



COMMON COUNCIL MEETING AGENDA

TUESDAY, SEPTEMBER 01, 2026 AT 7:00 PM

MUNICIPAL BUILDING COUNCIL CHAMBERS – 106 JONES STREET, WATERTOWN, WI 53094

This meeting will be streamed live on YouTube at: <https://www.youtube.com/c/WatertownTV>

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MINUTES OF COUNCIL MEETING HELD

A. Minutes from August 18, 2026

5. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Members of the public who wish to address the Council shall register their request in writing with the City Clerk prior to speaking. Speakers shall be permitted up to three minutes for their comments.

6. REPORTS

A. Plan Commission minutes from August 10, 2026

B. Site Plan Review minutes from August 10, 2026

C. Finance Committee minutes from August 10, 2026

D. Police & Fire Commission minutes from August 10, 2026

E. Public Works Commission minutes from August 11, 2026

F. Parks, Recreation, and Forestry minutes from August 17, 2026

G. Senior Center Advisory Board minutes from August 18, 2026

H. Watertown Main Street Program minutes from August 18, 2026

I. RDA Board minutes from August 19, 2026

J. Public Safety & Welfare minutes from August 26, 2026

7. COMMUNICATION & RECOMMENDATIONS

A. Watertown Fire Department Presentation

B. Main Street Program Quarterly Report - Stefanie Broere

8. NEW BUSINESS

A. Convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Claim of Rupnow)

B. Reconvene into open session

C. Review and take action: Claim of Rupnow

D. Convene into closed session per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Indoor Pool)

E. Reconvene into open session

F. Review and take action: Approval of Amendment to Indoor Pool Agreement

- G. Convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Solar Power)
- H. Reconvene into open session

9. MISCELLANEOUS BUSINESS

- A. Payroll Summary - August 05 through August 18, 2026

10. ORDINANCES

- A. Ord. 26-26 - Ordinance to amend the adopted Planned Development (PD) Overlay District - General Development Plan (GDP) for The Oxbow at 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) (Sponsor: Mayor Stocks From: Plan Commission, First Reading)
- B. Ord. 26-27 - Ordinance to amend the adopted Planned Development (PD) Overlay District - Precise Implementation Plan (PIP) for The Oxbow at 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) (Sponsor: Mayor Stocks From: Plan Commission, First Reading)

11. RESOLUTIONS

- A. Exh. 9889 - Resolution to urge the State of Wisconsin to strength enforcement and coordination to combat human sex trafficking (Sponsor: Ald. Blanke)
- B. Exh. 9890 - Resolution to approve new solid waste rates (Sponsor: Ald. Arnett From: Public Works Commission)
- C. Exh. 9891 - Resolution to Amend 2026 General Fund [01] Budget (Sponsor: Mayor Stocks From: Finance Committee)

12. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Members of the public who wish to address the Council shall register their request in writing with the City Clerk prior to speaking. Speakers shall be permitted up to three minutes and shall confine their comments to agenda items only.

13. ADJOURNMENT

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

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.

**Common Council Minutes
Tuesday August 18, 2026**

Section 4, Item A.

CALL TO ORDER

Mayor Stocks called the regular meeting of the City of Watertown Common Council to order at 7:03 p.m. on Tuesday, August 18, 2026. This meeting was open for attendance in the council chambers as well as virtually.

ROLL CALL

Roll call indicated the following Alderpersons present: Ald. Davis, Lampe, Berg, Nitecki, Blanke, Smith, Arnett, Haase, and Moldenhauer. City staff present were Fire Chief Tanya Reynen, Police Chief David Brower, City Attorney Ali Panagopoulos, Finance Director Mark Stevens, Public Works Director Andrew Beyer, Assistant Engineer Nathan Williams, Engineering Projects Manager Ritchie Piltz, Public Works Manager Stacy Winkelman (virtual), Water/Wastewater Director Pete Hartz, and Deputy Treasurer/Clerk Lucy Peterson.

PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance to the American Flag.

MINUTES OF PRECEDING MEETING

Mayor Stocks inquired if there were additions or corrections to minutes of the Common Council meeting held Tuesday, August 4, 2026. There being none, Ald. Berg moved to approve, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT

No comments were received.

PUBLIC HEARING

Mayor Stocks opened the public hearing for the 2026 Emmet Utility Extension Project at 7:10 p.m. Amy, Jay, and Isaac Schlicher, 1611 N Second Street, Al Larson, N43W32801 Rasmus Road, Nashotah, WI, speaking on behalf of Fred and Jean Roethle, 1601 N Second St, Kathleen Schlicher, W5740 Navan Rd, Mary Denault, 1617 N Second St, William Libhart, N6068 Switzke Rd, Darcie Valenzuela and Craig Wortman, 1545 Boulder Dr, Michael and Holly Stadler, 1607 N Second St, Angie Heller, 1523 Prospect St, Crystal Baumgarten, 1526 Prospect St, Monica and Bruce Hady, 1600 N Second St, Brian Kelchner, 1527 and 1529 Prospect St, Jared and Stephanie Donner, 1531 Center St, Warren and Shelia Halbrader, 1537 Boulder Dr, and Debra Ebert, 1527 Boulder Dr, spoke in opposition to the 2026 Emmet Utility Extension Project. Those speaking expressed concerns regarding the proposed assessment amounts and the significant financial burden the assessments would place on affected property owners. Ald. Blanke made a motion to extend the installment terms to 96 months, seconded by Ald. Arnett. Ald. Arnett made a motion to amend the motion to allow payment in either equal installments over the 96-month term or in a lump sum at the end of that term. A unanimous voice vote followed. There being no further comments, Mayor Stocks closed the public hearing at 8:11 p.m.

REPORTS

(Complete minutes are open for public inspection in the Finance/Clerk Department.)

The following reports were received and filed: Airport minutes from July 8, 2026, Licensing Board minutes from July 8, 2026, Plan Commission minutes from July 27, 2026, Public Safety & Welfare minutes from August 5, 2026, Tourism minutes from August 13, 2026.

COMMUNICATIONS & RECOMMENDATIONS

Update Presentation on April 2026 Rain Event and Flood Response Efforts – Fire Chief Reynen provided an update on the City's response to the April 2026 rain event and flooding. She shared that the City has been working to document damages incurred as a result of the event and that Jefferson County has received a federal disaster declaration from FEMA. Office of Disaster Recovery Public Affairs Specialist Rafael Samora provided information regarding assistance

available to Jefferson County homeowners and renters. He also shared that business nonprofits, homeowners, and renters may be eligible to apply for low-interest SBA disaster loans. The application deadline for physical damage or personal property losses is August 31, 2026, and the deadline for economic injury losses is March 30, 2027.

Main Street Program Quarterly Report - Stefanie Broere - The agenda item was skipped at this time.

NEW BUSINESS

Ald. Smith made a motion to disapprove the modifications to the Report on the Estimated Special Assessments specific to the expiration of the intergovernmental boundary agreement for the 2026 Emmet Utility Extension Project, seconded by Ald. Nitecki and carried by roll call vote: Yes-9; No-0; Abstain-0.

Ald. Lampe made a motion to approve the appointment of - Robert Smith – serving his first partial term expiring January 2029 (replacing Dave Zimmerman) to the Redevelopment Authority Board, seconded by Ald. Berg and carried by roll call vote: Yes-9; No-0; Abstain-0.

MISCELLANEOUS BUSINESS

Payroll Summary - July 22 through August 04, 2026, Paid Invoices Report - July 2026, and Cash and Investments - July 31, 2026, were presented.

LICENSES:

Ald. Lampe made a motion to approve the applications for Temporary “Class B” Licenses for the Whiskey and Wine Walk event hosted by Watertown Chamber of Commerce on September 10, 2026, during the hours of 4:30 p.m. – 8:00 p.m. Locations include 217 E. Main St. - Bradow Jewelers, 212 E. Main St. - Brown's Shoe Fit Co., 300 E. Main St. - Central Block, 618 E. Main St. - Draeger's Floral, 14 E. Main St. - White Oak Builders, 110 N. 3rd St. - Badger State Hydrate, 120 W. Main St. - Rapha Bowls, 118 W. Main St. - Oswald-Konz, 116 W. Main St. - Sassy Sweets, (Linden Peacy, Agent), seconded by Ald. Blanke and carried by unanimous voice vote.

RESOLUTIONS

Resolutions below are listed in order of the agenda but may not be the order by which they were taken up at the Council meeting.

Exh. 9884 - Resolution to approve WDNR urban forestry grant for City of Watertown Parks, Recreation, and Forestry Department (Sponsor: Mayor Stocks From: Finance Committee). Ald. Smith moved to adopt resolution 9884, seconded by Ald. Haase and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9885 - Resolution to sunset Downtown Main Street Reconstruction Task Force and establish an Ad-Hoc Communications Work Group (Sponsor: Ald. Arnett From: Public Works Commission). Ald. Arnett moved to adopt resolution 9885, seconded by Ald. Nitecki and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9886 - Resolution to Support Sustainable State Funding for Local Public Health Departments (Sponsor: Ald. Davis From: Health Board). Ald. Davis moved to adopt resolution 9886, seconded by Ald. Lampe. Ald. Blanke moved to amend the motion to strike “Include automatic inflationary adjustment,” seconded by Ald. Berg. The amendment carried by roll call vote: Yes-8; No-1; Abstain-0. The resolution, as amended, carried by roll call vote: Yes-8; No-1; Abstain-0.

Exh. 9887 - Resolution to update 2026 Payroll Resolution to Add Information Technology Technician to Administration Department Grade 140 (Sponsor: Mayor Stocks From: Finance Committee). Ald. Blanke moved to adopt resolution 9887, seconded by Ald. Berg and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9888 - Resolution to update 2026 Payroll and Job Title Resolution to Add Arborist I at 130 and Re-title Grade 135 to Arborist II Crew Lead PRF Dept (Sponsor: Mayor Stocks From: Finance Committee). Ald. Moldenhauer moved to adopt resolution 9888, seconded by Ald. Smith and carried by roll call vote: Yes-9; No-0; Abstain-0.

COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Monica and Bruce Hady, 1600 N Second St, thanked the Council for listening to the citizens who spoke during the public hearing.

ADJOURNMENT

There being no further business to come before the Council at this time, Ald. Lampe moved to adjourn, seconded by Ald. Davis, and carried by unanimous voice vote at 9:15 p.m.

Respectfully Submitted,

Lucy Peterson, Deputy Treasurer/Clerk

DISCLAIMER: These minutes are uncorrected; any corrections will be noted in the proceedings at which these minutes are approved. Complete minutes are open for public inspection in the Clerk's Office. Video recording available at Watertown TV's YouTube page: <https://www.youtube.com/c/WatertownTV>

PLAN COMMISSION
MINUTES August 10th, 2026

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

Others in attendance: Max and Angie Clouse

1. CALL TO ORDER

Mayor called meeting to order at 4:32pm

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated August 10, 2026

B. Review and take action: Plan Commission minutes dated August 10, 2026

A motion was made by Kerry Kneser, seconded by Andrew Beyer to approve the minutes for the above Site Plan Review & Plan Commission meetings as written, which was passed unanimously.

3. BUSINESS

A. Review and take action: 600 Commerce Drive (PIN 291-0815-0823-005)—Sirte Review for a Multi-Tenant Light Industrial Building. Brian stated the applicant proposes to construct a 7,040 sq ft multi-tenant, light industrial building at 600 Commerce Drive on a 1.17 acre parcel of land. Earlier today, Site Plan Review Committee reviewed this proposal and recommended approval with three conditions: Obtain a Knox Box and provide either one master key or multiple unit keys; an erosion control permit will be required, noting that construction of ½ acre or more will require post construction guidelines and the lane that goes to the rear doors must be paved and be at least 17 ft in width. Building Inspection noted this proposal will need state approval of the plans and an eventual local building permit b4 construction occurs. Currently, the applicants plans to have 15 rental units within their building. Mr Clouse stated there is not a lot of storage units on their side of town so they feel the need is there plus the small units for a business location should be appealing to new business owners wanting to get started in a smaller, affordable site. He also asked if small changes would be allowed within the footprint size proposed and Brian said minor changes would not need to bring back this project but they are allowed one additional revisit with the application they took out with the city. He advised them to call him with questions they may have. Brian restated that an erosion control plan needs to be shown to the city b4 construction can begin. Levi moved to approve applicant's preliminary plans for new construction at 600 Commerce Dr with the 3 conditions noted above and by Site Plan Review, seconded by Kneser and approved unanimously with Alderperson Berg abstaining from voting on the motion.

B. Review and take action: 1507 S 10th Street Certified Survey Map (SCM) A request by Tyler Elsner to create a CSM within the city of Watertown. His existing parcel is .22 acres and his proposed larger parcel will be .449 acres. He is proposing to create one lot by transferring a portion of land adjacent to his existing parcel, thereby making it a .449 parcel instead. The proposed CSM will transfer a rear portion of land he owns at 1505 S 10th St to his parcel at 1507 S 10th Street. The proposed CSM is within the Airport Approach Protection Zone with maximum elevation of 900 ft above sea level and the ROW for S 10th St is adequate so there is no ROW dedication needed as a condition of approval. Beyer moved to approve the CSM for 1507 S 10th Street, seconded by Levi and approved unanimously.

4. ADJOURNMENT

A motion to adjourn at 4:48 pm was made by Berg and seconded by Dittmann and approved unanimously.

Respectfully submitted, Alderperson Ken Berg

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/812ff535-5696-4b29-aadd-c1a4d6e57b19/August-10%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

SITE PLAN REVIEW COMMITTEE

August 10, 2026

The Site Plan Review Committee met on the above date at 1:30 P.M. in Room 0008, Lower Level of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes – Zoning, Mike Jacek – Building Inspection, Laura Bohlman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Angie & Max Clouse and Nikki Zimmerman

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated July 13, 2026

Motion was made and seconded to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and Take Action: 600 Commerce Drive (PIN 291-0815-0823-005) – Site Review for a Multi-Tenant Light Industrial Building

Applicant Max Clouse was present. This proposal is to construct a multi-tenant light industrial building to be rented out by the applicant to businesses in need of a light industrial space. The building will be 7,040 sq ft in area with 15 units.

The following was presented by staff:

Fire:	Obtain a Knox Box and provide either one master key or multiple unit keys. The location preference will be the southwest corner of the structure.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department. Also, sprinklers may be required.
Police:	No concerns.
Mayor:	This is a great concept for the location.
Stormwater:	Not present.
Engineering:	An erosion control permit will be needed. Note that construction of ½ acre or more will have post-construction requirements. The parking lot also must meet ADA standards.
Zoning:	The lane that goes to the rear doors must be paved and be at least 12 feet in width.
Parks & Rec:	No concerns.
Water/Wastewater:	Not present.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made and seconded to recommend approval of this item to Plan Commission with the conditions of obtaining a Knox Box; state-approved plans; installation of sprinklers, if needed; issuance of an erosion control permit; the parking lot meeting ADA standards; and the lane going to the rear doors being at least 12' wide.

Unanimously approved.

4. Adjournment

Motion was made and seconded to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

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



FINANCE COMMITTEE MEETING MINUTES

MONDAY, AUGUST 10, 2026, AT 5:30 PM

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

Finance Committee members present: Mayor Stocks, Alderpersons Arnett, Blanke, Moldenhauer, Smith
Others present: Finance Director Stevens, Attorney Panalogoulos, Park/Rec Director Schmidt, Lisa Schwartz

1. Mayor Stocks called the meeting to order at 5:31 p.m.
2. Ald. Arnett moved, seconded by Ald. Moldenhauer, to approve the **minutes from the July 13** meeting. Unanimously approved.
3. Park/Rec Director Schmidt presented a recommendation that the city submit a cost-share grant from Wisconsin Dept of Natural Resources for the **2027 Urban Forestry Grant**, an award up to \$25,000. Ald. Arnett moved to recommend to Council, seconded by Ald. Smith, and unanimously approved.
4. A request was presented to add an **Information Technology technician position** to the 2027 Payroll Resolution at the consultant recommended grade of 140. A request will be included in the budget proposal to expand the department. Ald. Arnett moved to approve the request, seconded by Ald. Blanke. Unanimously approved.
5. Park/Rec Director Schmidt requested the approval for the reclassification and pay grade adjustment of one current Park Maintenance Technician to a **new position called Arborist I** to better support the forestry needs of the city while continuing to work with Park assignments. McGrath recommended the assignment of a pay grade of 130 (up from 120 for Park Maintenance Technician). In addition, McGrath reviewed the job description of the current Forestry employee and suggested a change in title to **Arborist II Crew Lead** at the current grade of 135. A motion to approve both modifications was made by Ald. Smith, seconded by Ald. Moldenhauer, and unanimously approved.
6. Mr. Stevens provided a **General Fund income statement through July 31**. He noted that the Intergovernmental Shared Tax revenue is sent from the State partially in July with the majority in November.
7. Ald. Smith moved, supported by Ald. Blanke, to convene into **closed session** per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (**Indoor Pool**). Unanimously approved via roll call vote.
8. After reconvening into open session, Ald. Blanke, seconded by Ald. Arnett, moved to approve the **amendment to the WUSD indoor pool agreement** pending the receipt and review of the last pool inspection report from 2024. Unanimously approved.
9. In light of the indoor pool agreement amendment, a **resolution to amend a 2026 General Fund [01] budget** was proposed. Ald. Arnett made the motion, supported by Ald. Moldenhauer, to recommend to the Common Council in conjunction with the indoor pool agreement amendment when staff are satisfied with the inspection report. Unanimously approved.
10. Ald. Arnett moved to adjourn the Finance Committee at 6:20 p.m., seconded by Ald. Blanke, and the motion was carried by unanimous voice vote.

