



## COMMON COUNCIL MEETING AGENDA

TUESDAY, FEBRUARY 03, 2026 AT 7:00 PM

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

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**Virtual Meeting Info:** <https://us06web.zoom.us/join> Meeting ID: 965 279 3780 Passcode: 53094 One tap mobile

+16469313860 <https://us06web.zoom.us/j/9652793780?pwd=0glWdtrdiJJHznZXyVgAb9U8pNOstl.1>

*All public participants' phones will be muted during the meeting except during the public comment period. This meeting will be streamed live on YouTube at: <https://www.youtube.com/c/WatertownTV>*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. MINUTES OF COUNCIL MEETING HELD**

A. Meeting minutes from January 20, 2026

**5. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**

*Members of the public who wish to address the Council must register their request in writing before the meeting begins. Each individual who requests to address the Council will be permitted up to three minutes for their comments. Members wishing to speak during the public comment section may only speak once per meeting.*

**6. PUBLIC HEARING**

A. Rezoning Request of Lot 0, Gateway Drive (PIN 291-0815-1631-003) from MR-8 to SR-4

**7. REPORTS**

A. Board of Health minutes from December 16, 2025

B. Plan Commission minutes from January 12, 2026

C. Finance Committee minutes from January 12, 2026

D. Public Works minutes from January 13, 2026

E. Parks, Recreation, and Forestry minutes from January 19, 2026

F. RDA minutes from January 21, 2026

**8. COMMUNICATION & RECOMMENDATIONS**

A. Reminder - February 17 Council meeting will be moved to February 16 due to the primary election

B. Main Street Program Quarterly Update

C. 2025 Community Health Assessment

D. 2025 Building Safety & Zoning Department Annual Report

**9. MISCELLANEOUS BUSINESS**

A. Payroll Summary - December 24, 2025 through January 6, 2026 and January 7, 2026 through January 20, 2026

B. Convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Dodge County Comprehensive Plan/Town of Emmet Boundary Agreement)

C. Reconvene into open session

## **10. ORDINANCES**

A. Ord. #26-01 - Amend Chapter 550: Zoning Code, through the amendments of language to Sections §550-32C(1), §550-33C(1), §550-36C(1), & §550-37C(1), & §550-56 (Sponsor: Mayor Stocks From: Plan Commission, First Reading)

## **11. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**

*Each individual who requests to address the Council on agenda items only will be permitted up to three minutes for their comments and must fill out the sign in sheet provided. Members wishing to speak during the public comment section may only speak once per meeting.*

## **12. ADJOURNMENT**

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

*Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.*

**Common Council Minutes  
Tuesday January 20, 2026**

Section 4, Item A.

**CALL TO ORDER**

Mayor Stocks called the regular meeting of the City of Watertown Common Council to order at 7:10p.m. on Tuesday, January 20, 2026. This meeting was open for attendance in the council chambers as well as virtually.

**ROLL CALL**

Roll call indicated the following Alderpersons present: Ald. Davis, Lampe, Berg, Bartz, Blanke, Smith, Arnett, Wetzel and Moldenhauer (virtual). City staff present: Police Chief David Brower, City Attorney Ali Panagopoulos (virtual), Finance Director Mark Stevens, Streets Superintendent Stacy Winkelman (virtual), Park and Rec Director Kristine Butteris, Peg Checkai Library Director, and City Clerk Megan Dunneisen.

**PLEDGE OF ALLEGIANCE**

The Council recited the Pledge of Allegiance to the American Flag.

Ald. Blanke made a motion to move Communications & Recommendations to be discussed now, seconded by Ald. Arnett and carried by unanimous voice vote.

**COMMUNICATIONS & RECOMMENDATIONS**

Parks Director Kristine Butteris gave employee recognition to Megan Schwefel with the Recreation Park & Forestry Department for 25 years. Mayor Stocks gave employee recognition to Chad Butler with the Fire Department for 25 years, David Brower with the Police Department for 25 years, and Rachael Dieringer with the Police Department for 5 years.

Mayor Stocks gave a reminder - February 17 Council meeting will be moved to Monday, February 16, due to the election.

**MINUTES OF PRECEDING MEETING**

Mayor Stocks inquired if there were additions or corrections to minutes of the Common Council meeting held Tuesday, January 6, 2026. There being none, Ald. Berg moved to approve, seconded by Ald. Blanke and carried by unanimous voice vote.

**COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT**

No comments were received.

**PUBLIC HEARING**

Mayor Stocks opened the public hearing for the Amendments to Chapter 550: Zoning, through amendments to Sections §550-32C(1), §550-33C(1), §550-36C(1), & §550-37C(1), & §550-56 at 7:12 pm. There being no comments Mayor Stocks closed the public hearing at 7:12 pm.

**REPORTS**

*(Complete minutes are open for public inspection in the Finance/Clerk Department.)*

The following reports were received and filed: Housing Authority minutes from November 20, 2025, Finance Committee minutes from December 8, 2025, Airport minutes from December 10, 2025, Licensing Board minutes from December 10, 2025, Parks, Recreation, and Forestry minutes from December 15, 2025, Senior Center Advisory Board minutes from December 16, 2025, RDA minutes from December 17, 2025, Plan Commission minutes from December 22, 2025, Public Safety & Welfare minutes from January 7, 2026, Tourism minutes from January 8, 2026, Site Plan Review minutes from January 12, 2026.

**NEW BUSINESS**

Ald. Berg made a motion to approve the appointments of Joe Kallas – serving his first term expiring February 1, 2029, Brenda Kujawski – serving her second term expiring February 1, 2029 to the Ethics Board, Steve Jones – serving his fourth term expiring February 1, 2029 Jim Freres – serving his fifth term expiring February 1, 2029 to the Zoning Board of Appeals, and Ryan Wagner – serving his first full term expiring January 1, 2031 to the Redevelopment Authority, seconded by Ald. Smith and carried by roll call vote: Yes-9; No-0; Abstain-0.

**MISCELLANEOUS BUSINESS**

Paid Invoices Report- December 2025, Payroll Summary - December 10 through December 23, 2025, and Cash and Investments - December 31, 2025 were presented.

**LICENSES:**

Ald. Bartz made a motion to approve the application for a change of agent from Watertown Liquor Depot LLC DBA Liquor Depot, 1907 Market Way Unit C from Hyden Hisel to Courtney Hobbs for the licensing year expiring June 30, 2026, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

**RESOLUTIONS**

*Resolutions below are listed in order of the agenda but may not be the order by which they were taken up at the Council meeting.*  
 Exh. 9817 - Resolution to approve the contract for County Library Services with Jefferson County (Sponsor: Ald. Wetzel From: Library Board). Ald. Wetzel moved to adopt resolution 9817, seconded by Ald. Berg and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9818 - Resolution to approve transit system adult fare increase effective February 1, 2026 (Sponsor: Mayor Stocks From: Finance Committee). Ald. Smith moved to adopt resolution 9818, seconded by Ald. Davis and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9819 - Resolution to approve the Side Letter to the Collective Bargaining Agreement Between the City of Watertown and the Wisconsin Professional Police Association (Police Officers) (Sponsor: Mayor Stocks From: Finance Committee). Ald. Lampe moved to adopt resolution 9819, seconded by Ald. Davis and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9820 - Resolution to approve the Preliminary Plat for Gateway Subdivision (Sponsor: Mayor Stocks From: Plan Commission). Ald. Blanke moved to adopt resolution 9820, seconded by Ald. Bartz and carried by roll call vote: Yes-8; No-0; Abstain-1 (Berg).

Exh. 9821 - Resolution to approve Sections 6.1, 6.2, 6.3 and 6.5 for addition to the City of Watertown Emergency Operations Plan Policy Manual (Sponsor: Ald. Davis From: Public Safety & Welfare). Ald. Davis moved to adopt resolution 9821, seconded by Ald. Moldenhauer and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9822 - Resolution to award Tennis Court Resurfacing Contract #9-26 to Poblocki Paving Corporation for \$184,795.00 (Sponsor: Ald. Arnett From: Public Works Commission). Ald. Arnett moved to adopt resolution 9822, seconded by Ald. Wetzel and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9823 - Resolution to Enter into a Memorandum of Understanding between the City of Watertown and the Watertown Main Street Program (Sponsor: Mayor Stocks From: Finance Committee). Ald. Smith moved to adopt resolution 9823, seconded by Ald. Lampe and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9824 - Resolution to Approve the Collective Bargaining Agreement with the Wisconsin Professional Police Association Law Enforcement Employee Relations Division Watertown Police

Association (Sponsor: Mayor Stocks From: Finance Committee). Ald. Wetzel moved to resolution 9824, seconded by Ald. Davis and carried by roll call vote: Yes-9; No-0; Abstain-0.

Section 4, Item A.

### **COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**

No comments were received.

### **ADJOURNMENT**

There being no further business to come before the Council at this time, Ald. Moldenhauer moved to adjourn, seconded by Ald. Lampe, and carried by unanimous voice vote at 7:35 p.m.

Respectfully Submitted,

Megan Dunneisen, City Clerk

*DISCLAIMER: These minutes are uncorrected; any corrections will be noted in the proceedings at which these minutes are approved. Complete minutes are open for public inspection in the Clerk's Office. Video recording available at Watertown TV's YouTube page: <https://www.youtube.com/c/WatertownTV>*

## NOTICE OF PUBLIC HEARING

Section 6, Item A.

In accordance with Section § 62.23(7) of the Wisconsin State Statutes and Section § 550-141 of the City of Watertown Municipal Code, a notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 3<sup>rd</sup> day of February, 2026 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 P.M., or shortly thereafter, to consider the request of Watertown Land Improvement, Inc. (owner) and Greater Watertown Community Health Foundation (applicant), to rezone Lot 0, Gateway Drive Watertown, Wisconsin (PIN: 291-0815-1631-003) from the Multi-Family Residential (MR-8) Zoning District to the Single-Family Residential (SR-4) Zoning District.

A redivision of Lot 1 of Certified Survey Map No. 5785, being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 16, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin.

All persons wishing to be heard are invited to be present. Written comments may be submitted to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

CITY OF WATERTOWN  
Brian Zirbes  
Planning & Zoning Administrator

BZ/nmz

PUBLISH: January 19, 2026  
and  
January 27, 2026

(BLOCK AD)



**Watertown Board of Health  
Meeting Minutes  
Watertown Dept of Public Health  
515 S First Street/Zoom  
December 16, 2025 – 3:30 PM**

**Members Present:** Dr. Donene Rowe, Ald. Fred Smith, Dr. Todd Huhn, Ald. Dana Davis  
Virtual: Patty Gedemer

**Others in attendance:** Carol Quest, Abbigail Kuehn, Kim Hiller, John Katisch

**1. Call to Order**

Dr. Rowe called the meeting to order at 3:30pm.

**2. Citizens to be heard**

None.

**3. Review and take action: Board of Health Minutes September 23, 2025**

Minutes from September 23, 2025 meeting was reviewed. Motion by Ald Davis to approve; second by Dr. Huhn

Motion carried by unanimous voice vote.

**4. Review and take action: Finance Reports – Preliminary November 2025**

Carol noted that the building's boilers were replaced recently due to substantial issues and parts being unavailable for repairs. The boilers were over 50 years old and were inspected annually.

The cost of the boiler replacement will be offset by funds remaining from an open staff position. The cost for the boiler replacement is \$17,871.00.

Financial reports were reviewed. Motion by Ald. Davis to approve; second by Dr. Huhn.

Motion carried by unanimous voice vote.

**5. Review and take action: 2026 Budget**

Carol Quest shared the updated proposed budgets for 2026.

The full budget with the personnel accounts was approved a week ago by the City Council. The non-personnel accounts reflect a 0% increase.

Motion for approval was made by Dr. Huhn and seconded by Ald. Davis.

Motion carried by unanimous voice vote.

## 6. Review and take action: Community Health Assessment

The Community Health Assessment is done every three years. The health department works with its community partners in Jefferson & Dodge counties to develop the assessment. Partners include Jefferson, Dodge & Watertown Health Departments, three or four hospitals depending on the participation in Dodge County, the Greater Watertown Community Health Foundation and Rock River Community Clinic. Public Health is required to complete this task every five years and adopted the three-year cycle as required for the hospitals for efficiency.

This work is done across the two counties because our populations are fairly similar and there is shared programming that is considered for the community health improvement planning. This work collaboration started in 1995.

This year's community health assessment used vital conditions for its framework. This helps explain what impacts a person's health. Mental health has been on the community health assessment since 1995 in some capacity and it rose to the top priorities in our community again.

The board members were shown a video called "Together for Health", which explained key areas of the Community Health Assessment.

The Community Health Assessment document has been approved by Watertown Regional Medical Center and Fort HeathCare.

One of the areas that will be focused on is youth mental health and social media. Finding ways to create environments where young people feel that they don't have to be on social media and are comfortable putting their phones down and interacting with others. This area will look at creating a community that supports that concept for young people.

A youth summit was held recently at Turner Hall with youth in attendance from both Jefferson & Dodge counties. The summit allowed for a deeper conversation with youth about their social media use, connections in the community, strengths in the community, and brainstorming what they thought could help their generation in these areas. Many students vocalized that having someone to lean on when you need help is important. The summit produced some great input and ideas.

Motion to approve the 2025 Community Health Assessment by Ald. Davis, seconded by Dr. Huhn.

Motion carried by unanimous voice vote.

## 7. Review and discuss: Foundational Public Health Services – Access to & Linkage to Clinical Care

The Foundational Areas and Capabilities is a framework that is a requirement for Local Public Health to perform with a high degree of competency.

Public Health is vital in connecting community members to clinical care. While Public Health focuses on population health with a prevention emphasis Watertown Department of Public Health provides limited clinical care for example: well child check, immunizations, tuberculosis medication dispense.

We work closely with providers to connect community members to the services they need.

Carol and Abbey serve on different Watertown Regional Medical Center boards and Dr Rowe and Carol serve on the Rock River Community Clinic, which is the federally qualified healthcare center look alike.

The department provides many different levels of service to ensure we have linkages to clinical care for community members.

## **8. Review and discussion: Public Health Emergency Preparedness Program updates**

The department continues to work with the City Emergency Manager, who is the Fire Chief, on making sure our City policies and plans are up to date. The Emergency policies for Emergency Operations Plan, Continuity of Operations Plan, Building Safety and Emergency Plan and Weather Plan will be going to the Public Safety and Welfare meeting in January 2026. The policies will then move on to the Council for approval.

