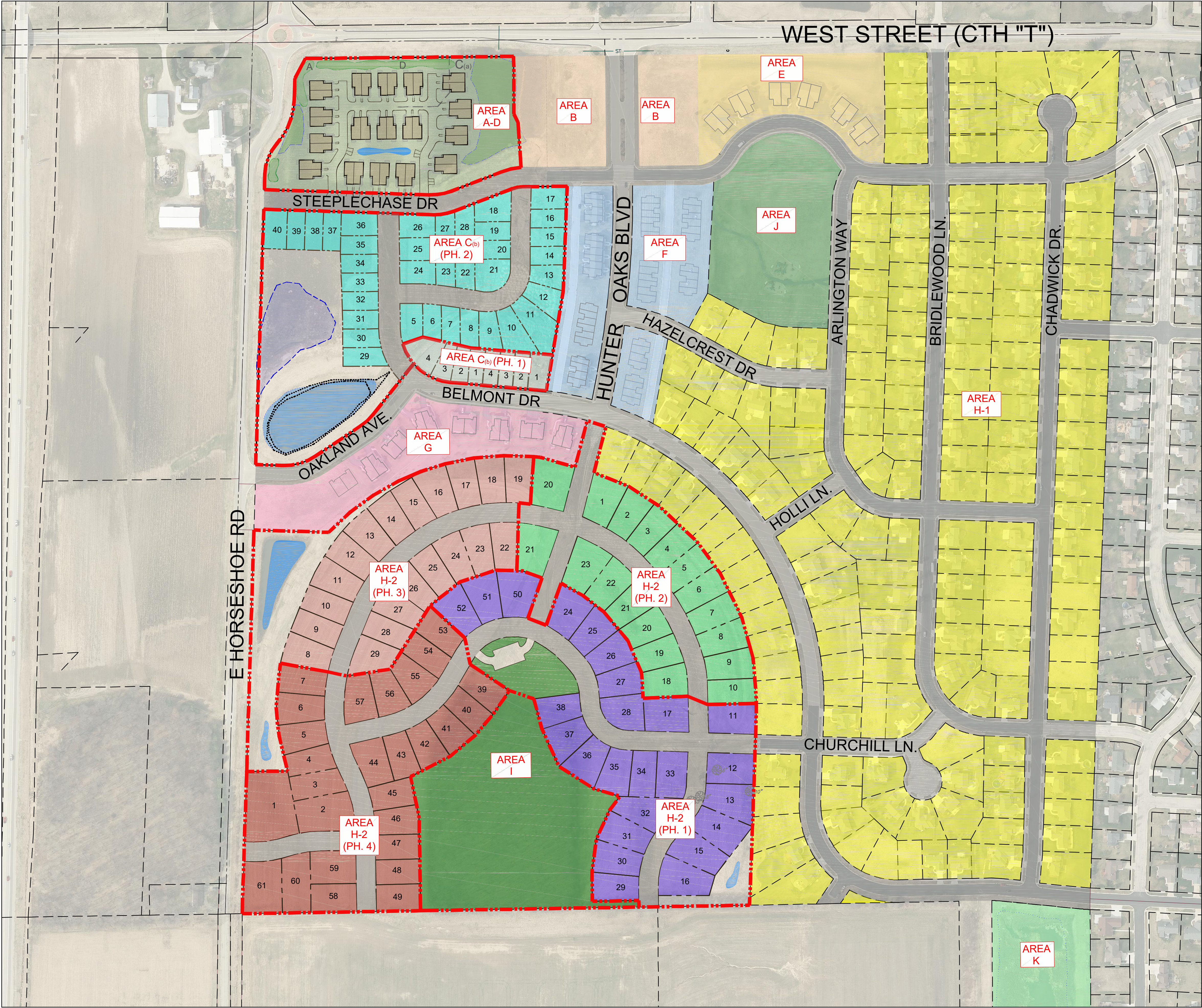


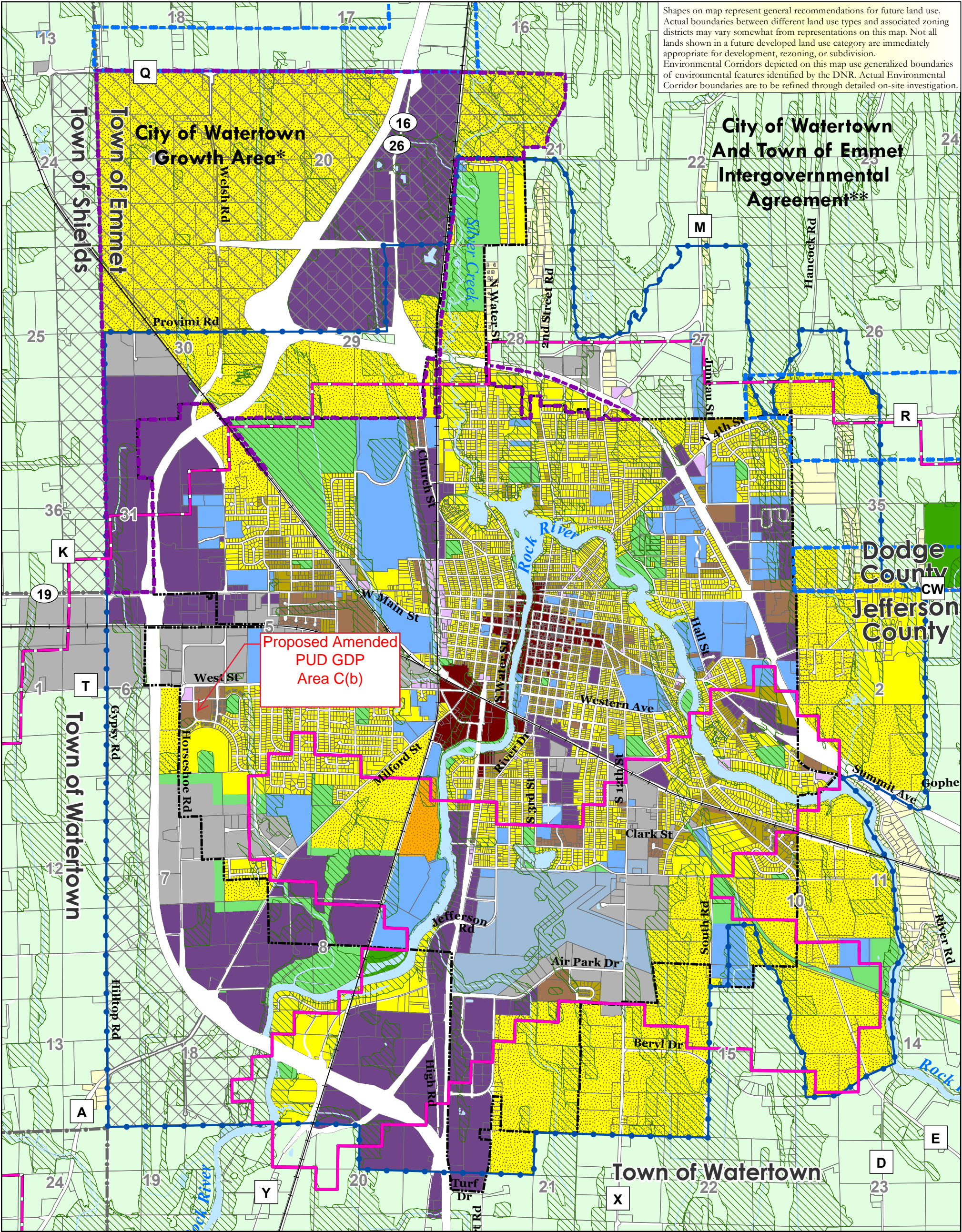
4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



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

DATE: 10-30-2024





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

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Proposed Amended
PUD GDP
Area C(b)

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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

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

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

- 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



0 0.25 0.5 1 Miles

**TO ADOPT THE PLANNED DEVELOPMENT (PD) – GENERAL DEVELOPMENT PLAN (GDP)
UNDER SECTION 550-152 FOR AREA C(b) OF BIELINSKI HUNTER OAKS DEVELOPMENT
(PINs: 291-0815-0642-006, 291-0815-0642-007)**

**Sponsor: Mayor McFarland
From: Plan Commission (Positive Recommendation)**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. The following flexibilities have been identified by the City of Watertown Plan Commission in regard to the amended Bielinski Hunter Oaks Planned Development – General Development Plan:

* * *

This amended GDP includes the following:

**Area C(b): Specific to Parcel No. 291-0815-0642-006 & 291-0815-0642-007
Amended to Single Family Small Lots (average lot size of 6,817 sq.ft.).**

- 1. Declares the GDP will serve as the Precise Implementation Plan (PIP) for Area C(b).**
- 2. Sets the minimum street frontage at 45ft.**
- 3. Sets the minimum lot width at 45ft.**
- 4. Sets the front yard setback at 24ft.**
- 5. Reduces the number of lots from 53 to 44.**
- 6. All other terms of the approved GDP on June 20, 2023 and approved amendment on August 20, 2024 stay the same.**

* * *

SECTION 2. There were no conditions identified by the City of Watertown Plan Commission & Site Plan Review Committee regarding the amended Bielinski Hunter Oaks Planned Development – General Development Plan.

SECTION 3. The Common Council of the City of Watertown approves the Bielinski Hunter Oaks General Development Plan, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 5. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Jan. 21, 2025		Feb. 4, 2025	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
VACANT				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____

CITY CLERK

APPROVED _____

MAYOR