



PLAN COMMISSION MEETING AGENDA

MONDAY, OCTOBER 14, 2024 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXJvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=85201699340> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Plan Commission minutes dated September 23, 2024

3. BUSINESS

- A. Public Hearing: 321 Front Street – request for a Conditional Use Permit (CUP) for a garage addition that exceeds 1,000 total square feet under Section §550- 56C(1)(b)[1]
- B. Review and take action: 321 Front Street – request for a Conditional Use Permit (CUP) for a garage addition that exceeds 1,000 total square feet under Section §550- 56C(1)(b)[1]
- C. Review and take action: N7510 Little Coffee Road Extraterritorial Certified Survey Map (CSM)
- D. Review and take action: N8497 County Road D Extraterritorial Certified Survey Map (CSM)
- E. Review and take action: Hunter Oaks Enclave Certified Survey Map (CSM)
- F. Review initial resolution and make recommendation to Council: Belmont Drive Discontinuance of Public Way
- G. Review public hearing comments and make recommendation to Council: Chapter 550 Text Amendments
- H. Initial Review and Schedule Public Hearing: Zoning Map Corrections – Vandewalle

4. ADJOURNMENT

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

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

**PLAN COMMISSION
MINUTES
September 23, 2024**

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

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Talaga (virtual left at 5:21), Zirbes

Also in attendance: Sonja Kruesel and Scott Harrington of Vandewalle & Associates, Mason Becker, Todd Grady, Tammy Grady, Lois Grady, Ronald Schwantes, Margaret Schwantes, Steve Board, David Schroeder, and Lacey Hastings

1. Call to order (4:33pm)

2. Approval of Minutes

A. Plan Commission minutes August 26, 2024

B. Plan Commission minutes September 9, 2024

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

3. Business

A. Public Hearing: 1629 E. Main Street request for a Conditional Use Permit for a storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections 550-83C; and be allowed exceptions to exterior construction material standards under Section 550-121F

No public comment.

B. Review and take action: 1629 E. Main Street request for a Conditional Use Permit for a storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections 550-83C; and be allowed exceptions to exterior construction material standards under Section 550-121F

Brian Zirbes presented the request for a CUP for 1629 E. Main Street to construct a 1,000 square foot storage shed.

Motion to approve with the conditions that the building height not exceed 22 feet and the exterior building materials be two toned in nature was made by Konz, seconded by Lampe and passed on a unanimous voice vote.

C. Public Hearing: TID 9 Project Plan and Boundary

No public comment.

D. Review and make recommendation to Common Council: TID 9 Project Plan and Boundary

Sonja Kruesel and Scott Harrington of Vandewalle & Associates presented the proposal to create TID 9. There were 4 conditions noted in the TID 9 resolution as follows:

1. The project plan and boundary for Tax Increment District #9 in the form attached hereto as Exhibit "A" are hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such project plan for Tax Increment District #9 is financially feasible.
3. The project plan for Tax Increment District #9 is in conformity with the Comprehensive Plan of the City of Watertown, as well as other policies and laws of the City of Watertown.
4. That only whole parcels are included within Tax Increment District #9 and that all parcels are contiguous and not connected only by railroad rights-of-way, rivers or highways.

Motion to make a positive recommendation to the Common Council with the conditions as noted was made by Konz, seconded by Lampe and passed on a unanimous voice vote.

E. Review and take action: Reichart Lane Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a 3 mile extraterritorial plot, it is not in the airport protection zone nor is it designated for an expanded right of way.

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

F. Discussion Only: Future Land Use Designations for 121-125 N. Water Street and 100-104 E. Division Street

Brian Zirbes brought the request from David Schroeder to the Plan Commission to discuss the future land use of the noted properties. David Schroeder was present to discuss the current zoning of these two locations of central business and general business and the limits that puts on the ability to attract a developer for those sites.

The commission had a discussion on the sites and consensus was to give as much flexibility to the developer as possible.

G. Review and take action: Zoning Map Corrections Project – Vandewalle

Sonja Kruesel of Vandewalle & Associates presented the zoning map cleanup of approximately 125 parcels throughout the city. This is a cleanup of errors that have occurred over time through various instances that caused zoning misalignment. As part of the process no fees will be incurred by property owners who's rezoning would normally require a fee.

H. Initial Review and Schedule Public Hearing at Common Council: 1911 Gateway Drive – Comprehensive Plan Amendment request to change the Future Land Use (FLU) designation from Planned Mixed Use and Planned Neighborhood FLU to Multi-Family FLU

Brian Zirbes presented the request for a public hearing for November 4th.

Motion was made to set the public hearing date for November 4th by Lampe, seconded by Krueger and passed on a unanimous voice vote.

I. Initial Review and Schedule Public Hearing at Common Council: 1911 Gateway Drive – rezoning request from Multiple/Mixed Zoning to Multi-Family Residential MR-10

Brian Zirbes Brian Zirbes presented the request for a public hearing for November 4th.

Motion was made to set the public hearing date for November 4th by Lampe, seconded by Krueger and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/September%2023,%202024%20PC%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Konz and passed on a unanimous voice vote.
(5:37pm)

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 14th day of October, 2024 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin. This public hearing will be to consider the request of Josh & Marie Schuett (applicants) and Greenleaf Investments, LLC (owner) for a Conditional Use Permit for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1].

321 Front Street is zoned SR-4, Single-Family Residential, and is further described as follows:

Part of Lot Eighteen (18) of Schulz's Addition to the City of Watertown, being part of the Southwest One-Quarter (1/4) and Southeast One-Quarter (1/4) of Section Three (3), Town Eight (8) North, Range Fifteen (15) East, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

Beginning at the Southwesterly corner of Lot Eighteen (18) of Schulz's Addition, thence North 01°03'00" East, along the Easterly line of Front Street and the Westerly line of said Lot Eighteen (18), a distance of 12.00 feet; thence North 72°58'31" East, 90.89 feet to the Southerly line of Lot Eighteen (18) of Schulz's Addition; thence South 66°06'00" West along Southerly line, 95.30 feet to the point of beginning. (Parcel Number 291-0815-0331-016).

All persons wishing to be heard are invited to be present. Written comments may be submitted to the Building, Safety, & Zoning Department at nzimmerman@watertownwi.gov.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: September 30, 2024
and
October 7, 2024

(BLOCK AD)



T:\SCHUETT_JOSH & MARIE\SCHUETT_OPTION F2.rvt

Trego
ARCHITECTS
115 N. Maple St.
Watertown, WI 53094
Phone: 262.443.8201

ADDITION
SCHUETT, JOSH & MARIE
321 FRONT STREET
WATERTOWN, WI 53094

OPTION F2

PERSPECTIVES
2024.4.17

5.1

5

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwig
920-262-4042

Doug Zwig
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: 321 Front Street, Conditional Use Permits - CUP

A request by Josh Schuett for a Conditional Use Permit (CUP) to allow a combination of accessory structures exceeding a total of 1,000 square feet. Parcel PIN(s): 291-0815-0331-016

SITE DETAILS:

Acres: 0.575

Current Zoning: Single-Family Residential (SR-4)

Existing Land Use: Single-Family Home

Future Land Use Designation: Single-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a CUP to exceed the 1,000 sq ft maximum for accessory structures. The proposed attached garage will be approximately 1,382 square feet. No other accessory structures exist on the property. The maximum area of the lot that can be covered by accessory structures is 10%. The existing residential lot consists of 25,047 square feet of area of which 10% is 2,505 square feet. The square footage of the proposed accessory structure would not exceed 10% of the lot area.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the Single-Family Residential (SR-4) Zoning District, a 'Private Residential Garage or Shed' is an accessory land use permitted by right *[per § 550-24C(1)(b)]*.
2. Within the Single-Family Residential (SR-4) Zoning District, the maximum accessory building coverage is 10% of the lot area *[per § 550-25F(1)(e)]*.
3. Within Accessory Land Uses, applicable regulations for a 'Private Residential Garage or Shed' are detailed under 'Detached residential garage, carport, utility shed, play structure, or lawn ornament' *[per § 550-56C]*.

Applicable regulations for a 'Detached residential garage, carport, utility shed, play structure, or lawn ornament' land use include the following:

- One attached or detached garage and two accessory structures shall be permitted by right *[per § 550-56C(1)(a)]*.
- A conditional use permit is required for:
 - A combination of accessory structures exceeding a total of 1,000 square feet *[per § 550-56C(1)(b)(1)]*; or
 - More than two accessory structures *[per § 550-56C(1)(b)(2)]*.

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

Opportunity Runs Through It

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) In this paragraph:
 - a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
 - b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
 - a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
- 62.23 (7) (de)(5)

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

PLAN COMMISSION DECISION:

Private Residential Garage or Shed CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
Square footage is below the maximum accessory building coverage of 10% of the lot area.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
A conditional use permit is required for a combination of accessory structures exceeding a total of 1,000 square feet.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
A conditional use permit is required for more than two accessory structures.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

If Plan Commission answers "no" to any of the questions, above, the CUP must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:


The following are possible options for the Plan Commission:

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


ATTACHMENTS:

- Application materials







City Boundary



Parcels Lines



Address Points



**THE CITY OF
WATERTOWN**
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,460 Printed on: September
SCALE BAR = 1" Author:

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

8

PROGRAM for SCHUETT HOME

Josh and Marie
319 Front Street
Watertown, WI 53094
Jefferson County
tax key: 000

ZONING PER CITY OF WATERTOWN ZONING ORDINANCE, CHAPTER 550-24

- SR-4 residential
- Lot area: 26,357.11 sf
- Maximum lot coverage: 40% = 10,542.85 sf
- Maximum accessory building coverage: 10% = 2,635.71 sf
- Principal offsets
 - ✗ front: 25'-0"
 - ✗ rear: 25'-0"
 - ✗ sides: 10% lot width or minimum 8'-0", max 14'-0"; total of both sides = 16'-0".
Use 8'-0" per conversation with Brian Zirbes
 - ✗ shore: 75'-0", per conversation with Brian Zirbes
 - ✗ paving: unknown
- Principal building height: 35'-0"
- Accessory offsets
 - ✗ rear: 3'-0" or 10'-0" from alley
 - ✗ sides: 3'-0" or 10'-0" from alley
- Accessory building height: 15'-0"
- Accessory building area limits: 1,000.0 sf maximum (attached or detached) 1382.0 sf – conditional use permit required.

AREA CALCULATIONS FOR IMPERVIOUS SURFACE....

- Existing House:
 - ✗ Existing house: 1031.0 sf
 - ✗ Existing deck: 571.0 sf

Total (existing house): 1602.0 sf

Proposed House:

- ✗ Side Porch: 41.0 sf
- ✗ Laundry Addition: 215.0 sf
- ✗ Master Addition: 521.0 sf
- ✗ Gather Addition: 579.0 sf
- ✗ Garage: 1382.0 sf

Total (proposed house): 2738.0 sf

Proposed Site:

- ✗ Driveway: 2026.0 sf
- ✗ Patio Addition: 278.0 sf

Total (site): 2304.0 sf

SUMMATION

Total (existing house):	1602.0 sf
Total (proposed house):	2738.0 sf
Total (site):	2304.0 sf
Total Impervious:	6644.0 sf

Proposed	Allowed
6644.0 sf	< 10,542.85 sf

ZONING ACCESSORY LAND USE PER CITY OF WATERTOWN, CHAPTER 550-56

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

(1) Regulations.

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

(b) A conditional use permit is required for:

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

[2] More than two accessory structures.

ZONING DEFINITIONS PER CITY OF WATERTOWN, CHAPTER 550-15

BUILDING HEIGHT

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

FLOOR AREA

The sum of the gross horizontal areas of the several floors of a building, including interior balconies, mezzanines, basements and attached accessory buildings, fitting rooms, stairs, escalators, unenclosed porches, detached accessory buildings utilized as dead storage, heating and utility rooms, inside off-street parking or loading space. Measurements shall be made from the inside of the exterior walls and to the center of interior walls.

FLOOR AREA RATIO (FAR)

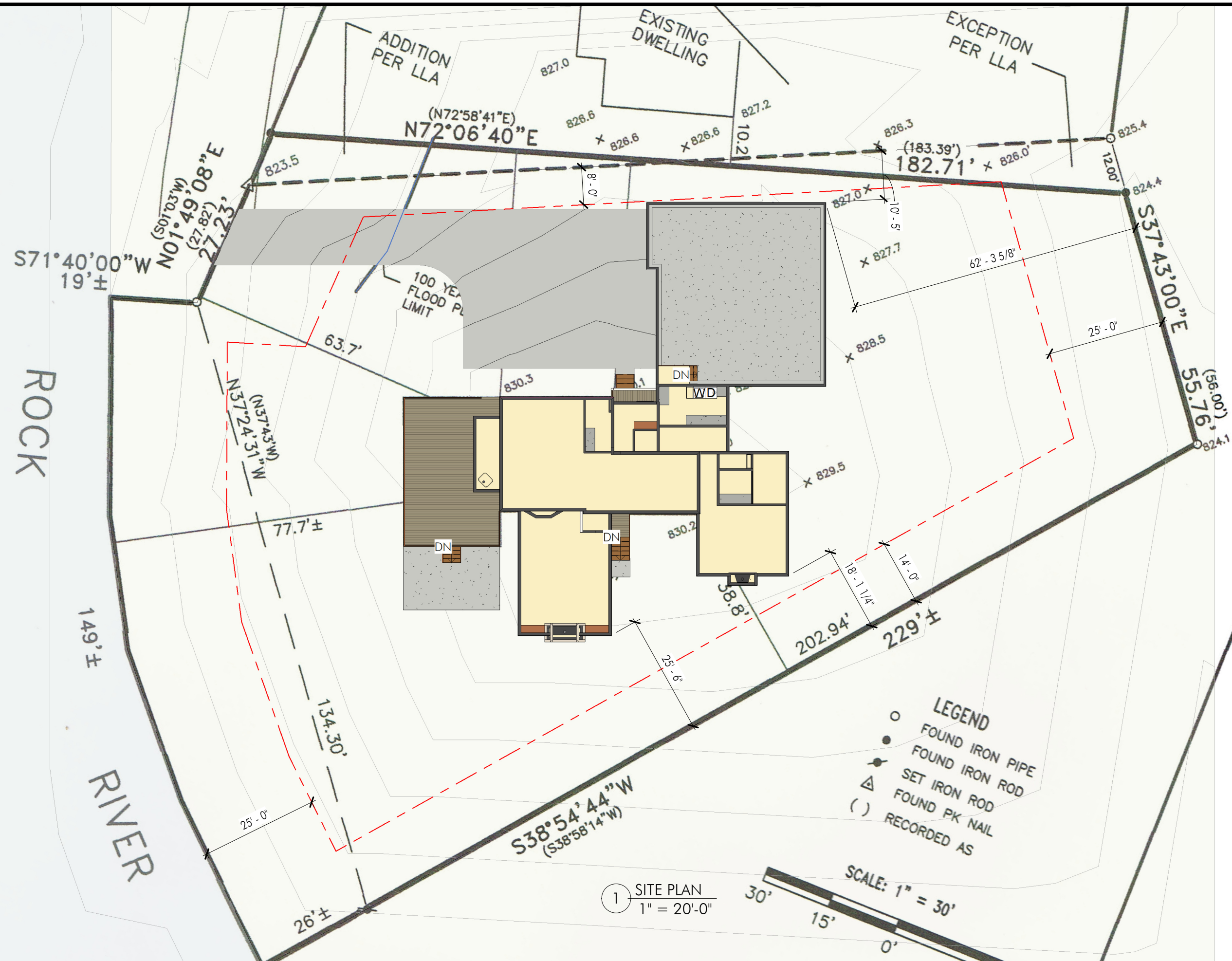
The ratio calculated by dividing the total floor area of all buildings on a site by the gross site area. See "maximum floor area ratio."