Education and trainings will continue in 2026 for City leadership.

Victoria Parker, emergency preparedness coordinator, completed FAST training to provide function assessment of individuals that may come to a community center or shelter during an emergency.

## **9. Review and discussion: Public Health Emergency Preparedness Program updates**

The department is an agent under contract with the Department of Agriculture, Trade and Consumer Protection (DATCP).

DATCP recently updated the lodging code fee schedule. At the next meeting, an updated fee schedule will be reviewed for lodging based on the changes that DATCP has made.

Completed the annual water sampling across the two counties and we are currently working on policies to complete public water testing in 2026.

## **10. Review and discussion: Public Health Community Health Program updates**

A Public Health Nurse has been hired and will be starting January 7, 2026.

Two new boilers were installed in the building.

The department had several nursing students this semester.

MCH objective for 2026 will include developmental milestones for children. Our staff will be looking at Ages and Stages Questionnaires, which is something that we do during our TalkReadPlay parenting program visits. The department will be talking more openly with the community about what milestones children should be meeting as well as continuing to administer the Ages and Stages Questionnaires and helping families recognize if their child is not developing like other children their age and how they can be referred for assistance.

The MCH objective in 2025 was social connections. We have had great success and will continue the social connections events for the families participating in the Departments programs.

The 2025 Annual report will be coming out soon.

The community garden produced and harvested 272 pounds of produce that was shared with Dodge & Jefferson county senior meals programs. The garden spans around the Health Department parking lot and was tended to by staff and volunteers.

The vacant lot is purchased and needs to be rezoned for the building.

Seal A Smile update. To date the program has seen 139 students with 203 sealants applied. There were 65 students with decay, and 10 had urgent dental needs.

**11. Adjourn.**

Motion made to adjourn by Ald Davis and carried by unanimous voice vote.

Next Board of Health meeting will be Tuesday, February 3, 2026, at 3:30 p.m.

Respectfully Submitted,

*Carol Quest*

Carol Quest  
Director/Health Officer

Note: The minutes are uncorrected. Any correction made thereto will be noted in the minutes of the proceedings at which these minutes are approved.

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, Kneser, Krueger (virtual), Levi, Zirbes

Also in attendance: Ben Wehmeier and Tracy Schroeder of GWCHF and Carol Quest and Abbey Kuehn of the Watertown Health Department

**1. Call to order (4:34pm)**

**2. Approval of Minutes**

**A. Site Plan Review minutes dated December 22, 2025**

**B. Plan Commission minutes dated December 22, 2025**

Motion to approve Site Plan Review and Plan Commission minutes dated December 22<sup>nd</sup> was made by Levi and seconded by Kneser, passed on unanimous voice vote.

**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)**

Brian Zirbes presented the Comprehensive Plan Amendment request to adjust the land use for the noted parcels to comply with current and future land use.

Motion to set the public hearing date for February 3<sup>rd</sup> was made by Levi and seconded by Kneser, passed on a unanimous voice vote.

**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)**

Brian Zirbes presented the Rezoning request for the noted parcel so it will match the zoning of the health department so it can be combined with a future CSM. Alder Blanke raised the concern that this is for a health department expansion that was part of a space needs analysis presented to council that has not been approved by the council. Carol Quest was present to provide clarification on the project and funding source coming from ARPA funds and the deadline to use the funds. Blanke suggested that this specific part of the space needs analysis be split off from the full report and deliberated by the common council.

Motion to set the public hearing date for February 16<sup>th</sup> was made by Kneser, seconded by Levi and passed on a unanimous voice vote.

**C. Review and take action: Gateway Subdivision Preliminary Plat (PIN: 291-0815-1631-003)**

Brian Zirbes presented the request for the Gateway Subdivision Preliminary Plat. He noted that several rezoning issues are pending. He also noted that the following conditions are recommended by city staff:

**a.** Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.

**b.** Add any required stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the final 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.

**f.** Obtain a Street Opening Permit for utility lateral installation

Motion to approve with the conditions noted above was made by Blanke, seconded by Levi, on a unanimous voice vote.

**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)**

Brian Zirbes presented the request for the rezoning noted above to accommodate the future development on Gateway Drive.

Motion to set the public hearing date for February 3<sup>rd</sup> was made by Kneser and seconded by Levi, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

[https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/5330/Cow/3d6c8980-7ab0-46f3-bdc5-02e647930f26/January-12%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/3d6c8980-7ab0-46f3-bdc5-02e647930f26/January-12%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline)

**4. Adjournment**

Motion to adjourn was made by Blanke and seconded by Krueger and passed on a unanimous voice vote. (4:56pm)

Respectfully Submitted,

Alderman Brad Blanke



## FINANCE COMMITTEE MEETING MINUTES

MONDAY, JANUARY 12, 2026 AT 5:30 PM

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

Finance Committee members present: Mayor Stocks, Alderpersons Berg, Davis, Lampe, and Smith

Others present: Finance Director Stevens, Attorney Panagopoulos, Fire Chief Reynen, Alder Arnett (video)

1. Mayor Stocks called the meeting to order at 5:33 pm.
2. Ald. Smith made a motion to alter the order of the agenda to move review and action on the MOU with Watertown Main Street Program until after the closed session discussion (IGA with JCEDC). The motion was seconded by Ald. Berg. The motion did not pass (2-3).
3. Ald. Lampe moved, seconded by Ald. Davis, to approve the **Finance Committee minutes from December 8, 2025**; unanimously approved.
4. Public comments were provided by Deb Reinbold [President, Thrive] (read testimonial from Rebecca Houseman, City Manager of Fort Atkinson) and Michael Luckey [County Administrator, Jefferson Co] to support the value of the Jefferson County Economic Development Consortium (JCEDC) to the City of Watertown.
5. Fire Chief Reynen presented her recommendation to **hire Don Dishnow as Deputy Chief- Fire Marshal** at Grade/Step 175A. Ald. Lampe moved, seconded by Ald. Davis, to approve the request. Unanimously approved.
6. A **tentative agreement** between the **City and The Watertown Police Association** was presented. The union ratified its agreement earlier in the day. Ald. Davis moved to recommend approval by the Council, seconded by Ald. Lampe, and unanimously approved.
7. A memo of understanding between the **City and Watertown Main Street Program** (WMSP) was presented. Ald. Smith moved to approve the MOU, seconded by Ald. Berg. Discussion followed regarding added responsibilities and financial support. Ald. Smith then moved to amend the MOU to increase annual support to \$35,000, with quarterly payments of \$8,750 for operations. The amendment was seconded by Ald. Berg. The motion to amend failed (2-3). The original motion to approve the MOU was then voted on and passed unanimously.
8. Mr. Stevens presented a **preliminary Fund 01 income statement through December 31**, providing verbal explanation of outstanding journal entries. Including approximations for accounts receivable and payable not yet posted, he estimated that 2025's net decrease will be about <\$315,000>.
9. A closed session was scheduled on the agenda to discuss the intergovernmental agreement between the City and the JCEDC. Ald. Davis questioned whether a closed session was warranted. Ald. Lampe moved to enter a closed session, supported by Ald. Berg, but the motion failed (2-3).
10. Mayor Stocks provided a memo that laid out a review of the history of the **JCEDC**, participating communities, membership costs, and contemplation for withdrawing from the organization. In addition, the intergovernmental agreement (2022), article on Dodge County's departure from ThriveED, and the 2024 JCEDC annual report were provided. Ald. Smith made a motion to withdraw from JCEDC, but no second was offered. Further discussion ensued, including the necessity to provide a six-month advance notice if the decision to withdraw was made. Ald. Lampe moved, supported by Ald. Davis, to empower the mayor to engage with Thrive to outline the specific

benefits for Watertown, extending beyond just one year, and to report back to Finance Committee by the beginning of Qtr 2. The desire of the committee is to understand the return on investment. This motion was approved 4-1.

11. Finance Committee adjournment. Ald. Lampe moved, seconded by Ald. Davis, to adjourn the Finance Committee at 7:12 p.m., and was carried by unanimous voice vote.

Respectfully submitted,

Mark Stevens, Finance Director

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

## PARKS, RECREATION & FORESTRY COMMISSION

### MINUTES

Monday, January 19, 2026

#### **1. Call to Order**

The Watertown Parks, Recreation & Forestry Commission met in person and virtually on January 19, 2026. The meeting was called to order by Kerry Kneser at 4:36 p.m. **Commission Members Present:** Kerry Kneser, Ald. Jonathan Lampe, Jennifer Clayton, Julie Chapman, Kristine Butteris, Andrea Draeger, Hunter Karnitz, Ryan Thurow. **Absent:** Brad Clark, Kyle Krueger, Emily Lessner.

#### **2. Review and Approval of Minutes**

November Minutes from November 17, 2025 – Motion to approve by Julie Chapman, second by Jennifer Clayton. Motion carried.

December Minutes from December 15, 2025 – Motion to approve by Julie Chapman, second by Jennifer Clayton. Motion carried.

Senior Center Advisory Board Minutes from December 16, 2025 – Motion to approve by Ald. Jonathan Lampe, second by Julie Chapman. Motion carried.

#### **3. Review and Approval of Financial Reports**

Preliminary Year-End financial reports – Motion to approve by Ald. Jonathan Lampe, second by Jennifer Clayton. Motion carried.

#### **4. Citizens to Be Heard**

There were none.

#### **5. Business**

##### **A. Review and discuss: Emerald Ash Borer (EAB) Update**

Ryan Thurow, City Forester, provided an update on Emerald Ash Borer (EAB). EAB was first discovered in 2002 and in Watertown in 2013. EAB suffocates and kills ash trees. The City originally had approximately 1,000 ash trees (about one-sixth of the total tree population). A proactive approach was taken with removals, treatment of selected trees, and forestry grant applications. Seventy-four ash trees remain, with 60 currently being treated. Alternative strategies discussed included additional removals and conducting injections in-house. The City is pursuing grants to address canopy loss and support planting efforts using a *“right tree, right spot”* program. The goal is 30% canopy cover, with some areas currently lacking coverage. Tree value and community benefits were discussed as part of the presentation.

**B. Review and take action: Fees and charges policy updates**

Kristine Butteris reviewed the current update to the Fees and Charges schedule for 2026 again to include a few new fees for the Bentzin Family Town Square private reservations. These additional fees are for electrical use as well as interactive water feature uses. Ald. Jonathan Lampe motioned to approve a \$25 flat fee for each use, approving as written but changing hourly references to event-based references. Second by Julie Chapman. Motion carried.

**C. Review and take action: Facility Use Agreements**

Watertown Fastpitch Softball agreement – Motion to approve by Ald. Jonathan Lampe, second by Julie Chapman. Motion carried.

Outlawz Softball agreement – Motion to approve by Ald. Jonathan Lampe, second by Julie Chapman. Motion carried.

Soccer Agreement – Motion to approve the contract for named individuals and any organization for which they act as an agent in the future. Motion by Ald. Jonathan Lampe, second by Kerry Kneser. Motion carried.

**D. Review and take action: Pool Passes for city employees**

A request was made to table discussion until April in order to obtain additional information. Motion to table by Kerry Kneser, second by Julie Chapman. Motion carried.

**6. Project Updates****• Parks Updates:**

Hunter Kartnitz introduced as the new Recreation Program Manager.

A tennis court bid approved; work will be scheduled between May–July.

A new park has been approved in the Hepp Heights Subdivision; development will occur after updates to existing park parcels are completed.

The department is reviewing options for pickleball facilities.

The current main focus is development of the all-inclusive park.

Staffing updates: openings will soon include one part-time permanent position, a full-time seasonal aquatics manager, and seasonal staff.

**7. Programming Updates****• Senior & Community Center Updates:**

Andrea Draeger reviewed recent programming including a Badger Talk and several seminar presentations. The annual Soup Fundraiser will be on January 22. A sponsor for quarterly birthday parties was requested.

Discussion also included a winter break enrichment recap and planning for spring break activities.

## **8. Adjournment**

Motion to adjourn by Julie Chapman, second by Jennifer Clayton.  
Meeting adjourned at 5:26 p.m.

Next Meeting: Monday, February 16, 2026



**Wednesday, January 21, 2026, 6:00 pm**

In-PERSON/VIRTUAL MEETING

Room 2044, City Hall

**By Phone or Zoom Meeting:**

1. Pledge of Allegiance

2. Roll Call

A. Present: Ryan Wagner, Steve Board, Ald. Ken Berg, Todd Huhn, Deb Sybell, Jacob Maas, and Dave Zimmerman

B. Virtual: Ald. Tony Arnett,

C. Absent: None

D. Other attendees: Stefanie Broere, John Kadish, Danielle Bailey, James Kuckkan (WDT-virtual)

3. Determination of Quorum and Call to Order at 6:00 pm. Steve Board chaired the meeting until Ryan Wagner arrived at 6:05 pm.

4. Approval of meeting minutes

A. Regular board minutes 12.17.25.

**Dave Zimmerman motioned to approve**

**Ald. Ken Berg seconded the motion. Motion carried unanimously.**

5. Public Comment

A. John Kadish expressed his opinion on continuing to invest in, maintain, and prioritize the Bentzin Family Town Square

6. New Business:

A. **Social media calendar review and feedback-Lisa Famularo, Media & Communications Director**

a. Lisa Famularo presented a 12-month calendar for the RDA Facebook page. She also discussed creating a LinkedIn page for the RDA.

b. The Riverwalk Facebook postings draw the most views.

c. Board talked about a *Selfie* spot(s) on the Riverwalk and boosting Facebook posts

B. **Bentzin Family Town Square maintenance and programming-Kristine Butteris, Park, Recreation, & Forestry Director**

a. Kirstine Butteris discussed the 2026 plans for events and highlighted a future Request For Proposal for Town Square maintenance and answered any board questions.

C. **Beltz Grants**

a. Approve the Holiday Tree Lighting Event grant (Watertown Parks & Rec Dept)

**Jacob Maas motioned to approve**

**Todd Huhn seconded the motion. Motion carried unanimously.**

b. Approve the Beauty Beyond Labels grant

**Steve Board motioned to approve**

**Jacob Mass seconded the motion. Motion carried 5-1, Berg voted no and Wagner recused himself.**

D. **RDA Sign Grant launch**

## RDA STRATEGIC PRIORITIES

1) ~~400 W. Main St. block demolition, Town Square design etc., and publicizing town square project for possible funding from sources other than the City.~~

2) Facilitating quality development in downtown, and

3) Creating an approach and working to attract development projects downtown.

