



PLAN COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 28, 2026 AT 4:30 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review Committee minutes dated September 14, 2026
- B. Review and take action: Plan Commission minutes dated September 14, 2026

3. BUSINESS

- A. Public hearing: Creation of Tax Incremental District (TID) 10 Project Plan and Boundary
- B. Review and take action action: Plan Commission resolution recommending adoption of Tax Incremental District No.10 Project Plan
- C. Review and Discuss Draft Zoning Updates: Article VIII: Landscaping and Article X: Administration and Procedures

4. ADJOURNMENT

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

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 14, 2026

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: Mayor Robert Stocks, Brian Zirbes – Zoning, Mike Jacek – Building Inspection, Andrew Beyer and Nathan Williams – Engineering, Maureen McBroom – Stormwater, Tim Hayden – Water/Wastewater, Laura Bohlman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Kristian Yanez of 4th Dimension Real Estate, Boyd Coleman of StrucRite, Inc., Alex Jerome of Grothman & Associates, Fred Bachmann of FNB Properties, LLC, Bill Canfield of Canfield Custom Buildings, and Nikki Zimmerman.

1. **Call to Order**
The meeting was called to order by Chairperson Brian Zirbes.
2. **Approval of Minutes**

A. **Review and take action: Site Plan Review Minutes Dated August 24, 2026**
Motion was made and seconded to approve the minutes as submitted. Unanimously approved.
3. **Business**

A. **Review and Take Action: 1310 Memorial Drive proposed 24-unit multifamily residential development**
Kristian Yanez of 4th Dimension Real Estate was present to explain the project. The project is for a potential of two 12-unit residential buildings.

The following was presented by staff:

Fire:	A full set of plans will be needed for the Fire Department to review. Both buildings would need a Knox Box.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	A stormwater and erosion control permit will be required. The lots feed into an existing stormwater basin. When more detailed plans are created, further discussions can be completed.
Engineering:	A written statement from the Wisconsin DOT will need to be submitted to the Engineering Department regarding the right of way area.
Zoning:	The frontage road access area will require a written statement from the DOT; a Conditional Use Permit (CUP) would be needed for a Group Development; a Certified Survey Map (CSM) would have to be completed; a complete landscape plan needs to be submitted; and a complete lighting/photometric plan needs to be submitted.
Parks & Rec:	No concerns.
Water/Wastewater:	There is a sanitary lateral off the frontage road that should be adequate to be used for this project. The water line appears that it would run under the buildings. Items may need to be shifted. More detailed plans will be required to review this further.
Streets/Solid Waste:	Garbage and recycling will have to be handled through a private service.
Econ. Development:	No concerns.

Motion was made and seconded to recommend this item return to the Site Plan Review Committee when the following is completed:

1. A written statement from Wisconsin DOT regarding the DOT's direction on the frontage road access area.
2. More detailed plans that clearly show water laterals, stormwater plans, landscaping plans, lighting/photometric plans.

Unanimously approved.

B. Review and take action: 1828 River Drive airplane hangar

Bill Canfield of Canfield Custom Buildings was present. This item is for a proposed airplane hangar 62' wide x 60' deep x 18' high which will be heated.

The following was presented by staff:

Fire:	Address numbers and the taxiway designation needs to be clearly posted on the exterior of the building.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	No concerns.
Engineering:	No concerns.
Zoning:	No concerns.
Parks & Rec:	No concerns.
Water/Wastewater:	No concerns.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made and seconded to present this item with a positive recommendation to the Plan Commission contingent upon:

1. Address numbers and taxiway designation being clearly posted on the exterior of the building.
2. State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.

Unanimously approved.

C. Review and take action: 421 Dayton Street building addition

Boyd Coleman was present. The applicant is proposing to construct a warehouse addition attached to an existing industrial building. The warehouse addition will be 7,600 SF (80x95) and include a 960 SF (32x30) connector building between the warehouse and the existing manufacturing building. The new additions would be used for the storage of materials and shipping and receiving functions.

The following was presented by staff:

Fire:	A full set of plans will be needed for the Fire Department to review following the NFPA1 Fire Codes.
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Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	An Erosion Control and Stormwater Permit will be required. There is a sump discharge that seems to be going to the east. Further details will be needed on this to discuss where an appropriate discharge area would be.
Engineering:	All off-street parking must meet city and ADA requirements.
Zoning:	No concerns.
Parks & Rec:	No concerns.
Water/Wastewater:	No concerns.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made and seconded to present this item with a positive recommendation to the Plan Commission contingent upon:

1. A full set of plans will be needed for the Fire Department to review following the NFPA1 Fire Codes.
2. State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
3. Submittal and approval of an Erosion Control and Stormwater Permit.
4. All off-street parking meeting city and ADA requirements.

Unanimously approved.

D. Initial review and take action: 1200 Wakoka Street and 1202 Wakoka Street site plan review

Fred Bachmann of FNB Properties, LLC was present. The applicant is proposing to construct a multi-tenant commercial building which will house the Bachmann Pools and Spas Service Center, an auto repair business, and two other future tenant spaces.

The following was presented by staff:

Fire:	A full set of plans will be needed for the Fire Department to review, including the mezzanine area and the building would need a Knox Box.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	An Erosion Control and Stormwater Permit will be required. Note that the Street Opening permits are not issued from November 15 – April 15.
Engineering:	The proposed apron on Wakoka Street is 104' which exceeds the allowable city width. This will need special approval.
Zoning:	A color rendering is needed as well as an update on the materials that will be used for the building's exterior.

- Parks & Rec:

On the plans there is a proposed oak tree in the northwest portion on Hart Street that will need to be moved slightly since there is already a tree in that location.
- Water/Wastewater:

The sanitary lateral currently goes into the manhole. This will need to be tied into the main instead.
- Streets/Solid Waste:

Reinstated the street opening permits will be unavailable from November 15 – April 15. Curb Cut permits are completed through the Engineering Department.
- Econ. Development:

No concerns.

Motion was made and seconded to present this item with a positive recommendation to the Plan Commission contingent upon:

1.

A full set of plans submitted to the Fire Department including the mezzanine area.
2.

Installation of a Knox Box.
3.

State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
4.

Submittal and approval of an Erosion Control and Stormwater Permit.
5.

Discuss the width of the apron on Wakoka Street with the Engineering Department regarding the 104' width.
6.

Submittal of a color rendering.
7.

Clarification on the materials being used on the exterior of the building.

Unanimously approved.

E. Review and take action: Brandt-Quirk Park Pickleball Complex

Ryan Schmidt was present. Watertown Active Living Initiative and the City of Watertown Park and Rec are proposing an eight-court pickleball complex at Brandt-Quirk Park to the east of the existing tennis complex.

The following was presented by staff:

- Fire:

No concerns.
- Building:

No concerns.
- Police:

No concerns.
- Mayor:

No concerns.
- Stormwater:

An Erosion Control and maybe post construction stormwater will be required.
- Engineering:

No concerns.
- Zoning:

No concerns.
- Parks & Rec:

Recused himself for this item.
- Water/Wastewater:

No concerns.
- Streets/Solid Waste:

No concerns.
- Econ. Development:

No concerns.

Motion was made and seconded to present this item with a positive recommendation to the Plan Commission contingent upon Submittal and approval of an Erosion Control and Stormwater Permit.

Unanimously approved.

4. Adjournment

Motion was made and seconded 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.

PLAN COMMISSION MINUTES

September 14th, 2026

The Plan Commission met in the council chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Nick Krueger, Joe Dittmann, Kerry Kneser, City Engineer Andrew Beyer and Zoning Administrator Brian Zirbes

Others in attendance: Ashley Romero, Bill Canfield, Park & Rec Director Ryan Schmidt, John Katisch, Boyd Coleman, Tim Strobel, Rhyannon Bartels, Fred Bachmann, Dave Liekam.

1. CALL TO ORDER

Mayor called the meeting to order at 4:32pm

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated August 24, 2026

B. Review and take action: Plan Commission minutes dated August 24, 2026

A motion was made by Kneser to approve the above August 24th, 2026 meeting minutes for both committees, seconded by Krueger and approved unanimously.

3. BUSINESS

A. Review and take action: 100 Stimpson Street Conditional Use Permit (CUP) request for proposed commercial animal boarding under Section §550-33B(2)(i) No public comments.

B. Review and take action: 100 Stimpson Street Conditional Use Permit (CUP) request the proposed commercial animal boarding under Section 550-33B(2)(i) Brian stated this was an additional use permit for commercial animal boarding allowing up to 10 dogs with 2 fenced outdoor exercise areas to the rear of this building. He said it meets all the land use criteria for commercial animal boarding. They can day care up to 15 dogs but a limit of 10 for overnight boarding so in theory they could have 15 during day and 10 different dogs for boarding for total of 25 or any variation of that depending on if same dogs or different ones. Brian stated there is need for a 10 ft distance from fence or fences to the existing 15" storm sewer line. Berg made motion for approving this CUP with condition of no more than 10 dogs allowed for overnight boarding and keeping any fences constructed at least 10 ft from the existing storm sewer line, seconded by Dittman and approved unanimously.

C. Review & make recommendation to City Council: Brandt-Quirk Park Pickleball Complexity Ryan was speaking as director of Park & Rec Dept and also representing the Watertown Active Living Initiative, which is a group of Watertown area residents working with the city to fundraise for a future pickleball complex. They have identified Brandt Quirk Park as best site for a pickleball complex since it is a community park, with restrooms, ample parking and all of infrastructure needed & plenty of distance to residential homes for any noise concerns that may be present. He noted this site was unanimously approved by Park & Rec Commission, It would be located east side of existing tennis courts and would be an 8 court pickleball complex with 2 bays of 4 with an alley way in the middle. Ryan said the fundraising group hopes to install at some point 4 posts with 50 ft candles or less. Berg complimented Ryan for his leadership at helping to make this goal of this local citizen group become possible by offering the city's Brandt Quirk Park and by being instrumental in how it would best be constructed. He also recognized the great work of this group of citizens, spearheaded by Bill Oswald, that raised hundreds of thousands of dollars to make this idea become reality. Ryan noted once this complex is constructed and all the invoices are paid, these pickleball courts will be turned over to the city as an asset to our community. Kneser moved to recommend to our city council for final approval, this proposed future pickleball complex, which was seconded by Berg and approved unanimously.

D. Review and take action: N7731 County Highway X Extraterritorial Certified Survey Map (ET CSM) Brian stated Rosy Lane Holsteins LLC is requesting to create a one lot CSM of 4 acres separate from the 38.69 parent parcel so as to divide the residential from the agricultural land.

The only conditions are to correct the signature page on CSM to include City Extraterritorial Jurisdiction language and signature lines along with language of the Airport Approach Protection Zone allowing a maximum elevation of 999 ft above mean sea level for buildings & vegetation. Beyer moved to approve this CSM with the two above conditions, seconded by Krueger and approved unanimously.

- E. Review and take action: 1828 River Drive Airplane Hangar.** Brian stated that David Leikam is seeking approval of a new airplane hangar lease at 1828 River Drive, within the Watertown Municipal Airport property. Per Wisconsin Statutes it is the role of our Plan Commission to review and recommend approval to the city council any leases pertaining to our local airport. Mr Leikam was present and stated he is the owner and builder of this hangar. His airplane is at another location but he wants to bring it here and store it in this hangar. Berg moved to recommend to city council approval of a hangar lease for Mr Leikam, seconded by Dittman & approved unanimously.
- F. Review and take action: 421 Dayton Street Building Addition** Applicant is proposing to construct a warehouse addition to an existing industrial building. This warehouse would be 7,600 sq ft and include a 960 sq ft connector between the warehouse and manufacturing building. This proposed addition was approved earlier today by Site Plan Review. Krueger moved to approve the site plan for the proposed addition with conditions of obtaining required erosion control and stormwater permits, seconded by Kneser and approved unanimously.
- G. Initial review and schedule public hearing for rezoning at Common Council: 1200 Wakoka Street & 1202 Wakoka Street.** Applicant proposing to change zoning from General Industrial to General Business for the parcel at 1200 Wakoka St to allow a multi tenant commercial building. He also wants his existing building at 1202 Wakoka St to be changed from General Business to General Industrial so as to have his warehouse in compliance with our zoning code. Lastly, he wants a CSM and a Planned Development Overlay Rezoning for this project. To do all of this, he needs a public hearing to move his proposal forward. Mr Bachmann was present to explain his reasons, stating he wants to use both buildings with a service center at the new proposed multi-tenant building for his product line along with 3 other commercial tenants, including an auto repair business. City staff favor doing this so they suggest October 6th, 2026 for the public hearing. Berg moved to recommend the rezoning as proposed above, seconded by Dittman and approved unanimously.

4. **ADJOURNMENT**

A motion to adjourn at 5pm was made by Beyer, seconded by Krueger & approved unanimously.

Respectfully submitted,

Alderperson Ken Berg

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/730dabb0-3916-49bc-9467-2b8bc422cc6d/September-14%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline.

NOTICE OF PUBLIC HEARING

CITY OF WATERTOWN

Section 3, Item A.

Public notice is hereby given that the Watertown City Commission will hold a Public Hearing on Monday, September 28, 2026, at 4:30 pm at the Watertown City Hall, located at 106 Jones Street, Watertown, WI 53094.

The Public Hearing will be to consider the Project Plan and Boundary for proposed Tax Incremental Financing District No. 10 (TID #10). At that time, all interested parties will be afforded a reasonable opportunity to express their views on the proposed TID #10 Project Plan and Boundary.

TID #10 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the District. The purpose of TID #10 is to provide financing for new infrastructure and promote economic development in an area of the City poised for future commercial, residential, and mixed-use growth. The proposed boundary of TID #10 includes land generally located south of the airport, east of High Road, and west of or along Gateway Drive.

Proposed project costs identified in the Project Plan include capital projects, infrastructure projects, real estate acquisitions, and cash grants that may be provided by the City to owners, lessees or developers as part of a development agreement within proposed TID #10, pursuant to Wis. Stat. §66.1105. The proposed costs include projects within the proposed boundary and within a one-half mile radius of the proposed boundary of the District.

A copy of the proposed TID #10 Boundary and Project Plan is available online at www.watertownwi.gov or at City Hall upon request.

Megan Dunneisen
City Clerk

DRAFT

City of Watertown, Wisconsin

TAX INCREMENT

DISTRICT #10

Plan Commission Hearing and Approval:	September 28, 2026
Common Council Action:	November 2, 2026
Joint Review Board Approval:	TBD

Prepared by:



**VANDEWALLE &
ASSOCIATES INC.**
Madison . Milwaukee

ACKNOWLEDGEMENTS**Watertown Common Council**

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Fred Smith, Common Council President
Dana Davis
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Gina Nitecki
Brad Blanke
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Rita Haase
Myron Moldenhauer

Watertown Plan Commission

Robert Stocks, Chair
Andrew Beyer
Brian Zirbes
Ken Berg
Nick Krueger
Kerry Kneser
Joe Dittmann
Tom Levi

Watertown City Staff

Deb Sybell, Manager of Economic Development and Strategic Initiatives
Megan Dunneisen, City Clerk
Mark Stevens, City Treasurer
Andrew Beyer, PE, City Engineer
Alexandra Panagopoulos, City Attorney
Brian Zirbes, Zoning Administrator

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SECTION I. INTRODUCTION

Project Background

The City of Watertown proposes to create Tax Increment District #10 (TID #10), which encompasses land generally located south of the airport, east of High Road, and west of or along Gateway Drive. The district consists of industrial, office, residential, and commercially zoned properties. The industrial and office areas are primarily located in the northeastern portion of the district along Gateway Drive and Air Park Drive. Commercially zoned properties are concentrated in the southern portion of the district along Gateway Drive, Market Way, and High Road. Residentially zoned properties are located along Gateway Drive. As an important node of commercial activity and future industrial development, the City seeks to capture future growth in this area as well as new value from development and renovation activities in order to finance necessary public improvements and offer additional incentives for improving or redeveloping aging, vacant or outmoded parcels within the District.

The proposed boundaries of TID #10 include 29 parcels totaling approximately 141.09 acres, and approximately 19.63 acres of the district are wetlands. Some parcels are vacant and proposed for future development, others are developed lots that are actively used and well maintained, and others exhibit physical and market conditions that position the properties for redevelopment potential. The District is proposed to be designated as a Mixed-Use District, which provides a TID lifespan of up to 20 years and a 15-year spending period, and which may include a combination of industrial, commercial, and residential uses.

Targeted development and redevelopment of parcels in the District may, in the short term, generate increment that may be used to construct new public infrastructure, offset extraordinary redevelopment costs, and provide incentives for business improvements and expansion, in addition to promoting orderly and robust economic development in the coming years. In the immediate future, the City anticipates new multi-family residential development on Map ID parcel 18.

This Project Plan for TID #10 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the Common Council on recommendation of the Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID #10.

Implementation of the Project Plan and construction of the listed public improvements will require a case-by-case authorization by the Common Council. Public expenditures for projects listed in the Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this plan but is limited to the types of expenditures listed herein. Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and Common Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #10 in the City of Watertown.

Type of District, Size and Location

TID #10 is proposed as a mixed-use district suitable for industrial, commercial/mixed-use, and residential development. It is comprised of 29 parcels totaling approximately 141.09 acres and approximately 19.63 acres of wetlands present in the district. As of January 1, 2025, the total equalized base value of the land and improvements located within the District was \$24,689,000. A map of the proposed boundaries is located in Section III of this plan.

Estimated Total Project Expenditures

The purpose of TID #10 is to provide the necessary improvements in public infrastructure to encourage economic development and increase property values. During the 15-year expenditure period permitted under the Tax Increment Law, a total of \$12,822,548 in project costs is proposed, excluding estimated finance charges and interest.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the Common Council. The Common Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and Common Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID #10.

Economic Development

As a result of the creation of this District, the City estimates that additional land and improvement value of approximately \$61,660,000 (in 2026 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides detailed assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2047, within the 20-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to the extensive

investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.

2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new residential, commercial or industrial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District's creation would become effective for valuation purposes as of January 1, 2027. As of this date, the value of all existing developments would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2027, would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or take place in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no forgone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix B of this plan.
4. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. Lands in the District proposed for newly platted residential use comprise approximately 17% of the total area of the District, which is below the statutory limit of 35%.

7. The City estimates that approximately 42.7% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b) and 66.1105(6)(am)1.
8. The Project Plan for the District is economically feasible and conforms with the Comprehensive Plan of the City.
9. Future residential development is planned at an average density that exceeds 3 dwelling units per acre, therefore complying with Wis. Stats. § 66.1105(2)(f)3 requirement for a minimum of 3 dwelling units per acre in newly platted development.
10. At least 50% of the parcels within TID #10 will be suitable for commercial or residential development in compliance with Wis. Stats. § 66.1105(4)(gm)(4)(a) requirement for at least 50% of the area to be suitable for mixed-use development.

SECTION II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #10 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF WATERTOWN

Tax Increment District #10 has been created for the purpose of promoting the orderly development of this area in the City of Watertown. The District allows the City to purchase, prepare and redevelop available parcels in the area, and provide economic development incentives to retain and expand existing businesses, while also attracting new business, new housing, and incent redevelopment. The District will also help to finance critical road, sewer, water, and stormwater infrastructure easements and improvements needed to service the surrounding area.

The District boundary identified in this project plan has been designed to capture a number of properties with redevelopment, renovation or expansion potential. While not every anticipated project may require some form of TIF assistance, many are likely to generate tax increment that would provide revenue to the District that could be used to help fund some of the public improvements related to those projects as well as elsewhere in and near TID #10. Accordingly, the creation of a TIF district now would further catalyze all of these projects, and likely several others.

SECTION III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #10 are officially designated on Map 1a and include the parcels listed in Table 2. TID#10 encompasses land located south of the airport and east of High Road. The district consists of industrial, office, and commercially zoned properties. The industrial and office areas are primarily located in the northeastern portion of the district along Gateway Drive and Air Park Drive. Commercially zoned properties are concentrated in the southern portion of the district along Gateway Drive, Market Way, and High Road.

As of January 1, 2025, the real and personal property in TID #10 had an equalized assessed base value of \$26,404,306, and the City's total equalized value was \$2,772,814,600. The TID #10 base value, plus \$89,020,000 in value increment in the five existing TIF districts, equals \$115,424,306 or 4.16% of the City's total.

Table 1: Valuation Test Compliance

12% Equalized Value Test		
Total City EAV (2026)		\$2,772,814,600
12% Test		\$332,737,752
Increment of Existing TIDs		
TID #5 Incremental Value	1.14%	\$31,576,400
TID #6 Incremental Value	0.16%	\$4,306,700
TID #7 Incremental Value	1.31%	\$36,371,000
TID #8 Incremental Value	0.32%	\$8,899,600
TID #9 Incremental Value	0.28%	\$7,866,300
Total Existing Increment	3.21%	\$89,020,000
TID #10 Estimated Base Value		\$26,404,306
Projected Base of TID #10	0.95%	\$26,404,306
Total Value Subject to 12% Test		\$115,424,306
Compliance	4.16%	PASS

Table 2: Parcel List and Current Values

Map ID	Parcel ID No.	Acres	Assessed Value				Equalized Value ²				Suitable Acres for Newly Platted Residential
			Wetland Acres	Dev. Acres	Land Value	Improvement Value	Total Value	Land Value	Improvement Value	Total Value	
1	291-0815-1633-001	9.202	1.2	8.0	\$3,100	\$0	\$3,100	\$3,315	\$0	\$3,315	
2	291-0815-1633-008	5.894	3.3	2.7	\$11,800	\$0	\$11,800	\$12,620	\$0	\$12,620	
3	291-0815-1633-007	14.442	0.0	12.0	\$80,600	\$137,400	\$218,000	\$86,200	\$146,946	\$233,146	
4	291-0815-1633-006	1.721	0.4	1.4	\$700	\$0	\$700	\$749	\$0	\$749	
5	291-0815-1633-005	1.842	0.3	1.6	\$207,000	\$1,770,900	\$1,977,900	\$221,382	\$1,893,936	\$2,115,318	
6	291-0815-1632-014	1.222	0.0	1.2	\$400	\$0	\$400	\$428	\$0	\$428	
7	291-0815-1632-013	1.223	0.1	1.1	\$400	\$0	\$400	\$428	\$0	\$428	
8	291-0815-1633-003	1.979	0.0	1.9	\$230,000	\$756,700	\$986,700	\$245,980	\$809,273	\$1,055,252	
9	291-0815-1632-002	2.051	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
10	291-0815-1632-001	1.931	0.0	1.9	\$700	\$0	\$700	\$749	\$0	\$749	
11	291-0815-1632-003	2.076	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
12	291-0815-1632-004	2.065	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
13	291-0815-1632-006	2.078	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
14	291-0815-1632-005	2.076	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
15	291-0815-1632-011	1.294	0.0	1.3	\$400	\$0	\$400	\$428	\$0	\$428	
16	291-0815-1632-007	4.675	0.0	4.7	\$815,000	\$2,060,100	\$2,875,100	\$871,623	\$2,203,229	\$3,074,852	
17	291-0815-1623-007	2.763	0.0	2.8	\$300,000	\$3,320,700	\$3,620,700	\$320,843	\$3,551,411	\$3,872,254	
18	291-0815-1624-003	33.32	13.3	20.0	\$46,100	\$164,200	\$210,300	\$49,303	\$175,608	\$224,911	19.98
19	291-0815-1624-001	4.996	0.0	5.0	\$500,000	\$6,255,700	\$6,755,700	\$534,738	\$6,690,324	\$7,225,062	
20	291-0815-1624-007	0.371	0.2	0.1	\$500	\$0	\$500	\$535	\$0	\$535	
21	291-0815-1621-004	3.168	0.6	2.6	\$95,000	\$695,300	\$790,300	\$101,600	\$743,607	\$845,207	
22	291-0815-1621-002	3.04	0.0	3.0	\$1,100	\$0	\$1,100	\$1,176	\$0	\$1,176	
23	291-0815-1621-001	2.33	0.0	2.3	\$800	\$0	\$800	\$856	\$0	\$856	
24	291-0815-1612-004	2.33	0.0	2.3	\$800	\$0	\$800	\$856	\$0	\$856	
25	291-0815-1612-003	3.45	0.2	3.3	\$1,200	\$0	\$1,200	\$1,283	\$0	\$1,283	
26	291-0815-1612-002	6.43	0.0	6.4	\$2,200	\$0	\$2,200	\$2,353	\$0	\$2,353	
27	291-0815-1612-001	3.48	0.0	3.5	\$1,200	\$0	\$1,200	\$1,283	\$0	\$1,283	
28	291-0815-1611-003	12.65	0.0	12.8	\$358,300	\$4,534,600	\$4,892,900	\$383,193	\$4,849,648	\$5,232,842	
29	291-0815-1611-004	6.99	0.0	7.0	\$187,800	\$2,144,800	\$2,332,600	\$200,848	\$2,293,813	\$2,494,661	
Totals		141.09	19.63	119.18	\$2,848,600	\$21,840,400	\$24,689,000	\$3,046,511	\$23,357,795	\$26,404,306	17%

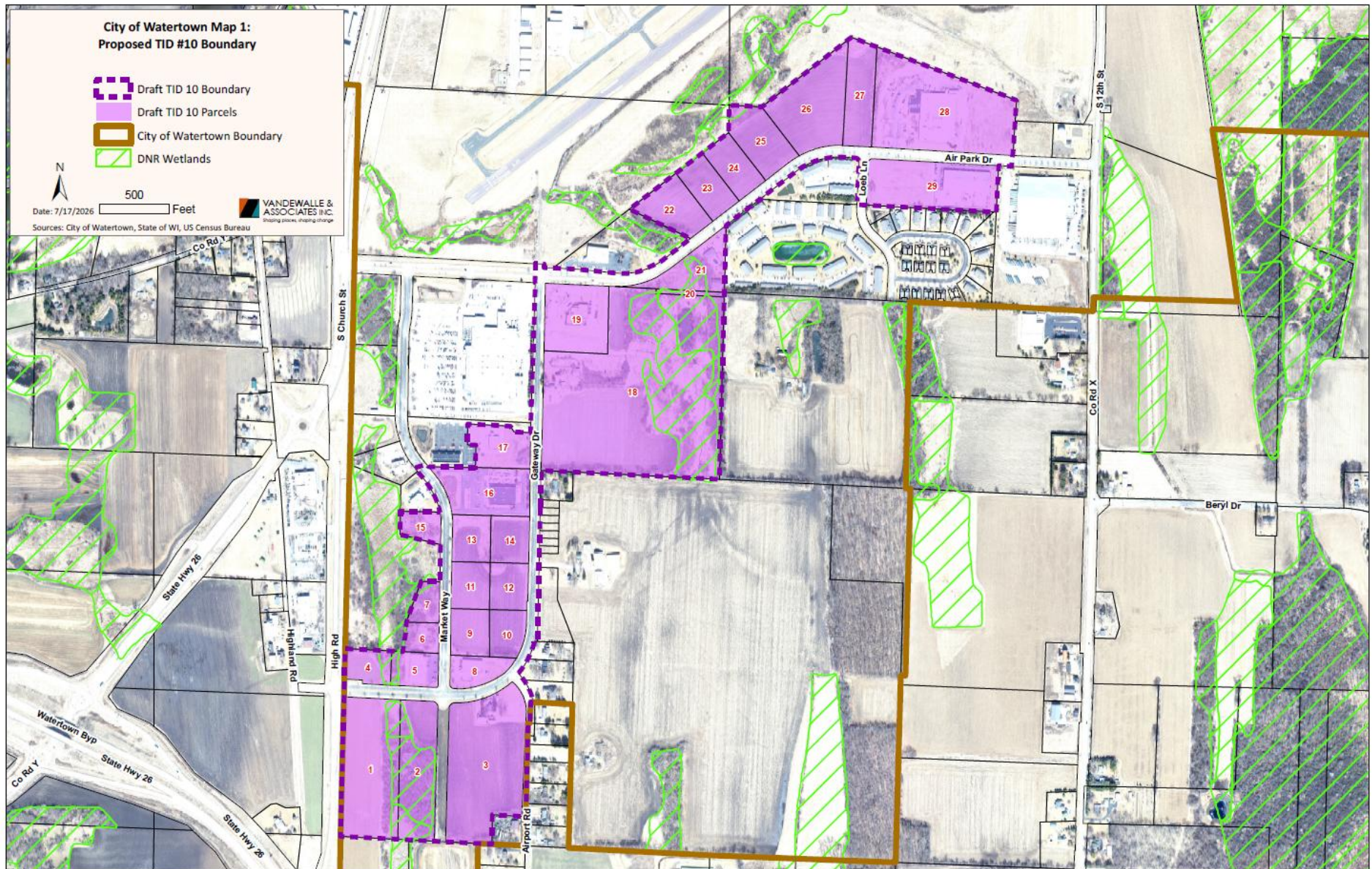
Footnotes:

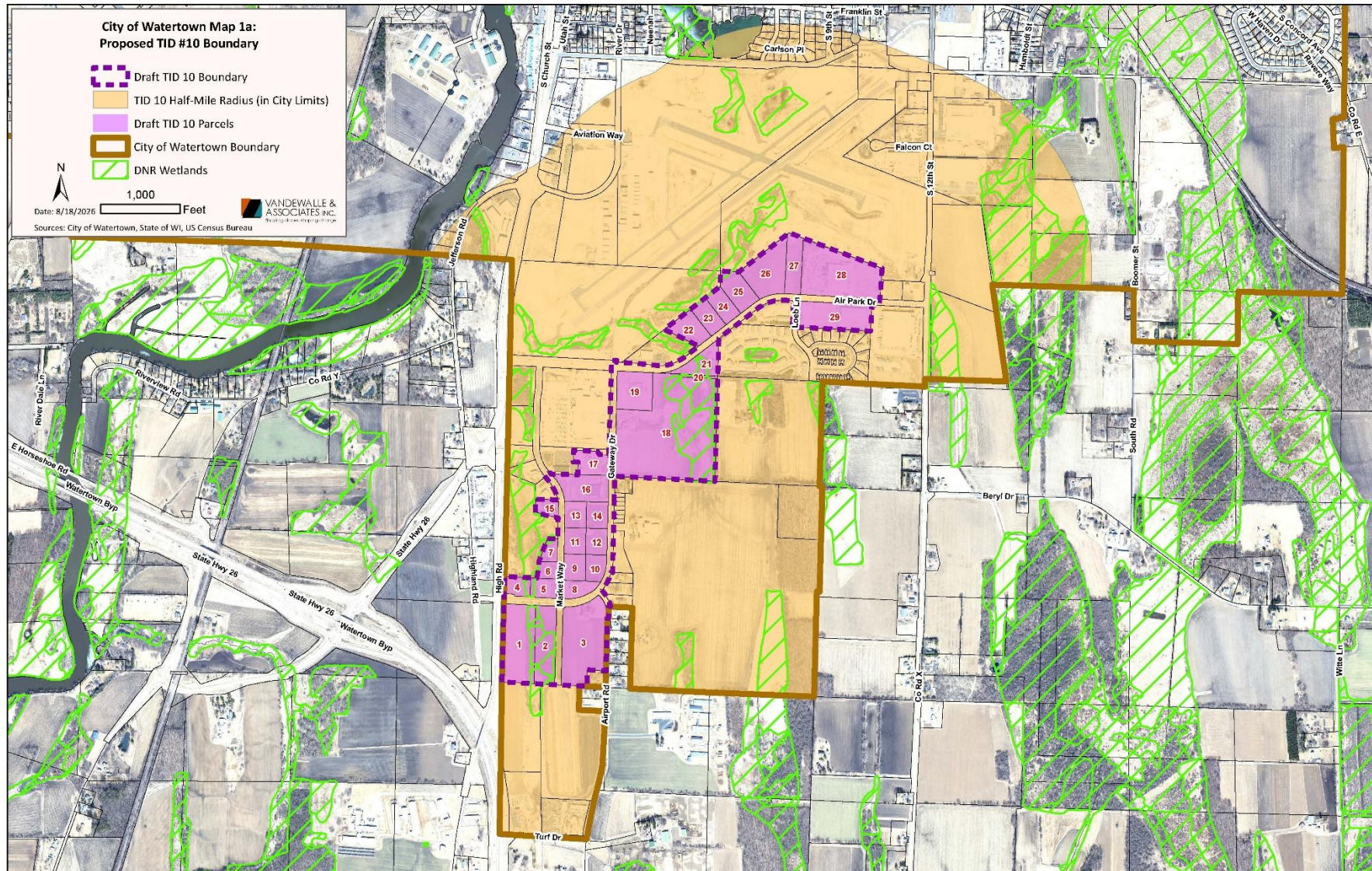
1. Valuations listed reflect January 1, 2025 values. Actual District base value will be certified using January 1, 2027, valuations which are not yet available. Any increase in valuation occurring after January 1, 2027 will generate incremental value.

2. Represents assessed property values converted to equalized values using the City of Watertown's January 1, 2025, aggregate equalization ratio of 0.935036895.