FREEBOARD

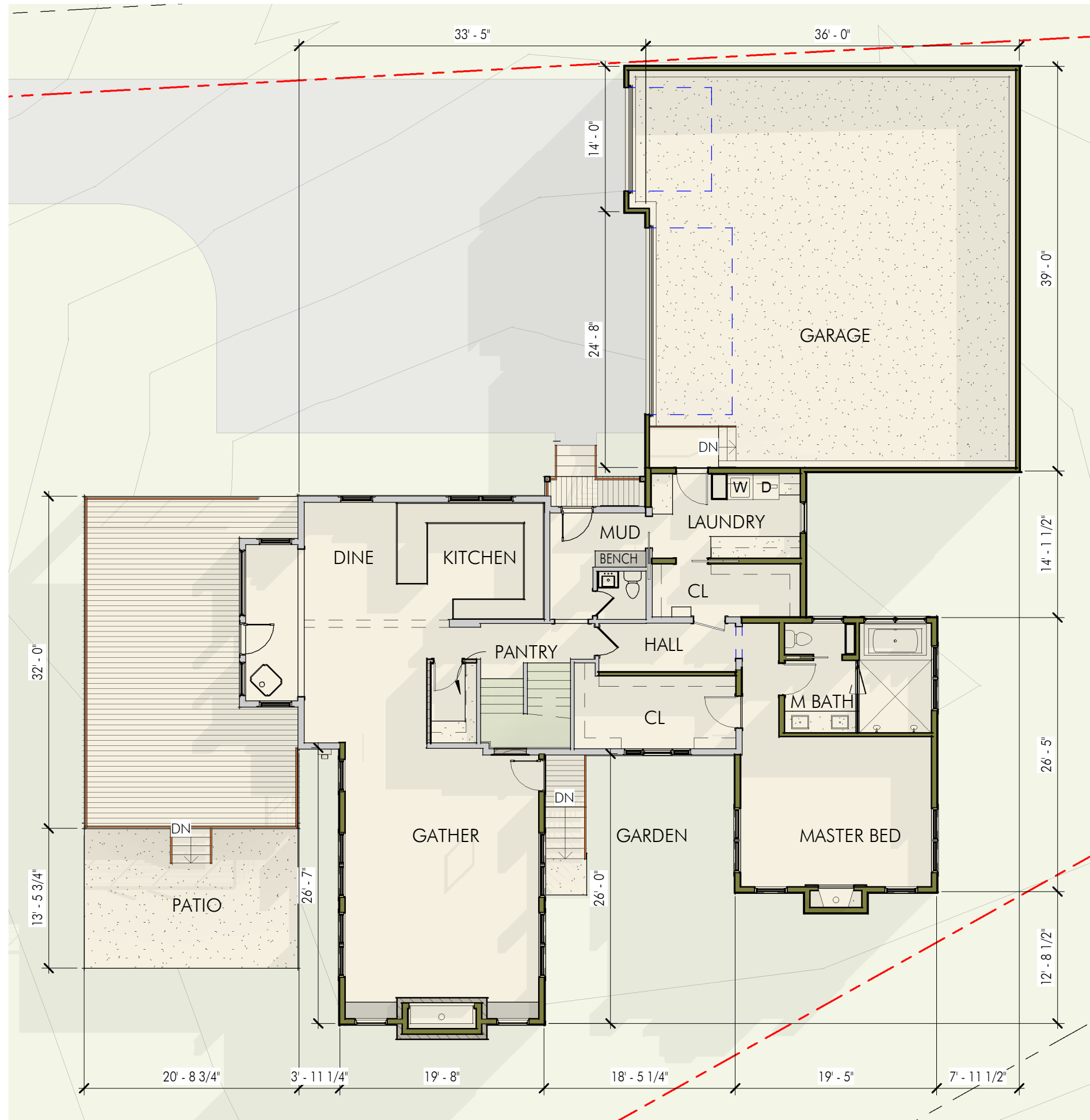
Represents a factor of safety usually expressed in terms of a certain amount of feet above a calculated flood level. Freeboard compensates for the many unknown factors that contribute to flood heights greater than the height calculated. These unknown factors may include, but are not limited to, ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of urbanization on the hydrology of the watershed, and loss of flood storage areas due to development and the sedimentation of a river bed or streambed.

GARAGE (RESIDENTIAL)

A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one truck of a rated capacity not in excess of 10,000 pounds. See § 550-56C.

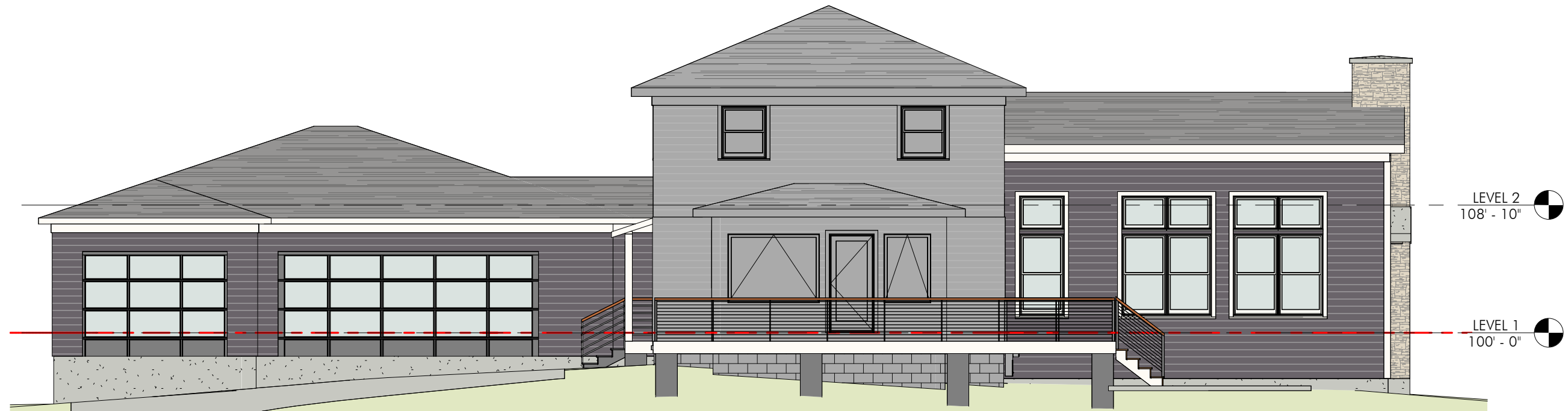


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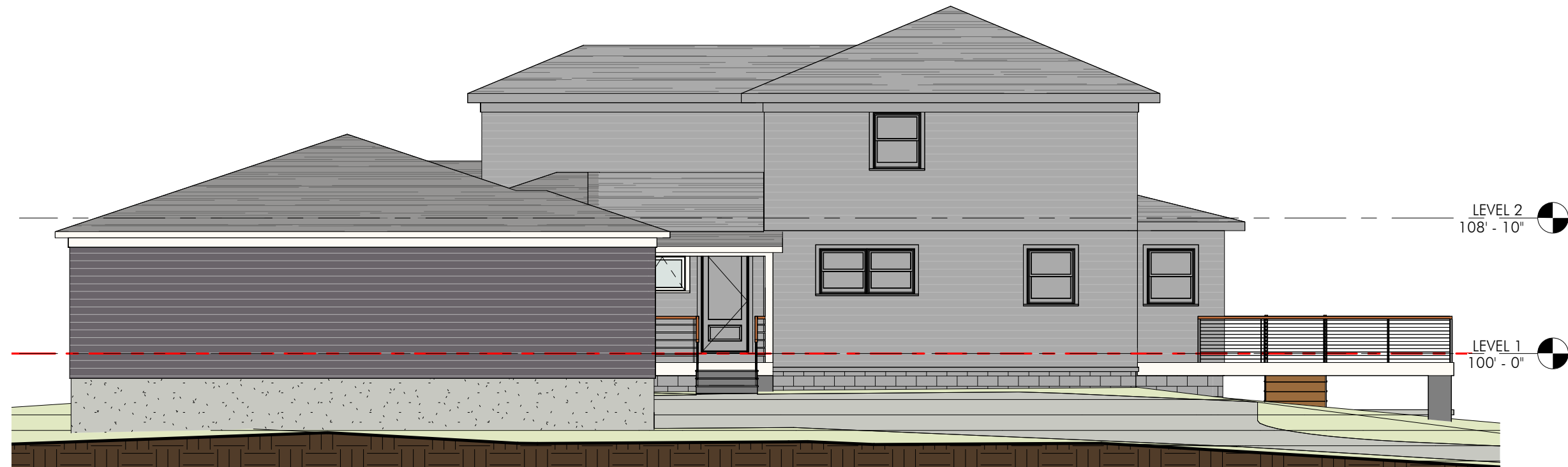


AREA SCHEDULE ...	
EXISTING HOUSE	1031 SF
EXISTING DECK	571 SF
MASTER ADDITION	521 SF
GATHER ADDITION	579 SF
GARAGE ADDITION	1382 SF
LAUNDRY ADDITION	215 SF
SIDE PORCH	41 SF
PATIO	278 SF

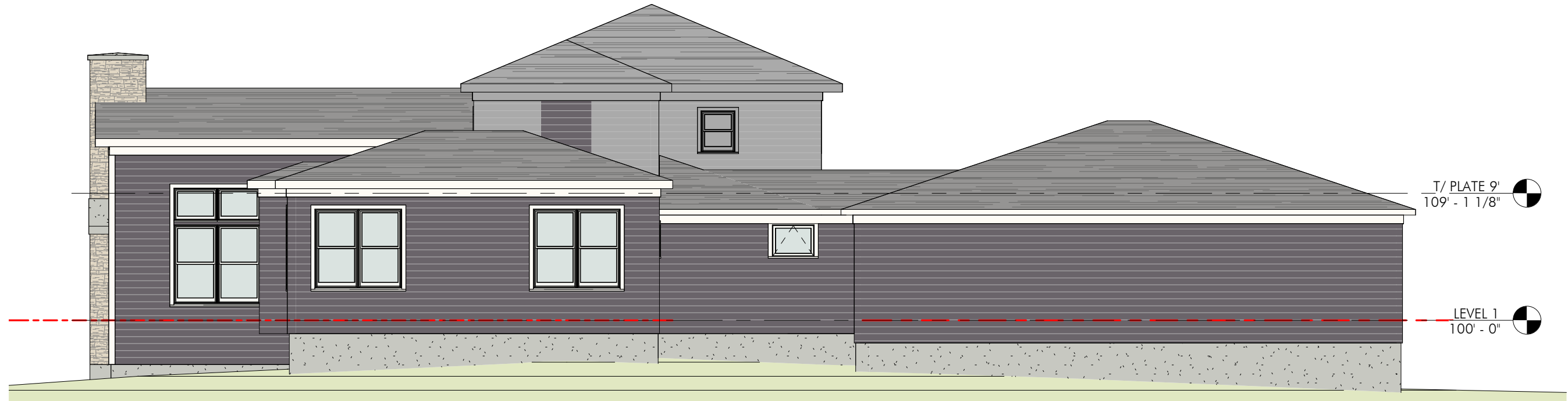
1 FIRST FLOOR PLAN
3/32" = 1'-0"



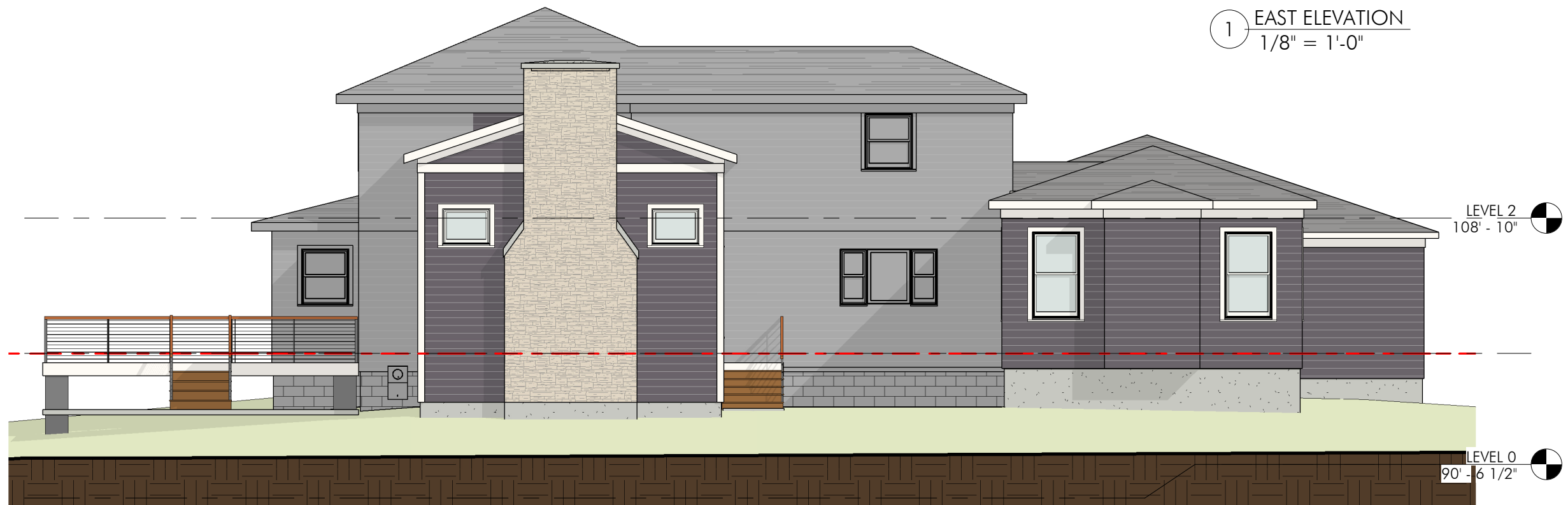
1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"

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1 EXT NW

T:\SCHUETT_JOSH & MARIE\SCHUETT_OPTION F2.rvt

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Watertown, WI 53094
Phone: 262.443.8201

ADDITION
SCHUETT, JOSH & MARIE
321 FRONT STREET
WATERTOWN, WI 53094

OPTION F2

PERSPECTIVES
2024.4.17

5.1



1 EXT SW

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ARCHITECTS
115 N. Maple St.
Watertown, WI 53094
Phone: 262.443.8201

