



PLAN COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 26, 2022 AT 4:30 PM

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

In Person: Council Chambers, Second Floor, Municipal Building, 106 Jones Street, Watertown, WI

By Phone or GoToMeeting: Members of the media and the public may attend by calling:

1 866 899 4679 **Access Code:** 322-995-397 or <https://meet.goto.com/322995397>

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: Site Plan Review minutes dated September 12, 2022

B. Review and take action: Plan Commission minutes dated September 12, 2022

3. BUSINESS

A. Conduct public hearing: 300 Air Park Drive – Conditional Use Permit (CUP) request for Group Development under Section 550-68A(3)

B. Review and take action: 300 Air Park Drive – Conditional Use Permit (CUP) request for Group Development under Section 550-68A(3)

C. Conduct public hearing: 537 Milford Street – Conditional Use Permit (CUP) request for an accessory structure exceeding 1,000 square feet under Section 550-56C(1)(b)[1]

D. Review and take action: 537 Milford Street – Conditional Use Permit (CUP) request for an accessory structure exceeding 1,000 square feet under Section 550-56C(1)(b)[1]

E. Conduct public hearing: 537 Milford Street – Conditional Use Permit (CUP) request for an accessory structure exceeding the maximum height of an accessory structure under Sections 550-26F(2)(i) & 550-83C

F. Review and take action: 537 Milford Street – Conditional Use Permit (CUP) request for an accessory structure exceeding the maximum height of an accessory structure under Sections 550-26F(2)(i) & 550-83C

G. Conduct public hearing: 311 College Avenue – Conditional Use Permit (CUP) request for an access driveway that exceeds 25 feet at the right-of-way line and an apron flair exceeding 30 feet under Section 550-105J

H. Review and take action: 311 College Avenue – Conditional Use Permit (CUP) request for an access driveway that exceeds 25 feet at the right-of-way line and an apron flair exceeding 30 feet under Section 550-105J

I. Conduct public hearing: 833 West Street – Conditional Use Permit (CUP) request for an accessory structure with an exception to the exterior construction material standards under Sections 550-121C & 550-121F

J. Review and take action: 833 West Street – Conditional Use Permit (CUP) request for an accessory structure with an exception to the exterior construction material standards under Sections 550-121C & 550-121F

K. Conduct public hearing: 833 West Street – Conditional Use Permit (CUP) request for an accessory structure exceeding the maximum height of an accessory structure under Sections 550-26F(2)(i) & 550-83C

- L. Review and take action: 833 West Street – Conditional Use Permit (CUP) request for an accessory structure exceeding the maximum height of an accessory structure under Sections 550-26F(2)(i) & 550-83C
- M. Conduct public hearing: 833 West Street – Conditional Use Permit (CUP) request for an accessory structure exceeding 1,000 square feet under Section 550-56C(1)(b)[1]
- N. Review and take action: 833 West Street – Conditional Use Permit (CUP) request for an accessory structure exceeding 1,000 square feet under Section 550-56C(1)(b)[1]

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, 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

SITE PLAN REVIEW COMMITTEE
September 12, 2022

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Jacob Maas, Doug Zwieg, and Ritchie Pitz. Also in attendance was Nikki Zimmerman.

1. Call to Order

Due to lack of quorum, the meeting was tabled to September 26, 2022 by Chairperson Jacob Maas.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

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

PLAN COMMISSION MINUTES
September 12, 2022
4:30 p.m.

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

Members present: Mayor Emily McFarland (Chair), Jaynellen Holloway (Director of Public Works/City Engineer), Jacob Maas (Zoning Administrator), Nick Krueger, Brian Konz, James Romlein (Recording Secretary), and Alyse Talaga.

Citizens Present: Edward Sundstedt, Neale Jones, Allen Thurow, Mike Thurow, Larry Gangert, Mike Gnee, C J Hemilter,

1. CALL TO ORDER

Mayor McFarland opened the meeting and introduced Alyse Talaga as our newly appointed Citizen Commission Member, employed as a branch manager by Summit Credit Union, and a Watertown resident. Alyse Talaga brings a representative of the financial industry to the Commission.

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated August 22, 2022

Motion to approve Holloway, Second by Krueger
Hearing no discussion Mayor McFarland called the question
Unanimous by voice vote

B. Review and take action: Plan Commission minutes dated August 22, 2022

Motion to approve by Krueger, Second by Konz
Hearing no discussion Mayor McFarland called the question
Unanimous by voice vote

3. BUSINESS

A. Review and take action: County Highway E – Preliminary Certified Survey Map (CSM) in the extraterritorial jurisdiction.

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Edward P. & Tina M. Sundstedt are looking to create a 3.04-acre Lot from combining 2 parcels; parcel 1 being 1.30-acres and parcel 2 being 1.74-acres. This parcel is located within the Town of Watertown.

Relevant Information:

1. C.T.H. E has the proper right-of-way width of 60 feet from centerline.
2. Lot 1 is located within the Airport Approach Protection Zone at an elevation of 945 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence. Surveyor has been notified that the note needs to be modified.

Recommendation: Approve the preliminary extraterritorial CSM with conditions:

- a. CSM shall have the following amended NOTE: Lot 1 has an Airport Approach Protection Zone elevation limit of 945 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence.

Mayor McFarland asked for questions and comments, and hearing none called for a motion:

Motion to approve as recommended by Holloway, Second by Romlein
Mayor McFarland reviewed the action with Mr. Sundstedt and called the question
Unanimous by voice vote.

B. Review and take action: 1417 Neenah Street – Preliminary Certified Survey Map (CSM)

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas, as pertinent to this action:

Christopher J. Hemilter is looking to create a 0.463-acre lot from combining 2 parcels; parcel 1 (1415 Neenah Street) being 0.231-acres and parcel 2 (1417 Neenah Street) being 0.232-acres. 1415 Neenah Street and 1417 Neenah Street are both zoned TR-6, Two-Family Residential.

Relevant Information:

1. Neenah Street has the proper right-of-way width of 33 feet from centerline.
2. The Airport Approach Protection Zone is properly noted on the CSM

Recommendation: Approve the preliminary CSM with relevant information associated with this matter:

Motion to approve Romlein, Second by Konz
Hearing no discussion Mayor McFarland call the question
Unanimous by voice vote
Mayor McFarland reviewed the action with Mr. Hemiller.

C. Review and take action: Parcel #040-0914-2412-004 Adjacent to the west end of W7793 Wood Road – Township Preliminary Certified Survey Map (CSM)

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action.

The Neale R. Jones Survivor's Trust is looking to split a 0.47-acre parcel from a 3.548 parent parcel. This 0.47-acre parcel will be attached to W7793 County Trunk Highway (C.T.H.) Q. This parcel is located in the Town of Shields.

Relevant Information:

1. C.T.H. Q is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way. C.T.H. Q is identified as having a right-of-way width of 120 feet (60 feet from centerline).
 - a. C.T.H. Q shall have a right-of-way dedication of 120 feet (60 feet from the centerline) on the proposed CSM
2. The proposed CSM is not located within the Airport Approach Protection Zone.
3. The proposed CSM shall identify the ditch as an unnamed navigable stream (WBIC 5033667), per the Wisconsin DNR Surface Water Viewer.
4. The CSM shall identify the Wisconsin Wetland Inventory's mapped wetlands.

Recommendation: Approve the preliminary CSM with conditions as identified by the City of Watertown Plan Commission:

- a. C.T.H. Q shall have a right-of-way dedication of 120 feet (60 feet from the centerline on the proposed CSM.
 - b. The proposed CSM shall identify the ditch as an unnamed navigable stream (WIBC 5033667).
 - c. The CSM shall identify the Wisconsin Wetland Inventories mapped wetland boundaries.
- Mayor McFarland asked for questions and, hearing none called for a motion:
Motion to approve as recommended by Holloway, Second by Romlein
Unanimous by voice vote
Mayor McFarland Mr. Mass coordinated the action with Mr. Jones**

D. Initial review and set public hearing date: A Portion of 2002 Airport Road – Rezone from MULTI to General Business (GB).

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Jacob Rosbeck (purchaser) and Thomas Funk (property owner) are looking to rezone the western 15.10-acres of 2002 Airport Road. 2002 Airport Road is a 28.50-acre parcel that is currently zoned “Multi-Use.” Jacob Rosbeck is proposing to rezone the western 15.10-acres of 2002 Airport Road to General Business (GB). Once rezoned, the rezoned portion of 2002 Airport Road will be split via a Certified Survey Map. Jacob Rosbeck is looking to develop a Personal Storage Facility on the 15.10-acre portion of 2002 Airport Road.

Relevant Information:

- 1. See attached Future Land Use Map
- 2. 2002 Airport Road is identified in the 2019 City of Watertown Comprehensive Plan as having a future land use of Planned Mixed Use. Planned Mixed Use is allowed to be rezoned to the following:

Figure 7.7 Future Land Use and Existing Zoning Districts 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 Businesses
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

- 3. Planned mixed use is defined in the 2019 City of Watertown Comprehensive Plan as follows:

Planned Mixed Use. This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and

infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, community facilities, controlled outdoor display, and light industrial uses. Planned Mixed Use areas have been designated in several different areas throughout the City's Future Land Use maps, most along major commercial corridors and near highway interchanges.

In particular, the STH 26 Bypass interchange at STH 19 on the far west side of the City is an example of an area where a desired mix of future uses centers around additional commercial activity, similar to development trends along South Church Street. This area has been prioritized for future commercial development because of its visibility from the STH 26 Bypass, the number of visitors using the interchange to attend the various tournaments and events at Brandt-Quirk Park, and the fact that it is a community entryway with direct access to downtown and the core of the City.

The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's MR-8, MR-10, PB, PI, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
2. Place parking lots behind buildings and screen from public view all service areas, loading areas, mechanical equipment, and trash receptacle storage areas from less intensive land uses to the greatest degree possible.
3. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans.
4. Promote shared driveway access and shared parking spaces whenever possible.
5. Design street and driveway access to minimize traffic congestion by limiting the number of and ensuring adequate spacing between access points.
6. Provide clear and safe pedestrian walkways and bicycle routes that are separated from vehicular traffic areas.
7. Require Stormwater Best Management Practices and low impact development strategies to minimize any adverse impacts to the watershed.
8. Generally, adhere to the design guidelines listed below when reviewing proposals for Planned Mixed Use:
 - Promote multi-story buildings, generally with more active uses on first floor and multi-family residential uses above the ground floor.
 - Design buildings and sites oriented toward pedestrians not automobiles.
 - Locate parking on streets, to the rear of buildings, and/or in parking structures.

- Orient building entrances to street with minimal front setbacks. • Incorporate amenities such as benches, fountains, and canopy shade trees into commercial projects whenever possible.
- Encourage the use of canopies, awnings, trellises, roof overhangs, recessed entryways, and arcades to add visual interest to building facades.
- Support the use of multi-planed, pitched roofs to avoid the monotony of larger-scale buildings.
- Promote the use of high-quality landscaping treatment of buffer yards, street frontages, paved areas, and building foundations, and require parking lots to be heavily landscaped.
- Require high quality signage that is not excessive in height or total square footage.

4. Set public hearing to October 4, 2022

Requested action: Set public hearing date to October 4, 2022

Mr. Krueger asked "Is this action is consistent with the 2019 Comprehensive Plan?"

Mayor McFarland responded "We have these actions from time to time."

Mr. Maas responded "So long as they are zoned General Business - correct."

Mayor McFarland asked for questions and comments, hearing none, called for a motion to set the public hearing date for October 4th

Motion by Krueger to set the hearing date as requested, Second by Konz

Unanimous by voice vote

Mayor McFarland summarized the follow-on actions:

Public Hearing on October 4th where the project will again be reviewed then returned to plan commission.

E. Initial review and set public hearing date: 820 East Main Street – Planned Unit Development: General Development Plan.

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Mass as pertinent to this action:

820 East Main Street is zoned Central Business (CB) and is identified in the 2019 Comprehensive Plan as having a future land use of Central Mixed Use. The property owner is looking to operate a Vehicle Repair & Maintenance land use. Vehicle Repair & Maintenance land use is not an allowable principal land use within the Central Business District.

City of Watertown Code Section § 550-34B states allowable uses for this property.

Flexibilities allowed by a Planned Unit Development are stated under Section § 550-152B.

Recommendation: Set public hearing to October 4, 2022

Mayor McFarland opened the item for discussion noting that this item came before the Plan Commission for Concept Plan Review and Initial Plan Review, where it was extensively reviewed, supported, and called for a motion.

Motion by Holloway to set the public hearing date to October 4th.

A brief discussion followed on the present and planned commercial activities related to vehicle repair which are not presently being provided but it is the intention to perform vehicle repair in the future. The present activities are primarily technology based accessory installation and maintenance operations.

Mayor McFarland confirmed the Holloway motion which was Seconded by Krueger.
Unanimous by voice vote.

F. Initial review and set public hearing date: Amend Section § 550-131.1A(8) Electronic Message Center Setbacks.

Mayor McFarland provided a summary of the issues presented by citizens that predicated this action and Mr. Maas did research on the issue and developed this proposed amendment to address the issues brought by the citizens and other items that required attending given the changes in signage technology.

The following information has been developed by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Currently there are several pre-existing backlit and/or internally illuminated signs that are found throughout the City of Watertown. These signs often abut residentially zoned properties and are associated with Institutional Land Uses, especially changeable copy signs. These signs and the proposed allowance to Electronic Message Centers must meet the exterior lighting performance standard.

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

1. Current Section § 550-131.1A(8) language:
- (8) In addition to the setback requirements of this chapter, no electronic message sign shall be located within 100 feet of any parcel within a residential zoning district.
2. Proposed Section § 550-131.1A(8) language:
- (8) In addition to the setback requirements of this chapter, no electronic message sign shall be located within 100 feet of any parcel within a residential zoning district.
- (a) Exception. Backlit or internally lit signs existing prior to the adoption of the Sign Code on December 12, 2021 may be replaced with an electronic message center that meets standards of Section § 550-131.1A.
- [1] The electronic message center’s square footage shall not exceed an additional 10 percent of the original backlit or internally illuminated sign’s square footage.
- [2] This exception shall not apply to signs in historic and special districts under Section § 550-132B.

Recommendation: Set public hearing date to October 4, 2022

Mayor McFarland opened the discussion with a summary of the issues and the question of the origin of the 10% requirement which is up for discussion, the 10% is an appropriate strawman open for discussion.

The other question is. Should the application of this code be applied only to installation going forward and maintain the grandfathered status, or should it be available to all signage?

The Mayor expressed the desire to bring a proposal to the public hearing that is comfortable to the members of the Commission and that surfaced any issues that may be raised so that we can be prepared to address issues with viable solutions.

A discussion, that included the online caller, about a specific application of this action further explained several scenarios on one specific sign and the efforts to ensure that good relations with neighbors are possible.