- a. Anticipating a March 1<sup>st</sup> launch. Todd Huhn and Jacob Maas will serve on an application review committee. Related materials will be reviewed at the Feb. 18<sup>th</sup> RDA board meeting.
- E. **Review and take possible action: Watertown Rehab Program Application**-Sherry Filenius  
**Ald. Berg motioned to approve**  
**Tood Huhn seconded the motion. Motion carried unanimously**
- 7. Status Reports:
  - A. **Social media/messaging report:**
    - a. Lisa Famularo reviewed the report
  - B. **Future Items:**
    - a. Next meeting is Feb. 18<sup>th</sup> at 6pm.
    - b. Items for next agenda
      - i. Executive Director report, Common Council report, Sign Grant process & material review, Kapur Riverwalk review
  - C. **Riverwalk update**
    - a. Kapur is putting together estimates for engineering plans for catalytic sites, a critical step in applying for grants and funding
- 8. Adjournment at 7:15 pm  
**Jacob Maas motioned to adjourn.**  
**Todd Huhn seconded the motion. Motion carried unanimously. Meeting adjourned.**

# COMMUNITY HEALTH ASSESSMENT

DODGE & JEFFERSON COUNTIES, WISCONSIN

Together for Health: Aligning for a Thriving Region



DODGE-JEFFERSON  
**Healthier**  
**Community**  
PARTNERSHIP



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# EXECUTIVE SUMMARY:

The **2025 Community Health Assessment (CHA)** offers a broad, integrated view of the health and wellbeing of our region. More than a report, it is a shared blueprint—built from data, community voices, and local expertise—that points us toward a healthier future together.

## A Clear Priority: Mental Health and Wellbeing

Across every data source, discussion, and lived experience shared, one truth emerged: mental health is our region's most urgent need. The demand for crisis mental health services has climbed sharply in recent years, and rates of youth anxiety and depression are at unprecedented levels. Addressing this challenge requires more than treatment—it requires upstream, preventative action to strengthen the conditions that help people and communities thrive.

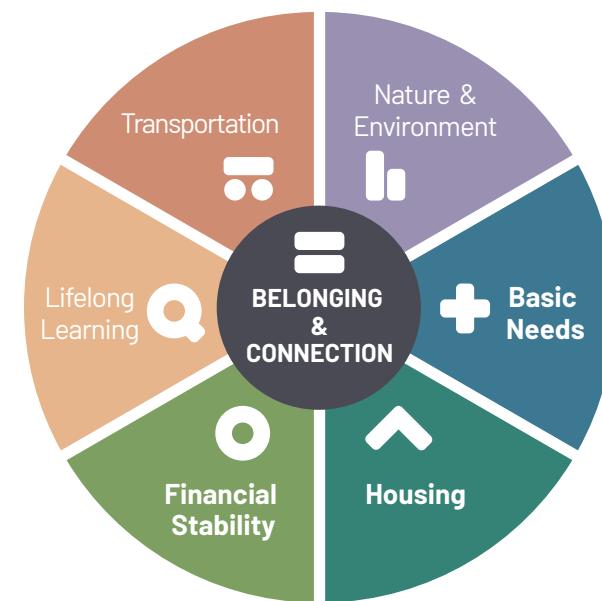


## Vital Conditions: A Framework for Change

Guided by the *Vital Conditions*<sup>1</sup> framework, the Dodge-Jefferson Healthier Community Partnership identified four conditions that are both powerful drivers of mental health wellbeing and within our collective ability to influence:

- » Belonging & Connection
- » Basic Needs
- » Housing
- » Financial Stability

These conditions point to strategies that are proactive, preventative, and deeply interconnected. By improving them, we also strengthen resilience, reduce health disparities, and create a foundation for better mental health outcomes.



# EXECUTIVE SUMMARY:

## Community Voices at the Center

This CHA reflects robust engagement with parents, youth, community leaders, diverse populations, and residents across the region. Through focus groups, youth-led interviews, surveys, and public forums, we heard directly from those living the realities behind the numbers. Their insights shaped the priorities, ensuring that our blueprint reflects not only data but the lived experiences of our communities.



## Collective Action for Impact

Health is shaped as much by the places we live, work, and gather as by the care we receive. That means our most effective solutions will come from collaboration—aligning resources, avoiding duplication, and building on our strong track record of public-private partnerships. Successful, collaborative actions since the 2022 CHA include:

- » **Childcare:** 500+ new childcare slots<sup>2</sup> added across the region.
- » **Housing:** Innovative partnerships are expanding housing options and reviving stalled development, helping more residents find safe and stable places to call home.
- » **Mental Health:** A youth crisis stabilization facility—only the third in Wisconsin—now serving our region.
- » **Transportation:** Increased awareness of transportation barriers to medical care led to stronger community collaboration and the extension of routes to key communities.

## The Path Ahead

Our region has the vision, partnerships, and momentum to act boldly. By balancing investments between prevention and treatment, we can address urgent needs today while building the conditions for lasting wellbeing. This is our opportunity to create a community where everyone has the chance to thrive.



DODGE-JEFFERSON  
**Healthier**  
**Community**  
PARTNERSHIP

# WHAT IS THE COMMUNITY HEALTH ASSESSMENT (CHA)?

The **Community Health Assessment (CHA)** is our region's regular “check-up” on health and wellbeing. Every three years, leaders across Dodge and Jefferson Counties come together to listen, gather data, and paint a clear picture of our community's needs and opportunities.

The CHA is more than a report—it is a **shared blueprint for actions**, built using three key lenses:

- **Data** – local health statistics, demographics, and socioeconomic trends
- **Community voices** – input from residents of all ages and backgrounds
- **Local expertise** – guidance from regional health and community leaders

By combining these perspectives, the CHA helps us **set priorities, align resources, and guide collaboration** toward the most impactful goals.

## How We Set Priorities

This CHA uses a structured process to identify the most urgent and actionable needs. Equally weighted criteria included:

- » Number of people impacted
- » Severity of the issue
- » Level of community concern
- » Opportunity for partnership
- » Potential negative outcomes if unaddressed

This process, combined with robust community input, led to four priority Vital Conditions for our region in addressing **mental health and wellbeing**: Belonging & Connection, Basic Needs, Housing, and Financial Stability.

Mental health is not simply the absence of a mental health disorder—it is also about the presence of wellbeing and the ability to thrive.

## Why Mental Health and Wellbeing?

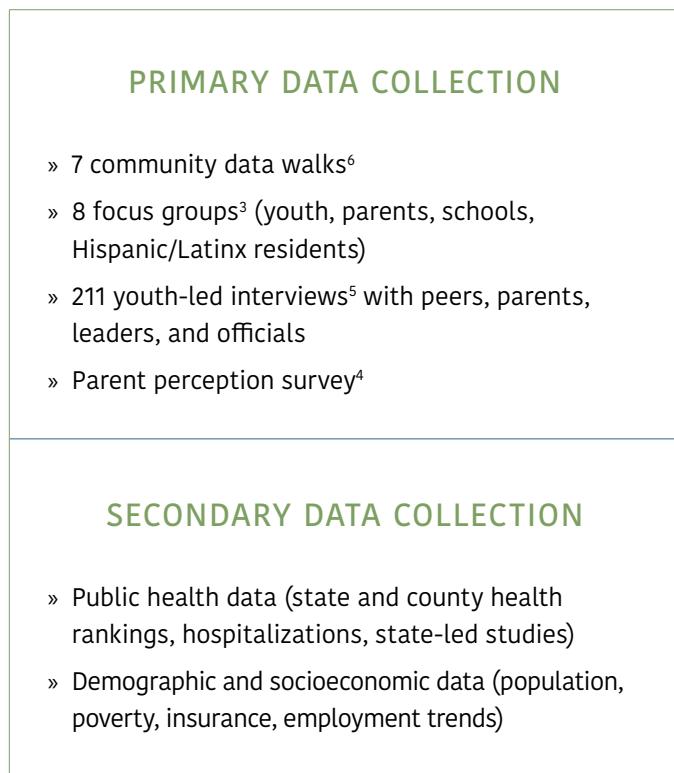
From every perspective—data, lived experience, and expert input—one issue rose to the top: **mental health**.

- » Mental health has been prioritized in every CHA for 30 years, yet rates of youth anxiety, depression, and crisis service use continue to climb.
- » Mental health cannot be solved by treatment alone—it requires **upstream, preventative action**.
- » Data collected from a diverse cross-section of Dodge and Jefferson counties—through Focus Groups (community narratives)<sup>3</sup>, the Parent Perception Survey (family concerns)<sup>4</sup>, and Youth-Led Interviews (youth voice)<sup>5</sup>—highlighted the community's identification of mental health as both a top priority and a critical issue impacting all aspects of overall health and well-being.
- » Our steering committee unanimously elevated mental health as the community's north star, guided by the **Vital Conditions framework**<sup>1</sup>, which centers belonging and helps us move from crisis response to prevention.

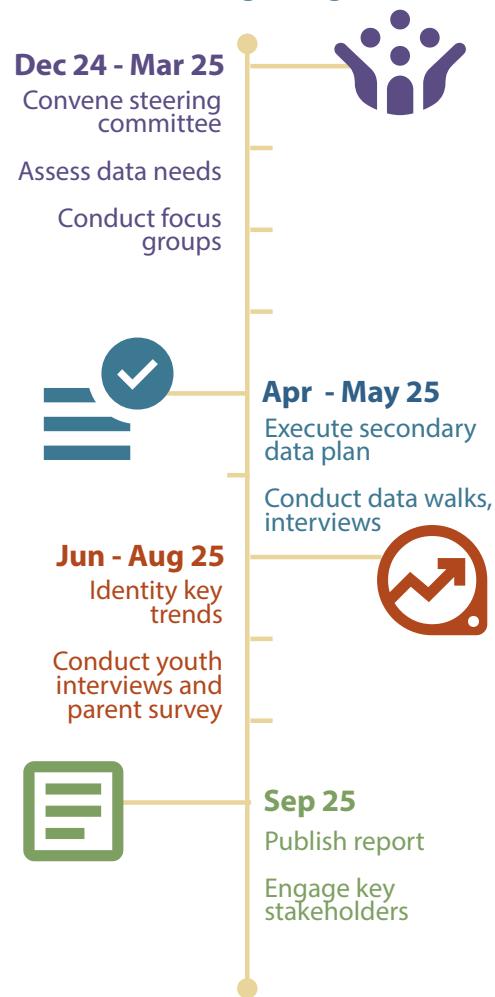
# WHAT IS THE COMMUNITY HEALTH ASSESSMENT (CHA)?

## Community Voices at the Center

This CHA reflects thousands of community touchpoints, ensuring decisions are rooted in lived experience.



## Timeline



## Steering Committee Partners

- » Dodge County Human Services & Health Department
- » Fort HealthCare
- » Greater Watertown Community Health Foundation
- » Jefferson County Health Department
- » Marshfield Medical Center - Beaver Dam
- » Noble Community Clinic
- » Rock River Community Clinic
- » Watertown Department of Public Health
- » Watertown Regional Medical Center
- » SSM Health - Waupun Memorial Hospital

# COMMUNITY SNAPSHOT

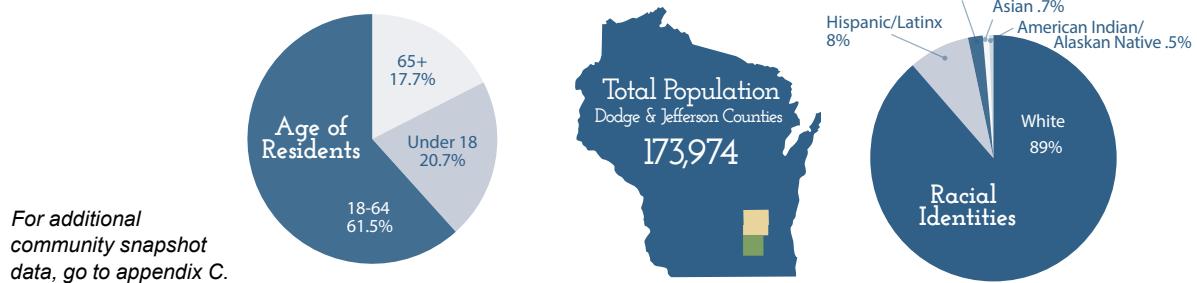
Dodge and Jefferson Counties sit along the corridor between Wisconsin's two major metro areas — Madison and Milwaukee. Together, the counties are home to a blend of small towns, cities, and rural communities that shape the region's character and way of life. This unique geography creates both opportunities and challenges for health and wellbeing.

## Key Takeaways

- » The population is **aging**: residents age 65+ grew by 28% in the past decade, while the under-18 population declined by 11%<sup>7</sup>.
- » Both counties **rank above the national average and Wisconsin average** in overall health.<sup>8</sup>
- » **89% of residents are White**, with **Hispanic/Latinx residents (8%)<sup>7</sup>** representing the largest and fastest-growing minority group.
- » Household incomes are not keeping pace with rising expenses. As a result, 31% of working households in the region do not earn enough<sup>9</sup> to cover the basic cost of living.

## THE CURRENT LANDSCAPE

**Population Trends:** Dodge and Jefferson Counties have experienced a demographic shift. The aging population is increasing, while younger age groups are declining. The working-age population has shrunk slightly (-2%)<sup>7</sup>, raising questions about future workforce supply.



**Diversity:** While the region remains predominantly White, Hispanic/Latinx residents now account for 8% of the population<sup>7</sup> — a community that continues to grow. Smaller shares of Black, Asian, Native American, and multiracial residents contribute to the region's diversity.

**Economic Stability:** Using the ALICE (Asset Limited Income Constrained and Employed) framework, about **31% of households** are unable to cover basic expenses despite being employed. By contrast, only 10% fall below the Federal Poverty Level<sup>9</sup>, showing that many working families still face financial strain.

