



PLAN COMMISSION MEETING AGENDA

MONDAY, JANUARY 08, 2024 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
1 877 309 2073 Access Code: 786-478-525 or <https://meet.goto.com/786478525>

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- [A.](#) Review and take action: Plan Commission minutes dated December 11, 2023

3. BUSINESS

- [A.](#) Review public hearing comments and make recommendation to Council: 1111 S. Tenth Street – Comprehensive Plan Amendment for a recycling facility, 1310 Allwardt Street - change the Future Land Use designation, and Comprehensive Plan Amendment to change text in Figure 7.7
- [B.](#) Review public hearing comments and make recommendation to Council: 1111 S. Tenth Street – Zoning Text Amendment for a recycling facility
- [C.](#) Review and take action: W7718 Provimi Road Extraterritorial Certified Survey Map (CSM)
- [D.](#) Review and take action: 1301 Clark Street and 1391 Clark Street preliminary Certified Survey Map (CSM)
- [E.](#) Discussion and take possible action on Zoning Code Audit/Evaluation by Vandewalle & Associates

4. ADJOURNMENT

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

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

**PLAN COMMISSION
MINUTES
December 11, 2023**

Section 2, Item A.

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

The following members were present: Mayor McFarland, Alderman Blanke (4:33pm), Konz, Krueger (virtual), Lampe, Talaga, Zirbes

Also in attendance: Mason Becker, Jon Gehlee of Ebenezer Church

1. Call to order (4:31pm)

2. Approval of Minutes

A. Plan Commission minutes November 13, 2023

Motion to approve was made by Konz and seconded by Lampe, passed on unanimous voice vote.

B. Plan Commission minutes November 27, 2023

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

3. Business

A. Review and Take Action: N8095 High Road – Extraterritorial Certified Survey Map (CSM)

Review request for a CSM for N8095 High Road for the purpose of combining two lots for expansion of their cemetery.

Motion was made by Lampe and seconded by Talaga to approve the CSM with the condition to add the airport approach protection zone elevation in the notes, passed on a unanimous voice vote.

B. Review and Discuss: Potential sale of city-owned land and a grant application

Mason Becker was present to inform the Commission that there is interest to purchase the currently vacant buildings at 761 Milford St. This was primarily informational with the intent to gauge the interest to sell.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/December%2011,%202023%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Talaga and passed on a unanimous voice vote.
(4:40pm)

Respectfully Submitted,

Alderman Brad Blanke

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 8th, 2024
SUBJECT: Recommendation to Council - Comprehensive Plan Amendments

A Comprehensive Plan Amendment to change the Future Land Use designation on parcels located at 1110 and 1111 S 10th St. Parcel PIN(s): 291-0815-0444-013 & 291-0815-0444-006.

A Comprehensive Plan Amendment to change the Future Land Use designation on a parcel located at 1310 Allwardt St. Parcel PIN: 291-0915-3413-014.

A Comprehensive Plan Amendment to change text in Figure 7.7.

SITE DETAILS - 1110 and 1111 S 10th St.:

Acres: 0.52 & 2.98

Current Zoning: Heavy Industrial

Existing Land Use: Vacant

Future Land Use Designation: Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

A proposed Plan Amendment to change the Future Land Use designation of two parcels from Planned Mixed Use to Mixed Industrial. A Zoning Ordinance Text Amendment related to the Comprehensive Plan Amendment is also pending. This Comprehensive Plan Amendment will run concurrently with the Zoning Ordinance Text Amendment. If both the Plan Amendment and the Zoning Ordinance Text Amendment are approved a Conditional Use Permit will also be required for the proposed use (Recycling Center).

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single Family Residential and Institutional directly adjacent to the north, as well as Single Family Residential across the railroad tracks to the southwest. Mixed Industrial Future Land Use exists to the southeast and to the west.

Nearby Zoning includes General Industrial Zoning to the northwest and to the east, with Heavy Industrial Zoning to the southeast. Single Family Residential Zoning exists to the southwest and Two-Family Residential Zoning is adjacent to the north.

SITE DETAILS - 1310 Allwardt St:

Acres: 20

Current Zoning: Single Family Residential

Existing Land Use: Vacant

Future Land Use Designation: Institutional

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

Opportunity Runs Through It

BACKGROUND & APPLICATION DESCRIPTION:

A proposed Plan Amendment to change the Future Land Use designation of a parcel from Institutional to Multi-Family. This parcel was previously planned for a new school. The school district has since changed plans and is in the process of selling the parcel to a developer that is planning a multi-family development.

STAFF EVALUATION:*Land Use and Zoning:*

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

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

DETAILS - Comprehensive Plan Figure 7.7:**BACKGROUND & APPLICATION DESCRIPTION:**

A proposed Plan Amendment to change text in Figure 7.7 of the Comprehensive Plan. The current table does not accurately address the relationship between Future Land Use Designations and Overlay Zoning Districts. The proposed change removes the references to the Planned Development District from specific Future Land Use Categories and replaces that with a blanket statement that all Overlay Zoning Districts can be associated with all Future Land Use Categories where appropriate.