There was a discussion on the land use areas where this action is applied.

There was further discussion that resulted in the following change to Proposed Section § 550-131.1A(8)(a) language as shown below:

(a) Exception. Backlit or internally lit signs ~~existing prior to the adoption of the Sign Code on December 12, 2021~~ may be replaced with an electronic message center that meets standards of Section § 550-131.1A.

There was further discussion on the applicability of other issues specific to one specific application of this action.

Mayor McFarland summarized the changes and asked for a motion to include setting the public hearing date to October 4.

**Motion by Krueger, Second by Holloway
Unanimous by voice vote**

F. Initial review and set public hearing date: Amend Section § 550-56C – Accessory Land Use, Detached Residential Garage, Carport, Utility Shed, Play Structure, or Lawn Ornament

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action

Plan Commission has seen an increase in Conditional Use Permits for residential accessory structures. These Conditional Use Permits are granted as the developer meets the “substantial evidence” requirement of Wis. Stat. § 62.23(7)(de)1.b. In essence the City of Watertown is charging \$500 for a permit that acts solely as a financial encumbrance to the developer.

1. Current language of Section § 550-56C:

C. Detached residential garage, carport, utility shed, play structure, or lawn ornament.

Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of residential maintenance equipment of the subject property. Walks, drives, paved terraces and purely decorative garden accessories such as ponds, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line. For the purposes of this section, children's play structures, including playhouses or elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swing sets, slides and sandboxes are not considered children's play structures for purposes of this section. A building permit is not required for construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance. It may be located on the same lot as a residential unit or units or on a

separate lot in conjunction with a residential land use. See § 550-85 for requirements applicable to legal nonconforming garages. Garages, carports and utility sheds in excess of 1,000 square feet of gross floor area, or which exceed 30% coverage of the rear yard area, or which exceed the lot coverage of the principal structure, are not permitted in residential districts except as conditional uses in the RH and ER-1 Districts. (Also, see the first paragraph of this section.)

(1) Regulations.

(a) One attached or detached garage and two accessory structures shall be permitted by right.

(b) A conditional use permit is required for:

[1] A combination of accessory structures exceeding a total of 1,000 square feet; or

[2] More than two accessory structures.

2. Proposed language for Section § 550-56C:

C. ~~Detached residential garage, carport, utility shed, play structure, or lawn ornament~~ Residential Accessory Structure. Description: A private residential detached garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of residential maintenance equipment of the subject property. Walks, drives, paved terraces and purely decorative garden accessories such as ponds, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line. For the purposes of this section, children's play structures, including playhouses or elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swing sets, slides and sandboxes are not considered children's play structures for purposes of this section. A building permit is not required for construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance. ~~It~~ Detached residential garage, carport, utility shed, or play structure may be located on the same lot as a residential unit or units or on a separate lot in conjunction with a residential land use. See § 550-85 for requirements applicable to legal nonconforming garages. ~~Garages, carports and utility sheds in excess of 1,000 square feet of gross floor area, or which exceed 30% coverage of the rear yard area, or which exceed the lot coverage of the principal structure, are not permitted in residential districts except as conditional uses in the RH and ER-1 Districts. (Also, see the first paragraph of this section.)~~

(1) Regulations.

(a) ~~One attached or detached garage and two accessory structures shall be permitted by right~~ The sum of building coverage for all detached residential garages, carports, utility sheds, or play structures on a parcel shall not exceed the maximum accessory building coverage of the Zoning District.

[1] Detached accessory dwelling units under Section § 550-56AA(7) and chicken coop and runs under Section § 550-56X(1)(e) shall also count towards the sum of the maximum accessory building coverage of the Zoning District.

(b) A conditional use permit is required for:

[1] A combination of accessory structures exceeding a total of 1,000 square feet; or

[2] More than two accessory structures.

Recommendation: Set public hearing date to October 4, 2022

Mayor McFarland commented on the need for the updates and expressed her support for the matter.

A very brief discussion on the merits followed.

Motion by Romlein to Approve and Set the October 4 Date, Second by Krueger with a commendation on these efforts to support all participating in the building trades and questioned the fiscal impact. Mr. Mass advised that it results in a slight deficit.

Unanimous by voice vote

4. ADJOURNMENT

Motion to Adjourn by Talaga, Second by Krueger

Unanimous approval by Voice Vote

Meeting closed at 5.02 p.m.

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

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

300 Air Park Drive – Group Development

Background:

Wilkey Blades II, LLC (Richard Wilkey, registered agent & owner) is proposing to develop a 1,792 square foot lean-to structure for scrap metal storage at 300 Air Park Drive. 300 Air Park Drive is zoned Heavy Industrial (HI).

Relevant Information:

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

1. See attached letter and Site Plan.
2. This development falls under Group Development per Section § 550-68A(1):

(1) Two or more structures containing principal land uses on the same lot.

3. Per Section § 550-69B:

A. Permitted by right: not applicable.

B. Conditional use regulations. Any land use that is permitted as a permitted by right land use or as a conditional land use within the applicable zoning district(s) is permitted to locate within a group development. The detailed land use regulations of this section that pertain to individual land uses shall also apply to individual land uses within a group development, as will all other applicable provisions of this chapter. Therefore, land uses permitted by right in the zoning district shall be permitted by right within an approved group development (unless otherwise restricted by the conditions of approval imposed during the conditional use approval for the group development as a whole), and land uses permitted as a conditional use in the zoning district shall be permitted within the group development only with conditional use approval for the specific use. In all cases, the following conditional use conditions shall be applied to the group development as a whole and to individual uses within the group development:

- (1) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development. **Meets Standard***
- (2) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner. **Meets Standard***
- (3) No group development shall take access to a local residential street. **Meets Standard***
- (4) All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future (if such action is so desired). **Meets Standard***
- (5) The following standards shall apply to all group developments:*

- (a) *Building exterior materials shall be of high quality on all sides of the structure, including glass, brick, decorative concrete block or stucco. Decorative architectural metal with concealed fasteners may be approved with special permission from the City. **Needs to be waived***
- (b) *Building exterior design shall be unified in design and materials throughout the structure and shall be complementary to other structures in the vicinity. However, the development shall employ varying building setbacks, height, roof, treatments, door and window openings, and other structural and decorative elements to reduce the apparent size and scale of the structure. A minimum of 20% of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of the combined linear roof eave or parapet lines of the structure shall employ differences in height of eight feet or more. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. **Meets Standard***
- (c) *Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views with materials identical to those used on the building exterior. **Meets Standard***
- (d) *Standard corporate trademark building designs, materials, architectural elements and colors all shall be acceptable, as determined by the City, only as subtly integrated into the more generic design of the building as a whole. Color schemes of all architectural elements shall be muted, neutral, nonreflective and nonuse- or nontenant-specific. **Meets Standard***
- (e) *Public entryways shall be prominently indicated from the building's exterior design and shall be emphasized by on-site traffic flow patterns. All sides of the building that directly face or abut a public street shall have public entrances. **Meets Standard***
- (f) *Loading areas shall be completely screened from surrounding roads and residential, office and commercial properties. Said screening may be through internal loading areas, screening wall that will match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security purposes but not for screening and shall be of high aesthetic quality. **Meets Standard***
- (g) *Vehicle access from public streets shall be designed to accommodate peak traffic volumes without disrupting traffic on public streets from inadequate throat length, access drive width or design or inadequate driveway location. The impact of traffic generated by the proposed development shall be demonstrated by a traffic impact analysis performed by the applicant's traffic engineer so as to not adversely impact off-site public roads, intersections and interchanges during the traffic peak associated with a full parking lot. Where the project shall adversely impact off-site traffic, the City may deny the application, may require a size reduction in the proposed development, or may require off-site improvements. **Meets Standard***
- (h) *Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large*

parking areas into distinct pods, with a maximum of 100 spaces in any one pod. N/A

- (i) A minimum of one cart-return area of 200 square feet shall be provided for every parking area pod. There shall be no exterior cart-return or cart-storage areas located within 25 feet of the building in areas located between the building and a public street. N/A*
- (j) The applicant shall demonstrate full compliance with City standards for stormwater, utilities, erosion control and public safety. Meets Standard*
- (k) On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district. Needs to be waived*
- (l) A conceptual plan for exterior signage shall be provided at time of detailed site plan or GDP that provides for coordinated and complementary exterior sign location, configurations and colors throughout the planned development. All freestanding signage within the development shall complement the on-building signage. Freestanding sign materials and design shall complement the building exterior and may not exceed the maximum height requirement of this chapter and the Building Code. N/A*
- (m) The entire development shall provide for full and safe pedestrian and bicycle access within the development and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided. Needs to be waived.*
- (n) Where such developments are proposed to provide a new location for a business already located within the community, a required condition of approval for the new development shall be a prohibition on conditions of sale, lease or use of the previously occupied building or site which provide limits beyond the range of applicable local, state or federal regulations. If such limits are required, the applicant may seek City approval to demolish the previously occupied structure and prepare the site for some future development. N/A*
- (o) The applicant shall provide adequate evidence that the proposed development and uses cannot be adequately sited within or on existing developed properties or buildings within the community. Meets Standard*
- (p) The Plan Commission may waive any of the above standards by a three-fourths' vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project that compensate for the waiver of the particular standard.*

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
Review § 550-69B						

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:

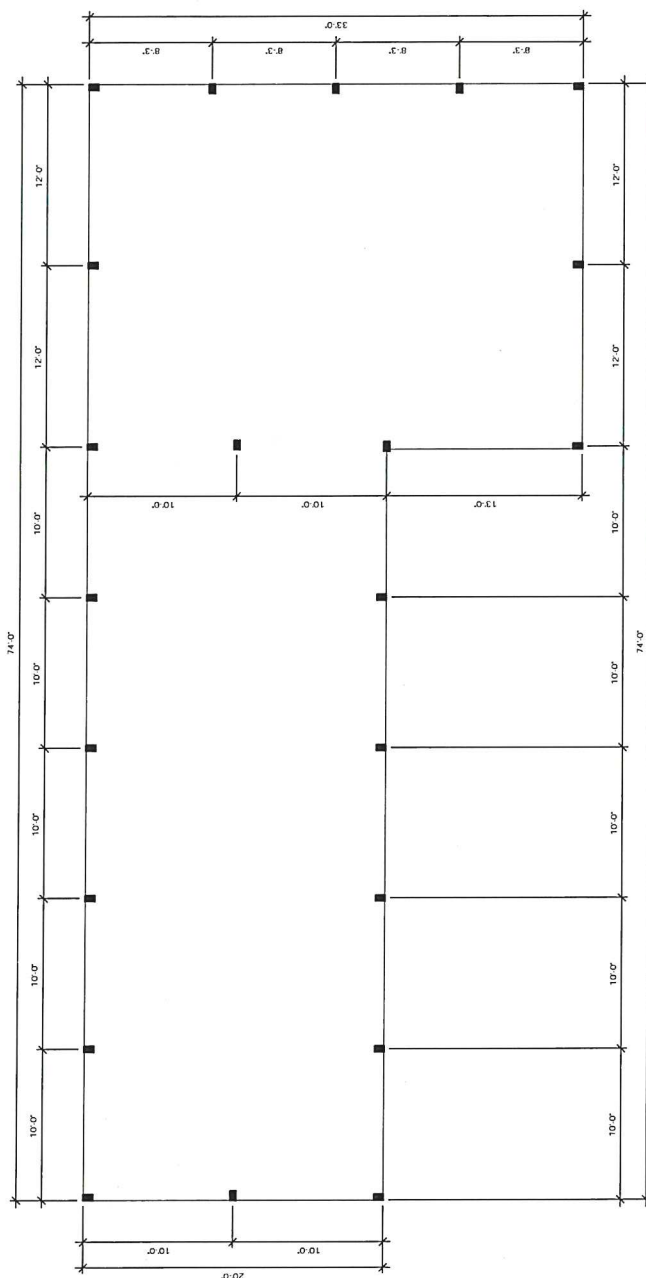
1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the standards for a Group Development.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence.
3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Waive Sections § 550-69B(5)(a), 550-69B(5)(k), 550-69B(5)(m)

DRAWING NAMES
MAIN FLOOR PLAN
REVISIONS
PROJECT DATA
DATE: 3/7/2022
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.

FISHER-BARTON LEAN-TO
300 Air Park Drive
Watertown, WI

the
Design Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 583-3404



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
2022\FISHER BARTON\FB DRAWINGS.DWG
DATE: FEBRUARY 22, 2022

A-2

SHEET NO. 1335

DRAWN BY: CL
CHECKED BY: P.W

DATE: 3/7/2022

PROJECT DATA

REVISIONS

ROOF PLAN

DRAWING NAMES

FISHER-BARTON LEAN-TO
300 Air Park Drive
Watertown, WI

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IM

1003 Madison Avenue
Fort Atkinson, WI

IM
DAY

(920) 563-3404

the Design Alliance
Architects, Engineers, Planners

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FOR CONSTRUCTION

ROOF PLAN

 $\leftarrow \approx -$

the Design Alliance
Architects, Inc.

1003 Madison Avenue
Fifth Avenue, NY
(212) 368-3404



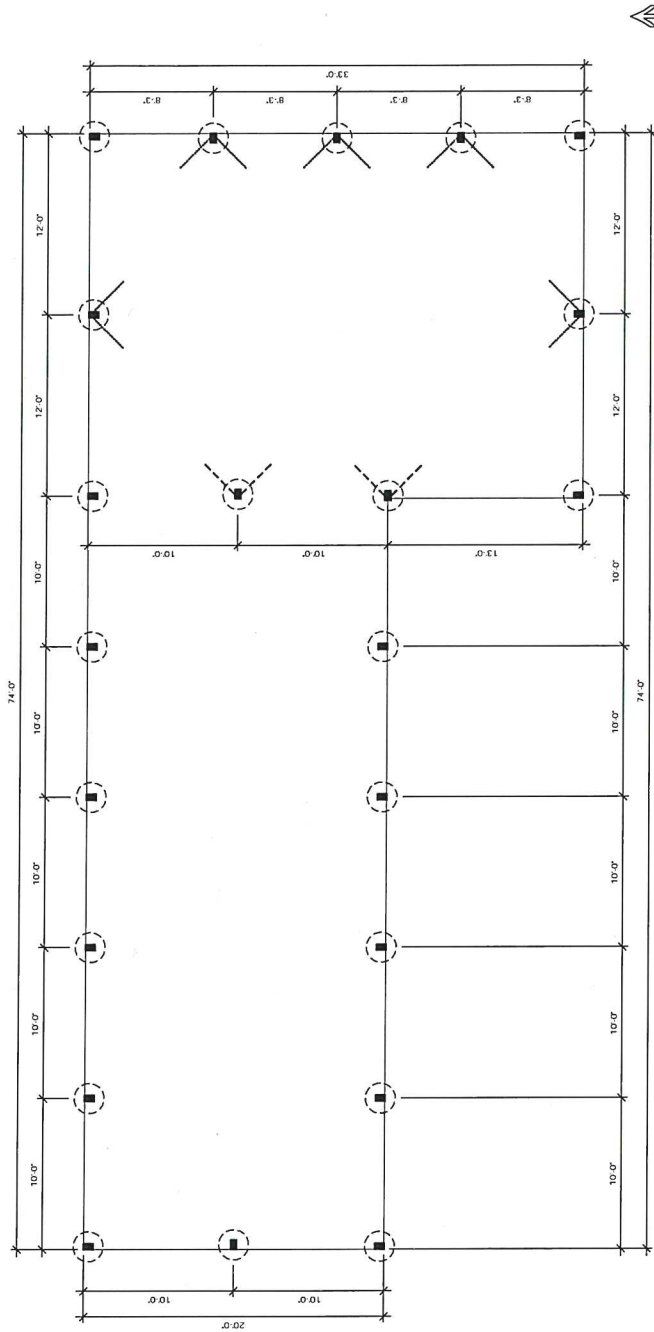
DESIGN Alliance Architects, Inc.
303 Madison Avenue
New York, NY 10017
(212) 512-3404



DRAWING NAMES	
FOUNDATION PLAN	
FOUNDATION DETAILS	
REVISIONS	
PROJECT DATA	
DATE: 3/7/2022	
DRAWN BY: CL	
CHECKED BY: P.W.	
SHEET NO.	

