



## PLAN COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 14, 2022 AT 4:30 PM

**MUNICIPAL BUILDING, 106 JONES STREET, WATERTOWN, WI - LOWER LEVEL ROOM 0041**

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**By Phone or GoToMeeting:** Members of the media and the public may attend by calling: 1 866 899 4679 **Access Code:** 838-988-989 or <https://meet.goto.com/838988989>

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 October 24, 2022

### 3. BUSINESS

A. Conduct public hearing: 205 S. Third Street – Conditional Use Permit (CUP) request for Indoor commercial entertainment under Sections 550-34B(2)(f) and 550-52H

B. Review and take action: 205 S. Third Street – Conditional Use Permit (CUP) request for Indoor commercial entertainment under Sections 550-34B(2)(f) and 550-52H

C. Review and take action: 771 N. Church Street – Review of Conditional Use Permit (CUP) request for exterior storage under Section 550-109D – location of dumpster

D. Review and take action: Parcel Number 291-0815-0624-004 (5.340 acres) - Discuss sale of land proposal from BASO Gas Products LLC

### 4. ADJOURNMENT

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [mdunneisen@CityofWatertown.org](mailto:mdunneisen@CityofWatertown.org), 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**  
**October 24, 2022 Minutes**

*Section 2, Item A.*

The Plan Commission met on the above date at 4:30 p.m. in the Council Chambers.

**The following members were present:** Mayor Emily McFarland (Chair), Jaynellen Holloway (Director of Public Works/City Engineer), Nick Krueger, Brian Konz, Alyse Talaga, and James Romlein (Recording Secretary).

**The following members were absent:** Becky Huff

**Others on Line:** Tony Meyers, Jason Puestow, and Jacob Rosbeck

**Citizens Present:** Vicente Flores-Martinez, Marcus Bolaros, Mariani Marysue, Chandy Aschenbrener

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**A. Review and take action: Site Plan Review minutes dated October 10, 2022**

**Motion to accept Romlein, Second Holloway**  
**Unanimous by voice vote**

**B. Review and take action: Plan Commission minutes dated October 10, 2022**

**Correction to minutes by Konz, to “remove Konz as attendee”**

**Motion to accept as amended by Holloway, Second by Krueger**  
**Unanimous by voice vote**

**3. BUSINESS**

**A. Conduct public hearing: 771 N. Church Street – Conditional Use Permit (CUP) request for exterior storage under Section 550-109D**

**Background:**

Vicente Flores-Martinez, applicant, and Flores-Martinez Enterprises, LLC (Vicente Flores-Martinez, registered agent & property owner), are proposing screened refuse containers at 771 N. Church Street. 771 N. Church Street is zoned Planned Business (PB).

**Mayor McFarland opened the public hearing and called for citizens wishing to comment to come forward:**

Chandy Aschenbrener, the most adjacent neighbor, asked for a description of the use and operation of the facility.

**With no other citizens to speak, Mayor McFarland advised that the reply would be addressed in the following action and closed the public hearing.**

**B. Review and take action: 771 N. Church Street – Conditional Use Permit (CUP) request for exterior storage under Section 550-109D**

**Background:**

Vicente Flores-Martinez, applicant, and Flores Martinez Enterprises, LLC (Vicente Flores-Martinez, registered agent & property owner), are proposing screened refuse containers at 771 N. Church Street. 771 N. Church Street is zoned Planned Business (PB).

**Relevant Information:**

The following information has been identified by the City of Watertown as pertinent to this action:

1. Under Section § 550-109D

Requirements for exterior storage in nonresidential districts. In all office, commercial, and industrial zoning districts (see § 550-17 for a listing of these districts), all materials, equipment and trailers shall be stored within a completely enclosed building, except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment associated with on-site construction; and off-street parking. Such exterior storage shall require a conditional use permit per § 550-142.

[Amended 8-18-2015 by Ord. No. 15-31]

Decision:

Under 2017 Wisconsin Act 67:

62.23 (7) (de) Conditional use permits.

