



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, MARCH 13, 2023 AT 1:30 PM

**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:
(Toll Free): 1 877 309 2073 Access Code: 530-949-861 or <https://meet.goto.com/530949861>
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 February 27, 2023

3. BUSINESS

A. Preapplication Conference and Concept Plan: Hunter Oaks Planned Unit Development Plan (PUD) General Development Plan (GDP)

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
February 27, 2023

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Jeff Meloy of the Police Department; Kristine Butteris of Parks, Recreation & Forestry; Mike Zitelman of the Water Department; Maureen McBroom of Stormwater Utility and Engineering; Anthony Rauterberg of the Fire Department; and Matt Willmann of the Street Department. Also in attendance were Nathan Peters and Tina Crave.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Review and approve Site Plan Review Committee Minutes Dated February 13, 2023

Motion was made by Doug Zwieg and seconded by Kristine Butteris to approve the February 13, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and take action: 713 Milford Street – Proposed youth crisis mental health facility

Nathan Peters and Tina Crave of the Greater Watertown Community Health Foundation were present to explain the proposal. The Greater Watertown Community Health Foundation is proposing to lease out a 6,700 square foot building for a youth crisis mental health facility. Jefferson County would work with Wisconsin Community Services to implement this intake facility for children between the ages of 10 and 17 so the youths could stay between 3-5 days until it is deemed safe for them to return home. There are currently only 2 facilities of this nature in Wisconsin. This would be the third.

The following was presented by city staff:

Zoning:	There is an associated rezoning for this property to adjust the northern boundary to match the remaining property area. This will be going to Plan Commission for a public hearing for the conditional use permit request on March 13, 2023. Additional information will be needed for the lighting plan as well as the passenger loading area.
Building:	Architect-stamped plans will be required for the remodeling. The plans can be reviewed in-house at the city. Be sure to apply for the appropriate permits.
Fire:	A final inspection will need to be completed before official use, including the sprinkler and alarm system.
Police:	Clarified that the admissions will be a voluntary basis. There will be gender separations for the bedrooms and restrooms (6 on one side, 6 on the other). The kitchen and living room are shared areas and will be staffed.
Mayor:	Confirmed that the driveway will be private.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to recommend approval to the Plan Commission for this item as submitted with the following conditions:

- A) Final inspection with the Fire Department.
- B) Obtain the required permits from the Building, Safety & Zoning Department.

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg and seconded by Mike Zitelman to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: March 13, 2023
SUBJECT: Hunter Oaks PUD Pre-Application and Concept Review

Pre-Application and Concept Review for a Planned Unit Development (PUD) requested by John Donovan, agent for Bielinski Homes Inc., Hunter Oaks Subdivision, West Street, Watertown, WI. Parcel PIN(s): 291-0815-0642-005, 291-0815-0642-004, 291-0815-0642-003, 291-0815-0642-006, 291-0815-0642-007, 291-0815-0643-001 & 291-0815-0644-022

SITE DETAILS:

Acres: 58.89

Current Zoning: PUD Overlay

Existing Land Use: Undeveloped

Future Land Use Designation(s): Neighborhood Mixed Use, Multi-Family, Two Family, & Single-Family

BACKGROUND AND APPLICATION DESCRIPTION:

Applicant is seeking review and discussion before the Plan Commission regarding a conceptual Planned Unit Development (PUD). The properties are currently zoned Planned Unit Development (PUD), however, they have no current General Development Plan. The proposal looks to revise a now expired General Development Plan from 2017. The proposal consists of 27 two-family Ranch Style Condominiums, 34 two-family Sabrina Ranch Style condominiums, and 91 single-family home lots. A developer's agreement is also being drafted which will dedicate a neighborhood park and transfer a detention pond to the City.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of March 13, 2023.

Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code. For the proposed condominiums, the applicant seeks to reduce the Minimum Lot Area requirements from 4,350 sq. ft. per dwelling unit to 2,600 sq. ft. per dwelling unit and reduce the Minimum Street Yard from 40 ft to 25 ft. For the single-family homes, the applicant seeks to reduce the Minimum Lot Width from 75 ft to 50 ft.

An additional flexibility requested by the applicant is the use of condominium plats for a few areas of the proposed development. Approval of this flexibility would allow multiple principal structures per lot and private streets.

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

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

- (1) *Permitted location. Planned unit developments shall be permitted with the approval of a Planned Unit Development Overlay Zoning District specific to the approved planned unit development.*

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

Opportunity Runs Through It

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

Per Sections § 550-152F(3) & § 550-152F(4), the Concept Review step is non-binding:

- (3) *At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the conceptual PUD. Appropriate topics for discussion may include the any of the information provided in the PUD concept plan submittal packet or other items as determined by the Plan Commission.*
- (4) *Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City but should be considered as the informal nonbinding basis for proceeding to the next step. The preferred procedure is for one or more iterations of Plan Commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the general development plan (GDP) application.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- 1. No action required, non-binding discussion.

ATTACHMENTS:

- Application materials.



Planned Unit Development General Development Plan

(Remaining Undeveloped Parcels)

City of Watertown

February 1st, 2023



PROJECT NARRATIVE

In 1999, Bielinski Homes, Inc. ("Bielinski") and the City of Watertown ("City") reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City. The project comprises approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes, and condominiums pursuant to a General Development Plan dated October 6, 1999. As new phases advance from the conceptual stages outlined in this General Development Plan to construction, subject to any applicable development agreement, Bielinski has continued to find ways to refine and improve the project.

Most recently, Bielinski received approval from the City to develop the westerly portion of Area B, known as Hunter Oaks Villas Phase II, to construct 6 additional individual condominium buildings, consisting of 12 units, which construction is estimated to begin in Summer 2023. Currently, Bielinski is evaluating all remaining undeveloped parcels as identified on this General Development Plan dated February 1, 2023, and proposing some changes to the uses of Area C(b), which now consist of 13.1 acres and is designed to feature two-family ranch style condominiums named "The Sabrina 1302" condominium, and which includes updated architecture design standards. Further, consistent with this 2023 GDP for Hunter Oaks, Bielinski and City acknowledge that Bielinski will be petitioning for Belmont Rd. from Steeplechase Dr. on the north to the southern intersection of Oakland Ave. and Belmont Dr, running directly through Area C(b), to be vacated. As the marketplace continues to shift, Bielinski recognizes changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks Neighborhood continues to offer mixed land uses, providing housing opportunities for a wide range of people, incomes, and preferences.

From a planning perspective, the subject site is ideally situated for a mix of residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the proposed commercial use to the west. The proposed concept will improve the overall vision and intent of Hunter Oaks Neighborhood and help blend land uses in this area for the City's future housing needs.

PROPOSALS AND COMMITMENTS

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this updated General Development Plan in substantial conformance with the enclosed Site Plan. The site has been redesigned, with extensive input from the city staff, to offer a common architectural theme, inter-connected green space, and an overall better plan. Bielinski is very excited to implement this plan and begin providing the city with high-quality and innovative housing products.

Specifically, this new GDP includes:

- Areas A-D, C(b), G, H, and I, which remain subject to Bielinski and the City entering into development agreements.
- As a part of the terms of a Developers Agreement, Bielinski shall dedicate the Neighborhood Park (Area I), and the City shall take ownership of the existing Detention Pond located in Area K upon the completion of certain improvements, such as the installation of utilities, sidewalks, curbing, and the binder course, during Bielinski's development of Area H-2 (Phase I). Bielinski plans to develop the 23 lots within Area H-2 (Phase I) in 2024. Development of Area H-2 (Phase I) will include restoration work for the existing Detention Pond located in Area K.

VISION

- To continue with creating high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer future housing solutions for the City of Watertown. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and are close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has decreased.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed uses are more compatible with the surrounding land uses and is a more efficient use of land with existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
- Logical and adaptive land use for a unique property.
- Provides a compatible transition between the future commercial, existing industrial and residential areas.
- Project requires public infrastructure (sewer, water, roadway, etc.); that should have minimal impact on City services.
- Project will create a significant increase in taxable value for the city without creating a burden for the Watertown School District or other public entities.
- Project creates construction jobs that will support residents and families living in the area.
- Pedestrian friendly environment and Dedication of the Neighborhood Park and surrounding rights-of-way sooner.
- Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for each individually constructed phase of this project.

ESTIMATED HOUSING VALUES (Per Area)

Areas A-D & B: Hunter Oaks Villas Phase I, II and III (54 Units)	\$16,200,000.00
Area C(b): Condominium Project with "The Sabrina" (68 Units)	\$20,740,000.00
Area H2: Phases 1-4 Single Family Homes (91 Lots)	\$36,400,000.00
Total Estimated Value	\$73,340,000.00

PROPERTY LOCATION

The Hunter Oaks Neighborhood development is located within the City of Watertown on the south side of West Street and east of Horseshoe Road.