ALL DRAWINGS ARE
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 FOR CONSTRUCTION

VERIFY ALL CONDITIONS AND DIMENSIONS ON
 THE JOB AND NOTIFY THE DESIGN ALLIANCE
 ARCHITECTS, INC. OF ANY DISCREPANCIES
 PRIOR TO START.



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 2022 FISHER-BARTON DRAWINGS, INC.
 DATE: FEBRUARY 22, 2022

Fisher Barton Blades Lean-to Proposal

Contact:

Kevin Schmidt

kschmidt@fisherbarton.com

c 920-988-1994

w 920-206-4173

Description

- Parcel 11_2_21
- Parcel PIN 28-291-0815-1611-003
- Description PAR A, C & D, CSM 2168-07-183, DOC 844301
- Zoned HI

Fisher Barton Blades Inc.

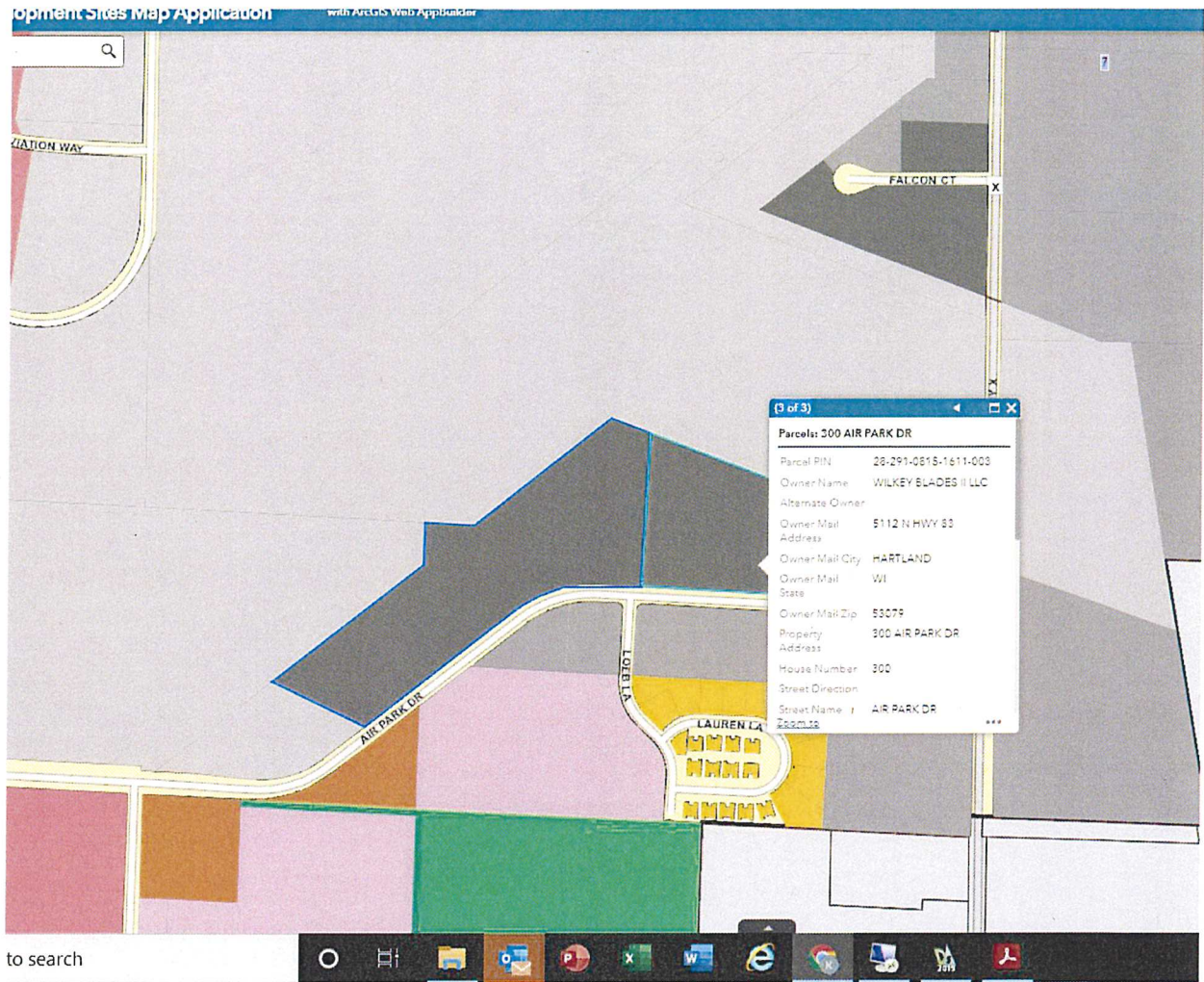
Fisher Barton Blades Inc. is a metal stamping company and OEM supplier of lawnmower blades. It operates 5 days/week 24 hours/day. It employs approximately 120 employees.

Proposal

Build a lean-to structure of 1,792 SQFT at the northeast corner of the building located at 300 Air Park Drive, Fisher Barton Blades Inc. The lean-to will be located approximately 15 feet from the north east corner of the building. The structure will consist of two joined sections of 33ft. x 24ft. and 50ft. x 20ft. The structure will be pole barn style construction post sunk below the frost line. The floor of the structure will be concrete. There is not electrical planned to be run to the structure.

The lean-to will cover the scrap material generated by the manufacturing process. It will reduce our environmental impact by reducing any rain and snow that may come into contact with the material.

Construction to begin and completed in October 2022.



Why Choose Associated?

Scope of Services

Municipalities FAQ

Request a Quote

Additional Information

Look here for resources and other useful information.



Property Search

Assessment Overview

Here is a brief summary of your property

[Back to Search Results](#) | [View Printable Version](#) | [Restart Search](#)

Property Information

[Property Overview](#)

[General Value Data](#)

[Land Data](#)

[Building Data](#)



Overview

[Back to Top](#)

Assessment Year:	2020
Parcel/Tax Key Number:	291-0815-0941-009
County:	Jefferson
Municipality:	City of Watertown
Address:	1040 S Twelfth St
Zoning:	HI

Legal Description

[Back to Top](#)

[PARA, C & D, CSM 2168-07-183, DOC 344301](#)

General Value Data

[Back to Top](#)

Assessed Land Value:	\$0.00
Assessed Improvement Value:	\$0.00
Total Assessed Value:	\$0.00

Land Data

[Back to Top](#)

Parcel Class	Measurement	Unit of Measure
Manufacturing:	7.525	Acres

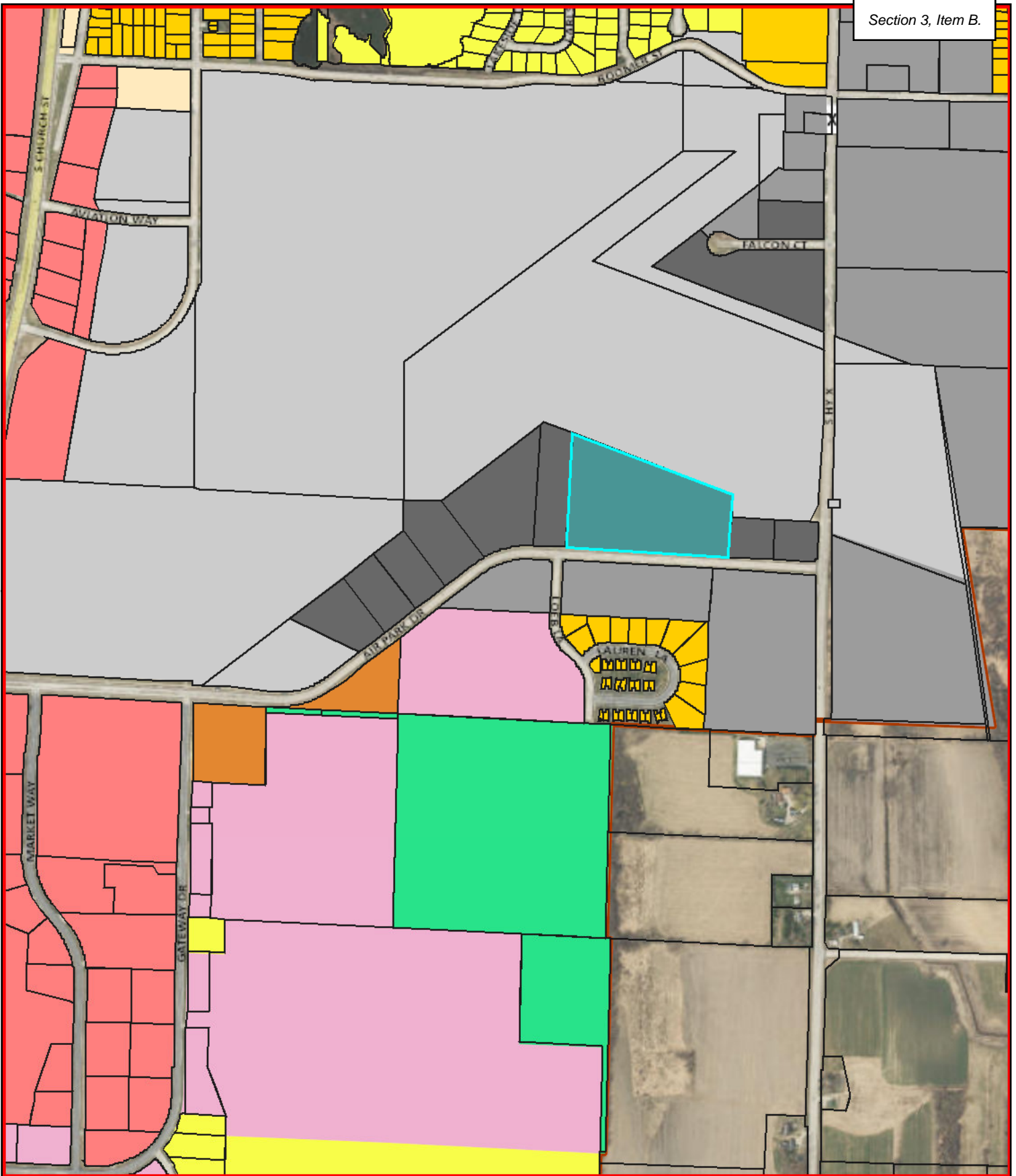
Sale Data

[Back to Top](#)

No sale date available.

Legal Disclaimer

While the data within this site is believed to be correct, no warranty is given or implied as to its accuracy. DO NOT make any decisions to buy or sell real estate based solely on the data presented on this Web site. Verify all pertinent data prior to making any final decisions.

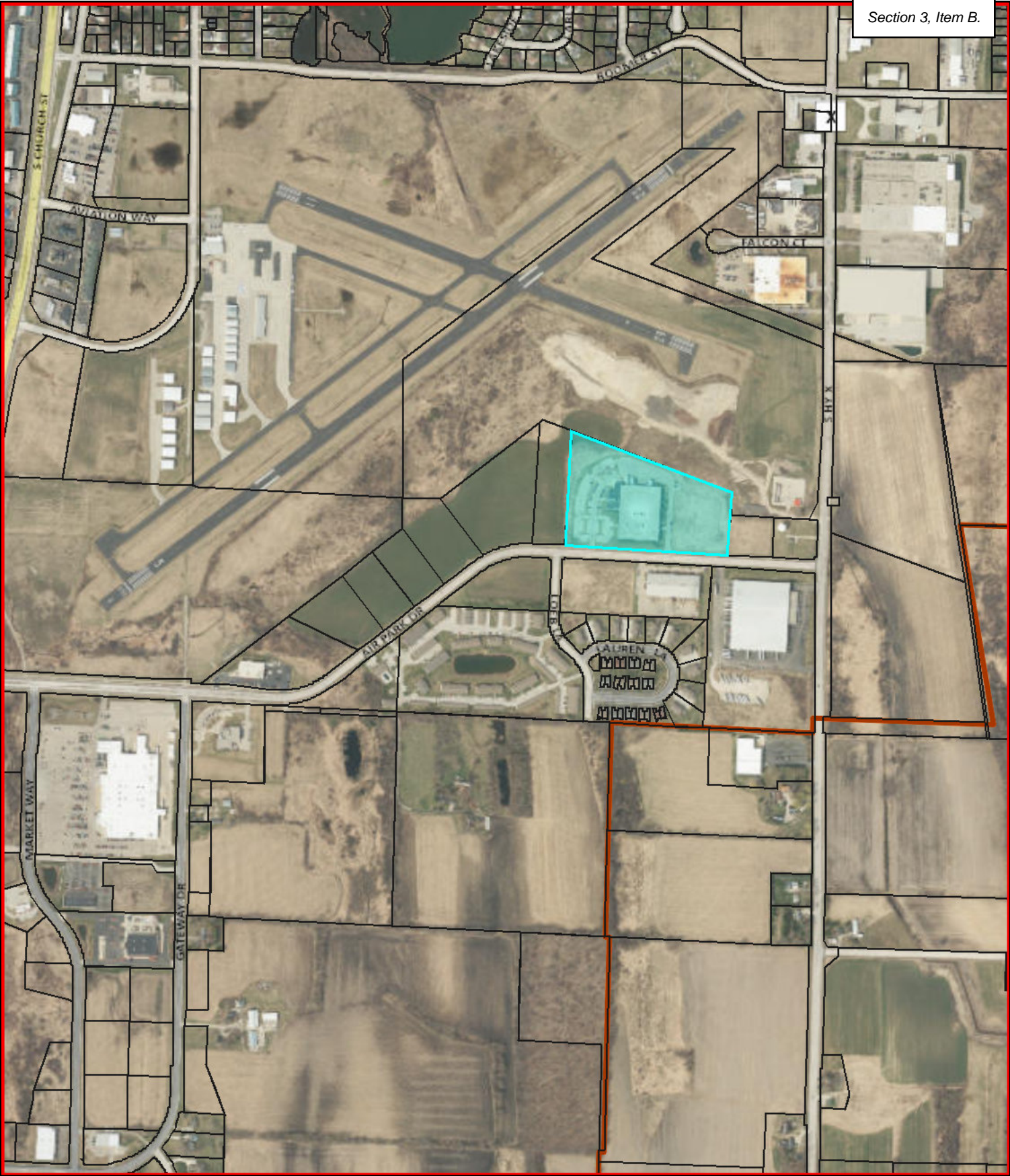


Parcels Override 1 Unknown Two-Family Residential-6		Single-Family Residential-4 Senior Residential Rural Holding Planned Unit Development Planned Office And Institutional Planned Industrial		Planned Business Neighborhood Office Neighborhood Business Multiple Zoning Multi-Family Residential-8 Multi-Family Residential-10		Heavy Industrial General Industrial General Business Conditional Use Central Business District City Limits	
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City of Watertown Geographic Information System
 Scale: 1 inch = 800 feet
 SCALE BAR = 1"

Printed on: September 1, 2023
 Author: Private Use
 25

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Parcels

Override 1

Parcels

City Limits

THE CITY OF WATERTOWN
Opportunity runs through it.