1. In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
<i>If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property</i>	Yes	No	Yes	No	Yes	No

*If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied.*

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
<i>Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).</i>	Yes	No	Yes	No	Yes	No

*If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied.*

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
<i>One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).</i>	Yes	No	Yes	No	Yes	No

*If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied. Otherwise, proceed to the condition of approval.*

3. Upon receipt of a conditional use permit application and following publication class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10

If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied. Otherwise, proceed to the condition of approval.

Mayor McFarland opened the action. As Ms. Sonja Kruesel is not present, Mayor McFarland provided a brief summary of the action and invited Mr. Flores to further describe the business.

*Mr. Flores Martines*

*We operate an existing restaurant business in Hartford and have plans to expand the business in Watertown. We offer a wide variety of Mexican foods ranging from sandwiches to full meals. The business will operate seven (7) days a week with Monday thru Saturday hours from 7 a.m. to 8 p.m. and Sunday hours from 7 a.m. to 2 p.m.*

Engineer Holloway advised that Ms. Kruesel had left a summary of the issues, which she read to the committee to establish the basis for the commission's recommendation.

*Engineer Holloway from Kruesel document*

*Subject: RE: Please Review - Plan Commission meeting materials for 771 N. Church Street*

*Hi All, and Cc' Mayor McFarland,*

*I just spoke with the applicant Vicente. I explained to him that the zoning code technically does not allow dumpsters to be located in the front yard. I highlighted this section below.*

*I asked him if he considered other options and pointed out a couple that I thought would work instead. He did say that the North side of the building next to the Redi Gas business would probably work and would be okay with him.*

*He further explained that his original reason for having the dumpsters on the far south end of the property was to keep flies away from the building, however he understands this location won't work according to the code, and also noted that at least the north side of the building is away from customer entrances, so hopefully any concerns with flies, etc. are mitigated.*

*Finally, I let him know that I would be emailing other city staff with this recommendation since I won't be at the Plan Commission meeting tonight. He said he might not have time to attend but that his partner would be there.*

*For the Plan Commission, I recommend approving the conditional use permit for screened refuse containers with the condition that they not be located in the front/street yard, and instead be located behind or to the side of the building such as the north side of the building as discussed with the applicant.*

*Please let me know of any questions.*

*Requirements for exterior storage in nonresidential districts. In all office, commercial and industrial zoning districts (see § 550-17 for a listing of these districts), all materials, equipment and trailers shall be stored within a completely enclosed building, except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment associated*

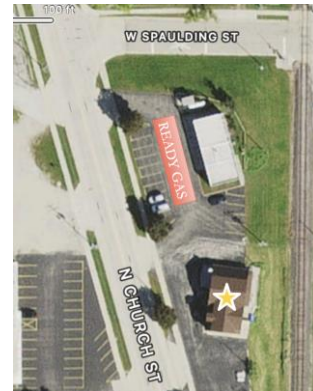
with on-site construction; and off-street parking. Such exterior storage shall require use permit per § 550-142.

**To open discussion**, Mayor McFarland asked for a directed Denial, an Approval, or a Conditional Approval Motion, with conditions of the Conditional Use Permit that includes the recommended, **not located in the front or street yard**, which has been discussed with Mr. Martinez.

**Motion by Holloway to approve the CUP with conditions identified by the Plan Commission that, the refuse containers shall not be located in the front/street yard. Second by Romlein**

**Mayor McFarland called for further discussion. Hearing none, McFarland expressed strong support for an additional restaurant on the north side given the high level of activity in Brandt Quirk and the immediate area.**

**An extended general discussion followed where in a graphic of the site was displayed and other details of the site were reviewed.**



**Mayor McFarland called the question  
Unanimous by voice vote**

**C. Conduct public hearing: 771 N. Church Street – Conditional Use Permit (CUP) request for Indoor commercial entertainment under Sections 550-32B(2)(g) and 550-52H**

**Mayor McFarland opened the comparing action public hearing and called for citizen comments, seeing none - Mayor McFarland closed the public hearing and opened the companion action item.**

**D. Review and take action: 771 N. Church Street – Conditional Use Permit (CUP) request for Indoor commercial entertainment under Sections 550-32B(2)(g) and 550-52H**

**Background:**

Vicente Flores-Martinez, applicant, and Flores Martinez Enterprises, LLC (Vicente Flores-Martinez, registered agent & property owner), are proposing to operate a restaurant at 771 N. Church Street. 771 N. Church Street is zoned Planned Business (PB).