**Health Rankings:** Compared to national and state benchmarks, both counties perform well in overall health rankings.

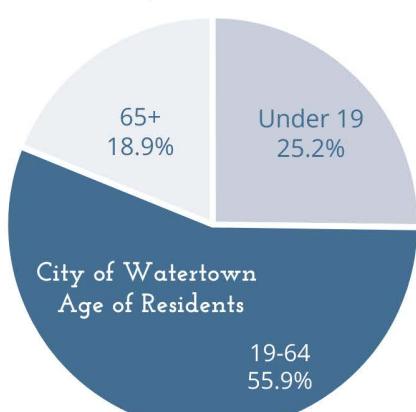
# CITY OF WATERTOWN SNAPSHOT

City of Watertown is a historic city located along the Rock River sitting in both Dodge and Jefferson Counties. Known for its blend of small-town charm and industrial heritage, Watertown features a well-preserved downtown, unique landmarks like the Octagon House, and a strong sense of community. With a mix of manufacturing, retail, and service industries, Watertown serves as a regional hub while maintaining a friendly, close-knit atmosphere.

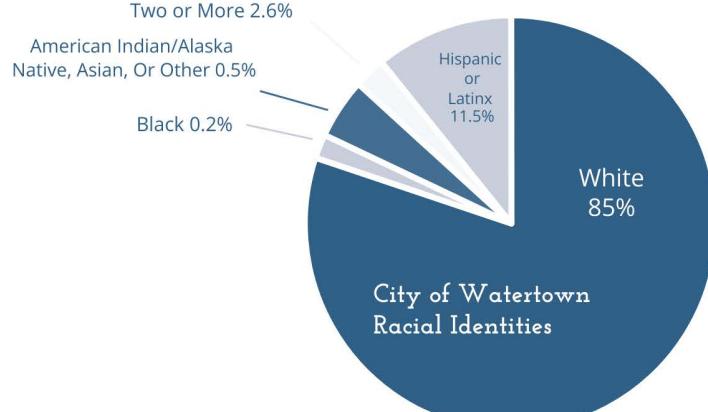
## THE CURRENT LANDSCAPE

	Watertown	Dodge County	Jefferson County	Wisconsin
<b>Population</b>	22,873	88,231	85,743	5,910,955
<b>Median Age</b>	40.4	43.2	40.8	40.5
<b>Median Household Income</b>	68,333	72,736	82,864	74,631
<b>Education (High School Grad or Higher)</b>	91.7%	93.3%	94.5%	93.7%
<b>Racial and Ethnic Make-up</b>				
White	85.1%	88.9%	88.8%	79.9%
Black	0.2%	2.6%	0.9%	5.9%
American Indian	0.1%	0.8%	0.2%	0.8%
Asian/Pacific Islander	0.2%	0.1%	1.2%	3%
Hispanic Origin	11.5%	6.9%	8.5%	8.1%

Data Source: 2023 US Census ACS 1-year estimate



Data Source: 2023 US Census ACS 1-year estimate



Data Source: 2023 US Census ACS 1-year estimate

# VITAL CONDITIONS: Why Vital Conditions Matter

Health is about more than medical care. Where people live, work, learn, and connect shapes their ability to thrive. Using the **Vital Conditions**<sup>1</sup> as a guiding framework, we organized these factors into seven areas that are essential for individual and community mental health and wellbeing.

- **Transportation** – reliable, affordable ways to travel.
- **Lifelong Learning** – education and skills at every age.
- **Nature & Environment** – clean air, water, and safe, green spaces for everyone.
- **Basic Needs** – nutrition, sleep, physical activity, access to care, physical safety.
- **Financial Stability** – reliable jobs that support people today and build security for tomorrow.
- **Housing** – stable, affordable places to live.
- **Belonging & Connection** – social connection, purpose, and a voice in community decisions.



The Vital Conditions Framework places Belonging at the center.

When people feel connected and valued, the entire community grows stronger.

# VITAL CONDITIONS: Why Vital Conditions Matter

## Community Input

To understand what matters most for **mental health and wellbeing**, residents participated in “data walks” held at seven libraries across the region<sup>6</sup>. They examined local data on elements of the Vital Conditions for Health framework and ranked them by community priority.

Across every location, the top priorities for improving **mental health and wellbeing** were the same.

1. **Housing**
2. **Belonging & Connection**
3. **Healthcare Access (Basic Needs)**

This shows broad agreement that stability, connection, and access are foundational for mental health.

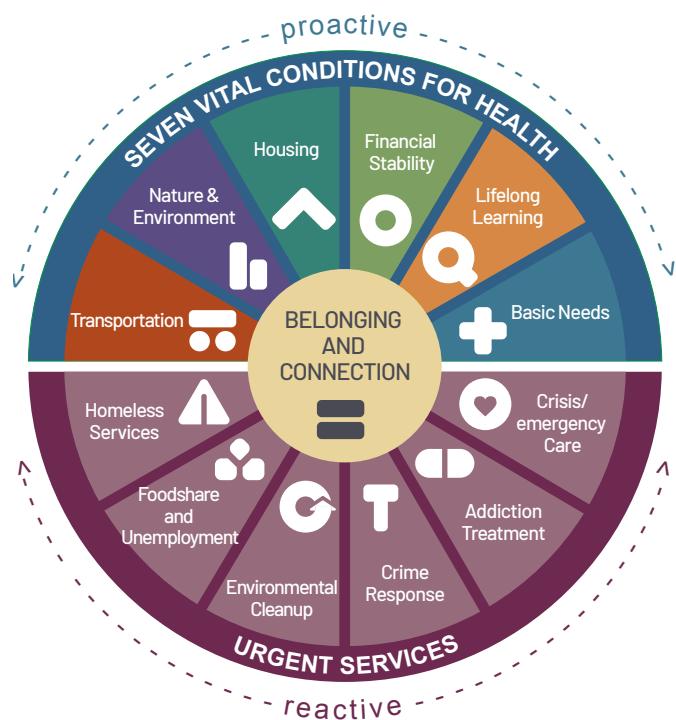
## A Balanced Approach

Vital conditions are proactive investments that strengthen communities for the long term. Urgent services—such as crisis care, food pantries, addiction treatment, and shelters—are reactive supports for moments of crisis.

Both are necessary. Like a balanced portfolio, leaders must meet urgent needs while also investing in the root causes of health problems. By doing so, we prevent future crises, reduce costs, and create healthier, more resilient communities where everyone can thrive.

## Key Takeaways

- » **Vital conditions build thriving communities.**
- » **Urgent services save lives but do not create lasting wellbeing.**
- » **Vital conditions prioritized by our community for mental health and wellbeing:** Belonging & Connection, Housing, Basic Needs, Financial Stability.
- » **Balance is essential:** investing in both proactive and reactive strategies ensures people receive support today while building a stronger tomorrow.



# VITAL CONDITION: Belonging & Connection

Human beings are wired for belonging and connection. These relationships are not just “nice to have” – they are essential for health and wellbeing. Without them, loneliness and isolation increase the risk of depression, heart disease, stroke, anxiety, and dementia. Research shows that the impact of social isolation on health is greater than smoking 15 cigarettes a day<sup>10</sup>.

## Key Takeaways

- » Belonging and connection are **fundamental requirements for health**.
- » Time with family, friends, and community has been **steadily declining** since 2003<sup>10</sup>.
- » Unstructured and in-person social connection is essential for healthy child development.
- » Technology use has **reshaped childhood**, displacing face-to-face interaction and contributing to unprecedented rates of youth loneliness<sup>11</sup>.
- » Social support promotes resilience through adversity, yet fewer than 1 in 5 students say they get the help they need when feeling sad or hopeless<sup>12</sup> (see fig. 1).

## THE CURRENT LANDSCAPE

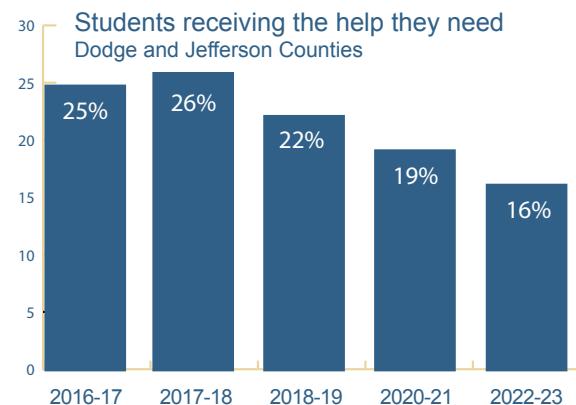
**Declining Connection:** Since 2003, the amount of social time Americans spend with family and friends has decreased by 20 hours per month. The trends for youth are even more troubling – Over the last 2 decades, face-to-face socialization among teens reduced by half.<sup>10</sup>.

**Declining Participation:** According to the 2023 Youth Risk Behavior Survey (YRBS), **65% of students** participated in extracurricular activities, a decline from 70% in 2021.

### Youth Mental Health:

- » Depression among high school students has been rising at rapid rates since 2012<sup>12</sup> – the period when smartphones began providing 24/7 connection to the internet.
- » National research estimates the average teen spends 5 hours per day on social media<sup>13</sup>.
- » Boys report lower rates of depression<sup>12</sup> but are nearly **five times more likely to die by suicide** compared to girls<sup>14</sup>.
- » Depression rates are higher among **Hispanic students (34%)<sup>12</sup>**.
- » Only **16% of students** say they receive the help they need when feeling sad or hopeless<sup>12</sup>.

Question asked: “When you feel sad, empty, hopeless, angry, or anxious, how often do you get the kind of help you need?”



**FIG. 1** | Data source: Youth Risk Behavior Survey (YRBS). Includes high school students only. Schools distributing the survey vary by year. See appendix E.

# VITAL CONDITION: Belonging & Connection

## Impact on Mental Health and Wellbeing

- » Strong social connection is the **single greatest predictor of health, longevity, and life satisfaction**, according to the 86-year Harvard Study of Adult Development<sup>15</sup>.
- » For young people, social interactions are key for **brain development, communication skills and learning**<sup>16</sup>.
- » Feelings of loneliness and disconnection are linked to increased risk of depression, anxiety, and self-harm<sup>16</sup>.
- » Technology has fueled what experts call a “great rewiring” of childhood – displacing face-to-face interaction that supports healthy growth<sup>16</sup>.

## Community Voices on Belonging & Connection

In May and June of 2025, 25 high school students were deployed to interview 211 peers, parents and community leaders on the topic of youth wellbeing in the digital world<sup>5</sup>. When asked “what needs to happen” for all youth to thrive, interviewees consistently identified in-person social connection as a critical component of wellbeing. Two quotes from youth themselves provide good examples of the feedback generated:

*“People need to get outside more and do things with each other and make real friendships.”*

*“There needs to be better human connection. Technology is great until it takes over so much of your time.”*

**What does youth thriving look like?** When asked what it will “look like” in a future where all youth are thriving, community stakeholders shared this vision of youth thriving:

- » Kids outside, having fun.
- » Youth are part of a connected, caring community that nurtures passions and purpose.
- » All youth enjoy supportive relationships and opportunities to lead and serve others.
- » Technology is used as a tool – not a replacement – for real connection.

## Pathways Forward

Addressing disconnection and loneliness requires action across families, schools, and communities:

- » **Create Opportunities for Connection:** Support extracurriculars, mentoring, youth leadership programs, and intergenerational activities.
- » **Healthy Technology Use:** Encourage balanced use of devices, digital wellness education, and family norms around screen time.
- » **Promote Social Infrastructure:** Invest in safe gathering spaces, parks, libraries, and community events that foster connection.
- » **Early Support for Youth:** Expand access to counseling, peer support, and mental health resources in schools.
- » **Community Collaboration:** Work together to shape social norms that prioritize meaningful connection and ensure all residents have the support they need. This includes identifying phone-free times and spaces that foster genuine interaction, and building partnerships among schools, parents, healthcare providers, and youth for a coordinated response.



*Student Leaders share insights with school administrators*

# VITAL CONDITION: Basic Needs

**Basic needs**—like nutritious food, clean water, fresh air, sleep, physical activity, and routine healthcare—are the foundation of health and stability. When unmet, stress rises, health declines, and opportunities shrink. In Dodge and Jefferson Counties, two gaps stand out:

- **Technology Disruption:** Excessive screen time is displacing sleep, exercise, social connection, and safety. This is especially harmful for children, as digital interactions replace play and exploration, fueling rising rates of anxiety, depression, loneliness, attention problems, and bullying.
- **Limited Access to Mental Health Care:** Provider shortages, high costs, and rural barriers—like long travel times and limited transportation—make accessing mental health and substance abuse treatment difficult.

Together, these challenges show why creating healthy environments and improving access to care are top priorities for our communities.

## Key Takeaways

- » **Technology's Double-Edge:** While digital tools connect people, they also replace face-to-face interaction. Both parents and teens see wellbeing declining as online connection takes the place of real-world relationships.
- » **Screen Time Disruption:** Excessive tech use impacts sleep, development of social skills and attention spans, while creating patterns that resemble addiction.
- » **Online Safety Risks:** Addictive features like infinite scroll, autoplay, and constant notifications keep youth online longer, exposing them to cyberbullying, harmful content, and disrupted sleep.
- » **Youth Need More Support:** Many young people feel they are not getting the mental health help they need.
- » **Provider Shortages:** Dodge and Jefferson Counties have far fewer mental health and substance use providers than the state average, making access a top community concern.
- » **Barriers to Mental Health Treatment:** Cost of services, limited transportation, and stigma—especially in rural areas—make it difficult for people to get the care they need.

# VITAL CONDITION: Basic Needs

## THE CURRENT LANDSCAPE

### Basic Needs for Youth Mental Health and Wellbeing

Local data shows that key developmental needs—social connection, sleep, physical activity, and safety—are being disrupted, directly affecting youth mental health:

- » **Social Connection:** Only 53% of regional high school students feel a sense of belonging at school, leaving nearly half who do not feel strongly connected to peers or their school community<sup>12</sup>.
- » **Sleep:** One in five of our teens are on technology between midnight and 5 a.m. on at least four school nights each week. While 29% get the recommended eight hours of sleep, another one in five get only five hours or less<sup>12</sup>.
- » **Physical Activity:** About one-third of students are active most days, while another third report little to no activity, showing wide gaps in healthy movement<sup>12</sup>.
- » **Safety:** National studies show more than half of teens experience cyberbullying, online threats, or exposure to explicit content. Addictive design features (infinite scroll, autoplay, constant notifications) keep youth online longer, heightening risks and reducing safety<sup>17</sup>.