3. Acreages are those listed on the Jefferson County land records database.

4. Wetlands estimated from DNR shapefiles, as shown in Jefferson County GIS Web Mapping Tool.





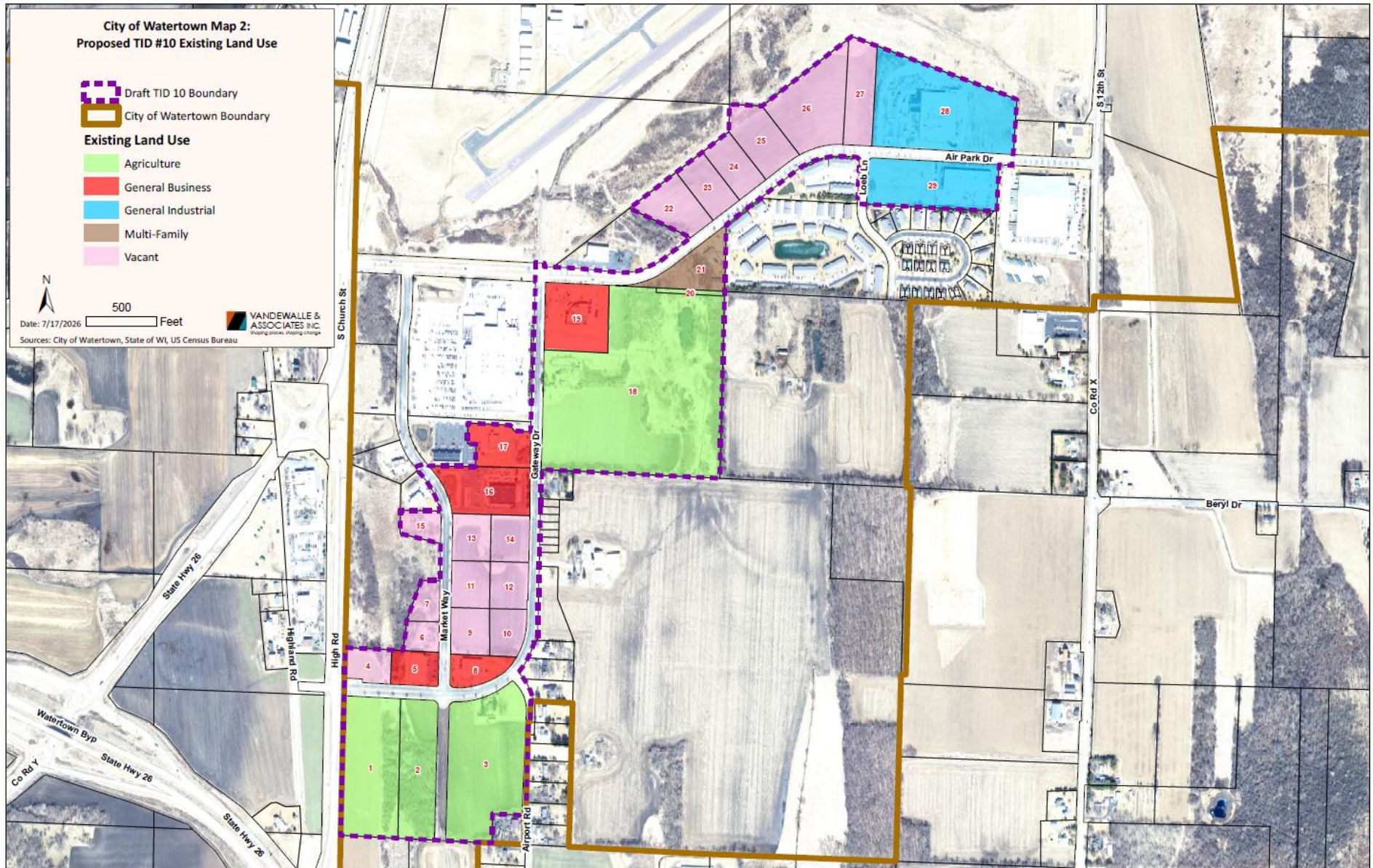
SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

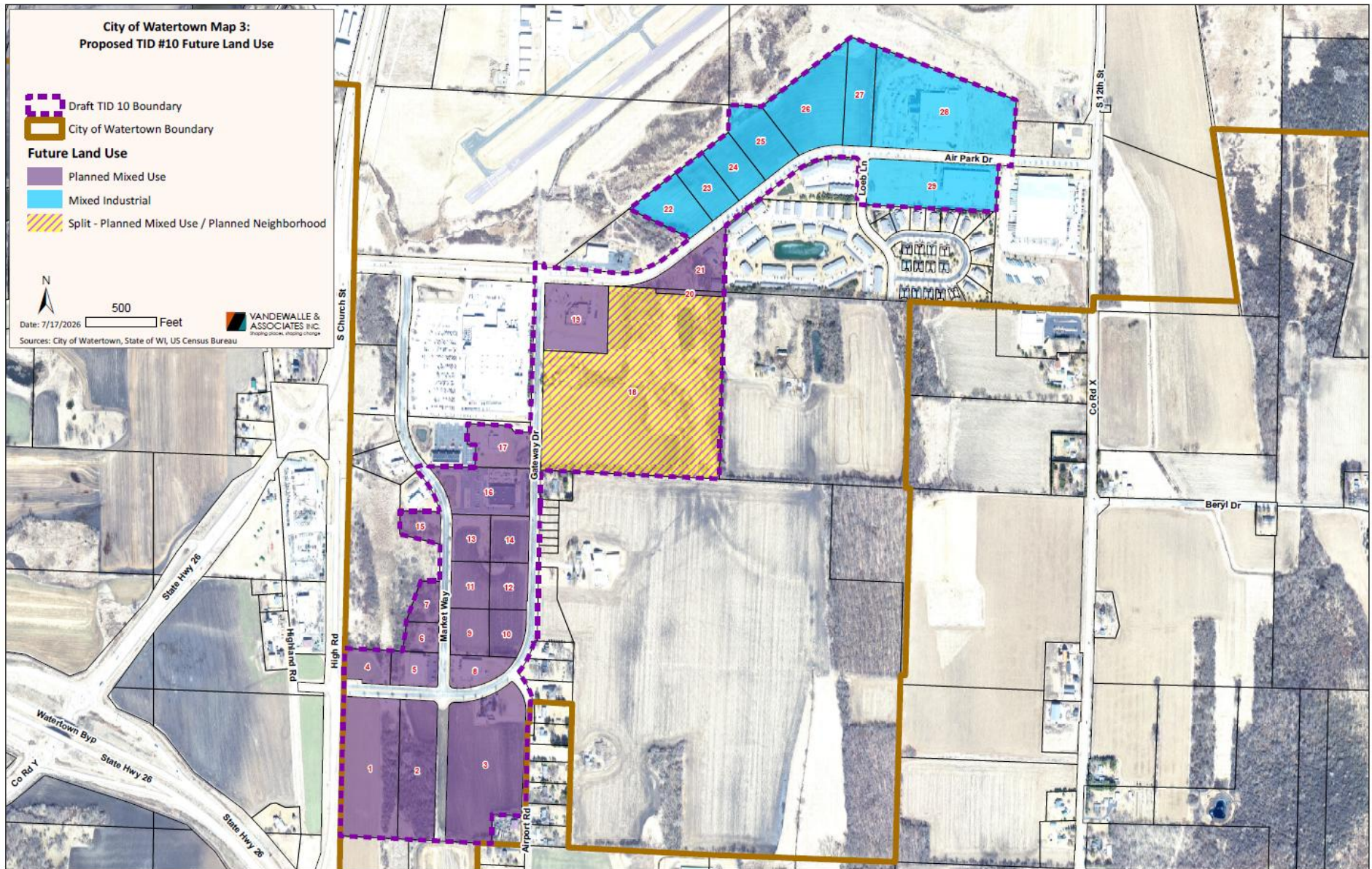
Map 2 depicts the existing land uses within the District. Portions of TID No. 10 consist of existing commercial development, along with vacant and agricultural lands planned for future commercial, office, and industrial development. The District boundary has been established to accommodate future development opportunities, including approximately 288 multifamily residential units across 24 buildings identified on Parcel Map ID 18, as well as additional development potential on vacant parcels and future expansions or improvements within the District.

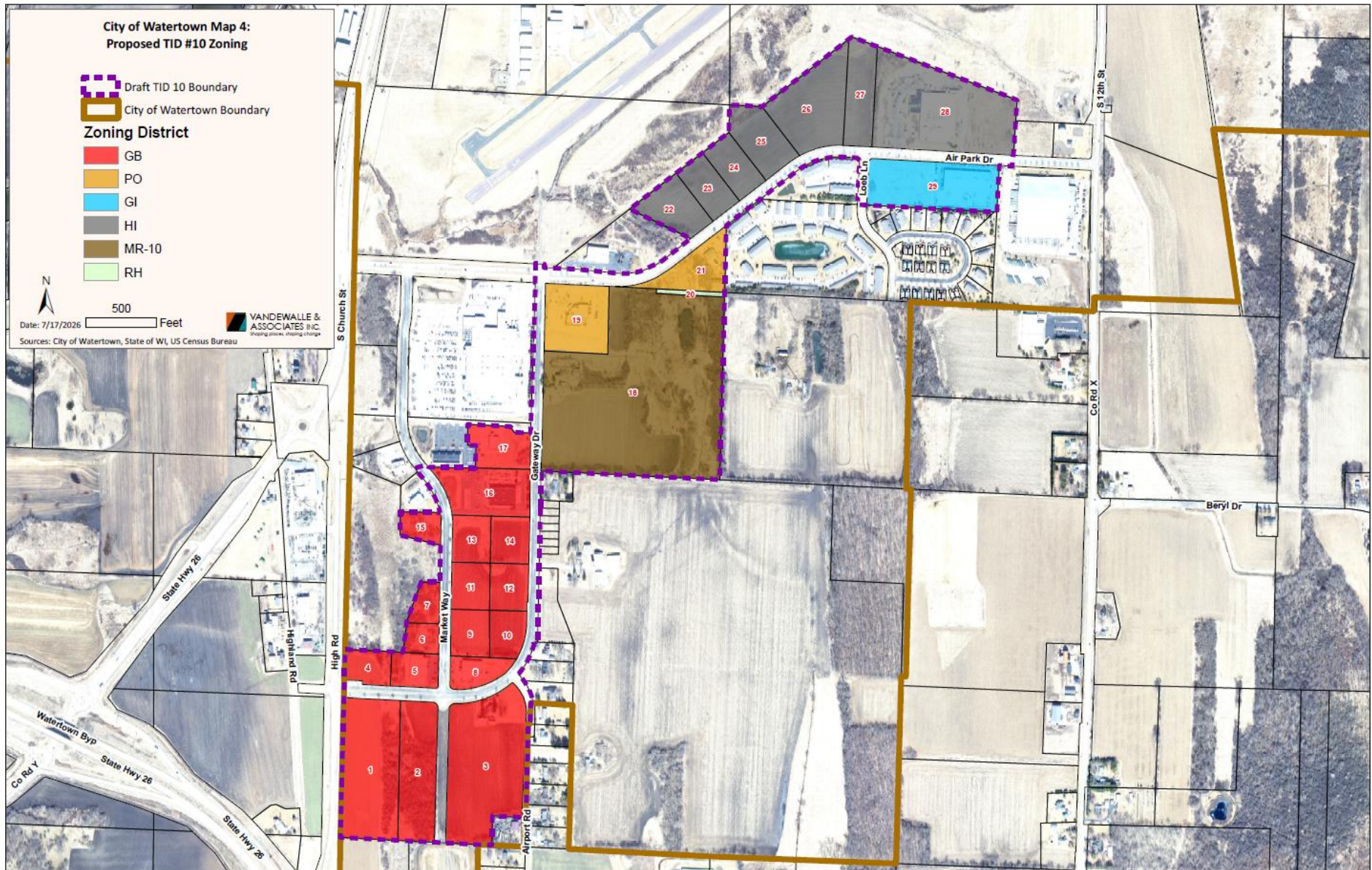
The anticipated uses of all parcels within TID #10 are generally consistent with the future land uses shown in the City of Watertown Comprehensive Plan. Future land uses within TID #10 include Planned Mixed Use, Mixed Industrial, and a combination of both Planned Mixed Use and Mixed Industrial, as shown on Map 3. The City will initiate a process to amend the Future Land Use Map for any parcels that are found to be inconsistent with this Project Plan. Until that change is made, development will be subject to current zoning and the current Future Land Use Map.

Tax Increment Law establishes a statutory limit of 35% of TID land that may be designated for newly platted residential use. “Newly Platted Residential” is defined as residential development on a parcel that has not previously been the site of permanent structures, other than structures used solely for agricultural purposes. Within TID #10, such development is anticipated on Parcel 18, which includes 19.98 developable acres. If developed for residential use, newly platted residential land would comprise approximately 17% of the total TID #10 area, well below the 35% statutory limit. There is no other land within TID #10 that is identified as suitable for residential development.

Map 4 reflects proposed zoning designations within TID #10. The most prevalent zoning types proposed in the District are General Business (41%), Multifamily (24 %), and Heavy Industrial (24%). The Comprehensive Plan allows the City to rezone property when and if demand for rezoning takes place to maintain compatibility with the Future Land Use Map.







SECTION V. PROPOSED PUBLIC WORKS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #10 Project Plan, the total level of authorized spending on direct project costs for TID #10 will be \$12,822,548 exclusive of interest and finance charges, to facilitate growth and development over the District's 20-year life. As shown on Table 6 in Section VII, the City anticipates additional interest and finance charges of \$0.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for promoting mixed-use redevelopment of the area. In addition to a general description, each category contains a list of the following types of proposed expenditures. These project expenditures are listed in Table 3 and their general locations are shown on Map 5.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Expenditures within a Half-mile are those projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below and on Table 3 with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction and are eligible costs whether undertaken by public or private entities. The Common Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 3 are preliminary estimates provided by the City's departments and its consultants that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2026 and the time of construction. For project costs that may occur entirely or partially outside the boundary, the City may exercise reasonable discretion in determining the appropriate share of total project costs to be borne by the District, subject to available increment. The City also reserves the right to increase certain project costs to

the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan.

A. Infrastructure Projects

These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Project Plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out the Project Plan, but only the portion which directly benefits the District is an eligible cost. Projects within the half-mile boundary are marked with an asterisk (*). The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Infrastructure Projects

1. Gateway Drive Sidewalk
2. Market Way Sidewalk*
3. Gateway Drive Resurfacing
4. Air Park Drive Crack Filling and Sealcoating*
5. Air Park Drive Shared-Use Path Reconstruction*

B. Capital Cost Projects

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Capital Cost Projects

Although the City is not intending to undertake Capital Costs on its own, such projects undertaken by private entities within the District are eligible for funding as part of any Economic Development Incentives that may be offered as part of a development agreement.

C. Real Estate Acquisition and Relocation

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City or others acquiring property within the District as needed to accommodate new development or public improvement consistent with this Plan.

Priority Real Estate Acquisition and Relocation Projects

The City may deem it necessary to acquire property in this area to further development initiatives outlined in this Project Plan. The City has not earmarked specific properties for acquisition but intends to be prepared in the event acquisition is necessary to achieve development objectives.

D. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer to induce development and ensure project feasibility. All properties within the District are eligible for incentives, and, at Common Council discretion, properties in the immediate vicinity that may offer significant benefits to TID #10 or the City as a whole. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time.

Priority Economic Development Incentive Projects

Economic Development Incentive payments may be provided to landowners, businesses, or leases anywhere within the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this plan and other City plans and policies. For the purposes of Table 3, all such incentives are assumed to be provided as pay-as-you-go payments to developers over the remaining life of the district.

E. Administrative Projects

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City’s partner agencies. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District’s development as well as the completion of required annual reports, forms and audits, and similar efforts.

Priority Administrative and Professional Service Projects

Active project management will be a key activity and expenditure for successful implementation of the TID #10 Project Plan. It is the intent of the Watertown Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and

redevelopment; providing grants for façade improvements; site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development.

Additional miscellaneous costs may include the following general implementation tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion. Any expenditures made outside District boundaries should have a direct benefit on the area within the TID.

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment and negotiation;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

F. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

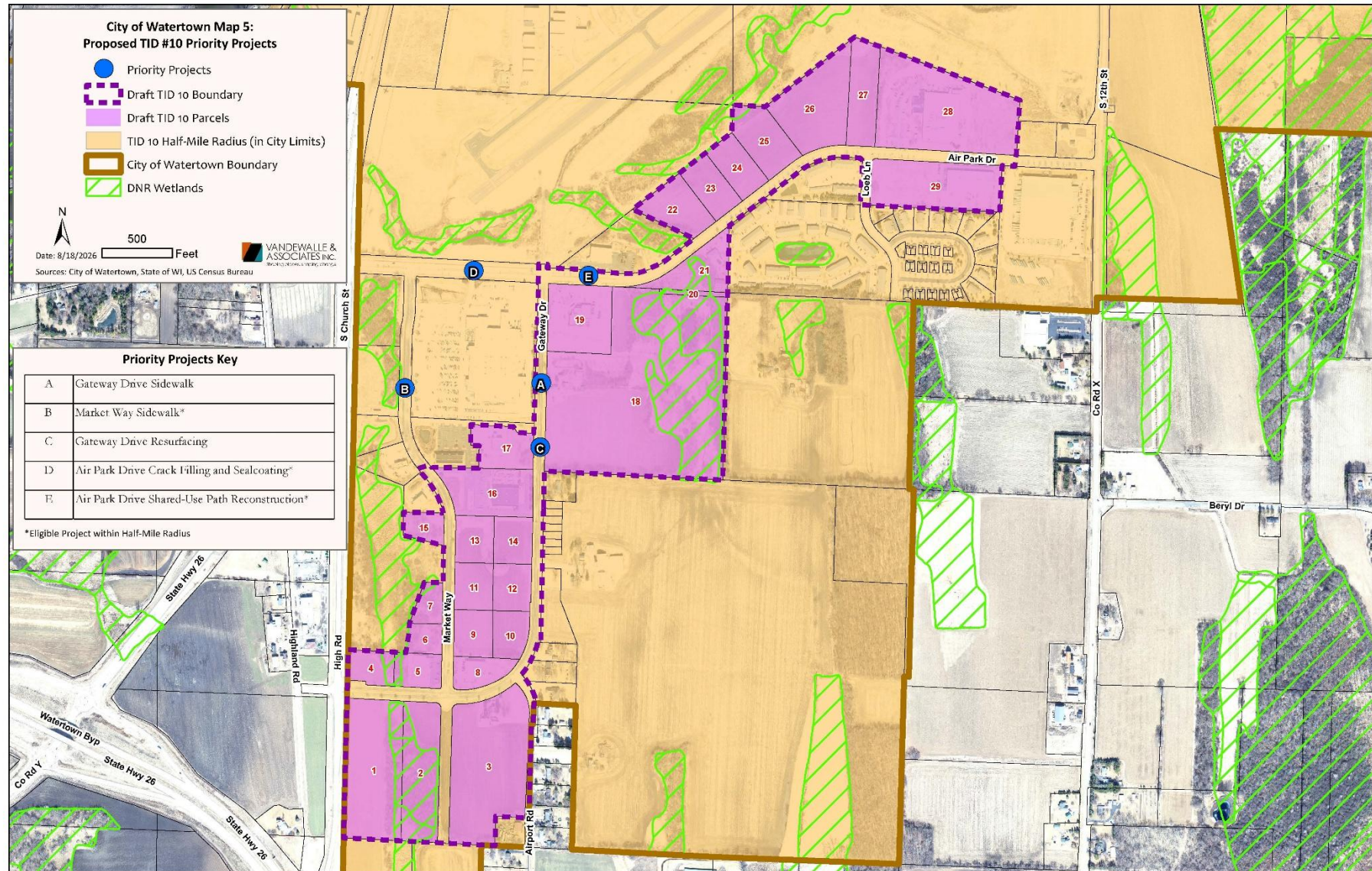
Priority Finance Charges and Interest

As described in Section VII, the City does not anticipate a standard borrowing for TID #10. The level of borrowing, timing, interest rates, and finance charges are estimates and will likely vary based on economic conditions and projected District cash flows at the time the obligations are incurred. Therefore, the costs shown in Section VII are subject to change without having to amend this plan.

Table 3: Priority Projects and Estimated Costs

#	Project Category/Description	Cost Estimate	Year
Infrastructure			
A	Gateway Drive Sidewalk	\$340,200	2029
B	Market Way Sidewalk*	\$228,900	2032
C	Gateway Drive Resurfacing	\$729,000	2037
D	Air Park Drive Crack Filling and Sealcoating*	\$79,200	2040
E	Air Park Drive Shared-Use Path Reconstruction*	\$528,000	2042
	Total Infrastructure Costs	\$1,905,300	
Capital Costs			
	(none)		
Real Estate Acquisition and Relocation			
	(none)		
Economic Development Incentives			
	Development Incentives (subject to development agreement)	\$10,692,248	
Administration and Professional Services			
	Administrative Projects	\$285,000	
Finance Charges and Interest			
	(none)		
Total Priority Project Expenditures		\$12,882,548	

1. See Map 5 for project locations.
2. Expenditures marked with an asterisk (*) may take place within one-half mile of the District boundary.
3. All preliminary cost estimates are shown in 2026 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2026 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan.



SECTION VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Although the City may pursue grants and other funding sources to help pay for some of the project costs identified herein, the success of such efforts is hard to predict. Accordingly, the full costs attributable to TID #10 have been shown.

For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. Accordingly, there are no non-project costs included in this Plan.

SECTION VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 3: Priority Projects and Estimated Costs (Section V), lists the priority projects and provides an estimated total cost for each category and/or project throughout the District's life. Hard costs are expected to be borrowed for and built within 1-2 year time frames, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2026 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, blight elimination, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the Common Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 4: Development Assumptions by Year, provides a more detailed schedule of expected development in TID #10 based on the potential for expansion or redevelopment potential of selected parcels over the life of the District. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 20 years. A conservative estimate places the value increment from new construction within the District at approximately \$61,660,000 projected new value in the form of new development, redevelopment, and renovation activity.

Table 5: Projected Tax Increment Revenues by Year estimates the tax increment to be generated from new construction in the District (shown in Table 4). Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield equalized tax increment revenues of \$14,187,100, assuming the City's current equalized TID interim tax rate of \$14.69 per thousand of equalized value. Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Watertown and surrounding municipalities.

Financing for certain priority projects listed in Table 3 will be done on a case-by-case basis. The borrowing could be a mix of taxable and tax-exempt General Obligation (G.O.), Revenue Bonds, and Special Assessment B Bonds in order to maintain borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.)

Table 6: Priority Project Expenditures by Year priority project expenditures. Note that the City does not anticipate borrowing for the priority project costs shown.

Table 7: Summary of Source and Uses (Cash Flow), shows TID #10 is expected to close on time with a projected positive cash balance of \$1,305,447 available at the end of its statutory life (the final collection year of 2047).

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" is included in Section VIII.
- The City expects to complete the projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Identified projects will provide the necessary anticipated governmental services to the area. A reasonable and orderly borrowing sequence is shown on Table 6. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Table 4: Development Assumptions

TIF Year	Construction Year	Collection Year	Residential	Commercial	Industrial	Total Development Value Increment by Year	Cumulative Value Increment
0	2025	2027				\$0	\$0
1	2026	2028				\$0	\$0
2	2027	2029	\$18,390,000			\$18,390,000	\$18,390,000
3	2028	2030	\$18,390,000			\$18,390,000	\$36,780,000
4	2029	2031		\$1,190,000		\$1,190,000	\$37,970,000
5	2030	2032				\$0	\$37,970,000
6	2031	2033		\$1,820,000		\$1,820,000	\$39,790,000
7	2032	2034				\$0	\$39,790,000
8	2033	2035		\$1,810,000		\$1,810,000	\$41,600,000
9	2034	2036		\$1,800,000		\$1,800,000	\$43,400,000
10	2035	2037		\$1,140,000		\$1,140,000	\$44,540,000
11	2036	2038		\$1,650,000		\$1,650,000	\$46,190,000
12	2037	2039			\$2,580,000	\$2,580,000	\$48,770,000
13	2038	2040			\$990,000	\$990,000	\$49,760,000
14	2039	2041			\$1,130,000	\$1,130,000	\$50,890,000
15	2040	2042		\$8,780,000		\$8,780,000	\$59,670,000
16	2041	2043		\$1,030,000		\$1,030,000	\$60,700,000
17	2042	2044		\$960,000		\$960,000	\$61,660,000
18	2043	2045				\$0	\$61,660,000
19	2044	2046				\$0	\$61,660,000
20	2045	2047				\$0	\$61,660,000
Totals			\$36,780,000	\$20,180,000	\$4,700,000	\$61,660,000	

1. Estimates based on 2026 assessment data and construction costs.

2. Uninflated annual increment at project buildout, based on 2026 tax rate and estimated costs.

Table 5: Projected Tax Increment Revenues by Year

TIF Year	Construction Year	Collection Year	Residential	Commercial	Industrial	Total Development Value Increment by Year	Cumulative Value Increment	Annual Tax Increment	Cumulative Tax Increment
0	2025	2027				\$0	\$0	\$0	\$0
1	2026	2028				\$0	\$0	\$1,814	\$1,814
2	2027	2029	\$18,390,000			\$18,390,000	\$18,390,000	\$273,849	\$275,663
3	2028	2030	\$18,390,000			\$18,390,000	\$36,780,000	\$547,245	\$822,908
4	2029	2031		\$1,190,000		\$1,190,000	\$37,970,000	\$569,280	\$1,392,189
5	2030	2032				\$0	\$37,970,000	\$573,941	\$1,966,129
6	2031	2033		\$1,820,000		\$1,820,000	\$39,790,000	\$605,366	\$2,571,496
7	2032	2034				\$0	\$39,790,000	\$610,207	\$3,181,703
8	2033	2035		\$1,810,000		\$1,810,000	\$41,600,000	\$641,667	\$3,823,370
9	2034	2036		\$1,800,000		\$1,800,000	\$43,400,000	\$673,137	\$4,496,507
10	2035	2037		\$1,140,000		\$1,140,000	\$44,540,000	\$695,067	\$5,191,574
11	2036	2038		\$1,650,000		\$1,650,000	\$46,190,000	\$724,601	\$5,916,175
12	2037	2039			\$2,580,000	\$2,580,000	\$48,770,000	\$767,947	\$6,684,122
13	2038	2040			\$990,000	\$990,000	\$49,760,000	\$788,147	\$7,472,269
14	2039	2041			\$1,130,000	\$1,130,000	\$50,890,000	\$810,505	\$8,282,774
15	2040	2042		\$8,780,000		\$8,780,000	\$59,670,000	\$945,380	\$9,228,153
16	2041	2043		\$1,030,000		\$1,030,000	\$60,700,000	\$967,055	\$10,195,208
17	2042	2044		\$960,000		\$960,000	\$61,660,000	\$987,810	\$11,183,018
18	2043	2045				\$0	\$61,660,000	\$994,563	\$12,177,581
19	2044	2046				\$0	\$61,660,000	\$1,001,349	\$13,178,930
20	2045	2047				\$0	\$61,660,000	\$1,008,170	\$14,187,100
Totals			\$36,780,000	\$20,180,000	\$4,700,000	\$61,660,000		\$14,187,100	

Table 6: Priority Project Expenditures by Year

TIF Year	Expenditure Year	Infrastructure	Econ. Dev. Incentives (80% of Increment)	Admin./ Professional Services	Finance Charges and Interest	Non-Finance Expenses	Total Expenses by Year	Cumulative Expenses
0	2026			\$0	\$0	\$0	\$0	\$0
1	2027			\$0	\$0	\$0	\$0	\$0
2	2028			\$15,000	\$0	\$15,000	\$15,000	\$15,000
3	2029	\$228,900		\$15,000	\$0	\$243,900	\$243,900	\$258,900
4	2030		\$455,449	\$15,000	\$0	\$470,449	\$470,449	\$729,349
5	2031		\$459,178	\$15,000	\$0	\$474,178	\$474,178	\$1,203,527
6	2032		\$484,300	\$15,000	\$0	\$499,300	\$499,300	\$1,702,827
7	2033	\$340,200	\$488,173	\$15,000	\$0	\$843,373	\$843,373	\$2,546,200
8	2034		\$513,310	\$15,000	\$0	\$528,310	\$528,310	\$3,074,510
9	2035		\$538,448	\$15,000	\$0	\$553,448	\$553,448	\$3,627,958
10	2036		\$555,955	\$15,000	\$0	\$570,955	\$570,955	\$4,198,913
11	2037	\$729,000	\$579,638	\$15,000	\$0	\$1,323,638	\$1,323,638	\$5,522,551
12	2038		\$614,341	\$15,000	\$0	\$629,341	\$629,341	\$6,151,892
13	2039		\$630,546	\$15,000	\$0	\$645,546	\$645,546	\$6,797,438
14	2040	\$79,200	\$648,489	\$15,000	\$0	\$742,689	\$742,689	\$7,540,127
15	2041	\$528,000	\$756,404	\$15,000	\$0	\$1,299,404	\$1,299,404	\$8,839,531
16	2042		\$773,774	\$15,000	\$0	\$788,774	\$788,774	\$9,628,305
17	2043		\$790,429	\$15,000	\$0	\$805,429	\$805,429	\$10,433,734
18	2044		\$795,832	\$15,000	\$0	\$810,832	\$810,832	\$11,244,566
19	2045		\$801,262	\$15,000	\$0	\$816,262	\$816,262	\$12,060,828
20	2046		\$806,720	\$15,000	\$0	\$821,720	\$821,720	\$12,882,548
Totals		\$1,905,300	\$10,692,248	\$285,000	\$0		\$12,882,548	

Table 7: Summary of Sources and Uses (Cash Flow)

TIF Creation Year	2027	Inflation Rate	0.50%
Total Years of Spending Life	15	Base Tax Rate	14.693456
Final Expenditure Year	2042	First Full Year on Tax Rolls	2027
Spending Years Remaining	15	First Full Year of Taxes	2028
Total Years of Collection	20	Base Value	\$24,689,000
TIF Expiration Year	2047	Value Increment Potential	

TIF Year	Const. Year	Collection Year	Prior Year Value	Value Increment Added	Inflation Increment	Cumulative Value Increment	Total Value	Tax Rate	Annual Tax Increment	Cumulative Tax Increment	TIF Year	Year	Tax Increment	Total Revenue Per Year	Non-Finance Expenses	Total Expenses Per Year	Annual Balance	Cumulative Balance
1		2027	2028	\$24,689,000	\$0	\$123,445	\$123,445	\$24,812,445	0.014693	\$1,814	\$1,814	1	2027	\$1,814	\$1,814	\$0	\$1,814	\$1,814
2	2027	2028	2029	\$24,812,445	\$18,390,000	\$124,062	\$18,637,507	\$43,326,507	0.014693	\$273,849	\$275,663	2	2028	\$273,849	\$273,849	\$15,000	\$258,849	\$260,663
3	2028	2029	2030	\$43,326,507	\$18,390,000	\$216,633	\$37,244,140	\$61,933,140	0.014693	\$547,245	\$822,908	3	2029	\$547,245	\$547,245	\$243,900	\$303,345	\$564,008
4	2029	2030	2031	\$61,933,140	\$1,190,000	\$309,666	\$38,743,805	\$63,432,805	0.014693	\$569,280	\$1,392,189	4	2030	\$569,280	\$569,280	\$470,424	\$98,856	\$662,864
5	2030	2031	2032	\$63,432,805	\$0	\$317,164	\$39,060,969	\$63,749,969	0.014693	\$573,941	\$1,966,129	5	2031	\$573,941	\$573,941	\$474,153	\$99,788	\$762,653
6	2031	2032	2033	\$63,749,969	\$1,820,000	\$318,750	\$41,199,719	\$65,888,719	0.014693	\$605,366	\$2,571,496	6	2032	\$605,366	\$605,366	\$499,293	\$106,073	\$868,726
7	2032	2033	2034	\$65,888,719	\$0	\$329,444	\$41,529,163	\$66,218,163	0.014693	\$610,207	\$3,181,703	7	2033	\$610,207	\$610,207	\$843,366	(\$233,159)	\$635,567
8	2033	2034	2035	\$66,218,163	\$1,810,000	\$331,091	\$43,670,254	\$68,359,254	0.014693	\$641,667	\$3,823,370	8	2034	\$641,667	\$641,667	\$528,334	\$113,333	\$748,901
9	2034	2035	2036	\$68,359,254	\$1,800,000	\$341,796	\$45,812,050	\$70,501,050	0.014693	\$673,137	\$4,496,507	9	2035	\$673,137	\$673,137	\$553,510	\$119,627	\$868,528
10	2035	2036	2037	\$70,501,050	\$1,140,000	\$352,505	\$47,304,555	\$71,993,555	0.014693	\$695,067	\$5,191,574	10	2036	\$695,067	\$695,067	\$571,054	\$124,013	\$992,542
11	2036	2037	2038	\$71,993,555	\$1,650,000	\$359,968	\$49,314,523	\$74,003,523	0.014693	\$724,601	\$5,916,175	11	2037	\$724,601	\$724,601	\$1,323,681	(\$599,080)	\$393,462
12	2037	2038	2039	\$74,003,523	\$2,580,000	\$370,018	\$52,264,541	\$76,953,541	0.014693	\$767,947	\$6,684,122	12	2038	\$767,947	\$767,947	\$629,357	\$138,589	\$532,051
13	2038	2039	2040	\$76,953,541	\$990,000	\$384,768	\$53,639,308	\$78,328,308	0.014693	\$788,147	\$7,472,269	13	2039	\$788,147	\$788,147	\$645,517	\$142,629	\$674,680
14	2039	2040	2041	\$78,328,308	\$1,130,000	\$391,642	\$55,160,950	\$79,849,950	0.014693	\$810,505	\$8,282,774	14	2040	\$810,505	\$810,505	\$742,604	\$67,901	\$742,581
15	2040	2041	2042	\$79,849,950	\$8,780,000	\$399,250	\$64,340,200	\$89,029,200	0.014693	\$945,380	\$9,228,153	15	2041	\$945,380	\$945,380	\$1,299,304	(\$353,924)	\$388,657
16	2041	2042	2043	\$89,029,200	\$1,030,000	\$445,146	\$65,815,346	\$90,504,346	0.014693	\$967,055	\$10,195,208	16	2042	\$967,055	\$967,055	\$788,644	\$178,411	\$567,068
17	2042	2043	2044	\$90,504,346	\$960,000	\$452,522	\$67,227,867	\$91,916,867	0.014693	\$987,810	\$11,183,018	17	2043	\$987,810	\$987,810	\$805,248	\$182,562	\$749,630
18	2043	2044	2045	\$91,916,867	\$0	\$459,584	\$67,687,452	\$92,376,452	0.014693	\$994,563	\$12,177,581	18	2044	\$994,563	\$994,563	\$810,650	\$183,913	\$933,543
19	2044	2045	2046	\$92,376,452	\$0	\$461,882	\$68,149,334	\$92,838,334	0.014693	\$1,001,349	\$13,178,930	19	2045	\$1,001,349	\$1,001,349	\$816,079	\$185,270	\$1,118,813
20	2045	2046	2047	\$92,838,334	\$0	\$464,192	\$68,613,526	\$93,302,526	0.014693	\$1,008,170	\$14,187,100	20	2046	\$1,008,170	\$1,008,170	\$821,536	\$186,634	\$1,305,447
TOTAL					\$61,660,000	\$6,953,526				\$14,187,100			\$14,187,100	\$14,187,100	\$12,881,653	\$12,881,653	\$1,305,447	

SECTION VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of December 31, 2025, the City has a G.O. debt limit of \$128,384,460, of which \$87,579,460 is currently unused and could be made available to finance project costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent that the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by the Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent that the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs by an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment

payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan by an amount equal to the total collected.