Figure 7.7 Future Land Use and Existing Zoning District Translation	
Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single Family Residential-4
Two-Family	Two Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Business
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial and Planned Development Districts
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts, plus the Planned Development District
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts
<u>All Overlay Zoning Districts can be associated with all Future Land Use Categories where appropriate, subject to the standards, rules, and regulations of the Overlay Zoning District.</u>	

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

Per Wis. Stat. § 66.1001(4)(b):

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

Comprehensive Plan Goals, Objectives, and General Policies:

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

Land Use Goals, Objectives, and General Policies

Goal:

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

Objectives:

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

Policies:

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

PUBLIC HEARING COMMENT:

Section 3, Item A.

A public hearing for this plan amendment is scheduled for Jan 16th, 2024. A Plan Commission recommendation is being requested prior to the public hearing at the Common Council.

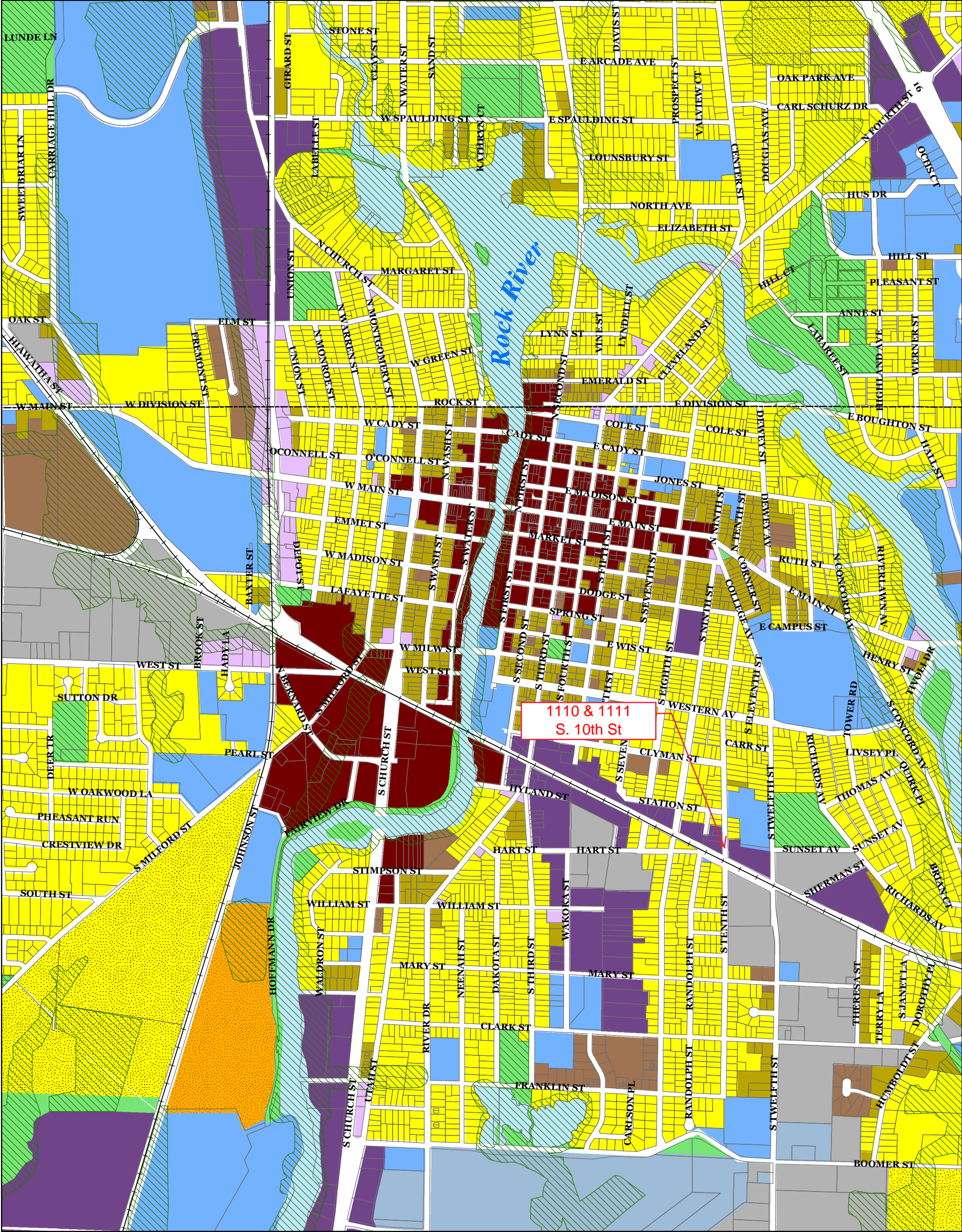
PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials.