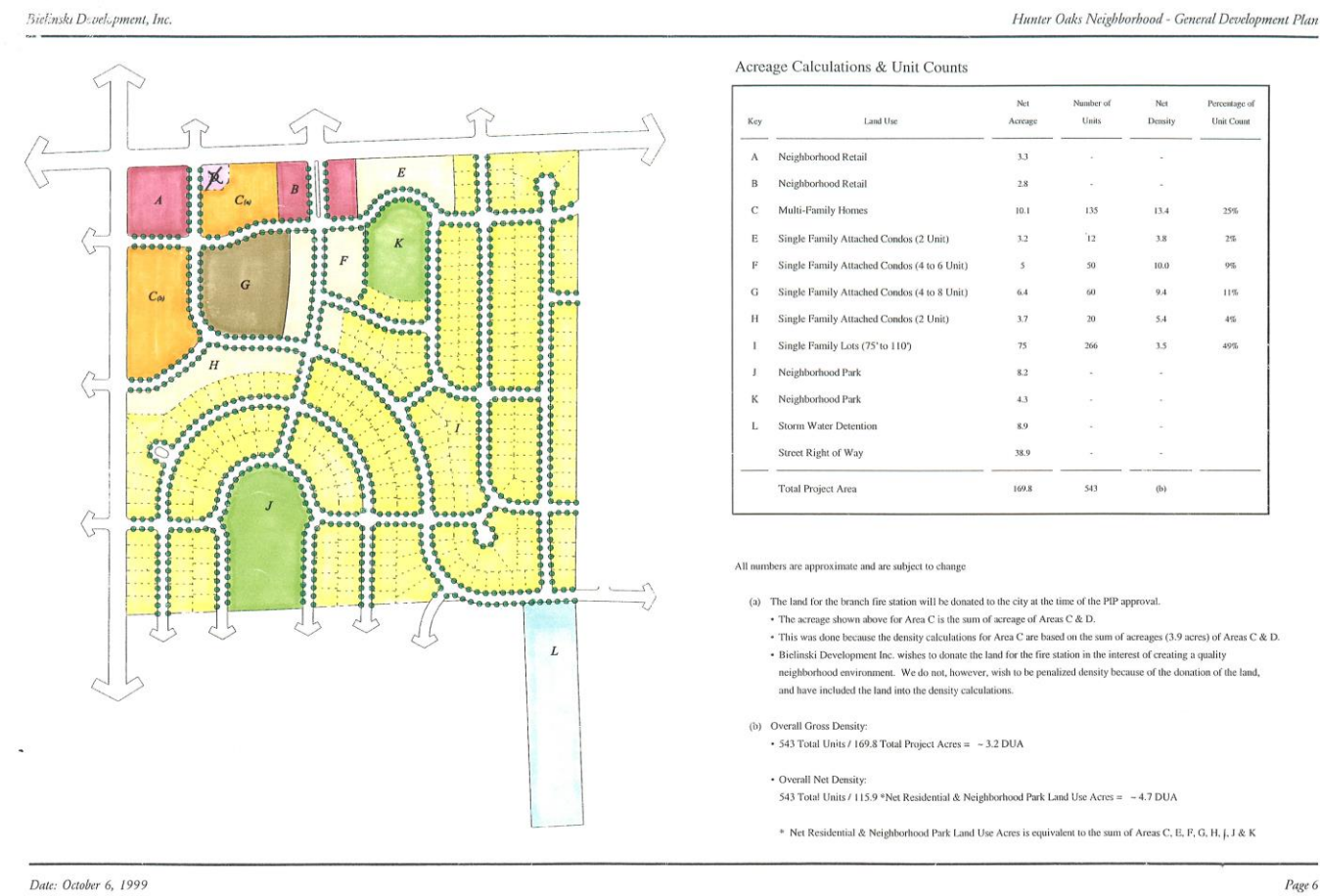
Surrounding Zoning

Hunter Oaks Neighborhood
North: General Industrial
South: PUD
East: PUD
West: PUD

Surrounding Land Use

Hunter Oaks Neighborhood
North: Industrial/Business Park
South: Vacant Farmland and Single Family
East: Developed Condominiums, a Park and Single-Family Homes
West: Vacant Farmland & HWY 26 bypass

EXPIRED GENERAL DEVELOPMENT PLAN – for reference only



UPDATED GENERAL DEVELOPMENT PLAN

See next page for proposed General Development Plan Site Map

General Mix of Dwelling Unit Types and Land Uses

This General Development Plan will consist of changes to the originally approved and expired GDP with an additional 27 Two-family Ranch Style Condominiums known as "Hunter Oaks Villas" and Condominium Area C(b) with 34 Two-family 1302 Sabrina Ranch Style condominium buildings and 91 single family home lots with revised site layouts and architecture design standards.

Relationship to Nearby Properties / Public Streets

The subject property is located amongst a variety of land uses which makes the area unique. Directly north of Hunter Oaks Neighborhood is an existing industrial/business park served by West Street. West and South of the property are currently farmland and then HWY 26 bypass. East of the property is fully developed as condominiums, single family lots and a park.

RELATIONSHIP TO MASTER PLAN

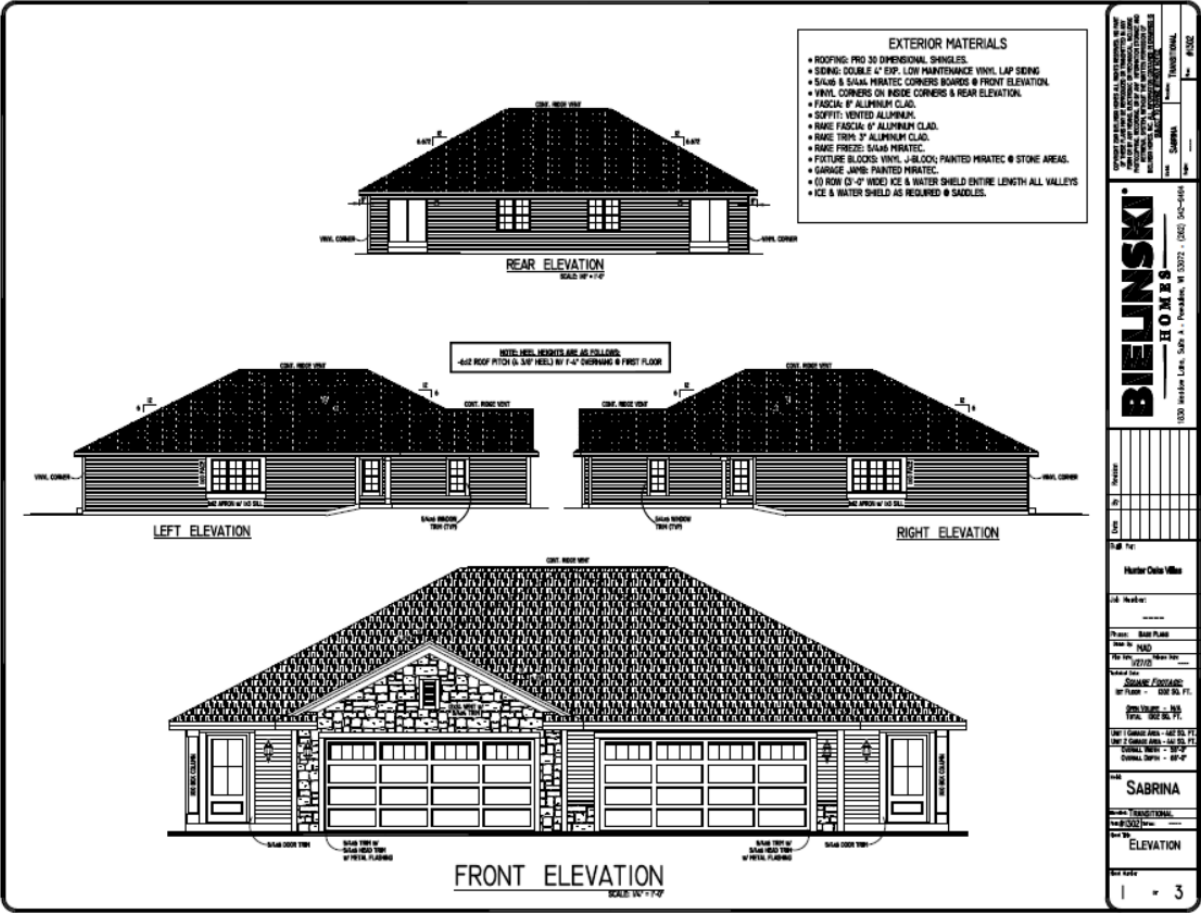
The comprehensive land use plan for the City of Watertown currently designates this property as Planned Neighborhood. According to the Plan, this land use category is designed for a careful mixed use of residential development with active recreation nearby.

Hunter Oaks has been granted entitlements and zoning approval for a mix use neighborhood. The requested amendments reflect an adjustment in the use, site design, architectural and modifications on unit counts.

ARCHITECTURAL THEMES & IMAGES

Bielinski Homes strives to upgrade architecture and curb appeal designs by developing popular distinct Ranch Style condominium building to enhance the internal streetscape on all sites. The buildings utilize traditional styles which incorporate other warm character elements into the design to create a sense of place and neighborhood. The proposed Sabrina 1302 buildings for Areas A-D (Phase III) and Area C(b) will be 2-unit ranch style condominium buildings arranged with 2-bedroom configurations and designed to attract young professionals, retirees, single and small family households. The buildings feature individual garages for each unit and efficient living spaces. Below is the proposed condominium building for the 2-unit areas.

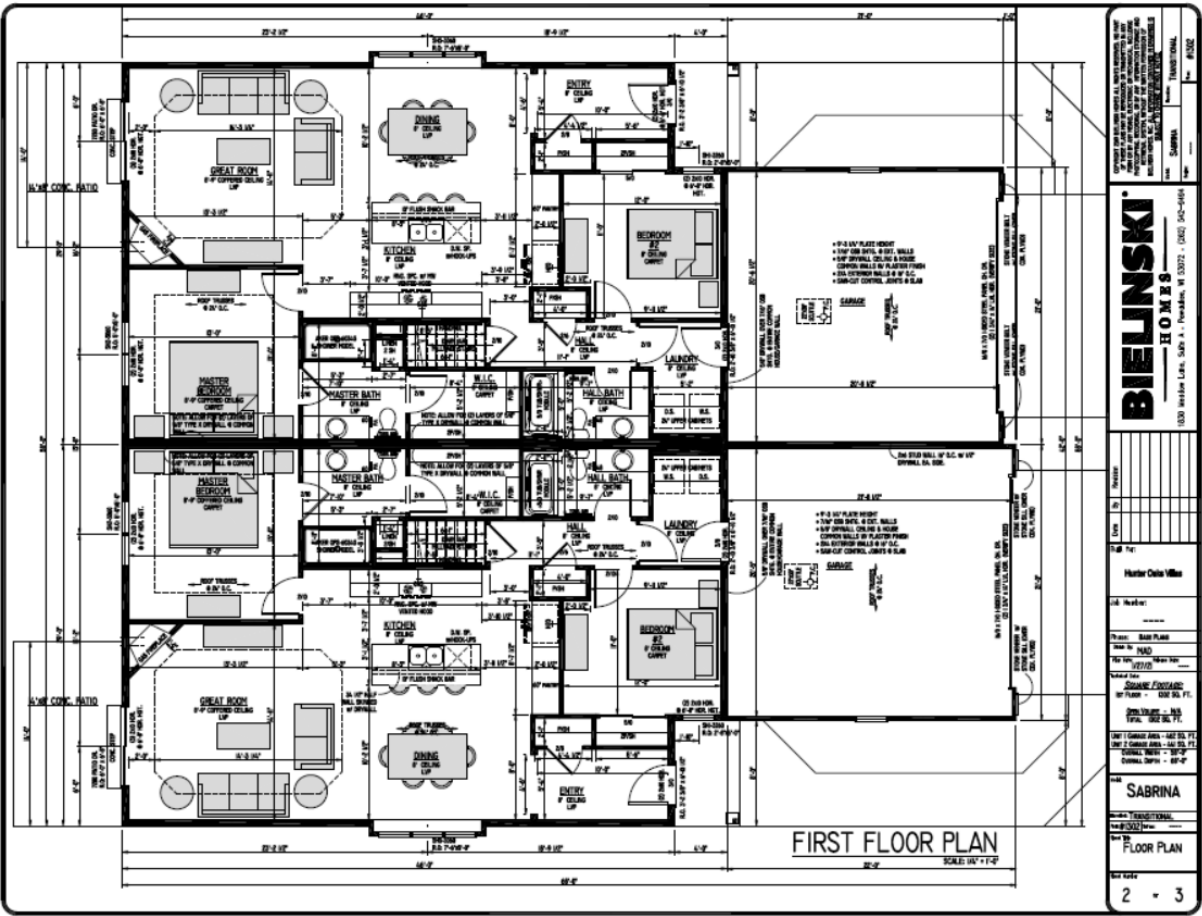
Sabrina 1302 Elevations



AMENITIES

- A Ranch Style Condominium
- Private Entry
- 2 Bedroom and 2 Full Baths
- Master Bedroom with Coffered Ceiling
- Great Room with Coffered Ceiling and Corner Gas Fireplace
- First Floor Laundry
- 2 car garage
- Concrete Patio
- Quality Interior Finishes
- Washer & Dryer in Each Unit
- Individually Metered Utilities
- Individual HVAC Units & Hot Water Heaters

Sabrina 1302 Floor Plan



Initial List of Zoning Standards Which Will Not Meet the PUD

Bielinski Homes is seeking the flexibility allowed by the Planned Unit Development with respect to land use and zoning. The requested amendment does not require any relief from the bulk zoning requirements, however the proposed use, layouts and densities calculations are proposed to change.