ADDITION
SCHUETT, JOSH & MARIE
321 FRONT STREET
WATERTOWN, WI 53094

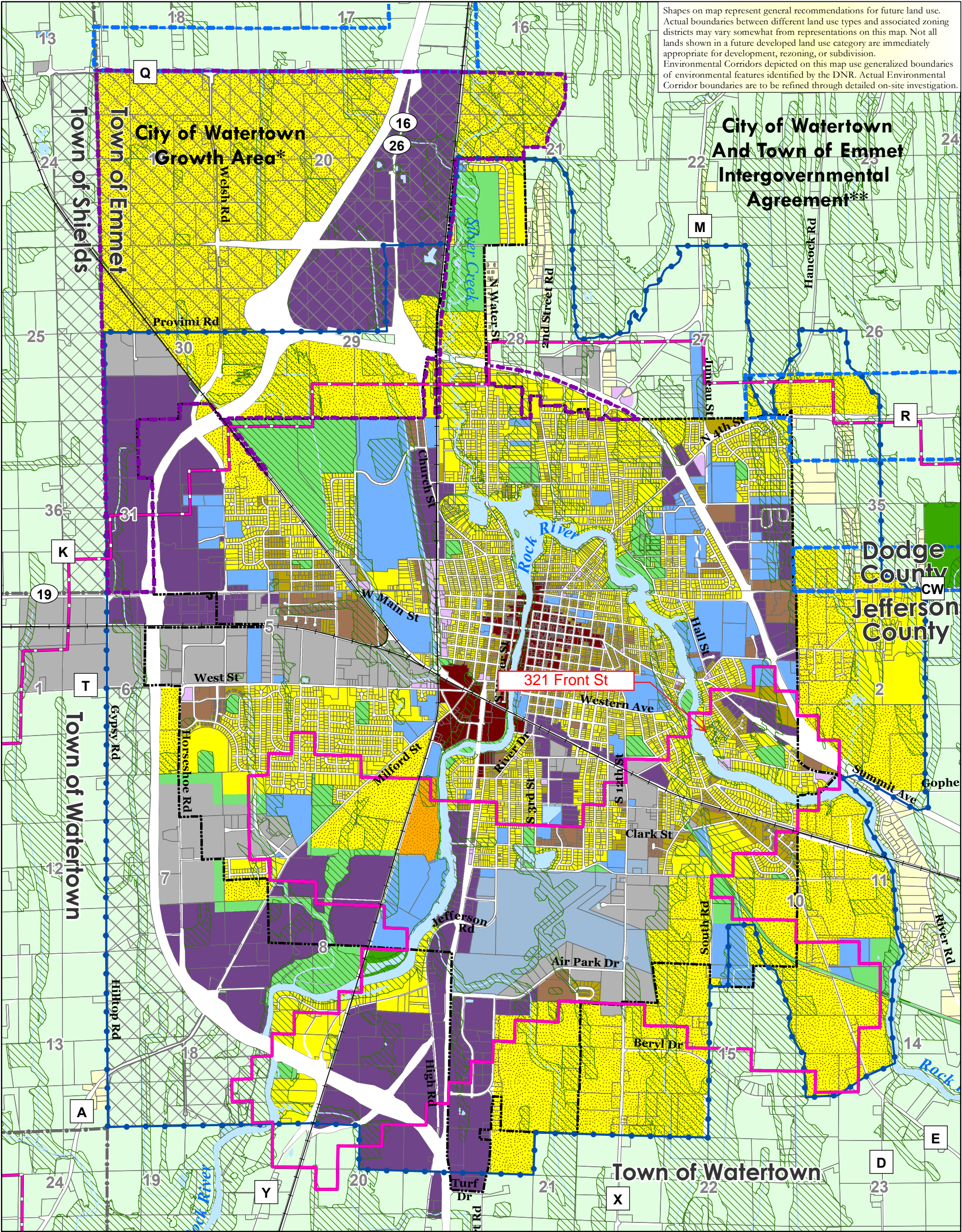
OPTION F2

PERSPECTIVES
2024.4.17

5.2



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Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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



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



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



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

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

Airport Height Limitations

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

VANDEWALLE &
ASSOCIATES INC.
Shaping places. shaping change



Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: N5710 Little Coffee Rd - Extraterritorial Certified Survey Map (CSM)

A request by David Riesop, agent for Dale and Karen Schuler Trust, to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-3414-001

SITE DETAILS:

Parent Parcel Acres: 30.02
Proposed Lot Size(s): Lot 1 – 2.209 acres.
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map with road access to Little Coffee Rd. The purpose of the land division is to facilitate a rezoning that took place in 2002. The CSM was not submitted for approval at the time of rezoning. This proposed ET-CSM will correct that oversight.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. The Little Coffee Road ROW is sufficient in this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

Certified Survey Map

Part of the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of
Section 34, Town 8 North, Range 15 East, Town of
Watertown, Jefferson County, Wisconsin

Petition # _____ Zoning _____
Check for subsequent zoning changes
with Jefferson County Zoning

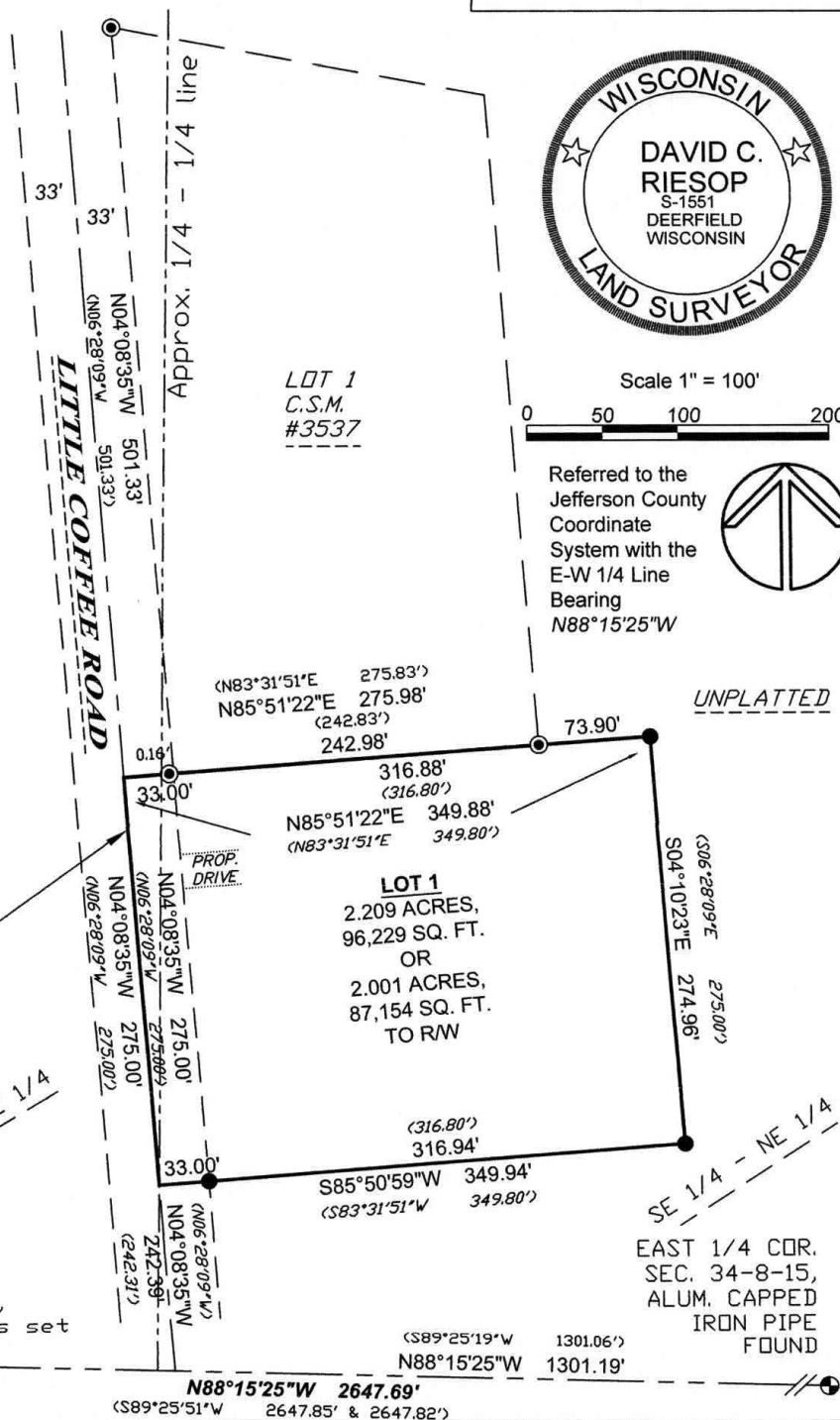
Legend:
● = 3/4" dia. iron rod found
⊙ = 1-1/4" iron pipe found
○ = 3/4" X 18" rebar set
1.5lbs. per Lineal Foot
Parentheses indicate
recorded as values.
**Italics indicate values
off of unrecorded
Woodman Map dated
10/18/2002*

Prepared for:
Schluter Trust
2109 Cty Rd E.,
Livingston, WI.
53554

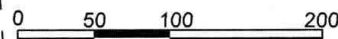
Centerline of Little
Coffee Road as per
CSM 3537 and
unrecorded map by J.
Woodman

UNPLATTED

Center 1/4 COR.
SEC. 34-8-15,
NW cor. CSM 4247,
1" pipe found, ties set



Scale 1" = 100'



Referred to the
Jefferson County
Coordinate
System with the
E-W 1/4 Line
Bearing
N88°15'25"W



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6298-24 Date 9/13/24
Sheet 1 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Part of the SE ¼ of the NE ¼ and the SW ¼ of the NE ¼ of
Section 34, Town 8 North, Range 15 East, Town of
Watertown, Jefferson County, Wisconsin

Surveyor's Certificate
I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Jefferson, and by the direction of Schluter Trust, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and its subdivision thereof, and that this land is located within and more fully described to wit:

Part of the SE ¼ of the NE ¼ and the SW ¼ of the NE ¼ of Section 34, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin, described as follows:

Commencing at the East ¼ corner of Section 34; thence N88°15'25"W, 1301.19 feet; thence N04°08'35"W, 242.39 feet to the point of beginning; thence continue N04°08'35"W, 275.00 feet to the Southwest corner of Lot 1 of Jefferson County Certified Survey map number 3537; thence N85°51'22"E, 349.88 feet along the South line of said Lot 1 and its Easterly extension; thence S04°10'23"E, 274.96 feet; thence S85°50'59"W, 349.94 feet to the point of beginning. The above described containing 2.209 acres, or 96,229 square feet, being subject to a right of way for Little Coffee Road across the Westerly 33 feet thereof.

David C. Riesop S-1551



Township Approval
I hereby certify that this Certified Survey Map was approved by the Town of Watertown on _____, 2018.

Town Clerk

City of Watertown Plan Commission Approval Certificate
This Certified Survey Map, in the City of Watertown is hereby approved by the Plan Commission of the City of Watertown.
Approved as of this _____ day of _____, 2024

Date: _____
Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

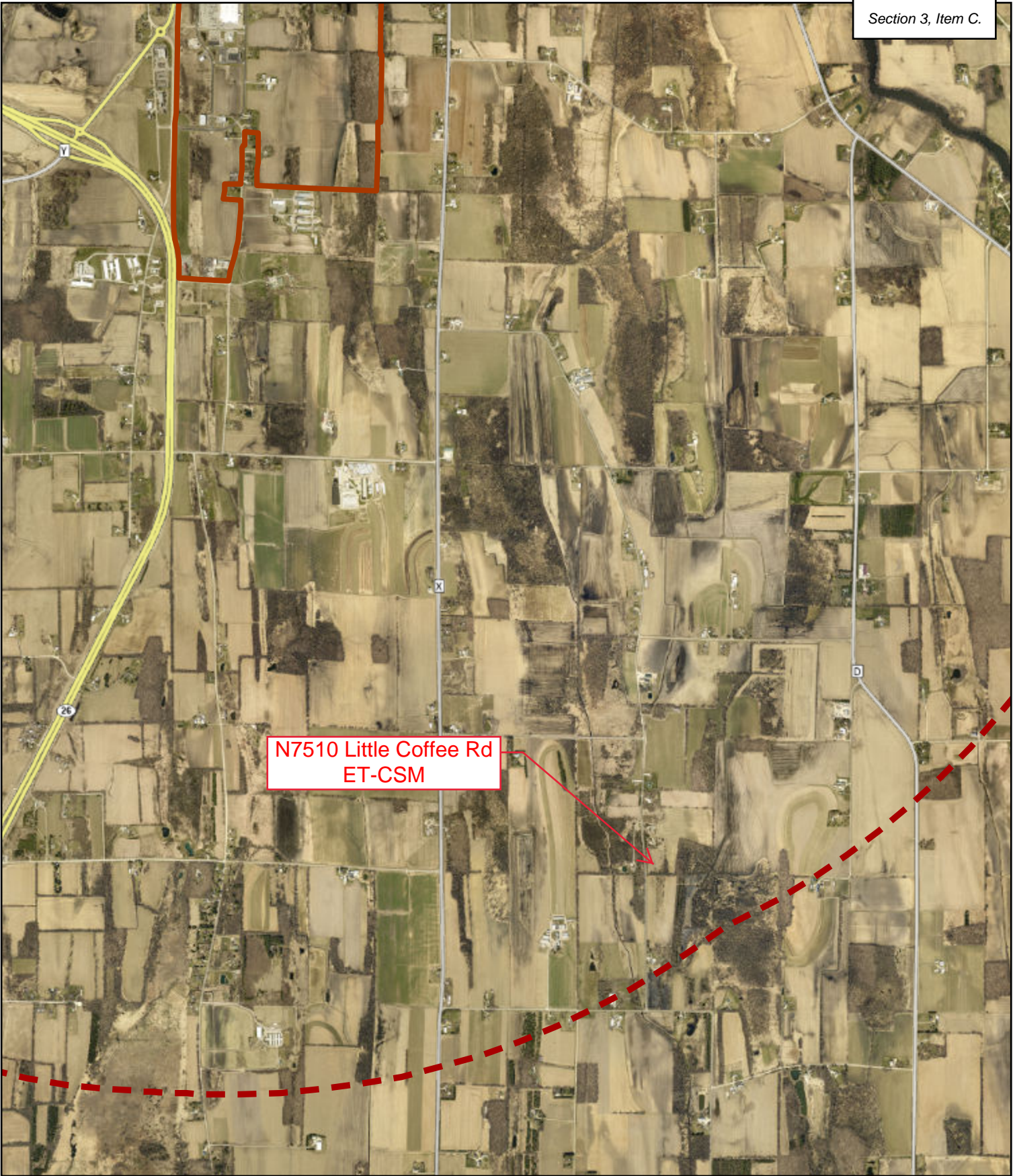
Date: _____
Megan Dunneisen, City Clerk



County Approval
Approved for recording per Jefferson County Planning and Zoning Committee.

Matt Zangl, Authorized Representative

Wisconsin Mapping, LLC
*surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6298-24 Date 9/13/24
Sheet 2 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____



-  City Boundary
-  City of Watertown 3 Mile Jurisdiction



City of Watertown Geographic Information System

Scale: 1:30,129 Printed on: September 23
SCALE BAR = 1" Author:

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

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: N8497 CTH D - Extraterritorial Certified Survey Map (CSM)

A request by Kelvin and Vonnice Buske to create a one-lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2321-000

SITE DETAILS:

Parent Parcel Acres: 40
Proposed Lot Size(s): Lot 1 – 4.64 acres.
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map with road access to CTH D. The purpose of the lot is to split an existing house from the larger parcel. The proposed lot is located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. CTH D is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way of 120ft (60ft from centerline) in this location. ROW meeting this requirement has been dedicated on the CSM

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:


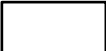
1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

Section 3, Item D.

N8497 CTH-D
ET-CSM

-  City Boundary
-  Parcels Lines



City of Watertown Geographic Information System

Scale: 1:16,032 Printed on: October 2015

SCALE BAR = 1"

Author:

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



CERTIFIED SURVEY MAP NO.

A DIVISION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 15 EAST,
TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

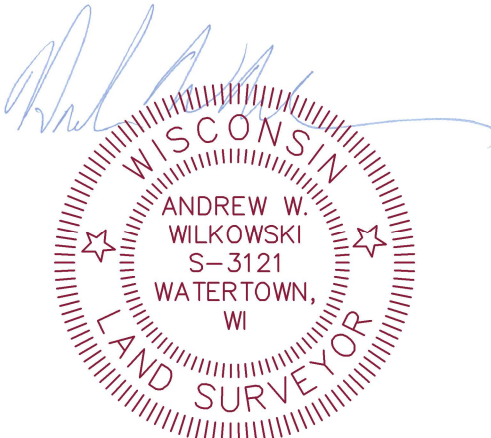
OWNER(S):
KELVIN L. BUSKE &
VONNIE L. BUSKE
N8497 CTH D
WATERTOWN, WI 53094

SURVEYED BY:
KW SURVEYING
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

PETITION # R4493A-24 ZONING A-3
CHECK FOR SUBSEQUENT ZONING CHANGES
WITH JEFFERSON COUNTY ZONING

NOTES

- 1. FIELD WORK PERFORMED ON SEPTEMBER 24, 2024.
- 2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (JEFFERSON COUNTY). THE EAST LINE OF THE SE QUARTER OF SECTION 23-08N-15E, BEARS S00°15'22"E.
- 3. CHECK FOR SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY.
- 4. THIS CERTIFIED SURVEY MAP HAS AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH; WHETHER OF NOT SUCH BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH ARE IN EXISTENCE.

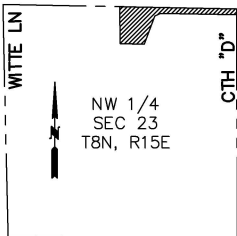


OCTOBER 01, 2024
REV: OCTOBER 06, 2024

DETAIL
1"=50'

DEDICATED TO
THE PUBLIC
FOR ROAD PURPOSES
(3,961 S.F.)