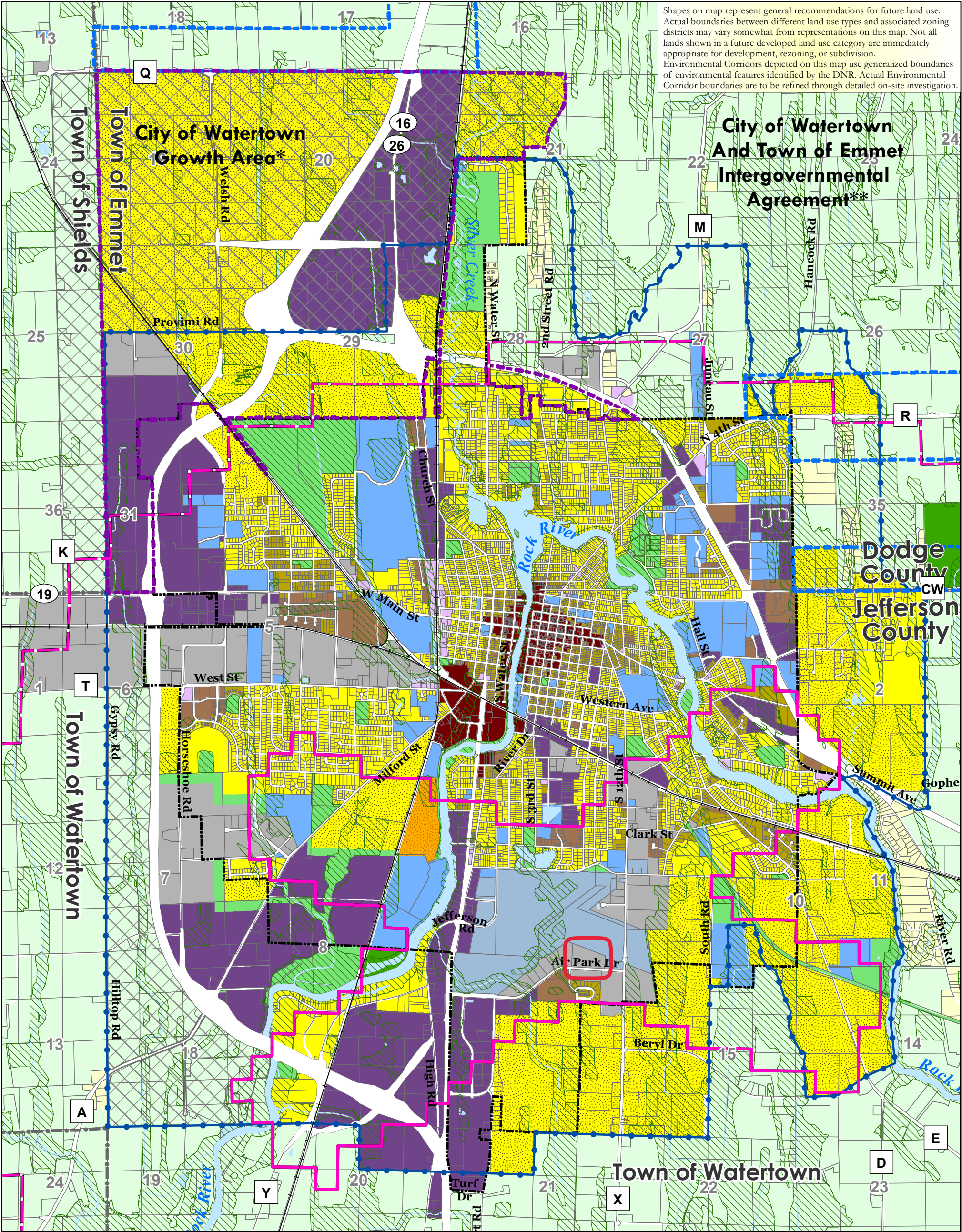
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26



Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

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

Rights-of-Way

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

City/Town IGA**

- City Growth Area
- City Periphery Areas

Legend

- 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

City of Watertown

Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

Draft: August 7, 2019

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

0 0.25 0.5 1 Miles

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

- 1. Office
- 2. Multi-Family Residential
- 3. Mixed Industrial
- 4. Commercial Services/Retail
- 5. Institutional
- 6. Parks & Recreation

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

- 1. Single-Family - Sewered (predominant land use)
- 2. Two-family Residential
- 3. Multi-Family Residential
- 4. Institutional
- 5. Neighborhood Mixed Use
- 6. Parks & Recreation

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

- 1. Office
- 2. Single-Family - Sewered
- 3. Two-Family Residential
- 4. Multi-Family Residential
- 5. Commercial Services/Retail
- 6. Institutional
- 7. Parks & Recreation

537 Milford Street – Accessory Structure > 1,000 square feet

Background:

Timothy J. & Shelley M. Kassube (property owners) are looking to develop an accessory structure that exceeds 1,000 square feet. 537 Milford Street is zoned Multi-Family Residential (MR-8). The property has a principal land use of Single-Family Residential.

Relevant Information:

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

1. Under Section § 550-56C(1)(b):

(b) A conditional use permit is required for:

[1] A combination of accessory structures exceeding a total of 1,000 square feet; or

[2] More than two accessory structures.

2. Maximum accessory building coverage under Section § 550-26F(1)(e):

(e) Maximum accessory building coverage: 10%.

3. 537 Milford Street is 24,394 square feet.

a. Accessory building coverage cannot exceed 2,439 square feet.

4. Proposed access for the proposed structure would violate Section § 410-23B(1)(a):

(a) To trespass intentionally on the land or buildings of another and intentionally and without regard for the rights of the owner or lawful occupant to use or occupy such premises without authority to do so from the owner or lawful occupant thereof.

5. 537 Milford Street would be allowed a second access point as it meet the requirement of Section § 550-105C(2):

(2) In no instance shall any lot be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).

6. Access Drives shall be paved under Section § 550-105M:

M. Paving of access. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface and shall be maintained so as to prevent the transport of gravel, dirt or other eroded material from the subject property into the right-of-way.

7. Driveway shall be paved under Section § 550-107F(1):

(1) Surfacing and marking. All off-street parking and traffic circulation areas (including all residential driveways, except those within the RH District) shall be paved with a hard, all-

weather surface to the satisfaction of the Director of Public Works. Said surfaces intended for six or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.

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
2. Approve the Conditional Use Permit without conditions
3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Total accessory building coverage cannot exceed 1,000 square feet
 - b. No access onto neighboring private property
 - c. Access drive shall be paved
 - d. Driveway shall be paved

537 Milford Street – Maximum Height Exemption

Background:

Timothy J. & Shelley M. Kassube (property owners) are looking to develop an accessory structure that exceeds 18 feet in height. 537 Milford Street is zoned Multi-Family Residential (MR-8). The property has a principal land use of Single-Family Residential.

Relevant Information:

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

1. Under Section § 550-26F(2)(i):

(i) Maximum height of accessory structure: 18 feet.

2. Maximum height exceptions are allowed under Section § 550-83C:

C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a conditional use permit which specifically states the maximum permitted height of the proposed building or structure.

3. As a reminder building height for accessory structures are defined under Section § 550-15:

BUILDING HEIGHT

*The vertical distance from the lowest elevation of the adjoining ground level or the established grade, whichever is lower, to the top of the cornice of a flat roof, to the deckline of a mansard roof, **to a point of the roof directly above the highest wall of a shed roof**, to the uppermost point on a round or other arch-type roof, or to the midpoint distance of the highest gable on a pitched or hip roof. Unless excepted by specific provisions in this chapter, building height includes the height of any structures attached to a building.*

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
2. Approve the Conditional Use Permit without conditions
3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Applicant must specifically state the maximum height of the proposed accessory structure.



Parcels

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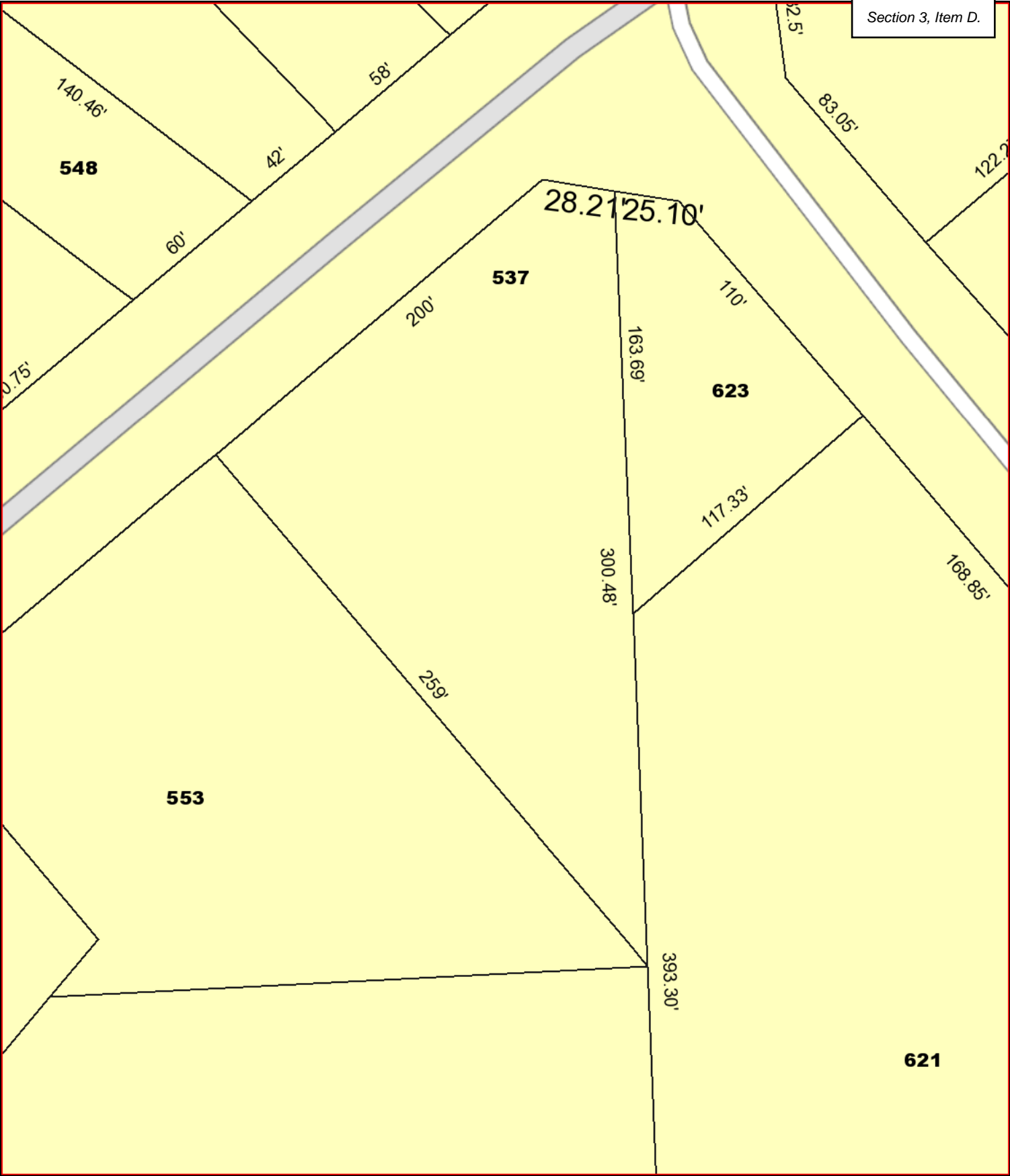
City of Watertown Geographic Information System

Scale: 1 inch = 50 feet Printed on: July 26, 2022

SCALE BAR = 1" Author: Private User

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Section 3, Item D.