Areas A-D, B and C(b) Two-Family Ranch Style Condominiums

General Requirement	Baseline Multi-Family District	Proposed PUD
Minimum Lot Area	4,350 Sq. Ft. per dwelling unit	2,600 Sq. Ft. per dwelling unit
Minimum Lot Width	100'	SAME
Minimum Street Frontage	50'	SAME
Minimum Street Yard	40'	25'
Minimum Side Yard	10' Lot Width or 8' minimum	SAME
Minimum Rear Yard	25'	SAME
Minimum Paved Surface Setback	3' : rear/side, 10' : street	SAME
Minimum Between Buildings	20'	SAME
Maximum Building Height	35'	SAME
Required Off-Street Parking	2 spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements of the underlying zoning district.

Land Use Exemptions:	The applicant seeks to amend the use in areas: A-D, B and C(b).
Density Exemptions:	from Neighborhood Commercial to Multifamily
Bulk Exemptions:	None Requested.
Landscape Exemptions:	None Requested.
Parking Exemptions:	None Requested.

Area H-2 Phase 1-4: Single Family Home Sites (Standard R1 Zoning)

Single Family Zoning	AREA H-2	
General Required Setbacks	R1 Zoning Standards	Proposed PUD
Minimum Lot Area	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	75'	50'
Minimum Front Yard (2 Story)	25'	SAME
Minimum Front Yard (Corner Lot)	25'	SAME
Minimum Side Yard (1 to 2 Story)	8'	SAME
Minimum Rear Yard	25'	SAME
Minimum Paved Surface Setback	NA	NA
Minimum Between Buildings	16'	SAME
Maximum Building Height	35'	SAME
Required Off-Street Parking	2 Spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements on the underlying zoning district.

Land Use Exemptions:	The applicant seeks to amend the use in areas: H-2, Phases 1-4 (91 single family home sites)
Density Exemptions:	from Multifamily to Single Family
Bulk Exemptions:	None Requested.
Landscape Exemptions:	None Requested.
Parking Exemptions:	None Requested.



EXPIRED GDP SITE CALCULATIONS

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	N/A	N/A	
K	Neighborhood Park	4.3	N/A	N/A	
L	Storm Water Detention	8.9	N/A	N/A	
	Street Right-of-Way	38.9			
	Total Project Area	169.7	571		



PROPOSED GDP SITE CALCULATIONS

(Lands Owned & Developed by Bielinski Homes, Inc.)

Site Data Table (Revised)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A-D	Two-Family Ranch Condos (2)	6.5	34	5.23	6.8%
B	Two-Family Ranch Condos (2)	3.5	20	5.71	4.0%
C(b)	Two-Family Ranch Condos (2)	13.1	68	5.20	13.7%
E	Two-Family Attached Condos (2-Unit)	3.3	12	3.64	2.4%
F	Multi-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Two-Family Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	48.1	202	3.60	40.8%
H2-P1	Single-Family Lots	7.5	23	3.07	4.6%
H2-P2	Single-Family Lots	5.7	19	3.33	3.8%
H2-P3	Single-Family Lots	7.8	20	2.56	4.0%
H2_P4	Single-Family Lots	8.7	29	3.33	5.8%
J	Neighborhood Park	7.1	N/A	N/A	
I	Neighborhood Park	4.4	N/A	N/A	
	Storm Water Detention Pond	8.9	N/A	N/A	
	Street Right-of-Way	30.0			
	Total Project Area	173.20	497		

Overall Gross Density:

- 497 Total Units / 173.20 Total Project Acres = 2.86 DUA

Overall Net Density:

- 497 Total Units / 140.70 = 3.53 DUA
- *Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H2 (P1-4), I, J,

TREATMENT OF NATURAL AREAS

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or “common greens” are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

LANDSCAPING

Detailed landscaping plans for each condominium area will be completed by a landscape designer as part of the individual Precise Implementation Plans (PIP) for each project or phases move forward. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

COMMUNITY AMENITIES

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalks that provides pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

PARK

Area I is identified on the GDP as the second Neighborhood Park in Hunter Oaks Subdivision and is located on the highest point of the site and preserves a mature wooded area. It will add more common space with limited parking, accommodate smaller gatherings and allow for more recreation use for the surrounding residents.

DEDICATIONS

The City of Watertown has requested that the Neighborhood Park (Area J) and certain adjacent rights-of-way be dedicated to the city earlier than what is required by the expired General Development Plan and Bielinski Homes is willing to cooperate with that request. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developers Agreement for the Single - Family H2-PH1-4.

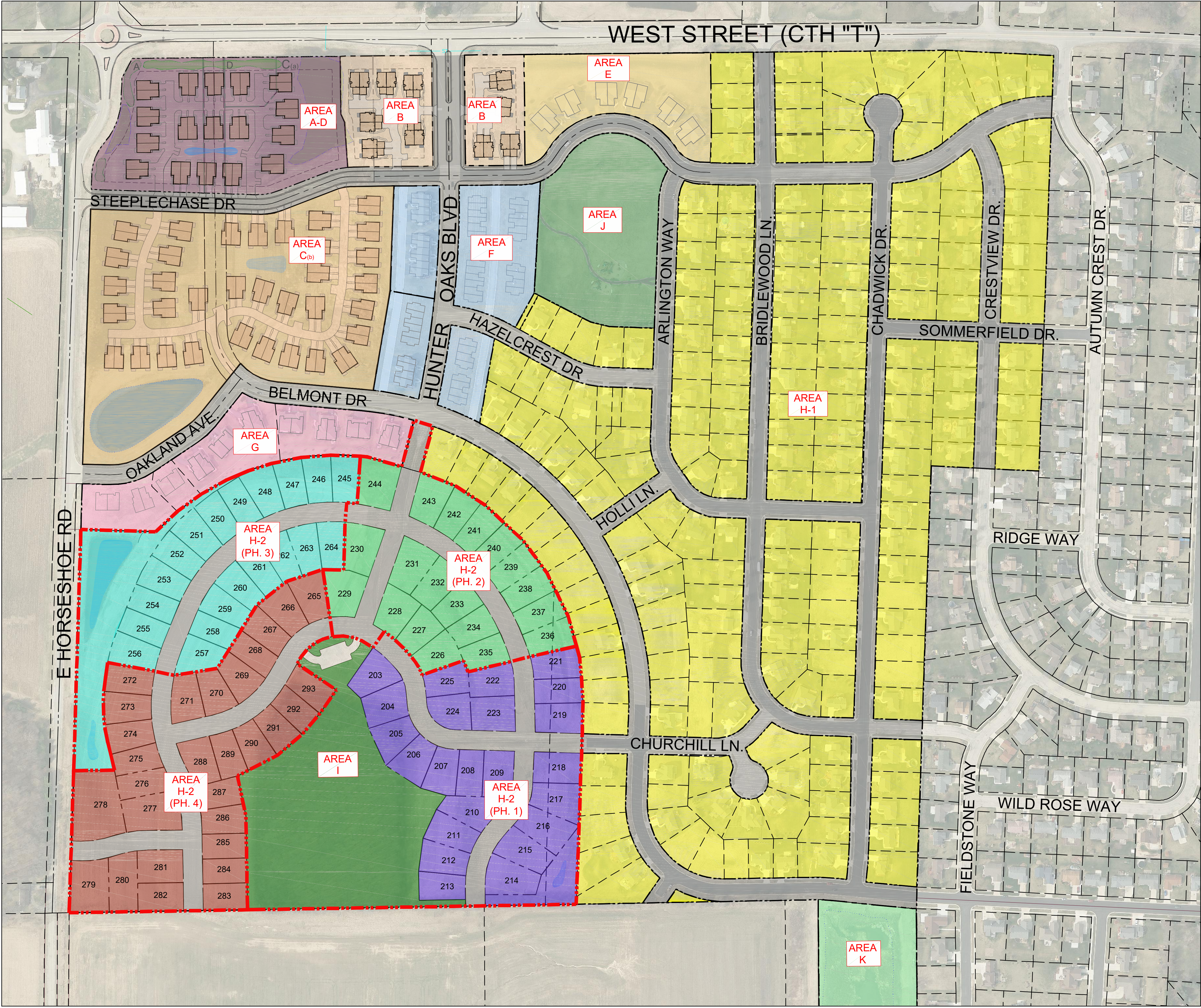
Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park or any of the above-listed rights-of-way in any manner, including but not limited to grading, utility installation, asphalt roads or sidewalks, as part of this dedication. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs.

FINANCIAL CAPIBILITIES

Bielinski Homes Inc. has been in business for over 60 years and will finance each individual project with local, state or national lending institutions and will provide any irrevocable letter of credit that is necessary for the public and private improvements for each project.

LIST OF EXHIBITS

- **Location Map**
- **General Development Plan Exhibits**
- **Site Plans: General Development Plan dated Jan. 23rd, 2023**
Areas A-D, B, C(b), H-2 (Phases 1-4) and I (Park)
- **Architectural Plans with Elevation Perspectives**
Areas:
A-D (Phase III): Sabrina 1302 Condominium
B (Phase I & II): Adalyn 1300 Condominium
C(b): Sabrina 1302 Condominium



GENERAL DEVELOPMENT PLAN
"Hunter Oaks Neighborhood"
City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
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I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Revised)

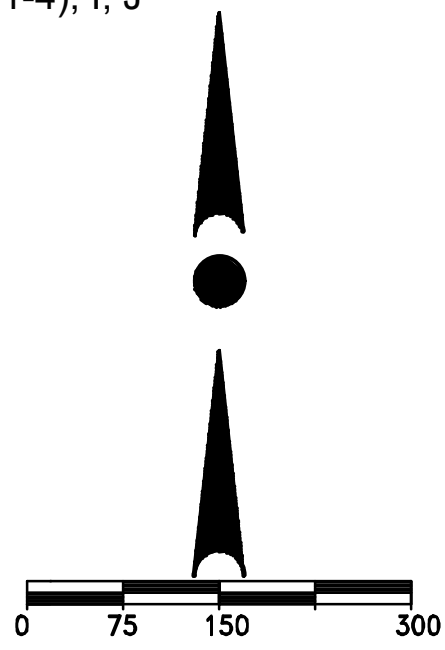
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E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	7.5	23	3.07	4.6%
H-2 (P2)	Single-Family Lots	5.7	19	3.33	3.8%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.7	29	3.33	5.8%
I	Neighborhood Park	7.1	-	-	
J	Neighborhood Park	4.4	-	-	
K	Storm Water Detention	8.9	-	-	
	Street Right of Way	32.5			
Total Project Area		173.2	497		