VICINITY MAP



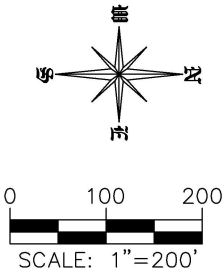
LEGEND

- 3/4" REBAR FOUND
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- (A) ACCESS LOCATION
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ===== PLAT BOUNDARY
- - - - - RIGHT-OF-WAY LINE
- - - - - SECTION LINE

S 1/4 CORNER
SECTION 23
T8N, R15E
FOUND ALUM
MONUMENT

EAST LINE OF NW 1/4 SEC 23-08-15
S 00°15'22" E 5265.86'
COUNTY ROAD "D"

NW CORNER
OF NW 1/4
SECTION 23
T8N, R15E
FOUND ALUM MONUMENT



LOT 1
INCLUDING ROW
205860 Sq. Feet
4.7259 Acres
EXCLUDING ROW
201,899 Sq. Feet
4.6350 Acres

S 88°54'49" E 2629.38'
(S89°39'47"E 2629.94')
NORTH LINE OF NW 1/4 SEC 23-08-15

UNPLATTED
LANDS

P.O.B.
NE CORNER
OF NW 1/4
SECTION 23
T8N, R15E
FOUND RR SPIKE

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 15 EAST,
TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

LEGAL DESCRIPTION

BEING A DIVISION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 08 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, SAID CORNER ALSO BEING THE POINT
OF BEGINNING;
THENCE S00°15'22E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 66.02 FEET;
THENCE N88°54'49"W, 856.50 FEET;
THENCE S65°52'17"W, 67.56 FEET;
THENCE S20°42'17"W, 340.52 FEET;
THENCE N88°49'04"W 270.96 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER;
THENCE N00°45'06"W ALONG SAID WEST LINE, 415.29 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST
QUARTER;
THENCE S88°54'49"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1314.69 FEET TO THE POINT OF
BEGINNING.

DEDICATING THE EASTERLY 60.00 FEET FOR RIGHT OF WAY PURPOSES,
SAID PARCEL CONTAINS 205,860 SQUARE FEET OR 4.7259 ACRES.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF
KELVIN L. & VONNIE L. BUSKE, I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED THE LANDS DESCRIBED
HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS
SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED.
I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE
WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF JEFFERSON COUNTY, WISCONSIN.



ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

REV:OCTOBER 06, 2024
OCTOBER 01, 2024

DATE



CONSENT OF CORPORATE MORTGAGEE

SUMMIT CREDIT UNION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF
THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE
SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF ANDREW W.
WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3121, AND DO HEREBY CONSENT TO THE ABOVE
CERTIFICATE OF KELVIN L. BUSKE & VONNIE L. BUSKE, OWNER.

WITNESS THE HAND AND SEAL OF SUMMIT CREDIT UNION, MORTGAGEE, THIS____DAY OF_____, 20_____.

_____, TITLE_____

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 20_____, THE ABOVE NAMED
REPRESENTATIVES OF THE ABOVE NAMED_____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 15 EAST,
TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

OWNERS CERTIFICATE

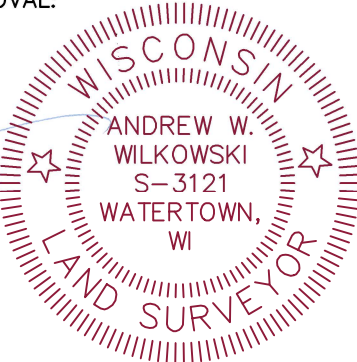
KELVIN L. BUSKE AND VONNIE L. BUSKE, AS OWNERS, DO HEREBY CERTIFY THAT SAID OWNERS HAVE CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED HEREON, SAID OWNERS FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- i) JEFFERSON COUNTY PLANNING AND ZONING
- ii) TOWN OF WATERTOWN

KELVIN L. BUSKE (OWNER)



OCTOBER 01, 2024
REVISED OCTOBER 06, 2024



VONNIE L. BUSKE (OWNER)

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED
KELVIN L. BUSKE AND VONNIE L. BUSKE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN

MY COMMISSION EXPIRES

JEFFERSON COUNTY APPROVAL

APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE ON THIS _____ DAY OF
_____ 2024,

MATT ZANGL, DIRECTOR

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE (EXTRATERRITORIAL) :

THIS CERTIFIED SURVEY MAP, IN THE CITY OF WATERTOWN EXTRATERRITORIAL JURISDICTION, IS HEREBY APPROVED
BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

APPROVED AS OF THIS _____ DAY OF _____, 20____ .

DATE: _____

EMILY MCFARLAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A CERTIFIED SURVEY MAP ADOPTED
BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____

MEGAN DUNNEISEN, CITY CLERK

TOWN OF WATERTOWN APPROVAL

APPROVED BY THE TOWN OF WATERTOWN ON THIS _____ DAY OF
_____ 2024,

JEFFERSON COUNTY HIGHWAY APPROVAL

RESOLVED, COUNTY HIGHWAY "D" BEING DEDICATED TO THE PUBLIC ON THIS MAP IN THE TOWN OF WATERTOWN,
KELVIN L. & VONNIE L. BUSKE, OWNERS, IS HEREBY APPROVED AND ACCEPTED BY JEFFERSON COUNTY.

DATE
SIGNED: _____
BENJAMIN WEHMEIER, ADMINISTRATOR



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
 DATE: October 14th, 2024
 SUBJECT: Bielinski Enclave CSM – Preliminary Certified Survey Map (CSM)

A request by John Donovan, agent for Bielinski Homes, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0642-007

SITE DETAILS:

Parent Parcel Acres: 6.211 acres

Proposed Lot Size(s): Lot 1 – 0.158 acres (6,884 S.F.), Lots 2, 3, & 4 – 0.116 acres (5,060 S.F)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a four lot CSM to create single-family home lots. These lots will be part of the larger Bielinski Enclave development proposed for this site. As a result of the approved PUD Overlay for this site, the Minimum Lot Area required in the Single-Family Residential Zoning District is reduced from 8,000 S.F. to 4,601 S.F per dwelling unit and the Front and Street Yard Building Setbacks are reduced to 20ft. These lots are being created in advance of the plat for this area to facilitate construction on these lots in 2024. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 975 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. The existing ROW for Belmont Drive is sufficient in this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

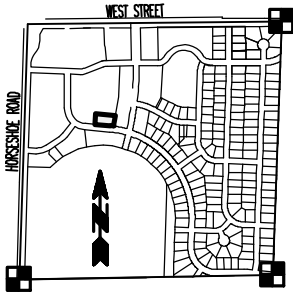
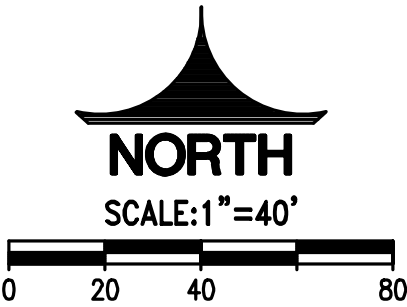
1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the City of Watertown Plan Commission:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 975 feet above mean sea level.
 - b. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.

CERTIFIED SURVEY MAP NO.

A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



W. 1/4 CORNER,
SEC. 6-8-15
JEFFERSON CTY. COORD. SYSTEM
N-626,025.552 E-864,682.624

S.E. 1/4, SEC. 6,
T. 8 N., R. 15 E.
SCALE: 1"=2000'

REMAINDER
LOT 1
C.S.M. #3939

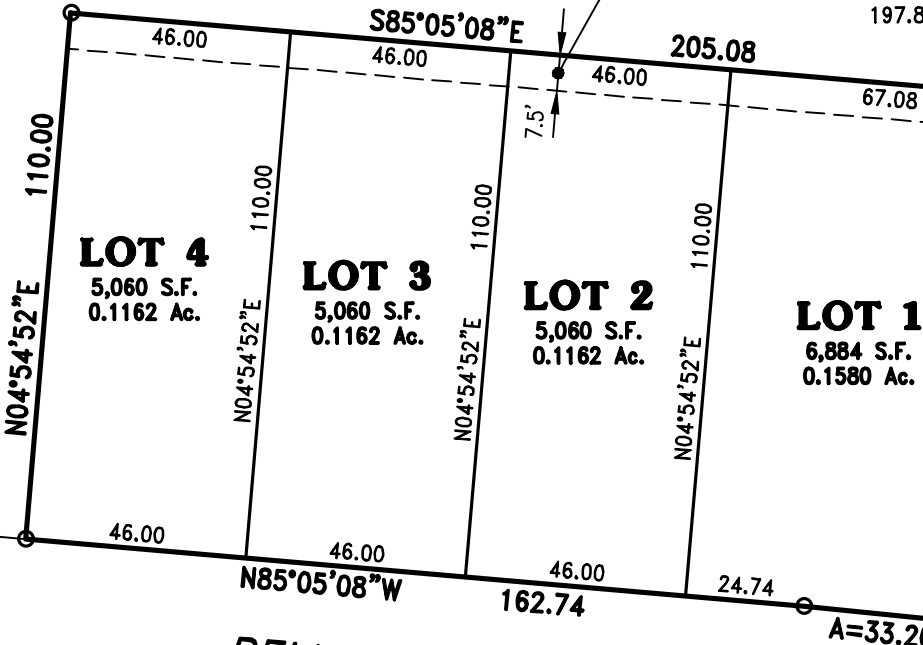
N. LINE, S. 1/2, SEC. 6-8-15
(S89°25'27"W 4870.16')

7.5' WIDE STORM SEWER
AND DRAINAGE EASEMENT
(GRANTED TO THE CITY OF
WATERTOWN)

S89°25'27"W
1673.50
S02°05'06"W
769.40

S09°38'32"W
197.80

(P.O.C.)
E. 1/4 CORNER,
SEC. 6-8-15
JEFFERSON COUNTY COORD. SYSTEM
N-626,074.507 E-869,552.497



CURVE DATA:
A = 33.20'
R = 962.81'
DELTA = 01°58'31"
CB = N84°05'52.5"W
CH = 33.20'
TAN IN=N83°06'37"W
TAN OUT=N85°05'08"W

OWNER:
BIELINSKI DEVELOPMENT, INC.
1830 MEADOW LANE, STE. A
PEWAUKEE, WI 53072

LOT 1
C.S.M. #3942

PIPING LEGEND:

○ - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY COORDINATE SYSTEM IN WHICH THE NORTH LINE OF THE S.E. 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, BEARS S89°25'27"W.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.

PREPARED BY:

TRIO ENGINEERING, LLC
4100 N. CALHOUN RD.
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480



DRAFTED THIS 17th DAY OF SEPTEMBER, 2024.
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 16-046-966-01
SHEET 1 OF

CERTIFIED SURVEY MAP NO. _____

**A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

I have surveyed, divided and mapped a portion of Lot 1 of Certified Survey Map No. 3939, being located in a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Jefferson County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 6; Thence South 89°25'27" West and along the North line of the South 1/2 of said Section, 1673.50 feet to a point; Thence South 02°05'06" West and along the East line of said Lot 1 of said Certified Survey Map No. 3939 and the Northerly extension thereof, 769.40 feet to a point; Thence South 09°38'32" West and along the said East line of said Lot 1, 197.80 feet to the place of beginning of lands hereinafter described;

Continuing thence South 09°38'32" West and along the said East line of said Lot 1, 110.95 feet to a point on the North Right-of-Way line of "Belmont Drive"; Thence Northwesterly 33.20 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 962.81 feet, whose central angle is 01°58'31", and whose chord bears North 84°05'52.5" West, 33.20 feet to a point of tangency; Thence North 85°05'08" West and along the said North Right-of-Way line, 162.74 feet to a point; Thence North 04°54'52" East, 110.00 feet to a point; Thence South 85°05'08" East, 205.08 feet to the point of beginning of this description.

Said Parcel contains 22,064 Square Feet (or 0.5066 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Bielinski Development, Inc.**, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Watertown in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO. _____

A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Bielinski Development, Inc., as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Watertown, this _____ day of _____, 20 ____.

Bielinski Development, Inc.

Frank Bielinski, Member

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Frank Bielinski, Member, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

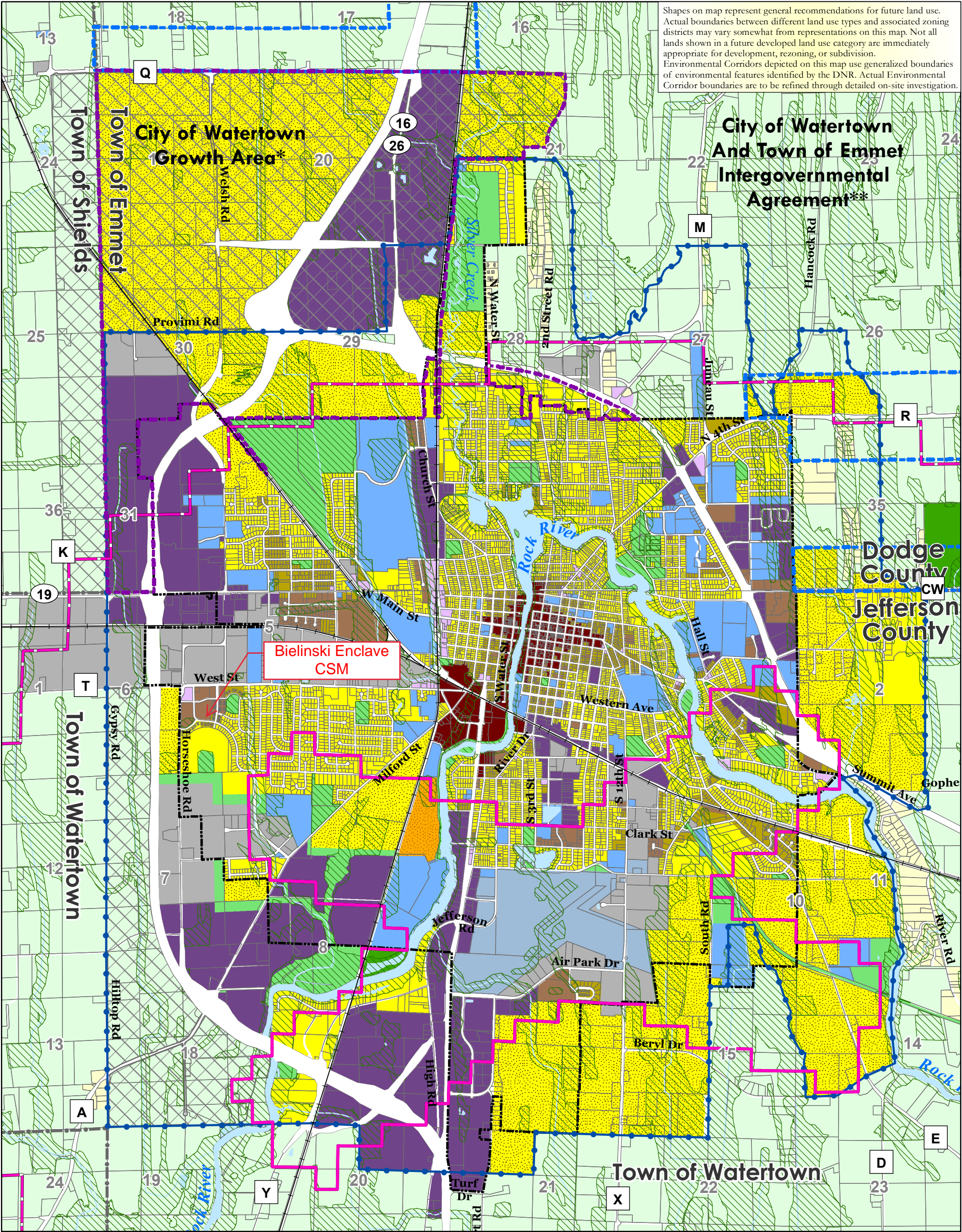
Approved, that the Certified Survey Map, in the City of Watertown, **Bielinski Development, Inc.**, owner, are hereby approved by the Plan Commission.