Respectfully submitted,

Mark Stevens, Finance Director

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Police and Fire Commission
Regular Meeting Minutes
August 10, 2026 4:00 PM

Present: Brad Kuenzi, Jim Schildbach, Kelly Kwapil and Bill Maron, Mark Kuehl
Also Present: Police Chief Brower, Fire Chief Tanya Reynen, Deputy Chief Cahoon

Meeting was called to order at 4:00 PM

There was a discussion on the minutes from July.
Mr. Kuehl moved to approve a change in the wording of the July Minutes second by Mr. Schildbach

There was further discussion on the Minutes and what Police and Fire are required to approve vs what is just information given so the Commission is aware of Monthly Activities in the departments

The above motion was withdrawn at this time

Mr. Maron moved to approve the July Minutes second by Mr. Schildbach, motion carried

Police

- Chief Brower gave updates, Reported on staffing updates and training. They will begin a hiring process as needed.
- There are also Dispatcher and two other internal positions that will need to be filled, pending retirements.
- There is WI State mandated training that will have to take place; this will require about six hours per Officer to be compliant.
- Monthly activity packet was handed out with arrest activity and calls. There were no questions at this time.
- One Commissioner had a question about Camera use in the city and Chief Brower shared the information he had on the subject.

Fire

- Monthly data report was reviewed.
- The call and run report were discussed and the department remains busy.
- Both Jefferson and Dodge counties are working to improve EMS services in their respective areas. WFD is involved with both counties to help the progress move ahead. No new information since last meeting.
- Deputy Chief Cahoon Discussed some of the current things she is working on. Ems Training plan, Getting WFD to be Certified to train their own employees and be a place for other departments to come and be trained at. They are working on ways to make our EMS system as efficient as can be given the number of calls per day.
- The Department is getting the opinions of the staff on the new schedule for days on and days off. This shift change was implemented this year and is on a one-year trial.

Motion to adjourn was made at 5:15 by Mr. Maron, second by Mr. Kuehl, motion carried.

Next Regular meeting is scheduled for September 14, 2026.

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Submitted by,
Kelly Kwapil, Secretary

PUBLIC WORKS COMMISSION

Tuesday, August 11, 2026

5:30 p.m.

The Public Works Commission met at the above date and time. The following members were present:

Alderspersons Myron Moldenhauer, Gina Nitecki, and Tony Arnett, Citizen member Pete Thompson. Members absent: Ken Berg. Also present: City Staff Andrew Beyer, Richie Piltz.

1. **Call to order.** Chairperson Arnett called the meeting to order at 5:33 p.m.
2. **Comments and Suggestions from Citizens Present.** - None.
3. **Review and take possible action. Minutes of PWC meeting of July 14th, 2026.** Mr. Thompson moved to approve the minutes, seconded by Mr. Moldenhauer. Motion carried by unanimous voice vote.
4. **Review and take action: Resolution to sunset Downtown Main Street Reconstruction Task Force and establish an ad hoc communications work group** – Mr. Arnett explained that the formation of the Task Force was originally initiated by the Public Works Commission. As the project is shifting from the design phase (seeking input from the community) to the execution phase (in approximately 18 months), where the emphasis will be on communication to the community, it made sense to transition to a staff function. Mr. Thompson moved to recommend the resolution to Council, seconded by Ms. Nitecki. Motion carried by unanimous voice vote.
5. **Review and take possible action: Sidewalk Repair Orders for 300, 306, & 308 East Water Street** – Mr. Moldenhauer moved to approve the repair orders, seconded by Mr. Thompson. Motion carried by unanimous voice vote.
6. **Adjournment.** Ms. Nitecki moved to adjourn, seconded by Mr. Thompson. Motion carried by unanimous voice vote at 5:41 p.m.

Respectfully submitted,

Tony Arnett, Chairperson

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PARKS, RECREATION & FORESTRY COMMISSION

Monday, August 17, 2026 at 4:30 p.m.

The Parks, Recreation & Forestry Commission met on the above date and time. The following members were present: Kerry Kneser, Julie Chapman, Dana Davis, Rick Schultz, Kyle Krueger, Brad Clark, and Jennifer Clayton (virtual), as well as Ryan Schmidt, Hunter Karnitz, Ryan Thurow, and Andrea Draeger.

1. Call to Order

The meeting was called to order at 4:30 p.m. by Kerry Kneser.

2. Review and Approval of Minutes

Julie Chapman moved to approve the Parks, Recreation & Forestry Commission minutes from July 20, 2026 as presented, seconded by Rick Schultz, and carried by unanimous voice vote.

3. Review and Approval of Financial Reports

Staff noted that utility expenses have not been updated by City Hall since May. Journal entries for administrative supplies and Watertown Aquatic Center supplies remain pending, along with refunds related to the Watertown Aquatic Center phone account.

Brad Clark moved to approve the financial reports as presented, seconded by Dana Davis, and carried by unanimous voice vote.

4. Citizens to be Heard

Dan Olejniczak, 326 N. Montgomery St., raised concerns regarding an individual in a vehicle/camper van remaining at Brandt-Quirk and Grinwald parks for extended periods of time and expressed concern that the individual may be living in the parks. Kerry Kneser thanked him for bringing the concern forward and indicated that, as an auxiliary police officer, he recognized the potential concern and would look into the matter.

Ian Pilak spoke regarding the Meridian barrier fee associated with the Fuelify/School's Out Hangout event. He recommended waiving the fee due to the Public Safety & Welfare Committee's last-minute requirement that barriers be used for the event. He expressed support for community events of this nature and a desire to see similar events succeed in the future.

5. Business

A. Review and take possible action: Fuelify/School's Out Hangout Meridian Barrier Fee Waiver

Ryan Schmidt provided background regarding the request and explained that the Public Safety & Welfare Committee met the evening prior to the event and required Meridian barriers as a condition of holding the event. The event was revenue-generating for the organizer, and the Commission had previously considered and denied a request to waive the barrier fee.

Kerry Kneser expressed the importance of maintaining consistency among events and fee requirements. Dana Davis provided additional background regarding the special event permit reviewed on May 20 and the Public Safety & Welfare Committee's subsequent decision to require the road closure based on the nature of the event. Discussion included the need to develop clearer policies to provide more objective and consistent direction for similar situations in the future.

Kerry Kneser moved to deny the request to waive/refund the Meridian barrier fee, seconded by Julie Chapman, and carried by unanimous voice vote.

B. Review and take possible action: Linda Kilps Senior Center Room Rental Letter

The Commission reviewed a request from Linda Kilps regarding Senior & Community Center room rental fees for an event sponsored by Foresters Financial.

Kyle Krueger initially moved to waive the applicable rental fees, seconded by Brad Clark. During discussion, Commission members requested additional information regarding the proposed event, including the number of rental hours, the purpose and format of the event, and how the organization has supported or would support the Senior & Community Center.

Following discussion, Kerry Kneser moved to table the request until the September meeting to allow additional information to be provided, seconded by Rick Schultz, and carried by unanimous voice vote.

6. Director's Report

A. Parks and Forestry Projects and Program Updates

Staff provided the following parks and maintenance updates:

- Bleachers at Brandt-Quirk Park were removed to allow staff to clean and regrade underneath the structures to improve drainage. Staff noted an issue with a door sticking at the Brandt-Quirk soccer facilities. Brandt-Quirk tennis court repairs remain underway.
- Fascia replacement work was completed or underway at the well building. Staff cleaned up and regraded Diamond 1 at Riverside Park.
- A discussion on vending machines in City parks occurred. Staff indicated the issue is on the Department's radar and that work will continue with the City Attorney toward establishing a fair and consistent arrangement.
- Kerry Kneser asked about inconsistent lighting in park restrooms. Staff noted some restroom lighting operates on sensors while other locations utilize timers.
- Staff continue responding to pruning requests from homeowners. Tree risk assessments will begin soon and will be used to develop the tree removal list for the upcoming year. A small number of tree plantings also remain to be completed.

B. Recreation and Aquatics Projects and Program Updates

Summer recreation programs are wrapping up following weather-related make-up dates. Staff reported that participation in programs has generally been similar to or higher than the previous year. Fall programming is beginning, with soccer practices scheduled to start this week.

Staff reported the conclusion of the 2026 Watertown Aquatic Center season. Ryan Schmidt noted that the season was safe and successful and included the implementation of credit card sales. The Aquatic Center began draining following the end of the season, and staff discussed progress on the concession stand flooring project. Jim and Joel have several additional projects planned for early fall. Ryan Schmidt plans to provide an end-of-season Aquatic Center report to the Commission.

Staff are also working on the transition to indoor pool programming and fall swim lessons.

C. Senior Center and Enrichment Project and Program Updates

Staff provided updates on the Senior & Community Center elevator modernization and front entrance door replacement projects, which are still pending start dates. New lighting has also been installed in the hallway, with staff looking into whether the lighting can be turned off when appropriate.

Planning continues for National Senior Citizen Day on August 19, as well as upcoming fall and holiday events, including Boo Bash and the annual tree lighting.

2027 Budget and Policy Updates

Ryan Schmidt reported that staff are working on the 2027 Department budget, along with updates to policies, applications, and forms. Proposed updates are expected to be brought to the Commission for review in September.

Staff will also continue reviewing park operations and related policies as part of this process.

7. Adjournment

Julie Chapman moved to adjourn, seconded by Dana Davis, and carried by unanimous voice vote.

Next meeting date: September 21, 2026.

Respectfully submitted,

Andrea Draeger
Senior Center, Enrichment, and Office Manager

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

SENIOR CENTER ADVISORY BOARD

Tuesday, August 18, 2026

9:00 a.m.

The Senior Center Advisory Board met on the above date and time. The following members were present: Betty Jimenez, Dawn Justman, Tracy Rusch, John Wanke, Lynn Fredrick, Peggy Brown, Denis Greatens, as well as Andrea Draeger. No members of the public were present.

1. Call to Order

The meeting was called to order at 9:02 a.m.

2. Review and Approve Minutes

John Wanke moved to approve the Senior Center Advisory Board minutes from June 16, 2026, seconded by Dawn Justman, and carried by unanimous voice vote.

3. Review and Approval of Monthly Financial Report

Betty Jimenez moved to approve the monthly financial report as presented, seconded by Peggy Brown, and carried by unanimous voice vote.

4. Citizens to be Heard

None.

5. Business

A. Quarterly Birthday Party Date and Room Changes

The Board discussed options to reduce the number of Wednesday events held in Conley Hall and minimize displacement of regularly scheduled groups. Discussion included moving quarterly birthday parties to the Terrace Room when available and the possibility of adding divider walls in Conley Hall. Discussion also included options to move the parties to different days of the week or times of the day.

Dawn Justman moved to hold quarterly birthday parties in the Terrace Room when available and work to schedule other large events on different days of the week when possible, seconded by Peggy Brown, and carried by unanimous voice vote.

B. 2027 Movie License Renewal

The Board discussed renewal of the Center's movie license for 2027 considering the increase in cost and relatively low usage, though movies have been offered every week this year. There may be a possibility of coordinating with other city departments regarding movie programming.

Peggy Brown moved to table the 2027 movie license renewal until the October meeting to allow staff to explore potential coordination, seconded by John Wanke, and carried by unanimous voice vote.

C. Membership Upgrade System

The Board reviewed the proposed membership system upgrade, including approximately \$1,000 for barcode tags and \$1,500 for a computer, scanner, and related equipment. The system would allow membership and participation information to be managed through RecDesk software and reduce manual data entry.

Betty Jimenez moved to approve the use of fundraising funds for the membership system upgrade, seconded by Dawn Justman, and carried by unanimous voice vote.

D. Membership Rollover, Renewal Discount, and Membership Rates for 2027

Staff clarified that the current annual membership rates are \$12 for City residents and \$18 for non-City residents, with the \$9 and \$13.50 rates reflecting the current 25% discount.

The Board discussed allowing new memberships purchased during the final quarter of the year to carry over through the following calendar year.

Betty Jimenez moved to allow new memberships purchased on or after October 1 to carry over through the following calendar year and establish 2027 annual membership rates at \$12 for City residents and \$18 for non-City residents with no discounts for new members or early renewals, seconded by Peggy Brown, and carried by unanimous voice vote.

6. Chairperson's Committee Reports

A. Fundraising Committee Report

The Board reviewed the recent cookout fundraiser, which sold out and raised approximately \$1,500. The next cookout is scheduled for September 18 and will follow a similar format. Additional food will be ordered, with sales continuing while supplies last. Indoor seating will be available, and a sandwich board will be placed outside the front entrance to help promote the event.

Additional discussion included potential uses for 50/50 raffle proceeds in October, November, and December; obtaining food options and pricing from different catering sources; and planning a cookie box fundraiser, including reserving a Saturday for baking.

B. Membership Committee Report

Discussion focused on transitioning the membership database to RecDesk by the end of the year and continued efforts to grow and retain membership. Members discussed potential open houses, and options for distributing renewal letters at the Center before mailing remaining letters.

C. Community Services Committee Report

The committee discussed potential future community service projects and donation drives, including opportunities to support assisted living facilities, the Humane Society, and other community organizations.

Discussion also included the August school supply drive, potentially inviting the new school superintendent to speak following the drive, with the hope to invite potential speakers to the Center before each drive moving forward.

D. Program Committee Report

The committee reviewed current and potential programming, including ear wax removal clinics, educational presentations, pop-up webinars, day trip promotion, Badger Talks, workshops, musical performances, and wellness programming.

Members also discussed ongoing concerns with Euchre, including consistency with rules and group concerns. Peggy Brown reported that she had not observed improvement since the previous discussion. Skip-Bo continues to go well, and Yahtzee will be discontinued.

The possibility of creating volunteer shirts was also raised.

7. Director's Report

Andrea Draeger provided updates regarding the building and facility, including the elevator, front door, and upcoming community events. The elevator modernization will be scheduled for fall; we are awaiting a start date from the company. The front door will also be replaced sometime this fall. Upcoming community events include Boo Bash, Annual Tree Lighting, Holiday Train, as well as Senior Center events such as Veterans Day celebration and the Holiday Party.

8. Adjournment

John Wanke moved to adjourn the meeting, seconded by Betty Jimenez, and carried by unanimous voice vote. The meeting adjourned at 10:44 a.m.

Next meeting date: Tuesday, October 20, 2026.

Respectfully submitted,
Andrea Draeger
Senior Center, Enrichment & Office Manager

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

Watertown Main Street Program Board of Directors Meeting

Tuesday August 18th 2026

Watertown Public Library

Members Present: Ron Counsell, Sandi Budewitz (via phone), David Paape, Alex Savage, Charity Chandler, John Katsch, Brian Konz, Ryan Beyer, Isabelle Eller, Steve Board, Nicole Smith.

Not Present: Johnathan Lampe & Linden Peacy

Also Present: Robin Kaufman

1. Call to Order
 - A. President Konz called the meeting to order at 8AM
2. Approval of Minutes from the July Meeting
 - a. Motion to approve by Counsell. Second by Eller. Motion carried
3. Financial Reports
 - a. Motion to approve financial reports as written by Clifford. Second by Chandler. Motion Carried
 - b. The Main Street clock is needing repair.
 - c. Konz inquired about an update on Main Street Program receiving payment from the City of Watertown for facilitating the concert series. No payment has been received yet.
 - d. Pappe motioned to start a 2028 Reconstruction Relief Fund seeding it with \$1000. Seconded by Board. Motion carried. Board instructed Director Broere to open a savings account at Bank First and deposit the \$1000.
 - e. Director asked the board about going forward with events at the town square.
 - f. Director informed the board that Missy from Farmer's Market is stepping down, but does have a vendor that might be a good fit for the role.
4. Chamber Report
 - a. Buy Wine Walk Tickets
5. Tourism Report
 - a. Big Pop Up Went well at least 6,700 people (that only includes those that have cell phones
6. City Report
 - a. RDA is presenting to Johnson Arms
7. Grants Update-None
8. Events
 - a. Will be moving next year's August Night Market to a different date

- b. Art Auction is coming up
 - c. Witches Brew bingo is coming October 22nd. Working on gathering raffle baskets
 - d. WOW is coming along well
9. Directors Report
- a. Met with Alderman Arnett about the taskforce which is being sun setted and an Ad Hoc communication team formed.
 - b. The next meeting will be rescheduled from Tuesday September 15th to Wednesday September 16th due to a workshop which directors and board members wish to attend
 - c. We need to schedule a review for the Main Street Director.
10. Open Discussion -None
11. Adjournment
- a. Motion by Eller. Seconded by Smith. Motion carried



Redevelopment Authority for the City of Watertown

Turning Opportunity into Results

Wednesday, August 19, 2026, 6:00 pm

In-PERSON/VIRTUAL MEETING

Room 2044, City Hall

RDA STRATEGIC PRIORITIES

1) Strengthen and diversify RDA Revolving Loan Fund, both in size and scope

2) Exploring options for Business Continuity Funding for downtown businesses in preparation for 2028 Main Street Reconstruction project

3) Simplifying the process of starting or expanding a business in Watertown

1. Pledge of Allegiance

2. Roll Call

A. Present: Ryan Wagner, Steve Board, Ald. Tony Arnett, Ald. Rita Haase, Todd Huhn, Jacob Maas, Bob Smith, and Deb Sybell

B. Virtual: None

C. Bob Smith is a new member of the RDA Board

Other attendees: John Kadish, Stef Broere, Zack Goodrow

3. Determination of Quorum and Call to Order at 6:00 pm.

4. Approval of meeting minutes

A. Regular board minutes 6.17.26.

Steve Board motioned to approve

Todd Huhn seconded. Motion carried unanimously.