**Relevant Information:**

The following information has been identified by the City of Watertown as pertinent to this action:

1. Under Section § 550-32B(2)(g)
  - (2) Principal land uses permitted as conditional use (per § 550-45B):
    - (a) Clear-cutting.
    - (b) Indoor institutional.
    - (c) Outdoor institutional.
    - (d) Institutional residential.
    - (e) Outdoor display.
    - (f) In-vehicle sales or service.
    - (g) Indoor commercial entertainment.
    - (h) Commercial animal boarding.

- (i) Commercial indoor lodging.
- (j) Bed-and-breakfast establishments.
- (k) Group day-care center (nine or more children).
- (l) Vehicle repair and maintenance.

2. Under Section § 550-52H:

H. Indoor commercial entertainment. Description: Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), small-scale alcoholic beverage production, bowling alleys, arcades, roller rinks, and pool halls.

(1) Regulations:

- (a) If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
- (b) Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).

(2) Parking requirements. One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).

Decision:  
Under 2017 Wisconsin Act 67:

62.23 (7) (de) Conditional use permits.

1. In this paragraph:

- a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b. “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit’s duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city’s decision to approve or deny the permit must be supported by substantial evidence.

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
<i>If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property</i>	Yes	No	Yes	No	Yes	No

*If Plan Commission answers “no” to the last of the questions, above, the CU permit must be denied.*

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC F Standards Met	
Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).	Yes	No	Yes	No	Yes	No
If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied.						

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).	Yes	No	Yes	No	Yes	No
If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied. Otherwise, proceed to the condition of approval.						

3. Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10

Mayor McFarland summarized the issues noting that all requirements were met and noted that the Alderman for the area Mr. Lampe provided a letter of support for this restaurant and listed many positive contributions that will result from this business.

#### Recommendation:

**Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.**

**Mayor McFarland called for a motion**

**Engineer Holloway moved for approval with no conditions based on successful evidence of regulatory compliance. Second by Krueger.**

**Mayor McFarland called for discussion or question**

Mariani Marysue, a neighbor, questioned the entertainment issue

Mayor McFarland clarified that restaurants fall under the category of indoor commercial entertainment.

A brief discussion among the members and attendees followed on future possible citing options.

**Mayor McFarland called the question**

**Unanimous by voice vote**

#### 4. ADJOURNMENT

**Mayor McFarland call for a motion to adjourn**

**Motion by Konz, Second by Talaga**

**Unanimous by voice vote**

Respectfully Submitted,  
James W. Romlein Sr. PE  
Recording Secretary

Section 2, Item A.

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

## 205 S. Third Street – Indoor Commercial Entertainment CUP

### Background:

Summer Coley, applicant, and Dan Rahfaldt, property owner, are proposing to operate a 24-hour fitness gym at 205 S. Third Street. 205 S. Third Street is zoned Central Business (CB).

### Relevant Information:

The following information has been identified by the City of Watertown as pertinent to this action:

#### 1. Under Section § 550-34B(2)(f)

(2) *Principal land uses permitted as conditional use (per § 550-45B):*

(a) *Clear-cutting.*

(b) *Indoor institutional.*

(c) *Outdoor institutional.*

(d) *Institutional residential.*

(e) *In-vehicle sales or service.*

**(f) Indoor commercial entertainment.**

(g) *Outdoor commercial entertainment.*

(h) *Commercial indoor lodging.*

(i) *Bed-and-breakfast establishments.*

(j) *Group day-care center (nine or more children).[1]*

[1]Editor's Note: Former Subsection B(2)(k), Boardinghouse, which immediately followed, was repealed 6-19-2018 by Ord. No. 18-4.

(k) *Central business apartments (greater than 12 dwelling units).*

[Added 6-1-2021 by Ord. No. 21-24]

#### 2. Under Section § 550-52H:

*H. Indoor commercial entertainment. Description: Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), small-scale alcoholic beverage production, bowling alleys, arcades, roller rinks, and pool halls.*

##### (1) Regulations:

(a) *If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.*

(b) *Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).*

(2) *Parking requirements. One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).*

# Decision:

Under 2017 Wisconsin Act 67:

62.23 (7) (de) Conditional use permits.