SECTION IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #10 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

The anticipated uses of all parcels within TID #10 are generally consistent with the future land uses shown in the City of Watertown Comprehensive Plan, as shown on Map 3.

This District is being created under the “mixed-use district” definition of Wis. Sta. § 66.1105, and the City has the flexibility of choosing to rezone any of the parcels to other types of zoning if and when demand for rezoning takes place. The only limitation is the amount of newly platted residential use that would be allowed (not more than 35% by area) if the City chose to rezone some of the land to residential with a newly platted residential subdivision.

The City has the flexibility of choosing to rezone those parcels shown on the Future Land Use Map as suitable for planned mixed use to other types of zoning if and when demand for rezoning takes place. The City will initiate a process to amend the Future Land Use Map for any parcels found to be inconsistent with this Project Plan. Until that change is made, development will be subject to current zoning and the current Future Land Use Map. Any zoning changes required to implement the projects listed herein will be made in accordance with the City’s zoning ordinance on a project-by-project basis.

SECTION X. ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City within the past year prior to adoption of this Project Plan. The entire District is surrounded by property already in the City, so no future annexations are anticipated.

SECTION XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that approximately 42.7% of the real property in the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b).

SECTION XII. STATEMENT ON RELOCATION

In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stat. Chapter 32.

APPENDIX A: TID BOUNDARY LEGAL DESCRIPTION

APPENDIX B: IMPACT ON OVERLYING TAXING JURISDICTIONS

Base Value:	\$24,689,000	(January 1, 2025)
Projected Value Increment:	\$61,660,000	(At district closure)
Projected Total Tax Increment	\$16,605,276	(From creation to closure)

Taxing Jurisdiction	Tax Rate	% of Mill Rate by Jurisdiction	2025 Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over the Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
County	2.37	16.13%	\$58,502.76	\$2,677,903.97	\$250,024.29	\$191,521.53
City	3.37	22.94%	\$83,223.94	\$3,809,490.92	\$355,675.66	\$272,451.71
School	8.44	57.41%	\$208,258.45	\$9,532,817.85	\$890,037.89	\$681,779.43
Tech college/other	0.52	3.52%	\$12,781.58	\$585,063.71	\$54,624.86	\$41,843.28
Total	14.69	100%	\$362,766.74	\$16,605,276.45	\$1,550,362.69	\$1,187,595.96

**APPENDIX C: PLAN COMMISSION RESOLUTION RECOMMENDING
ADOPTION OF TAX INCREMENT DISTRICT #10**

APPENDIX D: COMMON COUNCIL RESOLUTION APPROVING THE PROJECT PLAN

APPENDIX E: JOINT REVIEW BOARD RESOLUTION APPROVING THE PROJECT

APPENDIX F: LEGAL OPINION

**RESOLUTION RECOMMENDING ADOPTION OF
TAX INCREMENTAL DISTRICT NO. 10 PROJECT PLAN**

WHEREAS, pursuant to Wis. Stats. § 66.1105, the City of Watertown Plan Commission has prepared a Project Plan for the creation of Tax Incremental District No. 10 (TID No. 10) as a mixed-use district, including the proposed boundaries of TID No. 10 and proposed project costs and expenditures; and

WHEREAS, the proposed TID No.10 includes 29 parcels and provides for project costs for capital improvements, infrastructure, land acquisition and related expenditures within the TID No.10 Boundary and, where permitted by law, within one-half mile of the District boundary; promotion, development and administrative costs; and assistance to owners, lessees, and developers of land within the District boundary; and

WHEREAS, on September 28, 2026, the City of Watertown Plan Commission met and held a public hearing for the TID No. 10 Project Plan and Boundary; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within TID No. 10, including Jefferson County, Madison Area Technical College, and the Watertown School District pursuant to Wis. Stats. § 66.1105(4)(a); and

WHEREAS, the public hearing afforded interested parties a reasonable opportunity to express their views regarding the proposed creation of TID No. 10, its proposed boundaries, and the proposed Project Plan; and

WHEREAS, following the public hearing and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Watertown the TID No. 10 Project Plan and Boundary in the forms attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Watertown as follows:

1. The project plan and boundary for Tax Increment District No.10 in the form attached hereto as Exhibit "A" are hereby approved in accordance with Wis. Stats. §66.1105(4)(b) and §66.1105(4)(d).
2. The Project Plan for Tax Increment District No. 10 is financially feasible.
3. The project plan for TID No. 10 is in conformity with the Comprehensive Plan of the City of Watertown, as well as other plans, policies, and laws of the City.
4. The proposed boundaries of Tax Increment District No. 10 include only whole parcels of property, constitute a contiguous geographic area, and are not connected only by railroad rights-of-way, rivers or highways.

BE IT FURTHER RESOLVED that the Plan Commission recommends that the Common Council of the City of Watertown approve the Project Plan and boundaries and create Tax Incremental District No. 10 as a mixed-use tax increment district.

This Resolution was adopted at a regular meeting of the Plan Commission of the City of Watertown on September 28th, 2026.

PLAN COMMISSION

By: _____
Robert Stocks, Mayor and
Plan Commission Chair

ATTEST:

Megan Dunneisen, City Clerk

DRAFT

City of Watertown, Wisconsin

TAX INCREMENT

DISTRICT #10

Plan Commission Hearing and Approval:	September 28, 2026
Common Council Action:	November 2, 2026
Joint Review Board Approval:	TBD

Prepared by:



VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

ACKNOWLEDGEMENTS**Watertown Common Council**

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SECTION I. INTRODUCTION

Project Background

The City of Watertown proposes to create Tax Increment District #10 (TID #10), which encompasses land generally located south of the airport, east of High Road, and west of or along Gateway Drive. The district consists of industrial, office, residential, and commercially zoned properties. The industrial and office areas are primarily located in the northeastern portion of the district along Gateway Drive and Air Park Drive. Commercially zoned properties are concentrated in the southern portion of the district along Gateway Drive, Market Way, and High Road. Residentially zoned properties are located along Gateway Drive. As an important node of commercial activity and future industrial development, the City seeks to capture future growth in this area as well as new value from development and renovation activities in order to finance necessary public improvements and offer additional incentives for improving or redeveloping aging, vacant or outmoded parcels within the District.

The proposed boundaries of TID #10 include 29 parcels totaling approximately 141.09 acres, and approximately 19.63 acres of the district are wetlands. Some parcels are vacant and proposed for future development, others are developed lots that are actively used and well maintained, and others exhibit physical and market conditions that position the properties for redevelopment potential. The District is proposed to be designated as a Mixed-Use District, which provides a TID lifespan of up to 20 years and a 15-year spending period, and which may include a combination of industrial, commercial, and residential uses.

Targeted development and redevelopment of parcels in the District may, in the short term, generate increment that may be used to construct new public infrastructure, offset extraordinary redevelopment costs, and provide incentives for business improvements and expansion, in addition to promoting orderly and robust economic development in the coming years. In the immediate future, the City anticipates new multi-family residential development on Map ID parcel 18.

This Project Plan for TID #10 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the Common Council on recommendation of the Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID #10.

Implementation of the Project Plan and construction of the listed public improvements will require a case-by-case authorization by the Common Council. Public expenditures for projects listed in the Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this plan but is limited to the types of expenditures listed herein. Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and Common Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #10 in the City of Watertown.

Type of District, Size and Location

TID #10 is proposed as a mixed-use district suitable for industrial, commercial/mixed-use, and residential development. It is comprised of 29 parcels totaling approximately 141.09 acres and approximately 19.63 acres of wetlands present in the district. As of January 1, 2025, the total equalized base value of the land and improvements located within the District was \$24,689,000. A map of the proposed boundaries is located in Section III of this plan.

Estimated Total Project Expenditures

The purpose of TID #10 is to provide the necessary improvements in public infrastructure to encourage economic development and increase property values. During the 15-year expenditure period permitted under the Tax Increment Law, a total of \$12,822,548 in project costs is proposed, excluding estimated finance charges and interest.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the Common Council. The Common Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and Common Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID #10.

Economic Development

As a result of the creation of this District, the City estimates that additional land and improvement value of approximately \$61,660,000 (in 2026 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides detailed assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2047, within the 20-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to the extensive

investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.

2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new residential, commercial or industrial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District's creation would become effective for valuation purposes as of January 1, 2027. As of this date, the value of all existing developments would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2027, would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or take place in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no forgone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix B of this plan.
4. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. Lands in the District proposed for newly platted residential use comprise approximately 17% of the total area of the District, which is below the statutory limit of 35%.

7. The City estimates that approximately 42.7% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b) and 66.1105(6)(am)1.
8. The Project Plan for the District is economically feasible and conforms with the Comprehensive Plan of the City.
9. Future residential development is planned at an average density that exceeds 3 dwelling units per acre, therefore complying with Wis. Stats. § 66.1105(2)(f)3 requirement for a minimum of 3 dwelling units per acre in newly platted development.
10. At least 50% of the parcels within TID #10 will be suitable for commercial or residential development in compliance with Wis. Stats. § 66.1105(4)(gm)(4)(a) requirement for at least 50% of the area to be suitable for mixed-use development.

SECTION II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #10 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF WATERTOWN

Tax Increment District #10 has been created for the purpose of promoting the orderly development of this area in the City of Watertown. The District allows the City to purchase, prepare and redevelop available parcels in the area, and provide economic development incentives to retain and expand existing businesses, while also attracting new business, new housing, and incent redevelopment. The District will also help to finance critical road, sewer, water, and stormwater infrastructure easements and improvements needed to service the surrounding area.

The District boundary identified in this project plan has been designed to capture a number of properties with redevelopment, renovation or expansion potential. While not every anticipated project may require some form of TIF assistance, many are likely to generate tax increment that would provide revenue to the District that could be used to help fund some of the public improvements related to those projects as well as elsewhere in and near TID #10. Accordingly, the creation of a TIF district now would further catalyze all of these projects, and likely several others.

SECTION III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #10 are officially designated on Map 1a and include the parcels listed in Table 2. TID#10 encompasses land located south of the airport and east of High Road. The district consists of industrial, office, and commercially zoned properties. The industrial and office areas are primarily located in the northeastern portion of the district along Gateway Drive and Air Park Drive. Commercially zoned properties are concentrated in the southern portion of the district along Gateway Drive, Market Way, and High Road.

As of January 1, 2025, the real and personal property in TID #10 had an equalized assessed base value of \$26,404,306, and the City's total equalized value was \$2,772,814,600. The TID #10 base value, plus \$89,020,000 in value increment in the five existing TIF districts, equals \$115,424,306 or 4.16% of the City's total.

Table 1: Valuation Test Compliance

12% Equalized Value Test		
Total City EAV (2026)		\$2,772,814,600
12% Test		\$332,737,752
Increment of Existing TIDs		
TID #5 Incremental Value	1.14%	\$31,576,400
TID #6 Incremental Value	0.16%	\$4,306,700
TID #7 Incremental Value	1.31%	\$36,371,000
TID #8 Incremental Value	0.32%	\$8,899,600
TID #9 Incremental Value	0.28%	\$7,866,300
Total Existing Increment	3.21%	\$89,020,000
TID #10 Estimated Base Value		\$26,404,306
Projected Base of TID #10	0.95%	\$26,404,306
Total Value Subject to 12% Test		\$115,424,306
Compliance	4.16%	PASS

Table 2: Parcel List and Current Values

Map ID	Parcel ID No.	Acres	Assessed Value				Equalized Value ²				Suitable Acres for Newly Platted Residential
			Wetland Acres	Dev. Acres	Land Value	Improvement Value	Total Value	Land Value	Improvement Value	Total Value	
1	291-0815-1633-001	9.202	1.2	8.0	\$3,100	\$0	\$3,100	\$3,315	\$0	\$3,315	
2	291-0815-1633-008	5.894	3.3	2.7	\$11,800	\$0	\$11,800	\$12,620	\$0	\$12,620	
3	291-0815-1633-007	14.442	0.0	12.0	\$80,600	\$137,400	\$218,000	\$86,200	\$146,946	\$233,146	
4	291-0815-1633-006	1.721	0.4	1.4	\$700	\$0	\$700	\$749	\$0	\$749	
5	291-0815-1633-005	1.842	0.3	1.6	\$207,000	\$1,770,900	\$1,977,900	\$221,382	\$1,893,936	\$2,115,318	
6	291-0815-1632-014	1.222	0.0	1.2	\$400	\$0	\$400	\$428	\$0	\$428	
7	291-0815-1632-013	1.223	0.1	1.1	\$400	\$0	\$400	\$428	\$0	\$428	
8	291-0815-1633-003	1.979	0.0	1.9	\$230,000	\$756,700	\$986,700	\$245,980	\$809,273	\$1,055,252	
9	291-0815-1632-002	2.051	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
10	291-0815-1632-001	1.931	0.0	1.9	\$700	\$0	\$700	\$749	\$0	\$749	
11	291-0815-1632-003	2.076	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
12	291-0815-1632-004	2.065	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
13	291-0815-1632-006	2.078	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
14	291-0815-1632-005	2.076	0.0	2.1	\$700	\$0	\$700	\$749	\$0	\$749	
15	291-0815-1632-011	1.294	0.0	1.3	\$400	\$0	\$400	\$428	\$0	\$428	
16	291-0815-1632-007	4.675	0.0	4.7	\$815,000	\$2,060,100	\$2,875,100	\$871,623	\$2,203,229	\$3,074,852	
17	291-0815-1623-007	2.763	0.0	2.8	\$300,000	\$3,320,700	\$3,620,700	\$320,843	\$3,551,411	\$3,872,254	
18	291-0815-1624-003	33.32	13.3	20.0	\$46,100	\$164,200	\$210,300	\$49,303	\$175,608	\$224,911	19.98
19	291-0815-1624-001	4.996	0.0	5.0	\$500,000	\$6,255,700	\$6,755,700	\$534,738	\$6,690,324	\$7,225,062	
20	291-0815-1624-007	0.371	0.2	0.1	\$500	\$0	\$500	\$535	\$0	\$535	
21	291-0815-1621-004	3.168	0.6	2.6	\$95,000	\$695,300	\$790,300	\$101,600	\$743,607	\$845,207	
22	291-0815-1621-002	3.04	0.0	3.0	\$1,100	\$0	\$1,100	\$1,176	\$0	\$1,176	
23	291-0815-1621-001	2.33	0.0	2.3	\$800	\$0	\$800	\$856	\$0	\$856	
24	291-0815-1612-004	2.33	0.0	2.3	\$800	\$0	\$800	\$856	\$0	\$856	
25	291-0815-1612-003	3.45	0.2	3.3	\$1,200	\$0	\$1,200	\$1,283	\$0	\$1,283	
26	291-0815-1612-002	6.43	0.0	6.4	\$2,200	\$0	\$2,200	\$2,353	\$0	\$2,353	
27	291-0815-1612-001	3.48	0.0	3.5	\$1,200	\$0	\$1,200	\$1,283	\$0	\$1,283	
28	291-0815-1611-003	12.65	0.0	12.8	\$358,300	\$4,534,600	\$4,892,900	\$383,193	\$4,849,648	\$5,232,842	
29	291-0815-1611-004	6.99	0.0	7.0	\$187,800	\$2,144,800	\$2,332,600	\$200,848	\$2,293,813	\$2,494,661	
Totals		141.09	19.63	119.18	\$2,848,600	\$21,840,400	\$24,689,000	\$3,046,511	\$23,357,795	\$26,404,306	17%

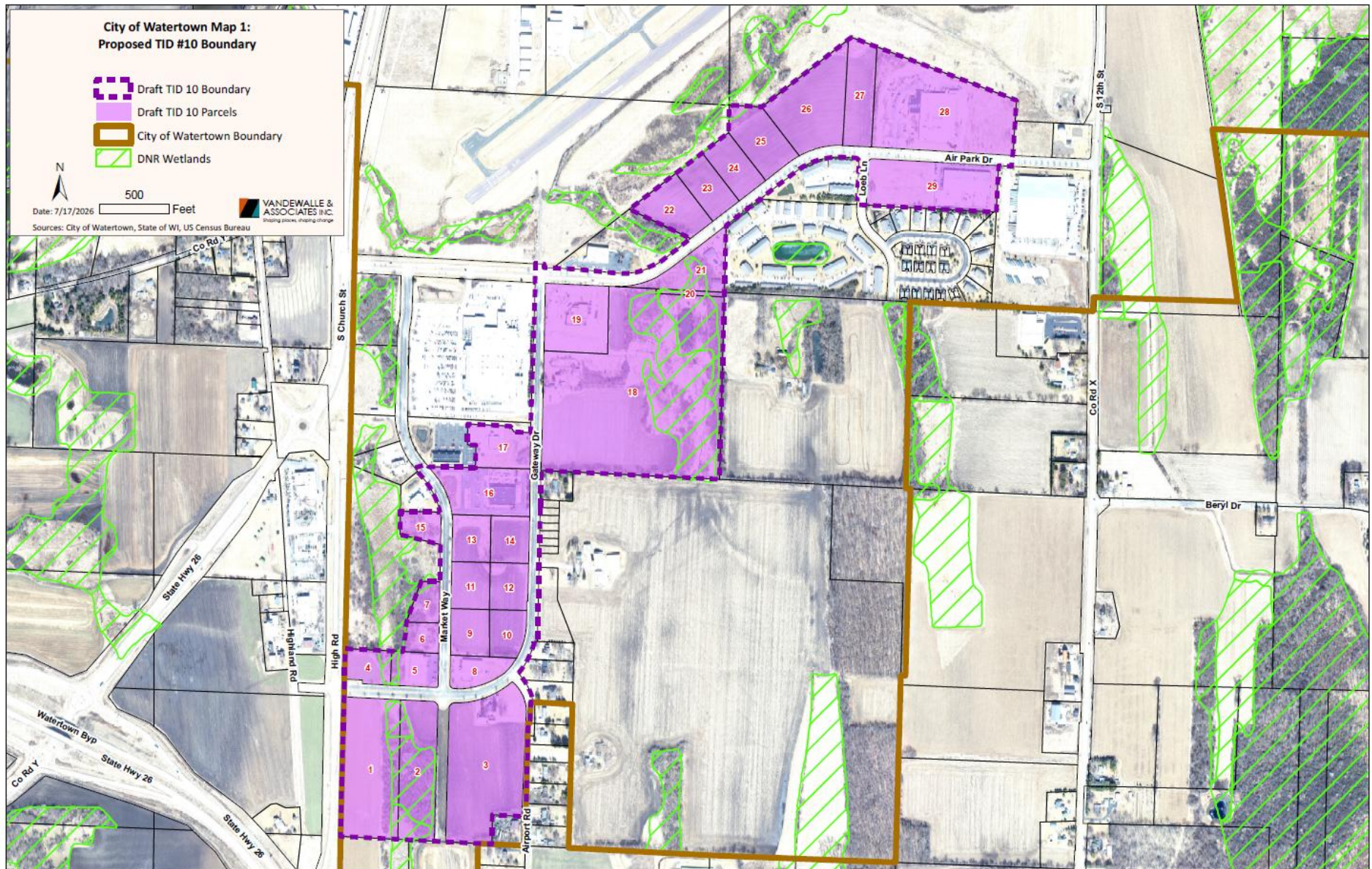
Footnotes:

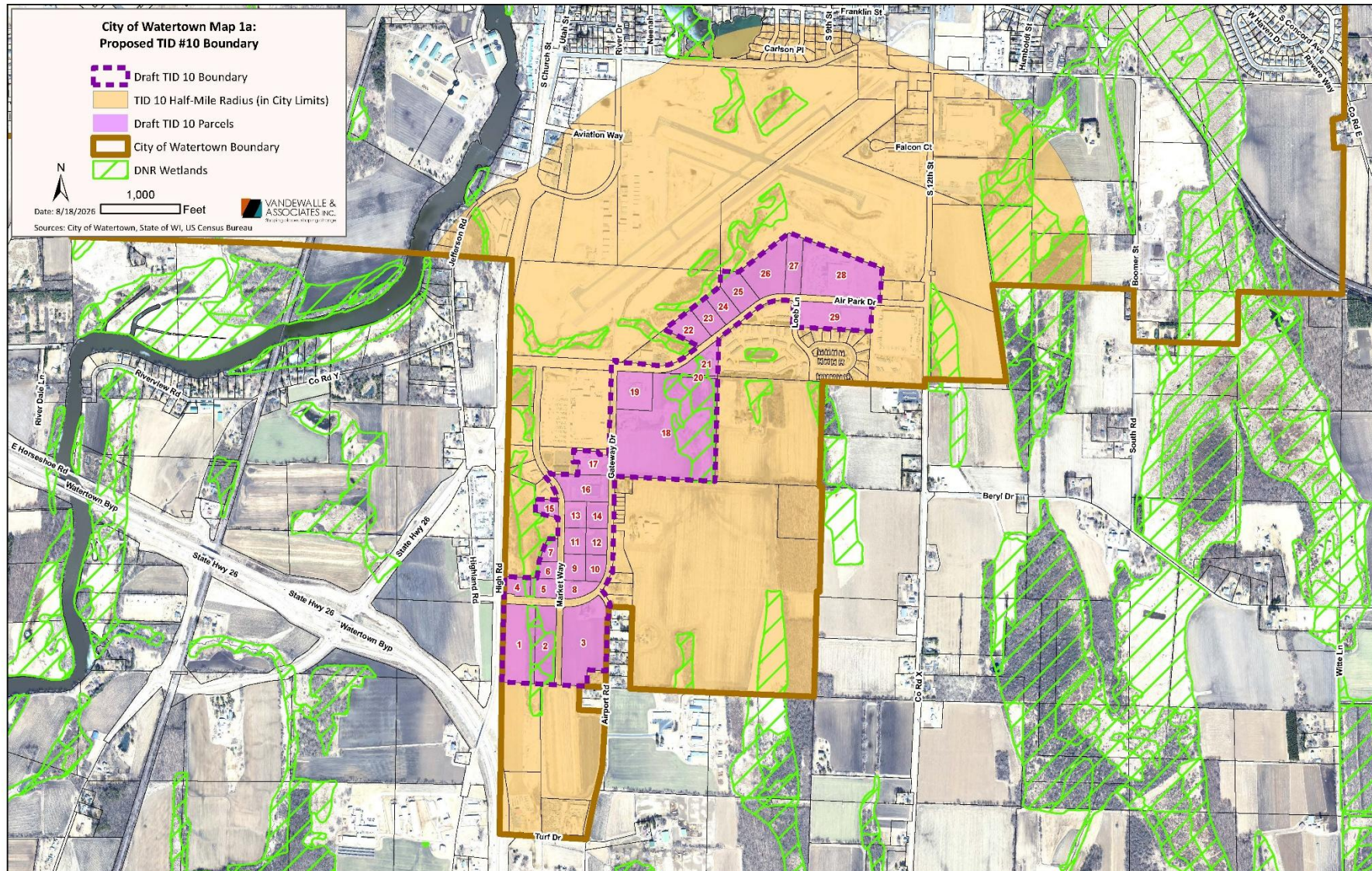
1. Valuations listed reflect January 1, 2025 values. Actual District base value will be certified using January 1, 2027, valuations which are not yet available. Any increase in valuation occurring after January 1, 2027 will generate incremental value.

2. Represents assessed property values converted to equalized values using the City of Watertown's January 1, 2025, aggregate equalization ratio of 0.935036895.

3. Acreages are those listed on the Jefferson County land records database.

4. Wetlands estimated from DNR shapefiles, as shown in Jefferson County GIS Web Mapping Tool.





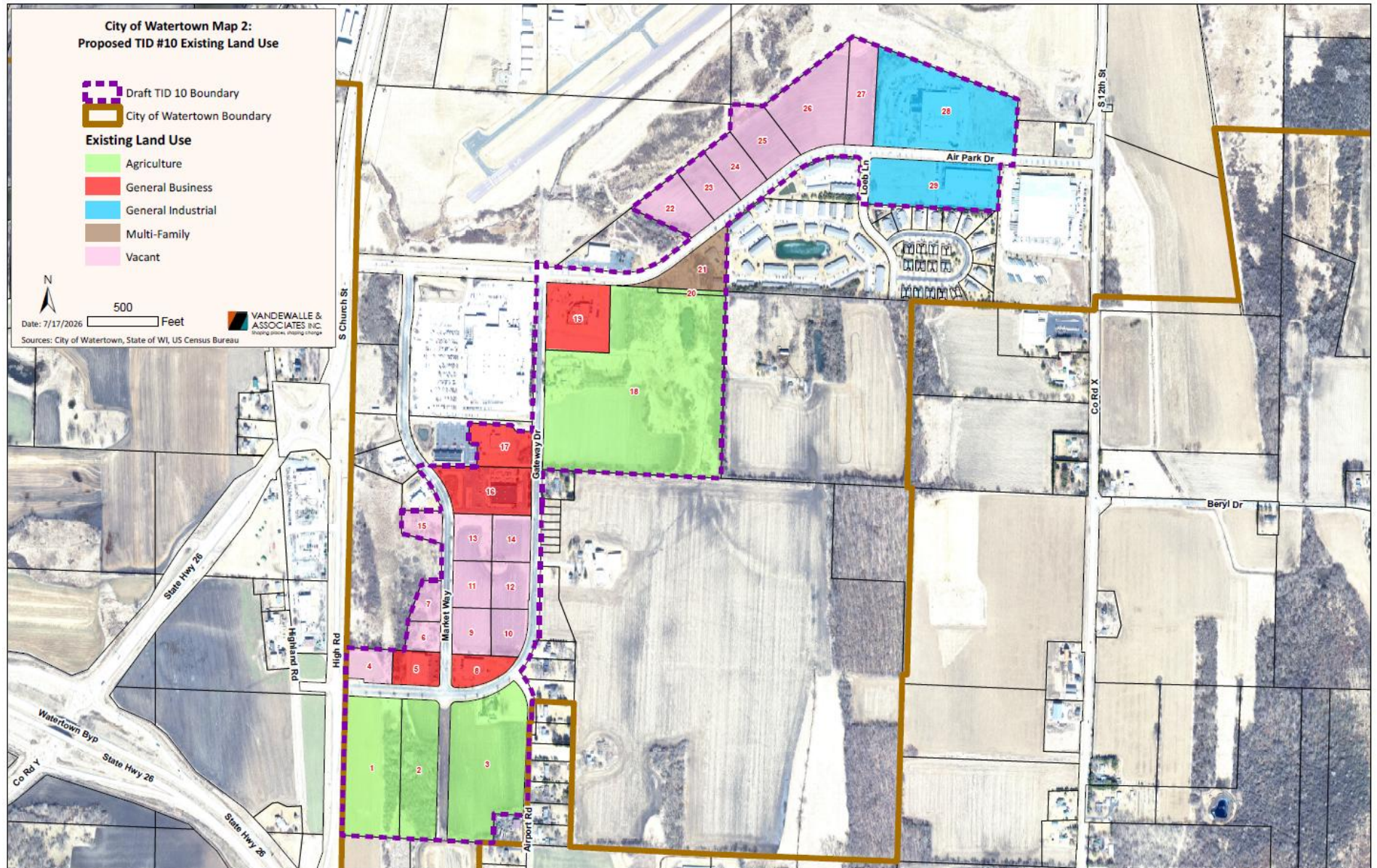
SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

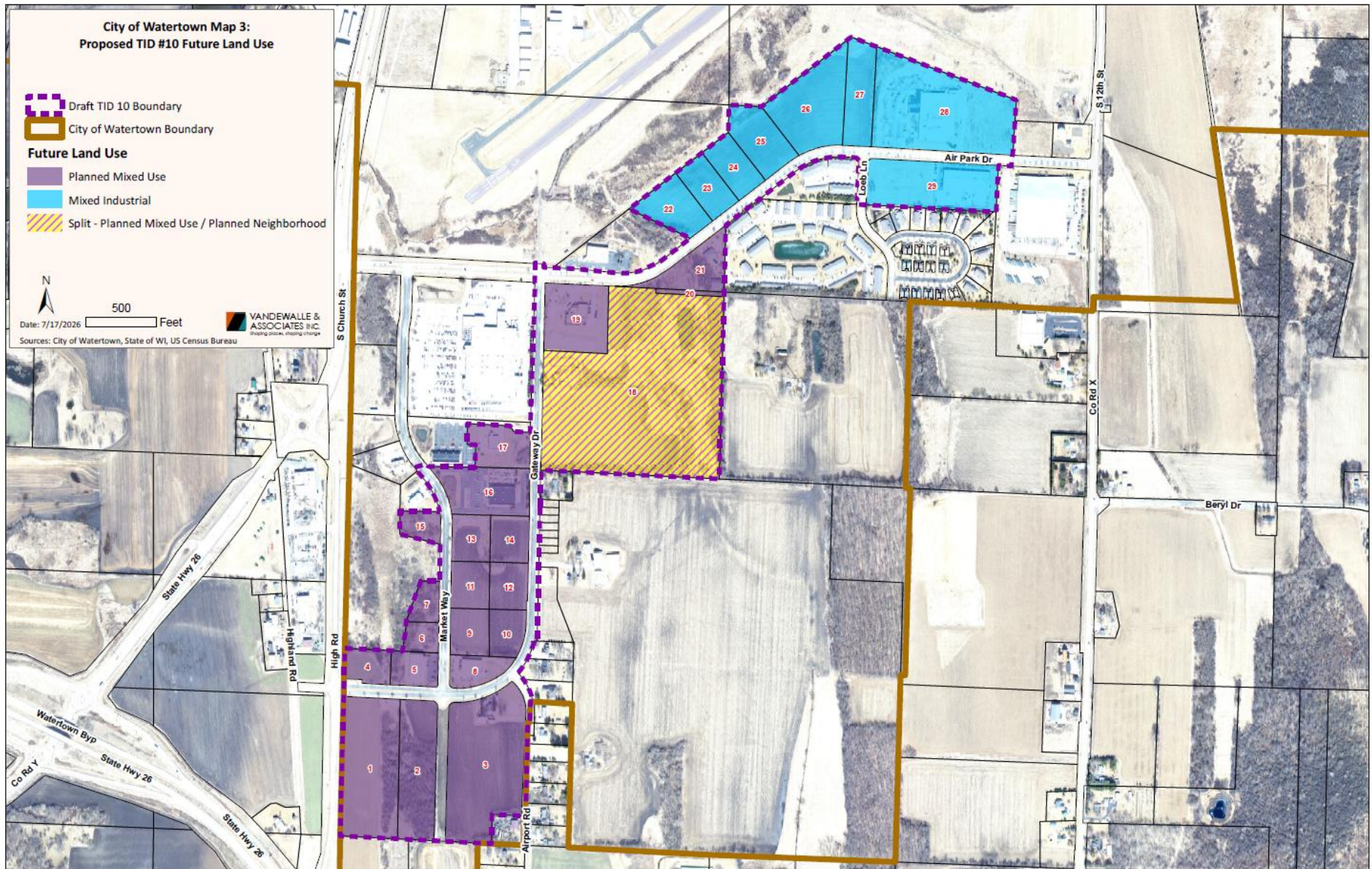
Map 2 depicts the existing land uses within the District. Portions of TID No. 10 consist of existing commercial development, along with vacant and agricultural lands planned for future commercial, office, and industrial development. The District boundary has been established to accommodate future development opportunities, including approximately 288 multifamily residential units across 24 buildings identified on Parcel Map ID 18, as well as additional development potential on vacant parcels and future expansions or improvements within the District.

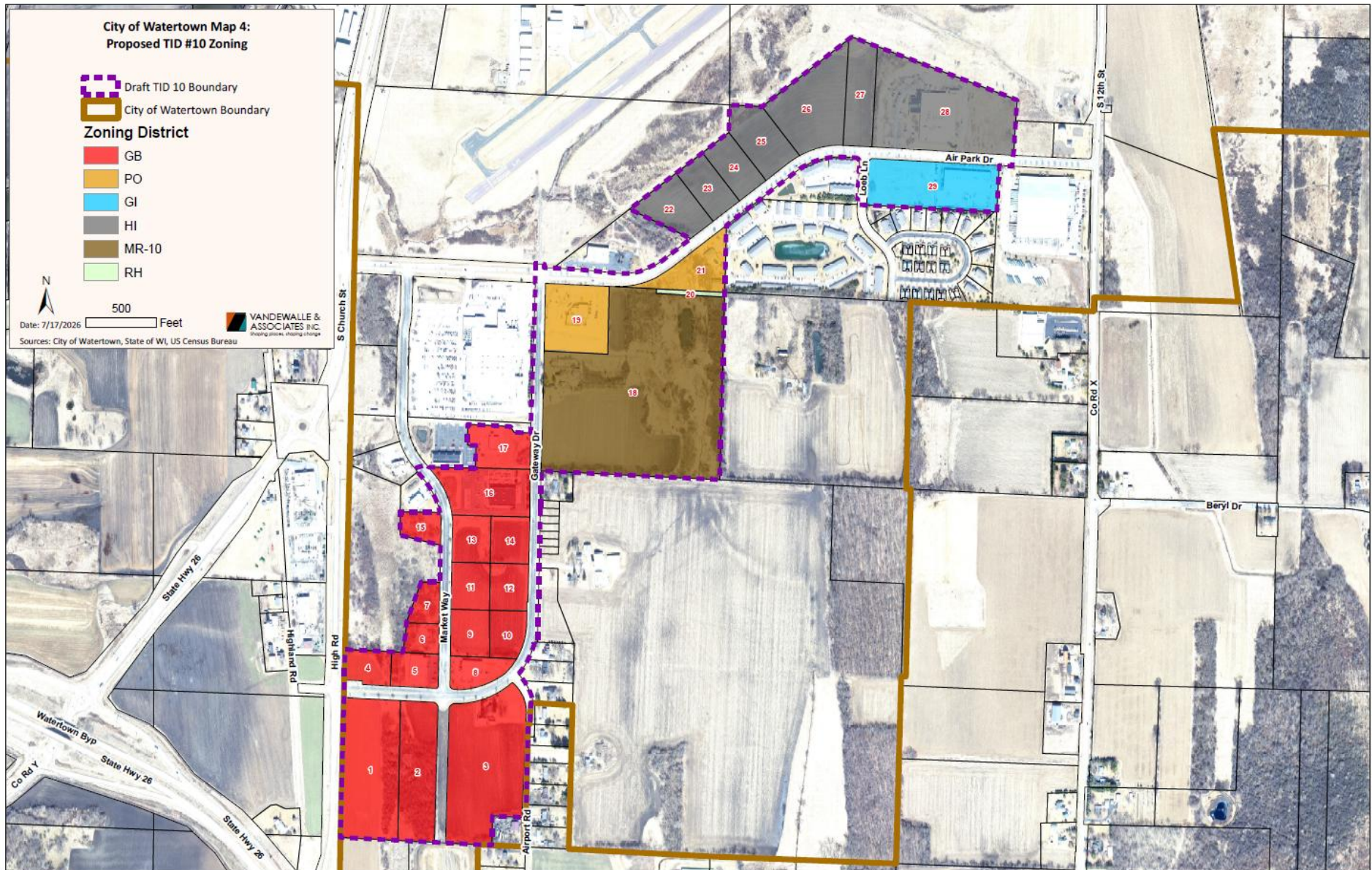
The anticipated uses of all parcels within TID #10 are generally consistent with the future land uses shown in the City of Watertown Comprehensive Plan. Future land uses within TID #10 include Planned Mixed Use, Mixed Industrial, and a combination of both Planned Mixed Use and Mixed Industrial, as shown on Map 3. The City will initiate a process to amend the Future Land Use Map for any parcels that are found to be inconsistent with this Project Plan. Until that change is made, development will be subject to current zoning and the current Future Land Use Map.