5. Public Comment

A. None

6. Business

A. Discuss and take action: Sign grant application from Ready 2 Dance

Jacob Maas motioned to approve

Todd Huhn seconded. Motion carried unanimously.

B. Review and discuss: Business continuity funding priority (Ryan & Steve)

Ryan and Steve shared a draft proposal for a business continuity loan program to carry viable downtown businesses through the 2028 Main Street reconstruction. The proposal includes a limited municipal guarantee behind loans originated by local lenders under their own underwriting standards. Ryan and Steve will meet with RDA financial institution partners and report back at next meeting.

C. Review and discuss: Ease of starting a business priority (Alder Haase & Todd)

Bob Smith added to priority team. Todd shared his idea of developing a flowchart with the steps and links to resources. Alder Haase has been talking with businesses and shared survey data and RDA website analytics. The team will work on the website and flowchart.

D. Review and discuss: Strengthen and diversify RDA revolving loan fund priority (Ryan & Jacob)

Ryan reported that progress on this priority is “on pause” while the team works on the business continuity program priority.

7. Updates

A. Downtown Main Street Reconstruction

- The Common Council passed a resolution to sunset the Downtown Main Street Reconstruction Task Force. The resolution also establishes a city staff-led communications work group to develop and implement a comprehensive communication and outreach strategy with opportunities for stakeholder, community and volunteer involvement.
- The City of Watertown and the Wisconsin Department of Transportation hosted an information forum on July 31 regarding the 2028 Downtown Main Street Reconstruction plan.

B. Economic Development Plan Presentation to COW (Aug 4)

- Alder Arnett provided a high-level overview of the economic development plan with the City serving as a regional hub for agriculture, skilled trades, healthcare, commercial and recreational.

C. Presentation on RiverWalk to Watertown Housing Authority (Aug 18)

- Ryan and Steve reported on their visit with the Watertown Housing Authority Board to share and discuss the RiverWalk vision.

8. Adjournment at 7:25 pm

Todd Huhn motioned to adjourn.

Steve Board seconded the motion. Motion carried unanimously. Meeting adjourned.

PUBLIC SAFETY & WELFARE COMMITTEE

August 26, 2026

5:05 p.m.

1. CALL TO ORDER

Members Present	Also in Attendance	Citizens Present
- Dana Davis, Chair - Rita Haase - Jonathan Lampe - Brad Blanke	- Chief Brower - Andrew Beyer - Nathan Williams	- Ian Pilak - Marcia Seelman - Josh Mueller - Meredith Degner

2. RECEIVE COMMENTS FROM THE PUBLIC

Each individual who would like to address the Committee will be permitted up to three minutes for their comments

- Ian Pilak – Consider switching the parking on 8th street from the west side to the east side when the road is converted from one-way to two-way to accommodate church parking.
- Marcia Seelman – Parking concerns 7th and Main during 2028 reconstruction.
- Pastor Ray Bezanson – Concerns about church parking when 8th street is converted from one-way to two-way.

3. APPROVAL OF MINUTES

- A. Review and take action: Minutes from August 5, 2026
[08.05.2026 Public Safety Minutes.pdf](#) (0.26 MB)

MOTION: Approve the PS&W minutes from August 5, 2026.
(Lampe/Haase/Unanimous Approval)

4. BUSINESS

MOTION: Amend the agenda to move H. to the bottom of the Agenda.
(Davis/Lampe/Unanimous Approval)

- A. Review and take action: Special Event - Wine Walk
- a. [MEMO WINE WALK.pdf](#) (0.05 MB)
 - b. [2026-23 APPLICATION_Redacted.pdf](#) (1.12 MB)
 - c. [2026-23 MAP.pdf](#) (0.73 MB)

MOTION: Approve the Special Event – Wine Walk (Blanke/Haase/Unanimous Approval)

- B. Review and take action: Special Event - Celebrating Warming Shelter
- a. [MEMO CELEBRATING WARMING SHELTER.pdf](#) (0.05 MB)
 - b. [2026-25 APPLICATION_Redacted.pdf](#) (1.30 MB)

- c. [2026-25 MAP.pdf](#) (1.18 MB)

MOTION: Approve Special Event – Celebrating Warming Shelter from Building a Welcoming Watertown (Blanke/Lampe/Unanimous Approval)

C. Review and take action: Special Event - Freedom Ride

- a. [MEMO FREEDOM RIDE.pdf](#) (0.05 MB)
- b. [2026-27 APPLICATION_Redacted.pdf](#) (1.25 MB)
- c. [2026-27 FULL ROUTE MAP.pdf](#) (2.61 MB)

MOTION: The Freedom Ride from B-Cause We Care, does not meet the parameters of “Special Event” as defined in 428-7. (Davis/Blanke/Unanimous Approval)

- Does not interfere with the normal flow of vehicular or pedestrian traffic or the normal lawful use of public property.
- No exclusive use of all or part of the City-owned facilities, buildings, parks, etc.
- Not held in a public building or public park
- Will not close a public street, alley, etc.
- Will not require extraordinary services by any City Department

D. Review and take action: Special Event - Calvary Concert on the Square

- a. [MEMO CALVARY CONCERT ON THE SQUARE.pdf](#) (0.05 MB)
- b. [2026-24 APPLICATION.pdf](#) (1.47 MB)
- c. [2026-24 MAP.pdf](#) (0.90 MB)

MOTION: Approve Calvary Concert on the Square (Lampe/Haase/Unanimous Approval)

E. Review and take action: Special Event - WUSD Homecoming Parade

- a. [MEMO WUSD HOMECOMING PARADE.pdf](#) (0.05 MB)
- b. [2026-22 APPLICATION_Redacted.pdf](#) (1.30 MB)
- c. [2026-22 MAP.pdf](#) (0.38 MB)

MOTION: Approve Homecoming Parade from Watertown High School (Lampe/Blanke/Unanimous Approval)

F. Review and take action: Special Event - Run Turkey Run

- a. [MEMO RUN TURKEY RUN.pdf](#) (0.05 MB)
- b. [2026-26 APPLICATION_Redacted.pdf](#) (1.22 MB)
- c. [2026-26 MAP.pdf](#) (0.32 MB)

MOTION: Approve Run Turkey Run with the stipulation that the organization needs to submit an updated certificate of insurance (COI) ten days prior to the event. (Blanke/Lampe/Unanimous Approval)

G. Review and take action: TDORA - Blocktoberfest

- a. [2026 BLOCKTOBERFEST TDORA APP.pdf](#) (1.86 MB)
- b. [BLOCKTOBERFEST COMPLIANCE INFORMATION EMAIL.pdf](#) (0.07 MB)
- c. [Blocktoberfest 2026 TDORA Event Area.pdf](#) (0.97 MB)
- d. [Blocktoberfest 2026 Tenant Access and Alternate Parking.pdf](#) (0.65 MB)
- e. [TDORA Cup Identifier Local Waters.pdf](#) (0.43 MB)
- f. [TDORA Cup Identifier Drafty Cellar.pdf](#) (0.44 MB)

g. [2026-13 Approval Letter.pdf](#) (0.13 MB)

MOTION: Approve TDORA – Blocktoberfest (Lampe/Blanke/Unanimous Approval)

I. Review and take possible action: S. Eighth Street 200 Block Parking Restriction

- [MEMO Eighth Street Parking Restriction.pdf](#) (1.13 MB)
- [S Eighth Street - Parking Restriction.pdf](#) (0.94 MB)

MOTION: Request Engineering to research the possibility of moving the parking on S. 8th Street from the west side to the east side from Market to Wisconsin, notify residents of the possibility and bring the item back to the next Public Safety & Welfare Committee meeting with recommendations. (Lampe/Blanke/Unanimous Approval)

J. Review and take possible action: S. Seventh Street One-Way to Two-Way Conversion

- [MEMO Seventh Street One-Way to Two-Way Conversion.pdf](#) (1.14 MB)
- [Site Map.pdf](#) (1.31 MB)

MOTION: Convert S. 7th Street from Jefferson Street to Western Avenue from one-way to two-way and add parking to the east side of the street from Jefferson to Market in the month of May 2027 and no later than May 31st.

K. Review and take possible action: S. Seventh Street Parking - Jefferson Street to Western Avenue
No action taken.

L. Review and take action: Ordinance to create section 410-33(H) Camping Prohibited on City Property of the City of Watertown General Ordinances

- a. [410-33\(H\) Camping Prohibited on City Property DRAFT 08.19.2026.pdf](#) (0.02 MB)

MOTION: Forward to Council with positive recommendation.
(Blanke/Haase/Unanimous Approval)

H. Review and take possible action: Chapter 428 Public Events of the City of Watertown General Ordinances

- [MEMO to PSW.pdf](#) (1.14 MB)

DISCUSSION:

- Alder Blanke requested that this item be brought to the committee for discussion. He noted that the PS&W committee routinely approves the Special Events and wondered if there would be a way to streamline the process so that “routine” Special Events could be approved by the City Clerk and no longer go to PS&W for approval. He mentioned that the time crunch caused by late applicants sometimes made the required approval by PS&W difficult to do prior to the scheduled event.
- Alder Haase agreed that a streamlined approach would be good and that a goal should be to make it easy for organizers to host special events.
- Alder Lampe recounted the history and challenges that led to the change in the Special Event requirements that moved approval authority from the City Clerk to the PS&W committee. He remembers being skeptical of the change

when it was made in 2024, but has now come to see the approval process by PS&W as a feature and an important requirement. He said that he is not convinced that the timing is right to return approval authority to the City Clerk.

- Alder Davis said that prior to 2019, special event applicants were approved by both the Licensing Board and the Council. In 2019, under the direction of Mayor McFarland and the Licensing Board, changes were made to the Special Event process to streamline it. One of those changes was to give the City Clerk authority to approve all special events. In 2023, demonstrations, at least one arrest and broad media coverage surrounded the Pride in the Park event. This led to significant feedback from residents of Watertown. One of the key realizations for residents, and some alders, was that the Special Event ordinance did not involve any elected officials in the approval process. When given the opportunity to deliberate, the Council requested that the Special Event ordinance be revised and that elected officials be a part of the approval process. The Special Event was revised and approved in 2024. The revised process requires PS&W approval for Special Events. Davis shared examples of the value added by the committee review process:
 - Improving event safety.
 - Catching errors.
 - Avoiding potential conflicts.
- The committee compiled the following feedback for the City Clerk.
 - The City Clerk memo was excellent and we appreciated the thorough review of the current special event process.
 - Please seriously investigate moving to an online form submission for the Special Event application. If a new software needs to be purchased, perhaps it can also be used in other departments (zoning, etc.) to move to online form submissions. Adding a payment portal would also be great.
 - Please consider ways that your office can work to optimize the paperwork process.
 - Please consider how the paperwork for repeat events can be streamlined.
 - **Wine Walks** - the Committee is comfortable with you presenting an ordinance change that would no longer require Wine Walks to complete a Special Event permit
 - Suggestion - "Wine Walks" that do not meet the parameters of "Special Event" as defined in 428-7 do not need to complete a Special Event Application
- The committee declined any further action.

- I. **ADJOURN** – Being no further business to discuss, a motion was made by Blanke and seconded by Lampe to adjourn the meeting at approximately 6:49 p.m. The motion passed unanimously.



WATERTOWN FIRE DEPARTMENT

Department Overview

2026



Who We Serve

Section 7, Item A.

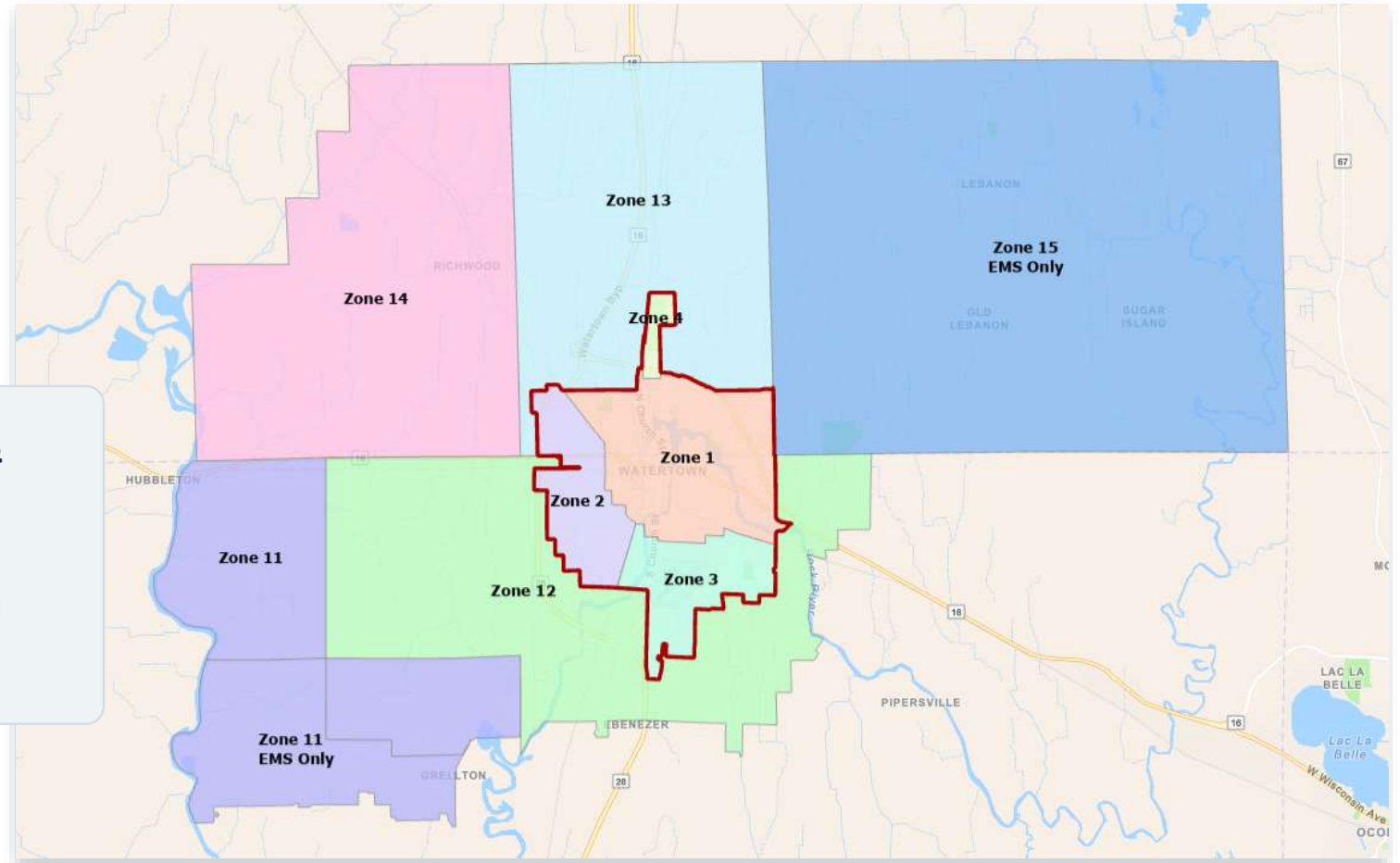
145

square miles. 9 response zones.



One of the largest footprints in Jefferson & Dodge counties.

Beaver Dam and Fort Atkinson each cover ~100 sq mi.





Five partners under contract

● Emmet	Fire + EMS
● Shields	Fire + EMS
● Milford (A Small Portion is EMS Only)	Fire + EMS
● Town of Watertown	Fire + EMS
● Lebanon	EMS only

CONTRACT REVENUE IN

\$521,990.80

per year, across all contracted areas

Townships pay operating costs — the city carries all capital.



More Than Calls

Section 7, Item A.

Prevention and EMS leadership you already fund.



Don Dishno

Deputy Chief · Fire Marshal

- **In-house plan review, state-approved.**
Contractors skip the state's long turnaround.
- Fire investigations & cause determination.
- Reinspections & annual inspections
- site-plan review.
- Fire-alarm follow-up.



Alyssa Cahoon

EMS & Training Chief · Service Director

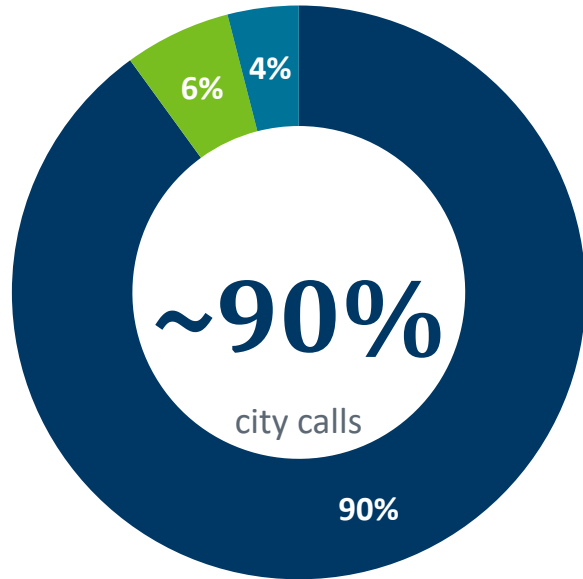
- **EMS oversight, 70% of our call volume.**
- Hospital & medical-director liaison.
- Training, certification & QA.
- Clinical protocol & quality management.
- Compliance with State and Federal regulations.