1. In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property	Yes	No	Yes	No	Yes	No

If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied.

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).	Yes	No	Yes	No	Yes	No

*If Plan Commission answers “no” to the last of the questions, above, the CU permit must be denied.*

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).	Yes	No	Yes	No	Yes	No

*If Plan Commission answers “no” to the last of the questions, above, the CU permit must be denied. Otherwise, proceed to the condition of approval.*

### Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.

## Fuelify Fitness Business Operation Plan

## a) Brief description of business activities

Fuelify Fitness will be a 24/7 Fitness center. We have 3,000 sq ft of gym space, that will have an industrial aesthetic. Turf flooring, brick walls, tall ceilings and exposed ceiling beams and vents will give this gym/fitness center the perfect “vibe” for anyone looking to get a great workout in. We will have a lot of equipment available for our members, from cardio to heavy weightlifting. Our plan includes obtaining machines and other fitness items that unique to Watertown gyms. We hope to make our community healthier by providing the lowest cost gym in town. We believe being healthy shouldn’t cost a fortune. Our idea also includes everyone, of all ages, shapes etc; from people who have never been to a gym to those looking to compete!

## b) Days of operation

7 days per week, Staffed m-f/by appointment

## c) Hours of operation

24 hours, staffed m-f/by appointment

## d) Number of employees

No employees at this time, husband and wife are the owners and willing to work!

## e) Possible nuisance issues

No possible nuisance issues that can be thought of. Music will be moderate as some people like their own music and will have headphones. No big deliveries need to be made, no outdoor activities.

## 771 N. Church Street – Review of Exterior Storage CUP

### Background:

This item was at the October 24, 2022 Plan Commission meeting. Vicente Flores-Martinez, applicant, and Flores Martinez Enterprises, LLC (Vicente Flores-Martinez, registered agent & property owner), are proposing screened refuse containers at 771 N. Church Street. 771 N. Church Street is zoned Planned Business (PB). At the October 24, 2022 meeting, the placement suggested for the dumpster and enclosure was incorrect. This item is returning to the Plan Commission for further review and suggested placement of the screened refuse containers.