Parcels

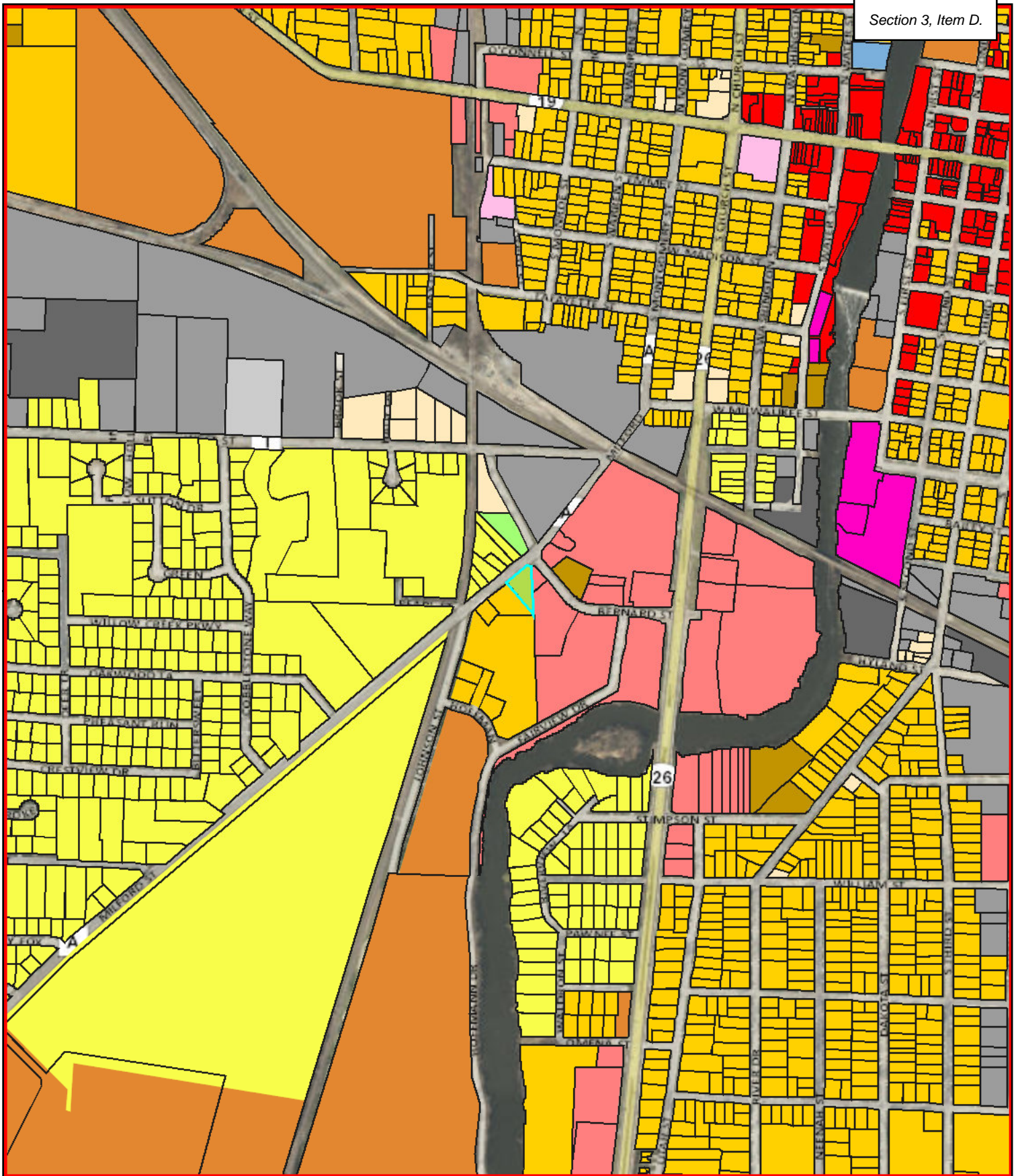


City of Watertown Geographic Information System

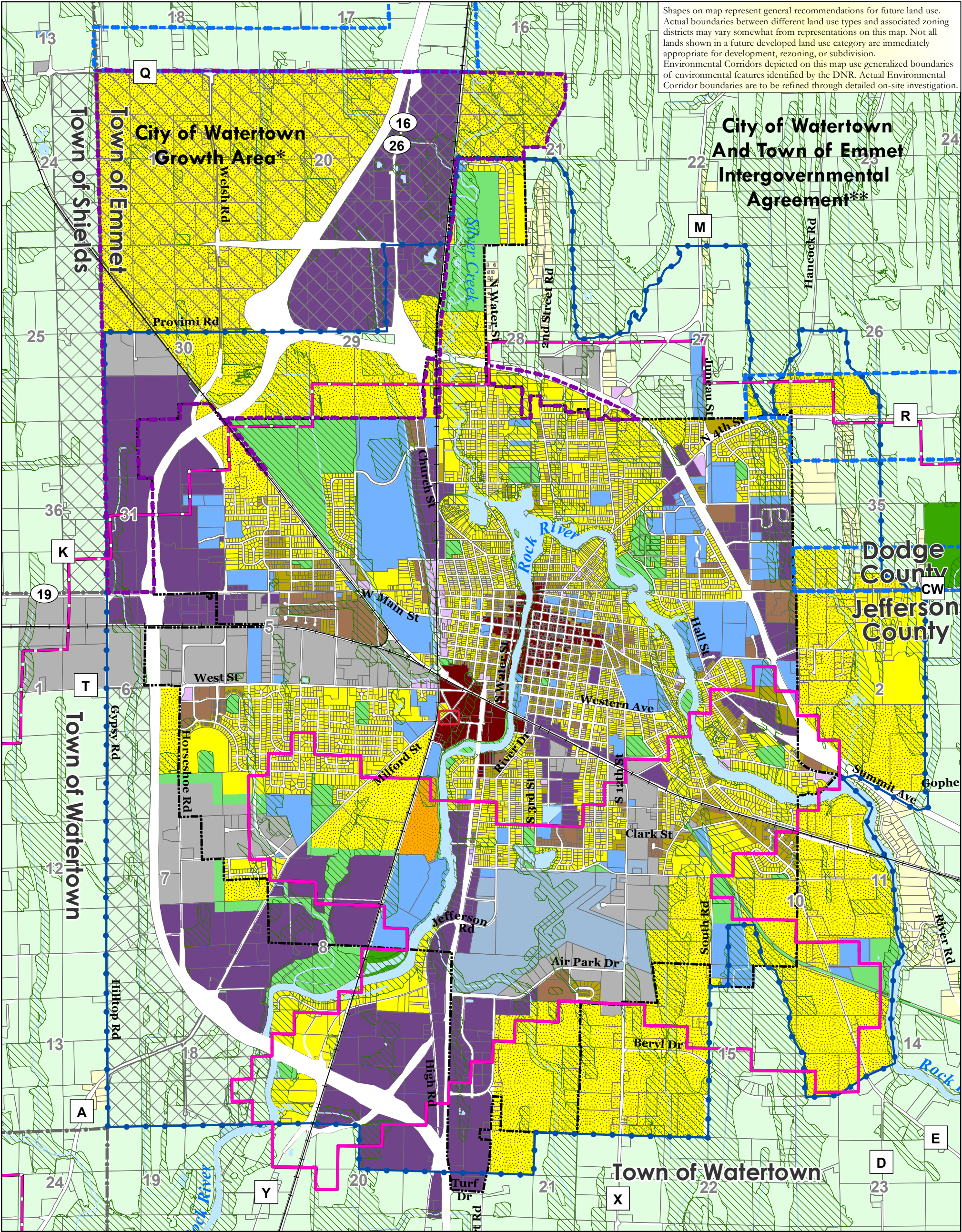
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Author: Private User

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Parcels					
	Override 1		Single-Family Residential-4		Planned Business
	Parcels		Senior Residential		Neighborhood Office
	Unknown		Rural Holding		Neighborhood Business
	Two-Family Residential-6		Planned Unit Development		Multiple Zoning
			Planned Office And Institutional		Multi-Family Residential-8
			Planned Industrial		Multi-Family Residential-10
					Heavy Industrial
					General Industrial
					General Business
					Conditional Use
					Central Business District
					City Limits



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

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



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



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

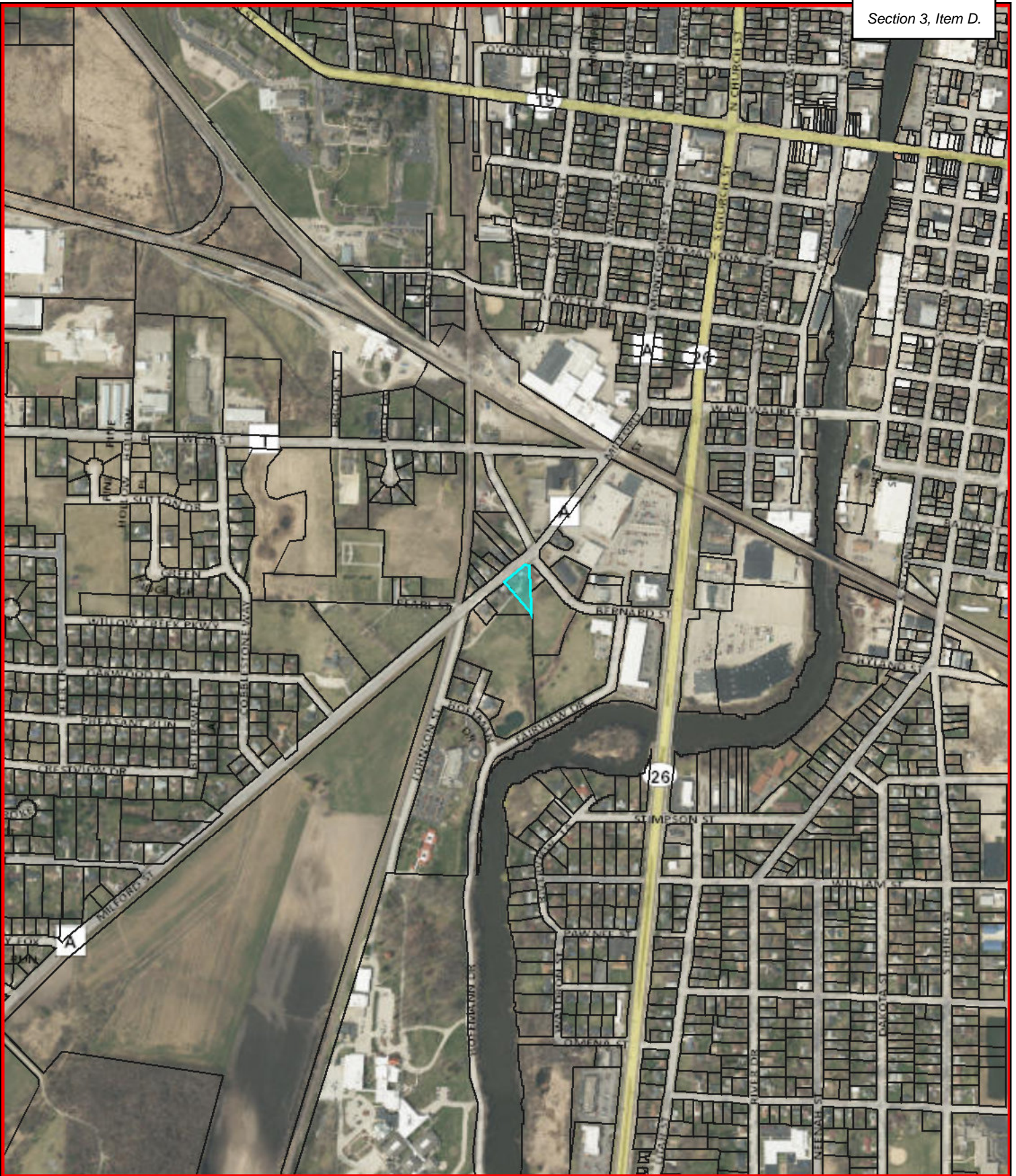
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- Maximum Building Elevation b/t 968 and 1005 ft

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



Override 1

Parcels



City Limits



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Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 800 feet
SCALE BAR = 1"

Printed on: September 1, 2011
Author: Private User

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311 College Avenue – Access Drive

Background:

Zachary Schmidt (property owner) is looking to expand the access drive at 311 College Avenue. Zachary Schmidt is proposing an access drive of 35 feet at the right-of-way property line and an apron flair of 40 feet.

Relevant Information:

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

1. Width of access drives are regulated under Section § 550-105J:

*J. Width of driveways. All access drives shall have a minimum width of 10 feet for one- and two-family dwellings and 18 feet for all other land uses. **All curb openings for access drives shall have a maximum width of 25 feet for a one- or two-car garage or 30 feet for a three-car garage for all residential uses** and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.*

(1) Conditional use permit required.

*(a) **All residential curb openings for access drives that exceed the maximum width, as measured at the right-of-way line, will require the granting of a conditional use permit which specifically states the maximum permitted width of the proposed driveway at the right-of-way line.***

(b) All nonresidential curb openings for access drives that exceed the maximum width, as measured at the right-of-way line, will require the granting of a conditional use permit which specifically states the maximum permitted width of the proposed driveway at the right-of-way line.

2. Access Drives shall be paved under Section § 550-105M:

M. Paving of access. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface and shall be maintained so as to prevent the transport of gravel, dirt or other eroded material from the subject property into the right-of-way.

3. Driveway shall be paved under Section § 550-107F(1):

(1) Surfacing and marking. All off-street parking and traffic circulation areas (including all residential driveways, except those within the RH District) shall be paved with a hard, all-weather surface to the satisfaction of the Director of Public Works. Said surfaces intended for six or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.

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
2. Approve the Conditional Use Permit without conditions

3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Access drive shall be 35 feet at the right-of-way property line and an apron flair of 40 feet.
 - b. Access drive shall be paved.
 - c. Driveway shall be paved.



50'

44.333

40'

6'S

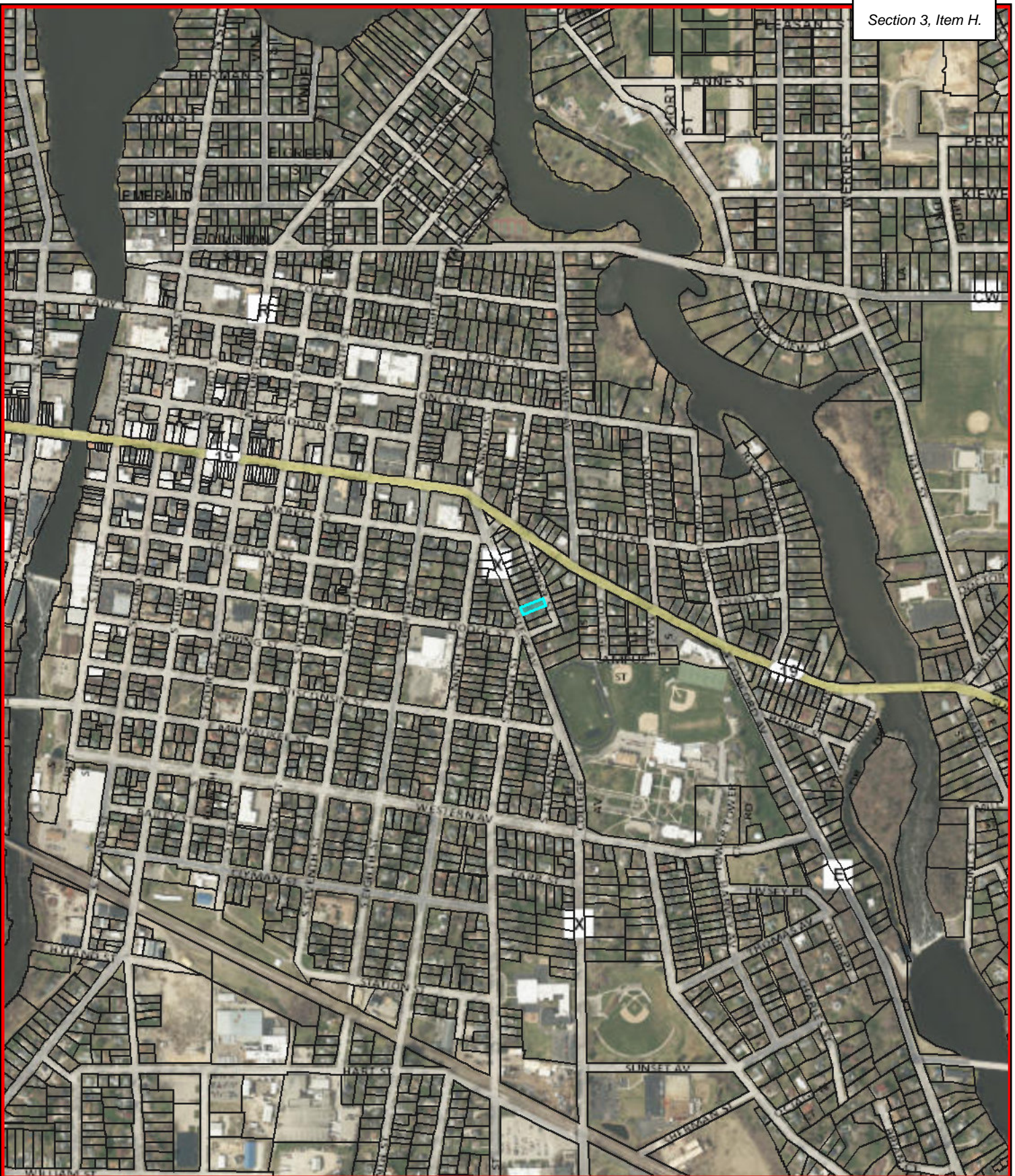
50'