Future Land Use Downtown Area

Map 6a

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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

- Office
- Multi-Family Residential
- Mixed Industrial
- Commercial Services/Retail
- Institutional
- Parks & Recreation

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

- Single-Family - Sewered (predominant land use)
- Two-family Residential
- Multi-Family Residential
- Institutional
- Neighborhood Mixed Use
- Parks & Recreation

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

- Office
- Single-Family - Sewered
- Two-Family Residential
- Multi-Family Residential
- Commercial Services/Retail
- Institutional
- Parks & Recreation

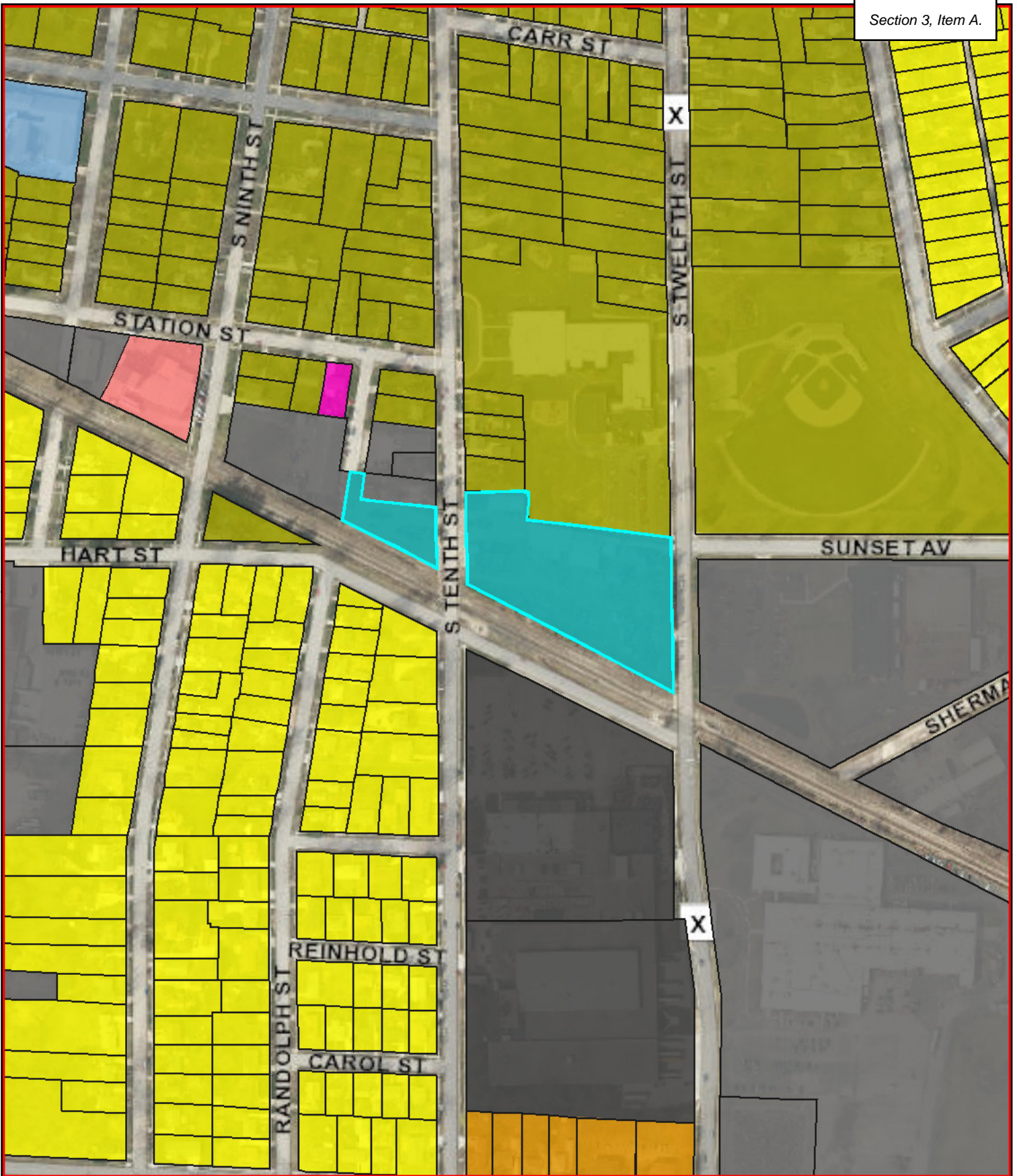


City of Watertown
County Boundary
Town Boundary
Parcel
Railroad

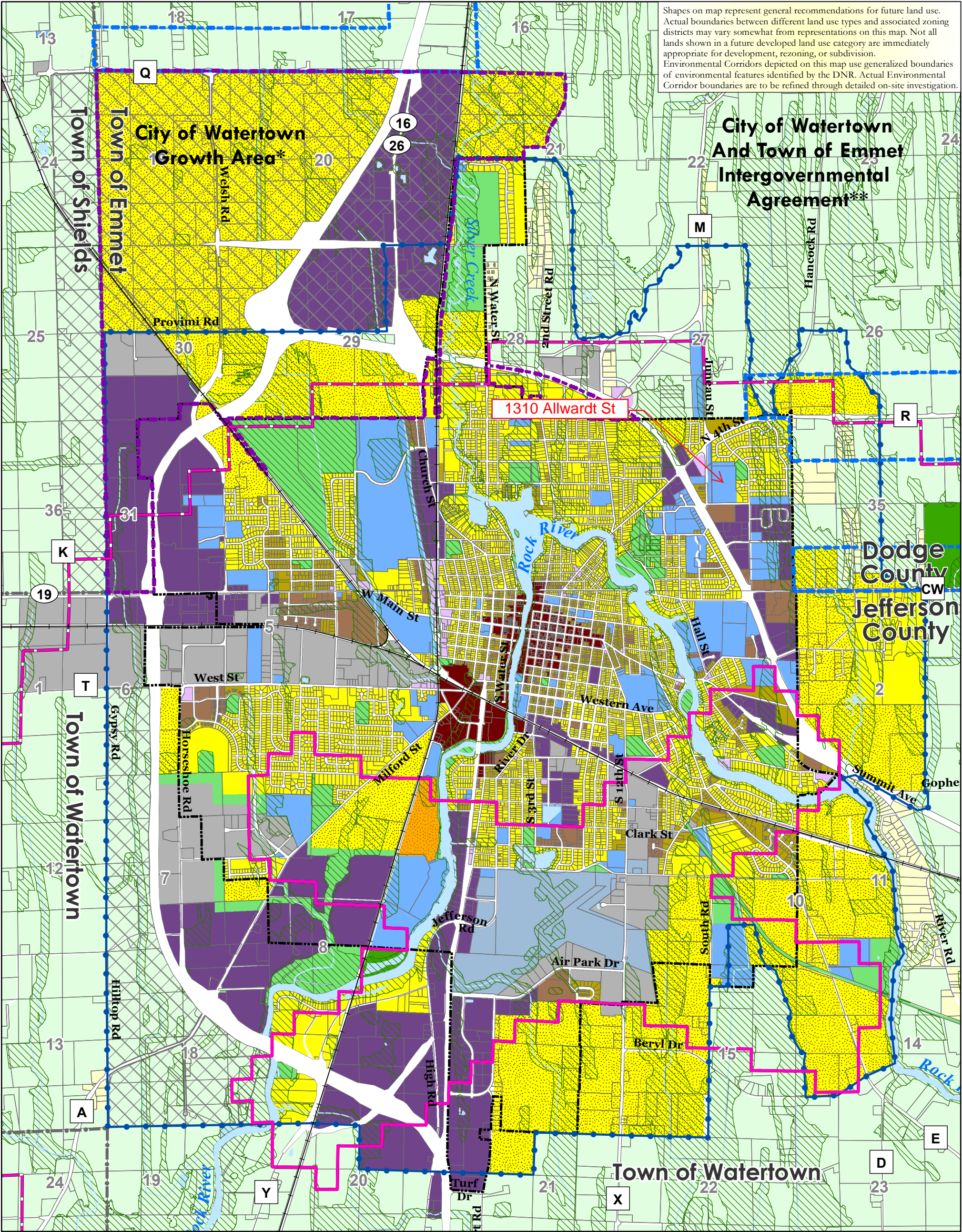


Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A





<p>Parcels</p> <p> Override 1</p> <p> Parcels</p> <p> City Limits</p> <p>Zoning</p> <p> Single-Family Residential (SR-4)</p>	<p> Two-Family Residential (TR-6)</p> <p> Multi-Family Residential-8 (MR-8)</p> <p> Multi-Family Residential-10 (MR-10)</p> <p> Senior Residential (SNR)</p> <p> Rural Holding (RH)</p> <p> Planned Office and Institutional (PO)</p>	<p> Neighborhood Office (NO)</p> <p> Neighborhood Business (NB)</p> <p> Planned Business (PB)</p> <p> General Business (GB)</p> <p> Central Business District (CB)</p> <p> Planned Industrial (PI)</p>	<p> General Industrial (GI)</p> <p> Heavy Industrial (HI)</p> <p> Planned Unit Development (PUD)</p> <p> Conditional Zoning / Mixed Uses (COND)</p> <p> Multiple / Mixed Zoning (MULTI)</p> <p> Unknown (UN)</p>	<div style="text-align: right;"> <p>N</p> <p>8</p> </div> <div> <p>THE CITY OF WATERTOWN <i>Opportunity runs through it.</i></p> <p>City of Watertown Geographic Information System</p> <p>Scale: 1 inch = 300 feet SCALE BAR = 1"</p> <p>Printed on: November 2, 2023 Author: Private User</p> <p><small>DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.</small></p> </div>
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Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