Approved as of this _____ day of _____, 20_____.

Date: _____
Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Plan Commission of the City of Watertown.

Date: _____
Megan Dunneisen, City Clerk



Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

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

Rights-of-Way

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

City/Town IGA**

- City Growth Area
- City Periphery Areas

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

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

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

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

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

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

City of Watertown

Town Boundary

Parcel

Railroad

Watertown Urban Service Area

Watertown Long Range Growth Area

Airport Height Limitations

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

Draft: August 7, 2019

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

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

0 0.25 0.5 1 Miles

Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: Belmont Dr – Vacation/Discontinuance of a Public Way

A request by the City of Watertown to initiate the vacation/discontinuance of a portion of Belmont Drive.

SITE DETAILS:

Street: Belmont Dr
Acres: 0.76

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown is proposing to vacate/discontinue a public way for a portion of Belmont Drive located northwest of the intersection with Oakland Avenue and extending north to the intersection of Steeplechase Drive to foster redevelopment of the adjacent parcels in the public interest.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council any Vacation/Discontinuance of a Public Way.

Per Wisconsin State Statute § 62.23(5):

- (5) **Matters referred to city plan commission.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; 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, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

Per the Wisconsin Statutes the Common Council may initiate any Vacation/Discontinuance of a Public Way that is determined to be in the public interest.

Per Wisconsin State Statute § 66.1003(4)(a)):

- (a) Notwithstanding subs. (2) and (3), proceedings covered by this section **may be initiated by the common council or village or town board by the introduction of a resolution declaring that since the public interest requires it, a public way or an unpaved alley is vacated and discontinued.** No discontinuance of a public way under this subsection may result in a landlocked parcel of property.

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PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Negative recommendation of the Discontinuance of a Public Way to Common Council.
2. Positive recommendation of the Discontinuance of a Public Way to Common Council.
3. Positive recommendation of the Discontinuance of a Public Way to Common Council, with conditions identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

**INITIAL RESOLUTION
TO DISCONTINUE PUBLIC WAY ON BELMONT DRIVE, NEAR AND ABOUT ITS
INTERSECTIONS WITH OAKLAND AVENUE AND STEEPLECHASE DRIVE,
CITY OF WATERTOWN, COUNTY OF JEFFERSON, WISCONSIN**

Sponsor: Mayor Emily McFarland
From: Plan Commission

WHEREAS, it is proposed that the public interest requires that a portion of Belmont Drive, that has not previously been vacated, be vacated and discontinued; and,

WHEREAS, it is the purpose of this Resolution to state the intent of the City Council to vacate and discontinue that portion of Belmont Drive generally described above and particularly described below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Watertown, Wisconsin:

Section 1. That the Common Council of the City of Watertown, Wisconsin, hereby proposes to determine whether the public interest requires that a portion of Belmont Drive, City of Watertown, Dodge County, Wisconsin, as hereinafter described, is to be vacated and discontinued pursuant to §66.1003 of the Wisconsin Statutes.

LEGAL DESCRIPTION:

All that part of Certified Survey Map Number 3939 and Certified Survey Map Number 3941, located in a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 6; Thence North 01°47'45" East and along the West line of the said Northwest 1/4 Section, 1644.83 feet to a point; Thence South 88°12'15" East, 482.61 feet to a point on the East line of Lot 1 of said Certified Survey Map Number 3941 and the place of beginning of lands hereinafter described;

Thence Northwesterly 176.40 feet along the said East line and the arc of a curve, whose center lies to the Northeast, whose radius is 233.00 feet, whose central angle is 43°22'38", and whose chord bears North 22°15'52" West, 172.22 feet to a point of tangency; Thence North 00°34'33" West and along the said East line, 353.47 feet to a point on the South Right-of-Way line of "Steeplechase Drive"; Thence South 88°12'15" East and along the said South Right-of-Way line,

66.06 feet to a point on the West line of said Certified Survey Map Number 3939; Thence South 00°34'33" East and along the said West line, 350.74 feet to a point of curvature; Thence Southeasterly 125.86 feet along the said West line and the arc of a curve, whose center lies to the Northeast, whose radius is 167.00 feet, whose central angle is 43°10'50", and whose chord bears South 22°09'58" East, 122.90 feet to a point; Thence South 46°14'37" West, 60.00 feet to a point; Thence South 38°38'58" West, 6.05 feet to the point of beginning of this description.

Said Parcel contains 33,189 Square Feet (or 0.7619 Acres) of land, more or less.

(Type meeting date) Exhibit #XXXX

EASEMENTS

The City of Watertown will retain an easement for *ALL* existing utilities within the entire width of the above-described and vacated street area.

EXISTING LOT LINE PROJECTIONS

It is the intent of the City of Watertown that the adjoining property owners to each side of this vacated street area shall acquire a one-half ownership interest in the entire area being vacated.

Section 2. That the City Clerk of the City of Watertown be authorized and directed to give notice required by §66.1003 of the Wisconsin Statutes; and,

Section 3. That according to §80.32 of the Wisconsin Statutes, upon vacation and discontinuance of said portion of Belmont Drive, title to the above-described land shall belong to the adjoining property owners to the east and west of this vacated street area and shall acquire one-half ownership interest in the area being vacated as shown on the attached Exhibit "A"; and,

Section 4. That this Resolution shall be in full force and effect immediately upon its passage and adoption.

(Type meeting date) Exhibit #XXXX

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED Type meeting date

CITY CLERK

APPROVED Type meeting date

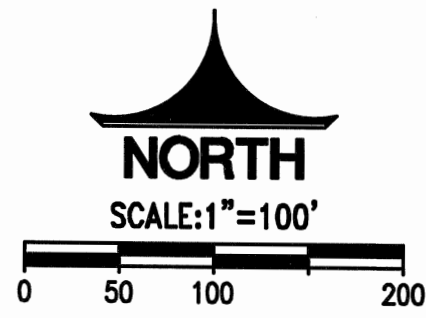
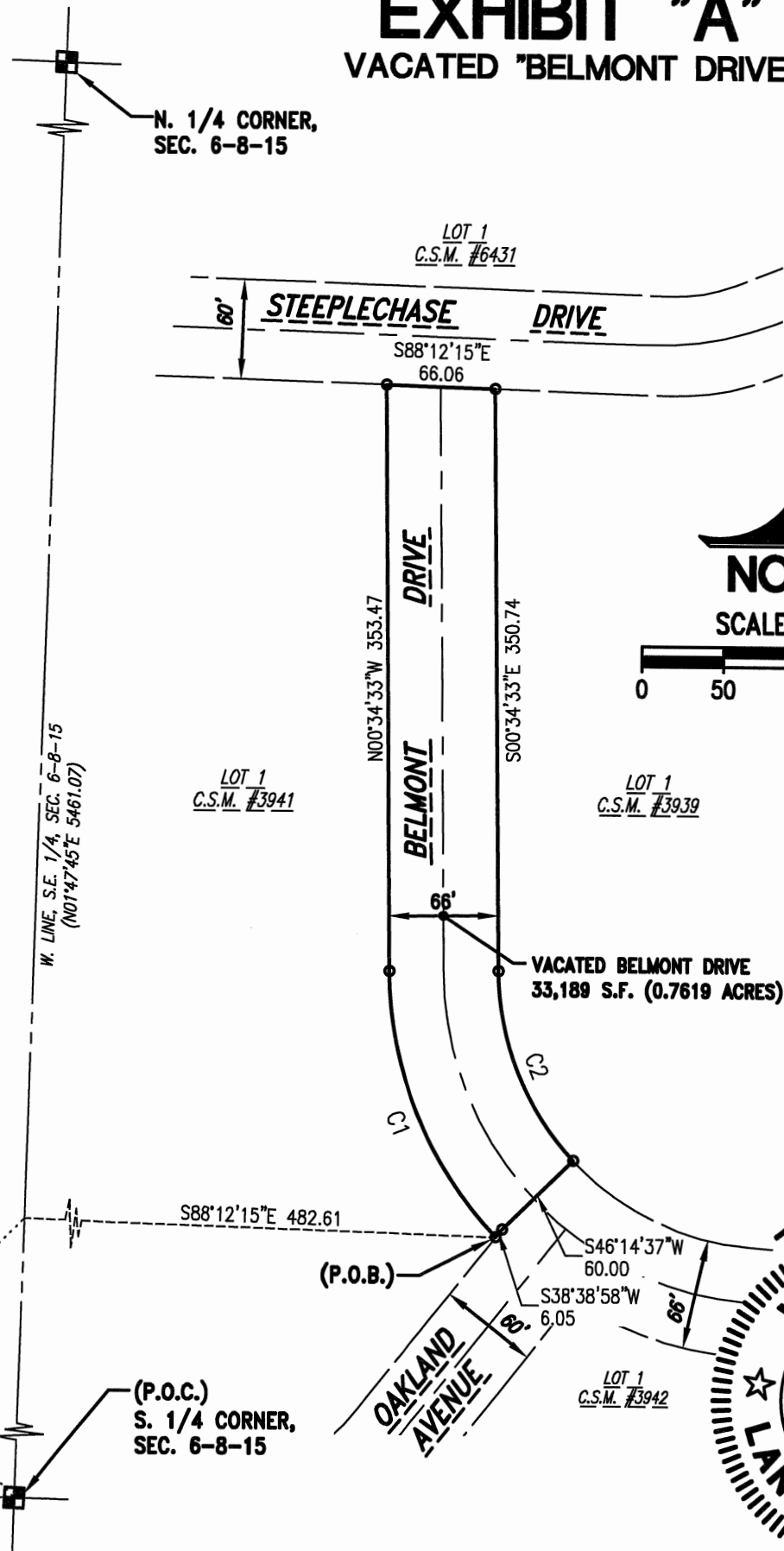
MAYOR

EXHIBIT "A"

VACATED "BELMONT DRIVE"

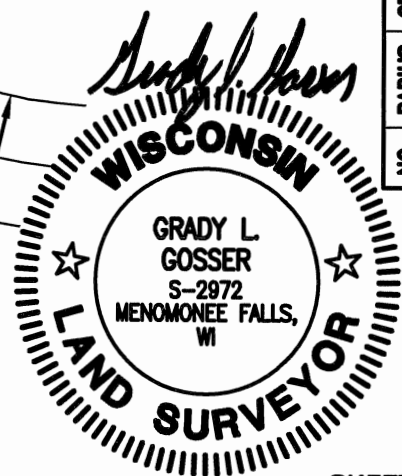


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



CURVE TABLE:

	TANGENT OUT	TANGENT IN	CHORD BEARING	CHORD	ARC	CENTRAL ANGLE	RADIUS	NO.
	N00°34'33"W	N43°57'11"W	N22°15'52"W	172.22	176.40	43°22'38"	233.00	C1
	S43°45'23"E	S00°34'33"E	S22°09'58"E	122.90	125.86	43°10'50"	167.00	C2



VACATED "BELMONT DRIVE"

Section 3, Item F.

LEGAL DESCRIPTION:

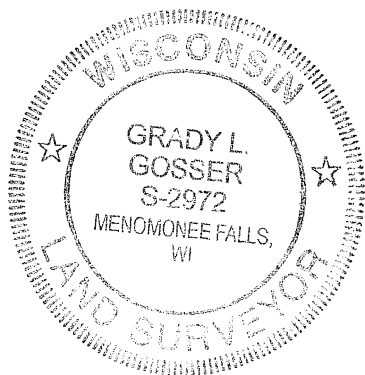
All that part of Certified Survey Map Number 3939 and Certified Survey Map Number 3941, located in a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, now being more particularly bounded and described as follows:

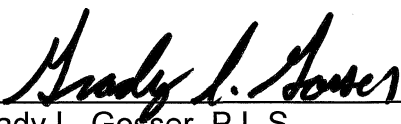
Commencing at the South 1/4 corner of said Section 6; Thence North 01°47'45" East and along the West line of the said Northwest 1/4 Section, 1644.83 feet to a point; Thence South 88°12'15" East, 482.61 feet to a point on the East line of Lot 1 of said Certified Survey Map Number 3941 and the place of beginning of lands hereinafter described;

Thence Northwesterly 176.40 feet along the said East line and the arc of a curve, whose center lies to the Northeast, whose radius is 233.00 feet, whose central angle is 43°22'38", and whose chord bears North 22°15'52" West, 172.22 feet to a point of tangency; Thence North 00°34'33" West and along the said East line, 353.47 feet to a point on the South Right-of-Way line of "Steeplechase Drive"; Thence South 88°12'15" East and along the said South Right-of-Way line, 66.06 feet to a point on the West line of said Certified Survey Map Number 3939; Thence South 00°34'33" East and along the said West line, 350.74 feet to a point of curvature; Thence Southeasterly 125.86 feet along the said West line and the arc of a curve, whose center lies to the Northeast, whose radius is 167.00 feet, whose central angle is 43°10'50", and whose chord bears South 22°09'58" East, 122.90 feet to a point; Thence South 46°14'37" West, 60.00 feet to a point; Thence South 38°38'58" West, 6.05 feet to the point of beginning of this description.

Said Parcel contains 33,189 Square Feet (or 0.7619 Acres) of land, more or less.

Date: 9/30/2024




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 North Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: Public Hearing Comment Review and Recommend to Council – Text Amendments to Chapter 550 Zoning

A request for text amendments to the City of Watertown Zoning Code - Chapter 550.

BACKGROUND DESCRIPTION:

Amendment #1:

The zoning code allows institutional land uses (churches, schools, assisted living, etc.) to be located within residential zoning districts. These institutional buildings are largely commercial in nature despite being located in residential zoning districts. Because these institutional land uses are located in residential and not commercial zoning districts, these institutional uses (churches, schools, assisted living, etc.) are not currently required to meet the same exterior storage requirements as similar commercial buildings located in commercial zoning districts. These exterior storage requirements include the need to obtain a conditional use permit when establishing or relocating a dumpster enclosure or a parking area on a parcel. The conditional use permit process allows for neighbors to be notified of the pending change and have an opportunity to provide input regarding the change. This text amendment will require that institutional land uses listed under § 550-51 and located in residential zoning districts abide by the same requirements for exterior storage as required in office and commercial zoning districts.

Amendment #2:

The zoning code sets requirements for exterior storage in non-residential zoning districts. The current non-residential exterior storage standards state that all storage in office, commercial, and industrial zoning districts must be conducted within a completely enclosed building. This requirement is in conflict with the permitted and conditional uses within the industrial zoning districts that allow for other types of exterior storage. In addition, the current non-residential exterior storage requirements contain confusing language as to the types of outdoor storage that require conditional use permit approval under this section. This text amendment clarifies that in industrial zoning districts, exterior storage must follow the requirements of the industrial zoning districts for the permitted and conditional uses within the districts and that storage in all office and commercial zoning districts must be conducted within an enclosed building. In addition, this text amendment clarifies the circumstances when certain outdoor storage uses (establishing/relocating a dumpster enclosure or a parking area) can be approved via a conditional use permit in all non-residential zoning districts (office, commercial, & industrial).

Amendment #3:

The zoning code requires that institutional land uses (churches, schools, assisted living, etc.) abide by the sign regulations for the zoning district in which the structure is located. Because institutional land uses can be located within residential zoning districts, these largely commercial structures (churches, schools, assisted living, etc.) can be significantly limited in the type, size, and placement of signage. For example, the maximum sign area for a monument sign in the Single-Family Residential (SR-4) Zoning District is 2 square feet per sign. In contrast, the maximum sign area for a monument sign in the General Business (GB) Zoning District is 100 square feet per sign. This text amendment would allow institutional land uses

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listed under § 550-51 and located within a residential zoning district to follow the sign regulations General Business (GB) zoning district.

Section 3, Item G.

Amendment #4:

The zoning code contains a section providing regulations for 'detached residential garage, carport, utility shed, play structure, or lawn ornament' accessory land uses. This section contains confusing language that is often misinterpreted. This text amendment renames and rewrites this section of the zoning code to add clarity and to simplify the regulations for residential accessory structures. This text amendment also provides clarity regarding when a conditional use permit can be used to exceed the standards set in this section.