Tax Increment Law establishes a statutory limit of 35% of TID land that may be designated for newly platted residential use. “Newly Platted Residential” is defined as residential development on a parcel that has not previously been the site of permanent structures, other than structures used solely for agricultural purposes. Within TID #10, such development is anticipated on Parcel 18, which includes 19.98 developable acres. If developed for residential use, newly platted residential land would comprise approximately 17% of the total TID #10 area, well below the 35% statutory limit. There is no other land within TID #10 that is identified as suitable for residential development.

Map 4 reflects proposed zoning designations within TID #10. The most prevalent zoning types proposed in the District are General Business (41%), Multifamily (24 %), and Heavy Industrial (24%). The Comprehensive Plan allows the City to rezone property when and if demand for rezoning takes place to maintain compatibility with the Future Land Use Map.







SECTION V. PROPOSED PUBLIC WORKS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #10 Project Plan, the total level of authorized spending on direct project costs for TID #10 will be \$12,822,548 exclusive of interest and finance charges, to facilitate growth and development over the District's 20-year life. As shown on Table 6 in Section VII, the City anticipates additional interest and finance charges of \$0.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for promoting mixed-use redevelopment of the area. In addition to a general description, each category contains a list of the following types of proposed expenditures. These project expenditures are listed in Table 3 and their general locations are shown on Map 5.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Expenditures within a Half-mile are those projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below and on Table 3 with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction and are eligible costs whether undertaken by public or private entities. The Common Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 3 are preliminary estimates provided by the City's departments and its consultants that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2026 and the time of construction. For project costs that may occur entirely or partially outside the boundary, the City may exercise reasonable discretion in determining the appropriate share of total project costs to be borne by the District, subject to available increment. The City also reserves the right to increase certain project costs to

the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan.

A. Infrastructure Projects

These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Project Plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out the Project Plan, but only the portion which directly benefits the District is an eligible cost. Projects within the half-mile boundary are marked with an asterisk (*). The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Infrastructure Projects

1. Gateway Drive Sidewalk
2. Market Way Sidewalk*
3. Gateway Drive Resurfacing
4. Air Park Drive Crack Filling and Sealcoating*
5. Air Park Drive Shared-Use Path Reconstruction*

B. Capital Cost Projects

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Capital Cost Projects

Although the City is not intending to undertake Capital Costs on its own, such projects undertaken by private entities within the District are eligible for funding as part of any Economic Development Incentives that may be offered as part of a development agreement.

C. Real Estate Acquisition and Relocation

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City or others acquiring property within the District as needed to accommodate new development or public improvement consistent with this Plan.

Priority Real Estate Acquisition and Relocation Projects

The City may deem it necessary to acquire property in this area to further development initiatives outlined in this Project Plan. The City has not earmarked specific properties for acquisition but intends to be prepared in the event acquisition is necessary to achieve development objectives.

D. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer to induce development and ensure project feasibility. All properties within the District are eligible for incentives, and, at Common Council discretion, properties in the immediate vicinity that may offer significant benefits to TID #10 or the City as a whole. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time.

Priority Economic Development Incentive Projects

Economic Development Incentive payments may be provided to landowners, businesses, or leases anywhere within the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this plan and other City plans and policies. For the purposes of Table 3, all such incentives are assumed to be provided as pay-as-you-go payments to developers over the remaining life of the district.

E. Administrative Projects

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City’s partner agencies. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District’s development as well as the completion of required annual reports, forms and audits, and similar efforts.

Priority Administrative and Professional Service Projects

Active project management will be a key activity and expenditure for successful implementation of the TID #10 Project Plan. It is the intent of the Watertown Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and

redevelopment; providing grants for façade improvements; site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development.

Additional miscellaneous costs may include the following general implementation tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion. Any expenditures made outside District boundaries should have a direct benefit on the area within the TID.

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment and negotiation;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

F. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

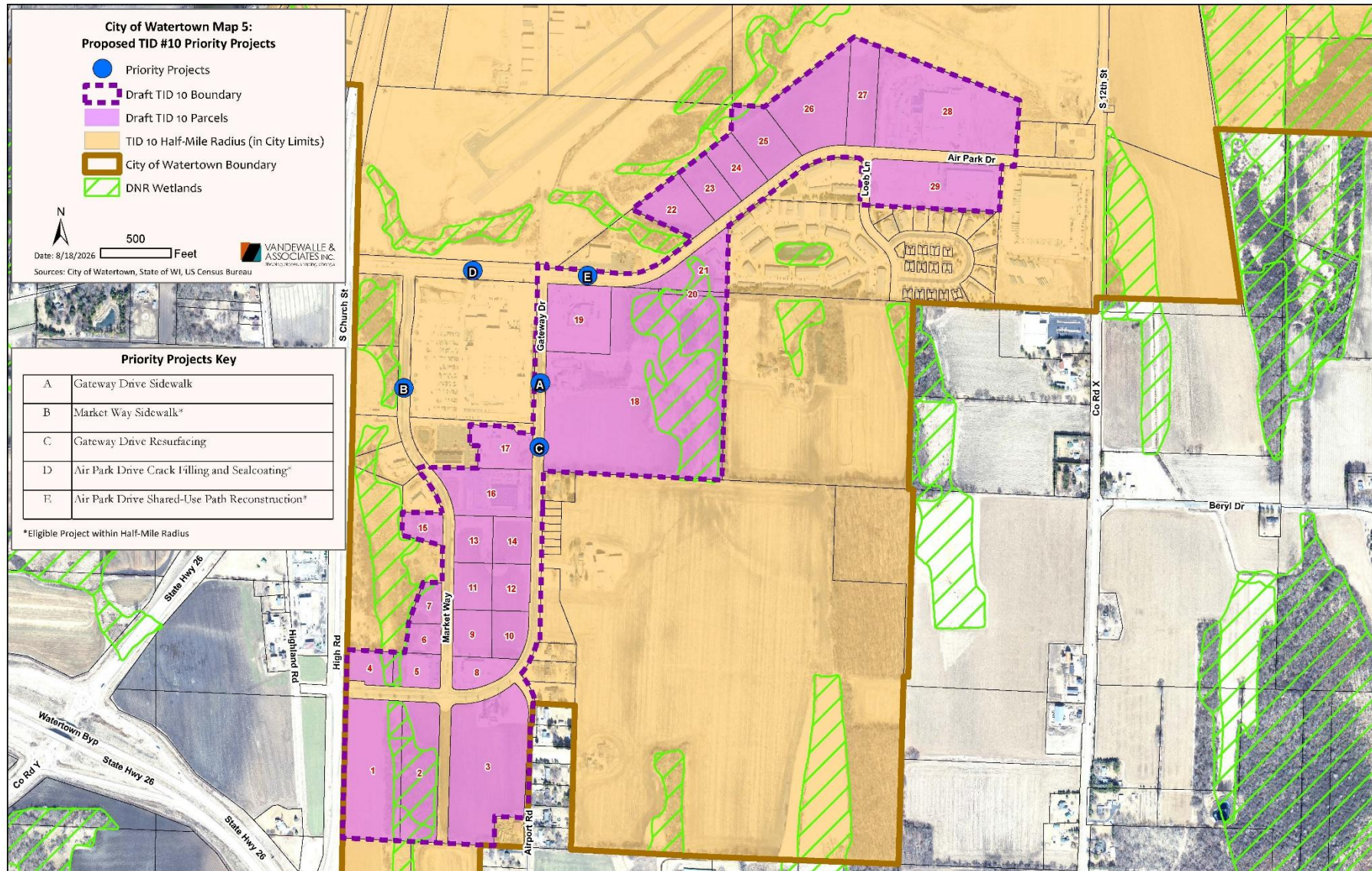
Priority Finance Charges and Interest

As described in Section VII, the City does not anticipate a standard borrowing for TID #10. The level of borrowing, timing, interest rates, and finance charges are estimates and will likely vary based on economic conditions and projected District cash flows at the time the obligations are incurred. Therefore, the costs shown in Section VII are subject to change without having to amend this plan.

Table 3: Priority Projects and Estimated Costs

#	Project Category/Description	Cost Estimate	Year
Infrastructure			
A	Gateway Drive Sidewalk	\$340,200	2029
B	Market Way Sidewalk*	\$228,900	2032
C	Gateway Drive Resurfacing	\$729,000	2037
D	Air Park Drive Crack Filling and Sealcoating*	\$79,200	2040
E	Air Park Drive Shared-Use Path Reconstruction*	\$528,000	2042
	Total Infrastructure Costs	\$1,905,300	
Capital Costs			
	(none)		
Real Estate Acquisition and Relocation			
	(none)		
Economic Development Incentives			
	Development Incentives (subject to development agreement)	\$10,692,248	
Administration and Professional Services			
	Administrative Projects	\$285,000	
Finance Charges and Interest			
	(none)		
Total Priority Project Expenditures		\$12,882,548	

1. See Map 5 for project locations.
2. Expenditures marked with an asterisk (*) may take place within one-half mile of the District boundary.
3. All preliminary cost estimates are shown in 2026 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2026 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan.



SECTION VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Although the City may pursue grants and other funding sources to help pay for some of the project costs identified herein, the success of such efforts is hard to predict. Accordingly, the full costs attributable to TID #10 have been shown.

For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. Accordingly, there are no non-project costs included in this Plan.

SECTION VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 3: Priority Projects and Estimated Costs (Section V), lists the priority projects and provides an estimated total cost for each category and/or project throughout the District's life. Hard costs are expected to be borrowed for and built within 1-2 year time frames, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2026 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, blight elimination, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the Common Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 4: Development Assumptions by Year, provides a more detailed schedule of expected development in TID #10 based on the potential for expansion or redevelopment potential of selected parcels over the life of the District. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 20 years. A conservative estimate places the value increment from new construction within the District at approximately \$61,660,000 projected new value in the form of new development, redevelopment, and renovation activity.

Table 5: Projected Tax Increment Revenues by Year estimates the tax increment to be generated from new construction in the District (shown in Table 4). Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield equalized tax increment revenues of \$14,187,100, assuming the City's current equalized TID interim tax rate of \$14.69 per thousand of equalized value. Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Watertown and surrounding municipalities.

Financing for certain priority projects listed in Table 3 will be done on a case-by-case basis. The borrowing could be a mix of taxable and tax-exempt General Obligation (G.O.), Revenue Bonds, and Special Assessment B Bonds in order to maintain borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.)

Table 6: Priority Project Expenditures by Year priority project expenditures. Note that the City does not anticipate borrowing for the priority project costs shown.

Table 7: Summary of Source and Uses (Cash Flow), shows TID #10 is expected to close on time with a projected positive cash balance of \$1,305,447 available at the end of its statutory life (the final collection year of 2047).

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" is included in Section VIII.
- The City expects to complete the projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Identified projects will provide the necessary anticipated governmental services to the area. A reasonable and orderly borrowing sequence is shown on Table 6. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Table 4: Development Assumptions

TIF Year	Construction Year	Collection Year	Residential	Commercial	Industrial	Total Development Value Increment by Year	Cumulative Value Increment
0	2025	2027				\$0	\$0
1	2026	2028				\$0	\$0
2	2027	2029	\$18,390,000			\$18,390,000	\$18,390,000
3	2028	2030	\$18,390,000			\$18,390,000	\$36,780,000
4	2029	2031		\$1,190,000		\$1,190,000	\$37,970,000
5	2030	2032				\$0	\$37,970,000
6	2031	2033		\$1,820,000		\$1,820,000	\$39,790,000
7	2032	2034				\$0	\$39,790,000
8	2033	2035		\$1,810,000		\$1,810,000	\$41,600,000
9	2034	2036		\$1,800,000		\$1,800,000	\$43,400,000
10	2035	2037		\$1,140,000		\$1,140,000	\$44,540,000
11	2036	2038		\$1,650,000		\$1,650,000	\$46,190,000
12	2037	2039			\$2,580,000	\$2,580,000	\$48,770,000
13	2038	2040			\$990,000	\$990,000	\$49,760,000
14	2039	2041			\$1,130,000	\$1,130,000	\$50,890,000
15	2040	2042		\$8,780,000		\$8,780,000	\$59,670,000
16	2041	2043		\$1,030,000		\$1,030,000	\$60,700,000
17	2042	2044		\$960,000		\$960,000	\$61,660,000
18	2043	2045				\$0	\$61,660,000
19	2044	2046				\$0	\$61,660,000
20	2045	2047				\$0	\$61,660,000
Totals			\$36,780,000	\$20,180,000	\$4,700,000	\$61,660,000	

1. Estimates based on 2026 assessment data and construction costs.
2. Uninflated annual increment at project buildout, based on 2026 tax rate and estimated costs.

Table 5: Projected Tax Increment Revenues by Year

TIF Year	Construction Year	Collection Year	Residential	Commercial	Industrial	Total Development Value Increment by Year	Cumulative Value Increment	Annual Tax Increment	Cumulative Tax Increment
0	2025	2027				\$0	\$0	\$0	\$0
1	2026	2028				\$0	\$0	\$1,814	\$1,814
2	2027	2029	\$18,390,000			\$18,390,000	\$18,390,000	\$273,849	\$275,663
3	2028	2030	\$18,390,000			\$18,390,000	\$36,780,000	\$547,245	\$822,908
4	2029	2031		\$1,190,000		\$1,190,000	\$37,970,000	\$569,280	\$1,392,189
5	2030	2032				\$0	\$37,970,000	\$573,941	\$1,966,129
6	2031	2033		\$1,820,000		\$1,820,000	\$39,790,000	\$605,366	\$2,571,496
7	2032	2034				\$0	\$39,790,000	\$610,207	\$3,181,703
8	2033	2035		\$1,810,000		\$1,810,000	\$41,600,000	\$641,667	\$3,823,370
9	2034	2036		\$1,800,000		\$1,800,000	\$43,400,000	\$673,137	\$4,496,507
10	2035	2037		\$1,140,000		\$1,140,000	\$44,540,000	\$695,067	\$5,191,574
11	2036	2038		\$1,650,000		\$1,650,000	\$46,190,000	\$724,601	\$5,916,175
12	2037	2039			\$2,580,000	\$2,580,000	\$48,770,000	\$767,947	\$6,684,122
13	2038	2040			\$990,000	\$990,000	\$49,760,000	\$788,147	\$7,472,269
14	2039	2041			\$1,130,000	\$1,130,000	\$50,890,000	\$810,505	\$8,282,774
15	2040	2042		\$8,780,000		\$8,780,000	\$59,670,000	\$945,380	\$9,228,153
16	2041	2043		\$1,030,000		\$1,030,000	\$60,700,000	\$967,055	\$10,195,208
17	2042	2044		\$960,000		\$960,000	\$61,660,000	\$987,810	\$11,183,018
18	2043	2045				\$0	\$61,660,000	\$994,563	\$12,177,581
19	2044	2046				\$0	\$61,660,000	\$1,001,349	\$13,178,930
20	2045	2047				\$0	\$61,660,000	\$1,008,170	\$14,187,100
Totals			\$36,780,000	\$20,180,000	\$4,700,000	\$61,660,000		\$14,187,100	

Table 6: Priority Project Expenditures by Year

TIF Year	Expenditure Year	Infrastructure	Econ. Dev. Incentives (80% of Increment)	Admin./ Professional Services	Finance Charges and Interest	Non-Finance Expenses	Total Expenses by Year	Cumulative Expenses
0	2026			\$0	\$0	\$0	\$0	\$0
1	2027			\$0	\$0	\$0	\$0	\$0
2	2028			\$15,000	\$0	\$15,000	\$15,000	\$15,000
3	2029	\$228,900		\$15,000	\$0	\$243,900	\$243,900	\$258,900
4	2030		\$455,449	\$15,000	\$0	\$470,449	\$470,449	\$729,349
5	2031		\$459,178	\$15,000	\$0	\$474,178	\$474,178	\$1,203,527
6	2032		\$484,300	\$15,000	\$0	\$499,300	\$499,300	\$1,702,827
7	2033	\$340,200	\$488,173	\$15,000	\$0	\$843,373	\$843,373	\$2,546,200
8	2034		\$513,310	\$15,000	\$0	\$528,310	\$528,310	\$3,074,510
9	2035		\$538,448	\$15,000	\$0	\$553,448	\$553,448	\$3,627,958
10	2036		\$555,955	\$15,000	\$0	\$570,955	\$570,955	\$4,198,913
11	2037	\$729,000	\$579,638	\$15,000	\$0	\$1,323,638	\$1,323,638	\$5,522,551
12	2038		\$614,341	\$15,000	\$0	\$629,341	\$629,341	\$6,151,892
13	2039		\$630,546	\$15,000	\$0	\$645,546	\$645,546	\$6,797,438
14	2040	\$79,200	\$648,489	\$15,000	\$0	\$742,689	\$742,689	\$7,540,127
15	2041	\$528,000	\$756,404	\$15,000	\$0	\$1,299,404	\$1,299,404	\$8,839,531
16	2042		\$773,774	\$15,000	\$0	\$788,774	\$788,774	\$9,628,305
17	2043		\$790,429	\$15,000	\$0	\$805,429	\$805,429	\$10,433,734
18	2044		\$795,832	\$15,000	\$0	\$810,832	\$810,832	\$11,244,566
19	2045		\$801,262	\$15,000	\$0	\$816,262	\$816,262	\$12,060,828
20	2046		\$806,720	\$15,000	\$0	\$821,720	\$821,720	\$12,882,548
Totals		\$1,905,300	\$10,692,248	\$285,000	\$0		\$12,882,548	

Table 7: Summary of Sources and Uses (Cash Flow)

TIF Creation Year	2027	Inflation Rate	0.50%
Total Years of Spending Life	15	Base Tax Rate	14.693456
Final Expenditure Year	2042	First Full Year on Tax Rolls	2027
Spending Years Remaining	15	First Full Year of Taxes	2028
Total Years of Collection	20	Base Value	\$24,689,000
TIF Expiration Year	2047	Value Increment Potential	

TIF Year	Const. Year	Collection Year	Prior Year Value	Value Increment Added	Inflation Increment	Cumulative Value Increment	Total Value	Tax Rate	Annual Tax Increment	Cumulative Tax Increment
1		2027	2028	\$24,689,000	\$0	\$123,445	\$123,445	0.014693	\$1,814	\$1,814
2	2027	2028	2029	\$24,812,445	\$18,390,000	\$124,062	\$18,637,507	0.014693	\$273,849	\$275,663
3	2028	2029	2030	\$43,326,507	\$18,390,000	\$216,633	\$37,244,140	0.014693	\$547,245	\$822,908
4	2029	2030	2031	\$61,933,140	\$1,190,000	\$309,666	\$38,743,805	0.014693	\$569,280	\$1,392,189
5	2030	2031	2032	\$63,432,805	\$0	\$317,164	\$39,060,969	0.014693	\$573,941	\$1,966,129
6	2031	2032	2033	\$63,749,969	\$1,820,000	\$318,750	\$41,199,719	0.014693	\$605,366	\$2,571,496
7	2032	2033	2034	\$65,888,719	\$0	\$329,444	\$41,529,163	0.014693	\$610,207	\$3,181,703
8	2033	2034	2035	\$66,218,163	\$1,810,000	\$331,091	\$43,670,254	0.014693	\$641,667	\$3,823,370
9	2034	2035	2036	\$68,359,254	\$1,800,000	\$341,796	\$45,812,050	0.014693	\$673,137	\$4,496,507
10	2035	2036	2037	\$70,501,050	\$1,140,000	\$352,505	\$47,304,555	0.014693	\$695,067	\$5,191,574
11	2036	2037	2038	\$71,993,555	\$1,650,000	\$359,968	\$49,314,523	0.014693	\$724,601	\$5,916,175
12	2037	2038	2039	\$74,003,523	\$2,580,000	\$370,018	\$52,264,541	0.014693	\$767,947	\$6,684,122
13	2038	2039	2040	\$76,953,541	\$990,000	\$384,768	\$53,639,308	0.014693	\$788,147	\$7,472,269
14	2039	2040	2041	\$78,328,308	\$1,130,000	\$391,642	\$55,160,950	0.014693	\$810,505	\$8,282,774
15	2040	2041	2042	\$79,849,950	\$8,780,000	\$399,250	\$64,340,200	0.014693	\$945,380	\$9,228,153
16	2041	2042	2043	\$89,029,200	\$1,030,000	\$445,146	\$65,815,346	0.014693	\$967,055	\$10,195,208
17	2042	2043	2044	\$90,504,346	\$960,000	\$452,522	\$67,227,867	0.014693	\$987,810	\$11,183,018
18	2043	2044	2045	\$91,916,867	\$0	\$459,584	\$67,687,452	0.014693	\$994,563	\$12,177,581
19	2044	2045	2046	\$92,376,452	\$0	\$461,882	\$68,149,334	0.014693	\$1,001,349	\$13,178,930
20	2045	2046	2047	\$92,838,334	\$0	\$464,192	\$68,613,526	0.014693	\$1,008,170	\$14,187,100
TOTAL					\$61,660,000	\$6,953,526			\$14,187,100	

TIF Year	Year	Tax Increment	Total Revenue Per Year	Non-Finance Expenses	Total Expenses Per Year	Annual Balance	Cumulative Balance
1	2027	\$1,814	\$1,814	\$0	\$0	\$1,814	\$1,814
2	2028	\$273,849	\$273,849	\$15,000	\$15,000	\$258,849	\$260,663
3	2029	\$547,245	\$547,245	\$243,900	\$243,900	\$303,345	\$564,008
4	2030	\$569,280	\$569,280	\$470,424	\$470,424	\$98,856	\$662,864
5	2031	\$573,941	\$573,941	\$474,153	\$474,153	\$99,788	\$762,653
6	2032	\$605,366	\$605,366	\$499,293	\$499,293	\$106,073	\$868,726
7	2033	\$610,207	\$610,207	\$843,366	\$843,366	(\$233,159)	\$635,567
8	2034	\$641,667	\$641,667	\$528,334	\$528,334	\$113,333	\$748,901
9	2035	\$673,137	\$673,137	\$553,510	\$553,510	\$119,627	\$868,528
10	2036	\$695,067	\$695,067	\$571,054	\$571,054	\$124,013	\$992,542
11	2037	\$724,601	\$724,601	\$1,323,681	\$1,323,681	(\$599,080)	\$393,462
12	2038	\$767,947	\$767,947	\$629,357	\$629,357	\$138,589	\$532,051
13	2039	\$788,147	\$788,147	\$645,517	\$645,517	\$142,629	\$674,680
14	2040	\$810,505	\$810,505	\$742,604	\$742,604	\$67,901	\$742,581
15	2041	\$945,380	\$945,380	\$1,299,304	\$1,299,304	(\$353,924)	\$388,657
16	2042	\$967,055	\$967,055	\$788,644	\$788,644	\$178,411	\$567,068
17	2043	\$987,810	\$987,810	\$805,248	\$805,248	\$182,562	\$749,630
18	2044	\$994,563	\$994,563	\$810,650	\$810,650	\$183,913	\$933,543
19	2045	\$1,001,349	\$1,001,349	\$816,079	\$816,079	\$185,270	\$1,118,813
20	2046	\$1,008,170	\$1,008,170	\$821,536	\$821,536	\$186,634	\$1,305,447
		\$14,187,100	\$14,187,100	\$12,881,653	\$12,881,653	\$1,305,447	

SECTION VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of December 31, 2025, the City has a G.O. debt limit of \$128,384,460, of which \$87,579,460 is currently unused and could be made available to finance project costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent that the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by the Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent that the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs by an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment

payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan by an amount equal to the total collected.

SECTION IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #10 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

The anticipated uses of all parcels within TID #10 are generally consistent with the future land uses shown in the City of Watertown Comprehensive Plan, as shown on Map 3.

This District is being created under the “mixed-use district” definition of Wis. Sta. § 66.1105, and the City has the flexibility of choosing to rezone any of the parcels to other types of zoning if and when demand for rezoning takes place. The only limitation is the amount of newly platted residential use that would be allowed (not more than 35% by area) if the City chose to rezone some of the land to residential with a newly platted residential subdivision.

The City has the flexibility of choosing to rezone those parcels shown on the Future Land Use Map as suitable for planned mixed use to other types of zoning if and when demand for rezoning takes place. The City will initiate a process to amend the Future Land Use Map for any parcels found to be inconsistent with this Project Plan. Until that change is made, development will be subject to current zoning and the current Future Land Use Map. Any zoning changes required to implement the projects listed herein will be made in accordance with the City’s zoning ordinance on a project-by-project basis.

SECTION X. ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City within the past year prior to adoption of this Project Plan. The entire District is surrounded by property already in the City, so no future annexations are anticipated.

SECTION XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that approximately 42.7% of the real property in the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b).

SECTION XII. STATEMENT ON RELOCATION

In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stat. Chapter 32.

APPENDIX A: TID BOUNDARY LEGAL DESCRIPTION

APPENDIX B: IMPACT ON OVERLYING TAXING JURISDICTIONS

Base Value:	\$24,689,000	(January 1, 2025)
Projected Value Increment:	\$61,660,000	(At district closure)
Projected Total Tax Increment	\$16,605,276	(From creation to closure)

Taxing Jurisdiction	Tax Rate	% of Mill Rate by Jurisdiction	2025 Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over the Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
County	2.37	16.13%	\$58,502.76	\$2,677,903.97	\$250,024.29	\$191,521.53
City	3.37	22.94%	\$83,223.94	\$3,809,490.92	\$355,675.66	\$272,451.71
School	8.44	57.41%	\$208,258.45	\$9,532,817.85	\$890,037.89	\$681,779.43
Tech college/other	0.52	3.52%	\$12,781.58	\$585,063.71	\$54,624.86	\$41,843.28
Total	14.69	100%	\$362,766.74	\$16,605,276.45	\$1,550,362.69	\$1,187,595.96

**APPENDIX C: PLAN COMMISSION RESOLUTION RECOMMENDING
ADOPTION OF TAX INCREMENT DISTRICT #10**

APPENDIX D: COMMON COUNCIL RESOLUTION APPROVING THE PROJECT PLAN

APPENDIX E: JOINT REVIEW BOARD RESOLUTION APPROVING THE PROJECT

APPENDIX F: LEGAL OPINION

City of Watertown Tax Increment District No. 10

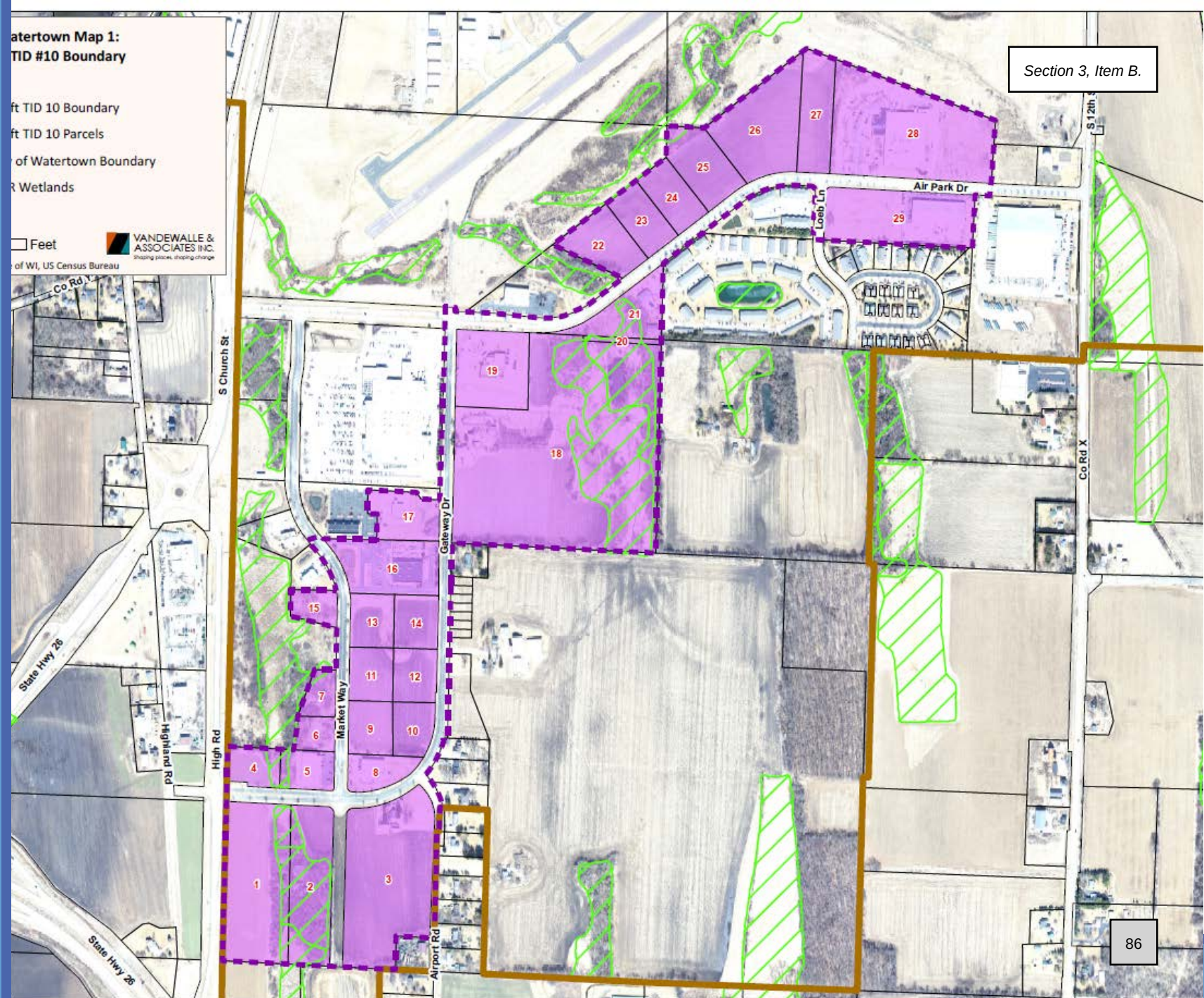
JOINT REVIEW BOARD TID ORGANIZATIONAL MEETING

PLAN COMMISSION PUBLIC HEARING

SEPTEMBER 28, 2026

Today's Meetings

- Joint Review Board Organizational Meeting
 - Confirm Chair
 - Review Draft Plan
 - Establish final meeting date
- Plan Commission Public Hearing
 - Resolution to Approve TID 10 Project Plan and Recommend Plan and Boundary to Common Council

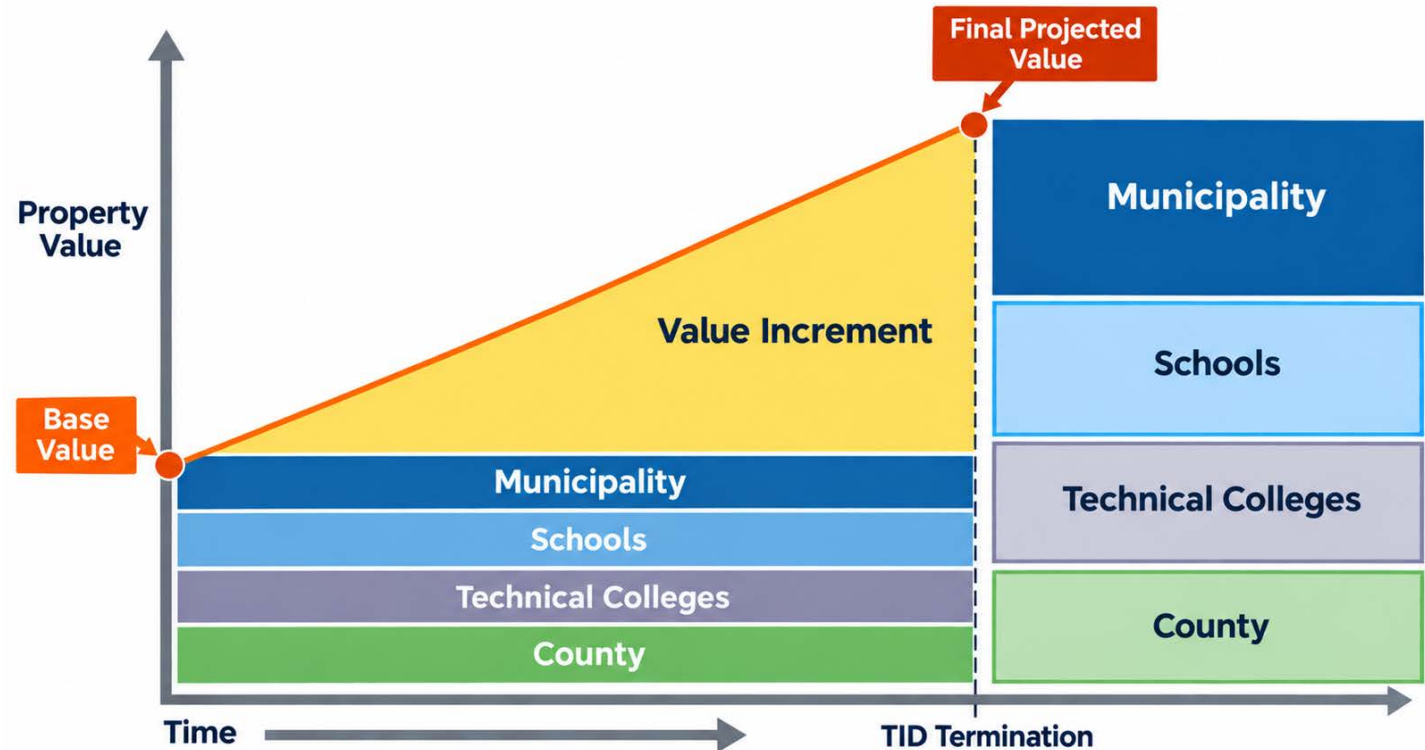


General TIF Information

What is TIF?