33'

5

28'

15



Parcels



Override 1

Parcels

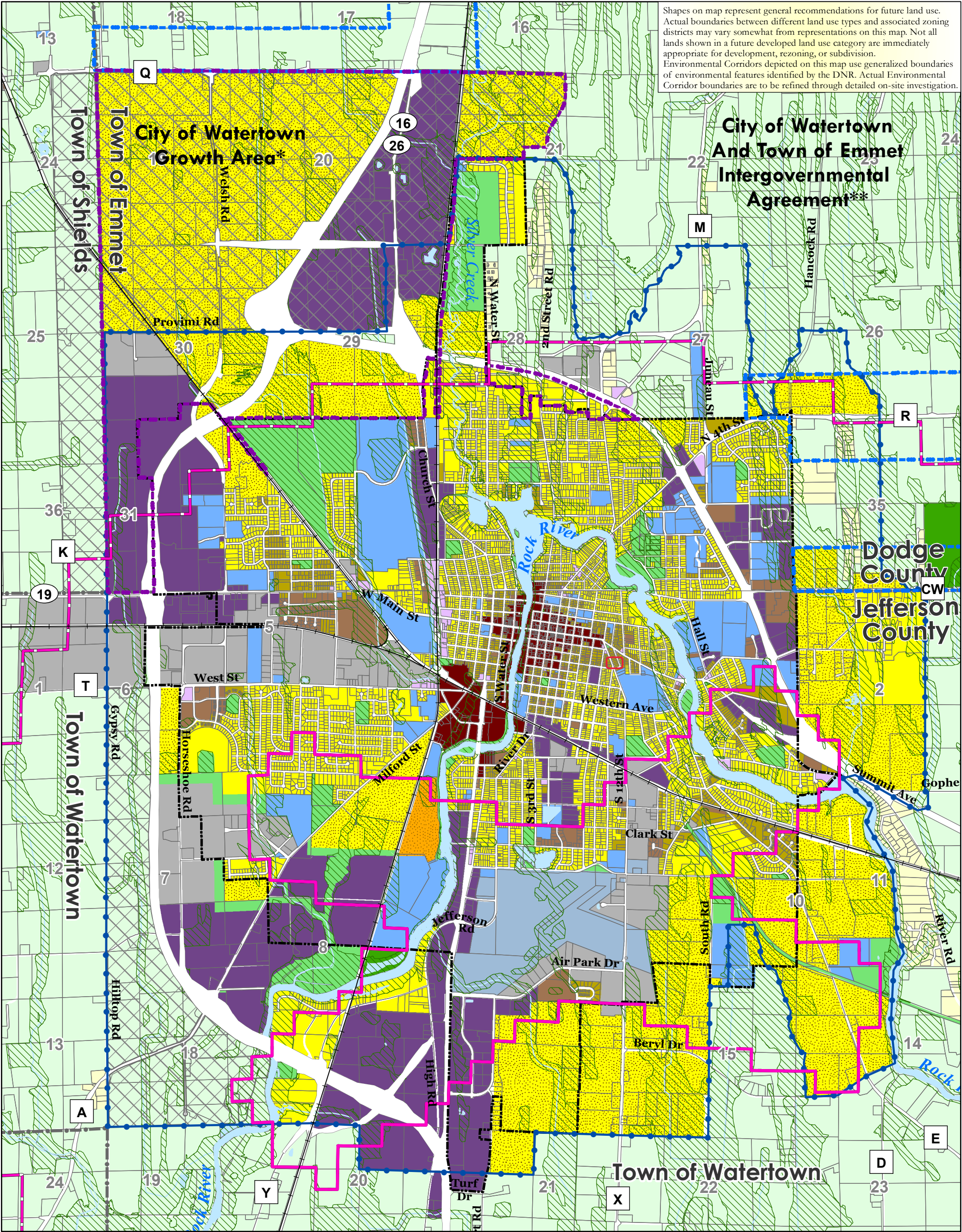


City of Watertown Geographic Information System

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Author: Private User

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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

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- 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:
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2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



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



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

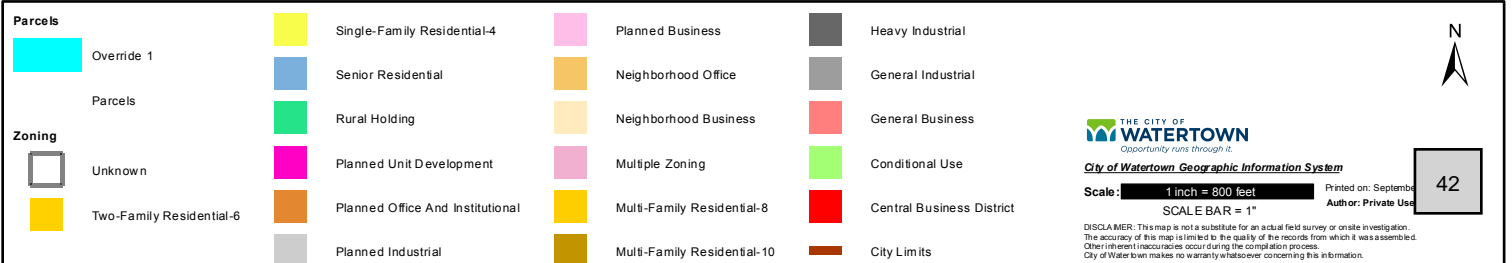
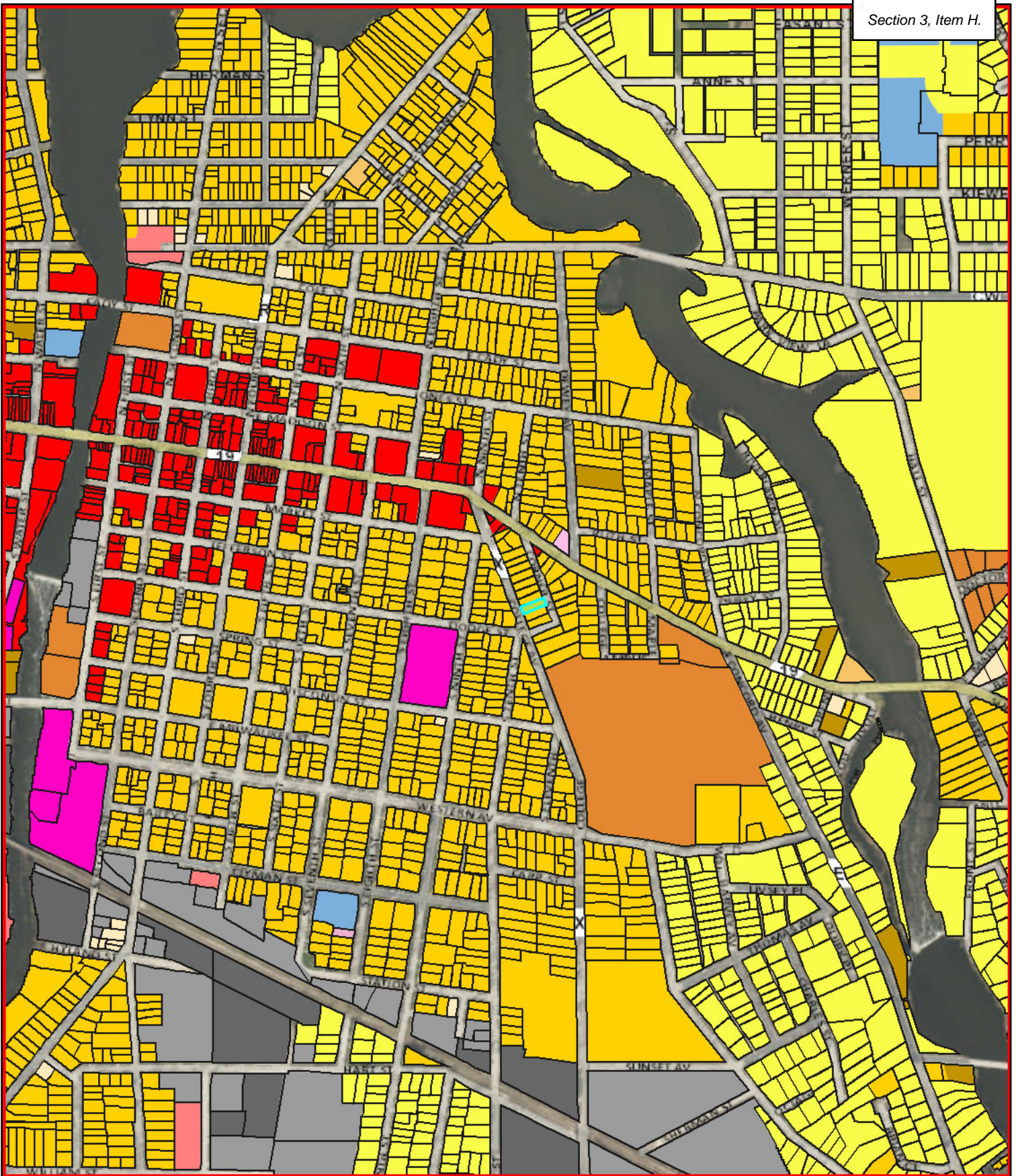
Airport Height Limitations

- 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





833 West Street – Exterior Material Standards Exception

Background:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure with corrugated metal siding. 833 West Street is zoned Single-Family Residential (SR-4).

Relevant Information:

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

1. Under Section § 550-121C:

C. Standards for all residential, office, commercial districts, and the PI Zoning District.

(1) Except for exposed foundations not to exceed three feet in height from the adjacent grade, all non-single-family development located within the RH, CR-10ac, ER-1, SR-4, TR-6, MR-8, MR-10, SNR, NO, PO, NB, PB, GB, CB and PI Districts shall employ only high-quality decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings:

- (a) Any portion of the building or structure visible from adjacent residentially zoned property;*
- (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or*
- (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).*

(2) The following exterior construction materials shall not be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission.

2. There is an exception under Section § 550-121F:

F. Exceptions. The conditional use process (per § 550-142) may be used to propose the use of a material otherwise prohibited by Subsection C above.

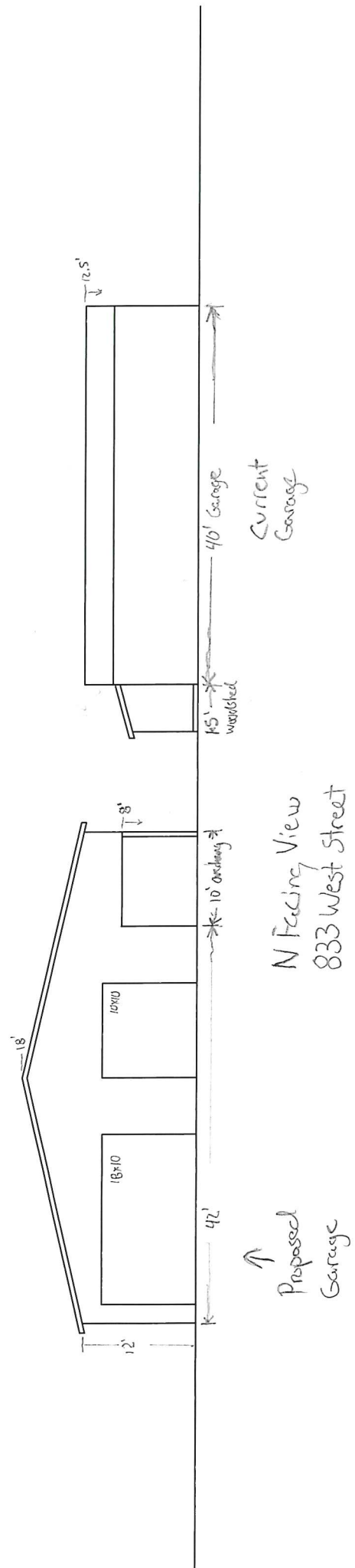
Options:

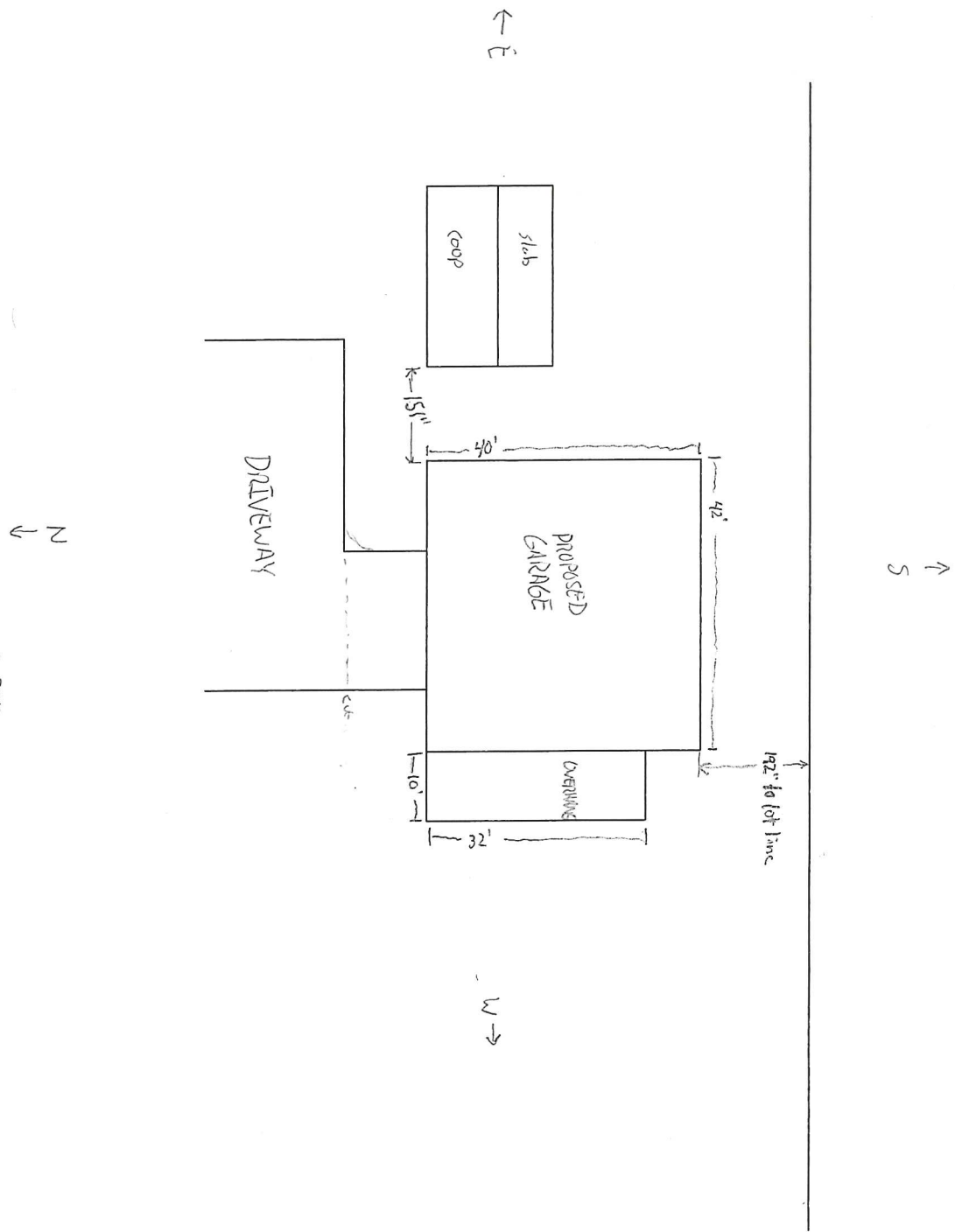
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the Conditional Use Permit.
2. Approve the Conditional Use Permit without conditions.
3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.