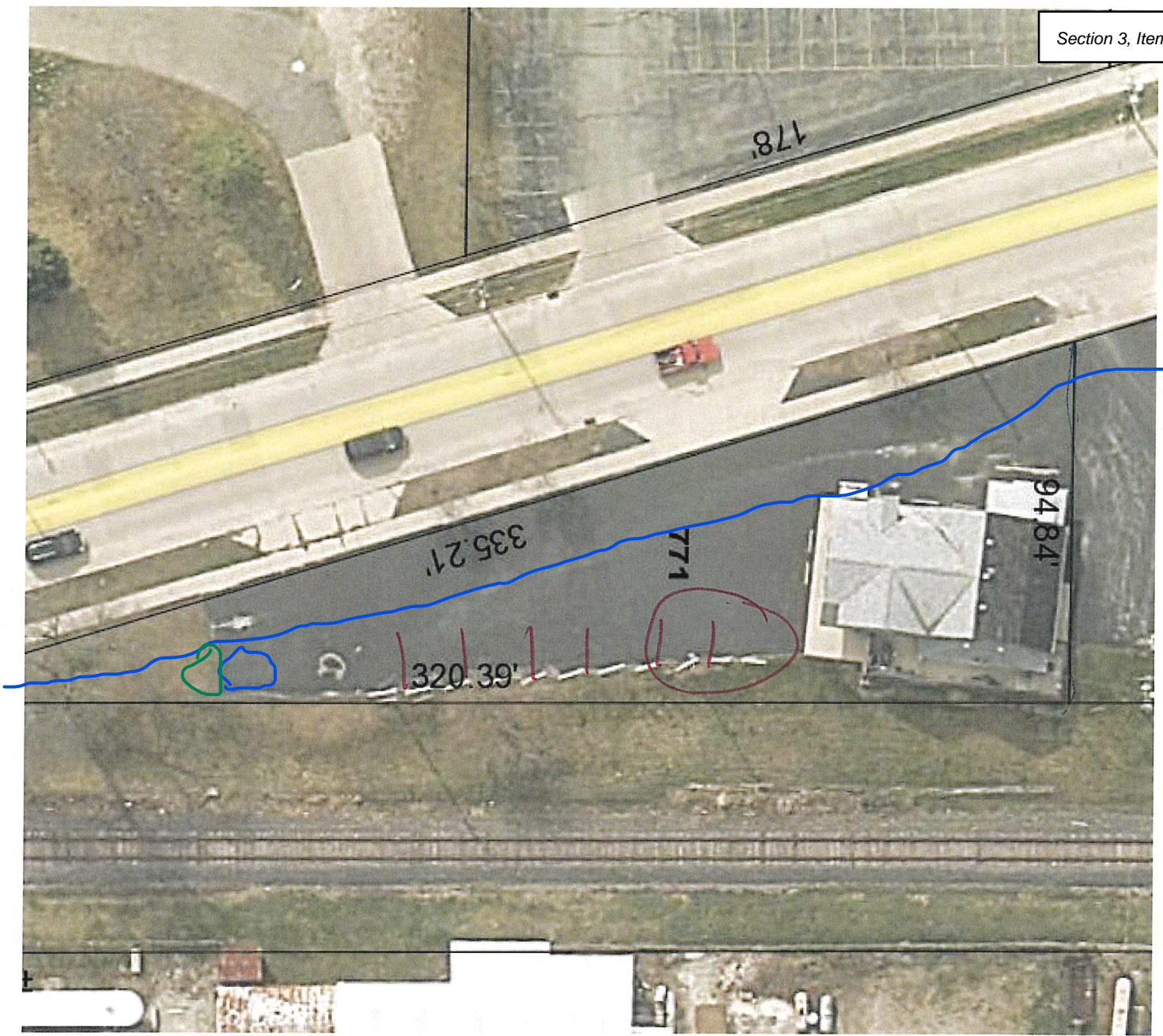
### Relevant Information:

D. Requirements for exterior storage in nonresidential districts. In all office, commercial and industrial zoning districts (see § 550-17 for a listing of these districts), all materials, equipment and trailers shall be stored within a completely enclosed building, except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment associated with on-site construction; and off-street parking. Such exterior storage shall require a conditional use permit per § 550-142.

### Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.



**Parcel No. 291-0815-0624-004 (5.34 Acres)****Background:**

The City has received a request for the City to consider selling Parcel No. 291-0815-0624-004. The parcel is located on E. Horseshoe Rd. immediately south of the BASO Gas Products building and includes approximately 5.34 acres. The lot currently has a Right of First Refusal which permits BASO Gas Products to purchase the building for \$10.00 or \$10.00 more than any offer the City intends to accept provided BASO Gas Products enters into a development agreement for the parcel within 180 days of purchasing the property. The Right of First Refusal is set to expire in July 2024. Development of the property under the development agreement would likely require completing the development within about 2 (two) years of entering into the development agreement.

**Relevant Information:**

The land is zoned Planned Industrial and as it is currently vacant land could be developed for any of the following purposes such as cultivation, selective cutting, passive outdoor public recreation, active outdoor public recreation, indoor institutional, public services and utilities, office, personal or professional services, indoor maintenance service, indoor storage or wholesaling, light industrial and several other potential uses under a conditional use permit. At this time, the City does not have any plans for use of the parcel, beyond transferring it to private parties for development. The City has not received any offers or interest in developing the parcel, except limited discussions from BASO Gas Products about potential future development of the lot. The City of Watertown's policies require Plan Commission approve the sale or listing of any real estate prior to the City entering into such an agreement.