Amendment #5:

Current zoning code provides a description of the 'Convenient Cash Business' land use that includes a listing of the three zoning districts where these uses are conditionally allowed. However, the three zoning districts themselves do not list 'Convenient Cash Business' as conditional uses within each district's listing of conditional uses. This text amendment corrects this oversight and adds 'Convenient Cash Business' as a conditional use in the Planned Business (PB), General Business (GB), and Central Business (CB) zoning districts.

Amendment #6:

Current zoning code provides drainage standards that include the requirement that all parking lots 4,000 sq ft or larger must have inlets connected to the municipal storm sewer system. This requirement is not always desirable because some portions of the municipal storm sewer system do not have the capacity to accept storm water from private parking lots. This text amendment offers other stormwater management systems as an option to handling stormwater from private parking lots.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment #1 - § 550-109B

§ 550-109B Requirements for exterior storage in residential zoning districts. (Proposed Addition)

(6) Institutional Land Uses in Residential Zoning Districts. In residential zoning districts that contain Institutional Land Uses as specified in § 550-51, exterior storage shall abide by the requirements for exterior storage in office and commercial zoning districts as specified in § 550-109D.

Amendment #2 - § 550-109D

§ 550-109D Requirements for exterior storage in nonresidential districts (Proposed Additions and Deletions)

D. Requirements for exterior storage in nonresidential zoning districts.

(1) In all office, ~~and~~ commercial ~~and industrial~~ zoning districts (see § 550-17 for a listing of these districts), all materials, equipment, and trailers shall be stored within a completely enclosed building, except as specified in § 550-109D(2). ~~In all industrial zoning districts, outdoor storage shall conform to the regulations of the zoning district, except as specified in § 550-109D(2). except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment associated with on-site construction; and off-street parking. Such exterior storage shall require a conditional use permit per § 550-142.~~

(2) In all office, commercial, and industrial zoning districts the following outside storage is subject to a conditional use permit approval per § 550-142. The following items shall not be located

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within any front yard or street side yard (except for vehicles and/or trailers in designated spaces).

Section 3, Item G.

- a) Establishment or relocation of screened refuse containers not part of an approved site plan.
- b) Establishment or relocation of off-street parking not part of an approved site plan.

Amendment #3 - § 550-132

§ 550-132 Permitted Sign Rules (Proposed Addition)

D. Signs for Institutional Land Uses in Residential Zoning Districts.

- (1) In residential zoning districts that contain Institutional Land Uses as specified in § 550-51, such uses shall abide by the permitted sign rules for the General Business (GB) Zoning District as specified in Table 550-132A.

Amendment #4 - § 550-56C

§ 550-56C Detached residential garage, carport, utility shed, play structure, or lawn ornament. (Proposed Additions and Deletions)

- C. ~~Detached residential garage, carport, utility shed, play structure, or lawn ornament.~~ Residential Accessory Structure. Description: Attached or detached residential garages and carports; freestanding utility sheds, gazabos, and pergolas; children's play structures; or similar structures.

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

For the purposes of this section, gazabos, pergolas, and children's play structures, including playhouses or elevated play structures and climbing gyms, shall count towards the total number of Residential Accessory Structures and shall comply with the requirements of this section whether such structures are placed on a foundation or not. Individual swing sets, slides, and sandboxes are not considered children's play structures or Residential Accessory Structures for purposes of this section. A building permit is not required for construction of gazabos, pergolas, or play structures. A gazabo, pergola, or play structure shall not be used for storage or be constructed out of materials that would constitute a nuisance. A gazabo, pergola, or play structure may be located on the same

lot as a residential unit or units or on a separate adjacent lot in conjunction with a residential use.

Section 3, Item G.

For the purposes of this section, detached accessory dwelling units under Section § 550-56AA(9) and chicken coops and runs under Section § 550-56X(1)(e) shall count towards the total number of Residential Accessory Structures.

For the purposes of this section, walks, drives, paved terraces, and purely decorative garden accessories such as ponds, fountains, statuary, sundials, flagpoles, or similar items do not count toward the total number of Residential Accessory Structures and do not require a building permit. Placement of these items is permitted within setback areas but not closer than three feet to an abutting lot line.

For the purposes of this section, deck boxes and similar structures with 32 square feet of gross floor area or less do not count toward the total number of Residential Accessory Structures and do not require a building permit. Placement of deck boxes is permitted within side and rear yard setback areas but not front or street side yard setback areas and not closer than three feet to an abutting lot line. Limit of one deck box or similar structure per residential unit.

(Also, see the first paragraph of this section § 550-56.)

(1) Regulations.

- (a) ~~One attached or detached garage and two~~ A total of three (3) Residential Accessory Structures shall be permitted by right.
- (b) A conditional use permit is required for any combination of Residential Accessory Structures that exceeds any of the following:

[1] 1,000 square feet of gross floor area.

~~[2] 30% coverage of the rear yard area.~~

~~[3] The lot coverage of the principal structure.~~

~~[4]~~ [2] The maximum accessory building coverage of the zoning district.

~~[5]~~ [3] Three (3) Residential Accessory Structures.

Repeal and recreate the following to read as:

§ 550-21C(1)(b) Rural Holding (RH) District

§ 550-22C(1)(b) Countryside Residential (CR-10ac) District

§ 550-23C(1)(b) Exurban Residential-1 (ER-1) District

§ 550-24C(1)(b) Single-Family Residential-4 (SR-4) District

§ 550-25C(1)(b) Two-Family Residential-6 (TR-6) District

§ 550-26C(1)(b) Multifamily Residential-8 (MR-8) District

§ 550-27C(1)(b) Multifamily Residential-10 (MR-10) District

§ 550-28C(1)(b) Senior Residential (SNR) District

§ 550-29C(1)(b) Neighborhood Office (NO) District

§ 550-30C(1)(b) Planned Office and Institutional (PO) District

§ 550-31C(1)(b) Neighborhood Business (NB) District

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- § 550-32C(1)(b) Planned Business (PB) District
- § 550-33C(1)(b) General Business (GB) District
- § 550-34C(1)(b) Central Business (CB) District
- § 550-35C(1)(b) Planned Industrial (PI) District
- § 550-36C(1)(b) General Industrial (GI) District
- § 550-37C(1)(b) Heavy Industrial (HI) District

(b) [Residential accessory structure.](#)

Amendment #5 - § 550-32B(2), § 550-33B(2), and § 550-34B(2)

§ 550-32B(2), § 550-33B(2), and § 550-34B(2) Convenient Cash Business (Proposed [Additions](#))

§ 550-32B(2) Planned Business (PB) District

[\(m\) Convenient Cash Business](#)

§ 550-33B(2) General Business (GB) District

[\(q\) Convenient Cash Business](#)

§ 550-34B(2) Central Business (CB) District

[\(l\) Convenient Cash Business](#)

Amendment #6 - § 550-120C

§ 550-120C Drainage Standards (Proposed [Additions](#))

- C. Standards. No land shall be developed and no use shall be permitted that results in water runoff which causes property damage, a nuisance and/or erosion on adjacent properties. Such runoff shall be properly conveyed to a public storm drain, drainageway or other such public drainage facility per the approval of the Public Works Director/City Engineer. All parking lots 4,000 square feet or larger shall be internally drained with catch basins connected to a municipal storm sewer [or other on-site stormwater management system in accordance with Article III, Stormwater Maintenance, of Ch. 453, Municipal Code.](#)

PUBLIC HEARING COMMENTS:

No comments at the public hearing on October 1st, 2024.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

**AN ORDINANCE
TO AMEND CHAPTER 550: ZONING CODE, THROUGH THE AMENDMENTS OF
LANGUAGE TO SECTIONS §550-109B, §550-109D, §550-132, §550-56C; §550-32B(2),
§550-33B(2), and §550-34B(2), and §550-120C**

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

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

SECTION 1. Section § 550-109B is hereby amended to read:

* * *

§ 550-109B Requirements for exterior storage in residential zoning districts. (Proposed Addition)

(6) Institutional Land Uses in Residential Zoning Districts. In residential zoning districts that contain Institutional Land Uses as specified in § 550-51, exterior storage shall abide by the requirements for exterior storage in office and commercial zoning districts as specified in § 550-109D.

* * *

SECTION 2. Section § 550-109D is hereby amended to read:

* * *

§ 550-109D Requirements for exterior storage in nonresidential districts (Proposed Additions and Deletions)

D. Requirements for exterior storage in nonresidential zoning districts.

(1) In all office, and commercial and industrial zoning districts (see § 550-17 for a listing of these districts), all materials, equipment, and trailers shall be stored within a completely enclosed building, except as specified in § 550-109D(2). In all industrial zoning districts, outdoor storage shall conform to the regulations of the zoning district, except as specified in § 550-109D(2).
~~except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials; landscape materials and related equipment associated with on-site construction; and off-street parking. Such exterior storage shall require a conditional use permit per § 550-142.~~

(2) In all office, commercial, and industrial zoning districts the following outside storage is subject to a conditional use permit approval per § 550-142. The

(October , 2024) Ord. #

following items shall not be located within any front yard or street side yard (except for vehicles and/or trailers in designated parking spaces).

- a) Establishment or relocation of screened refuse containers not part of an approved site plan.
- b) Establishment or relocation of off-street parking not part of an approved site plan.

SECTION 3. Section § 550-132 is hereby amended to read:

* * *

§ 550-132 Permitted Sign Rules (Proposed Addition)

D. Signs for Institutional Land Uses in Residential Zoning Districts.

(1) In residential zoning districts that contain Institutional Land Uses as specified in § 550-51, such uses shall abide by the permitted sign rules for the General Business (GB) Zoning District as specified in Table 550-132A.

SECTION 4. Section § 550-550-56C is hereby amended to read:

* * *

§ 550-56C Detached residential garage, carport, utility shed, play structure, or lawn ornament. (Proposed Additions and Deletions)

- C. ~~Detached residential garage, carport, utility shed, play structure, or lawn ornament.~~ Residential Accessory Structure. Description: Attached or detached residential garages and carports; freestanding utility sheds, gazabos, and pergolas; children's play structures; or similar structures.

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

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

For the purposes of this section, gazabos, pergolas, and children's play structures, including playhouses or elevated play structures and climbing gyms, shall count towards the total number of Residential Accessory Structures and shall comply with the requirements of this section whether such structures are placed on a foundation or not. Individual swing sets, slides, and sandboxes are not considered children's play structures or Residential Accessory Structures for purposes of this section. A building permit is not required for construction of gazabos, pergolas, or play structures. A gazabo, pergola, or play structure shall not be used for storage or be constructed out of materials that would constitute a nuisance. A gazabo, pergola, or play structure may be located on the same lot as a residential unit or units or on a separate adjacent lot in conjunction with a residential land use.

For the purposes of this section, detached accessory dwelling units under Section § 550-56AA(9) and chicken coops and runs under Section § 550-56X(1)(e) shall count towards the total number of Residential Accessory Structures.

For the purposes of this section, walks, drives, paved terraces, and purely decorative garden accessories such as ponds, fountains, statuary, sundials, flagpoles, or similar items do not count toward the total number of Residential Accessory Structures and do not require a building permit. Placement of these items is permitted within setback areas but not closer than three feet to an abutting lot line.

For the purposes of this section, deck boxes and similar structures with 32 square feet of gross floor area or less do not count toward the total number of Residential Accessory Structures and do not require a building permit. Placement of deck boxes is permitted within side and rear yard setback areas but not front or street side yard setback areas and not closer than three feet to an abutting lot line. Limit of one deck box or similar structure per residential unit.

(Also, see the first paragraph of this section § **550-56**.)

(1) Regulations.

- (a) ~~One attached or detached garage and two~~ A total of three (3) Residential Accessory Structures shall be permitted by right.
- (b) A conditional use permit is required for any combination of Residential Accessory Structures that exceeds any of the following:
- [1] 1,000 square feet of gross floor area.
 - ~~[2] 30% coverage of the rear yard area.~~
 - ~~[3] The lot coverage of the principal structure.~~
 - [4] [2] The maximum accessory building coverage of the zoning district.
 - ~~[5] [3] Three (3) Residential Accessory Structures.~~

Repeal and recreate the following to read as:

- § 550-21C(1)(b) Rural Holding (RH) District
- § 550-22C(1)(b) Countryside Residential (CR-10ac) District
- § 550-23C(1)(b) Exurban Residential-1 (ER-1) District
- § 550-24C(1)(b) Single-Family Residential-4 (SR-4) District
- § 550-25C(1)(b) Two-Family Residential-6 (TR-6) District
- § 550-26C(1)(b) Multifamily Residential-8 (MR-8) District
- § 550-27C(1)(b) Multifamily Residential-10 (MR-10) District
- § 550-28C(1)(b) Senior Residential (SNR) District
- § 550-29C(1)(b) Neighborhood Office (NO) District
- § 550-30C(1)(b) Planned Office and Institutional (PO) District
- § 550-31C(1)(b) Neighborhood Business (NB) District
- § 550-32C(1)(b) Planned Business (PB) District
- § 550-33C(1)(b) General Business (GB) District
- § 550-34C(1)(b) Central Business (CB) District
- § 550-35C(1)(b) Planned Industrial (PI) District
- § 550-36C(1)(b) General Industrial (GI) District
- § 550-37C(1)(b) Heavy Industrial (HI) District
- (b) Residential accessory structure.

SECTION 5. Sections § 550-32B(2), § 550-33B(2), and § 550-34B(2) are hereby amended to read:

* * *

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§ 550-32B(2), § 550-33B(2), and § 550-34B(2) Convenient Cash Business (Proposed Additions)

§ 550-32B(2) Planned Business (PB) District
(m) Convenient Cash Business

§ 550-33B(2) General Business (GB) District
(q) Convenient Cash Business

§ 550-34B(2) Central Business (CB) District
(l) Convenient Cash Business

SECTION 6. Section § 550-120C is hereby amended to read:

* * *

§ 550-120C Drainage Standards (Proposed Additions)

C. Standards. No land shall be developed and no use shall be permitted that results in water runoff which causes property damage, a nuisance and/or erosion on adjacent properties. Such runoff shall be properly conveyed to a public storm drain, drainageway or other such public drainage facility per the approval of the Public Works Director/City Engineer. All parking lots 4,000 square feet or larger shall be internally drained with catch basins connected to a municipal storm sewer ~~or~~ or other on-site stormwater management system in accordance with Article III, Stormwater Maintenance, of Ch. 453, Municipal Code.

SECTION 7. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 8. This ordinance shall take effect and be in force the day after its passage and publication.

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

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: October 14th, 2024
SUBJECT: Initial Review and Schedule Public Hearing – Zoning Map Amendments to Chapter 550 Zoning.

A request for Zoning Map amendments to the City of Watertown Zoning Code - Chapter 550.

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown is working with Vandewalle and Associates on a project to correct a number of existing Zoning Map errors. Plan Commission review of the proposed Zoning Map amendments and the setting of a public hearing date are required to move the project forward.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set the public hearing date for November 4th, 2024.
2. Postpone public hearing to a later date or indefinitely.



To: Brian Zirbes, Zoning Administrator
From: Sonja Kruesel, AICP, Vandewalle & Associates – City Consulting Planner
Date: October 14, 2024
Re: City of Watertown Zoning Map Corrections

The City of Watertown has identified numerous zoning map issues likely resulting from errors or gaps in record management. With City staff, we have reviewed approximately 125 parcels which require possible amendment to clarify their effective zoning districts and applicable land use regulations. The identified zoning map issues are categorized into four groups which are described below.

Mixed Zoning

The mixed zoning category includes parcels that have more than one zoning district mapped on the parcel. This is often referred to as split zoning, where the boundaries of zoning districts do not align exactly with the boundaries of a parcel. Split zoned parcels may continue, however they often exist as unintentional misalignments between a rezoning request and a land division request. Split zoned parcels can cause confusion as to what land use may be allowed and where. Resolving split zoned parcels into a single zoning category is a cleaner approach to land use regulation. There are six instances of mixed zoning on the current zoning map. The subject parcels and proposed zoning solution are summarized below.