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

- Rights-of-Way
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4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



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



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

Airport Height Limitations

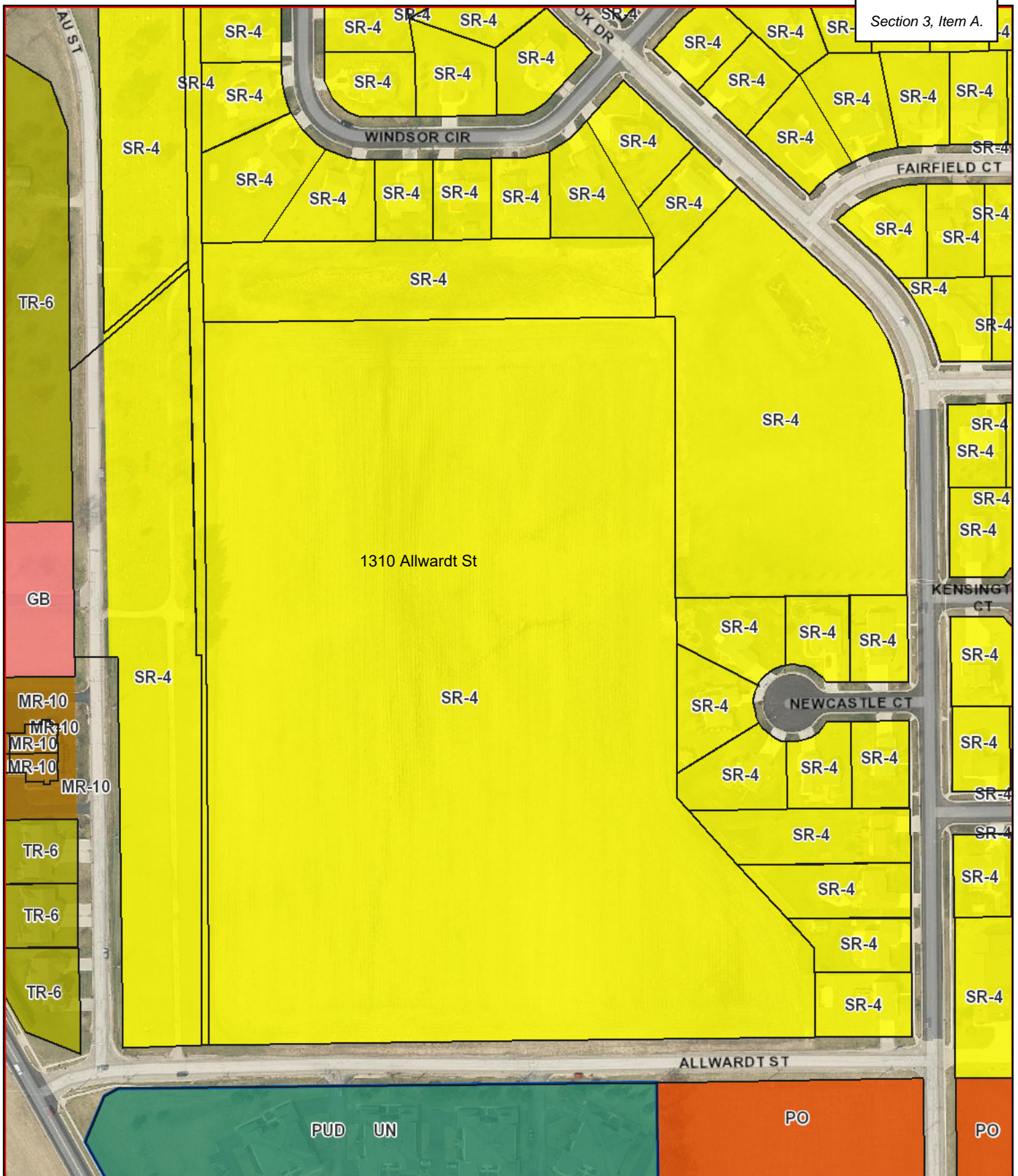
- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles



Parcels

City Limits



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 200 feet

SCALE BAR = 1"

Printed on: November 10, 2011

Author: Private Use

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

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920-342-0986

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920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 8th, 2024
SUBJECT: Public Hearing Comment Review and Recommendation to Council – Text Amendment to Chapter 550 Zoning.

A request by Fred Runde, agent for Bauule LLC, for a text amendment to the City of Watertown Zoning Code - Chapter 550-53D Zoning.

BACKGROUND DESCRIPTION:

Proposed Amendment:

The current zoning code regarding Junkyard or Salvage Yards requires a 100 foot setback for all buildings, structures, outdoor storage areas, and other activity areas from all property lines. This proposed text amendment would allow the Plan Commission to adjust that setback through a Conditional Use Permit (CUP) subject to the proposed regulations.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment - § 550-53D

§ 550-53D Junkyard or Salvage Yard

Junkyard or salvage yard. Description: Junkyard or salvage yard facilities are any land or structure used for a salvaging operation, including but not limited to the aboveground outdoor storage and/or sale of wastepaper, rags, scrap metal, and any other discarded materials intended for sale or recycling, and/or the collection, dismantlement, storage or salvage of two or more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

(1) Regulations.