### Access to Mental Health Services

Mental health and substance use treatment is limited in Dodge and Jefferson Counties due to provider shortages:

- » **Jefferson County:** 1 provider per 840 residents<sup>8</sup>.
- » **Dodge County:** 1 provider per 740 residents<sup>8</sup>.
- » **Comparisons:** Dane County has 1 provider per 200 residents, while the state is 1 per 370 residents<sup>8</sup>.

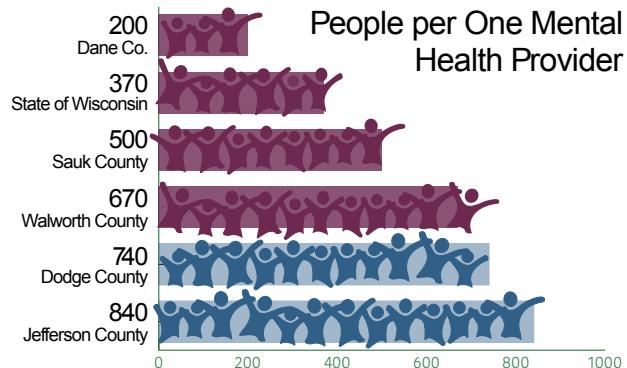


FIG. 2 | Data source: County Health Rankings & Roadmaps



# VITAL CONDITION: Basic Needs

## Impact on Mental Health and Wellbeing

When basic needs—such as sleep, exercise, nutrition, social support, and access to care—go unmet, the effects ripple across both individual lives and the wider community. Stress rises, chronic conditions go untreated, and systems built for prevention are forced into crisis response. These impacts are especially visible among youth, where health and educational outcomes are declining.

- » **Academic Performance:** Student learning is slipping worldwide. Over the past 15 years, math, reading, and science scores among 15-year-olds have declined globally (OECD)<sup>18</sup>. Locally, parents and educators link falling attention spans, poor sleep, and technology overuse to barriers in learning.
- » **Untreated Conditions:** With too few behavioral health providers and preventive services, many residents live with unmanaged depression, anxiety, and chronic illness. This worsens individual and family suffering while undermining long-term community health and economic stability.
- » **Crisis Reliance:** Without timely or preventive care, families turn to emergency rooms and crisis services for problems that could have been addressed earlier. This reactive cycle drives up costs, strains healthcare systems, and erodes trust in local supports.

Across surveys, interviews, and focus groups, residents consistently call for more providers close to home, affordable services, and supports to help youth navigate both **mental health challenges** and thrive in the **digital environment**.

## **Community Voices :**

### Youth Perspectives (Interviews)<sup>5</sup>

Young people emphasize the importance of human connection and balance with technology:

*"There needs to be more human connection."*

*"Technology is great until it takes over so much of your time."*

*"We need to spread awareness that social media can be harmful and helpful."*

*"We need people to help us push ourselves to go outside our comfort zones."*

*"Teens can come together to do good for the community and help others through hard times."*

## **Community Voices :**

### Resident Perspectives (Focus Groups)<sup>3</sup>

*"We need more (mental health) providers close to home and affordable services so people don't wait until it's a crisis."*

# VITAL CONDITION: Basic Needs

## Community Voices : Parent Perception Survey (n=525)<sup>4</sup>

### Digital Habits

- » Over 70% of parents report their own smartphone use distracts from quality time with their children.
- » Many believe access to social media and smartphones should be **delayed** until later adolescence.

### How often does your smart phone distract from quality time with your child? (n=523)

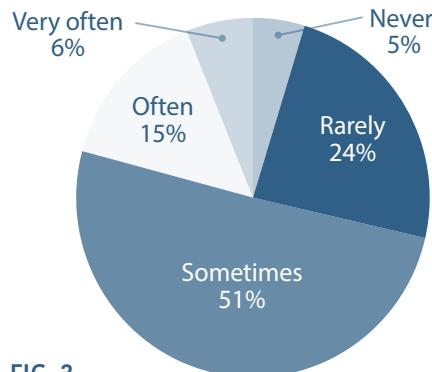


FIG. 3

### Impact on Young Children

A majority of parents believe smartphones hurt children's ability to:

- » Build social skills
- » Develop healthy friendships
- » Succeed in school

More than half also believe phones limit creativity and hobbies.

### Smartphone hurt children's ability to do listed activity (n=500)

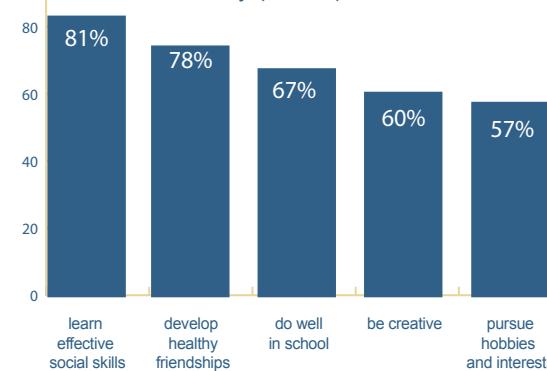


FIG. 4

### Age Readiness

- » Most regional parents believe children are not ready for social media until high school or later.
- » The majority say unmonitored internet access should not be allowed until after high school.

### Age/grade level appropriate for child listed tech use (n=494)

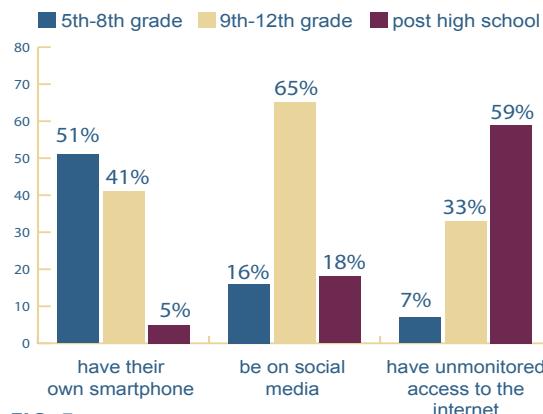


FIG. 5

# VITAL CONDITION: Basic Needs

## Pathways Forward

Meeting basic needs requires a **coordinated community response**. The strategies below outline practical steps schools, families, healthcare providers, and policymakers can take to protect youth, build resilience, and create healthier futures.

### A. Digital Wellbeing & Youth Protection

- » **Teach & Model Healthy Tech Use:** Support families and schools in setting norms, including phone-free times and spaces.
- » **Protect Developing Minds:** Delay early access to smartphones and social media; advocate for legislation holding platforms accountable for addictive design features and harmful content.

### B. Promote Healthy Lifestyles

- » **Encourage Protective Habits:** Foster independence, free play, physical activity, sleep, and outdoor time as everyday practices that safeguard mental health.

### C. Expand & Strengthen the Care System

- » **Build the Care Continuum:** Equip families, peers, coaches, and health workers to provide prevention, early intervention, and ongoing support.
- » **Integrate Mental Health in Primary Care:** Make screening for anxiety and depression routine; embed behavioral health into primary care settings.
- » **Increase Access to Treatment:** Expand affordable outpatient therapy and youth-focused Intensive Outpatient Programs.
- » **Strengthen the Workforce:** Recruit, train, and retain clinicians, peers, and community health workers.
- » **Enhance Crisis & Specialty Services:** Continue evolving recent evidence-based investments, including youth crisis stabilization, Coping Cat for youth anxiety and senior behavioral health care.

### D. Partnerships & Policy Change

- » Align efforts across schools, municipalities, healthcare systems, and parents. Collaboration and policy-level action are as critical as individual behavior change.

### E. Measure What Matters

- » Develop systems to track outcomes (e.g., student sleep data, provider ratios, youth sense of belonging) so leaders can evaluate progress and improve interventions.



# VITAL CONDITION: Housing

Housing is a vital condition that influences mental health, stability, and overall wellbeing. Having a safe, stable, and affordable place to live provides the foundation for families and individuals to maintain good health, pursue education and employment, and participate fully in community life. In contrast, challenges such as unaffordable housing, frequent moves, or poor-quality conditions can contribute to stress, anxiety, and negative health outcomes.

## Key Takeaways

- » Our region **does not have enough available housing**  
– for owners or renters<sup>19</sup>
- » **Housing costs are rising faster than incomes** –  
median sale prices increased 72% (2018–2024)<sup>20</sup>,  
while incomes rose 38%<sup>7</sup>.
- » High housing costs are straining families and  
individuals across the region: **24% of homeowners**  
and **40% of renters pay** more than 30% of their  
income on housing<sup>7</sup>, leaving less for other basic needs.
- » Rental vacancy rates are extremely tight (1% in  
Jefferson County and 0.6% in Dodge County)<sup>21</sup>, due  
to a limited supply.
- » Innovative **public and private partnerships** are  
finding ways to fill gaps.



# VITAL CONDITION: Housing

## THE CURRENT LANDSCAPE

Everyone who lives, works, or contributes to our communities should have the opportunity to call them home. Yet today, many—including nurses, manufacturing workers, teachers, service employees, and others who form the backbone of our local economy—struggle to find affordable homes to rent or buy in Dodge and Jefferson Counties. This doesn’t have to be our future. Communities that proactively expand housing options are more likely to retain and attract the next generation of workers and families needed to thrive.

### Housing Snapshot

- » **Occupied Housing Units:** Dodge and Jefferson Counties have 70,709 occupied housing units — 73% owner-occupied and 27% renter-occupied<sup>7</sup>. This homeownership rate is slightly above the state average. With rental vacancy rates well below the healthy benchmark of 6%—the housing market is extremely tight, driving upward pressure on both rental costs and home prices<sup>21</sup>.
- » **Supply:** The counties are estimated to be **3,639 housing units short** of a “healthy” housing market<sup>19</sup>.
- » **Vacancy:** Jefferson County’s apartment vacancy rate is just 1% and Dodge County’s apartment vacancy rate is 0.6%, showing limited rental availability<sup>21</sup>.

### Home Prices & Affordability

- » **Cost Burden:** Households are considered cost-burdened when they spend 30% or more of their income on housing (rent or mortgage payments, insurance and utilities), leaving less for other necessities such as food, child care, and healthcare. In Dodge and Jefferson Counties,
  - 24% of homeowners are housing cost-burdened<sup>7</sup>.
  - 40% of renters are housing cost-burdened<sup>7</sup>.

#### » Home Prices:

- **The median home sale price in 2024** was **\$303,650**, a 72% increase since 2018<sup>20</sup>.
- Over the same period, **median family income** rose only 38%<sup>7</sup>.

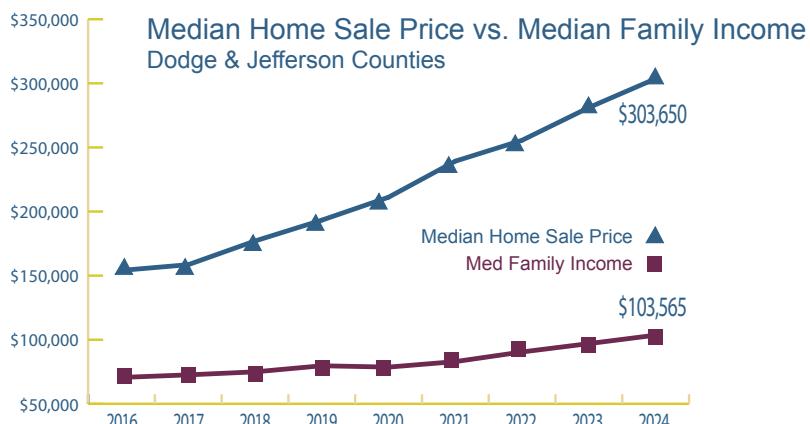


FIG. 6

# VITAL CONDITION: Housing

## Contributing Factors

Several forces are driving the region's housing challenges:

- » **Household Growth Outpacing Housing Supply:** The number of households in Dodge and Jefferson Counties is increasing faster than the number of available units. With 64% of households made up of just one or two people, the trend toward smaller household sizes is further increasing demand for more units.<sup>22</sup>
- » **Slow Housing Development:** New construction has not kept pace with community needs. After the 2008 recession, developers were forced to focus on the most profitable projects, leaving gaps in rural communities like ours where housing prices tend to be lower.<sup>23</sup>
- » **Rising Costs:** Higher prices for land, materials, labor, and infrastructure (utilities and roads) make development significantly more expensive.<sup>24</sup>
- » **Policy Barriers:** Zoning and land-use regulations limit density and reduce the variety of housing types that can be built.<sup>25</sup>
- » **Economic Pressures:** Inflation and higher interest rates add additional strain on both builders and potential homeowners.<sup>25</sup>

## Impact on Mental Health and Wellbeing

- » Households forced to spend a large share of income on housing struggle to afford other necessities including food, childcare and healthcare.
- » Housing instability, frequent moves, or unsafe housing conditions contribute to higher stress and negative mental health outcomes.
- » Homelessness, while affecting a smaller portion of the population, carries significant health and safety risks.

## Pathways Forward

Addressing these challenges will require multi-sector coordination and innovation -- enabling the creation of housing that is affordable for local incomes.

- » **Policy & Systems Approaches:** Streamline the development processes, update zoning policies to allow greater density and smaller homes while incentivizing affordable development
- » **Innovation, Cross-Sector Collaboration and Partnerships:** Public agencies, developers, businesses, nonprofits, and residents aligning resources and working strategically to create additional housing in this challenging economic environment.



Sunset View- Juneau

# VITAL CONDITION: Housing

## LOCAL BRIGHT SPOTS



**Heartland Housing Initiative:** Provided municipalities in Jefferson and Dodge counties with consulting services to better understand their housing needs. Seven communities awarded funding that resulted in market studies and other technical assistance (Palmyra, Randolph, Whitewater, Waterloo, Lake Mills, Beaver Dam and Kekoskee).



**Municipal Leadership:** Communities are actively removing barriers, updating zoning, and using financing tools like Tax Increment Financing (TIF) to spur new development.



**Live Local Development Fund:** A public-private partnership that has raised \$10 million to finance housing projects, supporting up to 500 new units in Jefferson County.



**Habitat for Humanity Expansion:** With support from multiple partners, Habitat has expanded into Jefferson County, with new homes planned in Fort Atkinson and Watertown.