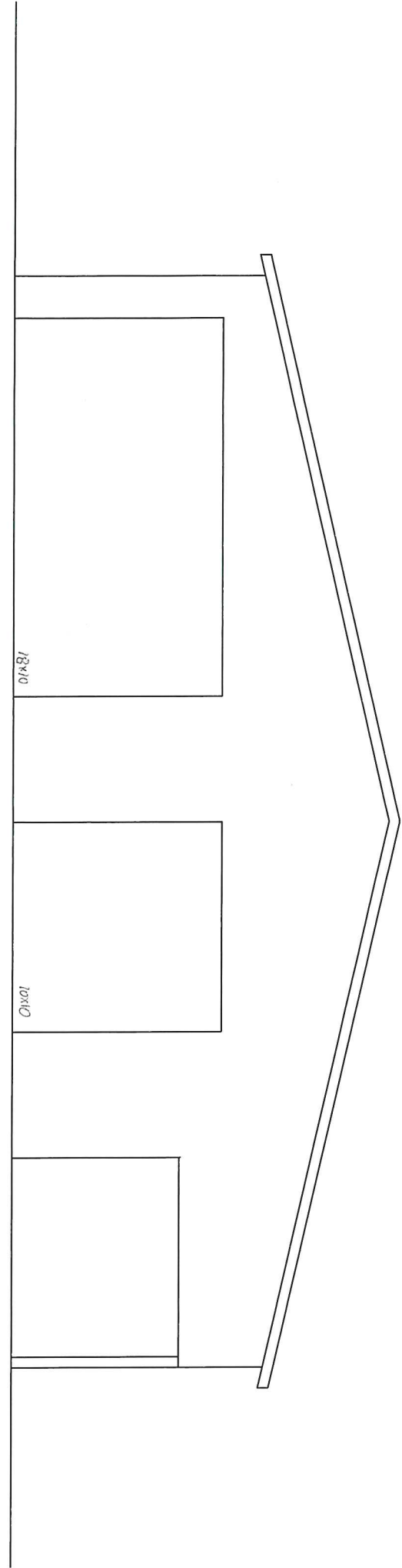


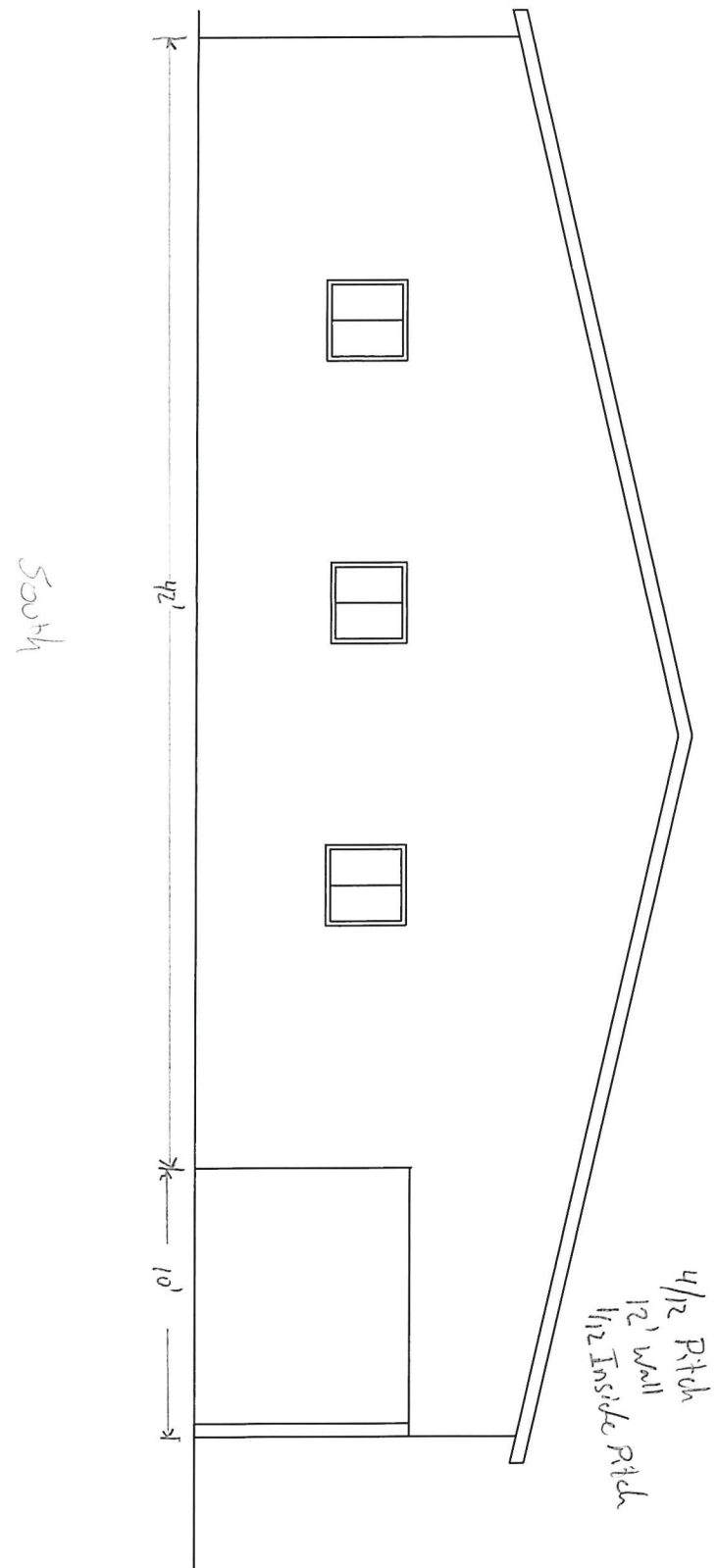


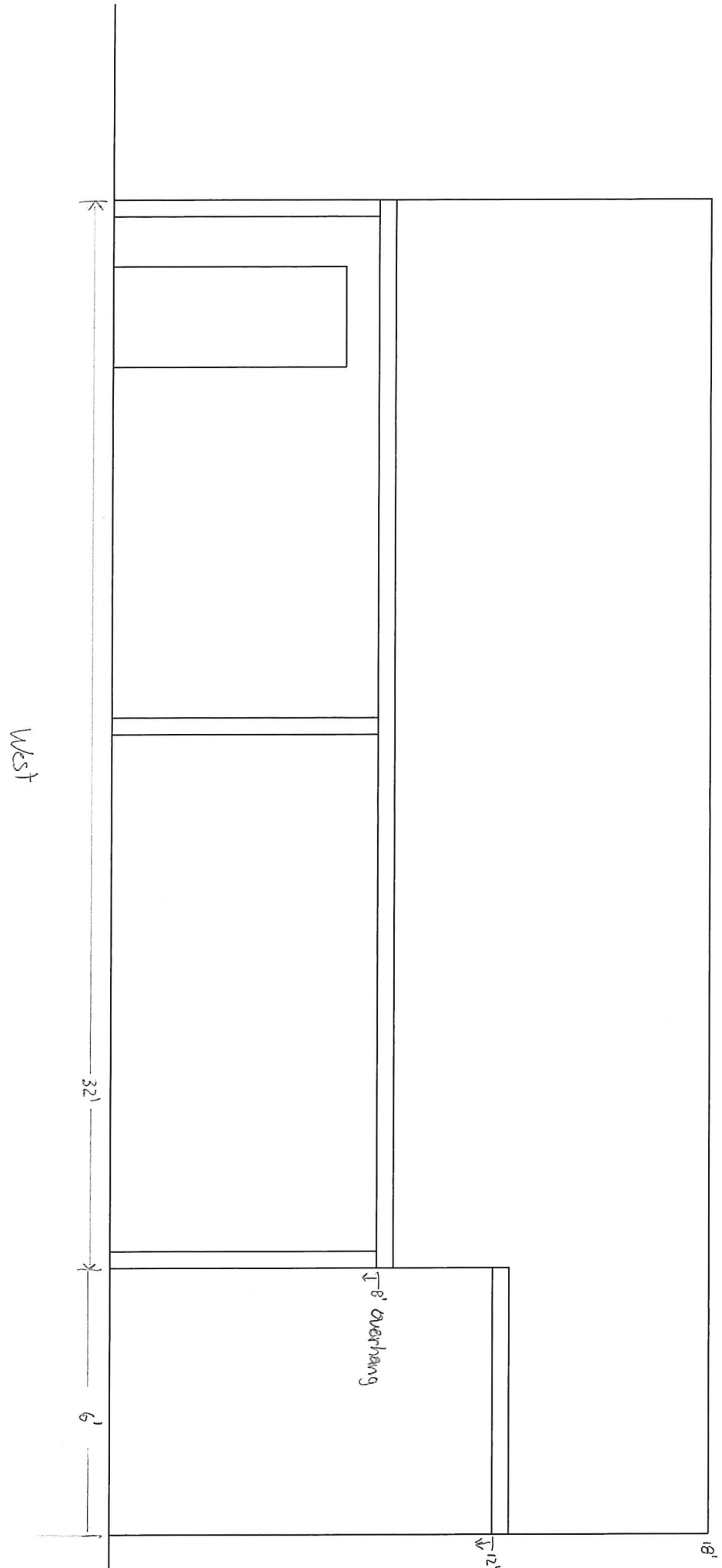


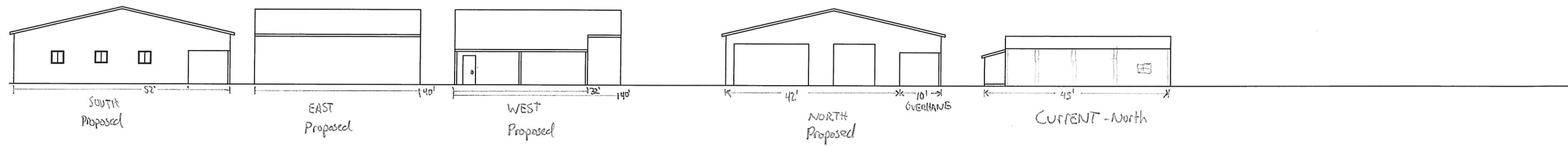


North

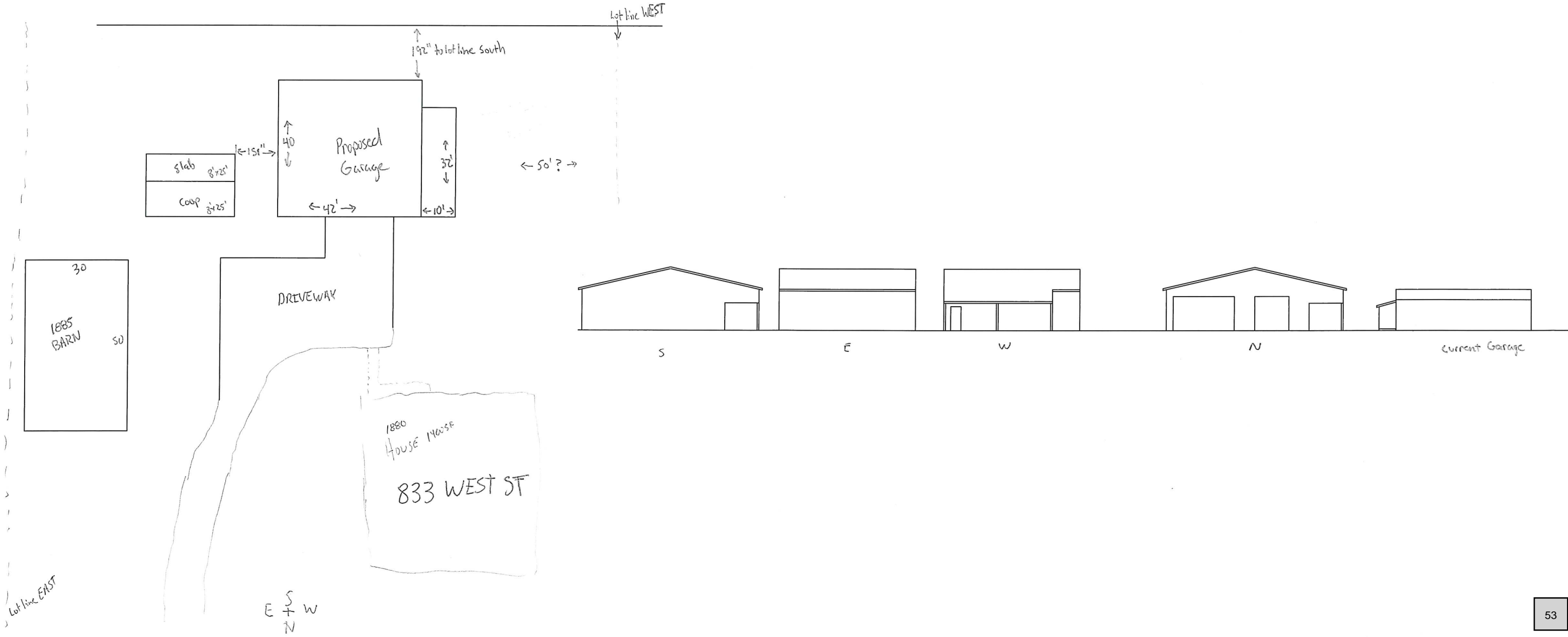


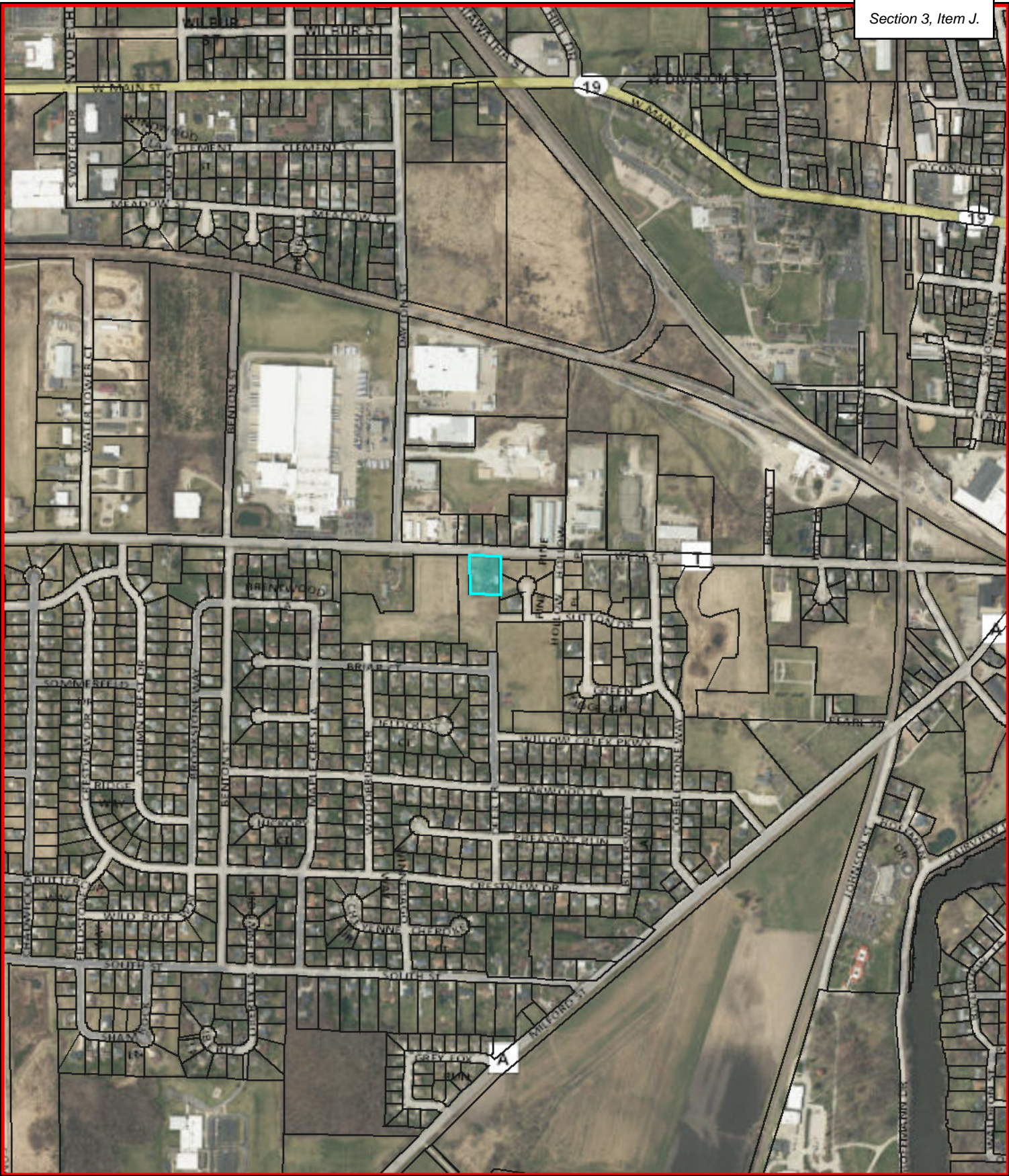






833 WEST STREET
Paul Aschenbrenner





Parcels



Override 1

Parcels

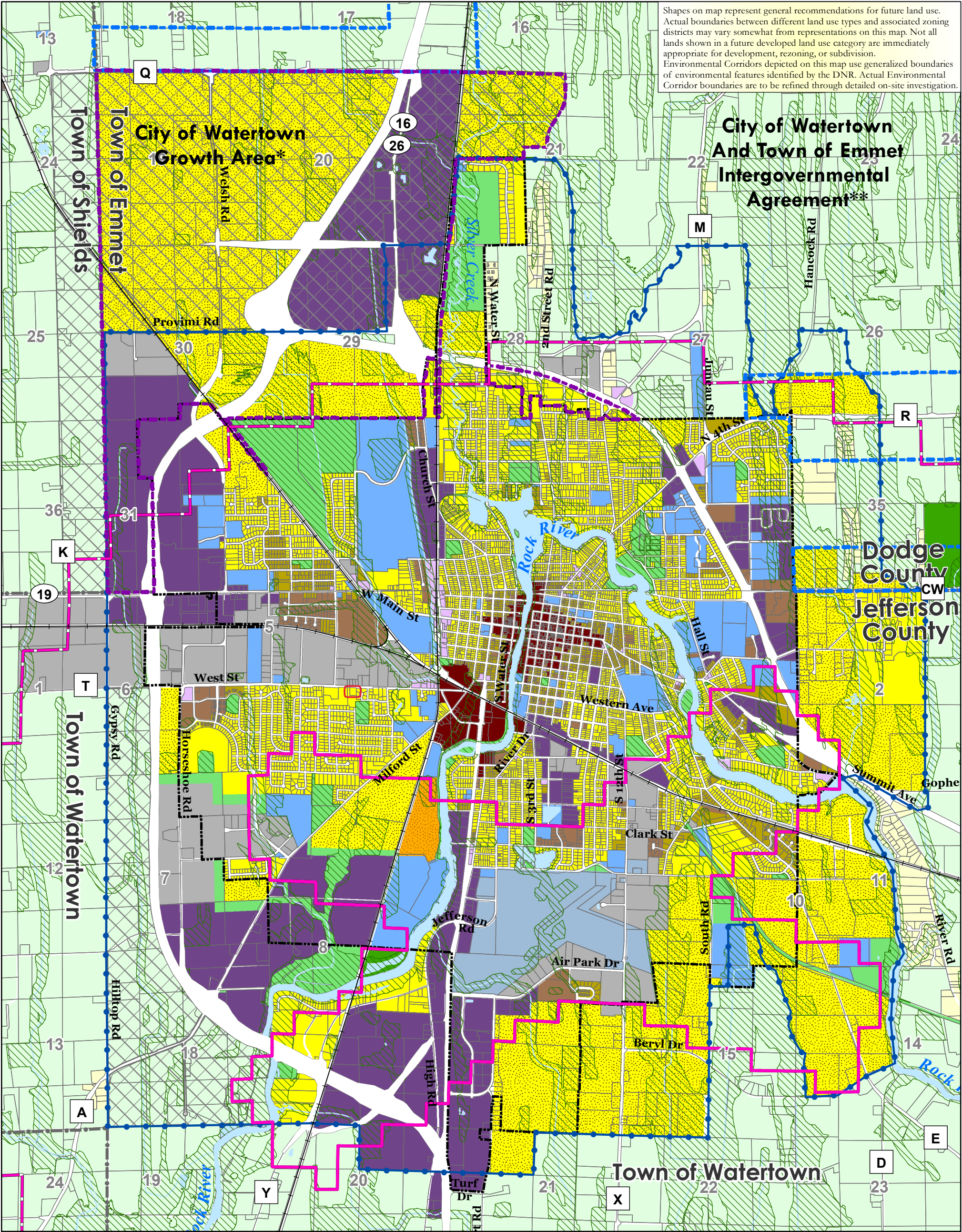


City of Watertown Geographic Information System

Scale: 1 inch = 800 feet
SCALE BAR = 1"

Printed on: September 1, 2011
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.



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

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



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



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



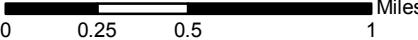
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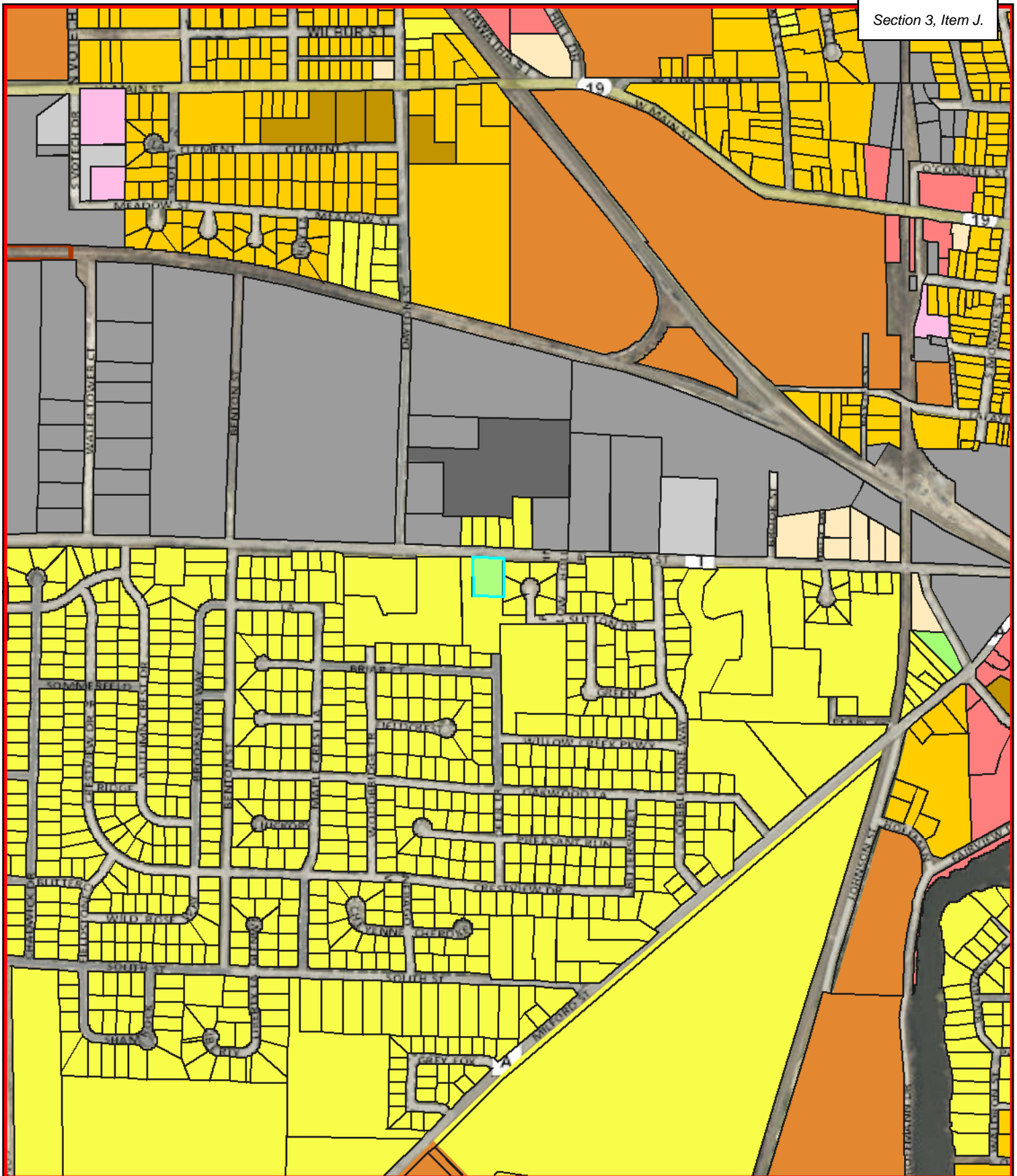
Airport Height Limitations

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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





Parcels			
	Override 1		Single-Family Residential-4
	Parcels		Senior Residential
Zoning			Rural Holding
	Unknown		Planned Unit Development
	Two-Family Residential-6		Planned Office And Institutional
			Planned Industrial
			Planned Business
			Neighborhood Office
			Neighborhood Business
			Multiple Zoning
			Multi-Family Residential-8
			Multi-Family Residential-10
			Heavy Industrial
			General Industrial
			General Business
			Conditional Use
			Central Business District
			City Limits

833 West Street – Maximum Height Exemption

Background:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure that exceeds 15 feet in height. 833 West Street is zoned Single-Family Residential (SR-4).

Relevant Information:

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

1. Under Section § 550-24F(2)(i):

(i) Maximum height of accessory structure: 15 feet.

2. Maximum height exceptions are allowed under Section § 550-83C:

C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a conditional use permit which specifically states the maximum permitted height of the proposed building or structure.

3. As a reminder building height for accessory structures are defined under Section § 550-15:

BUILDING HEIGHT

The vertical distance from the lowest elevation of the adjoining ground level or the established grade, whichever is lower, to the top of the cornice of a flat roof, to the deckline of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the midpoint distance of the highest gable on a pitched or hip roof. Unless excepted by specific provisions in this chapter, building height includes the height of any structures attached to a building.

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:

4. Deny the Conditional Use Permit
5. Approve the Conditional Use Permit without conditions
6. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Applicant is proposing 18 feet, the Zoning Administrator is asking for 21 feet to account for variance in property elevations.

833 West Street – Accessory Structure > 1,000 square feet

Background:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure that exceeds 1,000 square feet. 833 West Street is zoned Single-Family Residential (SR-4).

Relevant Information:

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

1. Under Section § 550-56C(1)(b):
 - (b) *A conditional use permit is required for:*
 - [1] *A combination of accessory structures exceeding a total of 1,000 square feet; or*
 - [2] *More than two accessory structures.*
2. Maximum accessory building coverage under Section § 550-24F(1)(e):
 - (e) *Maximum accessory building coverage: 10%.*
3. 833 West Street is 45,651 square feet.
 - a. Accessory building coverage cannot exceed 4,565 square feet.

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
2. Approve the Conditional Use Permit without conditions
3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Total accessory building coverage cannot exceed 1,000 square feet.