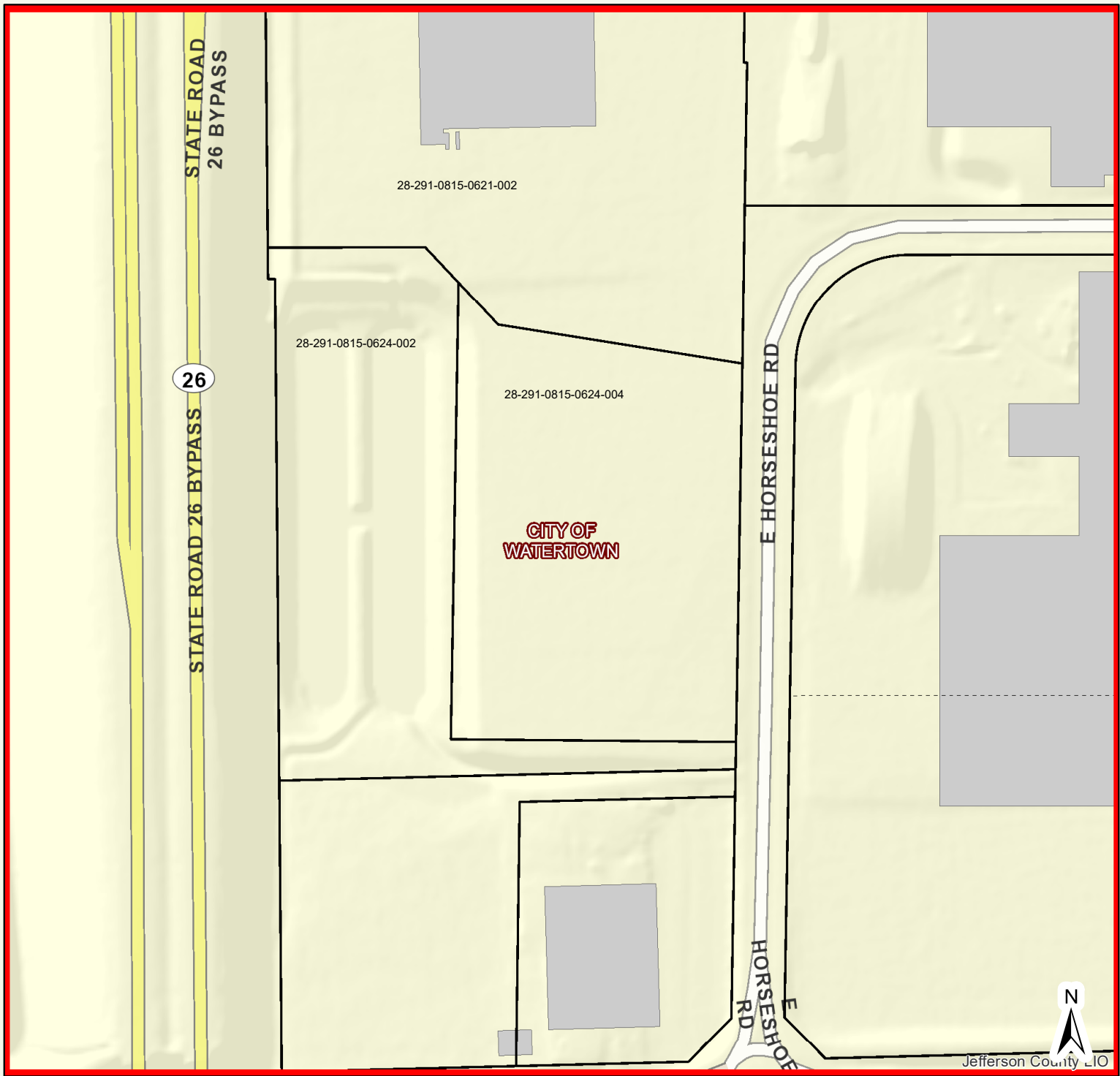
**Options:**

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown:

1. Approve the land be eligible for sale.
2. Deny the request, prohibiting the City from selling the parcel at this time.

# Jefferson County Land Information

Section 3, Item D.



Municipal Boundaries

— Road Right of Ways

## Parcel Lines

— Section Lines

— Property Boundary

— Surface Water

--- Old Lot/Meander Lines

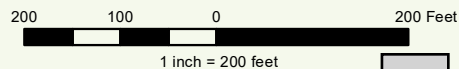
— Map Hooks

— Rail Right of Ways



Jefferson County Geographic Information System

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. Jefferson County makes no warranty whatsoever concerning this information.



Printed on: October 2

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Author: Public User