Overall Gross Density:
• 497 Total Units / 173.2 Total Project Acres = 2.87 DUA
Overall Net Density:
• 497 Total Units / 140.7 = 3.53 DUA
*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H-2(P1-4), I, J



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



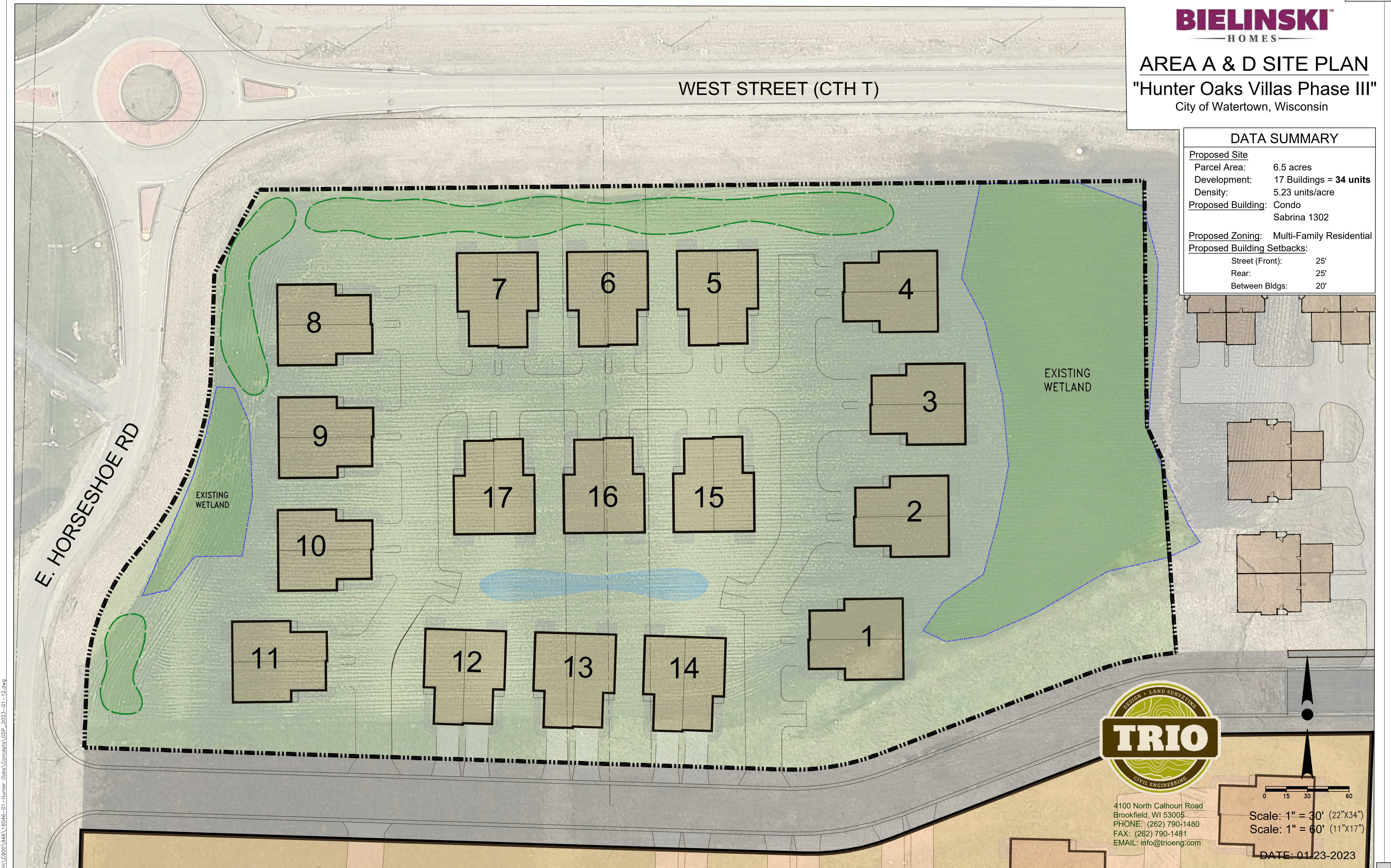
Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

DATE: 01-23-2023



AREA A & D SITE PLAN
"Hunter Oaks Villas Phase III"
City of Watertown, Wisconsin

DATA SUMMARY	
<u>Proposed Site</u>	
Parcel Area:	6.5 acres
Development:	17 Buildings = 34 units
Density:	5.23 units/acre
<u>Proposed Building:</u> Condo	
Sabrina 1302	
<u>Proposed Zoning:</u> Multi-Family Residential	
<u>Proposed Building Setbacks:</u>	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



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Brookfield, WI 53005
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FAX: (262) 790-1481
EMAIL: info@trioeng.com

Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")
DATE: 01/23/2023

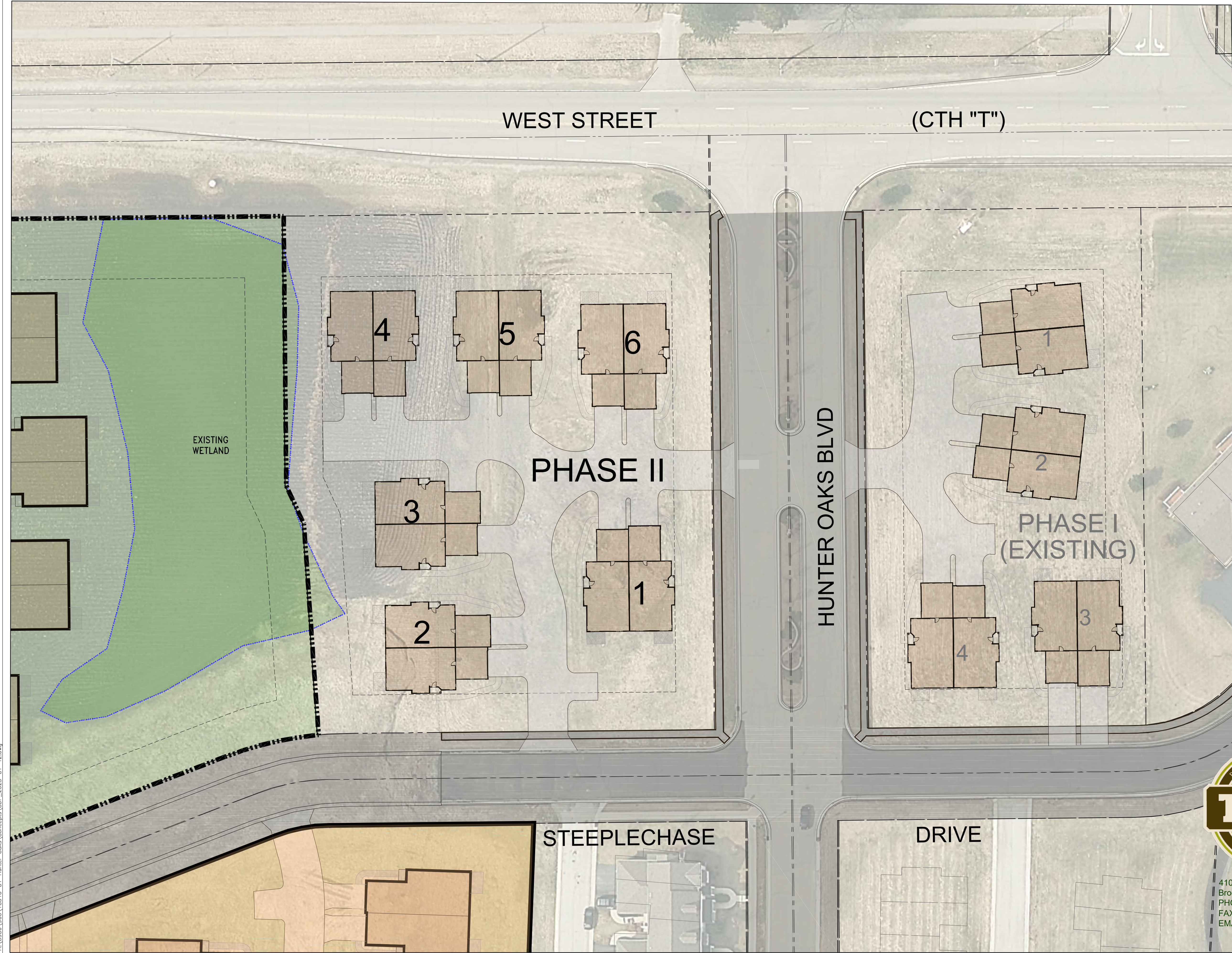


AREA B SITE PLAN
"Hunter Oaks Villas Phase II"
City of Watertown, Wisconsin

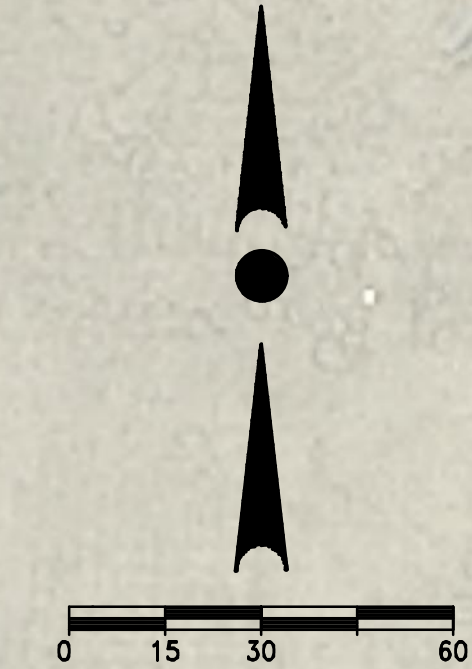
DATA SUMMARY

Proposed Site	
Parcel Area:	3.5 acres
Development:	10 Buildings = 20 units
Density:	5.71 units/acre
Proposed Building:	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300

Proposed Zoning: Multi-Family Residential
Proposed Building Setbacks:



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Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 01-23-2023

AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3



DATA SUMMARY

Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building: Condo	
Sabrina 1302	
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



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FAX: (262) 790-1481
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0 20 40 80

Scale: 1" = 50' (22"x34")

Scale: 1" = 100'(11"x17")