Two officers. Value the funding delivers every day, beyond the call.



Where the Demand Is

Section 7, Item A.



■ City ■ Townships ■ Mutual aid given

The heaviest need is our own residents.

Nine of every ten calls are inside the city. This staffing serves Watertown residents first.

And the partners pay above their weight

10–13% of the budget

5–8% of the calls *nearly double their usage*



We answer beyond our borders.

112

mutual-aid responses given in 2025



When crews are committed elsewhere, our nearest partner adds 15+ minutes. The transport revenue goes with them for EMS incidents.





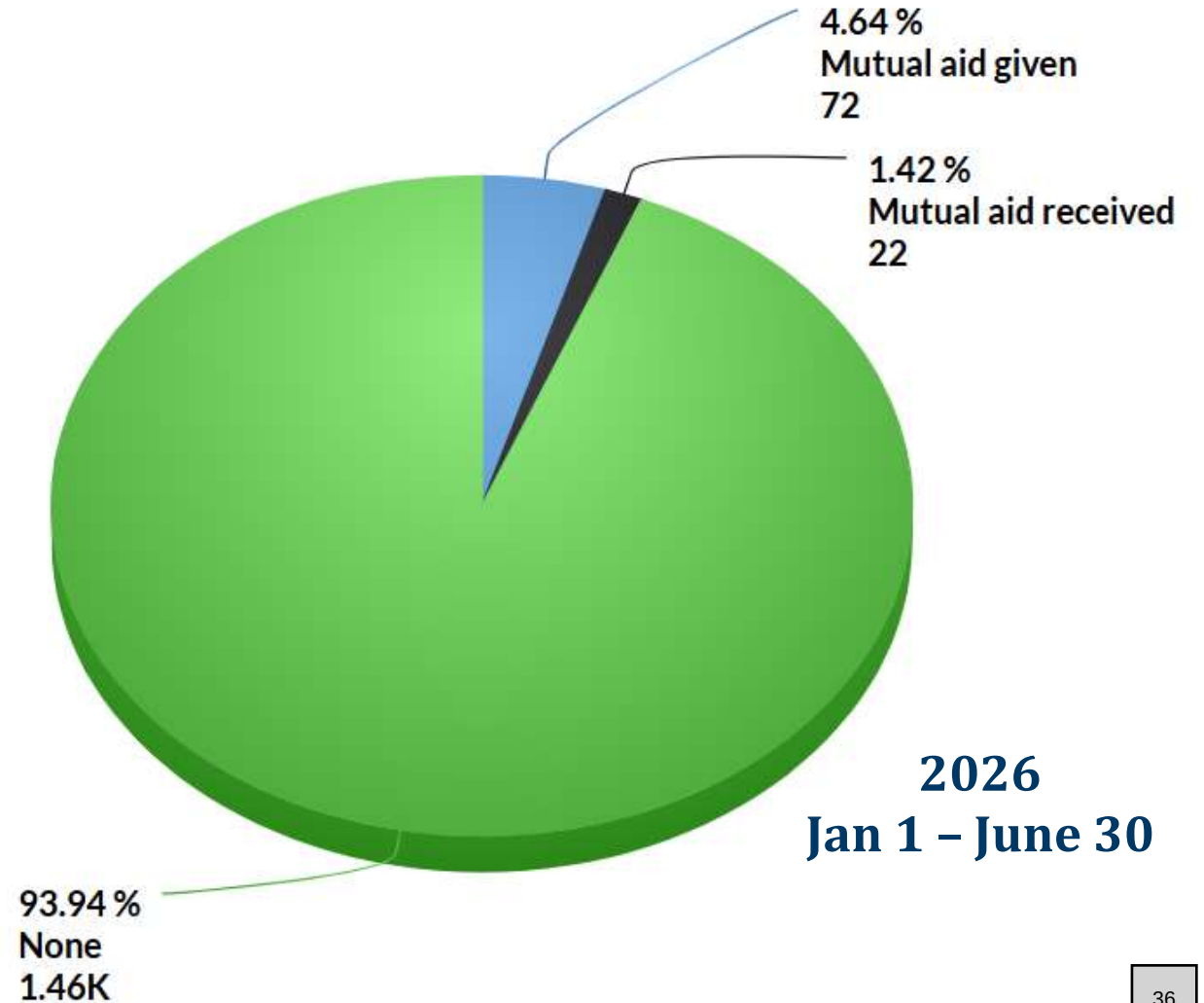
Mutual Aid Incidents- Impact

>50%

mutual-aid received – EMS Incident



Mutual aid **received** is predominantly EMS, while 65%+ of mutual aid **given** supports fire response.





Why We Have To

Section 7, Item A.



Mutual aid is a two-way promise.

When we are overwhelmed, they come for us. Break the promise and the whole regional system fails.

It is not optional. It is how every department in the region functions through MABAS Wi rules



Dodge County
Division 129



The Calls That Demand Bodies

Section 7, Item A.

Some calls need everything at once.

Critical EMS Incidents

Serious vehicle accidents

Any Structure Fire

Water or Ice Rescue

These pull the engine and the ambulance and command car, all at the same moment.





We're Still Delivering

Section 7, Item A.



86.7%

of exposed property saved

\$26.6M protected of \$30.7M exposed to fire in 2025.

1,823

patients transported in
2025

2:08

first-out turnout (90th
pct.)

We are doing the job.

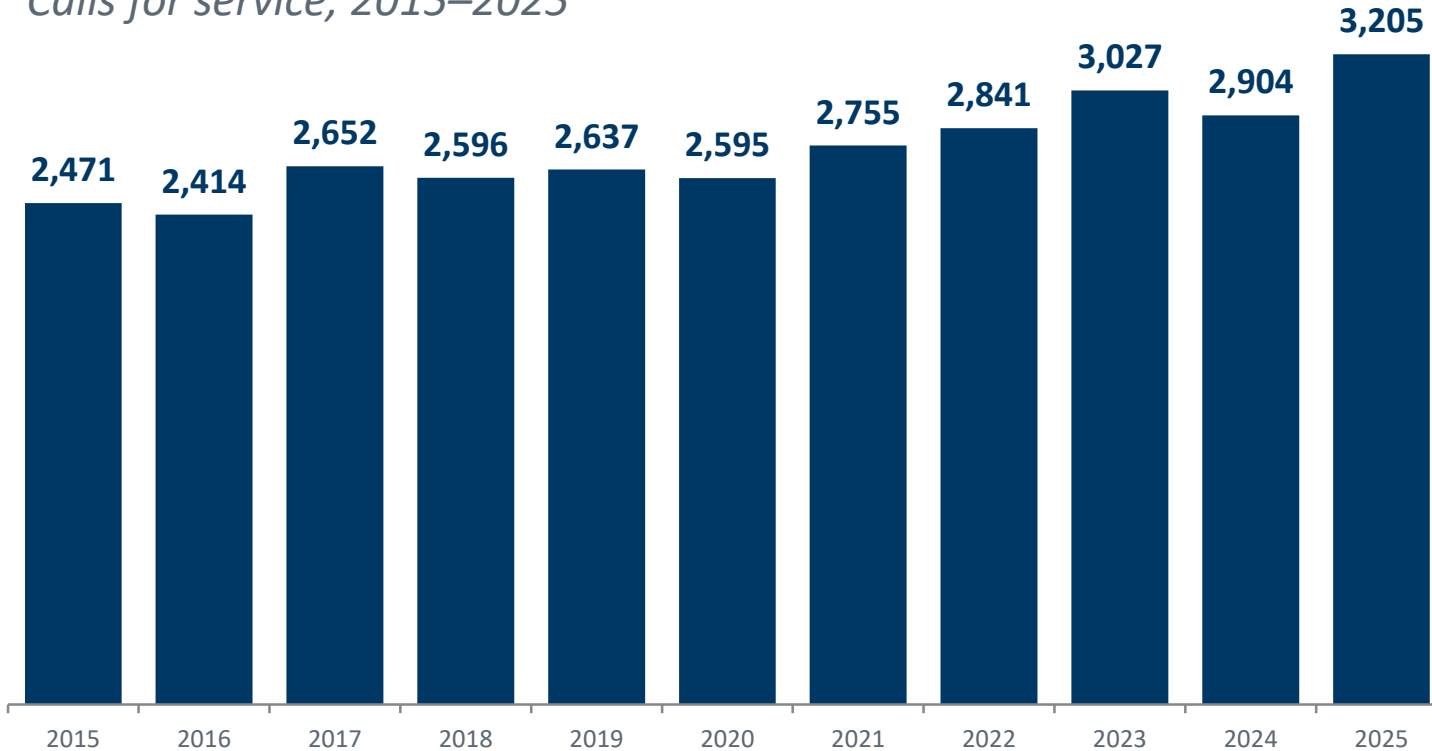
The question the council must weigh is at what hidden cost, and for how much longer.



But We're Stretched

Section 7, Item A.

Calls for service, 2015–2025



3,205

calls in 2025, up 30% over the decade

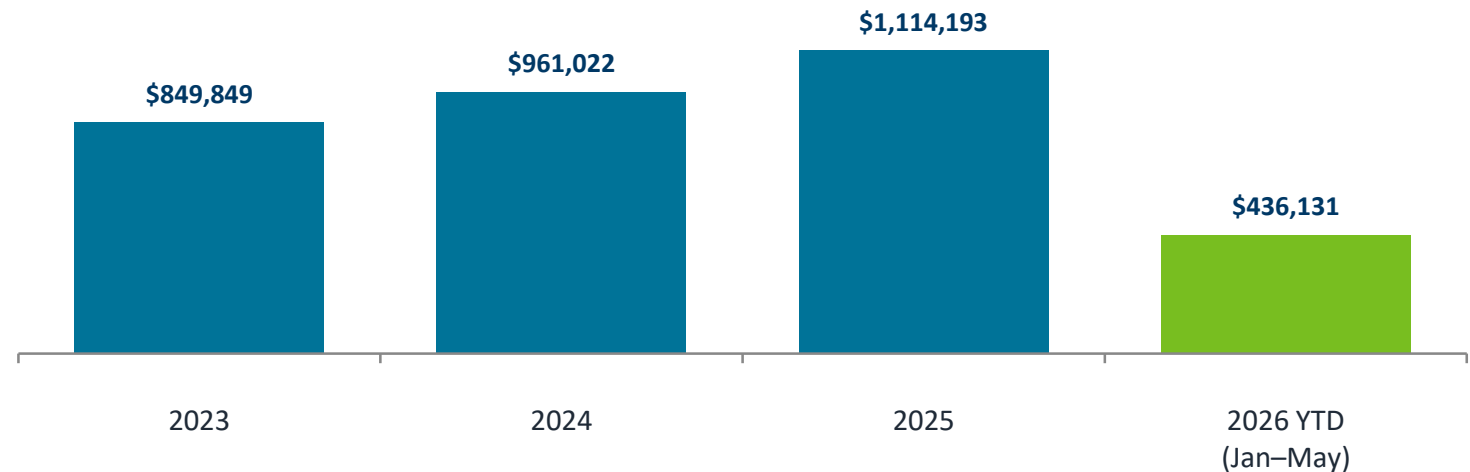
28.5%

of calls overlap another in 2026,
↑ from 22.4% in 2024

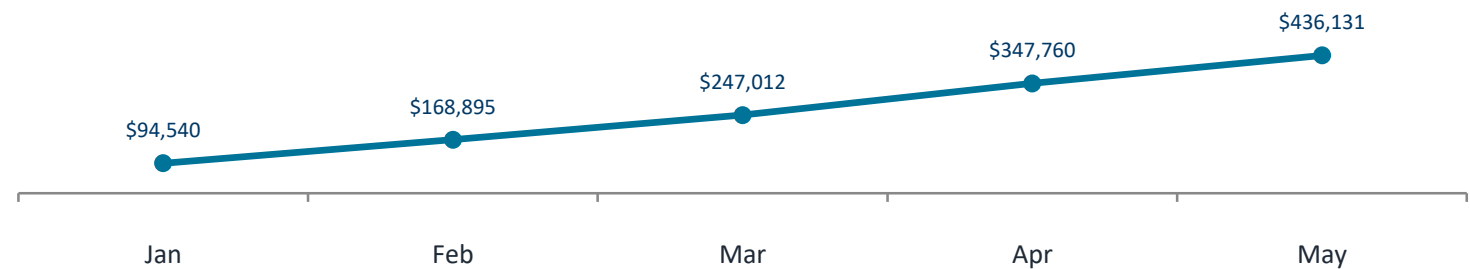
EMS Revenue & GEMT Funding

What the service already returns.

EMS Billing Revenue by Year



2026 Revenue — Cumulative YTD



2026 shown year-to-date through May; June pending. Full-year totals for 2023–2025.



GEMT REIMBURSEMENT

2023

\$63,921

2024

\$186,000

2025 (expected)

\$94,000

A bonus offset that helps fund the service — subject to state funding decisions.



What Happens on the Second Call

Section 7, Item A.



The second call robs the engine.

At 7–8 on duty *(a typical day)*

→ the 2nd ambulance pulls the ENGINE crew

At 9 on duty

→ the “swing” crew responds, and the engine stays whole

Average Daily Staffing 7.9 in 2026.



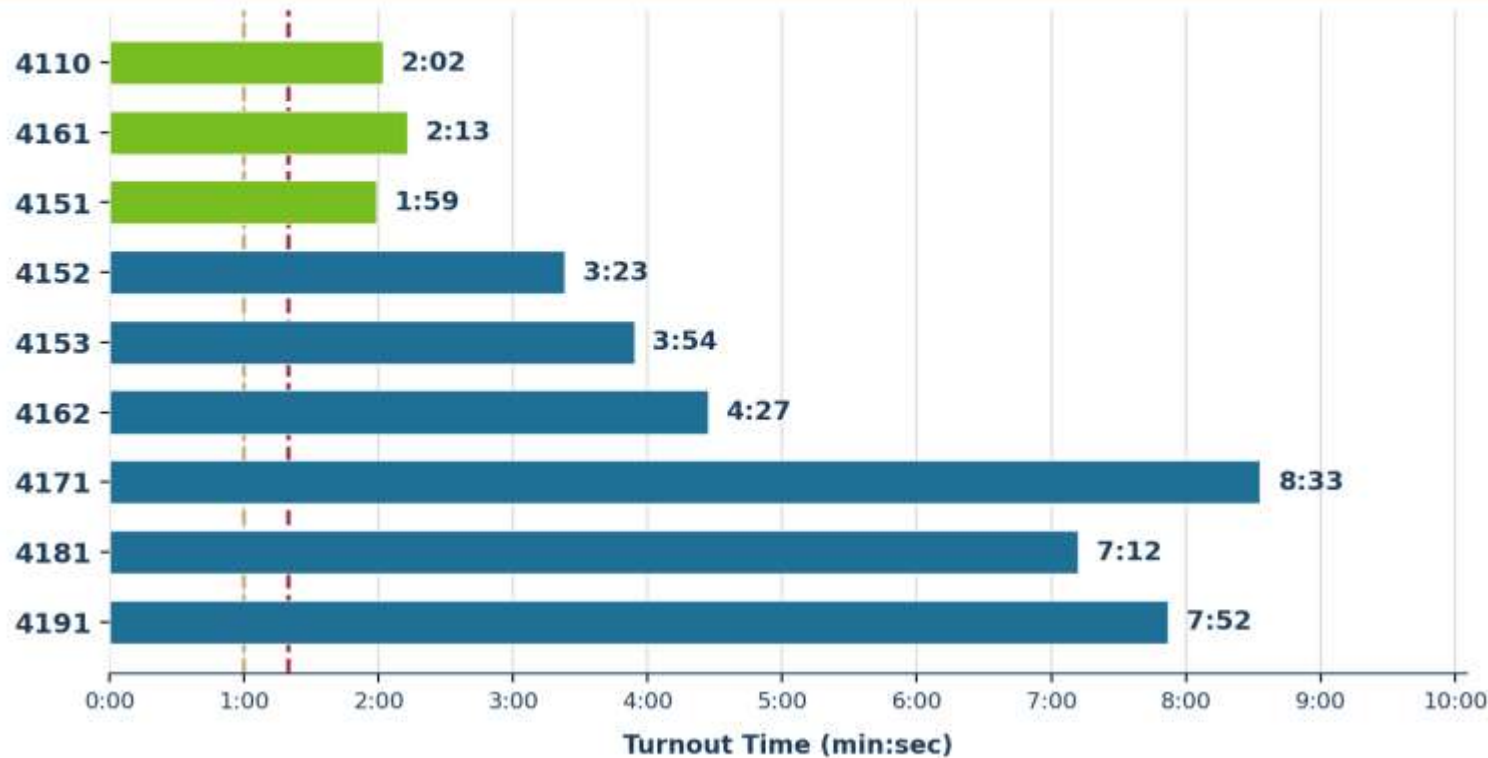
Staffed Rigs Roll — the Rest Wait

Section 7, Item A.

90th Percentile Apparatus Turnout Time

Dispatch → En Route | 01/01/2026 - 12/31/2026

Primary Staffed Apparatus
Unstaffed / Reserve Apparatus
EMS Benchmark (60s)
Fire Benchmark (80s)



Staffing is speed.

~2 min

staffed apparatus turnout

3-8 min

unstaffed / reserve apparatus

A truck with no crew is not a fast truck. Staffing is what puts it on the road.



6 firefighters. 2 additional per shift.

No increased capital cost. Two people unlock four capabilities.