- Powerful economic development tool
- A financing mechanism to spur development and grow the tax base in an area that would not otherwise see the type, magnitude, or timing of development
- Capture incremental revenue (tax) from that growth to benefit that area
- Tax jurisdiction receives the same property tax that they do prior to TID creation (Base Value)
- TID receives increased tax revenue based on new value created in the TID (Value Increment)

Value Growth & Tax Sharing in TIF



TID Project Plan Requirements

Includes:

- TID boundaries
- TID type and term
- Existing and future land uses / zoning
- Project costs/expenditures
- Financing mechanisms
- Financial feasibility
- “But For” Finding

TID TYPES

- Mixed-Use
- Industrial
- Blighted or Rehab/Conservation
- Environmental Remediation
- Residential (New)
- Town

FINANCING MECHANISMS

Pay-As-You-Go Financing

Development first → reimbursement over time

+ lower city risk

- Developer carries up-front cost

Up-Front Financing

Funding first → repayment from future increment

+ infrastructure can happen sooner

- Greater city financial risk

Eligible Project Costs

- Inclusion in the TID makes projects eligible
- City not obligated to undertake any costs. Costs require separate Council action
- Eligible costs include, but are not limited to:
 - Capital costs such as public infrastructure
 - TID loan to developers with appropriate development agreements
 - Property assembly/relocation costs
 - Demolition/site preparation costs
 - Planning/engineering/legal costs for preparation of the project plan
 - Marketing and project concepts for projects within the TID
 - Prorated capital and administrative costs per % necessitated by the TID
 - Projects within half mile

Prohibited Project Costs

- General operating expenses unrelated to the TID
- Constructing or expanding municipal buildings
- Facilities generally funded by user fees
- Development incentives without a signed development agreement

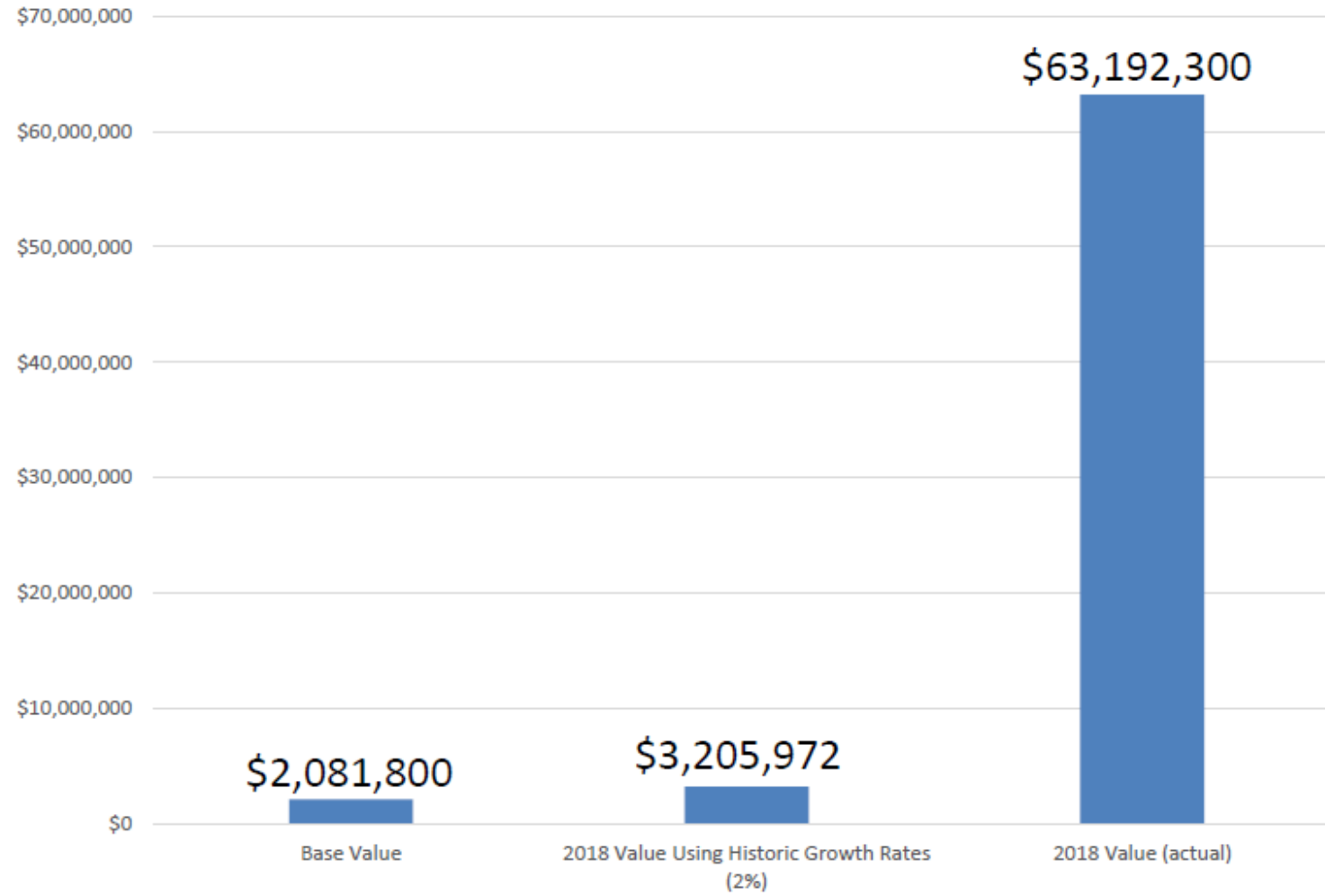
The “But For” Test

- Without it, the proposed development could not occur:
 - As proposed
 - Within the same time frame
 - With the same level of value

Example “But For” Criteria

- Business cannot afford utility extensions – TID created, increment/jobs guaranteed
- Business bringing 200 jobs or housing and can finance 90% = 10% needed as gap financing – adopt developer agreement with increment/repayment guarantee
- Extraordinary development costs like site demolition – adopt developer agreement with increment/repayment guarantee
- Available increment $\neq$ project need

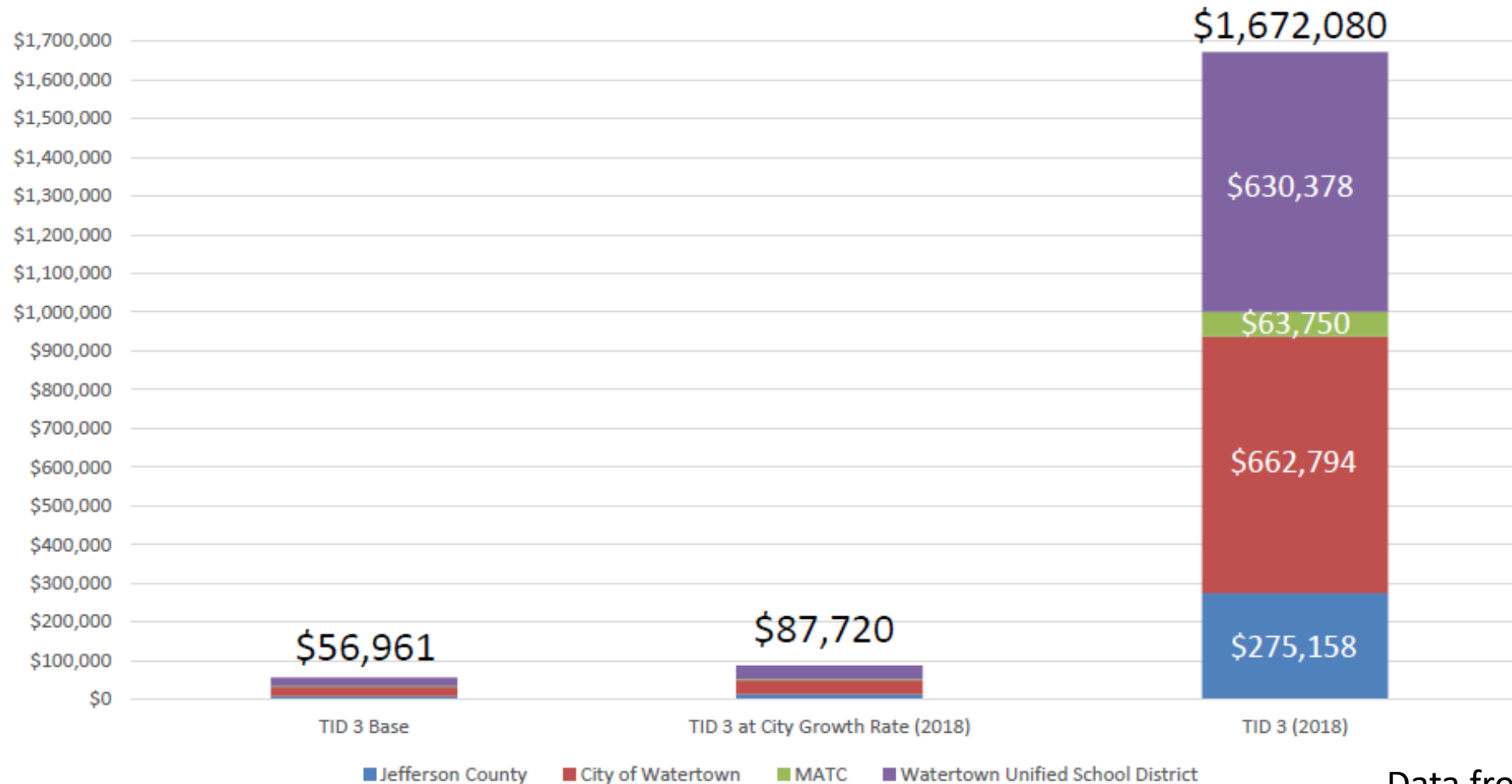
TID #3 Growth Rate Comparison



Data from a 2021 City of Watertown TIF Presentation

TID #3 Increment

Section 3, Item B.



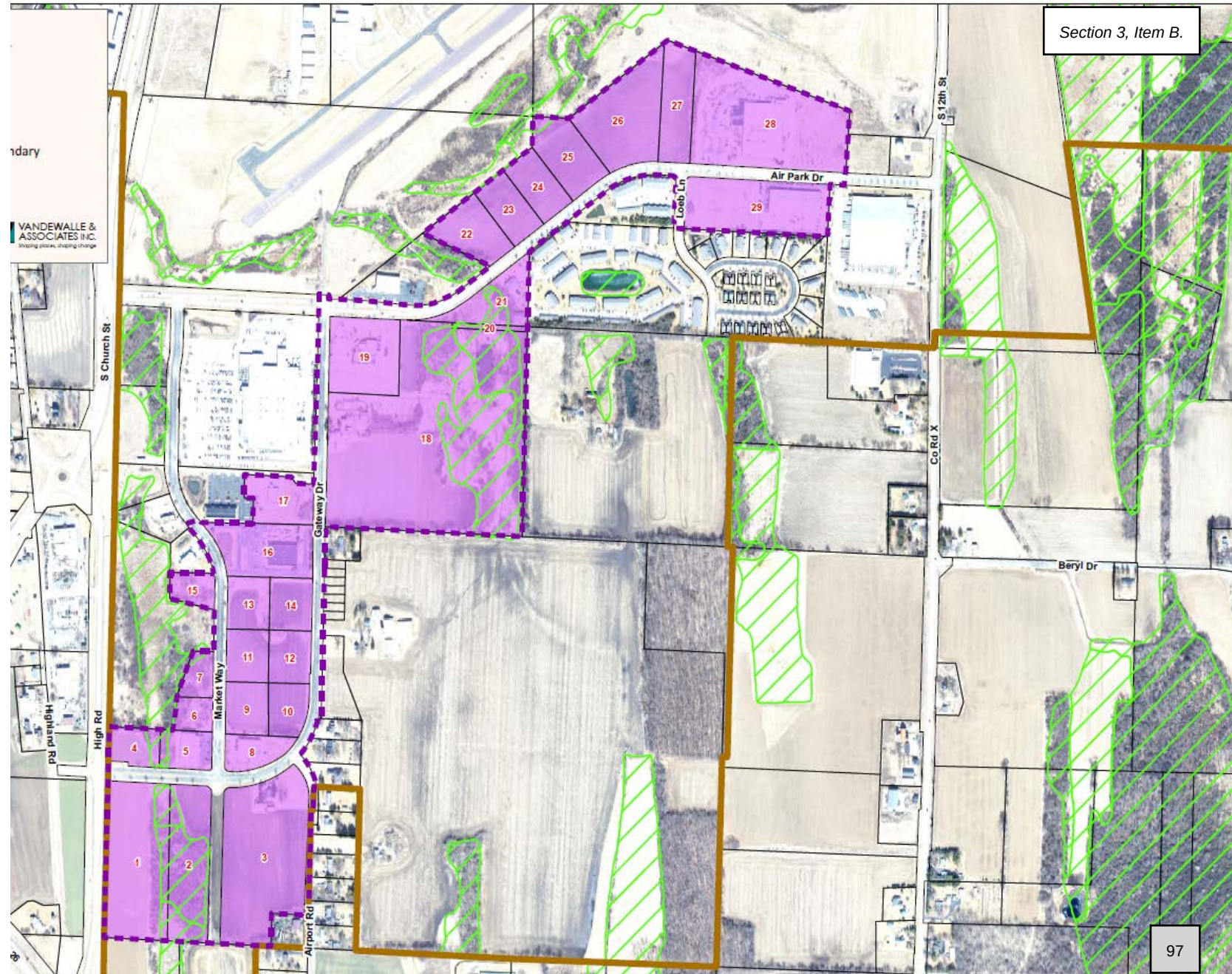
2020 Mill Rate used to estimate base value taxes by jurisdiction at TID creation

Data from a 2021 City of Watertown TIF Presentation

Proposed TID 10

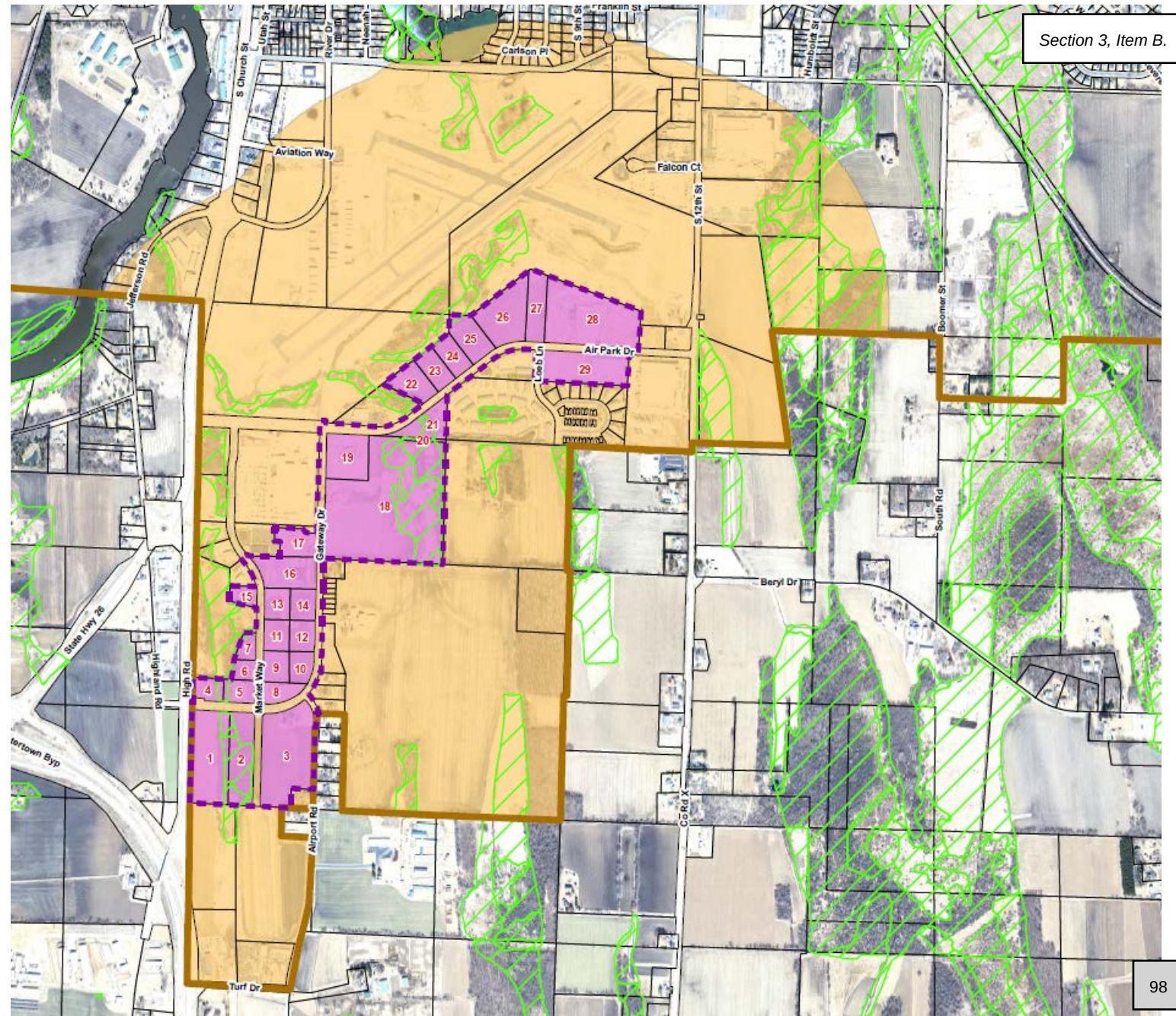
Proposed TID 10: Mixed Use District

- 141 acres / 29 Parcels
- Must include combination of residential, commercial, and industrial uses
- Includes one vacant parcel appropriate for residential development
- Includes long-platted commercial and industrial parcels where development has stagnated despite being development-ready
- Newly Platted Residential is ~17% of the district, below the 35% statutory maximum



Eligible Project Costs within Half-Mile Radius of TID Boundary

- Projects listed in the TID Project Plan that are within the half mile boundary may be financed by the TID



12% Test

State law requires:

- The equalized value increment of existing TIDs
 - PLUS
- The proposed equalized base value of the new district
 - MUST BE LESS THAN
- 12% of the municipality's total equalized assessed value.

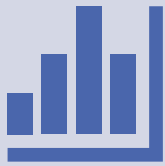
TID	TID Value Increment	Percentage of TID Value Increment
TID #5	\$31,576,400	1.14%
TID #6	\$4,306,700	0.16%
TID #7	\$36,371,000	1.31%
TID #8	\$8,899,600	0.32%
TID #9	\$7,866,300	0.28%
Total Existing Increment	\$89,020,000	3.21%
TID #10*	\$26,404,306	0.95%
Total Combined	\$115,424,306	4.16%

4.16% < 12.0%

PASS

Financial Feasibility

1



Evaluate development potential and assign a potential value projection

2



Determine tax revenue potential based on new development value

3



Propose eligible project costs

4



Confirm financial feasibility. Project costs must be less than new tax revenue.

Development Assumptions

- One potential scenario, not obligated to occur at the stated level or timing
- Development assumptions are based on potential size of development in the district at comparable assessment values
- Does not assume every parcel develops
- Total \$61.6 million cumulative across the TID life

TIF Year	Construction Year	Collection Year	Residential	Commercial	Industrial	Total Development Value Increment by Year
0	2025	2027				\$0
1	2026	2028				\$0
2	2027	2029	\$18,390,000			\$18,390,000
3	2028	2030	\$18,390,000			\$18,390,000
4	2029	2031		\$1,190,000		\$1,190,000
5	2030	2032				\$0
6	2031	2033		\$1,820,000		\$1,820,000
7	2032	2034				\$0
8	2033	2035		\$1,810,000		\$1,810,000
9	2034	2036		\$1,800,000		\$1,800,000
10	2035	2037		\$1,140,000		\$1,140,000
11	2036	2038		\$1,650,000		\$1,650,000
12	2037	2039			\$2,580,000	\$2,580,000
13	2038	2040			\$990,000	\$990,000
14	2039	2041			\$1,130,000	\$1,130,000
15	2040	2042		\$8,780,000		\$8,780,000
16	2041	2043		\$1,030,000		\$1,030,000
17	2042	2044		\$960,000		\$960,000
18	2043	2045				\$0
19	2044	2046				\$0
20	2045	2047				\$0
Totals			\$36,780,000	\$20,180,000	\$4,700,000	\$61,660,000

Total Potential Development Value

\$61,600,000

Projected Revenue

- One potential scenario, not obligated to occur at the stated level or timing
- Assumes a flat tax rate
- Total \$14.1 million cumulative across the TID life

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TIF Year	Construction Year	Collection Year	Residential	Commercial	Industrial	Total Development Value Increment by Year	Cumulative Value Increment	Annual Tax Increment
0	2025	2027				\$0	\$0	\$0
1	2026	2028				\$0	\$0	\$1,814
2	2027	2029	\$18,390,000			\$18,390,000	\$18,390,000	\$273,849
3	2028	2030	\$18,390,000			\$18,390,000	\$36,780,000	\$547,245
4	2029	2031		\$1,190,000		\$1,190,000	\$37,970,000	\$569,280
5	2030	2032				\$0	\$37,970,000	\$573,941
6	2031	2033		\$1,820,000		\$1,820,000	\$39,790,000	\$605,366
7	2032	2034				\$0	\$39,790,000	\$610,207
8	2033	2035		\$1,810,000		\$1,810,000	\$41,600,000	\$641,667
9	2034	2036		\$1,800,000		\$1,800,000	\$43,400,000	\$673,137
10	2035	2037		\$1,140,000		\$1,140,000	\$44,540,000	\$695,067
11	2036	2038		\$1,650,000		\$1,650,000	\$46,190,000	\$724,601
12	2037	2039			\$2,580,000	\$2,580,000	\$48,770,000	\$767,947
13	2038	2040			\$990,000	\$990,000	\$49,760,000	\$788,147
14	2039	2041			\$1,130,000	\$1,130,000	\$50,890,000	\$810,505
15	2040	2042		\$8,780,000		\$8,780,000	\$59,670,000	\$945,380
16	2041	2043		\$1,030,000		\$1,030,000	\$60,700,000	\$967,055
17	2042	2044		\$960,000		\$960,000	\$61,660,000	\$987,810
18	2043	2045				\$0	\$61,660,000	\$994,563
19	2044	2046				\$0	\$61,660,000	\$1,001,349
20	2045	2047				\$0	\$61,660,000	\$1,008,170
Totals			\$36,780,000	\$20,180,000	\$4,700,000	\$61,660,000		\$14,187,100

Total Potential Revenue

\$14,187,100

Project Costs

- Eligible project costs listed
- Including those within a half-mile radius of the TID boundary, marked by an Asterix
- Total \$12.9 million

Section 3, Item B.

#	Project Category/Description	Cost Estimate	Year
Infrastructure			
A	Gateway Drive Sidewalk	\$340,200	2029
B	Market Way Sidewalk*	\$228,900	2032
C	Gateway Drive Resurfacing	\$729,000	2037
D	Air Park Drive Crack Filling and Sealcoating*	\$79,200	2040
E	Air Park Drive Shared-Use Path Reconstruction*	\$528,000	2042
	Total Infrastructure Costs	\$1,905,300	
Capital Costs			
	(none)		
Real Estate Acquisition and Relocation			
	(none)		
Economic Development Incentives			
	Development Incentives (subject to development agreement)	\$10,692,248	
Administration and Professional Services			
	Administrative Projects	\$285,000	
Finance Charges and Interest			
	(none)		
Total Priority Project Expenditures		\$12,882,548	

Total Project Costs

\$12,882,548

- A: Gateway Drive Sidewalk
- B: Market Way Sidewalk*
- C: Gateway Drive Resurfacing
- D: Air Park Drive Crack Filling & Sealcoating*
- E: Air Park Drive Shared-Use Path Reconstruction*

- A: Gateway Drive Sidewalk
- B: Market Way Sidewalk*
- C: Gateway Drive Resurfacing
- D: Air Park Drive Crack Filling & Sealcoating*
- E: Air Park Drive Shared-Use Path Reconstruction*



Cash Flow Model

- Total Revenue \$14.2 million
- Total Eligible Costs \$12.9 million
- Projected TID Fund Balance \$1.3 million

Section 3, Item B.

TIF			Total Revenue	Non-Finance	Total Expenses	Annual	Cumulative
Year	Year	Tax Increment	Per Year	Expenses	Per Year	Balance	Balance
1	2027	\$1,814	\$1,814	\$0	\$0	\$1,814	\$1,814
2	2028	\$273,849	\$273,849	\$15,000	\$15,000	\$258,849	\$260,663
3	2029	\$547,245	\$547,245	\$243,900	\$243,900	\$303,345	\$564,008
4	2030	\$569,280	\$569,280	\$470,424	\$470,424	\$98,856	\$662,864
5	2031	\$573,941	\$573,941	\$474,153	\$474,153	\$99,788	\$762,653
6	2032	\$605,366	\$605,366	\$499,293	\$499,293	\$106,073	\$868,726
7	2033	\$610,207	\$610,207	\$843,366	\$843,366	(\$233,159)	\$635,567
8	2034	\$641,667	\$641,667	\$528,334	\$528,334	\$113,333	\$748,901
9	2035	\$673,137	\$673,137	\$553,510	\$553,510	\$119,627	\$868,528
10	2036	\$695,067	\$695,067	\$571,054	\$571,054	\$124,013	\$992,542
11	2037	\$724,601	\$724,601	\$1,323,681	\$1,323,681	(\$599,080)	\$393,462
12	2038	\$767,947	\$767,947	\$629,357	\$629,357	\$138,589	\$532,051
13	2039	\$788,147	\$788,147	\$645,517	\$645,517	\$142,629	\$674,680
14	2040	\$810,505	\$810,505	\$742,604	\$742,604	\$67,901	\$742,581
15	2041	\$945,380	\$945,380	\$1,299,304	\$1,299,304	(\$353,924)	\$388,657
16	2042	\$967,055	\$967,055	\$788,644	\$788,644	\$178,411	\$567,068
17	2043	\$987,810	\$987,810	\$805,248	\$805,248	\$182,562	\$749,630
18	2044	\$994,563	\$994,563	\$810,650	\$810,650	\$183,913	\$933,543
19	2045	\$1,001,349	\$1,001,349	\$816,079	\$816,079	\$185,270	\$1,118,813
20	2046	\$1,008,170	\$1,008,170	\$821,536	\$821,536	\$186,634	\$1,305,447
		\$14,187,100	\$14,187,100	\$12,881,653	\$12,881,653	\$1,305,447	

Projected TID Balance

\$1,305,447

TID Timing

- September 30 is the key TID creation date
- Created by September 30 – use January 1 valuation date in the same year (2026)
- Created after September 30 – use January 1 valuation date of the following year (2027)

TID Creation Process



JRB Organizational Meeting (September 28)



Plan Commission Public Hearing & Resolution
(September 28)



Common Council Adoption (November 2)



JRB Resolution (TBD)



DOR Filing (By October 31, 2027)

Discussion & Questions

2026 WI Act 173



Defines “**newly platted residential development**”

Not previously site of any structures except for agricultural structures



Expands **affordable housing extensions** for up to two years on top of the TID’s maximum allowable life to fund affordable housing (previously one)

2026 WI Act 235

Creates a new Residential TID (**R-TID**) type (workforce housing)

Not subject to the 35% area limitation that applies to mixed-use TIDs

Intended to support denser, workforce-style housing

Limited to: owner-occupied single-family homes and owner-occupied duplex units

Excluded from traditional 12% test, instead subject to separate 3% test (compared to all R-TIDs)

Single-Family Homes

- Lot size max: 7,500 sf
- Lot width max: 70 ft
- Side yard setback max: 10 ft

Duplex Units

- Lot size max: 12,500 sf
- Lot width max: 80 ft
- Side yard setback max: 10 ft

Building Size

- Single-story max: 1,500 sf
- Two-Story Max: 2,000 sf

Key Terms

- Base Value – value at start of TID
- Value Increment – new added value to TID
- Tax Increment – new annual revenue (taxes paid) to TID
- Expenditure period – period allowed for project costs (max life minus five years)
- Termination Life – period from TID creation to TID closure
- Upfront Bonding/Cash Grants – City provides financing
- Pay-As-You-Go – Developer provides financing
- Joint Review Board (JRB) – School District, Technical College, County, City, Member-At-Large
- TID – Tax Increment District
- TIF – Tax Increment Finance

City of Watertown Zoning Code Rewrite Overview of Article VIII Landscaping Standards and Article X Administration and Procedures

September 28, 2026

Article VIII – Landscaping Requirements. Article VIII establishes the City’s landscaping standards for new development and applicable expansions. It addresses landscaping around buildings, parking and paved areas, street frontages, yards, and transitions between potentially incompatible zoning districts through bufferyards. The Article uses a points-based system to provide flexibility in plant selection and site design while establishing consistent expectations for the amount and location of landscaping.

Article X – Administration and Procedures. Article X establishes how the Zoning Ordinance is administered and how development and zoning applications move through the City’s review and approval process. It defines the responsibilities of the Zoning Administrator, Plan Commission, Common Council, and Zoning Board of Appeals and establishes procedures for applications such as rezonings, conditional uses, site plans, planned developments, variances, and other zoning approvals. This section provides a clear framework for who reviews each type of application, what process applies, and what body takes final action.

Two key changes compared to existing City processes are noted below for advance consideration before discussion at the Plan Commission meeting:

- Public hearings for Planned Developments currently occur at Plan Commission with public hearings for rezoning and CUPs occurring at Common Council before returning to Plan Commission for a recommendation or action. The draft moves all public hearings to the Plan Commission.
- The existing Site Plan Review Committee would be removed as a formal entity. This is replaced with administrative procedures for reviewing site plan applications, starting with pre-application guidance from the zoning administrator, followed by zoning administrator coordination to obtain comments from other city departments.

A PowerPoint presentation will be provided at the Plan Commission meeting to summarize the major provisions, explain how the standards would operate, and highlight key issues for Commission discussion. Staff will use the Commission’s direction to refine these two Articles and prepare for final draft review.

Watertown Plan Commission Review Draft
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ARTICLE VIII: LANDSCAPING REQUIREMENTS

Section 550.08.01: Purpose

The purpose of this Article is to establish landscaping requirements and other regulations intended to preserve and maintain vegetation within in a manner that promotes the natural resource protection, aesthetic, and public health goals of the City.

Sections 550.08.02 to 550.08.09: Reserved

Section 550.08.10: Applicability

- (1) The requirements of this Section shall not apply retroactively to existing buildings, structures, or paved areas, including requirements for bufferyards.
- (2) Any use for which site plan approval is required under Section 550.10.43 shall provide landscaping in accordance with the regulations of this Section, including the following development.
 - (a) New buildings and paved areas. All new buildings and paved areas shall provide landscaping per the requirements of this Article.
 - (b) Expansions of existing buildings or paved areas. In the case of expansions, only the new portion of the building or paved area shall provide landscaping per the requirements of this Article.
- (3) Where insufficient site area remains to comply with all provisions of this Section, the Plan Commission may require compliance to the greatest extent practical.
- (4) Existing Plant Materials. If existing plant material meets the requirements of this Article and will be preserved on the subject property following the completion of development, it may be counted as contributing to the landscaping requirements and worth double the landscaping point value per plant.
- (5) Exemptions.
 - (a) Parking areas of 4 or more spaces shall meet the paved area landscaping requirements for paved areas. Any parking area of 3 or fewer spaces is exempt from the paved area landscaping requirements.
 - (b) All land uses in the Downtown Mixed-Use District and Parks and Recreation District are exempt from all landscaping requirements.
 - (c) Single family dwelling units, two family dwelling units, manufactured homes, cottage court, and agricultural land uses are exempt from landscaping requirements.
- (6) Changes to the Landscaping Plan. The City may allow or require changes to the landscaping plan of Section 550.08.20 or the landscaping requirements of Section 550.08.30, as provided below.
 - (a) The Zoning Administrator and the Plan Commission shall have the authority to allow alterations or substitutions of one type of plant for another to the landscaping requirements as long as the altered requirements achieve an equivalent or greater level of landscaping on a site. Such alternations or substitutions may be based on the following:
 1. Unusual conditions
 2. The consideration of landscape architecture approaches
 3. The preservation of existing trees
 4. The consideration of Wisconsin native landscaping

Commented [SK1]: Highlighting this for Plan Commission review. This policy may help preserve existing mature trees on site by providing more points than new plants receive.

Watertown Plan Commission Review Draft
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5. When larger size plantings are provided as part of the overall landscape plan
6. When more shrubs may be appropriate versus more trees, and vice versa
7. Utility or other easements
- (b) The Zoning Administrator and the Plan Commission shall have the authority to require the modification of any landscaping plan including the rearrangement of landscaping points on a site to better meet aesthetic, environmental, and stormwater management goals or objectives.
- (c) The Zoning Administrator and the Plan Commission may permit less required points for a certain portion of the site (building foundations, paved areas, street frontages, and yards) to be acceptable within the Landscaping Plan if the total number of landscaping points for the entire site is met.