**Rock River Ridge, Watertown:** A City / Nonprofit partnership is adding 188 new units (78 single-family, 18 twin homes, 92 multi-family).



**Sunset View, Juneau & Lowell:** Created 36 new affordable housing units.

# VITAL CONDITION: Financial Stability

“Financial stability means families can weather a crisis, invest in their children, and plan for the future.”

— JPMORGAN CHASE INSTITUTE AND URBAN INSTITUTE

Hardworking people are the backbone of our region’s economy. They deserve the tools and opportunities to build a good life. Stable families and individuals build strong communities — when people don’t have to choose between rent, food, or healthcare, they contribute more and stress less.

But stability is just the beginning. True economic health requires mobility — the ability to advance through better jobs, education, and asset-building, so families not only get by but also move up. Mobility ensures that today’s children inherit genuine opportunity rather than financial stress.

Financial stability underpins many of the other Vital Conditions for health, shaping what residents can afford for housing, education, and healthcare. Economic mobility is how stability becomes generational progress — turning steady paychecks into savings, homeownership, and investments that strengthen whole communities.

## Key Takeaways

Despite a median annual household income (2023) of **\$77,800 in Dodge and Jefferson Counties**—slightly higher than the Wisconsin state median of **\$74,631**—many households still struggle to make ends meet<sup>7</sup>.



- » **31% of households in our region** do not earn enough to cover the basic cost of living<sup>9</sup>.
- » Stability is essential, but **mobility is transformative**: it means families and individuals can save, grow wealth, and pass opportunity to the next generation.
- » Financial stability and mobility are **emerging areas in need of further study** to better understand barriers and solutions.

# VITAL CONDITION: Financial Stability

## THE CURRENT LANDSCAPE

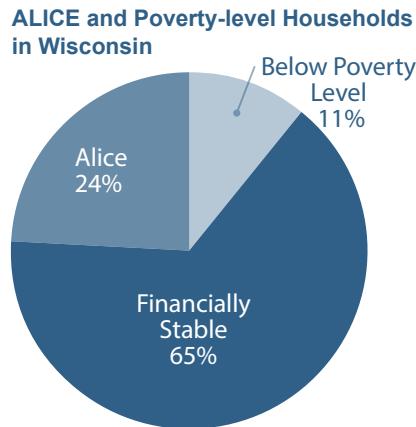


FIG. 7

### ALICE (Asset Limited, Income Constrained, Employed) Households<sup>9</sup>:

- » These families earn above poverty-level wages but still not enough to cover essentials.
- » In our region, **31% of households fall into ALICE or poverty categories**, meaning they struggle to meet the cost of basic living. This is compared to 35% of households falling into ALICE or poverty categories statewide (see FIG 7 - ALICE and Poverty-level Households Wisconsin)<sup>9</sup>.

### Household Budgets:

- » Dodge and Jefferson County families with two adults, an infant, and a preschooler requires about **\$79,920 annually** to cover the minimum cost of living<sup>9</sup>. A more financially stable household, which includes more adequate amounts spent on necessities including an emergency savings, requires \$131,248 annually<sup>9</sup>.
- » Two common Wisconsin jobs – Laborers and Food Service Workers – together earn **\$67,402 annually**, leaving a gap of over \$10,000 for the minimum needed to live and work in today's economy and is about half of what's needed for a more stable financial household<sup>9</sup>.

### Basic Costs Exceeded Wages of Common Jobs and Official Measures of Hardship Financial Hardship, Family of four, Wisconsin, 2023

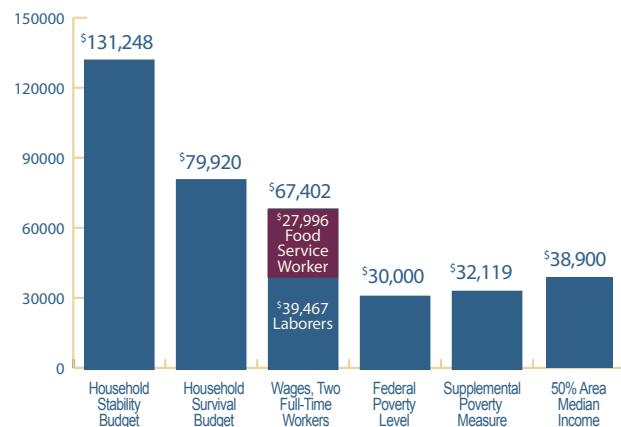


FIG. 8 | Household Survival and Stability numbers, Wages and 50% median income are local to Dodge and Jefferson County. Federal Poverty and Supplemental Poverty are national metrics.

Source: ALICE Household Survival budget, 2023; Bureau of Labor Statistics–Occupational Employment Statistics, 2023; Census, Supplemental Poverty Measure, 2023; HUD, Area Median Income (State Income Limits, 2023)

# VITAL CONDITION: Financial Stability

## Impact on Mental Health and Wellbeing

- » Families and individuals struggling financially face constant trade-offs between **rent, food, transportation, and healthcare**.
- » Lack of stability increases stress, reduces resilience, and undermines both physical and mental health.
- » Without mobility, families and individuals cannot invest in **higher education, homeownership, retirement security, or small business ventures** – pathways that build long-term community strength.

## Pathways Forward

Addressing financial strain requires both short-term stabilization and long-term mobility strategies:

- » **Strengthen Stability:** Expand access to childcare, affordable housing, food security programs, and basic healthcare coverage so families can meet essential needs.
- » **Support Mobility:** Invest in workforce development, higher education access, apprenticeships, and small business support.
- » **Close the Gap:** Align wages with the real cost of living by promoting jobs that provide family-sustaining pay.
- » **Build Assets:** Encourage savings programs, financial literacy initiatives, and policies that make homeownership and retirement planning achievable.
- » **Collaborate Locally:** Partnerships between employers, schools, nonprofits, and government can help residents move from surviving to thriving.

A family may be able to pay this month's bills, but without mobility, they cannot save for a down payment on a home, invest in higher education, or prepare for retirement.

Stability prevents crisis; mobility creates opportunity.



# SUMMARY

## From Assessment to Action

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The CHA exists to **focus our priorities and mobilize action**. In 2025, that means advancing **mental health and wellbeing** by strengthening four vital conditions:

- **Belonging & Connection**
- **Basic Needs**
- **Housing**
- **Financial Stability**

These are practical levers our region can pull now—and they are the bridge to *Thrive Rural*: a future where healthy people, resilient communities, and a durable local economy rise together.

**Your invitation:** join partners across sectors to align strategies, co-invest upstream, and measure what matters—so every step we take improves daily life today and builds a thriving rural region for tomorrow.

# REFERENCES

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2. Greater Watertown Community Health Foundation impact report 2025.
3. Focus Groups - Focus Groups conducted by The Greater Watertown Community Health Foundation with various groups held between May 22, 2024 – Feb 26, 2025. Full list of participant groups listed in Appendix D.
4. Parent Perception Survey - Survey conducted by The Greater Watertown Community Health Foundation May 20th 2025 – July 8th 2025.
5. Youth-Led - Survey conducted by The Greater Watertown Community Health Foundation May 5th 2025 – June 23rd 2025.
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7. US Census Bureau – American Community Survey (ACS) 1-year estimate.
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9. United Way – United for ALICE | The State of ALICE in Wisconsin - Data Sheet. <https://www.unitedforalice.org/key-findings/wisconsin>

Definitions:

- **Laborers** = Laborers And Freight, Stock, And Material Movers, Hand. Food Service Worker = Average salary of Fast Food & Counter Workers and Waiters & Waitresses. Household Survival & Stability Budgets = Survival Budget reflects the minimum cost to live and work in today's economy.
- **Stability Budget** = incorporates the higher costs for maintaining a more financially stable household over time, (including a 10% savings category that can be used in an emergency or for longer-term goals like additional education or buying a home.)

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11. National Institutes of Health; <https://pmc.ncbi.nlm.nih.gov/articles/PMC12165459/>
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21. Dodge and Jefferson County Residential Market Analysis Reports, Tracy Cross and Associates – 2025
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23. Plat Review – Wisconsin Department of Administration, <https://doa.wi.gov/platreview>
24. National Association of Home Builders (NAHB) <https://www.nahb.org/>
25. Joint Center for Housing Studies of Harvard University- State of Nation’s Housing 2025
26. Center of Disease Control (CDC); About Mental Health - <https://www.cdc.gov/mental-health/about/index.html>

# APPENDICES

[Appendix A: About Us](#)

[Appendix B: Community Resources](#)

[Appendix C: Community Health Indicators](#)

» General demographic overview

» Basic Needs:

- Healthcare access & care
- Healthy Living – Health Conditions
- Safety & Injury
- Mortality & Morbidity

» Transportation

» Nature & Environment

» Belonging & Connection

» Lifelong Learning

- Early Childhood
- Youth and Adult Education

» Financial Stability

» Mental Health & Wellbeing

[Appendix D: Primary Data Summaries](#)

[Parent Perception Survey Summary](#)

[Focus Groups Summary](#)

[Youth Interviews Summary](#)

[2025 Community Health Assessment Data Walks](#)

[Appendix E: Youth Risk Behavior Survey \(YRBS\) participating high schools.](#)



## 2025 Building Safety & Zoning Report

2025 brought some exciting changes to the City of Watertown. Some highlights include the following:

- 150 new residential living units which include 43 new single-family homes, 12 single-family homes attached, 1 duplex, and 4 new apartment buildings (Lumin Terrace)
- \$66,992 in Park Improvement Fees and \$16,025 in Fees in Lieu of Dedication collected for 2025
- 1 new airplane hangar at Watertown's Airport
- New self-storage buildings
- A remodel and addition for the Johnsonville Plant
- Various commercial remodels for new liquor stores and nail salons
- 26 approved conditional use permits (CUPs) at Plan Commission
- 2 approved rezonings
- 1 approved Comprehensive Plan Amendment
- 6 approvals of Extraterritorial Certified Survey Maps (CSMs)
- 14 approvals of Certified Survey Map (CSM) approvals within the city limits
- Approval of 2 final plats:
  - The Enclave of Hunter Oaks Subdivision (40 single-family lots)
  - Edge Field Subdivision (55 lots with a mixture of single-family and twin-home lots)
- 1 existing home annexed into the city for the Edge Field Subdivision
- 2 formerly tax-exempt homes (Bethesda) sold and on the tax roll.

The documentation included in the 2025 Construction Report will break down the various numbers showing construction areas, construction values for the past 5 years, specifics on residential construction, and the demolition permits issued this year.

If you have any questions or should you like to discuss additional construction/permit information, please contact the Building, Safety & Zoning Department at 920-262-4060. Questions/comments may also be forwarded to [nzimmerman@watertownwi.gov](mailto:nzimmerman@watertownwi.gov).



## YEARLY CONSTRUCTION TOTALS - 2025

Type of Bldgs.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Early Start #100	0	3	0	0	0	0	0	0	0	1	0	0	4
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	0	\$50,000.00
Fees Collected	\$0.00	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	0	\$265.00
Single Family #101	3	3	5	2	3	6	5	4	2	3	2	5	43
Estimated Cost	\$811,270.00	\$756,890.00	\$1,288,905.00	\$536,000.00	\$806,153.00	\$1,847,884.00	\$1,419,298.00	\$1,236,150.00	\$401,451.00	\$814,854.00	\$490,775.00	\$1,293,167.00	\$11,702,797.00
Fees Collected	\$3,567.50	\$5,822.25	\$9,500.75	\$2,787.60	\$5,253.70	\$14,834.30	\$11,973.20	\$11,551.00	\$2,869.90	\$6,896.60	\$3,941.80	\$13,294.90	\$92,293.50
Single Family Attached #102	4	0	6	0	0	0	0	0	0	0	0	2	0
Estimated Cost	\$774,000.00	\$0.00	\$1,561,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$548,800.00	\$0.00	0	\$2,883,800.00
Fees Collected	\$3,569.00	\$0.00	\$13,670.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,984.40	\$0.00	\$22,224.15
Duplex #103	0	0	0	0	0	0	0	0	0	1	0	0	1
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585,000.00	\$0.00	0	\$585,000.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,268.10	\$0.00	0	\$5,268.10
3-4 Family #104	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
5 + Family #105	0	0	0	4	0	0	0	0	0	0	0	0	4
Estimated Cost	\$0.00	\$0.00	\$0.00	\$9,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$9,400,000.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$30,233.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$30,233.80
Amusement #318	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Industrial #320	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Hospitals & Institutional #323	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Professional Bldgs. #324	0	0	1	0	0	0	0	0	1	0	0	0	2
Estimated Cost	\$0.00	\$0.00	\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184,893.00	\$0.00	\$0.00	0	\$202,893.00
Fees Collected	\$0.00	\$0.00	\$408.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,201.70	\$0.00	\$0.00	0	\$1,610.50
Stores/Customer Services #327	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Sheds/Nonres. #328	0	2	6	3	3	7	5	4	1	1	2	0	34
Estimated Cost	\$0.00	\$20,300.00	\$19,940.00	\$13,500.00	\$13,050.00	\$412,000.00	\$142,515.00	\$215,000.00	\$500.00	\$200,000.00	\$43,000.00	\$0.00	\$1,079,805.00
Fees Collected	\$0.00	\$160.00	\$643.67	\$375.00	\$375.00	\$2,232.60	\$1,188.20	\$391.00	\$125.00	\$1,460.60	\$668.40	\$0.00	\$7,619.47
Gazebos/Shelter #329	0	0	0	0	1	1	0	0	0	1	0	0	3
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$3,600.00	\$0.00	\$0.00	\$0.00	\$154,340.00	\$0.00	0	\$162,940.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$50.00	\$0.00	\$0.00	\$0.00	\$1,256.90	\$0.00	0	\$1,431.90
Residential Add. & Alts. #434	5	6	3	5	8	14	11	11	8	5	5	2	83
Estimated Cost	\$116,804.00	\$106,000.00	\$29,500.00	\$89,648.00	\$230,000.00	\$238,305.00	\$288,497.00	\$311,450.00	\$129,175.00	\$149,850.00	\$168,911.00	\$112,341.00	\$1,970,481.00
Fees Collected	\$425.75	\$771.75	\$532.50	\$864.30	\$2,387.40	\$2,677.40	\$2,890.30	\$2,005.00	\$874.10	\$827.70	\$1,613.40	\$608.30	\$16,477.90
Nonres. Addns & Alts. #437	2	2	0	3	1	1	3	0	0	1	0	0	13
Estimated Cost	\$35,000.00	\$11,000.00	\$0.00	\$120,000.00	\$40,000.00	\$350,000.00	\$4,579,000.00	\$0.00	\$0.00	\$345,000.00	\$0.00	0	\$5,480,000.00
Fees Collected	\$335.00	\$527.50	\$0.00	\$1,093.50	\$375.00	\$339.95	\$11,151.30	\$0.00	\$0.00	\$1,952.60	\$0.00	0	\$15,774.85
Res. Garages #438	0	0	0	0	1	0	2	2	1	0	0	0	6
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00	\$0.00	\$49,964.00	\$55,000.00	\$35,000.00	\$0.00	\$0.00	0	\$162,964.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$270.20	\$0.00	\$422.80	\$422.80	\$315.00	\$0.00	\$0.00	0	\$1,430.80
O/S	0	1	1	2	5	6	3	3	1	3	2	2	29
Estimated Cost	\$0.00	\$30,000.00	\$17,000.00	\$915,871.00	\$73,796.00	\$205,127.00	\$152,000.00	\$46,310.00	\$24,402.00	\$425,573.00	\$23,159.00	\$45,256.00	\$1,958,494.00
Fees Collected	\$0.00	\$105.00	\$97.82	\$155.70	\$1,135.10	\$1,217.20	\$337.50	\$320.50	\$191.60	\$222.10	\$100.00	\$32.90	\$4,215.42
<b>TOTAL-EST. COST</b>	<b>\$1,737,074.00</b>	<b>\$924,190.00</b>	<b>\$2,934,345.00</b>	<b>\$11,075,019.00</b>	<b>\$1,190,999.00</b>	<b>\$3,056,916.00</b>	<b>\$6,631,274.00</b>	<b>\$1,863,910.00</b>	<b>\$775,421.00</b>	<b>\$2,724,617.00</b>	<b>\$1,274,645.00</b>	<b>\$1,450,764.00</b>	<b>\$35,639,174.00</b>
<b>TOTAL-FEES</b>	<b>\$7,897.25</b>	<b>\$7,551.50</b>	<b>\$24,854.29</b>	<b>\$35,509.90</b>	<b>\$9,921.40</b>	<b>\$21,351.45</b>	<b>\$27,963.30</b>	<b>\$14,690.30</b>	<b>\$5,577.30</b>	<b>\$17,984.60</b>	<b>\$11,308.00</b>	<b>\$14,236.10</b>	<b>\$198,845.39</b>