- (a)** Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property (see § **550-99**).
- (b)** All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. [Adjustments to the required 100 foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit \(CUP\) subject to the following:](#)
 - [\[1\] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole.](#)
 - [\[2\] The use of the property as a junkyard or salvage yard is consistent with the City of Watertown Comprehensive Plan.](#)
- (c)** In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas.

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- (d) Shall not involve the storage, handling or collection of hazardous materials, including any of the materials listed in § **550-122**.
- (2) Parking requirements. One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift.

PUBLIC HEARING COMMENTS:

Public comments from the Jan 2nd, 2024 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Chapter 550 Text Amendments to Common Council.
2. Positive recommendation of the Chapter 550 Text Amendments to Common Council.
3. Positive recommendation of the Chapter 550 Text Amendments to Common Council, with conditions identified by the Plan Commission.

ATTACHMENTS:

Application materials

**AN ORDINANCE
TO AMEND CHAPTER 550: ZONING CODE, THROUGH THE ADDITION OF
LANGUAGE TO SECTIONS § 550-53D(1)(b)**

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

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

SECTION 1. Section § 550-53D(1)(b) is hereby amended as follows:

* * *

(b) All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines. Adjustments to the required 100-foot setback for buildings, structures, outdoor storage areas, or any other activity areas from all property lines may be approved by the Plan Commission through a Conditional Use Permit (CUP) subject to the following:

[1] The applicant can demonstrate, to the satisfaction of the Plan Commission, that the proposed setback adjustment will not create undesirable impacts on nearby properties, the environment, or the community as a whole.

[2] The use of the property as a salvage yard or junk yard is consistent with the City of Watertown Comprehensive Plan.

* * *

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:				
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR

Main Office
920-262-4060

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Dennis Quest
920-262-4061

TO: Plan Commission
DATE: January 8th, 2024
SUBJECT: W7718 Provimi Road - Extraterritorial Certified Survey Map (CSM)

A request by Robb Bender to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 14-040-0914-2514-000

SITE DETAILS:

Parent Parcel Acres: 39.3
Proposed Lot Size(s): 1.9 acres
Jurisdiction: Town of Shields

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map.

STAFF EVALUATION:

The preliminary CSM lot is not located within the Airport Approach Protection Zone. Provimi Road is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120 ft. A 120 ft ROW (60ft from centerline) will need to be depicted on the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - a. A 120 ft ROW (60ft from centerline) will need to be depicted on the CSM.

ATTACHMENTS:

- Application materials.

PRELIMINARY CSM

BEING PART ON THE SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 14 EAST
IN THE TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

SURVEY ADDRESS: W2718 PROVIMI RD

040-0914-2514-000
UNPLATTED

230'±

040-0914-2514-000
UNPLATTED

040-0914-2514-000
UNPLATTED

404'±

403'±

CSM VI-PG237

LOT 1

2.194 Ac
95436 sq.ft.
(incl. right of way)

1.979 Ac
86201 sq.ft.
(excl. right of way)

166.96'
(159')

NORTH

RIGHT OF WAY LINE

PROVIMI RD

reference line of project no. 331-20-18

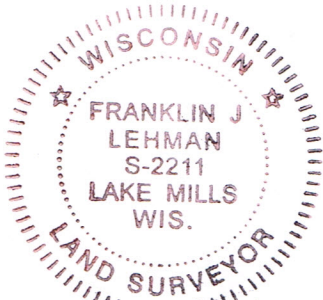
SOUTH LINE NE 1/4 OF SECTION 25-9-14

EAST CORNER OF
SECTION 25-9-14

LEGEND

SCALE 1" = 40'