DATE: 01-23-2023

AREA H & I SITE PLAN

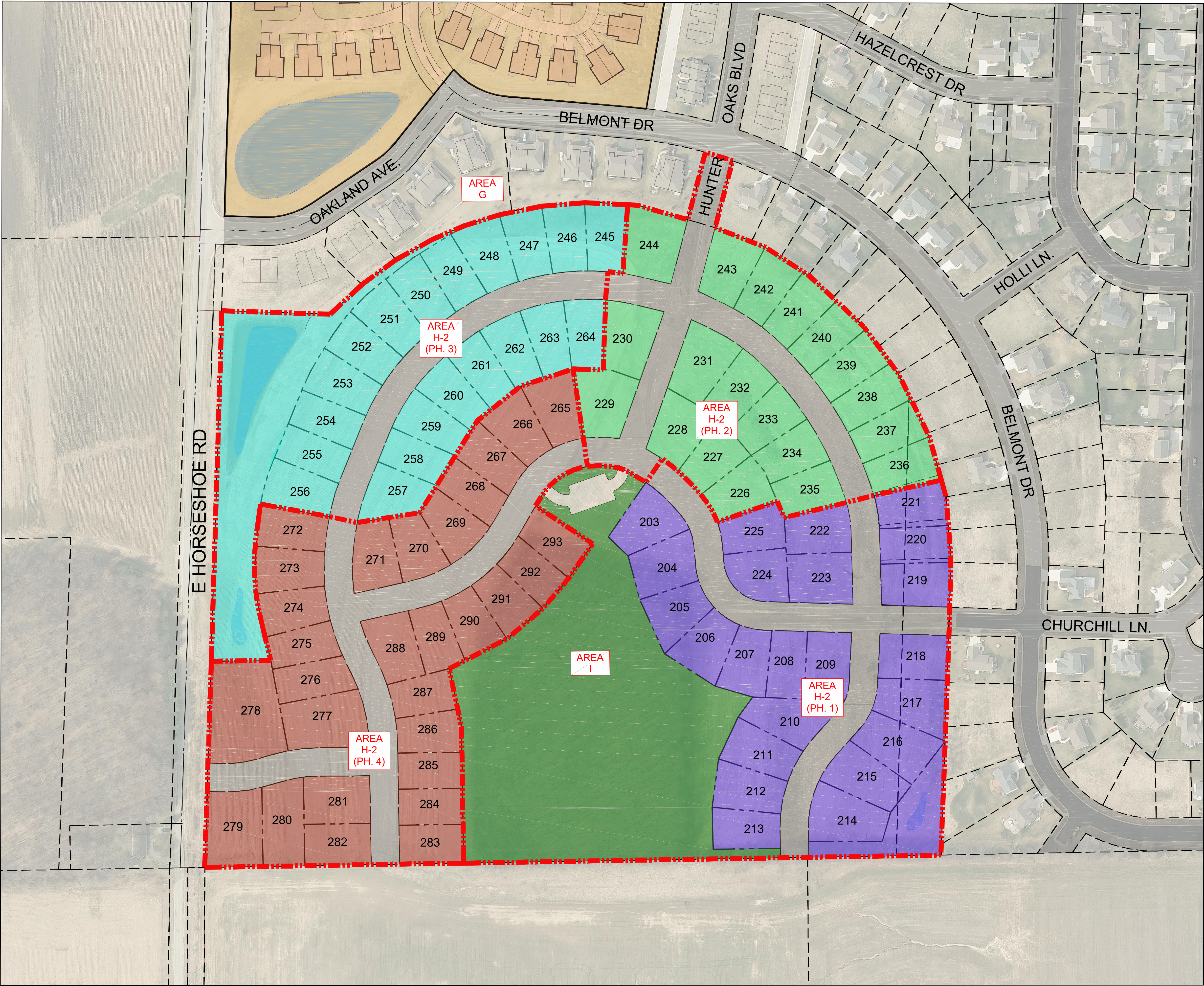
"Hunter Oaks" Neighborhood

City of Watertown, Wisconsin

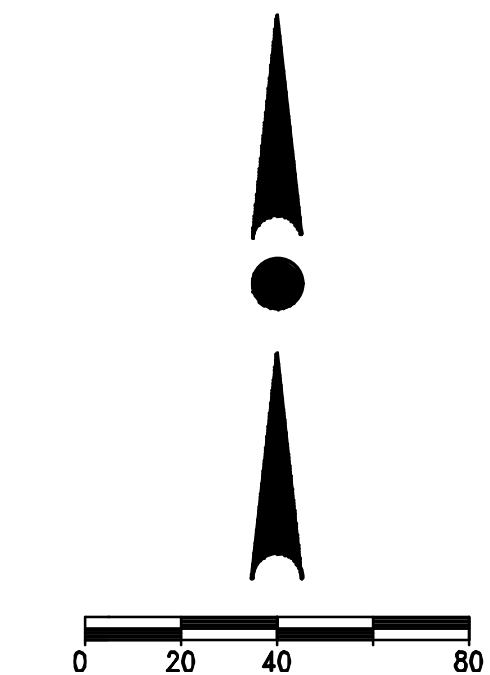


DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	23 Single Family Lots Area = 7.5 Acres
Phase 2	19 Single Family Lots Area = 5.7 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	29 Single Family Lots Area = 8.7 Acres
Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre	
Area I:	Neighborhood Park Net Area = 7.1 acres
Proposed Single Family Lot Requirements:	
Min. Lot Area: 8,000 s.f.	
Min. Lot Width: 75'	
Setbacks:	Street (Front): 25'
	Rear: 25'
	Side: 8'
Total Street Length: 5,580.0 ft.	



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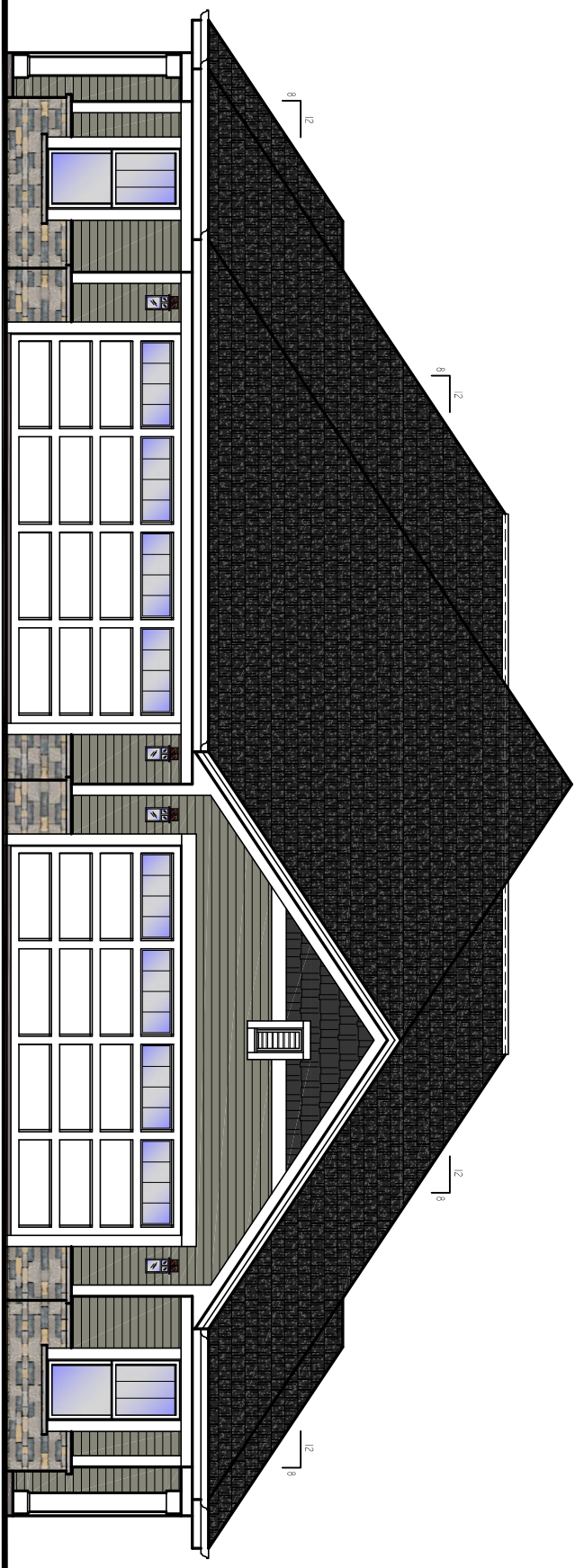


Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 01-23-2023

HUNTER OAKS VILLAS IN WATERTOWN, WI
HARBOR GREY



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIALS
- STONE: HALOUST STONE VENEER (MANCHESTER)
 - SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING (HARBOR GREY)
 - SHAKES: VINYL SHAKE SIDING (NATURAL SLATE)
 - CORNER POSTS: VINYL (WHITE)
 - FASCIA: 8" ALUMINUM CLAD (WHITE)
 - SOFFIT: VENTED ALUMINUM (WHITE)
 - ROOFING: PRO 30 DIMENSIONAL SHINGLES (ONYX BLACK)



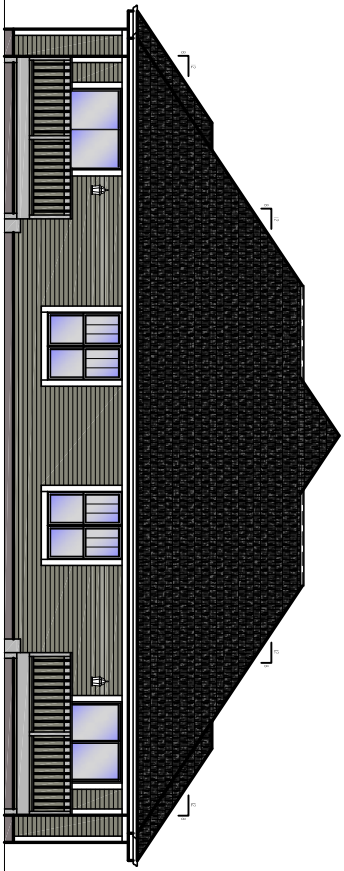
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

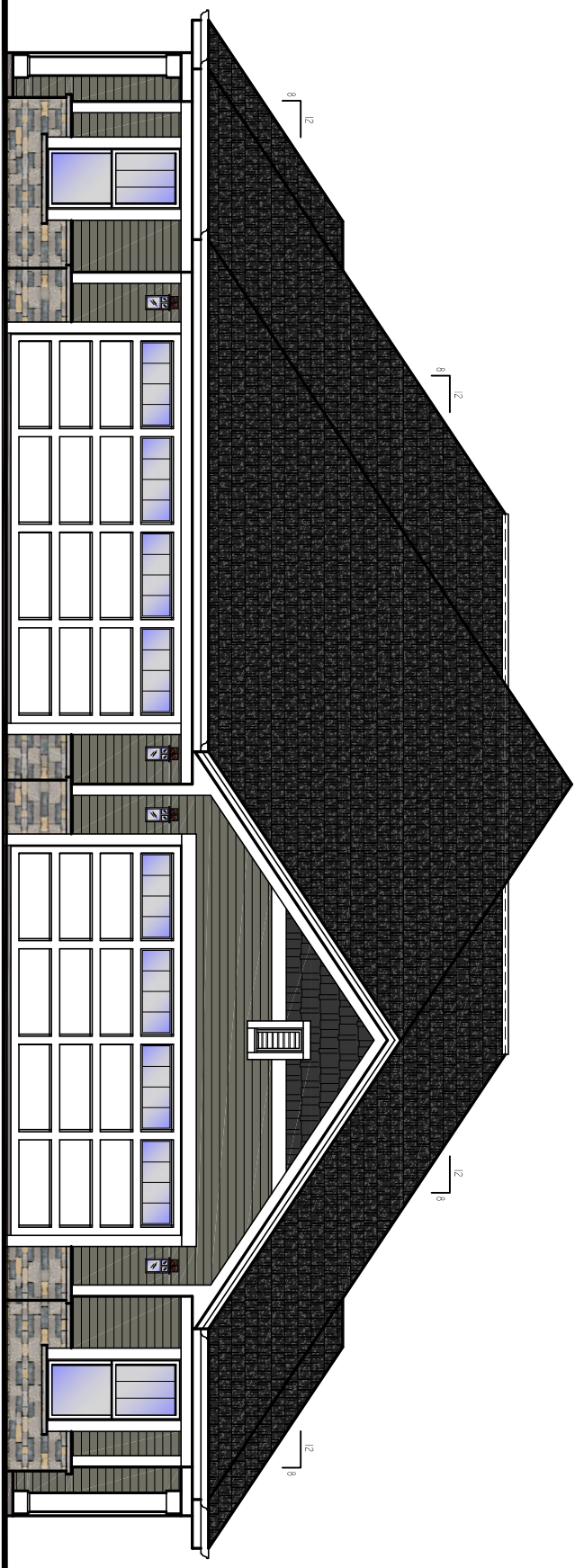
SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