No.	Location	Proposed Approach
1	104 E Division St	Unified commercial zoning on entire former Johnsonville parcel
2	637 Milford St	Existing agricultural land use. Proposed RH zoning as holding zone for future development.
3	795 Milford Street	Unify commercial zoning on entire parcel.
4	1035 Hill Street	Unify Senior Neighborhood Residential zoning for existing Marquardt Manor development.
5	1923 Gateway Drive	Existing agricultural land use. Proposed RH zoning as holding zone for future development.
6	STH 16 parcel	Unify commercial zoning on entire parcel.

Unknown Zonings

Ninety-seven parcels are currently mapped without a zoning district or without a base zoning district in the case of parcels mapped with a Planned Development Overlay.

Parcels mapped without a zoning district include remnant or on-going right-of-way corridors which exist as separate parcels of record. All parcels of record must have an assigned zoning district. Parcels without a mapped district include the Interurban Trail corridor between Humbolt Street and Concord Ave, an unimproved Boomer Street right-of-way parcel, and rail corridor parcels north and south of Main Street near the former train depot building and Glenn's Market. The proposed zoning approach in these cases is to generally assign a zoning district that best matches the area's surrounding zoning pattern.

Watertown's Zoning Code uses Planned Development zoning as an Overlay Zoning District. Therefore, wherever PD Overlays are mapped, there must also be a documented base zoning district. Examples of parcels which do not have a clearly mapped base zoning district but are subject to a Planned Development Overlay include the Watertown Streets Department parcels on First Street, the downtown YMCA, commercial parcels near Piggly Wiggly, and many parcels in the Hunter Oaks subdivision. The proposed zoning approach in these cases is to either use a base zoning district that is documented in City records, or where records do not exist, assign a base zoning district that most closely resembles the development occurring on the parcel.

Multi Zoning

Numerous parcels are currently mapped as "Multi Zoning". This is a confusing zoning district because it exists on the City's Official Zoning map but is not referenced anywhere in the Zoning Code text. The presumed intent of the "multi-zoning" map category is that it should be used or has been used as a placeholder for future potential rezoning to a Planned Development Overlay. The assumption is that a unique mix of land uses or development would occur in these areas, which would necessitate the flexibility afforded by planned development zoning. In exchange for the zoning flexibility, the development would be anticipated to deliver a higher level of design, economic, or environmental benefit than would otherwise occur.

Like other issues described above, the lack of a standard zoning district on any parcel raises questions about property rights if a parcel does not have any permitted or conditional land uses allowed on it without further rezoning action. It also results in confusing administration of land use regulations. We propose applying a standard zoning district to these parcels.

The proposed approach is to utilize RH Rural Holding in most cases which often functions as a holding district that would be considered for rezoning upon receipt of a development proposal. It also reflects the ongoing existing land use of tillage happening in these areas.

Conditional Rezoning

There are three instances where a "conditional rezoning" action occurred which has resulted in ambiguity about how to regulate the parcels' zoning. There is a fourth instance that does not have a "conditional rezoning" approval for the parcel, but which has a similar mix of incompatible land uses that could be resolved in the same manner as the three parcels that do have a conditional rezoning approval. These situations are identified as follows:

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1. Greenhouse on Arcade Ave (with single family)
2. Greenhouse on Boughton Street (with single family)
3. Auto Body on Milford Street (with single family)
4. Personal Storage on Concord Ave (with multi-family)

Two of the conditional rezonings apply to very similar situations. One is a greenhouse and single-family home on Arcade Ave. Another is a greenhouse and single-family home on Boughton Street. At some point, commercial and single-family land uses were established on these parcels. The establishment of two different land uses did not comply with the allowed land uses of the zoning district at the time. To allow for legal continuation of the commercial use, the city passed a rezoning ordinance that conditionally rezoned the parcel to B-3. The B-3 zoning was limited to only continuation of the existing greenhouse and did not allow for enlargement or conversion to a different commercial use. The fact that the rezoning ordinance is conditional leaves ambiguity as to what zoning district applies and when. We recommend a different approach using existing code text which would clarify the zoning district and offer the same property rights to the parcels and land uses in question.

Section 550-61 of the Watertown Zoning Code discusses “*continuation of nonconforming uses*”. It states: “Any nonconforming use lawfully existing upon the effective date of this chapter may be continued at the size and in a manner of operation existing upon such date, except as specified in this article. Any legal use under the previous zoning ordinance which is made nonconforming by this chapter may apply for a conditional use permit (per Section 550-142) to be granted legal conforming status. Any legal use under the previous Zoning Map which is made nonconforming by a change to the Official Zoning Map may apply for a Zoning Map amendment (per Section 55-141) to an appropriate zoning district to be granted legal conforming use status”.

We recommend utilizing *Section 550-61* to address the two greenhouse parcels. The zoning action would involve rezoning to SR-4 to match the surrounding zoning pattern and to more clearly protect the single-family land use as a permitted by-right use on the parcel. Concurrently, a Conditional Use Permit would be considered to grant the greenhouses legal conforming status in the size and manner of operation existing upon the CUP approval date. This would more clearly grant legal conforming status to the greenhouses than a conditional rezoning. Ultimately, the proposed approach is very similar to how the uses are regulated now but is proposed as a more technically accurate approach to clarify zoning status.

The third instance of conditional rezoning is slightly different. The parcel in question is on Milford Street, which contains a single-family land use and a commercial auto body land use. In this case, residential and commercial land uses are occurring on the same parcel like the greenhouse

examples above. The difference is in the zoning action that was taken, which applied an “automatic reversion” to B-1 zoning upon cessation of the commercial land use.

“Automatic reversions” in zoning are not legal. To properly change a zoning district classification, procedural requirements must be met including publication of a Class II notice, holding a public hearing, a recommendation by the Plan Commission and action by the City Council. We again recommend utilizing *Section 550-61* as described above, to clarify the zoning situation. The zoning action would involve rezoning to SR-4 to match the surrounding zoning pattern and to protect the single-family land use more clearly as a permitted by-right use on the parcel. Concurrently, a Conditional Use Permit would be approved to grant the Auto Body legal conforming status in the size and manner of operation existing upon the CUP approval date. This would more clearly grant legal conforming status to the auto body than a conditional rezoning and would eliminate the language about automatic reversion. Upon cessation of the auto body use, a nonconforming use may not be reestablished, and the parcel would remain zoned SR-4.

The fourth parcel to discuss in this section houses a multi-family residential structure and personal storage mini-warehouse units. The current zoning of the parcel is “multi” which as discussed above, is a questionable approach to zoning. The Future Land Use recommendation for this parcel according to the Comprehensive Plan is residential (two family and multi-family). It is surrounded by residentially zoned parcels. We recommend zoning the parcel to MR-10 which would permit the multi-family structure. The commercial use was established prior to the zoning code adoption and therefore may use *Section 550-61* to obtain legal conforming status via a Conditional Use Permit, limited to the size and operation of the storage unit.

Property Owner Outreach


As part of this project, an individual letter was mailed to each of the property owners with an identified “conditional” or “mixed” zoning correction issue. These letters informed the owners of the specific zoning situation relative to their parcel, invited them to contact City staff to address any questions or concerns, and explained the future procedural steps for adopting the changes. City staff discussed the changes with a few of the property owners who called. There were no major concerns resulting from the conversations.


Procedural Steps


At the September 23, 2024, Plan Commission meeting, the Commission discussed the zoning map corrections topic. At the October 14, 2024, meeting the request is to set a public hearing to take formal action on the zoning map amendments (rezone) and Conditional Use Permits (CUPs). After the public hearing occurs, the Plan Commission will make a recommendation on rezoning to the Common Council for final action. The Plan Commission has authority to take final action on CUPs, therefore the Commission’s vote on the CUP applications would be contingent and become effective upon the final Council approval of the rezone due to the timing of the Council rezone action occurring later.


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Watertown Zoning Map - Proposed Zoning for Select Parcels


-  Rail


 Select Parcels (Item # labeled, Proposed Zoning shown for these)


 City of Watertown Boundary


 PUD


 Airport Overlay
- Proposed Zoning District**


 GB


 PB


 PO


 GI


 HI


 SR-4

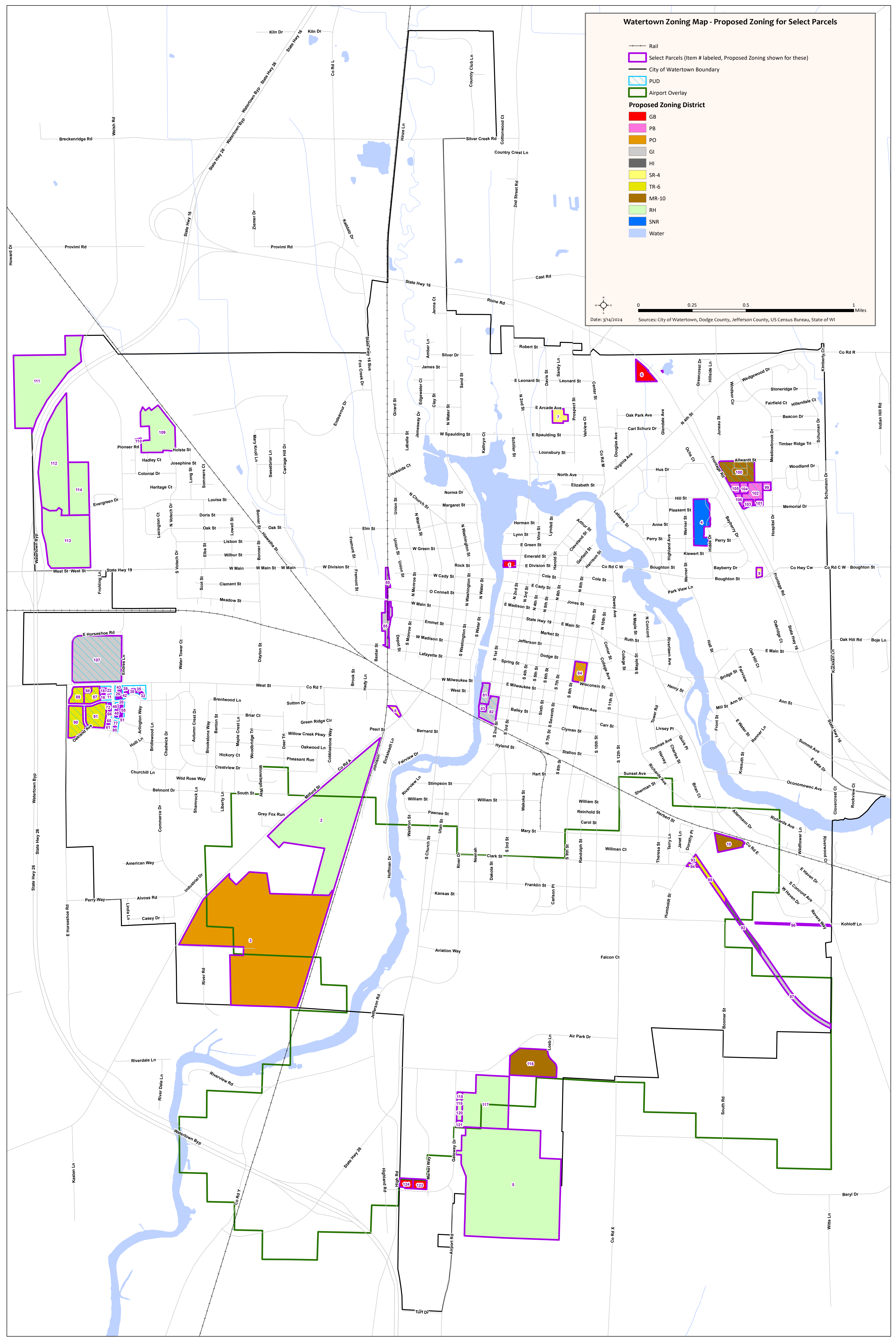
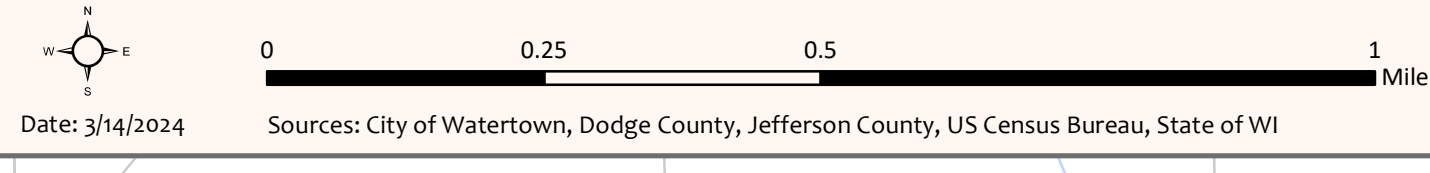
 TR-6