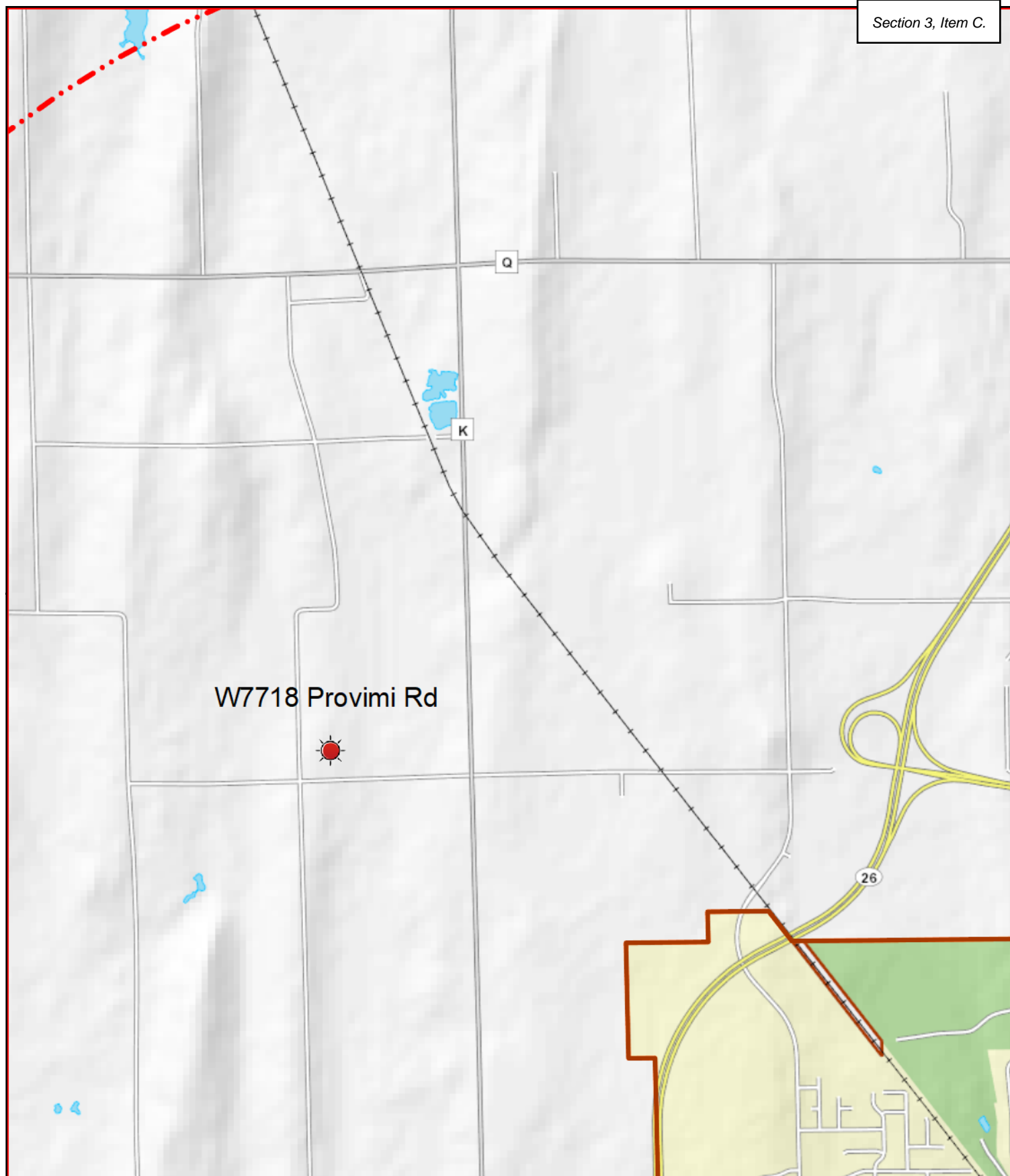
40' 20' 0' 40'



Franklin J. Lehman
FRANKLIN J. LEHMAN PLS-2211

NOV. 29, 2023
DATE

231004
JOB NO.



Points



Override 1



City Limits



City Of Watertown 3 Mile Jurisdiction



City of Watertown Geographic Information System

Scale: 1 inch = 2,000 feet
SCALE BAR = 1"

Printed on: December 1, 2015
 Author: Private User

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

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Dennis Quest
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TO: Plan Commission
DATE: January 8th, 2024
SUBJECT: 1301 & 1391 Clark Street – Preliminary Certified Survey Map (CSM)

A request by Stan Jones, agent for Stan Jones Auction & Realty Service, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-1023-017 & 291-0815-1024-023

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 1.61 acres & Lot 2 – 0.71 acres
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot CSM from two existing parcel. Lot 1 contains the existing building and parking lot with vehicle access from Clark St. Lot 2 is a vacant parcel also with access to Clark St. Both proposed lots exceed the minimum lot area requirements for the General Industrial (GI) Zoning District in which they are located. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 924 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials.