Sections 550.08.11 to 550.08.19: Reserved

Section 550.08.20: Landscape Plan

The applicant shall provide a digital copy of a landscaping plan. The plan shall be drawn at a reasonable scale to clearly delineate the landscape improvements and depict all required elements as specified within the Site Plan Review Section 550.10.43(e), at the discretion of the Zoning Administrator:

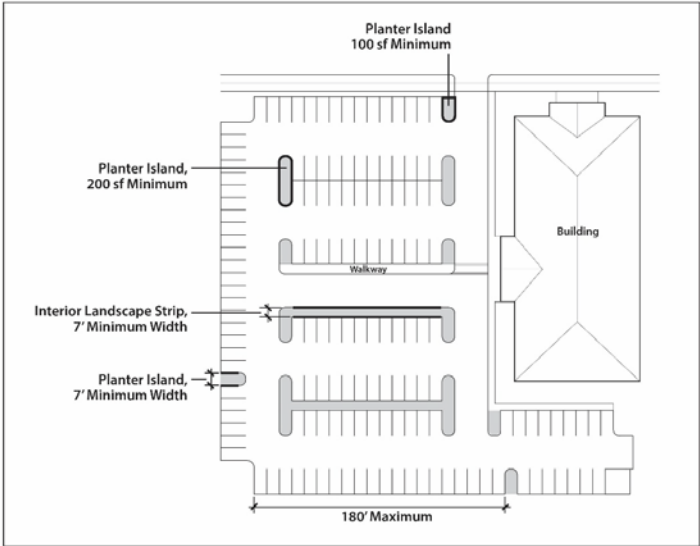
Sections 550.08.21 to 550.08.29 Reserved

Section 550.08.30: Landscaping Requirements

Landscaping shall be provided based on the following requirements for building foundations, paved areas, street frontages, yards, and bufferyard.

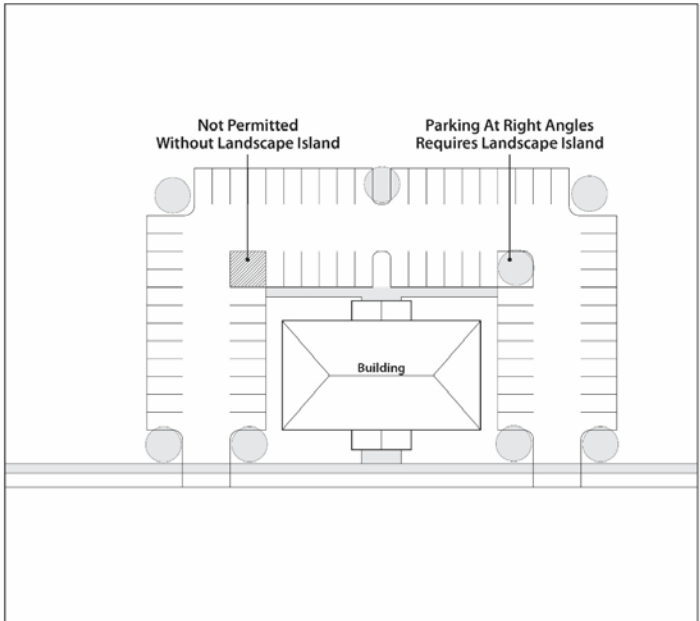
- (1) **Building Foundations.** See Figure 550.08.30d.
- (2) **Paved Areas.** See Figure 550.08.30d.
 - (a) **Parking Lot Design.** See also Section 550.06.06(7).
 1. Interior parking lot landscaping shall be required for any parking lot with more than 30 parking spaces. Internal parking lot landscaping shall be accomplished by the installation of landscaped planter islands or other types of landscaping application approved by the Zoning Administrator.
 2. Landscaped planter islands shall be required at the ends of all parking rows, driveway entrances, and at intermediate locations such that there is a maximum of 180 feet between islands, or approximately no more than 20 standard parking stalls. See Figure 550.08.30a.
 - a. Landscaped planter islands are required where 2 rows of parking stalls meet at a right angle. See Figure 550.08.30b.

Figure 550.08.30a: Requirements for Interior Landscaping



Commented [SK2]: The diagram is illustrative to show that there are 180' maximum allowed before a tree island is required (about 20 parking spaces). It's not meant to show preferred placement of islands (which are not aligned in this image).

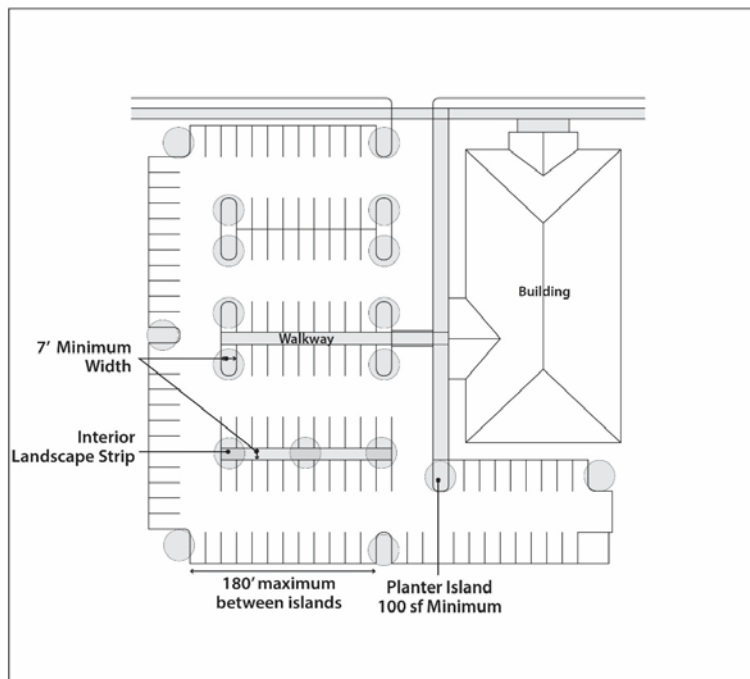
Figure 550.08.30b: Parking Rows at Right Angles



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3. Each landscaped planter island shall be no less than 100 square feet in area and 7 feet in width, measured from the back of the curb. For double-parking rows, each landscaped planter island shall be no less than 200 square feet in area. The 7-foot width requirement may be reduced to accommodate the triangular shape resulting from angled parking.
 - a. Exception. A continuous 7-foot wide landscape strip may be provided between double parking rows in place of landscaped planter islands.
 - b. See Figure 550.08.30a, b, and c.

Figure 550.08.30c: Interior Landscaping



4. All islands shall be crowned for positive drainage, unless bio-retention methods of stormwater management are utilized per a stormwater management plan approved by the Public Works Director.
5. One shade tree shall be provided for every island and for every 40 linear feet of continuous landscape strip, except as would be in conflict with a lighting fixture or underground wet utility pipe. Medium or low trees (evergreen or deciduous) may be used to supplement deciduous shade trees in locations that may not support healthy shade tree or tall deciduous tree growth. This determination shall be made by the Zoning Administrator. For double-row parking, two shade trees or tall deciduous trees shall be required for each island. See Figure 550.08.30g for minimum planting sizes.

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6. In addition to the required trees and shrubs, islands shall be planted with grass, low ground cover, shrubs, flowers, decorative stone/river rock, mulch, or a combination thereof. Mulches and decorative stone shall be installed so that the loose material will not erode, fall, be plowed, or be otherwise transported onto paved surfaces.
7. To ensure proper visibility within the parking lot, landscaping shall not impede on-site traffic visibility or the vision triangle per [Section 550.06.03](#).
- (b) Paved area expansions (see [Section 550.08.10\(2\)](#)) shall be subject to the same landscaping formula requirements as new paved areas (see [Section 550.08.30\(2\)](#)).
- (3) **Street Frontages.** See [Figure 550.08.30d](#).
- (4) **Yards.** See [Figure 550.08.30d](#).
- (5) **Bufferyards.** A bufferyard provides physical separation and visual screening between properties located in zoning districts having different development intensities. A bufferyard may include open space, landscaping, fences or walls, berms, or a combination thereof, which are required to eliminate or reduce existing or potential nuisances (e.g. dirt, litter, noise, glare, signs, and incompatible land uses, buildings, or parking areas). See [550.08.30h](#) for an example of what a bufferyard includes.
 - (a) Bufferyards shall be provided along a side or rear lot line where required by [Figure 550.08.30e](#). Bufferyards shall not be required in front yards or along public street frontages.
 - (b) The required bufferyard value is identified in [Figure 550.08.30e](#). The applicant shall select one of the corresponding design options for each value as provided in [Figure 550.08.30f](#). The assigned value reflects the degree of screening required based on the difference in potential development character between the subject property's zoning district and the adjoining property's zoning district.
 - (c) Reduction of Required Bufferyard Width.
 1. Where the minimum width for the required bufferyard is not available under the current or proposed state of development, the Plan Commission, may reduce the width required for the bufferyard to that currently available on the site, provided that the portion of the site that requires a bufferyard contains one or more of the following:
 - a. Steep slopes that contain retaining walls or rip-rap.
 - b. Permanently undevelopable green space or other permanently protected green space designated on site plans such as a native or restored prairies or park savannas, wetlands, bodies of water, floodplains, drainageways, upland woods, stormwater basins, or other natural resource protection areas, including areas protected by covenants or conservation easements.
 - c. Existing development where the location of existing buildings, parking areas, or other site improvements makes compliance with the required bufferyard width impractical or infeasible.
 2. Where there is permanently protected green space located on an adjoining property adjacent to the portion of a site that requires a bufferyard, the Plan Commission may reduce the width required for the bufferyard. The reduction shall consist of no more than 1 foot for every 3 feet of permanently protected green space on the adjoining property, as measured from the property line at a right angle into said adjacent property. There shall be no reduction in the number of landscape points required.
 - (d) Use of Required Bufferyard and Landscaped Areas.

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1. A required bufferyard may contain pedestrian or bicycle paths, passive recreation areas, stormwater facilities, and utilities, provided that the required width and screening are maintained.
 2. Buildings, parking spaces, loading areas, outdoor storage, outdoor display areas, refuse facilities, and recreational courts or fields are prohibited within a required bufferyard.
 3. A driveway or pedestrian connection may cross a bufferyard approximately perpendicular to the lot line where necessary to provide approved access.
- (6) Determination of Landscaping Requirements.
- (a) The requirements of this Article are additive to each other and any other landscaping or screening requirements in this Chapter.
 - (b) Landscape points used to meet one requirement (e.g. building foundations, paved areas, street frontages, yards, or bufferyards) shall not be used to meet another requirement.
- (7) Measurement and Calculation.
- (a) Mature existing landscape plantings that are retained and protected during development may be counted at twice their otherwise applicable landscaping point value, as determined by the Zoning Administrator based on the health, size, species, location, and anticipated longevity of the planting.
 - (b) In calculating the number of required landscaping points under the provisions of this Section, all areas and distances on which required calculations are based shall be rounded up to the nearest whole number of square feet or linear feet.
 - (c) Any partial plant derived from the required calculations of this Section (for example: 23.3 shade trees) shall be rounded up to the next whole plant (for example: 24 shade trees).
- (8) Utility Easements. Landscaping materials, fences and berms located within a recorded utility, stormwater, or a pedestrian easement, that may have been permitted per terms of an easement encroachment agreement, may count toward meeting a landscaping requirement, if authorized by the City and the easement holder. The width of such areas may be counted as part of a landscaping width requirement for bufferyards. No landscaping materials, fences, or berms are allowed in drainage easements.
- (9) Other Green Space Areas. Green space areas not used for landscape plantings other than natural resource protection areas shall be graded and seeded or sodded with an acceptable maintainable seed mix, restored to native vegetation. Alternatively, such areas may be maintained in crop production if a principal use exists on-site and if approved by the Zoning Administrator.

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Figure 550.08.30d: Landscaping Requirements for Regular Development*

	Landscaping Component**				
	Building Foundation Perimeter	Paved Areas	Street Frontage Length	Yards	Bufferyards
Type of Landscaping:	A minimum of 25 % of points on side facing public street and 50% of points on side of main entrance. Shade Trees and Tall Trees not allowed.	A minimum of 30% of points devoted to Tall Trees and 40% to Shrubs.	A minimum of 50% of points devoted to Tall Trees & 30% to Medium Trees.	Any type allowed.	See types "Appropriate for Screening" in Figure 550.08.40b
Native and Existing Plantings:	Wisconsin native plant species identified in Figure 550.08.40a shall count as 1.5 times the point values for each planting provided as shown in Figure 550.08.30g and 550.08.40a. Any existing on-site mature tree that is protected shall count as 2 times the point values for each planting provided as shown in Figure 550.08.30g and 550.08.40a.				
Placement of Landscaping:	Within 10 feet of building foundation.	Within 10 feet of paved area or within paved area.	Within 10 feet of street right-of-way.	Any location.	Within bufferyard, per Figure 550.08.30f
Calculation of Landscaping Points by Zoning District:	Points per 100 linear feet of building foundation	Greater of: points per 10 parking stalls or 10,000 square feet of paved area	Points per 100 feet of the longest street right-of-way frontage	Points per 1,000 sq ft of the largest floor's gross floor area	See Figure 550.08.30f
Agricultural (AG), Park and Recreation (PR)	20	20	20	10	
Single-Family Residential (SF-1) (SF-2) (SF-3)	40	50	100	20	
Cottage Court Residential (CC)	40	50	100	20	
Mixed Residential (MR-1) (MR-2) (MR-3)	40	50	100	20	Only required along certain zoning district boundaries.
Manufactured Home Res. (MH-1)	40	50	100	20	
Institutional (INST)	40	50	100	20	
Neighborhood Mixed-Use (NMU)	40	50	100	20	
Corridor Mixed-Use (CMU)	80	50	100	20	See Figure 550.08.40b for requirements.
Downtown Mixed-Use (DMU) and Downtown Riverfront Residential (DRR)	0	0	0	0	
Light Industrial (LI)	60	50	100	20	
Heavy Industrial (HI)	30	30	50	10	
Intensive Outdoor Activity (IOA)	60	50	100	20	

*Note: Single family dwelling units, two family dwelling units, manufactured dwelling units, cottage court residential, and agricultural land uses are exempt from landscaping requirements. Additionally, any parcel zoned Parks and Recreation (PR) are exempt from landscaping requirements.

**See Figures 10.08.30g and 10.08.40a for points associated with plant types.

Commented [SK3]: Incentive for native plants and preservation of existing mature trees.

Commented [SK4]: Two things to note here:
1. Could be all street frontage vs. just longest
2. Could be the entire building's gross floor area, but I have run into issues with multistory MF or mixed use buildings requiring way too much, so I paired it down to the ground floor only.

Commented [SK5]: Delete these two rows.

Commented [SK6]: Potentially add minimum points.

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Figure 550.08.30e: Required Bufferyard Class Matrix

Apply the required bufferyard class from this Figure to Figure 550.08.30f and select an appropriate bufferyard design option. Note that certain land uses, conditional uses, and planned development projects may have more stringent bufferyard requirements. The required bufferyard shall be provided on the property within the more intensively zoned district. Key: NR = no bufferyard required. A through D identify the required bufferyard class.		Adjacent Property Zoning District									
		AG, PR	SF-1, SF-2, SF-3	MH	MR-1, CC	MR-2, MR-3, INST	DMU, DRR	CMU	LI	HI	IOA
Subject Property Zoning District:	Agriculture (AG), Parks and Recreation (PR)	NR									
	Single Family Residential-1 (SF-1), Single Family Residential-2 (SF-2), and Single Family Residential-3 (SF-3)	NR	NR								
	Manufactured Home Residential (MH)	NR	A	NR							
	Mixed Residential-1 (MR-1) and Cottage Court (CC)	NR	A	A	NR						
	Mixed Residential-2 (MR-2), Mixed Residential-3 (MR-3), and Institutional (INST)	NR	B	B	A	NR					
	Downtown Mixed Use (DMU) and Downtown Riverfront Residential (DRR)	NR	NR	NR	NR	NR					
	Corridor Mixed Use (CMU)	NR	C	C	C	B	NR	NR			
	Light Industrial (LI)	NR	C	C	C	C	C	B	NR		
	Heavy Industrial (HI)	NR	D	D	D	D	C	C	C	NR	
	Intensive Outdoor Activity (IOA)	NR	D	D	D	D	D	D	C	NR	NR

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Figure 550.08.30f: Design Options for Required Bufferyards

Bufferyard Design Options	Minimum Width	Required Plantings Per 100 Linear Feet	Required Fence, Wall, or Berm
A-1 Planted Transition	10 feet	2 screening trees and 8 medium or tall shrubs	None
A-2 Decorative Fence	8 feet	1 screening tree and 6 medium or tall shrubs	Minimum 4-foot decorative fence having at least 50% opacity
B-1 Planted Buffer	15 feet	3 screening trees and 12 medium or tall shrubs	None
B-2 Fence and Plantings	10 feet	2 screening trees and 10 medium or tall shrubs	Minimum 6-foot solid fence or wall
B-3 Berm and Plantings	18 feet	2 screening trees and 8 medium or tall shrubs	Minimum 3-foot-high berm
C-1 Enhanced Planted Buffer	20 feet	5 screening trees and 18 medium or tall shrubs	None
C-2 Fence and Enhanced Plantings	12 feet	3 screening trees and 14 medium or tall shrubs	Minimum 6-foot solid fence or wall
C-3 Berm and Enhanced Plantings	24 feet	3 screening trees and 12 medium or tall shrubs	Minimum 4-foot-high berm
D-1 Intensive Planted Buffer	30 feet	8 screening trees and 24 medium or tall shrubs	None
D-2 Solid Barrier and Plantings	15 feet	4 screening trees and 18 medium or tall shrubs	Minimum 8-foot solid fence or wall
D-3 Berm and Intensive Plantings	30 feet	5 screening trees and 18 medium or tall shrubs	Minimum 5-foot-high berm

Notes: Fences contributing to landscaping requirements are not permitted along street frontages for nonresidential uses. Where used in combination with plant materials to meet bufferyard requirements, a minimum of 50% of all plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence. A building wall which does not contain doors (except those used for emergency exit) may be used to satisfy the required fence portions of the bufferyard requirements.

Required plant quantities shall be multiplied by the length of the required bufferyard and divided by 100. Any resulting fraction of a plant shall be rounded up to the next whole plant.

Required plantings shall be distributed throughout the bufferyard to provide reasonably continuous screening. Plantings shall not be concentrated in one portion of the bufferyard while leaving another portion substantially unscreened.

Figure 550.08.30g: Landscaping Points

Plant Category	Landscaping Points Per Plant	Minimum Permitted Installation Size
Shade Tree ¹	40	3" caliper trunk diameter
Tall Deciduous Tree ¹	30	2 1/2" caliper trunk diameter

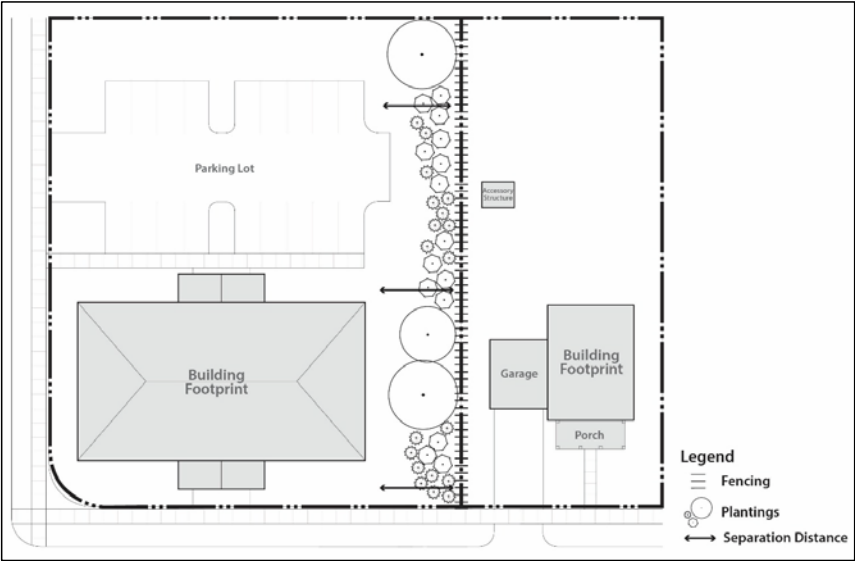
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Medium Deciduous Tree ¹	15	2" caliper trunk diameter
Low Deciduous Tree ¹	10	1.5" caliper trunk diameter
Tall Evergreen Tree ¹	40	5' Tall
Medium Evergreen Tree ¹	20	4' Tall
Low Evergreen Tree ¹	12	3' Tall
Tall Deciduous Shrub	10	3' Tall
Medium Deciduous Shrub	3	2' Tall
Low Deciduous Shrub	1	1' Tall
Medium Evergreen Shrub	5	2' Tall/Wide
Low Evergreen Shrub	3	1' Tall/Wide
Perennials/Ornamental Grasses	1	1 Gallon Container
Rain Garden & Bioswale Plants	1	4-6" Container, 12" O.C. Spacing
Non-Contributory Plants	0	N/A

Source: A Guide to Selecting Landscape Plants for Wisconsin, E. R. Hasselkus, UW-Extension Publication: A2865

¹ Any Wisconsin native planting per Figure 550.08.40a is worth 1.5 times the point value as provided in this table. Any existing on-site tree that is protected with no impervious surface or grading within its canopy is worth 2 times the point value as provided in this table. If said tree dies, it shall be replaced with the comparable new tree landscaping points as provided in this table. Any multi-stem tree shall be a minimum of 1 ½ - 2 inches in diameter.

Figure 550.08.30h: Bufferyard Example



Sections 550.08.31 to 550.08.39: Reserved

Section 550.08.40: Classification of Plant Species

- (1) Species suitable for landscaping and compatible with local climate and soil factors are listed in Figure 550.08.40a. This list is not intended to be exhaustive, and the Zoning Administrator, shall review proposals for the applicability of species not listed and is authorized to approve appropriate similar species. See Figure 550.08.40b for species appropriate for specific and common landscaping situations (e.g., planting under power lines), and Figure 550.08.40c for a list of species to use selectively or to avoid.
- (2) Wisconsin native plant species identified below in Figure 550.08.40a shall be worth 1.5 times the point values shown below. Any existing on-site tree that is protected with no impervious surface or grading within its canopy is worth 2 times the point values shown below. Existing trees must meet or exceed the minimum installation size requirements in Figure 550.08.30g above to receive 2 times the point value.

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Figure 550.08.40a: Commonly-Used and Generally Appropriate Landscaping Species**

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
Shade Trees	50	Maple	<i>Acer spp.</i>	Yes
	50	Linden (Basswood, Redmond, Little Leaf)	<i>Tilia spp.</i>	Yes
	50	Elms (hybrids)	<i>Ulmus spp.</i>	No
	50	Oak (White, Northern Red, Bur, Swamp White)	<i>Quercus spp.</i>	Yes
	50	Honey Locust (male cultivars)	<i>Gleditsia triacanthos var. inermis</i>	No
	50	Hackberry	<i>Celtis occidentalis</i>	Yes
	50	Kentucky Coffee Tree (male)	<i>Gymnocladus dioica</i>	Yes
Tall Deciduous Trees	30	Chinkapin oak	<i>Quercus muehlenbergii</i>	Yes
	30	Ginkgo (male cultivars)	<i>Ginkgo biloba</i>	No
	30	State Street Miyabe maple	<i>Acer miyabei 'Morton'</i>	No
Medium Deciduous Trees	15	Serviceberry	<i>Amelanchier*</i>	Yes
	15	Eastern Redbud	<i>Cercis canadensis</i>	No
	15	Winter King Hawthorn	<i>Crataegus viridis</i>	No
	15	Hornbeam (Musclewood)	<i>Carpinus caroliniana</i>	Yes
	15	Ironwood/Hophornbeam	<i>Ostrya virginiana</i>	Yes
Low Deciduous Trees	10	Hazelnut	<i>Corylus spp.</i>	Yes
	10	Flowering crabapples	<i>Malus spp.</i>	No
	10	Prairie crabapple	<i>Malus ioensis</i>	Yes
	10	Japanese tree lilac	<i>Syringa reticulata</i>	No
Tall Evergreen Trees	40	Firs	<i>Abies spp.</i>	No
	40	Black Hills Spruce	<i>Picea glauca var. densata*</i>	No
	40	Serbian Spruce	<i>Picea omorika</i>	No
	40	Pine	<i>Pinus spp. (not nigra)</i>	Yes
Medium Evergreen Trees	20	Juniper (Red Cedar)	<i>Juniperus virginiana</i>	Yes
	20	Arborvitae	<i>Thuja spp.</i>	Yes
	20	Eastern hemlock	<i>Tsuga canadensis</i>	Yes
Low Evergreen Trees	12	Juniper (Mountbatten)	<i>Juniperus chinensis</i>	No
Tall Deciduous Shrubs	10	Dogwood (Gray, Pagoda)	<i>Cornus spp.</i>	Yes
	10	Viburnum (Arrowwood, Warfaring Tree, Nannyberry)	<i>Viburnum spp.</i>	Yes
Medium Deciduous Shrub	3	Elderberry	<i>Sambucus canadensis "aurea"</i>	No
	3	Forsythia (Virgina, Rugosa)	<i>Forsythia</i>	No
	3	Shrub Rose	<i>Rosa spp.</i>	Yes
	3	Potentilla	<i>Potentilla spp.</i>	Yes
	3	Bush Honeysuckle	<i>Diervilla spp.</i>	Yes
	3	Ninebark	<i>Physocarpus spp.</i>	No
	3	Azalca	<i>Rhododendron (Azalea) spp.</i>	No
	3	St. John's Wort	<i>Hypericum "Ames"</i>	Yes

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Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	3	Summersweet Clethra	<i>Clethra alnifolia</i>	No
Low Deciduous Shrubs	1	Gro-Low Sumac	<i>Rhus aromatica "Gro-Low"</i>	Yes
Medium Evergreen Shrubs	5	Juniper (Pfitzer)	<i>Juniperus x pfitzeriana</i>	No
	5	Yew (Japanese)	<i>Taxus spp.</i>	No
Low Evergreen Shrubs	2	Boxwood	<i>Buxus spp.</i>	No
	2	Juniper (Sergeant, Creeping, Andorra)	<i>Juniperus spp.</i>	No
	1	Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
	1	Little Bluestem	<i>Schizachyrium scoparium</i>	Yes
	1	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	No
Ornamental Grasses	1	Sidecoats Grama	<i>Bouteloua curtipendula</i>	Yes
	1	Big Bluestem	<i>Andropogon gerard</i>	Yes
	1	Indiangrass	<i>Sorghastrum nutans</i>	Yes
	1	Northern Sea Oats	<i>Chasmanthium latifolium</i>	Yes
	1	Switchgrass	<i>Panicum virgatum</i>	Yes
	1	Coneflower	<i>Echinacea spp.</i>	Yes
	1	Black-Eyed Susan	<i>Rudbeckia</i>	Yes
	1	Lily	<i>Lilium spp.</i>	No
	1	Daylily	<i>Heemerocallis spp.</i>	No
	1	Columbine	<i>Aquilegia spp.</i>	Yes
Perennial Plantings	1	Aster	<i>Aster spp.</i>	Yes
	1	Blazing Star	<i>Liatris spp.</i>	Yes
	1	Peony	<i>Paeonia spp.</i>	No
	1	Pachysandra	<i>Pachysandra spp.</i>	No
	1	Stonecrops	<i>Sedum spp.</i>	Yes
	1	Astilbe	<i>Astilbe spp.</i>	No
	1	Hosta	<i>Hosta spp.</i>	No
	2	Butterfly Weed	<i>Asclepias tuberosa</i>	Yes
	2	Smooth Blue Aster	<i>Aster laevis</i>	Yes
	2	Wild Bergamot	<i>Monarda fistulosa</i>	Yes
	2	Prairie Blazing Star	<i>Liatris pycnostachya</i>	Yes
	2	Sweet Black-Eyed Susan	<i>Rudbeckia subtomentosa</i>	Yes
Pollinator Perennials	2	Smooth Penstemon	<i>Penstemon digitalis</i>	Yes
	2	Showy Goldenrod	<i>Solidago speciosa</i>	Yes
	2	Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
	2	Prairie Onion	<i>Allium stellatum</i>	Yes
	2	Lance-leaf (sand) Coreopsis	<i>Coreopsis lanceolata</i>	Yes
	2	Wild Lupine	<i>Lupinus perennis</i>	Yes
	2	Pale Purple Coneflower	<i>Echinacea pallida</i>	Yes
Rain Garden Mix	1	Purple Prairie Clover	<i>Sporobolus heterolepis</i>	Yes
	1	Boneset	<i>Eupatorium perfoliatum</i>	Yes

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Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	1	Blue Vervain	<i>Verbena hastata</i>	Yes
	1	Brown Fox Sedge	<i>Carex vulpinoidea</i>	Yes
	1	Wild Columbine	<i>Aquilegia canadensis</i>	Yes
	1	Blue Wood Aster	<i>Aster cordifolium</i>	Yes
	1	Tell Bellflower	<i>Campanula americana</i>	Yes
	1	Cardinal Flower	<i>Lobelia cordifolium</i>	Yes
	1	Palm Sedge	<i>Campanula mericana</i>	Yes
	1	Mountain Mint	<i>Pycnanthemum (native species)</i>	Yes
	1	Downy Wood Mint	<i>Blephilia ciliata</i>	Yes

*Wisconsin native plant species identified in this column shall be worth 1.5 times the point values identified.

**Not all species listed are suitable in all locations.

Figure 550.08.40b: Sample Plant Species Appropriate for Specific Situations

Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
Appropriate for Planting Under Power Lines	Medium Deciduous Tree	Serviceberry	<i>Amelanchier</i>
	Low Deciduous Tree	Flowering crabapple	<i>Malus spp.</i>
	Low Deciduous Tree	Japanese tree lilac	<i>Syringa reticulata</i>
	Tall Deciduous Shrub	Dogwood (Grey or Pagoda)	<i>Cornus</i>
Appropriate for Screening	Tall Evergreen Tree	Firs	<i>Abies spp.</i>
	Tall Evergreen Tree	Juniper (Red Cedar)	<i>Juniperus virginiana</i>
	Tall Evergreen Trees	Spruces	<i>Picea spp.</i>
	Tall Evergreen Trees	Pines	<i>Pinus spp.</i>
	Tall Evergreen Tree	Douglas fir	<i>Pseudotsuga menziesii var. glauca</i>
	Tall Evergreen Tree	Eastern hemlock	<i>Tsuga canadensis</i>
	Medium Evergreen Tree	Arborvitae	<i>Thuja occidentalis</i>
Salt Tolerant	Shade Tree	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
	Shade Tree	Northern Red Oak	<i>Quercus rubra</i>
	Shade Tree	Swamp White Oak	<i>Quercus bicolor</i>
	Shade Tree	Honey Locust	<i>Gleditsia triacanthos</i>
	Shade Tree	White Oak	<i>Quercus alba</i>
	Tall Deciduous Tree	Ginkgos	<i>Ginkgo spp</i>
	Medium Deciduous Tree	Canadian Serviceberry	<i>Amelanchier canadensis</i>
	Low Deciduous Tree	Flowering Crabapples	<i>Malus spp</i>
	Tall Deciduous Shrub	Dogwood (Gray, Pagoda)	<i>Cornus spp</i>

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Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
	Tall Deciduous Shrub	Common Lilac	<i>Syringa vulgaris</i>
	Tall Deciduous Shrub	Viburnum	<i>Viburnum</i>
	Medium Deciduous Shrub	Black Chokeberry	<i>Aronia melanocarpa</i>
	Medium Deciduous Shrub	Forsythia	<i>Forsythia spp</i>
	Low Deciduous Tree	Japanese Tree Lilac	<i>Syringa reticulata</i>
	Low Deciduous Shrub	Potentilla	<i>Cinquefoils</i>
	Low Deciduous Shrub	Azalea	<i>Azalea spp</i>
	Low Deciduous Shrub	Snowberry	<i>Symphoricarpos</i>
	Tall Deciduous Shrub	Staghorn Sumac	<i>Rhus typhina</i>
	Tall Deciduous Shrub	Mockorange	<i>Philadelphus</i>
	Medium Evergreen Shrub	Pfitzer Juniper	<i>Juniperus x pfitzeriana</i>
	Medium Evergreen Shrub	Yew (Japanese)	<i>Taxus spp</i>
	Low Evergreen Shrub	Boxwood	<i>Buxus spp</i>

Figure 550.08.40c: Prohibited Species and Species to Use Selectively

Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
Shade Tree	Non-resistant elms	<i>Ulmus spp.</i>	Prohibited	Dutch Elm Disease
	Boxelder	<i>Acer negundo</i>	Prohibited	Spread quickly, self seed and sucker aggressively, attract bugs
	Norway Maples	<i>Acer platanoides</i>	Prohibited	Over-planted, dense, become weedy through self seeding
	Red Maples	<i>Acer rubrum</i>	Use Selectively	Not urban tolerant, prefer acidic soil
	Sugar Maples	<i>Acer saccharum</i>	Use Selectively	Not urban tolerant, best in open space settings
	Silver Maple	<i>Acer saccharinum</i>	Prohibited	Branches drop, become weedy through self seeding and aggressive root systems
Tall Deciduous Tree	Autumn Blaze Maple	<i>Acer x freemanni</i>	Prohibited	Historically over-planted
	Ash trees	<i>Fraxinus spp.</i>	Prohibited	Emerald Ash Borer
	Black Walnut	<i>Juglans nigra</i>	Prohibited	Root toxins limit other plant growth, drops messy tennis ball sized fruit
	Bradford pears	<i>Pyrus calleryana "bradford"</i>	Prohibited	Branches tend to break
	Cottonwood	<i>Populus deltoids, populus fremontii, or populus nigra</i>	Prohibited	Weak wood and aggressive root systems, seed litter
	Poplar	<i>Populus</i>	Prohibited	Aggressive root systems, short lived weedy nature

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Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
	Willow	<i>Salix</i>	Use Selectively	Weak wooded and prone to storm damage, aggressive roots
Medium Deciduous Tree	Ailanthus, Tree of Heaven	<i>Ailanthus altissima</i>	Prohibited	Invasive non-native
	European white birch	<i>Betula pendula</i>	Prohibited	Bronze Birch Borer
	White mulberry	<i>Morus alba</i>	Prohibited	Invasive non-native
Low Deciduous Tree	Purple Leaf Cherry Plum, Japanese Purple Plum	<i>Prunus cerasifera</i> 'Atropurpurea'	Use Selectively	Drops fruit
	Purple Sandcherry	<i>Prunus × cistena</i>	Use Selectively	Short-lived
	Russian Olive	<i>Elaeagnus angustifolia</i>	Prohibited	Drops fruit, invasive, non-native
	Amur Maple	<i>Acer tataricum</i> subsp. <i>ginnala</i>	Prohibited	WisDNR restricted list
	Buckthorns	<i>Rhamnus cathartica</i>	Prohibited	Invasive, non- native
Tall Deciduous Shrub	Autumn-olive	<i>Elaeagnus umbellata</i>	Prohibited	Invasive, non- native
	Multiflora rose	<i>Rosa multiflora</i>	Prohibited	Invasive, non- native
Medium Deciduous Shrub	Japanese spirea	<i>Spiraea japonica</i>	Prohibited	Invasive (re-seed)
	Burning bush	<i>Euonymus alatus</i>	Prohibited	Invasive, non- native
	Honeysuckle	<i>Lonicera spp.</i>	Prohibited	Invasive, non- native
Low Deciduous Shrub	Japanese Barberry	<i>Berberis thunbergii</i>	Prohibited	Invasive
Tall Evergreen Tree	Austrian pine	<i>Pinus nigra</i>	Prohibited	Susceptibility to many diseases and pests

Notes:

¹ "Species to Use Sparingly" may be used as part of an overall landscaping plan, but only if the number of individual plants does not constitute more than 1 plant per 20 total plants within the same plant classification. For example, if a landscaping plan includes a total of 20 Tall Deciduous Trees, no more than 1 of those 20 trees may be classified as a "Species to Use Sparingly." The purpose of this provision is to encourage plant species diversity throughout the City.