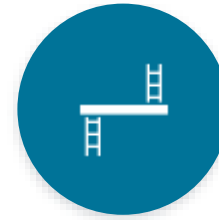
2nd Ambulance

Rolls without robbing the engine



Tender

Water on rural fires without stretching staff thin



Ladder

Elevated operations on structure fires



Brush Truck & Boat

Grass fires & water rescue

EMS is why the need shows up first — it is 70% of our calls. The fix covers fire, too.



The Cost of Adding Six

Section 7, Item A.

6 FTEs = \$611,106 / year



Same floor, better rate

The department holds a minimum staffing floor which is currently set to 7. Today it is held with forced hireback at 1.5× pay to achieve when there are extended leave or sick calls. Staff are called in on a day off to ensure staffing.

\$303,000 in premium hireback (2025)



This is what gets to 9 on duty

Nine on duty unlocks the second ambulance, tender, ladder, and brush truck the department already owns. Six FTEs reach 9 on duty 90%+ of days, without hire-back

Not cheaper overall, smarter money, safer crews



Bonus funding support — GEMT

2024 reimbursement \$186,000,

2025 Estimated.

Federal / state program subject to funding cuts.

Plan for it as a bonus, not the baseline

The cost of a delayed response never shows up on a budget line.



The trend doesn't wait.

Calls up. Overlaps up. Staffing flat.

6 people. The trucks are already here.

WATERTOWN PAYROLL SUMMARY

For the Period of: 8/5/2026 8/18/2026

Department	Employees FT PT		Regular Hours	Regular this Pay Period	Y-T-D Regular Actual	Annual Regular Budget	Overtime Hours	Overtime this Pay Period	Y-T-D Overtime Actual	Annual Overtime Budget
Administration	3	4	376	12,393	168,096	281,917	-	-	-	-
Alderpersons (2nd PR)		9	9	4,942	39,162	59,303	-	-	-	-
Attorney	2	1	220	8,551	140,132	222,321	-	-	-	-
Bldg. Inspection	3	3	308	11,096	176,825	286,891	-	-	-	-
Crossing Guards	-	-	0	-	12,888	28,000	-	-	-	-
Engineering	5	3	552	12,896	10,486	27,102	-	-	-	-
Finance	6	-	480	15,882	271,204	469,248	15	584	2,797	3,000
Fire	32	1	3388	101,479	1,717,828	2,564,329	131	6,021	162,230	247,000
Forestry	1	-	80	2,328	44,979	134,680	-	-	-	-
Health	8	3	740	26,929	483,822	809,474	-	-	-	2,250
Library	6	15	974	23,719	419,935	500,677	-	-	-	-
Mayor	1	-	80	3,634	62,364	94,488	-	-	-	-
Media	2	3	188	5,503	90,242	263,120	-	-	-	-
Municipal Building	1	-	80	2,176	23,660	51,917	-	-	150	1,500
Municipal Court	1	1	100	3,480	56,412	89,258	-	-	-	-
Park	10	2	934	23,259	321,559	458,087	19	698	6,233	11,960
Park/Rec Admin	5	1	446	14,321	218,030	422,408	-	-	535	540
Police	55	1	4276	167,803	2,692,502	4,213,498	206	10,791	134,222	236,600
Police Reserve	-	6	54	721	4,592	15,000	-	-	-	-
Recreation and Pools		51	1523	21,230	152,146	187,341	8	209	1,539	4,500
Solid Waste	8	-	640	20,037	333,351	526,359	-	-	1,952	3,000
Street / Storm Water	24	1	1951	61,244	1,023,183	1,604,333	3	168	13,670	35,500
Wastewater	10	2	888	27,719	463,987	779,039	21	1,119	22,632	18,000
Water Dept.	11	-	880	32,914	541,143	839,515	10	412	11,414	23,500
TOTALS	194 FT	107 PT	19164	\$604,255	\$9,468,528	\$14,928,305	412	\$20,002	\$357,372	\$587,350

**ORDINANCE TO
AMEND THE ADOPTED PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT –
GENERAL DEVELOPMENT PLAN (GDP) FOR THE OXBOW AT 100 E. DIVISION
STREET (PIN: 291-0815-0412-029) AND 104 E. DIVISION STREET (PIN: 291-0915-
3343-053)**

**SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

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

SECTION 1. That Chapter 550, Zoning., Attachment 1 – Appendix A, Zoning Map Amendments., of the Code of the City of Watertown is hereby amended as follows:

The following flexibilities have been recommended by the City of Watertown Plan Commission in regard to the amended Oxbow's Planned Development (PD) Overlay District - General Development Plan (GDP):

Flexibilities

1. Multifamily Residential Land Use in the Central Business Zoning District – §550-49A(7).
2. First Floor Residential in the Central Business Zoning District - 18 units on the first floor above lower parking level - §550-56A.
3. Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero-lot line wall - one (1) 18-unit building & one (1) 57-unit building (75 units total) - §550-49A(7).
4. Landscaping Surface Ratio per Site Plan. (33% LSR) – §550-27F(1)(c).
5. Minimum Lot Area 74,465 S.F. (46,311 S.F. & 28,154 S.F.) – §550-27F(2)(a).
6. No buffer yard requirements – §550-27F(2)(e).
7. 110 total parking stalls - 63 Underground & 47 Surface. – §550-27F(2)(j).
8. Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street. - §550-34A
9. Minimum off street driveway widths of 24' - §550-107F(9).
10. Minimum parking module widths of 42' single loaded & 63' double loaded - §550-107F(9).
11. Dwelling Units per Acre 43.91 - §550-27F(2)(a).
12. Floor area ratio of 0.33 - §550-34G(1)(c).
13. Maximum building height not to exceed 63'-0" - §550-34G(2)(g).
14. Minimum Waterway Overlay Zoning District setback of 58' - §550-42A(1).
15. Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level) - §550-34G(2)(c)[2].
16. Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 0.50 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St - §550-110D(2)(a).
17. Additional signage per Site Plan - §550-132A.

The following conditions were identified by the City of Watertown Plan Commission and Site Plan Review Committee regarding the amended Oxbow Planned Development (PD) Overlay District - General Development Plan (GDP):

1. Complete and obtain approval of the Development Agreement.
2. Record the approved CSM in both Dodge and Jefferson Counties.
3. Record the Riverwalk Easement in both Dodge and Jefferson Counties.

- 4. Obtain assigned addresses for each apartment unit.
- 5. Submit and obtain approval of a Fire Protection permit.
- 6. Include the installation of a Knox Box on the building plans.
- 7. Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- 8. Obtain approval of an erosion control and stormwater permit.
- 9. Include State and Federal ADA accessibility requirements on the building plans.
- 10. Include a design element in the hallway that clearly indicates the separation between the two buildings.

SECTION 2. That the requirements of Chapter 550-152, Planned Development Procedures, have been abided by for the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP).

SECTION 2. The Common Council of the City of Watertown approves the amended Oxbow Planned Development (PD) Overlay District - General Development Plan (GDP) inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Sept. 1, 2026		Sept. 15, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
NITECKI				
BLANKE				
SMITH				
ARNETT				
HAASE				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED September 15, 2026

CITY CLERK

APPROVED September 15, 2026

MAYOR



City of Watertown
Planning Commission

Regarding: Development of 100 E Division Street

Dear Committee Members:

Earlier this year, Tom Stocco transitioned from North Town Partners to pursue a broader real estate development focus. As North Town Partners continues to concentrate on opportunities in Sheboygan County, including the overall North Town development in the Town of Sheboygan, Tom formed Tessuto Development to lead and advance projects outside of Sheboygan County, including The Oxbow Apartments in Watertown, Wisconsin.

To further strengthen the development team, Tom recruited Dan Seibel and Randy Goll to support The Oxbow Apartments project. Dan brings extensive legal and real estate development expertise, while Randy contributes decades of construction and project management experience. Together, the team provides a strong combination of financial, legal, and construction leadership to ensure the successful completion of the project.

Sincerely,

Tom Stocco
Principal

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: August 24th, 2026
SUBJECT: Public Hearing and a Recommendation to Council – amended Planned Development (PD) Overlay Zoning District - General Development Plan (GDP) and Precise Development Plan (PIP).

A Public Hearing and a Recommendation to Council for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP) requested by Tessuto Development LLC (formally Northtown Partners), agent for Cady Emerald LLC., on parcels located at 100 and 104 East Division Street, Watertown, WI. Parcel PIN(s): 291-0815-0412-029 & 291-0915-3343-053.

SITE DETAILS:

Acres: 0.52 & 1.10 acres
Current Zoning: Central Business (CB) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Common Council by the Plan Commission for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP). The current PD - GDP/PIP was recommended to Common Council by the Plan Commission at its February 9th, 2026 meeting and approved by Common Council at its March 3rd, 2026 meeting. The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

A rezoning to Central Business (CB) Zoning and a Certified Survey Map (CSM) related to this development proposal were approved in April and July of 2025. A portion of Cole Street was also vacated for this proposed development.

STAFF EVALUATION:

Land Use and Zoning:

The amended PD - GDP/PIP includes the previously approved flexibilities to the Zoning Standards as allowed under Section § 550-152B of the Zoning Code. The flexibilities include an allowance for Multi-Family Residential Land Use with dwelling units on the first floor within the Central Business (CB) Zoning District. Additional flexibilities within the Central Business (CB) Zoning District include exceeding the maximum building height limit (63'0" previously approved) and reductions to the required off-street parking dimensions for aisle widths and parking module width (aisle widths of 24' previously approved). The proposal also includes the previously approved

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

reduction of the Waterway Overlay Zoning District setback requirements (58' previously approved), and additional signage due to the two-building/two address design.

The Central Business (CB) Zoning District has a minimum landscape surface ratio (LSR) of 0% and minimal landscaping point requirements for paved areas only. The amended PD-GDP/PIP will now have a LSR of 33% (up from 32%) with a generous landscaping plan that exceeds all landscaping point requirements in the CB Zoning District. The Central Business (CB) Zoning District further prohibits development within the zoning district from taking direct access to a local residential street or a residential collector street. Both Cole and East Division Streets are classified as local streets and North Second Street is classified as a collector street. A flexibility to waive this requirement was approved in the previous PD-GDP/PIP. An additional flexibility to exceed the 'Exterior lighting Standards' along the south end of the property was also previously approved in the PD-GDP/PIP.

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

B. Provision of flexible development standards for planned developments.

- (1) Permitted location. Planned developments shall be permitted with the approval of a Planned Development Overlay Zoning District specific to the approved planned development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned development. Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned development.*
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and offstreet loading may be waived within a planned development.*
 - (f) Waterway Overlay District requirements. All Waterway Overlay District requirements may be waived within a planned development.*
- (3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted.*

PUBLIC HEARING COMMENTS:

A Public Hearing for the amended PD-GDP/PIP was held by the Plan Commission on August 24th, 2026 [per §550-152F(2)]. The Plan Commission may consider any comments from that hearing prior to issuing a recommendation to Common Council.

SITE PLAN REVIEW COMMITTEE COMMENTS:

Site Plan Review Committee comments from August 24th, 2026 regarding the amended PD-GDP/PIP, if any, have been made available to the Plan Commission. The Plan Commission may consider any comments or conditions from the committee.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the amended General Development Plan (GDP) to Common Council.
2. Positive recommendation of amended General Development Plan (GDP).
3. Positive recommendation of the amended General Development Plan (GDP), with conditions identified by the Plan Commission:
 - Complete and obtain approval of the Development Agreement.
 - Record the approved CSM in both Dodge and Jefferson Counties.
 - Record the Riverwalk Easement in both Dodge and Jefferson Counties.
 - Obtain assigned addresses for each apartment unit.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

- Submit and obtain approval of a Fire Protection permit.
- Include the installation of a Knox Box on the building plans.
- Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- Obtain approval of an erosion control and stormwater permit.
- Include State and Federal ADA accessibility requirements on the building plans.
- Include a design element in the hallway that clearly indicates the separation between the 2 buildings.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the amended Planned Development Overlay Zoning GDP/PIP to the Common Council with conditions.

ATTACHMENTS:

- Application materials.

Project Updates Summary – Oxbow Apartments

July 24, 2026

Project No. 2024-171 – The Oxbow Apartments

This document provides a summary of overall changes to the design documents related to The Oxbow Apartments project, located in the City of Watertown, Wisconsin.

Unit Types:

- ALL Townhomes were Removed
- Studio Count Changed to 5.
- 1 Bed Count Changed to 38.
- 2 Bed Count Changed to 25.
- 3 Bed Count remains at 7.
- Total unit Count changed from 67 to 75. An increase of 8.

Plans:

- Storage units moved to Lower Level.
- Fitness Room moved to Lower Level.
- Community Room patio removed and replaced with direct access to Lower Level Patio via exterior stair.
- Direct access from exterior added to Corner 3 Bed units as able.
- Second and Third Floor square footage added to the East.
- Fourth Floor square footage added to the South.

Exterior Elevations:

- Exterior Materials match 3.25.26 Submittal
- Balconies added in areas previously without.
- Stone Community Room patio on West Elevation Removed.
- Ribbon Windows removed and replaced with typical windows matching rest of design.

Site:

- Impervious surface area decreased to 67%
- Greenspace area increased to 33%
- Concrete sidewalk at surface parking area expanded to allow direct access to first floor 3-bed units
- Structural retaining wall added at Northeast side of building for sidewalk access
- Stormwater management plan and calculations updated to reflect site changes. Stormwater provisions for the City of Watertown are met by these conditions.

REVISED GENERAL DEVELOPMENT PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



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INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at Northtown Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing Plant at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto’s proposed community includes 75 units within a single structure - a 4-story, 75-unit apartment building. All units are rentable as a singular multifamily community and no unit is individually for sale.

A variety of housing types was a guiding principle of this community. 38 One-bedroom apartments, 25 Two-bedroom apartments, 7 Three-bedroom apartments, and 5 Studio apartments.

Type	#	%
3-Bed Apartment	7	9
2-Bed Apartment	25	33
1-Bed Apartment	38	51
Studio Apartment	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that with fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on the active open space to provide an enhanced quality of life & a sense of community that encourages community interaction with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area. However, this also includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building. Please see Exhibit A for the complete Architectural renderings and material selections of the proposed development and Exhibit B for the Site Plan



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

Land use will be exclusively Residential (Central Business Apartments).

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Feature

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the existing location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.



Figure 5: Aerial of Existing Plant



Figure 6: Current Site Conditions

All wet and dry utilities are already available and stubbed into the property given its existing use. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line and any easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The table to the right notates the various setback information. To better blend the building into the surrounding residential areas, the apartment building will step down on the edges. The Townhome building will front N 2nd Street in a traditional reduced setback nature to provide that sense of urban/suburban living while still providing access to rear-loaded attached garages. A Location Map provided in Exhibit C also provides further details on the surrounding area.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

Cohesion to Watertown’s Guiding Principles

- The Oxbow will contribute to and reinforce Watertown’s 2040 Vision Statement and its Overarching Plan Recommendations such as:
- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
 - Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
 - Focus investment downtown and along the Rock River
 - Encourage redevelopment of brownfield sites

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized site, the Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring the envisioned riverwalk to fruition.

According to RINKA’s Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. With one to three-bedroom apartment units, and traditional townhome units, the proposed community will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently managed operation, we are seeking a 75-unit development. Achieving this density on this redevelopment site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to catalyze revitalization in the Downtown River Corridor and fulfill one of the City’s top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
o Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
o A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
o No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

- Notes:
- 1

Zero feet from residential districts
- 2

Accessory buildings shall be three feet from the property line, five feet from an alley
- 3

Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99; 0 feet from front or street line.
- 4

We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	18.5	24	42.5	63

Below are the Density and Intensity standards comparison tables for review:

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sq.ft.

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63’, we request a max height restriction of 63’-0”.