 MR-10

 RH

 SNR

 Water



Item Number	Parcel Number Str	VA Parcel Number	ZoningIssue	Site Address	County	ELU	FLU	Existing_Zoning	Proposed_Zoning	Downzoning_Y_or_N	Notes	Owner	OwnerAddress	
1	291-0915-3343-053	29109153343053	Mixed	104 E DIVISION ST	Dodge	Vacant	CMU	TR-6 and GB	GB	N	CSM clean up (Old Johnsonville)	CADY EMERALD LLC	PO BOX 33 WATERTOWN WI 53094	
2	291-0815-0543-083	29108150543083	Mixed	637 Milford St.	Jefferson	Agriculture	PN	SR-4 and PO	RH	Y	Discuss with property owner	DETMANN DAIRY LLC	N7307 COUNTY ROAD N JOHNSON CREEK WI 53038	
3	291-0815-0831-000	29108150831000	Mixed	795 Milford St.	Jefferson	Vacant	PN	SR-4 and PO	PO	N	Mason project ongoing, Brian direction to zone PO	CITY OF WATERTOWN	PO BOX 477 WATERTOWN WI 53094	
4	291-0915-3431-019	29109153431019	Mixed	1035 HILL ST	Dodge	Multi-Family	CF	SNR, SR-4, MR-8	SNR	N	Marquardt clean up	MORAVIAN HOMES INC	C/O KYRAN CLARK 1020 HILL ST WATERTOWN WI 53098	
5	291-0815-1631-000	29108151631000	Mixed	1923 Gateway	Jefferson	Agriculture	PN	MULTI, SR-4	RH	Y	Mismatch, issue of no zoning with multi, note development timing (discuss with property owner)	STEVEN D SCHLUTER TRUST	W3912 RANCH RD WATERTOWN WI 53094	
6	291-0915-3422-008	29109153422008	Mixed	STH 16	Dodge	Vacant	PN	GB, SR-4	GB	N	Likely not developable, GB proposed to match	LOEB COMPANY LLP	PO BOX 229 WATERTOWN WI 53094	
7	291-0915-3314-062	29109153314062	Conditional	225 E ARCADE AVE	Dodge	General Business	SF	GB	SR-4	N	Rezone to SR-4 to match FLU, CUP for nonconforming use under 550-61 (discuss with property owner)	STUART A & KARYN J CABLE REVOCABLE	122 E LAKE ST LAKE MILLS WI 53551	
8	291-0815-0541-014	29108150541014	Conditional	540 Milford	Jefferson	NMU	SF	GB	SR-4	N	Rezone to MR-10 to match FLU, CUP for nonconforming use under 550-61 (discuss with property owner)	RANDALL W RIEDL	542 MILFORD ST WATERTOWN WI 53094	
9	291-0815-0312-001	29108150312001	Conditional	1084 BOUGHTON S	Jefferson	General Business	SF	GB	SR-4	N	Rezone to SR-4 to match FLU, CUP for nonconforming use under 550-61 (discuss with property owner)	ALLEN J CAMPBELL	1084 BOUGHTON ST WATERTOWN WI 53094	
10	291-0815-1012-064	29108151012064	Conditional	430 S Concord	Jefferson	General Business	Split: TF and MF	MULTI	MR-10	N	Rezone to MR-10 to match FLU, CUP for nonconforming use under 550-61 (discuss with property owner)	TRACKSIDE STORAGE LLC	W360 N4905 BRAEBURN TER OCONOMOWOC WI 53066	
11	291-0815-0642-093	29108150642093	Unknown	536 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
12	291-0815-0642-094	29108150642094	Unknown	532 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
13	291-0815-0642-095	29108150642095	Unknown	544 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
14	291-0815-0642-096	29108150642096	Unknown	540 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
15	291-0815-0642-097	29108150642097	Unknown	528 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
16	291-0815-0642-098	29108150642098	Unknown	524 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
17	291-0815-0642-099	29108150642099	Unknown	520 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
18	291-0815-0642-100	29108150642100	Unknown	516 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
19	291-0815-0642-101	29108150642101	Unknown	512 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
20	291-0815-0642-102	29108150642102	Unknown	508 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
21	291-0815-0642-103	29108150642103	Unknown	504 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
22	291-0815-0642-104	29108150642104	Unknown	500 HUNTER OAKS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	BIELINSKI DEVELOPMENT INC	1830 MEADOW LN STE A PEWAUKEE WI 53072	
23	291-0815-0642-002	29108150642002	Unknown						TR-6	N	Parcel number doesn't exist			
24	291-0815-0642-086	29108150642086	Unknown	503 HUNTER OAKS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	DAVID FOSDAL	503 HUNTER OAKS BLVD WATERTOWN WI 53094	
25	291-0815-0642-087	29108150642087	Unknown	505 HUNTER OAKS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	JAMES LORENZ	505 HUNTER OAKS BLVD WATERTOWN WI 53094	
26	291-0815-0642-088	29108150642088	Unknown	507 HUNTER OAKS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	JOHN SISULAK	507 HUNTER OAKS BLVD WATERTOWN WI 53094	
27	291-0815-0642-089	29108150642089	Unknown	1232 STEEPLECHAS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	JAMES W VOGT	1232 STEEPLECHASE DR WATERTOWN WI 53094	
28	291-0815-0642-090	29108150642090	Unknown	1230 STEEPLECHAS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	DOROTHY MAE KETTERMAN	1230 STEEPLECHASE DR WATERTOWN WI 53094	
29	291-0815-0642-091	29108150642091	Unknown	509 HUNTER OAKS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	WENDY ANN GAWRISCH	509 HUNTER OAKS BLVD WATERTOWN WI 53094	
30	291-0815-0642-092	29108150642092	Unknown	511 HUNTER OAKS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	MILLICENT ANN GULLICKSON	511 HUNTER OAKS BLVD WATERTOWN WI 53094	
31	291-0815-0641-072	29108150641072	Unknown	1202 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	ANITA A KOEPP	1202 STEEPLECHASE DR WATERTOWN WI 53094	
32	291-0815-0641-073	29108150641073	Unknown	1204 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	CAROL RIDDELL	1204 STEEPLECHASE DR WATERTOWN WI 53094	
33	291-0815-0641-074	29108150641074	Unknown	1206 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	MAUREEN A BROM	1206 STEEPLECHASE DR WATERTOWN WI 53094	
34	291-0815-0641-075	29108150641075	Unknown	1208 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	MICHELLE M SCHNEIDER	1208 STEEPLECHASE DR WATERTOWN WI 53094	
35	291-0815-0641-076	29108150641076	Unknown	1210 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	JOHN KOPACH	1210 STEEPLECHASE DR WATERTOWN WI 53094	
36	291-0815-0641-077	29108150641077	Unknown	1212 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	RENEE E MAAS	1212 STEEPLECHASE DR WATERTOWN WI 53094	
37	291-0815-0641-078	29108150641078	Unknown	1214 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	RAYMOND H FORTMANN	1214 STEEPLECHASE DR WATERTOWN WI 53094	
38	291-0815-0641-079	29108150641079	Unknown	1216 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	EDWIN L SHAW TRUST	1216 STEEPLECHASE DR WATERTOWN WI 53094	
39	291-0815-0641-080	29108150641080	Unknown	1218 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	KENNETH D TAYLOR	1218 STEEPLECHASE DR WATERTOWN WI 53094	
40	291-0815-0641-081	29108150641081	Unknown	1220 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	RICHARD D RADTKE	1220 STEEPLECHASE DR WATERTOWN WI 53094	
41	291-0815-0641-082	29108150641082	Unknown	1222 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	MARY DEGNER	1222 STEEPLECHASE DR WATERTOWN WI 53094	
42	291-0815-0641-083	29108150641083	Unknown	1224 STEEPLECHAS	Jefferson	Two-Family	TF	UN	TR-6	N	clarifying base district, does not change PUD	ALFRED L SHUMAKER TRUST	1224 STEEPLECHASE DR UNIT 6 WATERTOWN WI 53094	
43	291-0815-0642-001	29108150642001	Unknown	501 HUNTER OAKS	Jefferson	Two-Family	MF	UN	TR-6	N	clarifying base district, does not change PUD	RICHARD W GORDER TRUST	501 HUNTER OAKS BLVD WATERTOWN WI 53094	
44	291-0815-0642-046	29108150642046	Unknown	601 HUNTER OAKS	Jefferson	Vacant	MF	UN	MR-10	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
45	Condo Common Area		Unknown						MR-10	N	Need more information to identify parcel			
46	291-0815-0642-047	29108150642047	Unknown	603 HUNTER OAKS	Jefferson	Vacant	MF	UN	MR-10	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
47	291-0815-0642-048	29108150642048	Unknown	605 HUNTER OAKS	Jefferson	Vacant	MF	UN	MR-10	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
48	291-0815-0642-049	29108150642049	Unknown	607 HUNTER OAKS	Jefferson	Vacant	MF	UN	MR-10	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
49	291-0815-0642-050	29108150642050	Unknown	609 HUNTER OAKS	Jefferson	Vacant	MF	UN	MR-10	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
50	291-0815-0642-051	29108150642051	Unknown	611 HUNTER OAKS	Jefferson	Vacant	MF	UN	MR-10	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
51	291-0815-0642-052	29108150642052	Unknown	1210 HAZELCREST	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
52	291-0815-0642-053	29108150642053	Unknown	1212 HAZELCREST	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
53	291-0815-0642-056	29108150642056	Unknown	1214 HAZELCREST	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
54	291-0815-0642-057	29108150642057	Unknown	1216 HAZELCREST	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
55	291-0815-0642-058	29108150642058	Unknown	1237 STEEPLECHAS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
56	291-0815-0642-059	29108150642059	Unknown	1235 STEEPLECHAS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
57	291-0815-0642-060	29108150642060	Unknown	1233 STEEPLECHAS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
58	291-0815-0642-061	29108150642061	Unknown	1231 STEEPLECHAS	Jefferson	Vacant	MF	UN	TR-6	N	clarifying base district, does not change PUD	HILLCREST WATERTOWN LLC	124 S SWIFT ST GLENBEULAH WI 53023	
59	Condo Common Area		Unknown						TR-6	N	Need more information to identify parcel			
60	291-0815-0642-012	29108150642012	Unknown	638 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	PATRICIA A FINLEY	638 HUNTER OAKS BLVD WATERTOWN WI 53094	
61	291-0815-0642-013	29108150642013	Unknown	636 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	DELL L ZWIEG	636 HUNTER OAKS BLVD WATERTOWN WI 53094	
62	291-0815-0642-014	29108150642014	Unknown	634 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	JOSE C MARTINEZ RODRIGUEZ	634 HUNTER OAKS BLVD WATERTOWN WI 53094	
63	291-0815-0642-015	29108150642015	Unknown	632 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	RICHARD A SHANDOR	614 BELMONT DR WATERTOWN WI 53094	
64	291-0815-0642-017	29108150642017	Unknown	628 HUNTER OAKS	Jefferson	Two-Family	TF	UN	MR-10	N	clarifying base district, does not change PUD	BRADLEY H WEHKing	628 HUNTER OAKS BLVD WATERTOWN WI 53094	
65	291-0815-0642-018	29108150642018	Unknown	626 HUNTER OAKS	Jefferson	Two-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	VALENE L SCHUENEMANN TRUST	626 HUNTER OAKS BLVD WATERTOWN WI 53094	
66	291-0815-0642-022	29108150642022	Unknown	618 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	DAVID K ROME	618 HUNTER OAKS BLVD WATERTOWN WI 53094	
67	291-0815-0642-023	29108150642023	Unknown	616 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	KATHY J BLAESKE	208 JAMES ST WATERTOWN WI 53098	
68	291-0815-0642-024	29108150642024	Unknown	614 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	DEBRA CARVAJAL	614 HUNTER OAKS BLVD WATERTOWN WI 53094	
69	291-0815-0642-025	29108150642025	Unknown	612 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	GAIL M ROBERTS TRUST	612 HUNTER OAKS BLVD WATERTOWN WI 53094	
70	291-0815-0642-026	29108150642026	Unknown	610 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	JAMES D GIBBS	16805 INNOCENT AVE PANAMA CITY BEACH FL 32413	
71	291-0815-0642-027	29108150642027	Unknown	608 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	VILMA Y STAUDE	608 HUNTER OAKS BLVD WATERTOWN WI 53094	
72	291-0815-0642-028	29108150642028	Unknown	606 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	JOANN WOJCAK D'AMICO	606 HUNTER OAKS BLVD WATERTOWN WI 53094	
73	291-0815-0642-029	29108150642029	Unknown	604 HUNTER OAKS	Jefferson	Multi-Family	MF	UN	MR-10	N	clarifying base district, does not change PUD	CATHERINE E SIMPSON	604 HUNTER OAKS BLVD WATERTOWN WI 53094	
74	291-0815-0642-030	29108150642030	Unknown	602 HUNTER OAKS	Jefferson	Multi								

96	291-0815-1041-002	29108151041002	Unknown	0	Jefferson	ROW	ROW	UN	SR-4	N	Boomer St ROW, zone to match neighborhood	CITY OF WATERTOWN	PO BOX 477 WATERTOWN WI 53094	
97	291-0815-1042-999	29108151042999	Unknown	0	Jefferson	ROW	POS	UN	GI	N	Interurban bike trailhead, zone to match neighborhood (matching industrial)	WEPCO	231 W MICHIGAN ST MILWAUKEE WI 53290	
98	N/A - ROW Bielinski										Need more information to identify parcel			
99	14-291-0915-3442-012	29109153442012	Unknown	138 HOSPITAL DR	Dodge	General Business	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	138 HOSPITAL DRIVE LLC	616 GREEN RIDGE CIR WATERTOWN WI 53094	
100	14-291-0915-3442-014	29109153442014	Unknown	1301 ALLWARDT ST	Dodge	Multi-Family	MF	UN	MR-10	N	PUD with MR-10 base (map clarification) - Alwardt St. Apts	TW ALWARDT WATERTOWN LLC	W229N1433 WESTWOOD DR STE 204 WAUKESHA WI 53186	apartments
101	14-291-0915-3442-016	29109153442016	Unknown	1334 VAC MEMORIA	Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	BECKER LIVING TRUST DATED JANUARY	N2730 KUTZ RD FORT ATKINSON WI 53538	outlots around Piggly Wiggly
102	14-291-0915-3442-017	29109153442017	Unknown	1330 MEMORIAL DR	Dodge	General Business	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	TRIPLE P ENTERPRISES LLC	988 EDDINGTON DR SUN PRAIRIE WI 53590	outlots around Piggly Wiggly
103	14-291-0915-3442-018	29109153442018	Unknown	1300 MEMORIAL DR	Dodge	General Business	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	FERIT Z LLC	108 LEONARD AVE JUNEAU WI 53039	outlots around Piggly Wiggly
104	14-291-0915-3442-019	29109153442019	Unknown	1310 VAC MEMORIA	Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	ADY VENTURES LLC	120 PARK AVE BEAVER DAM WI 53916	outlots around Piggly Wiggly
105	14-291-0915-3442-020	29109153442020	Unknown	1304 VAC MEMORIA	Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	ADY VENTURES LLC	120 PARK AVE BEAVER DAM WI 53916	outlots around Piggly Wiggly
106	14-291-0915-3442-021	29109153442021	Unknown		Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	ADY VENTURES LLC	120 PARK AVE BEAVER DAM WI 53916	outlots around Piggly Wiggly
107	291-0815-0613-003	29108150613003	Multiple	421 E HORSESHOE R	Jefferson	General Industrial	MI	MULTI	GI	N	PUD, only establishing Base	CLASEN QUALITY COATINGS INC	5126 W TERRACE DR ST 100 MADISON WI 53718	
108	291-0815-0741-023	29108150741023	Multiple								Parcel number doesn't exist			
109	14-291-0915-3114-026	29109153114026	Multiple		Dodge	Agriculture	PN	MULTI	RH	N		PETER MCFARLAND	N284 COUNTY ROAD K WATERTOWN WI 53098	
110	14-291-0915-3114-030	29109153114030	Multiple		Dodge	Vacant	PN	MULTI	SR-4	N		PETER MCFARLAND	N284 COUNTY ROAD K WATERTOWN WI 53098	
111	14-291-0915-3121-001	29109153121001	Multiple	1402 R W MAIN ST	Dodge	Agriculture	PMU	MULTI	RH	N		PETER MCFARLAND	N284 COUNTY ROAD K WATERTOWN WI 53098	
112	14-291-0915-3131-001	29109153131001	Multiple	1412 R W MAIN ST	Dodge	Agriculture	PMU	MULTI	RH	N		WATERTOWN DEVELOPMENT LLC	9000 W CHESTER ST #200 MILWAUKEE WI 53214	
113	14-291-0915-3134-002	29109153134002	Multiple	1402 W MAIN ST	Dodge	Agriculture	PMU	MULTI	RH	N		WATERTOWN DEVELOPMENT LLC	9000 W CHESTER ST #200 MILWAUKEE WI 53214	
114	14-291-0915-3142-006	29109153142006	Multiple	610 R WELSH RD	Dodge	Agriculture	PMU	MULTI	RH	N		WATERTOWN DEVELOPMENT LLC	9000 W CHESTER ST #200 MILWAUKEE WI 53214	
115	291-0815-1012-064	29108151012064	Multiple	430 S Concord	Jefferson	General Business	Split: TF and MF	MULTI	MR-10	N	Parcel same as number 10 Rezone to MR-10 to match FLU, CUP for nonconforming use under 550-61 (discuss with	TRACKSIDE STORAGE LLC	W360 N4905 BRAEBURN TER OCONOMOWOC WI 53066	
116	291-0815-1612-007	29108151612007	Multiple	203 AIR PARK DR	Jefferson	Multi-Family	MF	MULTI	MR-10	N		AUDUBON PARK APARTMENTS	201 AIR PARK DR WATERTOWN WI 53094	
117	291-0815-1624-000	29108151624000	Multiple	0	Jefferson	Agriculture	Split: PMU and PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
118	291-0815-1624-002	29108151624002	Multiple	0	Jefferson	Agriculture	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
119	291-0815-1624-003	29108151624003	Multiple	1911 GATEWAY DR	Jefferson	Single-Family-Sewer	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
120	291-0815-1624-004	29108151624004	Multiple	0	Jefferson	Agriculture	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
121	291-0815-1624-005	29108151624005	Multiple	1919 GATEWAY DR	Jefferson	Agriculture	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
122	291-0815-1631-000	29108151631000	Multiple	1923 Gateway	Jefferson	Agriculture	PN	MULTI	RH	Y	Parcel number is the same as 5 (zoned mixed and multiple) (discuss with property owner)	STEVEN D SCHLUTER TRUST	W3912 RANCH RD WATERTOWN WI 53094	
123	291-0815-1633-005	29108151633005	Multiple	1940 MARKET WAY	Jefferson	General Business	PMU	MULTI	GB	N		DAVID A FRIE	2610 N PINE CREEK RD LA CRESCENT MN 55947	
124	291-0815-1633-006	29108151633006	Multiple	0	Jefferson	Vacant	PMU	MULTI	GB	N		THOMAS FUNK	2002 AIRPORT RD WATERTOWN WI 53094	