² "Prohibited Species" shall not be included as part of any landscaping plan that is subject to City review per Section 550.10.43. The purpose of this provision is to limit the planting of species that are invasive, have invasive tendencies, or that may perpetuate or spread disease. Also see the Wisconsin Department of Natural Resources Regulated Species list for all Prohibited and Restricted Species. Additional tree species that are not recommended, should be used sparingly, or should be selectively used by location have been added to this list beyond those listed in the source above.

³ "Species to Use Selectively" should only be used in locations that meet the plant's growing requirements, such as soil type, salt, pollution and other site impacts. These species should be used in locations that do not negatively impact surroundings.

Sections 550.08.41 to 550.08.49: Reserved

Section 550.08.50: Standards for Rain Gardens and Bioswales

(1) Definition.

- (a) Rain gardens can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A rain garden is a shallow, depressed garden that is designed and positioned on a site to capture stormwater runoff and allow for the infiltration of

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water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site.

- (b) Bioswales can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A bioswale is a linear, vegetative stormwater runoff conveyance system that is designed to store and infiltrate water from small storm events back into the ground and direct water from heavy rain events to appropriate storm sewer inlets or other management facilities. The flow of water being conveyed through a bioswale is slowed down, allowing for municipal storm systems to more effectively manage heavier rain events and help reduce the risk of flooding on or off-site. Water being infiltrated or conveyed via a bioswale is also filtered by the vegetation within it, generally improving both ground and surface water quality.

(2) Requirements.

- (a) The installation of a rain garden or bioswale may contribute to the overall stormwater management plan for a development site and count toward meeting the City's landscaping requirements. Rain gardens and bioswales may count for 20 points for every 20 square feet of planted area.
- (b) Detailed plans shall be provided that show all proposed dimensions of the rain garden or bioswale including length, width, depth, and slope of depression; location of the rain garden or bioswale on the lot relative to hard-surfaced areas, downspouts, site topography, and drainage patterns; characteristics of the soil underlying the rain garden or bioswale; description of planting media; the species, number, and size at time of installation of all vegetation proposed for the rain garden or bioswale; and information on any other materials that will be used to line the rain garden or bioswale. The installation of a rain garden shall not change drainage patterns at the lot line. See the Wisconsin Department of Natural Resources Technical Standards for Rain Gardens for more information.
- (c) Installation shall not be proposed for any of the following areas of a site:
 1. Areas where there is known soil contamination unless the rain garden or bioswale is proposed to be constructed with an under-drain and an impervious basin liner;
 2. Areas where the characteristics of the soil would not allow for the proper infiltration, as defined by the Wisconsin Department of Natural Resources, of water into the ground; or
 3. Areas where there are expected to be high levels of foot traffic, unless such areas are protected from foot traffic.
 4. Areas less than 5 feet from any building foundation with frost footings or pavement and less than 10 feet from any building foundation with a full basement.
 5. Areas located within any on-site easements.
- (d) The owner of the site shall record a maintenance agreement with the City if utilized for required stormwater management on the site. Specifically, the agreement shall specify that the rain garden or bioswale be kept free of trash, weeds, debris, and dead or dying plants, any pipes associated with the rain garden or bioswale will be inspected on a bi-annual basis and kept free of debris, and by the beginning of every spring dead plant materials will be cut back or removed.
- (e) Bioswales and rain gardens shall be generously (and appropriately) vegetated with native plantings to qualify for landscaping points. If bioswales and rain gardens (or portions thereof) are lined with turf but do not include other vegetation, then they will not count toward meeting landscaping point requirements.

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- (f) Rain gardens and bioswales may serve as a component of an overall stormwater management plan for a site only if detailed plans, calculations, and specifications are submitted and approved by the City Engineer. Detailed plans shall include the location and description of all other stormwater management facilities serving the site, particularly those to which any bioswale will be directed.

Sections 550.08.51 to 550.08.59: Reserved

Section 550.08.60: Installation Requirements

- (1) Installation. Any and all landscaping and bufferyard material required by the provisions of this Chapter shall be installed on the subject property, in accordance with the approved site plan within 365 days of the issuance of an occupancy permit for any building on the subject property. Failure to comply with this requirement shall be subject to the fees and penalties in [Sections 550.10.60 and 10.10.61](#).
- (2) All landscaping and bufferyard areas shall be seeded with lawn or native ground cover unless such vegetation is already fully established.
- (3) The exact placement of plants and structures shall be depicted on the required detailed landscaping plan submitted to the City for its approval. Such plant and structure location shall be the decision of each property owner provided the following requirements are met:
 - (a) Where a combination of plant materials, berming, and fencing is used in a bufferyard, the fence and/or berm may be located toward the interior or exterior of the subject property and at least 50 percent of the required landscaping points shall be located toward the exterior of the subject property.
 - (b) A property owner may establish through a written agreement, recorded with the Register of Deeds that an abutting property owner agrees to provide on the immediately abutting portion of his or her land a partial or full portion of the required bufferyard, thereby relieving the developer of the responsibility of providing the entire bufferyard on his property. Responsibility for maintenance of bufferyard landscaping shall be included as part of this agreement.
 - (c) Under no circumstance shall landscaping or bufferyard materials be selected or located in a manner resulting in the alteration of drainage patterns at the lot line and in the creation of a safety or visibility hazard. Plant material located on any berm shall be placed to facilitate water infiltration to maximize plant survival. A flat portion of the top of the berm shall be utilized for planting, if possible.
 - (d) The restrictions on types of plants listed in this Article shall apply.
- (4) Upon completion of the approved landscape improvements, a certification of compliance shall also be submitted by the owner or agent.
- (5) Maintenance.
 - (a) The continual maintenance of all required landscaping and bufferyard materials shall be a requirement of this Chapter and shall be the responsibility of the owner of the property on which said materials and plants are required. This requirement shall run with the property and shall be binding upon all future property owners. Development of any or all property following the effective date of this Chapter shall constitute an agreement by the property owner to comply with the provisions of this Section.
 - (b) The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed-free. Plant material which has died shall be replaced with equivalent vegetation within twelve months.

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Sections 550.08.61 to 550.08.99: Reserved

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ARTICLE X: ADMINISTRATION AND PROCEDURES

Section 550.10.01: Purpose

The purpose of this Article is to establish responsibilities for the administration of this Chapter, and the enforcement procedures and penalties for non-compliance with the provisions of this Zoning Ordinance. The purpose of this Article is also to establish procedural requirements for zoning text amendments, zoning map amendments, and various development approvals under this Chapter, including but not limited to conditional use permits, temporary use permits, variances, certificates of occupancy, and site plan review and approval.

Section 550.10.02: Exempt Activities

The following activities do not require review or approval by the City under this Chapter.

- (1) Official public information installed by or at the direction of a governmental unit.
- (2) The maintenance or improvement of a public road, sidewalk, or railroad track within the boundaries of the right-of-way.
- (3) Work by any utility not involving substantial engineering redesign for the purpose of inspection, repair, renewal, or construction on established rights-of-way of any sewer and water mains and laterals, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like.

Sections 550.10.03 to 550.10.09: Reserved

Section 550.10.10: Zoning Administrator

The Zoning Administrator is hereby designated as the administration and enforcement officer for the provisions of this Chapter. The general duty of the Zoning Administrator is to interpret and administer this Chapter. Examples of duties include:

- (1) Maintain records of this Chapter, including, but not limited to, all maps, amendments, conditional uses, temporary uses, site plans, planned developments, occupancy permits, variances, appeals, interpretations, and applications thereof.
- (2) Receive, review, analyze, and develop written reports on all applications for amendments to this Chapter, zoning map amendments, conditional use permits, temporary use permits, land use permits, site plans, special area design review, planned developments, interpretations, variances, appeals, violations and penalties, or other development matters.
- (3) Serve as staff to the Plan Commission, Zoning Board of Appeals, and other boards and commissions as assigned.
- (4) Issue land use permits when the requirements of the Chapter have been met, and make and maintain records thereof.
- (5) Coordinate official development review processes among government offices to the extent feasible.
- (6) Investigate all complaints made relating to the location of structures and the use of structures, lands, and waters.
- (7) Conduct inspections to determine compliance with the terms of this Chapter and to take remedial action when required. Issue citations for the enforcement of this Chapter.
- (8) Make interpretations regarding the provisions of this Chapter per Section 550.10.50.

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Section 550.10.11: Plan Commission

- (1) The Plan Commission, together with its other statutory duties, shall make recommendations relating to the planning and development of the City to the Common Council, other public officials, and other interested organizations and residents. The Plan Commission is established in [Chapter 24](#) of the City of Watertown Municipal Code.
- (2) General Duties and Responsibilities. The Plan Commission shall:
 - (a) Approve a recommended annual budget for the Plan Commission; when requested, review and comment on the budgets of agencies or functions that pertain to planning.
 - (b) Develop, adopt, and review the City Comprehensive Plan and elements thereof, including elements applicable to extraterritorial areas.
 - (c) Make reports and recommendations relative to the planning and development of the City and its environs to public officials and agencies; utility companies; civic, educational, professional, and other organizations; and residents and other community stakeholders.
 - (d) Receive referrals pursuant to Wis. Stats. § 62.23(5) and (6), or otherwise, and make reports upon the following matters: the location and architectural design of public buildings; the location of statues or memorials; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, parking areas, or memorials or public grounds; the location, extension, abandonment or authorization for any public utility; plats of land or certified survey maps within the City limits or within the extraterritorial plat review jurisdiction; location, character and extent of acquisition, leasing or sale of lands for public or semi-public housing, redevelopment, and the amendment or repeal of any zoning or official map ordinance. Referrals and reports under this section are in addition to zoning/design reviews under other provisions of the Zoning Ordinance.
 - (e) Additional Duties and Responsibilities. The Plan Commission shall have such powers under Wisconsin Statutes, or City Ordinances as may be necessary to enable it to perform its functions and promote municipal planning.
- (3) Except where they are the final step in the review process as established by this Chapter, the functions of the Plan Commission are recommendatory to the Common Council pursuant to guidelines set forth in this Chapter as to various matters, and always being mindful of the intent and purposes of this Chapter.
- (4) See [Figure 550.10.20a](#) for a summary of the Plan Commission's role in administering this Chapter.

Section 550.10.12: Common Council

- (1) The Common Council, the governing body of the City, subject to recommendations by the Plan Commission, has ultimate authority to adopt changes and amendments to this Zoning Ordinance and the Official Zoning Map and other functions as determined by this Chapter. The Common Council is established in [Chapter 114](#) of the City of Watertown Municipal Code.
- (2) See [Figure 550.10.20a](#) for a summary of the Common Council's role in administering this Chapter.

Section 550.10.13: Zoning Board of Appeals

A Zoning Board of Appeals is established to provide an appeal procedure for persons who deem themselves aggrieved by decisions of administrative officers in the enforcement of this Chapter.

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- (1) Appointments, Terms, Rules, and Procedures. The Zoning Board of Appeals shall be appointed and shall be governed as to terms, vacancies, removals, and as to rules and procedures by Wis. Stats. § 62.23(7)(e).
- (2) Public Hearings. The Zoning Board of Appeals shall conduct a public hearing on all administrative appeals, variances and other decision matters before it and shall cause a Class 1 Notice under Wis. Stats. Chapter 985 to be published and shall give due notice of the hearing to all parties in interest.
- (3) Procedure and Record. Any party may appear in person or by agent at such hearing. The Chair may administer oaths to parties testifying and may compel attendance of witnesses. All testimony before the Board by persons other than Board members and all documentary evidence or material pertaining to matters before the Board shall be received at hearings conducted by the Board, provided that the content of relevant ordinance or statutory materials shall be deemed to be before the Board in all cases and need not be entered into the record. All parties in interest shall be afforded reasonable opportunity to comment on all materials or information so received. Board members who are in possession of facts that may have a bearing on the matter before the Board shall enter the same into the record of the hearing and opportunity shall be allowed for comment on such entries.
- (4) Deliberations and Decisions. The Board shall deliberate on matters before it. The concurring vote of a majority of the members of the Board present shall be necessary to approve any appeal, variance, or other decision by the Board. The vote of each matter decided by the Board shall be recorded in the minutes. If a member is absent or if a member fails to vote, such facts shall similarly be recorded. The minutes of the Board shall show the Board's decisions and votes of members thereon. Each decision of the Board shall be accompanied by written reasons in support of the decision. All decisions shall be made in strict accordance with the standards of the Ordinance and the Board shall decide all matters before it within a reasonable time.
- (5) Powers. The Board of Appeals shall have the powers established in Wis. Stats. § 62.23(7)(e). Examples of such powers include:
 - (a) Hear Appeals. To hear and decide appeals where it is alleged there is an error in any order, ruling, requirement, decision, or determination made by the Zoning Administrator.
 - (b) Authorize Variances. To authorize upon appeal in specific cases such variance from the terms of this Chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Chapter will result in practical difficulty or unnecessary hardship, so that the spirit of the Chapter shall be observed, public safety and welfare secured, and substantial justice done.
 - (c) Extend Districts. To permit the extension of a district where the boundary line of a district divides a lot held in single ownership at the time of adoption of this Chapter.
 - (d) Interpret Ordinances. Interpret the provisions of this Chapter in such a way as to carry out the intent and purpose of this Chapter as shown on the Official Zoning Map where the actual street layout on the ground varies from the street layout on the aforesaid map.
 - (e) Vary Height and Area Regulations. To vary height and area regulations where there is an exceptional or unusual physical condition of the lot, which condition is not generally prevalent in the neighborhood and which condition when related to the height and area regulations of this Chapter would present a reasonable or sensible arrangement of structures on the lot.
 - (f) Vary Parking Regulations. To vary the parking regulations where an applicant demonstrates conclusively that the specific use of a structure would make unnecessary the parking spaces required by this Chapter.
- (6) See Figure 550.10.20a for a summary of the role of the Zoning Board of Appeals in administering this Chapter.

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Section 550.10.14: Historic Preservation Commission

- (1) The Historic Preservation Commission purpose, powers, and duties are established within Section 550.02.22, Section 550.07.51, and Chapter 325 of the City of Watertown Municipal Code.

Section 550.10.15 to 550.10.19: Reserved

Section 550.10.20: Review and Approval Required

- (1) Review procedures vary depending on the type of request; however, procedures within this Article generally adhere to three common elements:
- (a) Submittal of a complete application, including fee payment and appropriate supplemental information.
 - (b) Review by appropriate City staff or officials.
 - (c) Action by appropriate City officials or staff to approve, conditionally approve, or deny the request.
- (2) Figure 550.10.20a summarizes the procedures, agencies, and personnel involved in the various procedures authorized by this Chapter. Detailed zoning procedures are discussed in Section 550.10.30 through 10.10.53 of this Article. Figure 550.10.20a is provided as a convenience for the City and general public.

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Figure 550.10.20a: Review and Approval Activities and Bodies

Application Process	Staff	Plan Commission	Common Council	Zoning Board of Appeals	Historic Preservation Commission
RE = Review and Evaluate, IP = Issues Permit, RR = Review and Recommend, PH = Public Hearing, PM = Public Meeting, A = Final Action					
Annexation (Wis. Stats. §66.0217)	RE	RR	A		
Appeal (§550.10.52)	RR			PH, RE, A	
Building Permit	RE, IP	See Chapter 253 of the Municipal Code			
Concept Plan Review (§550.10.23)	RR		RE		See Section 550.07.51
Conditional Use Permit (§550.10.32)	PM*, RR	PH, RE, A		Appeal	
Design Standard Exception/Waiver (Article VII)	RR	RE, A			See Section 550.07.51
Easement Acceptance/Release (Wis. Stats. §62.23)	RE, A		RE, A		
Group Development (§550.06.02)	PM*, RR	PH, RE, A		Appeal	
Interpretation (§550.10.50)	RE, A			Appeal	
Land Division-CSM (Chapter 545)	RE	RR	A		
Land Division-Preliminary Plat (Chapter 545)	RE	RR	A		
Land Division-Final Plat (Chapter 545)	RE	RR	A		
Official Map (§Wis. Stats. §62.23(6))	PM, RE	PH, RR	A		
Planned Development (§550.10.45)	PM*, RE	PH, RR	A		
Sign Permit		Refer to Article IX			See Section 550.07.51
Site Plan (§550.10.43)	RE, RR	A			See Section 550.07.51
DMU Design Review (§550.07.51)			See Section 550.07.51		
Street Vacation/Discontinuance (Wis. Stats. §66.1003)	RE	RR	PH, A		
Temporary Use (§550.03.30)	RE, IP				
Variance (§550.10.51)	RE			PH, A	
Violations and Penalties (§550.10.60)	RE, A				
Zoning Map Amendment (§550.10.30)	PM*, RE	PH, RR	A		
Zoning Ordinance Amendment (§550.10.30)	RE	PH, RR	A		
Zoning Permit (§550.10.41)	RE, IP				

Note: This table is not exhaustive. Some procedures may not be covered within this table.

** If determined to be necessary or appropriate by the Zoning Administrator.*

Commented [SK1]: Plan Commission Question: Appeal to Council instead of ZBA?

Commented [SK2]: Plan Commission Question: Appeal to Council instead of ZBA?

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Section 550.10.21: Notice of Public Hearings

In order to allow owners of property and other legitimately interested parties to have a fair opportunity to be heard, adequate notice shall be given of any public hearing required by the provisions of this Chapter.

- (1) Notice of any public hearing which the Common Council, Plan Commission, or Zoning Board of Appeals is required to hold under the terms of this Chapter shall specify the date, time, and place of hearing, and the matter to be presented at the hearing.
- (2) The notice for variances shall be published as a Class 1 notice. The notice for zoning ordinance amendments, zoning map amendments, and conditional use permits shall be published as a Class 2 notice.
- (3) The notice of public hearing shall be published in a newspaper of general circulation in the City before the public hearing, as prescribed by Wis. Statutes or local ordinances.
- (4) Notice of the public hearing shall be mailed to the last known address of all parties-in-interest at least ten (10) days before the hearing. Parties-in-interest shall be defined as the petitioner; the Clerk of any municipality whose boundaries are within 1,000 feet of any lands included in the petition; the owners of record of all lots or parcels adjacent extending 300 feet therefrom, or directly opposite thereto extending 300 feet from the street frontage of such; the owners of all lands included in the petition; and the owner or operator of an airport lying within 1 mile of lands included in the petition.

Section 550.10.22: Neighborhood Meetings

- (1) For proposals that are likely to generate a lot of public interest, the Zoning Administrator has the discretion to require the applicant to hold a neighborhood meeting. Such meetings shall provide an opportunity for interested parties to examine the proposal and allows the applicant to provide a thorough explanation of the proposal, answer questions from the public and City, and potentially amend the proposal based on public input.
- (2) Where a neighborhood meeting is required by the Zoning Administrator, within 90 days of filing of a complete application, the applicant shall hold a public meeting to introduce and inform property owners within 300 feet of the subject property of the proposal to solicit comments and address concerns. The City shall supply a list of property owners to the applicant upon request.
 - (a) The neighborhood meeting shall be held at a time and location that an average member of the public can reasonably attend, as determined by the Zoning Administrator.
 - (b) The Zoning Administrator shall be notified of and invited to the neighborhood meeting. Attendance by the Zoning Administrator or other City staff shall not be required. If in attendance, City staff may provide information regarding applicable City requirements and procedures.
 - (c) The neighborhood meeting shall be noticed in a manner consistent with City requirements.
 - (d) Meeting minutes and attendance shall be recorded. The meeting invitation list, meeting minutes, attendance records, documents distributed at the meeting, and presentation materials shall be provided to the City.
 - (e) The neighborhood meeting shall be held prior to review and action by the Plan Commission.
 - (f) Alternative to a Neighborhood Meeting. Instead of a neighborhood meeting, notification by mail introducing and informing property owners within 300 feet of the subject property of the proposal may substitute for a public meeting, if deemed appropriate by the Zoning Administrator.

Commented [SK3]: This is completely optional and would be hosted and arranged by the developer/applicant. It may be useful to have in the code for guidance.

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Section 550.10.23: Concept Plan Review

Commented [SK4]: Optional but provides guidance in cases where this makes sense

- (1) The Zoning Administrator has the discretion to require a concept plan review of the project by the Plan Commission or Historic Preservation Commission, or an applicant may request a concept plan review prior to submitting a formal application. Such a review is at the concept level and is not binding.
- (2) The preferred procedure is for one or more iterations of Plan Commission or Historic Preservation Commission review of the concept plan to occur prior to introduction of a formal application. The purpose of this meeting, or meetings, is to allow the Plan Commission or Historic Preservation Commission to discuss the possible application; general statistics on the project; the environmental, economic, social and other benefits of design to be obtained from the proposal; and whether there is a need for planned development district zoning (why a standard zoning district will not suffice). No formal action will be taken by the Commission. After this meeting or meetings, the applicant may then submit a formal application pursuant to the procedures pertaining to applicable process in Article X.
- (3) Application. An application for concept plan review shall include the following items, if applicable (digital files shall be submitted whenever possible).
 - (a) Contextual information such as a location map, photos of the site and surrounding properties, and topography.
 - (b) A general written description of the proposed project, including:
 1. General project themes and design.
 2. The general mix of dwelling unit types and/or land uses.
 3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface ratio, and/or other appropriate measures of density and intensity.
 4. General treatment of natural features.
 5. Relationship to nearby properties and public streets.
 6. Relationship of the project to the Comprehensive Plan.
 7. Description of any potential exceptions/base standard modifications from the requirements of this Chapter. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by potentially making exceptions to standard zoning district requirements.
 - (c) A conceptual drawing of the site plan layout, including the general locations of public streets and/or private drives.
- (4) Without taking formal action, the Plan Commission or Historic Preservation Commission shall comment on the concept plan to help inform the applicant's decision whether to proceed with the project. The Commission may request that additional materials be submitted to assist in communicating the nature of the site and its context. If the proposed project relates to a property located within the Downtown Mixed Use Zoning District, the concept shall also be submitted for review to the Historic Preservation Commission.
- (5) To facilitate their review of the concept plan, the Plan Commission may determine that there is a need for a public meeting following the procedures of Section 550.10.22.

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Section 550.10.24 to 550.10.29: Reserved

Section 550.10.30: Zoning Ordinance or Zoning Map Amendment

- (1) Purpose. The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed amendments to the provisions of this Chapter or the Official Zoning Map. Refer also to the requirements of Wis. Stats. § 62.23(7)(d).
- (2) Initiation of Request for Amendment. Proceedings for an amendment of this Chapter or the Official Zoning Map may be initiated by one of the following methods:
 - (a) An application by any member of the general public (only applicable to amendments of this Chapter).
 - (b) An application of the owner(s) of the subject property or authorized agent of the owner(s) of the subject property (only applicable to amendments of the Official Zoning Map).
 - (c) A recommendation by the Plan Commission to the Common Council.
 - (d) Action of the Common Council.
 - (e) A recommendation by City staff.
- (3) **Application Requirements.** See the City of Watertown Zoning Amendment application.
- (4) Review by the Zoning Administrator.
 - (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant and the application will not be forwarded.
 - (b) Findings of Fact. The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:
 1. Advances the purposes of this Chapter as outlined in Section 550.01.03.
 2. Advances the purposes of the general Article and specific Section in which the amendment is proposed to be located.
 3. Is consistent with the Comprehensive Plan. If the proposed amendment is not consistent, and amendment to the Comprehensive Plan is required prior to rezoning.
 4. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
 5. For Zoning Ordinance Amendments, addresses any of the following factors that may not be addressed in the current zoning text:
 - a. A change in the land market, or other factors which require a new form of development, a new type of land use, or a new procedure to meet said change(s).
 - b. New methods of development or types of infrastructure.
 - c. Changing governmental finances to meet the needs of the government in terms of providing and affording public services.
 - d. Any other factor deemed appropriate by the City.
 6. For Zoning Map Amendments, addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.

Commented [SK5]: In the new draft code, application requirements will live in application forms (outside of the ordinance). This makes maintaining the requirements easier over time (no ordinance amendment necessary) and can make them more accessible to customers (they have to read an application form which is usually in plain language as opposed to an ordinance).

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- b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.
- (c) The Zoning Administrator shall prepare a written report addressing items in Subsection (4)(b), above, and forward said report to the Plan Commission for the Commission's review and use in making its recommendation to the Common Council. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of this Chapter or the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
- (d) The findings of fact required by this section are directory to the Zoning Administrator. No deficiency in the findings or failure to make any or all findings shall affect the power of the Plan Commission to make a recommendation or the Common Council to adopt or reject the proposed amendment.
- (5) Neighborhood Meeting. If proposed amendment to the Official Zoning Map is expected to have significant impact on other properties, the Zoning Administrator, may require a meeting in compliance with Section 550.10.22.
- (6) Public Hearing. Within 90 days of filing of a complete application, the Plan Commission shall hold a public hearing in compliance with Section 550.10.21 to consider the request. A public hearing may be held more than 90 days from the filing of the complete application when requested by the applicant in writing.
- (7) Review and Recommendation by the Plan Commission.
 - (a) Within 60 days after the public hearing, the Plan Commission shall make its recommendations regarding the application. Said recommendation shall include issuance of formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection (4)(b), above, and whether the public benefits outweigh the potential adverse impacts of the proposed amendment.
 - (b) If the Plan Commission fails to make a recommendation within 60 days of the public hearing, the Common Council may hold a public hearing within 30 days after the expiration of said 60-day period. Failure to receive said recommendation from the Plan Commission shall not preclude the Common Council from taking final action nor shall any deficiency in the findings of fact or failure to make any findings affect the power of the Common Council to adopt or reject the amendment. If a public hearing is necessary, the Common Council shall provide notice in compliance with the requirements of Section 550.10.21.
- (8) Review and Action by the Common Council.
 - (a) The Common Council shall consider the recommendation of the Plan Commission regarding the proposed amendment. The Common Council may request further information and/or additional reports from the Plan Commission, Zoning Administrator, the applicant, and/or any other entity as it sees fit.
 - (b) The Common Council may refer the matter back to the Plan Commission. In such cases, the Common Council shall specify the issue(s) to be addressed in further detail.
 - (c) The Common Council may take final action (by ordinance) on the application at the time of its initial meeting or may continue the proceedings by its own decision or the applicant's request.

Commented [SK6]: In the new code, Public Hearings for all applications are in front of the Plan Commission rather than the Council

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The Common Council may approve the amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment.

- (d) If the Common Council wishes to make significant changes to the proposed amendment, as recommended by the Plan Commission, the procedure set forth in Wis. Stats. § 62.23(7)(d) shall be followed prior to Common Council action.

Section 550.10.31: Reserved

Section 550.10.32: Conditional Use Permit Procedures

- (1) Purpose. The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed conditional uses.
- (2) Applicability. There are certain uses, which because of their unique characteristics, may have specific standards, regulations, or conditions established.
- (3) Initiation of Request. Proceedings for approval of a conditional use may be initiated by an application of the owner(s) or authorized agent of the owner(s) of the subject property.
- (4) Application. See the City of Watertown Conditional Use Permit application.
- (5) Review by Zoning Administrator.
 - (a) The Zoning Administrator shall determine whether the application is complete. If the application is determined to be incomplete, the Zoning Administrator shall return the application to the applicant for submission of a complete application.
 - (b) The Zoning Administrator may coordinate review with other City Departments.
 - (c) The Zoning Administrator shall review the complete application and evaluate the proposed conditional use against the findings listed in Subsection (8), below.
 - (d) The Zoning Administrator shall prepare a written report addressing the items under Subsection (8), below, to be forwarded to the Plan Commission for the Commission's review. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
- (6) Public Hearing. Within 60 days of filing of a complete application, the Plan Commission shall hold a public hearing in compliance with Section 550.10.21 to consider the request. A public hearing may be held more than 60 days from the filing of the complete application when requested by the applicant in writing.
 - (a) Statements of personal preferences or speculation not based on **substantial evidence** (see definition in Section 550.11.01) shall be disregarded by the Plan Commission.
- (7) Review and Action by the Plan Commission.
 - (a) The Plan Commission may request further information or additional reports from the Zoning Administrator, applicant, or from any other source.
 1. Third Party Consultation. If necessary, expertise is not available from City Staff, public academic institutions, or from appropriate regional, state, or federal agencies, the Plan Commission may consult with a third party to effectively evaluate a conditional use permit application. The Zoning Administrator, or his/her designee, will select the consultant. The applicant for the conditional use permit shall bear all reasonable costs and expenses associated with such consultation. Applicants retain the right to withdraw a pending conditional use permit application if they choose not to pay consultant fees.

Commented [SK7]: This is an update based on 2017 WI Act 67 - along with other language in this section

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- (b) Final Action on Conditional Use Permits.
 - 1. The Plan Commission shall hear all substantial evidence per Subsection (6) above.
 - 2. Following the public hearing, staff shall compile all materials presented to be documented in a Report of Preliminary Recommended Findings. The report shall contain, at a minimum, all substantial evidence presented in the public hearing, the recommended findings, and the recommended motion to either approve the use as originally proposed, approve the proposed conditional use with modifications or conditions, or deny approval of the proposed conditional use.
 - 3. In the same or a subsequent meeting, the Plan Commission shall discuss The Report of Preliminary Recommended Findings and any conditions or changes with the applicant. At that time, the Plan Commission may take final action by resolution on the application to either approve the conditional use as originally proposed, approve the proposed conditional use with modifications or conditions, or deny approval of the proposed conditional use. See Subsection (7)(b)8. below.
 - 4. The Plan Commission's decision to approve or deny the permit shall be supported by substantial evidence. Any condition imposed by the City shall be related to the purpose of the ordinance and be based on substantial evidence as defined in Wis. Stats. §62.23(7)(de)1.b.
 - 5. The conditions described under Subsection (9), shall be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal.
 - 6. The applicant shall demonstrate whether the application and all requirements and conditions established by the Plan Commission relating to the conditional use are or will be satisfied, both of which shall be supported by substantial evidence.
 - a. All other statements pertaining to the review of the Condition Use Permit shall be based on substantial evidence.
 - 7. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this Chapter or those imposed by the Plan Commission, the Plan Commission shall grant the conditional use permit.
 - 8. Final action by the Plan Commission shall consist of all of the following:
 - a. The formal finding of facts related to the findings listed in Subsection (8), below, approved by the Plan Commission concerning the request.
 - b. Description(s) of the substantial evidence that supports the Plan Commission's overall decision to approve, approve with conditions, or deny the request.
 - c. Description(s) of the substantial evidence that supports all of the condition(s) imposed by the City.
 - d. The City shall document these proceedings by any of the following means: written minutes, video or audio recordings, or written reports.
- (8) Findings of Fact. In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use:
 - (a) Is consistent with the Comprehensive Plan.
 - (b) Would not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.

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- (c) Maintains the desired consistency of land uses, land use densities and intensities, and land use impacts as related to the environs of the subject property.
- (d) Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- (e) Complies with all other regulations or standards in this Chapter applicable to the use.
- (9) Conditions. The Plan Commission shall impose, at a minimum, the following conditions on any conditional use permit:
 - (a) Any conditions required for specific uses listed under Article III.
 - (b) The physical development and operation of the conditional use shall conform, in all respects, to the approved site plan, operational plan and phasing plan.
 - (c) All vehicles and equipment shall access the site only at approved locations identified in the site plan and operations plan.
 - (d) Other Conditions. In addition to the conditions listed above, the Plan Commission may, at their discretion, impose any other conditions as necessary to meet the findings above:
 1. Expiration dates on conditional use permits, except for permits for communication towers under Section 550.03.20. Continuation or extension of an expired conditional use requires re-application and approval by the Plan Commission.
 2. Limits on hours and days of operation, or number of events each year.
 3. Limits on numbers of employees.
 4. Limits on numbers of total people, vehicles or animals on the premises at any one time.
 5. Limits on total quantity or volume of product on the premises at any one time.
 6. Limits on square footage of buildings or outdoor areas devoted to the proposed use.
 - (e) If the County Highway Department, City Public Works Department, or City Engineer determines that road intersection improvements and any recommended improvements of a Traffic Impact Analysis report are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner.
 - (f) If the Public Works Department or City Engineer determine that off-site improvements to the sanitary sewer, storm sewer, and/or water infrastructure are necessary to accommodate the conditional use, the cost of such improvements shall be borne by the landowner.
 - (g) The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
 - (h) Failure to comply with any imposed conditions, or to pay reasonable City costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
- (10) Limited Effect of Approval. A ruling by the Plan Commission finding a particular land use to be conditionally permitted in a specified zoning district shall be deemed to authorize only that particular use at that particular location for the period of time for which the ruling was issued. The ruling shall not be deemed to authorize any allegedly similar use for which a separate ruling has not been issued. A favorable ruling shall automatically expire and cease to be of any force or effect if the particular use for which it was issued shall, for any reason, be discontinued for a period of 365 consecutive days or more.