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

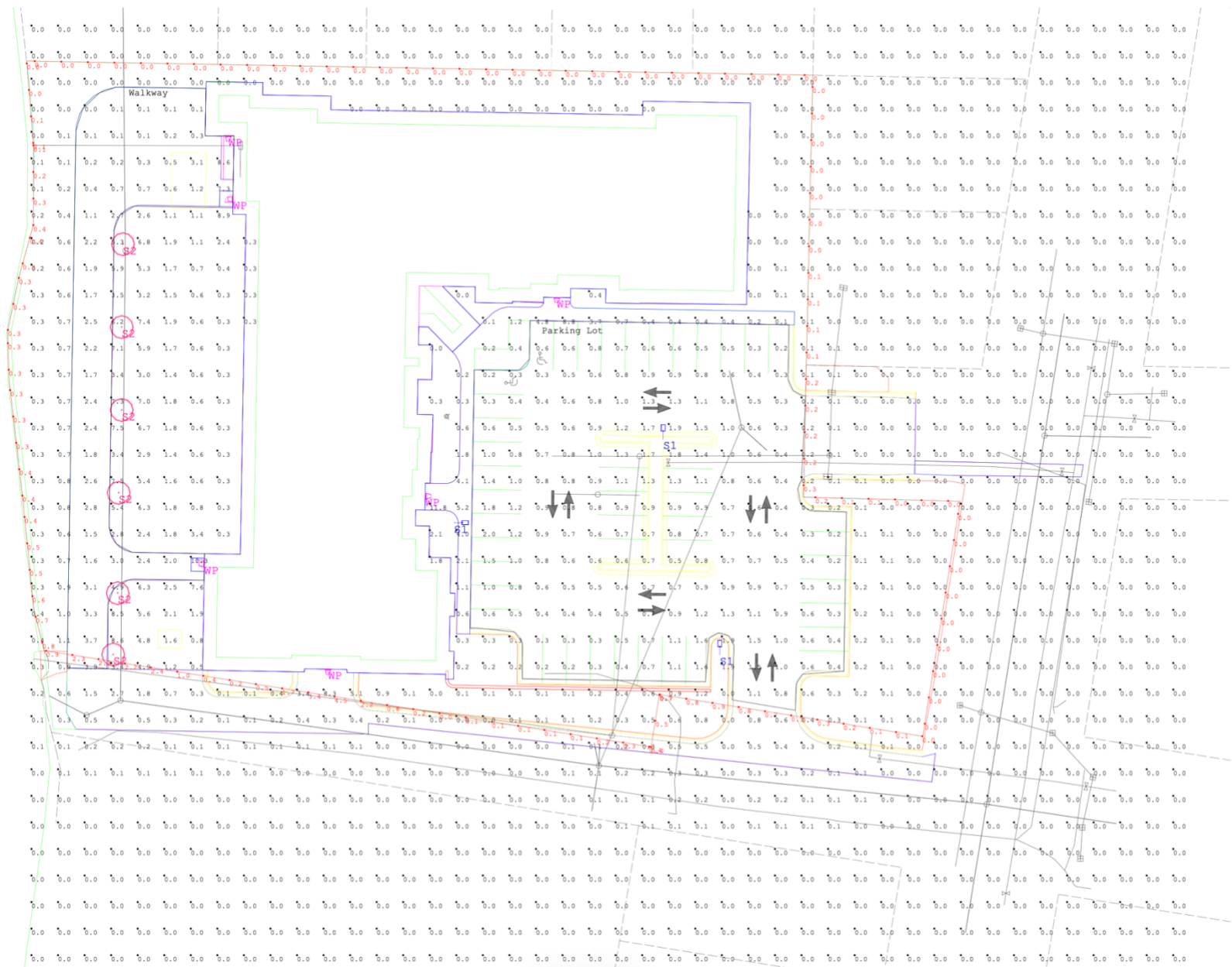
EXHIBIT A

Architectural Renderings
&
General Conceptual Landscaping





EXHIBIT B



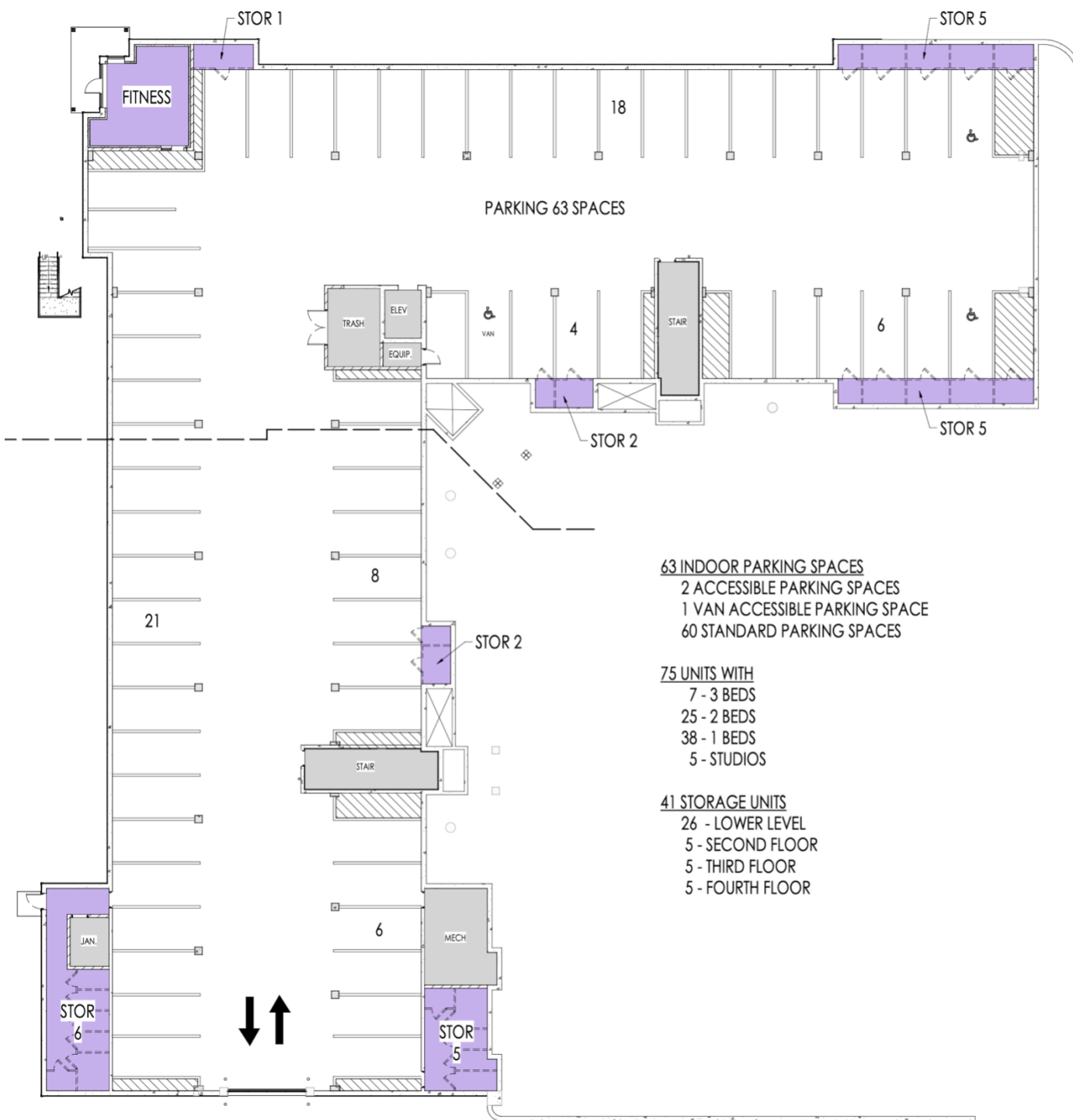
Vertical Lighting + Controls
559 Plate Dr. Ste. 1
East Dundee IL 60118

VERTICAL
LIGHTING + CONTROLS

Watertown Apartments

Watertown, WI

#	REVISIONS	Date
	Description	



LOWER LEVEL



FIRST FLOOR PLAN



21 SECOND FLOOR UNITS
1 - 3 BEDS
7 - 2 BEDS
11 - 1 BEDS
2 - STUDIO

5 SECOND FLOOR STORAGE UNITS

SECOND FLOOR PLAN



21 UNITS THIRD FLOOR UNITS
1 - 3 BEDS
7 - 2 BEDS
11 - 1 BEDS
2 - STUDIO

5 THIRD FLOOR STORAGE UNITS

THIRD FLOOR PLAN



FOURTH FLOOR PLAN

EXHIBIT C
Location Map

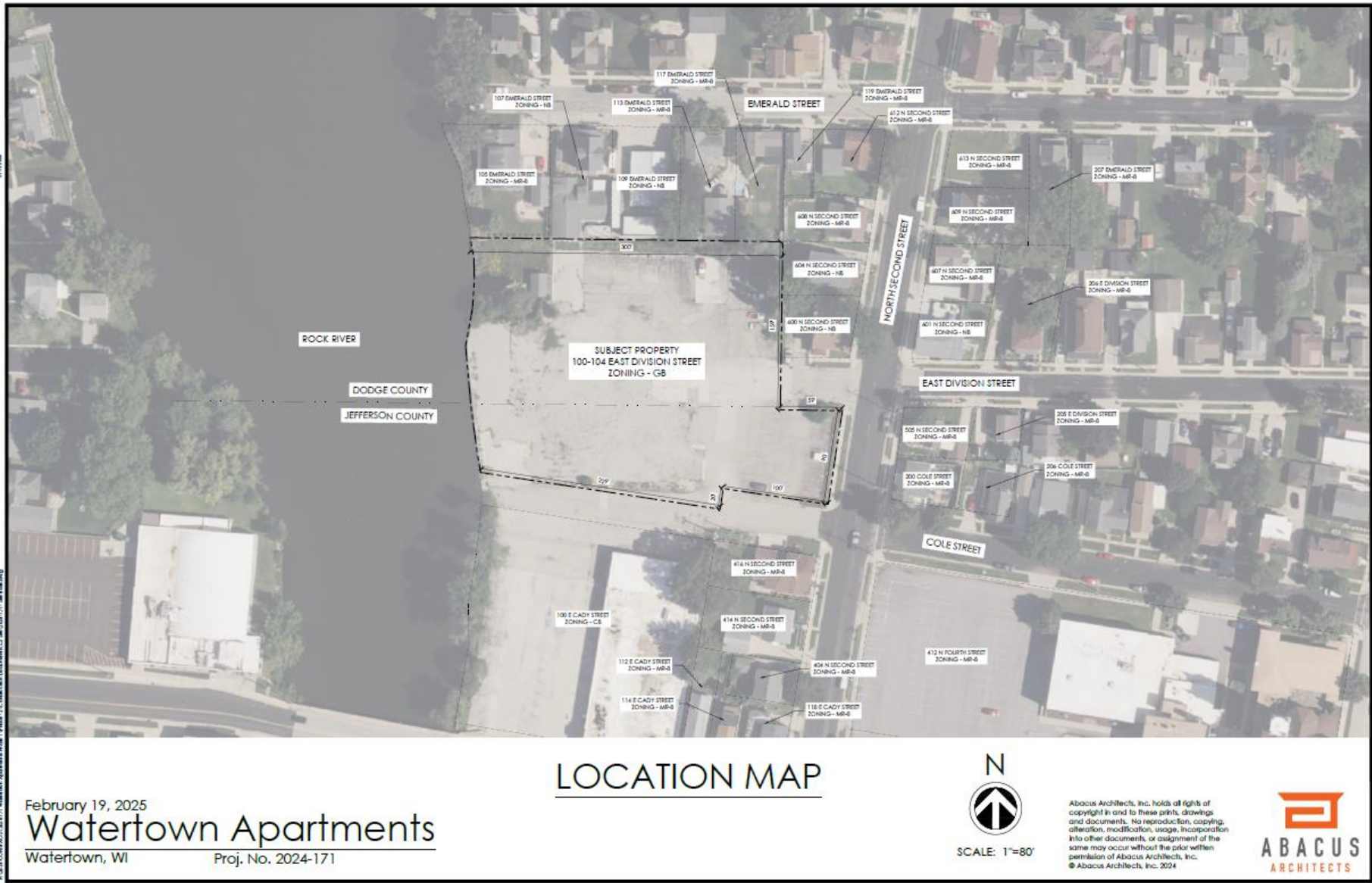


EXHIBIT D

Estimated Annual Spending by Residents
The Oxbow
Watertown, WI
February-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household
Excluding Rent \$ 58,428

Average monthly rent at The Oxbow \$ 2,030
PLUS Ave. Annual Rent \$ 24,360
TOTAL - Annual Expenditures per Oxbow Household \$ 82,788

Total Homes in the Oxbow Community 69
Adjusted for (95% occupancy) 66
Total Residents (avg. household size of 2.4) 158

TOTAL Annual Expenditures by The Oxbow Households \$ 5,500,000

Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

EXHIBIT E

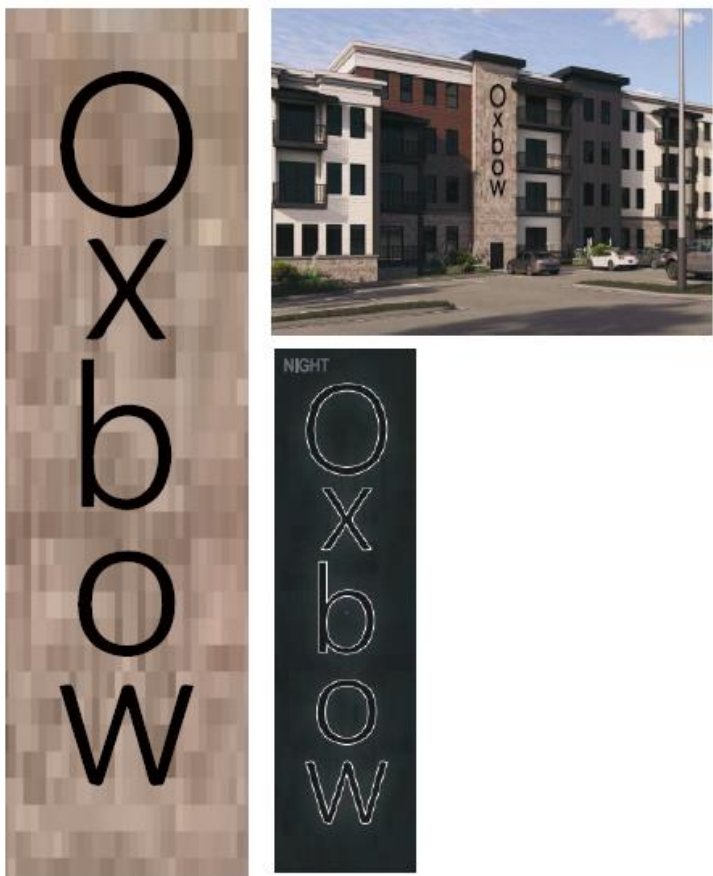
General Signage Plan

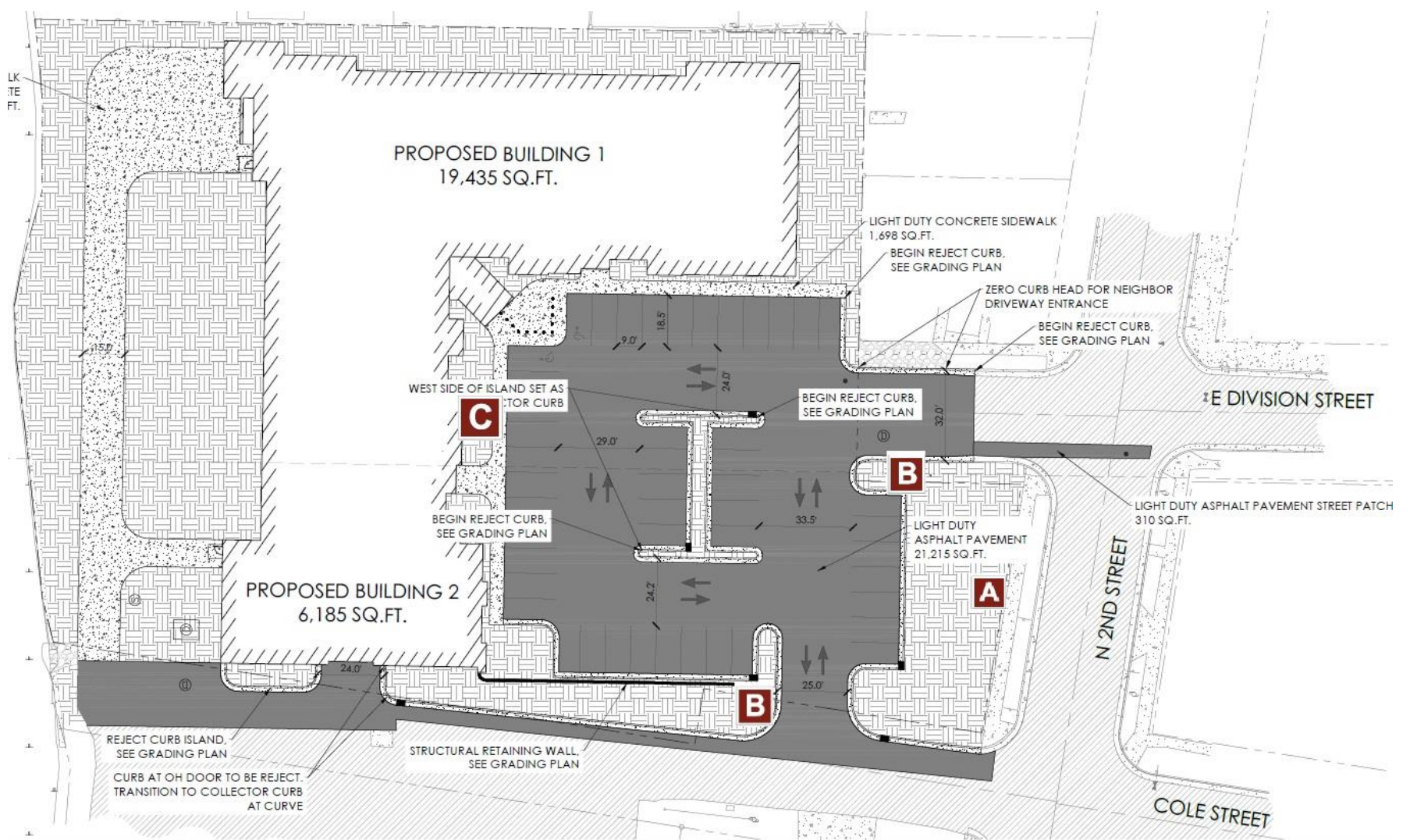


B Qty: 1
Single Sided
Address Sign



C Qty: 1
Halo Illuminated Letters





REVISED PRECISE IMPLEMENTATION PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



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INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at Northtown Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing property at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto's proposed community includes 75 rental units. The building will have underground parking with 4-stories above ground with a mix of traditional apartments and townhome units. All units will be for rent – not for sale.

A variety of housing types are included in the design: 5 Studio Units, 38 One-bedrooms, 25 Two-bedrooms, and 7 Three bedrooms. Total 75 Rental Units.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that would fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on active open spaces to provide an enhanced quality of life & a sense of community that encourages interaction amongst residents with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area - This includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building.