HUNTER OAKS VILLAS IN WATERTOWN, WI
DEEP GRANITE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIALS
- STONE: HALOUST STONE VENEER (MANCHESTER)
 - SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING (DEEP GRANITE)
 - SHAKES: VINYL SHAKE SIDING (NATURAL SLATE)
 - CORNER POSTS: VINYL (WHITE)
 - FASCIA: 8" ALUMINUM CLAD (WHITE)
 - SOFFIT: VENTED ALUMINUM (WHITE)
 - ROOFING: PRO 30 DIMENSIONAL SHINGLES (ONYX BLACK)



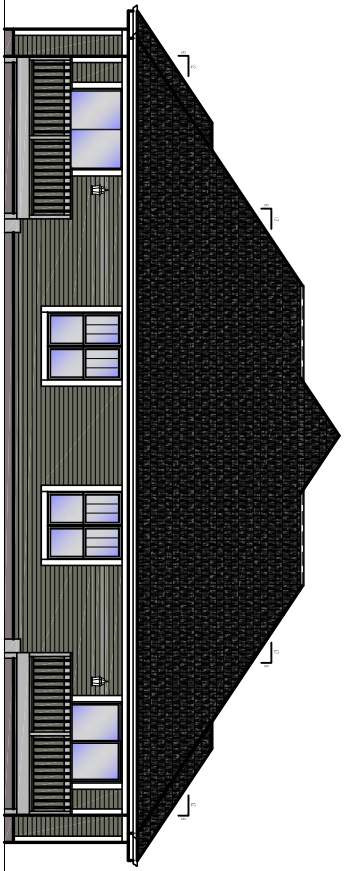
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

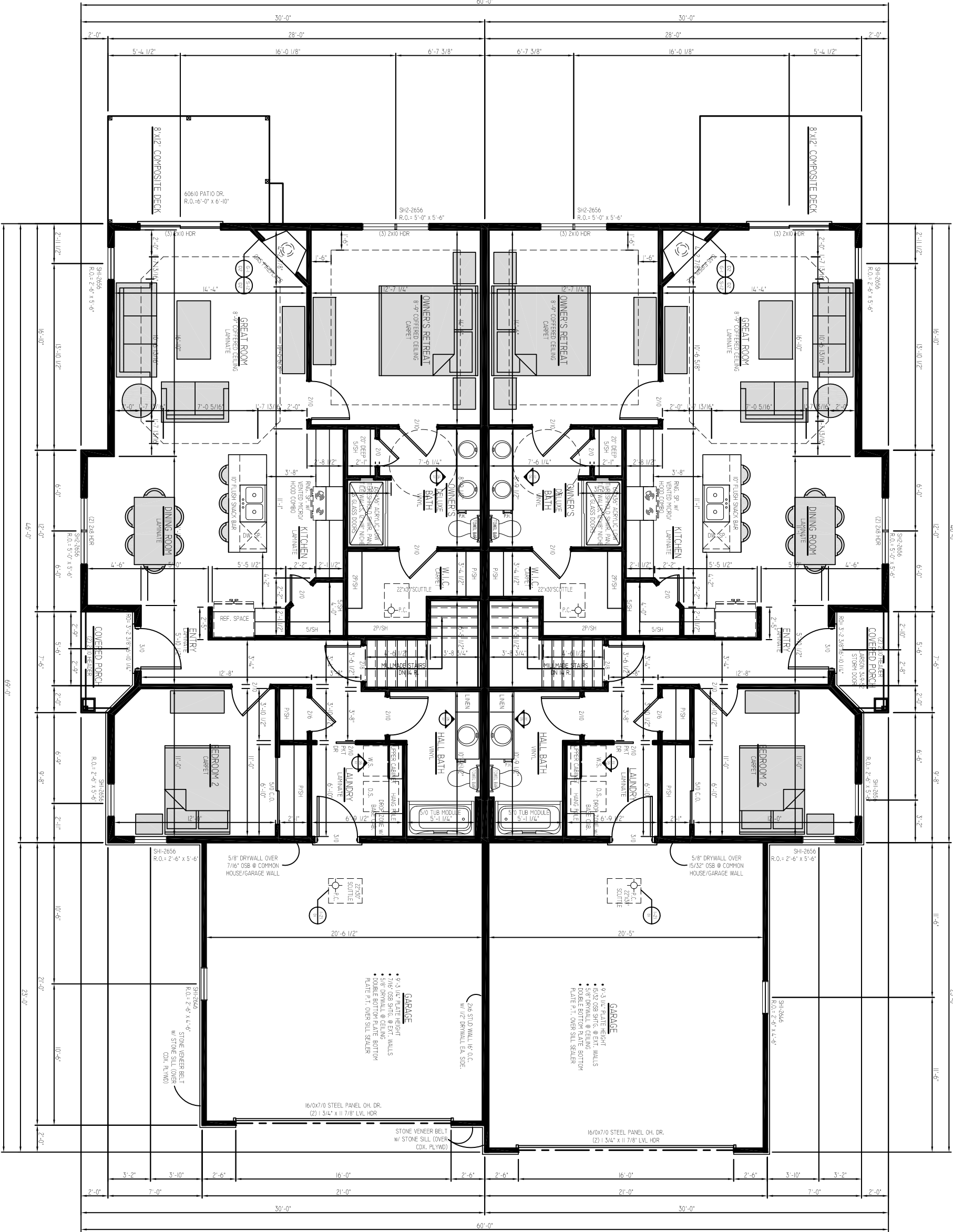
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REAR ELEVATION

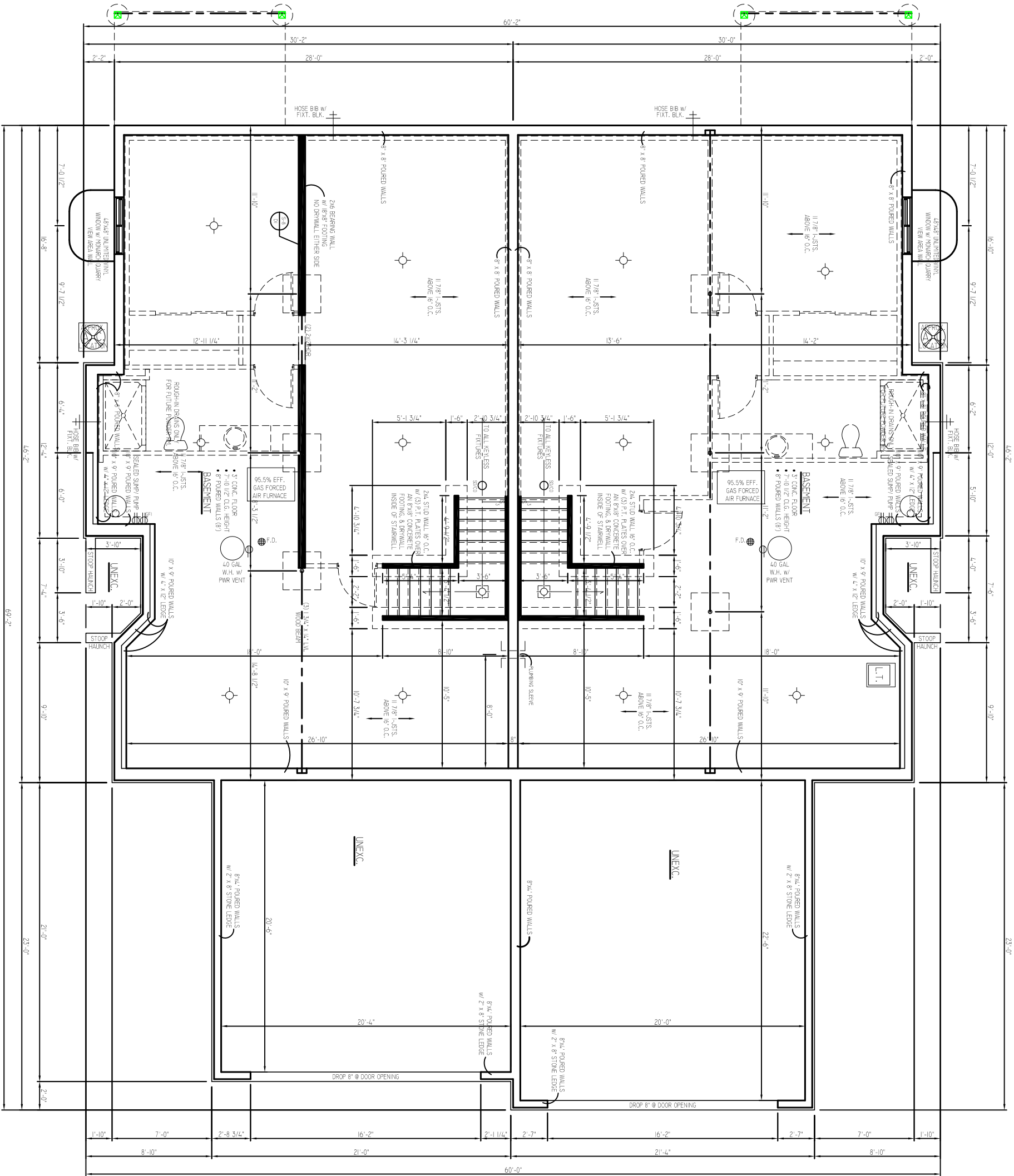
SCALE: 1/8" = 1'-0"

HUNTER OAKS VILLAS IN WATERTOWN, WI



SQUARE FOOTAGE:
1ST FLOOR - 1300 SQ. FT.
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL 1300 SQ. FT.
UNIT 2 GARAGE AREA - 443 SQ. FT.
OVERALL WIDTH - 60'-0"
OVERALL DEPTH - 69'-0"