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- (a) If the Plan Commission wishes to approve significant changes to the proposed conditional use, then the procedure set forth in Wis. Stats. § 62.23(7)(d) shall be followed prior to Plan Commission action.
- (11) Effects of Denial. No application which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence or material change of circumstances. A change is “material” if it could reasonably be expected to lead to a different conclusion in light of the reasons for denial of the prior application.
- (12) Appeals of a Plan Commission Decision shall be made to the Zoning Board of Appeals.
 - (a) Initiation of Request for Appeal. Proceedings for an appeal to the Zoning Board of Appeals of a Plan Commission denial of a conditional use permit, modification of a conditional use permit, or conditions added to a conditional use permit may be initiated by any person or by any officer, department, or board of the City affected by said Plan Commission decision.
 - (b) Enforcement Actions. All enforcement actions related to the subject property shall be held in abeyance upon appeal action of the Zoning Board of Appeals.
 - (c) Time Limit for Filing an Appeal. Any appeal to the Zoning Board of Appeals under the provisions of this Section shall be made per the requirements of Subsection (12)(d), below, within a period not exceeding 45 days from the date of issuance of Plan Commission’s decision regarding the conditional use permit. Failure to initiate this appeal procedure within this 45-day period shall constitute a final and binding waiver of the right to appeal the Plan Commission’s decision.
 - (d) Application Requirements. An application for an appeal of a Plan Commission decision shall contain the following (digital files should be submitted whenever possible):
 - 1. A written statement from the applicant indicating the reasons why an appeal is justified, with specific reference to the findings of the Plan Commission. This statement shall be dated and signed by the applicant.
 - 2. All information that was supplied in the complete application described in Subsection (4), above.
 - 3. Application filed with the City Clerk.
 - (e) Review by the Zoning Administrator.
 - 1. The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Title. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
 - 2. The Zoning Administrator shall review the application and evaluate and comment on the written justification for the requested appeal to the Zoning Board of Appeals as submitted by the applicant.
 - 3. The Zoning Administrator shall forward a report to the Zoning Board of Appeals for review and action. If the Zoning Administrator determines that the proposal may be in conflict with the provisions this Title or the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
 - (f) Review and Action by the Zoning Board of Appeals.
 - 1. Within 60 days after the filing of the appeal, the Zoning Board of Appeals shall make its findings. Such findings shall be based on the findings of Subsection (8), above, and shall be based on substantial evidence. The Zoning Board of Appeals may request further information and/or additional reports from the Plan Commission, Zoning Administrator, the applicant, and/or any other entity as it sees fit.

Commented [SK8]: Some prefer appeal by Common Council. Plan Commission policy question.

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2. If the Zoning Board of Appeals fails to make a determination within 60 days after the appeal, then the request for the appeal shall be deemed denied.
- (g) Effects of Denial. No application for an appeal which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence or material change of circumstances. A change is “material” if it could reasonably be expected to lead to a different conclusion in light of the reasons for denial of the prior application. Denial decisions may be appealed to the circuit court under Wis. Stats. § 62.23(7)(e)10.
- (h) Limited Effect on a Favorable Ruling on an Appeal.
 1. No ruling by the Zoning Board of Appeals on an appeal finding a particular land use to be conditionally permitted in a specified zoning district shall be valid for a period of more than 365 days from the date of issuance of the ruling on the appeal, unless a building permit is issued and development commenced within that period, and is thereafter diligently pursued to completion, or a certificate of occupancy is obtained and a use commenced within that period.
 2. A ruling by the Zoning Board of Appeals on an appeal finding a particular land use to be conditionally permitted in a specified zoning district shall be deemed to authorize only that particular use at that particular location for which the ruling was issued. The ruling shall not be deemed to authorize any allegedly similar use for which a separate ruling has not been issued. A favorable ruling shall automatically expire and cease to be of any force or effect if the time limits in (h)(1) above lapse or the particular use for which it was issued shall, for any reason, be discontinued for a period of 365 consecutive days or more per Section (15) of this Chapter. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this 365 day period of time.
- (13) Revocation of an Approved Conditional Use.
 - (a) Upon approval, the applicant shall demonstrate that the proposed conditional use meets all general and specific conditional use requirements in the site plan required for initiation of development activity on the subject property per Section 550.10.43. Once a conditional use is granted, no erosion control permit, site plan, certificate of occupancy, or building permit shall be issued for any development which does not comply with all requirements of this Title.
 - (b) Any conditional use found not to be in compliance with the terms of this shall be considered in violation of this Title and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Plan Commission, following the procedures outlined in Subsections (4) through (9), above. The City shall provide the property owner with appropriately served notice to consider revocation. City staff shall provide written findings of fact in relation to the factors listed in Subsection (8).
- (14) Time Limits on the Development of Conditional Use.
 - (a) Unless extended as a condition of approval, the start of construction of any and all conditional uses shall be initiated within 365 days of their approval by the Plan Commission and shall be operational within 730 days of said approval. For the purposes of this Section, “operational” shall be defined as the granting of a certificate of occupancy for the conditional use.
 - (b) Failure to initiate development within this period shall automatically constitute a revocation of the conditional use.
 - (c) Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Zoning Administrator and shall be based upon a showing of acceptable justification, as determined by the Plan Commission. However, as a condition of

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approval, the 365-day or 730-day time limits may be extended for any specific period to accommodate phased or multi-stage development.

- (15) Discontinuing an Approved Conditional Use. Any and all conditional uses which have been discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.
- (16) Change of Ownership. All requirements and conditions of the approved regular conditional use shall be continued regardless of ownership of the subject property.
- (17) Modification, Alteration, or Expansion. Modification, alteration, or expansion of any conditional use without approval per the process in this subsection shall be considered in violation of this Title and shall be grounds for revocation of said conditional use approval in accordance with Subsection (13), above.
- (18) Recording of Conditional Use Requirements. A certified copy of the authorizing resolution, containing identifiable description and any specific requirements of approval, shall be recorded by the City.
- (19) Formerly Approved Conditional Uses. A use now regulated as a conditional use which was approved as a permitted land use, either permitted by right or as a conditional use, prior to the effective date of this Chapter, shall be considered as a legal, conforming land use so long as the previously approved conditions of use and previously approved site plan are followed. Any modification of the previously approved conditions of use or site plan shall require application and City consideration under this Section.

Commented [SK9]: Essentially replaces the successor conditional use provisions. A CUP runs with the land and remains valid regardless of ownership unless specifically limited based on substantial evidence. If the conditional use ceases for one year, or the property transitions to a different permitted or conditional use, a new CUP is required to re-establish the prior conditional use.

Sections 550.10.33 to 550.10.40: Reserved

Section 550.10.41: Zoning Permit Review and Approval Procedures

- (1) Purpose. The purpose of this Section is to determine compliance with this Chapter for any new land use, any change in land use, and any development or land disturbing activity (e.g., structure, paving, grading). The purpose of this Section is also to determine if other procedures are needed per the requirements of this Article. A Zoning Permit may be waived if other application processes are necessary, including some instances of building permits, site plans, and conditional use permits.
- (2) Applicability. A Zoning Permit shall be required for any of the following activities:
 - (a) The establishment of a new principal use of a structure or land.
 - (b) A change in type of principal use of a structure or land.
 - (c) A material increase in the intensity of use of land, such as an increase in the number of businesses, manufacturing establishments, offices or dwelling units (including accessory dwelling units) in a structure or on land.
 - (d) The addition of a new structure that increases impervious surface area.
 - (e) Any site alteration that alters grades or site drainage patterns within 5 feet of the lot line.
 - (f) Installation of a new or replacement fence.
 - (g) Commencement of mining or excavation on a parcel of land.
- (3) Application. See the City of Watertown Zoning Permit application.
- (4) Action by Zoning Administrator or Building Inspector. A Zoning Permit shall be granted or denied by the Zoning Administrator or Building Inspector, in writing within 30 days of the application, unless

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other approvals are required by this Chapter, and the applicant shall post such permit in a conspicuous place at the site. Any permit issued in conflict with the provisions of the Chapter shall be null and void.

- (5) Time Limits on Zoning Permits. The work shall begin within 365 days of approval and be completed within 730 days. Time limits for Conditional Use Permits and Variances may be established at the time of approval. All other permits shall meet the timelines required at the time of issuance as listed elsewhere in this Chapter.

Section 550.10.42: Certificate of Occupancy

- (1) Purpose: A written statement issued by the Building/Zoning Inspector which permits the use of a building or lot or a portion of a building or lot and which certifies compliance with the provisions of this chapter for the specified use and occupancy.
- (2) No vacant land shall be occupied or used, except for agricultural purposes, and no buildings hereafter erected or structurally altered shall be occupied or used until a certificate of occupancy shall have been issued by the Building/Zoning Inspector. A certificate of occupancy is required for a change of type of occupancy or use of any building or land.
- (3) Application for a certificate of occupancy. Application for a certificate of occupancy shall be made coincident with the application for a zoning permit. The application shall state the intended use of the land or building.
- (4) Issuance. A certificate of occupancy shall be granted within 10 days after notification by the owner of completion of buildings or structural alterations indicated in the land use permit, in accordance with the plans submitted with the permit application and applicable provisions of this chapter and the health and building laws and ordinances.
- (5) No fees shall be charged for a certificate of occupancy.

Section 550.10.43: Site Plan Review and Approval Procedures

- (1) Purpose. The purpose of this Section is to specify the requirements and procedures for the review and approval of site plan applications. The provisions of this Section are designed to ensure that proposed land uses and development activity complies with the requirements of this Chapter.
- (2) Applicability. Site plan review and approval shall be required for changes to site characteristics in Subsections (5)(c) through (i), below, including redevelopment, expansion, and new nonresidential development, and residential development containing 3 or more units, except for the following:
- (a) Accessory buildings, decks, fences, and landscape features that do not affect site drainage patterns.
 - (b) Signage, unless otherwise specified in Article IX.
 - (c) Otherwise specified as not required within this Chapter.
- (3) For reference purposes, the following table includes various standards that may be applicable within the Site Plan review. This list is not exhaustive and there may be other standards applied to Site Plan review beyond those listed below in reflection of other standards listed within this Chapter.

Figure 550.10.43a: Site Plan Review References

Commented [SK10]: This is added as informational guidance.

Review Element/Standard Type	Zoning Ordinance Reference
Site Plan Review Required	Section 550.10.43(2)
Administration	Section 550.10.43(2)
Approval Sunset Clause	Section 550.10.43(9)

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Review Element/Standard Type	Zoning Ordinance Reference
Site Grading	Section 550.10.43(4)
Existing Site Vegetation	Section 550.08.30
Building Setbacks	Sections 550.04.11-550.04.14 Sections 550.06.06
Building Height	Sections 550.04.11-550.04.14 Section 550.07.02
Building Mass	Article VII
Building Facade	Article VII
Exterior Materials	Article VII
Exterior Building Colors	Article VII
Exterior Doors	Article VII
Windows	Article VII
Roofs	Article VII
Exterior Building Apparatus	Article VII
Awning/Canopy	Section 550.03.28(7) Article VII
Trash Containment Structure	Section 550.06.21
Exterior Lighting	Section 550.06.20
Signage	Article IX
Outdoor Display and Storage	Section 550.03.10(19)
Pavement Materials	Section 550.06.06
Pedestrian Facilities	Section 550.06.06
Traffic Circulation	Section 550.06.06
Parking	Section 550.06.06
Landscaping	Section 550.08.30

- (4) Site restrictions.
- (a) Establishment of grades. Every building hereafter erected, structurally altered, or relocated shall be at a grade demonstrated by the applicant to be in satisfactory relationship with the established grades, or with the existing street grades where none are established, with particular consideration for proper drainage and safe access.
 - (b) Preservation of topography.
 1. In order to protect any property owner from possible damage due to change in the existing grade of adjoining lands, and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would:
 - a. Alter the existing drainage or topography in any way as to adversely affect the adjoining property.
 - b. Except as authorized by City staff, the topography within five feet of any property line at the commencement of any development shall remain unchanged.
 - i. When land disturbing activities associated with development occur within five feet of any property line, finished grades in that area shall be restored to the topography in existence before the land disturbing activity began. A positive slope of one half

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inch per one foot horizontal within five feet of the property line is allowed to provide proper drainage away from a one or two family residence.

- ii. The established grade of the adjoining property shall determine the finished grade at the property line for any development. The owner of the property under development bears the burden of proof as to the established grade at the property line and the topography within five feet of the property line.
- iii. The Public Works Director/City Engineer shall be consulted prior to the approval of plans that result in changes to the existing topography at and within five feet of any property line if that plan would promote the purposes of this Chapter.

Commented [SK11]: To be reviewed by City Engineer/Public Works Director

- (c) Unsuitable land. No land shall be used for structures erected where the land is held by the Plan Commission to be unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility or any other feature likely to be harmful to the health, safety, prosperity, aesthetics and general welfare of the community. The Plan Commission, in applying the provisions of this section, shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence at a Plan Commission meeting contesting such unsuitability if the applicant so desires. Thereafter, the Plan Commission may affirm, modify or withdraw its determination of unsuitability.

- (d) Lot regulations.

- 1. All lots shall abut upon a public street, and each lot shall have a minimum frontage and area as set forth in Article II.

- (5) Pre-Application Conference. Prior to formal submittal of a site plan application, the applicant shall confer with the Zoning Administrator, in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the technical requirements and procedures for processing the site plan application. A timetable for project review may also be discussed.

- (6) Application. See the City of Watertown Site Plan application.

- (7) **Review and Approval.**

Commented [SK12]: Existing formal site plan review committee established by ordinance is deleted. Instead they confer with zoning administrator who shall coordinate with city departments

- (a) The Zoning Administrator shall determine whether the site plan application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
- (b) The Zoning Administrator or designee shall coordinate review of completed applications with City Departments.
- (c) The Zoning Administrator shall review and recommend the site plan to the Plan Commission. For any adjustment to an approved Site Plan, see Subsection (7), below.

- (8) Adjustments to Approved Site Plans.

- (a) The following adjustments may be approved administratively by City staff and no additional process is necessary:
 - 1. A proposed adjustment that would add to or relocate amenity site elements which are not required such as additional non-required landscaping.
 - 2. A proposed adjustment that would erase approved site development components which are not required such as a building, a portion of a building, an area of non-required landscaping, or a non-required paved area.

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- (b) The following adjustments that alter the required components of the approved site plan require a full site plan review process before the Plan Commission:
 - 1. A proposed adjustment that would erase or relocate approved site development components which are required such as a stormwater management feature, required landscaping, or required paved areas.
 - 2. A proposed adjustment that would expand or add any areas of development (building or paving) similar to the definition of Design Alternation Review or Project Review (Section 550.07.51).
- (c) If a new site plan is required, and the site plan is a required component of a Conditional Use Permit or a Specific Implementation Plan, an amended (in essence, a new) Conditional Use Permit or Specific Implementation Plan is required.
- (d) If the proposed development involves adding one or more land use categories which are not permitted by right in the zoning district or under the list of permitted by right uses in a Conditional Use Permit or General Development Plan, a new Conditional Use Permit or General Development Plan is required.
- (9) An approved site plan application shall be valid for a period of one year from the date of approval. Prior to expiration, the Zoning Administrator may grant one extension of up to one additional year upon a showing by the applicant of good cause and reasonable progress toward implementation of the approved site plan. If the approval expires without an extension, the applicant shall submit a new application and obtain approval in accordance with this Article.

Section 550.10.44: Reserved.

**Figure 550.10.45a: Procedure for
Planned Development Review***

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Section 550.10.45: Planned Development Review and Approval Procedures

- (1) Purpose. The purpose of this Section is to provide regulations which govern the procedures for the review and approval or denial of proposed Planned Developments.
- (2) Initiation of Request. Proceedings for approval of a Planned Development may be initiated by any of the following:
 - (a) An application by the owner(s) of the subject property or authorized agent of the owner(s) of the subject property;
 - (b) A recommendation of the Plan Commission and action by the Common Council, relative to City-owned property.
- (3) Procedure for Planned Development Review. The procedure for zoning to a Planned Development (PD) district shall follow the Zoning Map Amendment procedure included in [Section 550.10.30](#), except that the Planned Development procedure shall be subject to the following additional requirements.
 - (a) Pre-Application Conference. Prior to formal petition for zoning to a PD district, the applicant shall confer with appropriate City staff in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the requirements for processing. 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, non-binding basis for proceeding to the next step.
 - (b) Optional Concept Plan Review. Upon completion of the pre-application conference, described above, the applicant shall prepare a conceptual plan for review with the Plan Commission, pursuant to [Section 550.10.23](#). Points of discussion and conclusions reached at this stage of the process shall be in no way binding upon the applicant or the City, but should be considered as the informal, non-binding 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 application for rezoning, which accompanies the General Development Plan application (see Subsection (3)(c), below). The Concept Plan submittal shall include the following items (digital files should be submitted whenever possible):
 1. General project themes and images;
 2. The general mix of dwelling unit types and/or land uses;
 3. An initial draft of zoning standards which will not be met by the proposed Planned Development. The purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project.



**Concept Plan Review and Public Meeting may be required by the Zoning Administrator.*

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- (c) General Development Plan Review. The applicant shall submit a General Development Plan (GDP) to the Zoning Administrator, for determination of completeness. Upon determination of completeness by the Zoning Administrator, the GDP shall be placed on the Plan Commission agenda for review. Adoption of the GDP establishes the new zoning classification for the property.

1. The GDP submittal shall include the following items (digital files should be submitted whenever possible):

- a. General location map of the subject site depicting:
 - i. All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - ii. Current zoning of the subject site and abutting properties, and the jurisdiction(s) in which the properties are located.
 - iii. A graphic scale and a north arrow.
- b. Generalized site plan showing the pattern or proposed land uses, including:
 - i. General size, shape, and arrangement of lots and specific use areas.
 - ii. Basic street pattern and pattern of internal drives.
 - iii. General site grading plan showing preliminary road grades.
 - iv. Basic storm drainage pattern, including proposed on-site stormwater detention.
 - v. General location of recreational and open space areas, including designation of any such areas to be classified as common or public open space.
- c. Statistical data, including:
 - i. Minimum lot sizes in the development.
 - ii. Approximate areas of all lots.
 - iii. Density/intensity of various parts of the development.
 - iv. Building coverage.
 - v. Landscaping surface area ratio of all land uses.
 - vi. Expected staging.
- d. Conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in Article VIII of this ordinance.
- e. General signage plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which may or may not be proposed to vary from City standards.
- f. General outline of property owner's association, covenants, easements, and deed restrictions.
- g. A written description of the proposed Planned Development, including:
 - i. General project themes and images.
 - ii. The general mix of dwelling unit types and/or land uses.
 - iii. Approximate residential densities and nonresidential intensities as described by dwelling units per acre and/or landscaping surface area ratio.
 - iv. General treatment of natural features.

Commented [SK13]: For standard applications we removed the requirements from the code and deferred to the application form instead. You could technically do that with PD but may prefer to leave it in the code like this

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- v. General relationship to nearby properties and public streets.
 - vi. General relationship of the project to the Comprehensive Plan and any applicable neighborhood or corridor plans.
 - vii. A statement of rationale as to why PD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PD project.
 - viii. A complete list of zoning standards that would not be met by the proposed GDP or PIP and the location(s) in which such exceptions/base standard modifications would occur.
 - ix. Proposed exceptions from the requirements of this Chapter.
 - h. Traffic Impact Analysis. The City may require that a traffic impact analysis (TIA) be completed.
 - i. A utility study to determine adequacy of water and sewer services.
2. The Plan Commission may waive submittal information listed above, or may likewise require additional information beyond that listed above.
 3. If all required application materials are provided, the GDP and PIP may be submitted and reviewed concurrently.
 4. The process for review and approval of the GDP shall be identical to that for a Zoning Map Amendment per Section 550.10.30.
 5. Review and Approval; Findings of Fact: In its review and action on an application for a Planned Development district, the Plan Commission shall make findings of fact with respect to the following criteria:
 - a. The proposed Planned Development project advances the purposes of this Chapter as outlined in Section 550.01.03.
 - b. The proposed Planned Development project is consistent with the City's Comprehensive Plan and other area plans.
 - c. The proposed Planned Development project will maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
 - d. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Development project, including but not limited to public sewer and water and public roads.
 - e. The proposed Planned Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
 - f. The proposed Planned Development project design does not detract from areas of natural beauty surrounding the site.
 - g. The proposed architecture and character of the proposed Planned Development project is compatible with adjacent/nearby development.
 - h. The proposed Planned Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
 - i. The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing

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development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this Chapter.

- j. For Planned Development projects that are proposed to be developed in phases, the applicant shall provide a timeline for development and shall demonstrate that the project would be successful even if all phases were not or could not be completed.
- 6. All portions of an approved GDP not fully developed within five years of final Common Council approval shall lapse, and no additional PD-based development shall be permitted. Prior to the end of the five-year period, the property owner may request reapproval of the GDP for up to five additional years or shall request amendment of the GDP. Reapproval or amendment requests shall obtain a recommendation from the Plan Commission and approval from the Common Council following a public hearing held before the Plan Commission. If an application for renewal or amendment is not submitted, the zoning administrator may propose rezoning to the underlying zoning district or another standard zoning district. In the case of an expired PD, the base zoning district shall remain in effect and no development under the prior PD approvals may proceed.
- (d) Precise Implementation Plan. Upon completion of the GDP review process, described above, the applicant shall submit a Precise Implementation Plan (PIP) to the Zoning Administrator, for determination of completeness. Upon determination of completeness by the Zoning Administrator, the PIP shall be placed on the Plan Commission agenda for review. The PIP is the detailed development review step of the Planned Development process. Any subsequent proposal to vary from an approved PIP requires the approval of an amended PIP in accordance with all of the requirements of this Subsection (3)(d) and (3)(f) below.
 - 1. The PIP submittal shall include the following items. Note that the area included in a PIP may be only a portion of the area included in a previously approved GDP (digital files should be submitted whenever possible).
 - a. An existing conditions map of the subject site depicting the following:
 - i. All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - ii. Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
 - iii. Existing utilities and recorded easements.
 - iv. All lot dimensions of the subject site.
 - v. A graphic scale and a north arrow.
 - b. A PIP map of the proposed site showing at least the following:
 - i. Lot layout and the arrangements of buildings.
 - ii. Public and private roads, driveways, walkways, and parking facilities.
 - iii. Specific treatment and location of recreational and open space areas, including designation of any such areas to be classified as common or public open space.
 - c. Proposed grading plan.
 - d. Specific landscaping plan for the subject site, specifying the location, species, and installation size of all plantings. The landscaping plans shall include a table summarizing all proposed species.

Commented [SK14]: Matches language we developed in 2024

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- e. Architectural plans for any nonresidential buildings, multi-family structures, or group development, other than conventional single-family or two-family homes on individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.
 - f. Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.
 - i. Traffic Impact Analysis. The City may require that a traffic impact analysis (TIA) be completed.
 - ii. The City may require a utility study to determine adequacy of water and sewer services.
 - g. Signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures or poles or street sign faces or poles) that may vary from City standards or common practices.
 - h. Specific written description of the proposed PIP including:
 - i. Specific project themes and images.
 - ii. Specific mix of dwelling unit types and/or land uses.
 - iii. Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
 - iv. Specific treatment of natural features, including parkland.
 - v. Specific relationship to nearby properties and public streets.
 - vi. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by the Plan Commission.
 - vii. Phasing schedule, if more than one development phase is intended.
 - i. Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.
 - j. A written description that demonstrates how the PIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed PIP.
2. The Zoning Administrator or by majority vote of the Plan Commission may waive submittal information listed above, or may likewise require additional information beyond that listed above.
 3. The process for review and approval of the PIP shall be identical to that for a Zoning Map Amendment per Section 550.10.30.
 4. All portions of an approved PIP not fully developed within five years of final Common Council approval shall lapse, and no additional PD-based development shall be permitted. The Common Council may extend this period up to five additional years via a majority vote. The applicant may also request reapproval or amendment of a previously approved PIP before the applicable five-year period lapses. In the case of an expired PIP, procedures shall be identical to that for GDP expirations per this Chapter.

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- (e) Changes or Alterations. Any change of the PD plans subsequent to approval of the PIP shall be submitted to the Zoning Administrator.
 1. If the Zoning Administrator, determines that the change constitutes a substantial modification, the developer will be required to amend the PIP, and if necessary, the GDP, following the procedures set forth in this Section for review and approvals. A substantial modification includes but may not be limited to an increase in the site's impervious surface ratio, a change to the building elevation that is distinctly noticeable from surrounding properties, or a deviation from standards applicable to the most equivalent zoning district pertaining to the land use.
 2. If, in the opinion of the Zoning Administrator, such changes do not constitute a substantial alteration of either the GDP or PIP, the change may be accomplished by approval of the Zoning Administrator. Such approved changes or modifications shall be documented and recorded in the official file of the City on the PD.

Sections 550.10.46 to 550.10.49: Reserved

Section 550.10.51: Variances

- (1) Purpose. The purpose of this Section is to provide regulations which enable the City to hear and decide requests for permitted variation from the terms of this Chapter as will not be contrary to the public interest; where owing to special factors, a literal enforcement of the provisions of this Chapter would result in practical difficulty or unnecessary hardship, so that the spirit of this Chapter shall be observed, public safety and welfare secured, and substantial justice done; as provided for by Wis. Stats. § 62.23(7)(e)(7).
- (2) Variance Types. Variances from the regulations of this title shall be granted by the Board of Zoning Appeals only in accordance with the standards established in this section. Variances may be granted only if the existing use of the building or property is a permitted use in the district where the requested variance is located or a conditional use for the activity has been approved by the Plan Commission or Common Council. Variances may be granted only in the following instances and in no others:
 - (a) Area Variances: For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose, or that strict compliance would render conformity with the zoning ordinance unnecessarily burdensome.
 - (b) Use Variance: For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in absence of a variance.
 1. To allow a principal land use not listed within the Zoning District for the subject property where none of the allowed principal land uses can be reasonably established.
- (3) Initiation of Request for Approval of a Variance. Proceedings for approval of a requested variance shall be initiated by an application of the owner(s) of the subject property or authorized agent of the owner(s) of the subject property.
- (4) Application Requirements. Variance applications shall contain the following (digital files should be submitted whenever possible, if applicable):
 - (a) A map of the subject property depicting:
 1. All lands for which the variance is proposed and all other lands within 100 feet of the boundaries of the subject property.

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2. Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
3. All lot dimensions of the subject property.
4. A graphic scale and a north arrow.
- (b) A site plan of the subject property as proposed for development. Said site plan shall conform to the requirements of Section 550.10.43.
- (c) Written description of the proposed variance, including evidence that the application is consistent with the Comprehensive Plan.
- (5) Review by the Zoning Administrator.
 - (a) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
- (6) Public Hearing. Within 60 days of filing of a complete application, the Board of Zoning Appeals shall hold a public hearing in compliance with Section 550.10.21 consider the request.
- (7) Review and Action by the Board of Zoning Appeals.
 - (a) Within 60 days after the holding of the public hearing, the Zoning Board of Appeals shall make its findings in accordance with the following based on Wis. Stats. § 62.23(7)(e)7:
 1. The variance will not be contrary to the public interest.
 2. Substantial justice will be done by granting the variance.
 3. The variance is needed so that the spirit of the ordinance is observed.
 4. Due to special conditions, literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship.
 5. The variance will not allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.
 6. Additional standards:
 - a. Parcel-as-a-whole. The entire parcel, not just a portion of the parcel, must be considered when applying the unnecessary hardship test.
 - b. Self-imposed hardship. An applicant may not claim hardship because of conditions which are self-imposed.
 - c. Circumstances of applicant. Circumstances of an applicant such as growing family or desire for a larger garage are not a factor in deciding variances.
 - d. Financial hardship. Economic loss or financial hardship do not justify a variance.
 - e. Nearby violations. Nearby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.
 - f. Objections from neighbors. A lack of objections from neighbors does not provide a basis for granting a variance.
 - (b) The Board of Zoning Appeals may request further information or additional reports from the Zoning Administrator, or the applicant. The Board of Zoning Appeals may take final action on said request for approval of the requested variance at time of its initial meeting, or said proceedings may be continued from time-to-time for further consideration.

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- (c) If the Board of Zoning Appeals fails to make a determination within 60 days after said public hearing, then the request for the variance shall be considered denied.
- (8) Effect of Denial. No application for a variance which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence or material change of circumstances found valid by the Zoning Administrator.
- (9) Limited Effect of a Variance. Where the Zoning Board of Appeals has granted a variance, such approval shall neither change the use classification of the building or premises, nor give it any status as a nonconforming use other than that which it has as a result of the variance. Granting of a variance shall be considered as unique to the variance granted, and shall not be construed as precedent for any other proposed variance. Once granted, variances shall run in perpetuity, and shall remain in effect regardless of any future amendments to the Zoning Ordinance or Official Zoning Map.
- (10) Stay of Proceedings. See Wis. Stats. § 62.23(7)(e)5.
- (11) See Sections 550.02.21-550.02.22 for variance requirements applicable to Overlay Zoning Districts.

Section 550.10.52: Appeals of Zoning Interpretations

- (1) Purpose. The purpose of this Section is to provide regulations which enable the City to hear and decide requests for appeals from the interpretations of the Zoning Administrator, per Section 550.10.50 as provided for by Wis. Stats. § 62.23(7)(e)(7).
- (2) Any person aggrieved by a decision of the Zoning Administrator shall be entitled to an appeal in accordance with the process as described in Section 550.10.52.

Section 550.10.53: Administration and Enforcement of Performance Standards

- (1) Determinations necessary for administration and enforcement of performance standards set forth in this Article range from those which can be made with satisfactory accuracy by a reasonable person using normal senses and no mechanical equipment, to those requiring great technical competence and complex equipment for precise measurement. It is the intent of this Chapter that:
 - (a) Where determinations can be made by the Zoning Administrator, using equipment available to the City, such determinations shall be so made before notice of violations is issued (see Article VI for technical standards).

Sections 550.10.54 to 550.10.59: Reserved

Section 550.10.60: Violations and Penalties

- (1) Declarations of Unlawful Conduct, Activities, and Conditions.
 - (a) It shall be unlawful for any building or structure to be erected, construction, placed, moved, or structurally altered, or for any use of land, premises, building or structure to be established or changed in violation of the provisions of this Ordinance.
 - (b) It shall be unlawful to fail to comply with any standard of this Ordinance or with any condition or qualification placed upon the issuance of a permit or approval or variance granted in due course under this Ordinance.
- (2) Liability.
 - (a) Owners of lands or properties are responsible for compliance with all provisions of this Ordinance which bear upon their area of competency and responsibility.
 - (b) Any such party who violates or aids or abets in a violation shall be liable to prosecution or remedial action.

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- (c) This Chapter applies fully to all lands, developments, and activities unless specifically exempted by state or federal law.
- (3) Investigation of Compliance, Notice of Violations.
 - (a) The Zoning Administrator is responsible for inspecting and investigating compliance of land use activities with the terms of this Ordinance.
 - (b) If, upon such inspection or investigation, the Zoning Administrator becomes aware of a condition which he or she concludes is or is likely to become unlawful, the Zoning Administrator shall immediately notify the parties to the situation whom he or she deems to be responsible and potentially liable. Such notice shall include:
 - 1. A demand that the condition that is alleged to constitute the present or potential violation be halted, prevented from occurring or remedied; or
 - 2. A statement that a complaint on the condition and request for prosecution has been or will be transmitted to the City Attorney and/or to enforcement officials, state agencies, or both.
 - (c) If an enforcement demand is issued and is not complied with, the Zoning Administrator may file a request for prosecution with the City Attorney, unless an administrative appeal has been commenced and a stay order has been issued. See [Section 550.10.60\(4\)\(d\)](#) below.
- (4) Prosecutions, Injunctions, and Penalties in Court Proceedings.
 - (a) The City Attorney has the responsibility to prosecute violations of this Ordinance on behalf of the City.
 - (b) Nothing in this section shall be deemed to prevent private prosecutions of violations of this Chapter pursuant to Wis. Stat. § 62.23(7) and (8) or of other sections of the Wisconsin Statutes or common law.
 - (c) Forfeitures and penalties for violation of the provisions contained within this Ordinance are found in [Chapter 38](#) of the Municipal Code, which is adopted herein by reference and made a part of this Ordinance.
 - (d) As a substitute for, or an addition to, forfeiture actions, the City Attorney may, on behalf of the City, seek enforcement of any and all parts of his Ordinance by court actions seeking injunction or restraining orders.
 - (e) City officials designated in this City of Watertown Citation Enforcement Ordinance (see [Chapter 38](#) of the Municipal Code), may issue citations, as provided therein, for violations of portions of this Ordinance.
- (5) Other Enforcement Provisions.
 - (a) Where an approval has been made subject to specified conditions, and where such conditions are not complied with, the Board of Zoning Appeals may conduct a hearing pursuant to this Chapter upon a petition submitted by any interested party or by the Zoning Administrator to revoke the approval. A finding of non-compliance with the conditions imposed shall be grounds for revocation.
 - (b) Relationship to Nuisance Actions. No provision of this Ordinance shall be construed to bar an action to enjoin or abate the use or occupancy of any land or structure as a nuisance upon the laws of the State of Wisconsin.
 - (c) Conditions placed on rezonings, approvals or permits may include requirements of bonds or similar surety arrangements to assure performance of required obligations.

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- (d) Liens. In addition to all other remedies available at law, judgment on convictions of violations of the terms of this chapter wherein a forfeiture or penalty is imposed shall be filed with the County Register of Deeds Office and shall constitute a lien on the property and running with the property wherein the violation occurred and shall be removed only upon payment of said penalty or forfeiture. Notice of the imposition of such a lien shall be given to the defendant and, prior to the filing of the lien, the defendant shall be given 10 days to appeal to the court of the county imposing such a lien on the property wherein the violation occurred. Any judgment so filed with the Register of Deeds shall note thereon the imposition of a lien and a legal description of the property so affected. Upon satisfaction or partial satisfaction of such judgment, notice of satisfaction or partial satisfaction shall be filed with the Register of Deeds.
- (6) Promulgated Correction of Violation. In addition to any other penalty imposed for a violation of the provisions of this Chapter, the City reserves and maintains the continued right to abate violations of this Chapter. Costs associated with said abatement shall be charged to the owner of the property on which said violation has occurred.

Section 550.10.61: Fees

- (1) Fees. Fees for all approvals, appeals or permits under this Chapter, unless otherwise specified, shall be as set forth in the City of Watertown Fee Schedule.
 - (a) Professional fees. Each applicant under this Chapter shall reimburse the City for all professional fees, including reasonable engineering, planning consultant, and legal review fees, incurred by the City in connection with such application.
 - (b) Reimbursement agreement. The City may require a reimbursement agreement of any amount deemed appropriate by City staff prior to consideration of any application.

Sections 550.10.62 to 550.10.99: Reserved