TOTAL # OF PERMITS 234

## EXTRA NOTES:

In April, the 4 residential units of 5-family or more are Lumin Terrace apartment buildings (permit # 25-069: 21-Unit Apt. Bldg., 25-070: 24-Unit Apt. Bldg., 25-071: 24-Unit Apt. Bldg., &amp; 25-072: 24-Unit Apt. Bldg.)

Permit #25-057, issued on 04/08/2025 for a shed was voided on 06/04/2025 per the owner's request due to the owner no longer wishing to pursue the project. The numbers have been removed from the totals above.

Permit #25-091, issued on 05/20/2025 for a shed was voided on 07/02/2025 per the owner's request due to the owner no longer wishing to pursue the project. The numbers have been removed from the totals above.

Permit #25-097, issued on 06/02/2025 for a new kitchen at 309 S. Third Street was voided on 07/22/2025 per the contractor's request. The owner is no longer pursuing that portion of the project. This has been removed from the above table.

In July under #437 Permit #25-141 was issued for 1222 Perry Way for additions and remodel to the Johnsonville Plant. The estimated cost for this project is \$3,814,000.

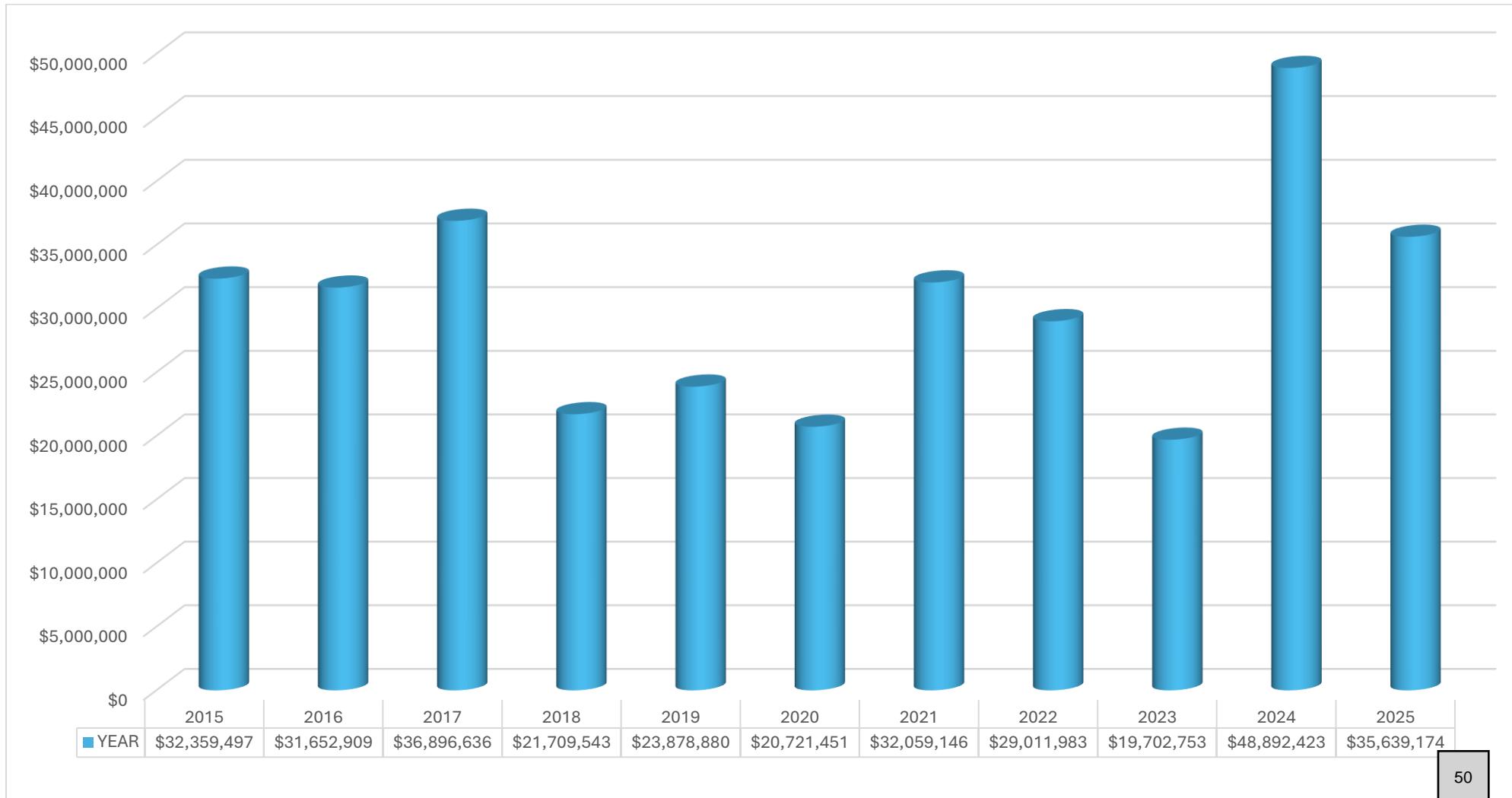
Permit #25-167, issued on 08/07/2025 inadvertently as a duplicate was voided. The numbers have been removed from the totals above.

Permit #25-230, issued on 12/01/2025, was voided. The numbers have been removed from the totals above.



## CONSTRUCTION DOLLAR VALUE 2015-2025

Information provided by the Building Safety & Zoning Dept.





*Section 8, Item D.*

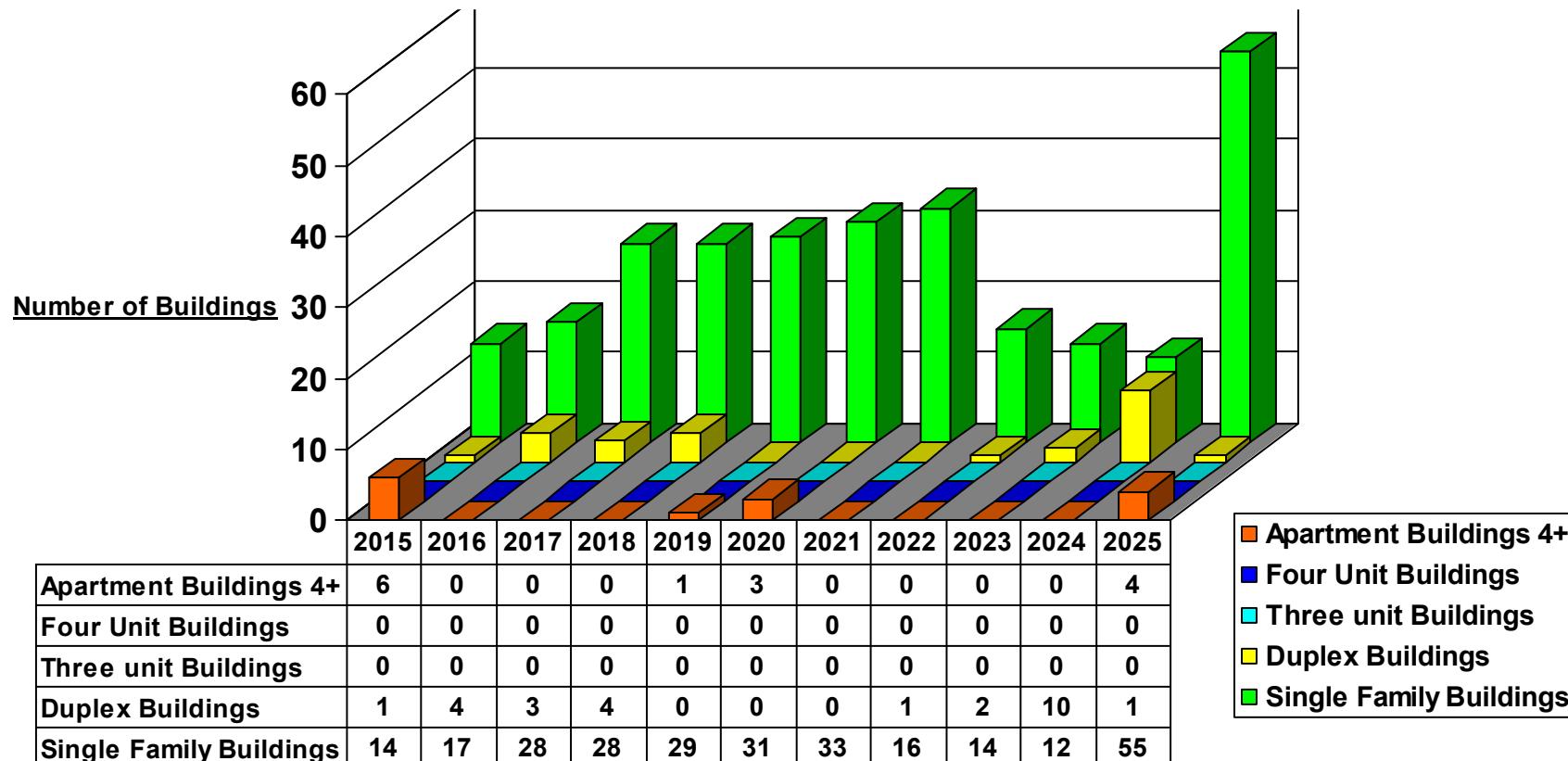
## **2025 LARGE PROJECTS (IN EXCESS OF \$1 MILLION)**



THE CITY OF  
**WATERTOWN**

**TYPES OF RESIDENTIAL CONSTRUCTION  
2015-2025**

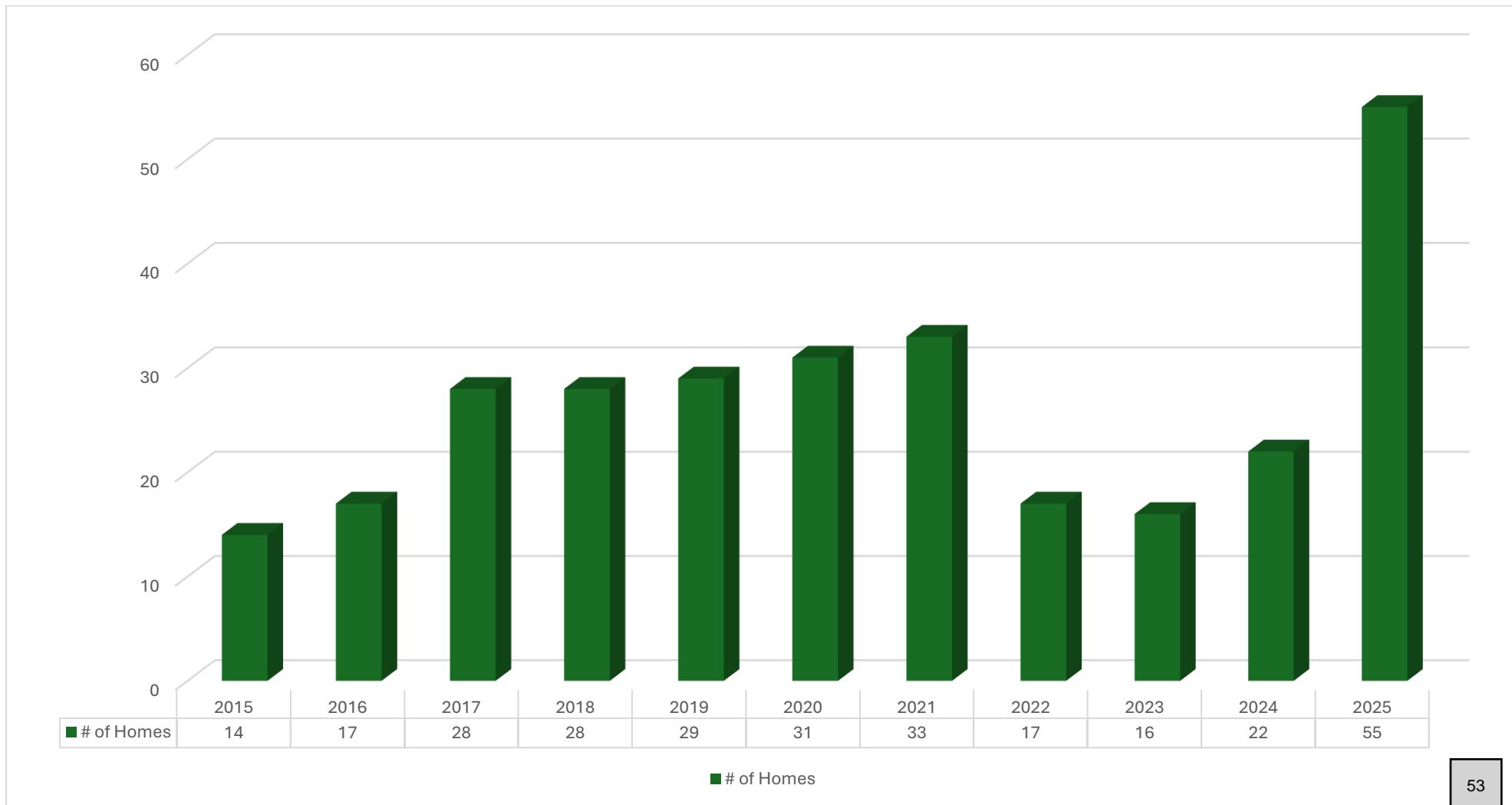
Information provided by the Building Safety & Zoning Dept.