HUNTER OAKS VILLAS IN WATERTOWN, WI



SQUARE FOOTAGE:
1ST FLOOR - 1300 SQ. FT.
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL 1300 SQ. FT.
UNIT 1 GARAGE AREA - 441 SQ. FT.
UNIT 2 GARAGE AREA - 483 SQ. FT.
OVERALL WIDTH - 60'-0"
OVERALL DEPTH - 69'-0"

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Model:	SABRINA	Elevation:	TRANSITIONAL
Series:	----	Plan:	#1302

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Revision	By	Date

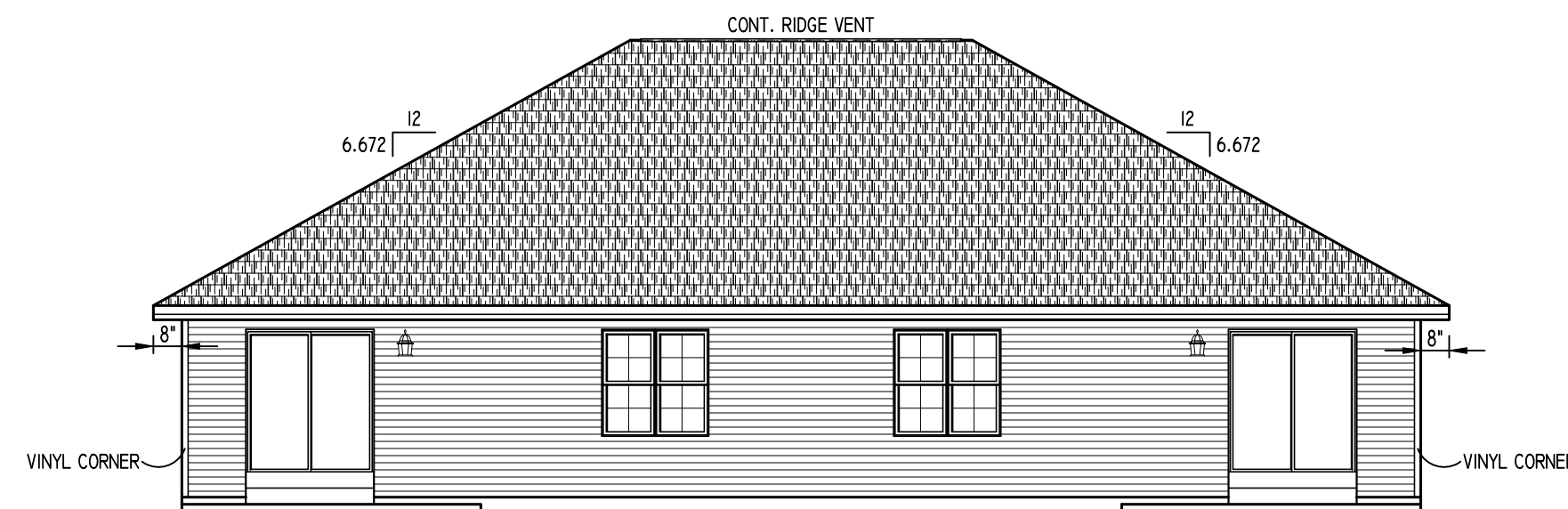
Built for:	Hunter Oaks Villas
Job Number:	----
Phase:	BASE PLANS
Drawn By:	MAD
Plan Date:	1/27/21
Release Date:	----
Technical Data:	SQUARE FOOTAGE: 1ST FLOOR - 1302 SQ. FT.
	OPEN VOLUME - N/A TOTAL 1302 SQ. FT.
	UNIT 1 GARAGE AREA - 462 SQ. FT. UNIT 2 GARAGE AREA - 441 SQ. FT. OVERALL WIDTH - 58'-0" OVERALL DEPTH - 68'-0"

Model:	SABRINA
Elevation:	TRANSITIONAL
Plan:	#1302
Series:	----
Sheet Title	ELEVATION

Sheet Number	1	of	3
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EXTERIOR MATERIALS

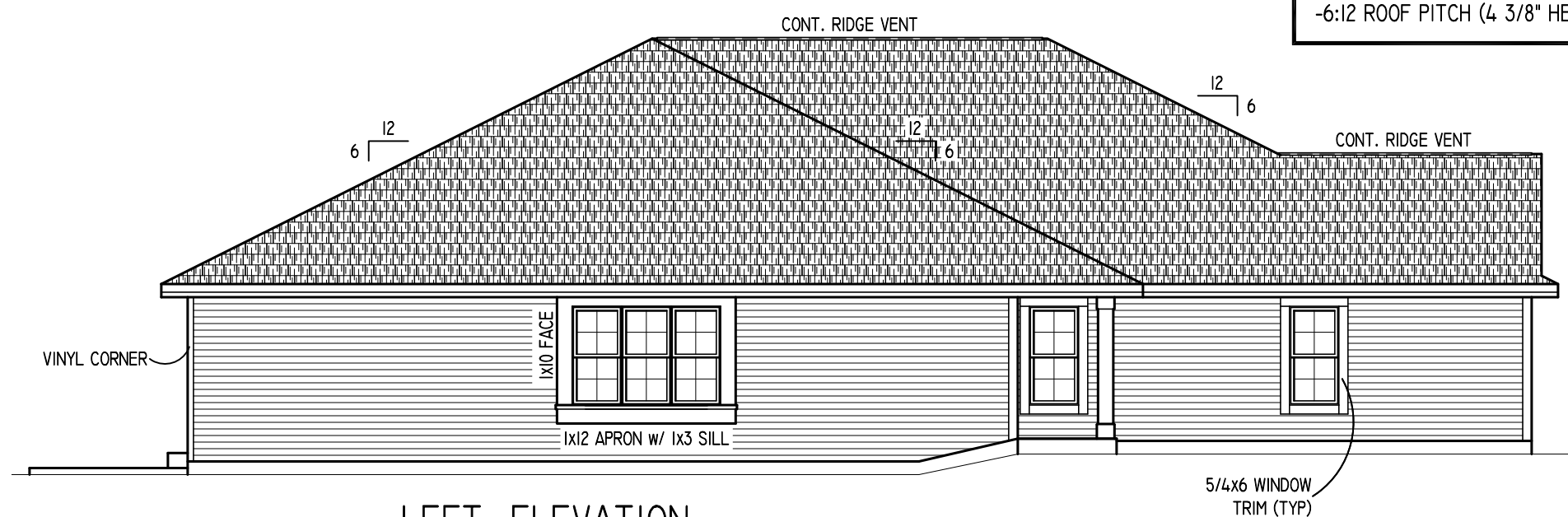
- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS @ FRONT ELEVATION.
- VINYL CORNERS ON INSIDE CORNERS & REAR ELEVATION.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
- RAKE FRIEZE: 5/4x6 MIRATEC.
- FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
- GARAGE JAMB: PAINTED MIRATEC.
- (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.



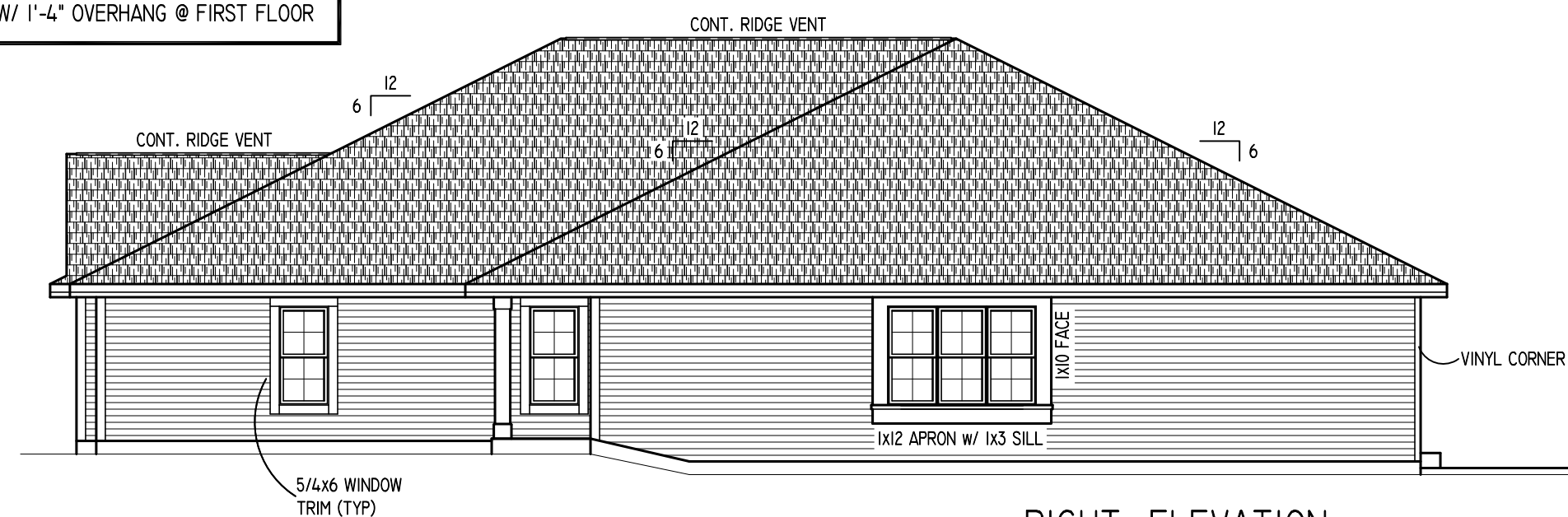
REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR



LEFT ELEVATION

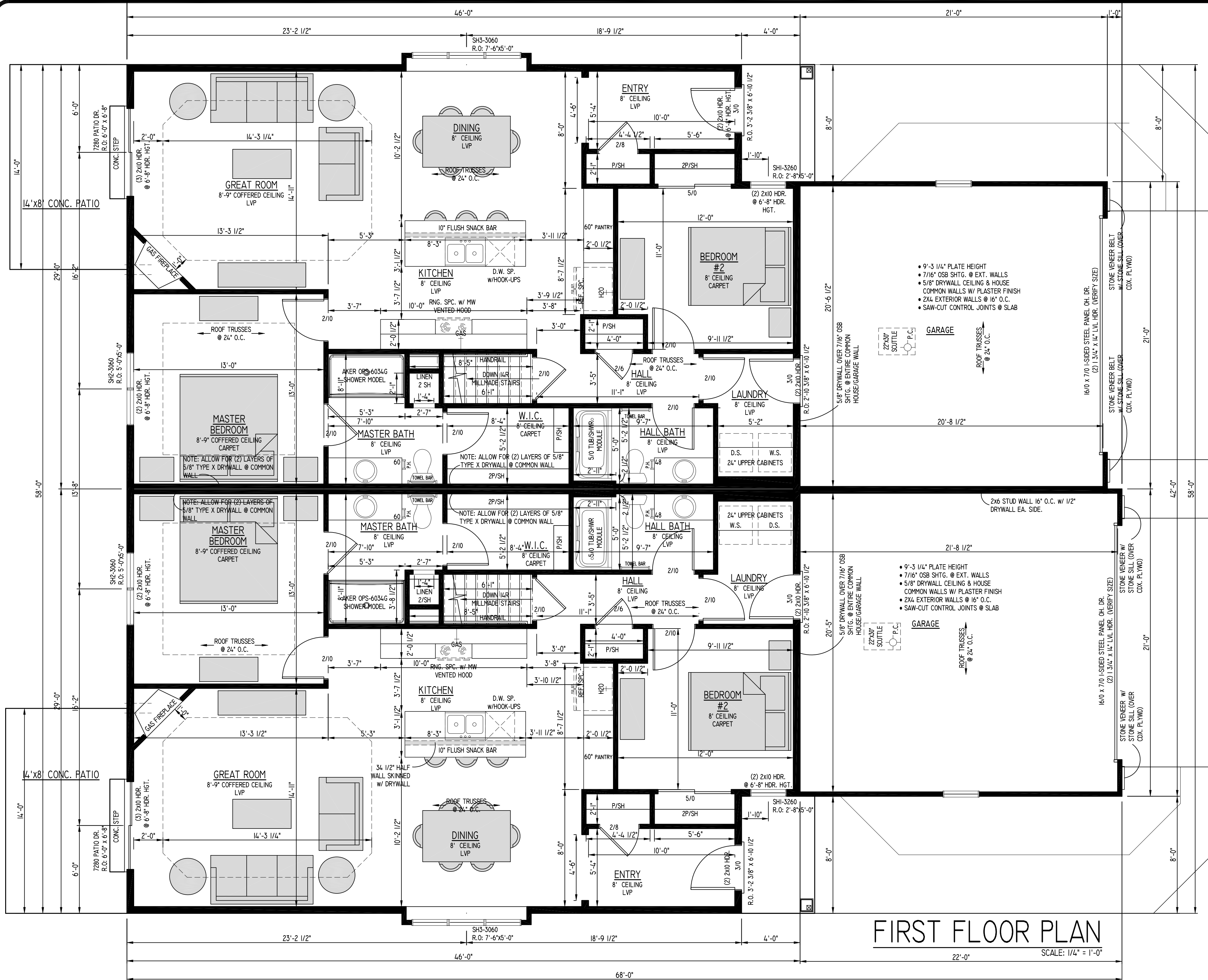


RIGHT ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Section 3, Item A.

Model: SABRINA

Series: #1302

Elevation: TRANSITIONAL

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Revision

By

Date

Build for:

Job Number:

Phase: BASE PLANS

Drawn By: MAD

Plan Date: 1/27/21

Release Date: ----

Technical Data:

SQUARE FOOTAGE:

1ST FLOOR - 1302 SQ. FT.

OPEN VOLUME - N/A

TOTAL 1302 SQ. FT.

UNIT 1 GARAGE AREA - 462 SQ. FT.

UNIT 2 GARAGE AREA - 441 SQ. FT.

OVERALL WIDTH - 58'-0"

OVERALL DEPTH - 68'-0"

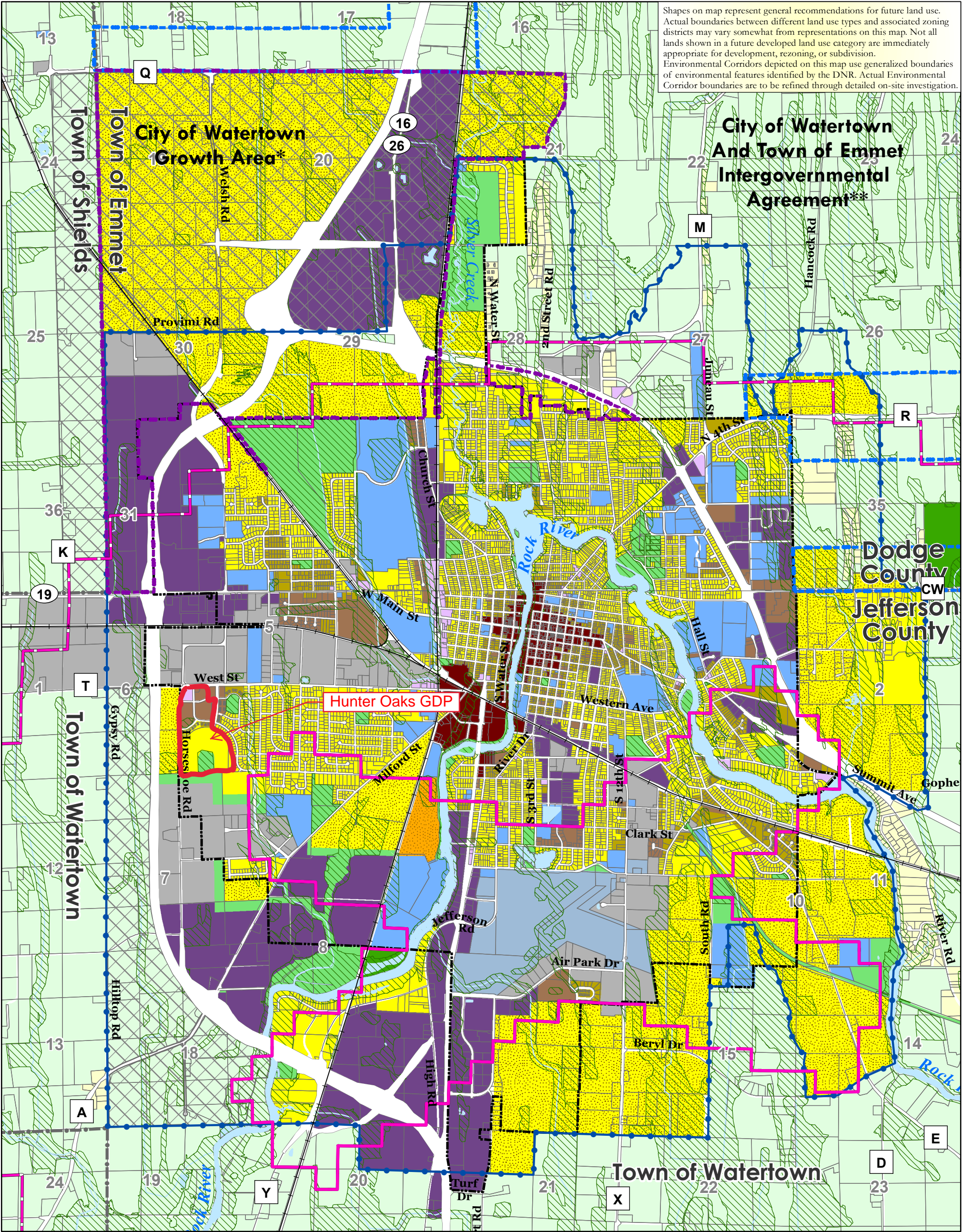
Model: SABRINA

Elevation: TRANSITIONAL

Plan: #1302 Series: ----

Sheet Title: FLOOR PLAN

Sheet Number: 2 of 3



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

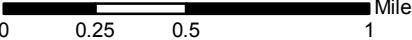


- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations
Maximum Building Elevation
b/t 865 and 968 ft
Maximum Building Elevation
b/t 968 and 1005 ft

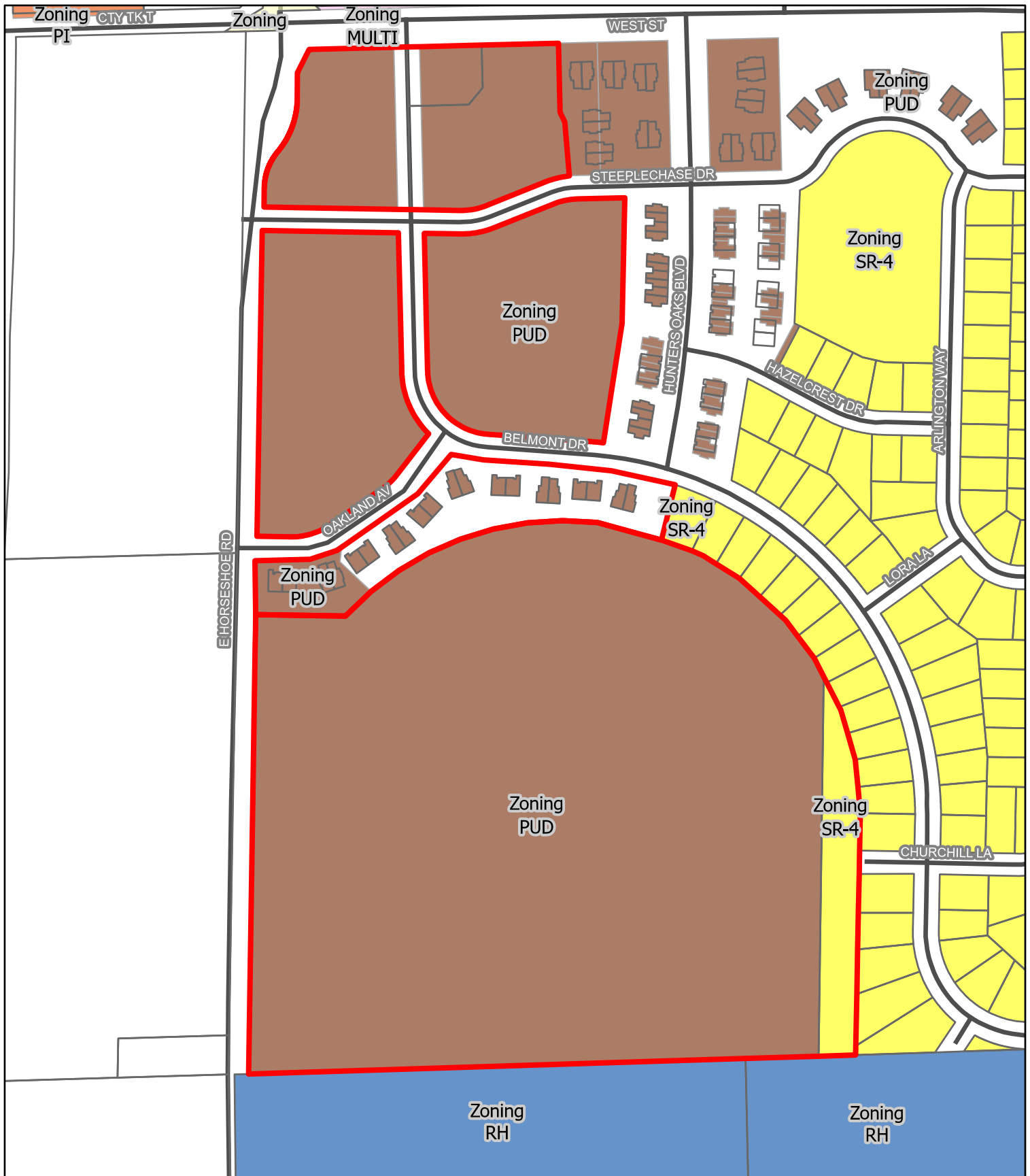
Draft: August 7, 2019
Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A

**VANDEWALLE &
ASSOCIATES INC.**
Shaping places. shaping change



Hunter Oaks GDP

Section 3, Item A.



0 0.03 0.05 0.1 Miles