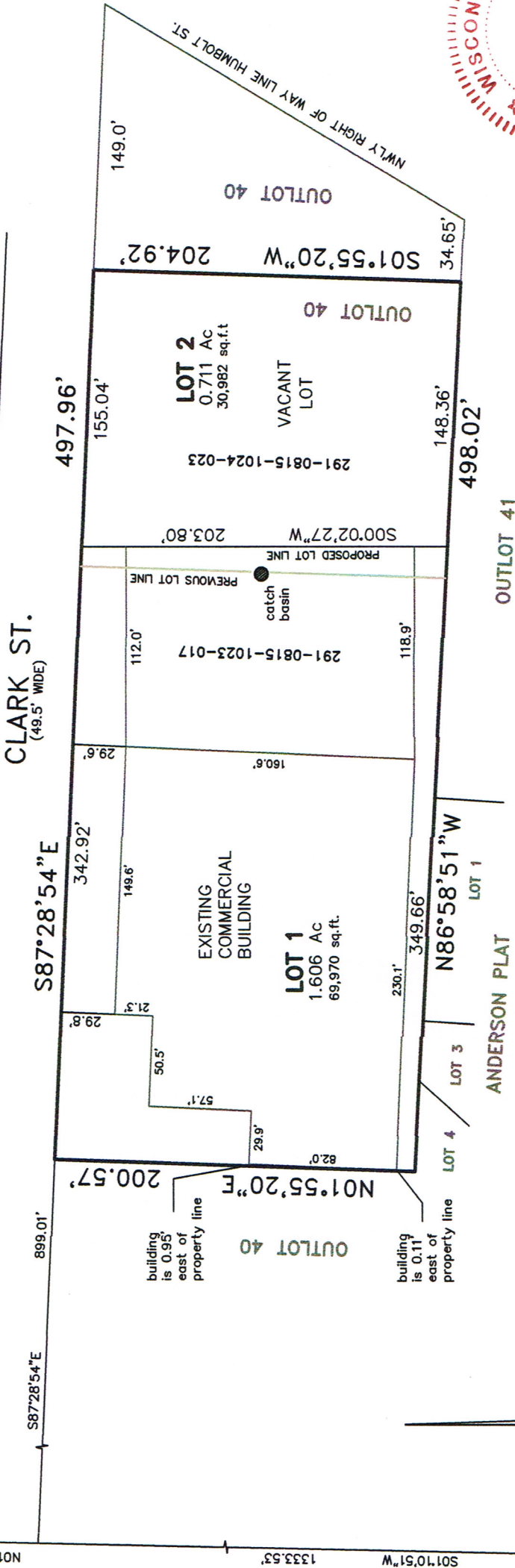
PRELIMINARY CERTIFIED SURVEY MAP

BEING A REDIVISION OF PART OF OUTLOT 40 IN THE ORIGINAL SEVENTH (NOW THE EIGHTH WARD) OF THE CITY OF WATERTOWN, JEFFERSON COUNTY WISCONSIN.

PROPERTY ADDRESS; 1301 CLARK ST.

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NE 1/4 OF THE SE 1/4
SECTION 9-8-15

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NE 1/4 OF THE SE 1/4
SECTION 9-8-15





Parcels



City Limits



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 200 feet
SCALE BAR = 1"

Printed on: December 1, 2014
Author: Private User

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

MEMO

To: City of Watertown Plan Commission

From: Brian Zirbes, Zoning Administrator

Date: January 8th, 2024

RE: Upcoming Vandewalle & Associates Zoning Projects and possible Zoning Ordinance Audit/Evaluation.

The purpose of this memo is to inform you about two Zoning Ordinance/Map projects being conducted by Vandewalle & Associates in 2024, as well as, to introduce and discuss the idea of a full audit and evaluation of the City's Zoning Ordinance.

During 2024, Vandewalle & Associates will be conducting two projects to improve and correct deficiencies within the City of Watertown's Zoning Ordinance. The first project will examine the areas on the City's zoning map that have 'multiple', 'mixed', 'unknown', or 'conditional' zoning designations. These areas have zoning which is unclear or missing due to an absence of accurate records. These areas will be researched by Vandewalle & Associates and an appropriate zoning district will be recommended for a zoning map amendment. These recommended changes will go through the regular public hearing process as well as approval by the Plan Commission and the Common Council.

The second project will examine the City's overlay zoning districts. Many of these overlay districts have ordinance text that is inconsistent or contradictory in nature. Also, most of these districts are not mapped making enforcement of the regulations difficult or impossible. Vandewalle & Associates will review all overlay zoning district ordinance text and suggest edits or corrections. Vandewalle & Associates will also recommend map boundaries for all the overlay zoning districts. These recommended changes will also go through the regular public hearing process as well as approval by the Plan Commission and the Common Council.

In addition to these projects, consideration is being given to having Vandewalle & Associates perform a full audit and evaluation of the City's Zoning Code and its interrelationships with other parts of the City Code. This audit and evaluation would be conducted as a precursor to a possible update and rewrite of the entire Zoning Code. The Zoning Code that Watertown currently uses is based upon an older Vandewalle & Associates model that is fairly dated, being about 25 years old. The City spends a considerable amount of time and resources amending and adjusting the current Zoning Code to meet today's needs and standards

for development. The audit and evaluation would provide insight into the scope of the work to modernize the City of Watertown Zoning Code. The overarching idea here is to modernize the zoning code in one effort rather than through continual smaller edits and changes. The audit and evaluation would cost \$5,000. If the Plan Commission is agreeable to this proposal, the plan would be to submit a request to fund this project with the City ARPA dollars that are remaining.

Sincerely,
Brian Zirbes

Zoning and Floodplain Administrator
Building, Safety and Zoning