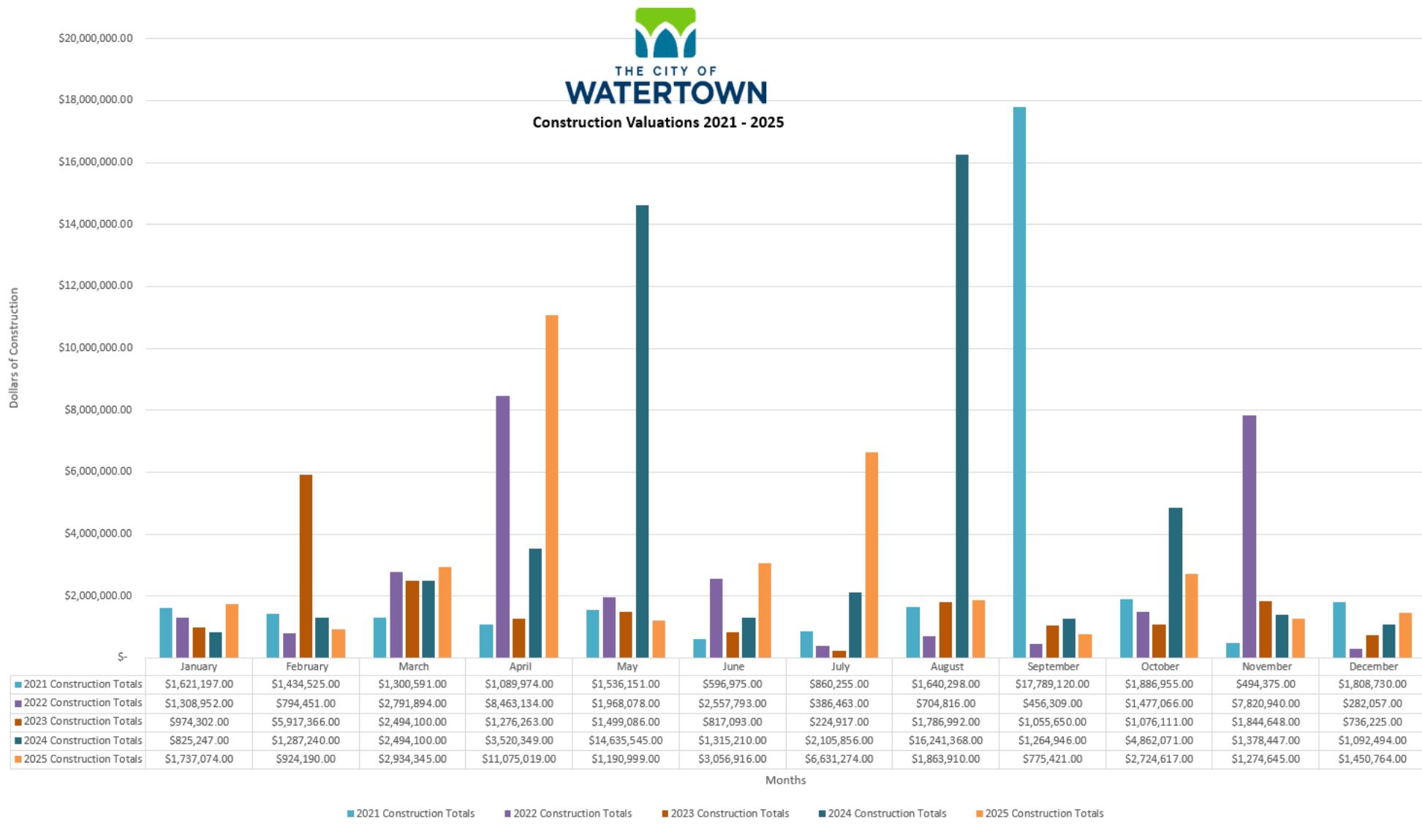




## SINGLE FAMILY HOMES CONSTRUCTED 2015-2025

Information provided by the Building Safety & Zoning Dept.







## 2025 Demolition Permit Report

Permit #	Permit Date	Site Address	Parcel #	Contractor	Owner	Permit Type	Fee
25-005	10/24/2025	213 S. First Street	291-0815-0421-161	Andy's Excavations, LLC	Dylan Ersel, LLC	Demolition	175.00
25-004	9/11/2025	806 S. Ninth St	291-0815-0441-05	Richards Excavating	Garret Loehrer	Demolition	175.00
25-003	6/27/2025	110 S. Church Street	291-0815-0422-140	Koplin Excavating	St. Bernards Congregation	Demolition	175.00
25-002	6/23/2025	710 S. Fourth St	291-0815-0413-136	United Electric	Groth Investments LLC	Demolition	175.00
25-001	4/3/2025	1007 Sand Street	291-0915-3321-036	Koplin Excavating	Timothy Lucey	Demolition	175.00

Total Records: 5

1/2/2026

## WATERTOWN PAYROLL SUMMARY

For the Period of: 12/24/2025 1/6/2026

Department	Employees FT PT		Regular Hours	Regular this Pay Period	Y-T-D Regular Actual	Annual Regular Budget	Overtime Hours	Overtime this Pay Period	Y-T-D Overtime Actual	Annual Overtime Budget
Administration	2	3	286	9,796	-	260,025	-	-	-	-
Alderpersons (2nd PR)	-	-	0	-	-	59,303	-	-	-	-
Attorney	2	1	220	8,551	-	222,321	-	-	-	-
Bldg. Inspection	3	3	273	9,950	-	286,891	-	-	-	-
Crossing Guards	-	2	4	45	-	28,000	-	-	-	-
Engineering	5	4	485	12,896	-	27,102	-	-	-	-
Finance	6	-	411	13,862	-	469,248	15	553	-	3,000
Fire	30	1	3264	115,110	-	2,564,329	228	10,238	-	247,000
Forestry	2	-	156	5,068	-	134,680	2	-	-	-
Health	8	3	721	26,125	-	809,474	-	-	-	2,250
Library	8	12	888	23,851	-	500,677	-	-	-	-
Mayor	1	-	80	3,634	-	94,488	-	-	-	-
Media	2	3	187	5,479	-	263,120	-	-	-	-
Municipal Building	1	-	80	1,997	-	51,917	-	-	-	1,500
Municipal Court	1	1	100	3,354	-	89,258	-	-	-	-
Park	8	-	619	15,921	-	458,087	21	917	-	11,960
Park/Rec Admin	5	1	415	16,366	-	422,408	-	-	-	540
Police	54	-	4365	192,907	-	4,213,498	192	10,301	-	236,600
Police Reserve	-	-	0	-	-	15,000	-	-	-	-
Recreation and Pools	-	22	202	2,721	-	243,072	-	-	-	4,500
Solid Waste	8	-	640	17,646	-	526,359	40	1,678	-	3,000
Street / Storm Water	25	-	2000	65,192	-	1,604,333	101	4,421	-	35,500
Wastewater	11	-	880	29,505	-	779,039	45	2,394	-	18,000
Water Dept.	10	1	885	32,489	-	839,515	54	2,412	-	47,000
<b>TOTALS</b>	<b>192</b>	<b>57</b>	<b>17158</b>	<b>\$612,464</b>	<b>\$0</b>	<b>\$14,962,144</b>	<b>697</b>	<b>\$32,915</b>	<b>\$0</b>	<b>\$610,850</b>

## WATERTOWN PAYROLL SUMMARY

For the Period of: 1/7/2026 1/20/2026

Department	Employees FT PT		Regular Hours	Regular this Pay Period	Y-T-D Regular Actual	Annual Regular Budget	Overtime Hours	Overtime this Pay Period	Y-T-D Overtime Actual	Annual Overtime Budget
Administration	2	3	267	9,722	19,002	260,025	-	-	-	-
Alderpersons (2nd PR)		9	9	4,848	4,848	59,303	-	-	-	-
Attorney	2	1	220	8,551	17,102	222,321	-	-	-	-
Bldg. Inspection	3	3	289	10,515	20,465	286,891	-	-	-	-
Crossing Guards	-	8	126	1,418	1,463	28,000	-	-	-	-
Engineering	5	3	524	12,896	-	27,102	-	-	-	-
Finance	7	-	499	16,743	30,605	469,248	16	631	1,184	3,000
Fire	31	1	3237	94,153	209,854	2,564,329	166	7,107	16,876	247,000
Forestry	2	-	160	5,180	10,248	134,680	-	-	-	-
Health	8	3	826	29,778	55,904	809,474	-	-	-	2,250
Library	8	12	999	25,983	49,834	500,677	-	-	-	-
Mayor	1	-	80	3,634	7,268	94,488	-	-	-	-
Media	2	3	188	5,503	10,982	263,120	-	-	-	-
Municipal Building	1	-	80	1,997	3,994	51,917	-	-	-	1,500
Municipal Court	1	1	100	3,482	6,836	89,258	-	-	-	-
Park	7	-	560	14,085	30,005	458,087	26	980	1,897	11,960
Park/Rec Admin	5	1	430	13,605	29,971	422,408	-	-	-	540
Police	54	-	4284	159,579	356,867	4,213,498	144	8,165	18,053	236,600
Police Reserve	-	3	9	16	16	15,000	-	-	-	-
Recreation and Pools	-	29	236	3,876	6,597	243,072	-	-	-	4,500
Solid Waste	8	-	640	17,646	35,291	526,359	1	20	1,699	3,000
Street / Storm Water	25	-	2000	66,108	131,641	1,604,333	121	5,528	9,949	35,500
Wastewater	11	-	880	29,325	58,829	779,039	8	364	2,759	18,000
Water Dept.	10	1	918	32,983	65,471	839,515	13	536	2,346	47,000
<b>TOTALS</b>	<b>193</b>	<b>81</b>	<b>17559</b>	<b>\$571,624</b>	<b>\$1,163,092</b>	<b>\$14,962,144</b>	<b>494</b>	<b>\$23,332</b>	<b>\$54,763</b>	<b>\$610,850</b>

**AN ORDINANCE**  
**TO AMEND CHAPTER 550: ZONING CODE, THROUGH THE AMENDMENTS OF**  
**LANGUAGE TO SECTIONS §550-32C(1), §550-33C(1), §550-36C(1), & §550-37C(1),**  
**& §550-56**

**SPONSOR: MAYOR STOCKS, CHAIR**  
**FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

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

**SECTION 1.** Section § 550-32C(1), Planned Business Zoning District, is hereby amended to read as follows:

- C. List of allowable accessory uses (per § 550-45C).
  - (1) Accessory land uses permitted by right:
    - (a) Farm residence.
    - (b) Residential accessory structure.
    - (c) Company cafeteria.
    - (d) Company-provided on-site recreation.
    - (e) Home occupation.
    - (f) On-site parking lot.
    - (g) Private residential recreational facility.
    - (h) Drainage structure.
    - (i) Filling.
    - (j) Lawn care.
    - (k) Exterior communication devices.
    - (l) Nonresidential accessory structure.
    - (m) [Outdoor Display incidental to Vehicle Repair and Maintenance Service.](#)

**SECTION 2.** Sections §550-33C(1), §550-36C(1), & §550-37C(1), General Business, General Industrial, and Heavy Industrial Zoning Districts, are hereby amended to read as follows:

- C. List of allowable accessory uses (per § 550-45C).
  - (1) Accessory land uses permitted by right:
    - (a) Farm residence.
    - (b) Residential accessory structure.
    - (c) Company cafeteria.
    - (d) Company-provided on-site recreation.
    - (e) Home occupation.
    - (f) On-site parking lot.
    - (g) Private residential recreational facility.
    - (h) Drainage structure.
    - (i) Filling.
    - (j) Lawn care.
    - (k) Exterior communication devices.
    - (l) Tourist rooming house.

(m) Nonresidential accessory structure.

(n) [Outdoor Display incidental to Vehicle Repair and Maintenance Service.](#)

**SECTION 3.** Section §550-56, Accessory Land Uses, is hereby amended to read as follows:

DD. [Outdoor Display Incidental to Vehicle Repair and Maintenance Service.](#) Description: Outdoor Display Incidental to Vehicle Repair and Maintenance Service land uses include land

uses which conduct sales, or display sales merchandise or equipment outside of an enclosed

building where Vehicle Repair and Maintenance Service (as described under §550- 52Q) is permitted.

(1) **Regulations**

(a) Shall comply with all regulations of §550-52D.

(b) Display area shall not exceed 15% of gross lot area.

(c) Sales and display merchandise shall be limited to three (3) vehicles or equipment items.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 3.** This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Feb 3, 2026		Feb 16, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
BARTZ				
BLANKE				
SMITH				
ARNETT				
WETZEL				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED February 16, 2026

CITY CLERK

APPROVED February 16, 2026

MAYOR