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

As mentioned in the Project narrative the general mix of dwelling types is included in the table below. Land use will be exclusively Residential.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Features

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the past location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.

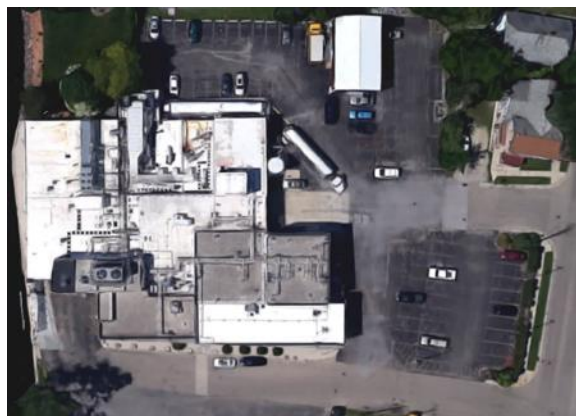


Figure 5: Aerial of Past Plant



Figure 6: Current Site Conditions

All wet and dry utilities are available and stubbed into the property. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line or easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

It was recommended to the development team that we include a visual indicator within the building hallways to show where the county line is located. The architectural team acknowledges that will be part of the design but has not identified those details yet. We will work with City representatives to come to an agreement on design details that work with the overall high-end architectural design, project budget, and the City's / County's desire to have a differentiation between the counties.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The Civil Engineering Site Plans are attached to this submittal for review – all setbacks are outlined in this plan.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

To better blend the building mass into the surrounding residential areas, the apartment building will step down on the edges.

Cohesion to Watertown's Guiding Principles

The Oxbow will contribute to and reinforce Watertown's 2040 Vision Statement and its Overarching Plan Recommendations such as:

- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
- Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
- Focus investment downtown and along the Rock River

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently

create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized (ex-industrial) site, The Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring this part of the riverwalk to life.

According to RINKA's Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. Offering studio units to three-bedroom apartment units, the Oxbow will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently-managed operation, we are seeking to develop this 75-unit facility. Achieving this density on a site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to continue the revitalization of the Downtown River Corridor and fulfill one of the City's top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
○ Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
○ A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
○ No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

Notes:

- 1 Zero feet from residential districts
- 2 Accessory buildings shall be three feet from the property line, five feet from an alley
- 3 Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99;
- 4 0 feet from front or street line.
We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	19.5	24	42.5	63

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sf

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63', we request a max height restriction of 63'-0".

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

EXHIBIT A
Architectural Renderings









Exhibit B: Elevation Plans
NOTE The actual pdf file will be provided separately so you can zoom in and review details.

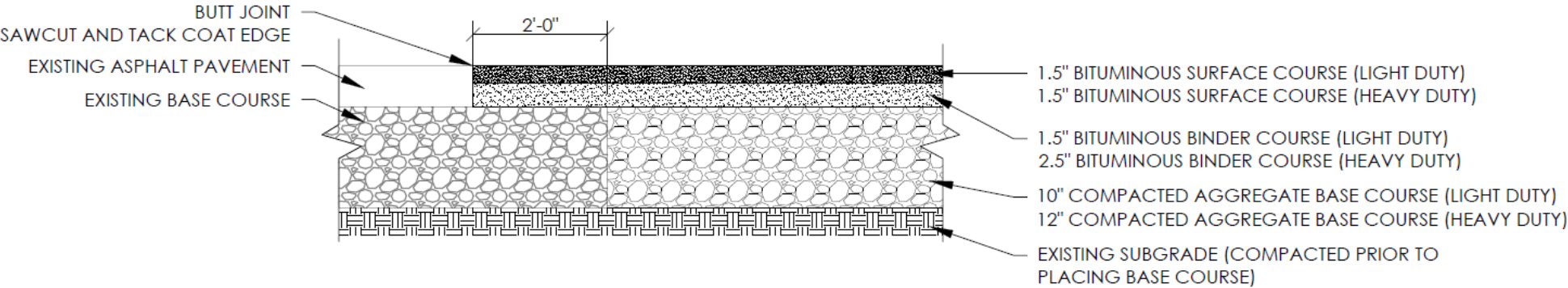




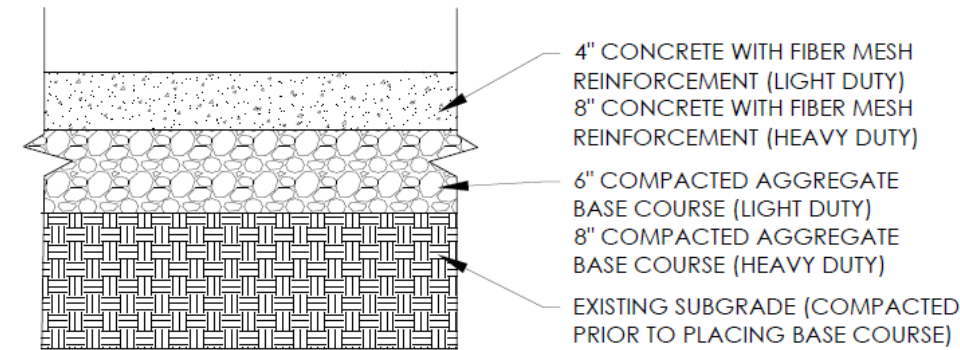
Exhibit C: Site Plan & Landscaping Plan
NOTE Full Civil Plans will be provided as a separate pdf file for detailed review.



Concrete and Pavement Detail
*Note – Riverwalk Path is Concrete



ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION

****NOTE**** All asphalt installed in ROW must meet City of Watertown standards.
Binder: 2.25" 3LT 58-28-S Binder Course
Surface: 1.75" 4LT 58-28-S Surface Course

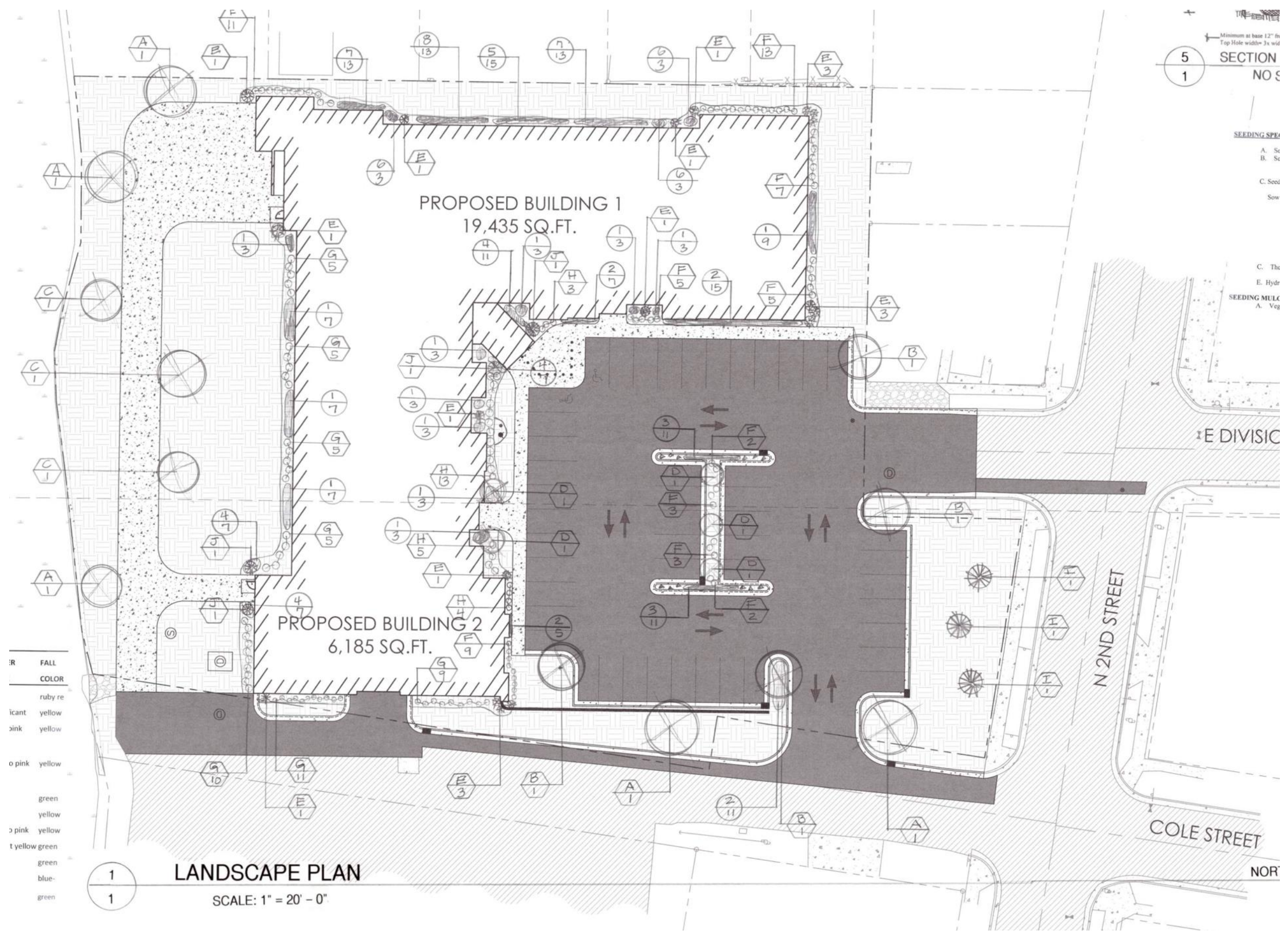


Exhibit D: Estimated Annual Spending by Residents

Estimated Annual Spending by Residents

The Oxbow

Watertown, WI

December-25

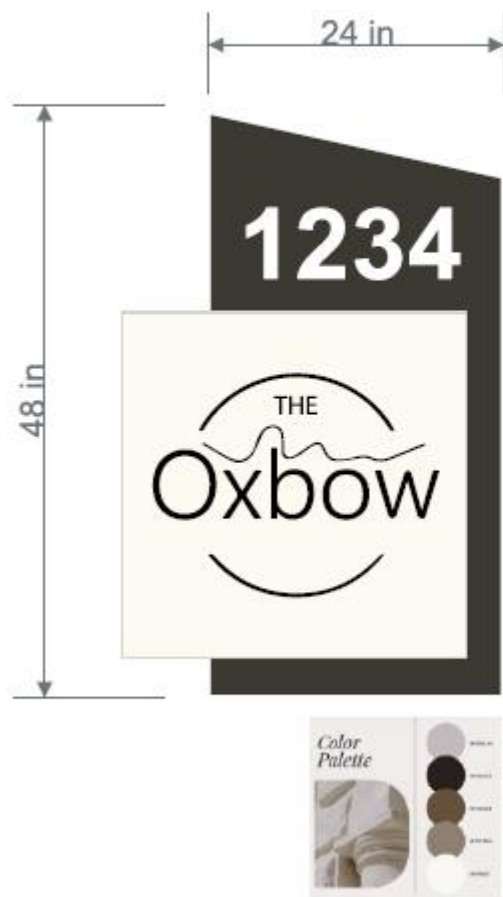
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Healthcare	\$ 6,263
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Mortgage Payment & Basics	\$ 13,811
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Lawn & Garden	\$ 662
Subtotal	\$ 19,864
SUBTOTAL - Annual Expenditures per Renter Household Excluding Rent	\$ 58,428
Average monthly rent at The Oxbow	\$ 1,935
PLUS Ave. Annual Rent	\$ 23,220
TOTAL - Annual Expenditures per Oxbow Household (includes rent)	\$ 81,648
Total Homes in the Oxbow Community	67
Adjusted for (95% occupancy)	64
Total Residents (avg. household size of 2.4)	154
TOTAL Annual Expenditures by Households	\$ 5,225,480

Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

Exhibit E – Site Signage

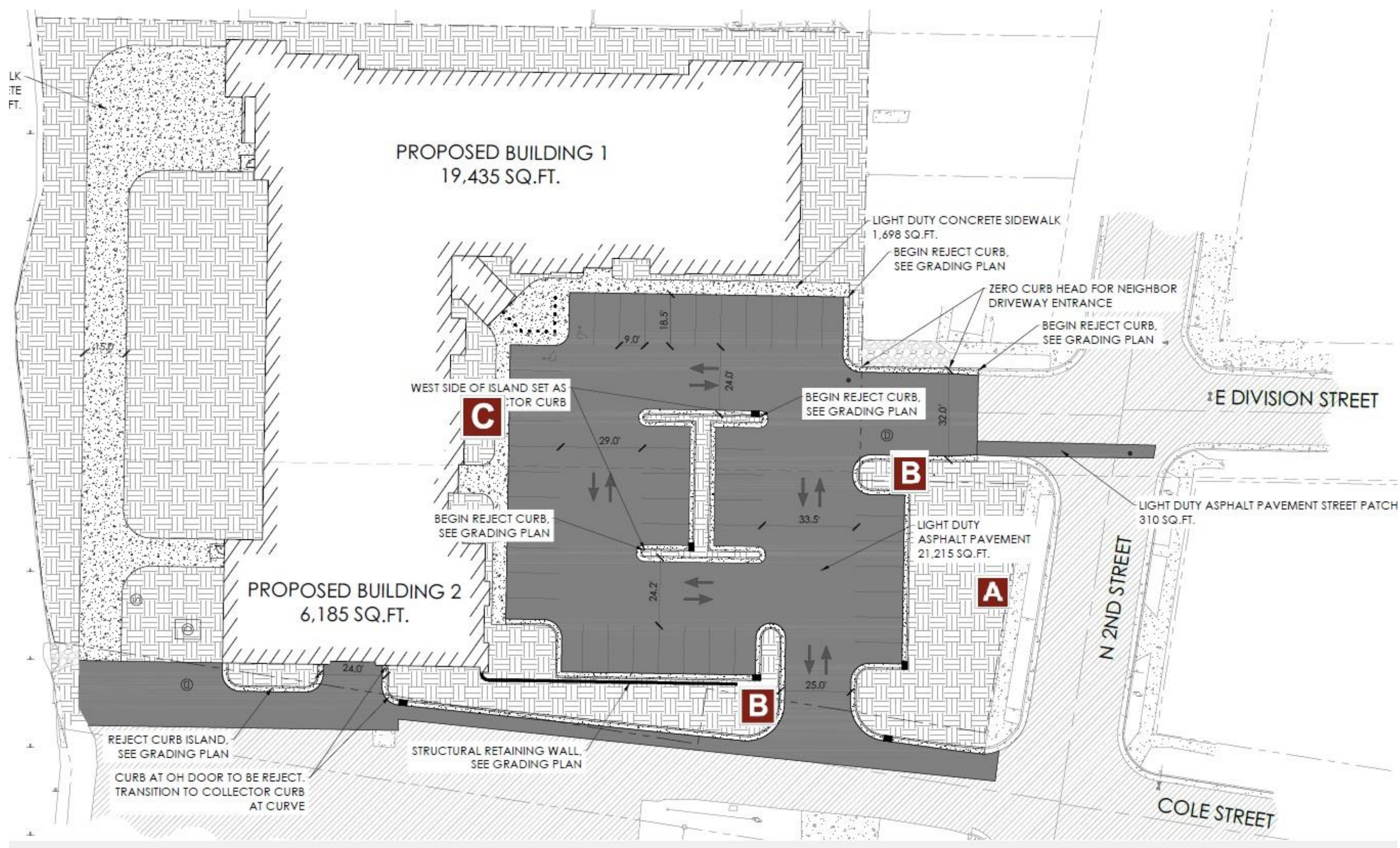


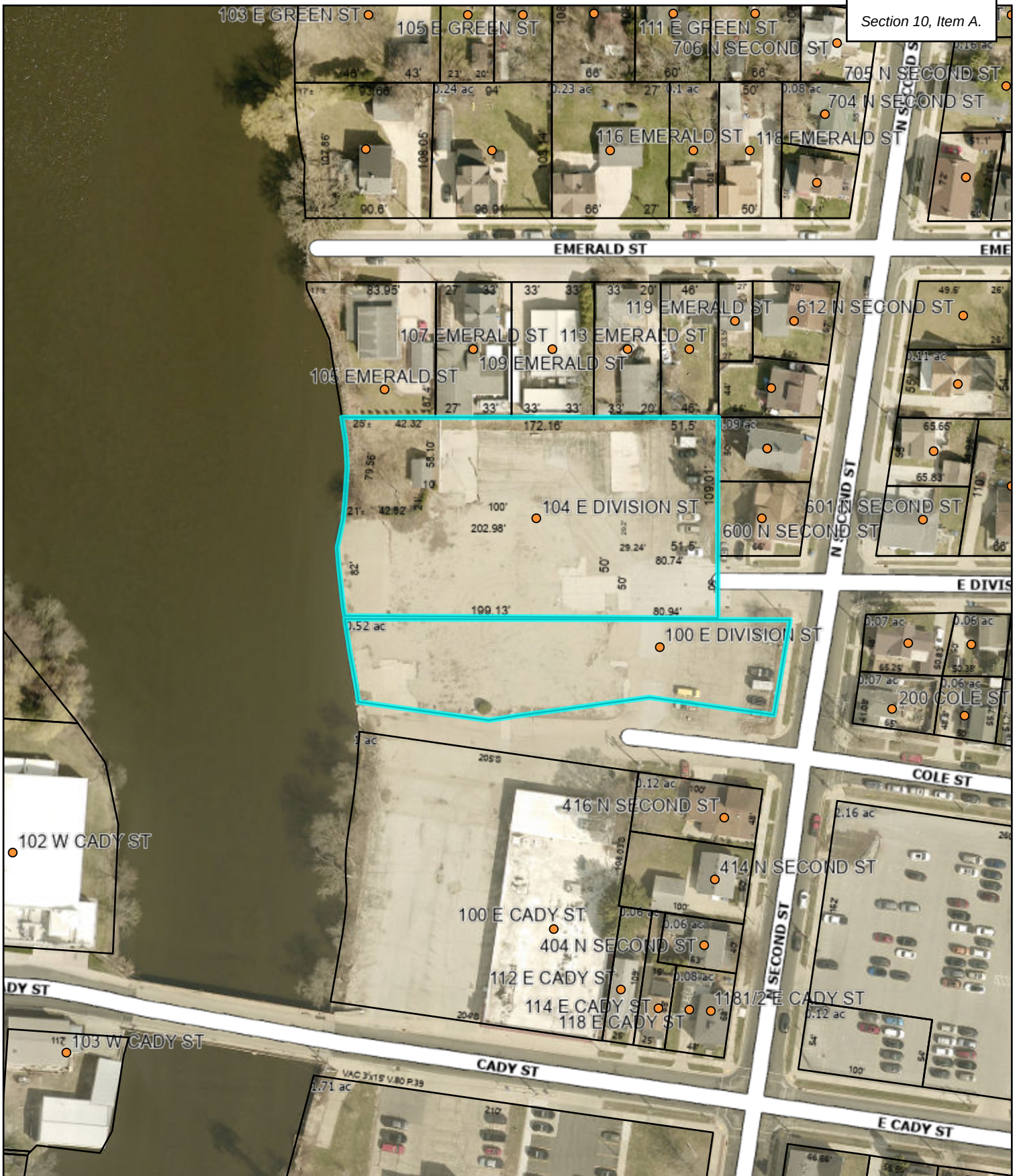
B Qty: 1
Single Sided
Address Sign



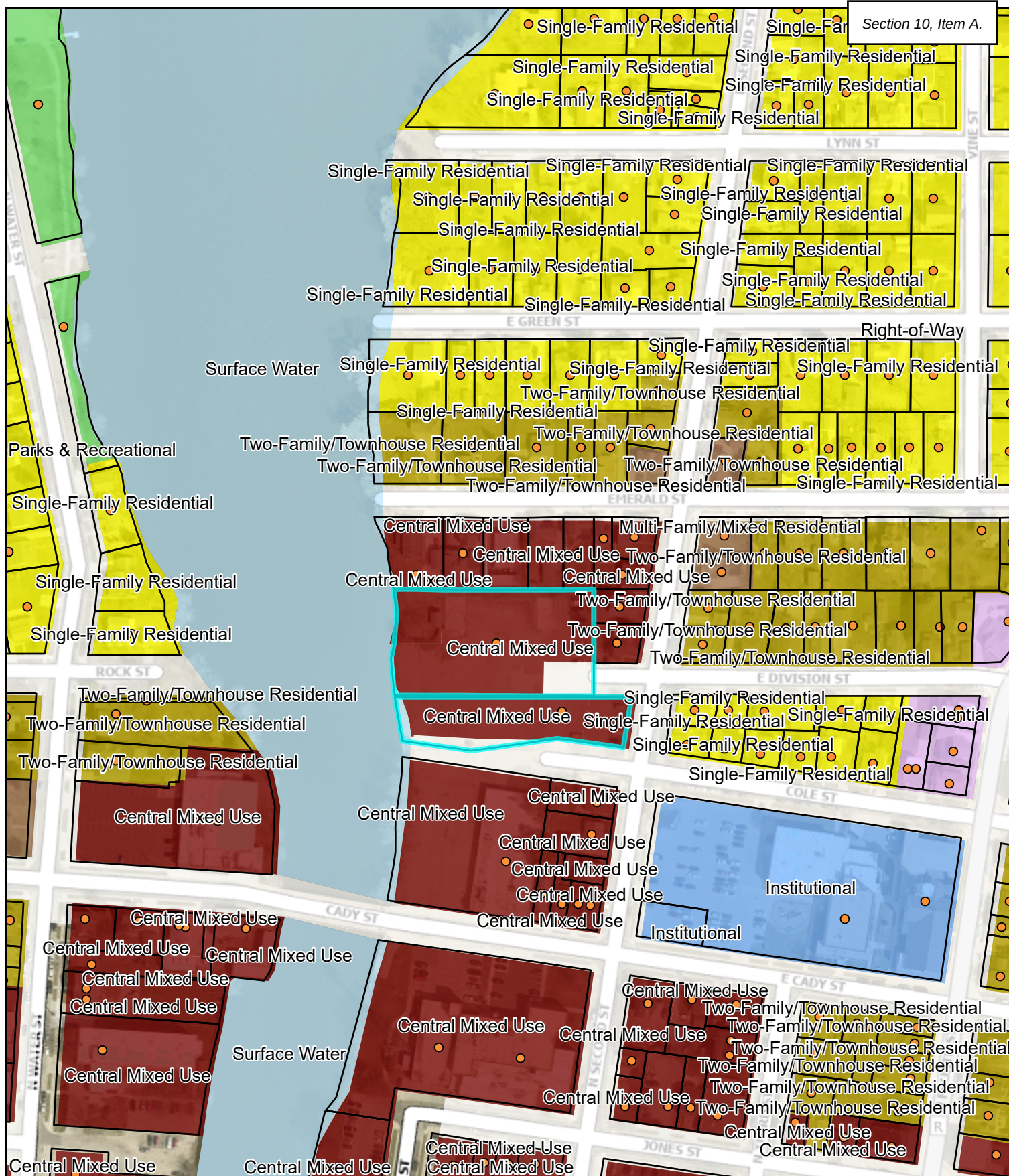
C Qty: 1
Halo Illuminated Letters







- City Boundary
- Parcel Boundary
- Address Points



**ORDINANCE TO
AMEND THE ADOPTED PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT –
PRECISE IMPLEMENTATION PLAN (PIP) FOR THE OXBOW AT 100 E. DIVISION
STREET (PIN: 291-0815-0412-029) AND 104 E. DIVISION STREET (PIN: 291-0915-
3343-053)**

**SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

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

SECTION 1. That Chapter 550, Zoning., Attachment 1 – Appendix A, Zoning Map Amendments., of the Code of the City of Watertown is hereby amended as follows:

The following flexibilities have been recommended by the City of Watertown Plan Commission and approved by the City of Watertown Common Council in the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP) to be utilized in the amended Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

Flexibilities

1. Multifamily Residential Land Use in the Central Business Zoning District – §550-49A(7).
2. First Floor Residential in the Central Business Zoning District - 18 units on the first floor above lower parking level - §550-56A.
3. Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero-lot line wall - one (1) 18-unit building & one (1) 57-unit building (75 units total) - §550-49A(7).
4. Landscaping Surface Ratio per Site Plan. (33% LSR) – §550-27F(1)(c).
5. Minimum Lot Area 74,465 S.F. (46,311 S.F. & 28,154 S.F.) – §550-27F(2)(a).
6. No buffer yard requirements – §550-27F(2)(e).
7. 110 total parking stalls - 63 Underground & 47 Surface. – §550-27F(2)(j).
8. Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street. - §550-34A
9. Minimum off street driveway widths of 24' - §550-107F(9).
10. Minimum parking module widths of 42' single loaded & 63' double loaded - §550-107F(9).
11. Dwelling Units per Acre 43.91 - §550-27F(2)(a).
12. Floor area ratio of 0.33 - §550-34G(1)(c).
13. Maximum building height not to exceed 63'-0" - §550-34G(2)(g).
14. Minimum Waterway Overlay Zoning District setback of 58' - §550-42A(1).
15. Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level) - §550-34G(2)(c)[2].
16. Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 0.50 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St - §550-110D(2)(a).
17. Additional signage per Site Plan - §550-132A.

The following conditions were identified by the City of Watertown Plan Commission and Site Plan Review Committee and approved by the City of Watertown Common Council in the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP) to be implemented within the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

- 1. Complete and obtain approval of the Development Agreement.
- 2. Record the approved CSM in both Dodge and Jefferson Counties.
- 3. Record the Riverwalk Easement in both Dodge and Jefferson Counties.
- 4. Obtain assigned addresses for each apartment unit.
- 5. Submit and obtain approval of a Fire Protection permit.
- 6. Include the installation of a Knox Box on the building plans.
- 7. Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- 8. Obtain approval of an erosion control and stormwater permit.
- 9. Include State and Federal ADA accessibility requirements on the building plans.
- 10. Include a design element in the hallway that clearly indicates the separation between the two buildings.

SECTION 2. That the requirements of Chapter 550-152, Planned Development Procedures, have been abided by for the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP).

SECTION 3. The Common Council of the City of Watertown approves the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP), inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission.

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Sept. 1, 2026		Sept. 15, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
NITECKI				
BLANKE				
SMITH				
ARNETT				
HAASE				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED September 15, 2026

CITY CLERK

APPROVED September 15, 2026

MAYOR



City of Watertown
Planning Commission

Regarding: Development of 100 E Division Street

Dear Committee Members:

Earlier this year, Tom Stocco transitioned from North Town Partners to pursue a broader real estate development focus. As North Town Partners continues to concentrate on opportunities in Sheboygan County, including the overall North Town development in the Town of Sheboygan, Tom formed Tessuto Development to lead and advance projects outside of Sheboygan County, including The Oxbow Apartments in Watertown, Wisconsin.

To further strengthen the development team, Tom recruited Dan Seibel and Randy Goll to support The Oxbow Apartments project. Dan brings extensive legal and real estate development expertise, while Randy contributes decades of construction and project management experience. Together, the team provides a strong combination of financial, legal, and construction leadership to ensure the successful completion of the project.

Sincerely,

Tom Stocco
Principal

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: August 24th, 2026
SUBJECT: Public Hearing and a Recommendation to Council – amended Planned Development (PD) Overlay Zoning District - General Development Plan (GDP) and Precise Development Plan (PIP).

A Public Hearing and a Recommendation to Council for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP) requested by Tessuto Development LLC (formally Northtown Partners), agent for Cady Emerald LLC., on parcels located at 100 and 104 East Division Street, Watertown, WI. Parcel PIN(s): 291-0815-0412-029 & 291-0915-3343-053.

SITE DETAILS:

Acres: 0.52 & 1.10 acres
Current Zoning: Central Business (CB) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Common Council by the Plan Commission for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP). The current PD - GDP/PIP was recommended to Common Council by the Plan Commission at its February 9th, 2026 meeting and approved by Common Council at its March 3rd, 2026 meeting. The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

A rezoning to Central Business (CB) Zoning and a Certified Survey Map (CSM) related to this development proposal were approved in April and July of 2025. A portion of Cole Street was also vacated for this proposed development.

STAFF EVALUATION:

Land Use and Zoning:

The amended PD - GDP/PIP includes the previously approved flexibilities to the Zoning Standards as allowed under Section § 550-152B of the Zoning Code. The flexibilities include an allowance for Multi-Family Residential Land Use with dwelling units on the first floor within the Central Business (CB) Zoning District. Additional flexibilities within the Central Business (CB) Zoning District include exceeding the maximum building height limit (63'0" previously approved) and reductions to the required off-street parking dimensions for aisle widths and parking module width (aisle widths of 24' previously approved). The proposal also includes the previously approved

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

reduction of the Waterway Overlay Zoning District setback requirements (58' previously approved), and additional signage due to the two-building/two address design.

The Central Business (CB) Zoning District has a minimum landscape surface ratio (LSR) of 0% and minimal landscaping point requirements for paved areas only. The amended PD-GDP/PIP will now have a LSR of 33% (up from 32%) with a generous landscaping plan that exceeds all landscaping point requirements in the CB Zoning District. The Central Business (CB) Zoning District further prohibits development within the zoning district from taking direct access to a local residential street or a residential collector street. Both Cole and East Division Streets are classified as local streets and North Second Street is classified as a collector street. A flexibility to waive this requirement was approved in the previous PD-GDP/PIP. An additional flexibility to exceed the 'Exterior lighting Standards' along the south end of the property was also previously approved in the PD-GDP/PIP.

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

B. Provision of flexible development standards for planned developments.

- (1) Permitted location. Planned developments shall be permitted with the approval of a Planned Development Overlay Zoning District specific to the approved planned development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned development. Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned development.*
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and offstreet loading may be waived within a planned development.*
 - (f) Waterway Overlay District requirements. All Waterway Overlay District requirements may be waived within a planned development.*
- (3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted.*

PUBLIC HEARING COMMENTS:

A Public Hearing for the amended PD-GDP/PIP was held by the Plan Commission on August 24th, 2026 [per §550-152F(2)]. The Plan Commission may consider any comments from that hearing prior to issuing a recommendation to Common Council.

SITE PLAN REVIEW COMMITTEE COMMENTS:

Site Plan Review Committee comments from August 24th, 2026 regarding the amended PD-GDP/PIP, if any, have been made available to the Plan Commission. The Plan Commission may consider any comments or conditions from the committee.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the amended General Development Plan (GDP) to Common Council.
2. Positive recommendation of amended General Development Plan (GDP).
3. Positive recommendation of the amended General Development Plan (GDP), with conditions identified by the Plan Commission:
 - Complete and obtain approval of the Development Agreement.
 - Record the approved CSM in both Dodge and Jefferson Counties.
 - Record the Riverwalk Easement in both Dodge and Jefferson Counties.
 - Obtain assigned addresses for each apartment unit.

**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

- Submit and obtain approval of a Fire Protection permit.
- Include the installation of a Knox Box on the building plans.
- Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- Obtain approval of an erosion control and stormwater permit.
- Include State and Federal ADA accessibility requirements on the building plans.
- Include a design element in the hallway that clearly indicates the separation between the 2 buildings.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the amended Planned Development Overlay Zoning GDP/PIP to the Common Council with conditions.

ATTACHMENTS:

- Application materials.

Project Updates Summary – Oxbow Apartments

July 24, 2026

Project No. 2024-171 – The Oxbow Apartments

This document provides a summary of overall changes to the design documents related to The Oxbow Apartments project, located in the City of Watertown, Wisconsin.

Unit Types:

- ALL Townhomes were Removed
- Studio Count Changed to 5.
- 1 Bed Count Changed to 38.
- 2 Bed Count Changed to 25.
- 3 Bed Count remains at 7.
- Total unit Count changed from 67 to 75. An increase of 8.

Plans:

- Storage units moved to Lower Level.
- Fitness Room moved to Lower Level.
- Community Room patio removed and replaced with direct access to Lower Level Patio via exterior stair.
- Direct access from exterior added to Corner 3 Bed units as able.
- Second and Third Floor square footage added to the East.
- Fourth Floor square footage added to the South.

Exterior Elevations:

- Exterior Materials match 3.25.26 Submittal
- Balconies added in areas previously without.
- Stone Community Room patio on West Elevation Removed.
- Ribbon Windows removed and replaced with typical windows matching rest of design.

Site:

- Impervious surface area decreased to 67%
- Greenspace area increased to 33%
- Concrete sidewalk at surface parking area expanded to allow direct access to first floor 3-bed units
- Structural retaining wall added at Northeast side of building for sidewalk access
- Stormwater management plan and calculations updated to reflect site changes. Stormwater provisions for the City of Watertown are met by these conditions.

REVISED GENERAL DEVELOPMENT PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



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INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

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Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing Plant at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto’s proposed community includes 75 units within a single structure - a 4-story, 75-unit apartment building. All units are rentable as a singular multifamily community and no unit is individually for sale.

A variety of housing types was a guiding principle of this community. 38 One-bedroom apartments, 25 Two-bedroom apartments, 7 Three-bedroom apartments, and 5 Studio apartments.

Type	#	%
3-Bed Apartment	7	9
2-Bed Apartment	25	33
1-Bed Apartment	38	51
Studio Apartment	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that with fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on the active open space to provide an enhanced quality of life & a sense of community that encourages community interaction with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area. However, this also includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building. Please see Exhibit A for the complete Architectural renderings and material selections of the proposed development and Exhibit B for the Site Plan



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

Land use will be exclusively Residential (Central Business Apartments).

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Feature

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the existing location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.



Figure 5: Aerial of Existing Plant



Figure 6: Current Site Conditions

All wet and dry utilities are already available and stubbed into the property given its existing use. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line and any easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The table to the right notates the various setback information. To better blend the building into the surrounding residential areas, the apartment building will step down on the edges. The Townhome building will front N 2nd Street in a traditional reduced setback nature to provide that sense of urban/suburban living while still providing access to rear-loaded attached garages. A Location Map provided in Exhibit C also provides further details on the surrounding area.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

Cohesion to Watertown’s Guiding Principles

- The Oxbow will contribute to and reinforce Watertown’s 2040 Vision Statement and its Overarching Plan Recommendations such as:
- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
 - Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
 - Focus investment downtown and along the Rock River
 - Encourage redevelopment of brownfield sites

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized site, the Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring the envisioned riverwalk to fruition.

According to RINKA’s Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. With one to three-bedroom apartment units, and traditional townhome units, the proposed community will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently managed operation, we are seeking a 75-unit development. Achieving this density on this redevelopment site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to catalyze revitalization in the Downtown River Corridor and fulfill one of the City’s top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
o Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
o A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
o No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

- Notes:
- 1

Zero feet from residential districts
- 2

Accessory buildings shall be three feet from the property line, five feet from an alley
- 3

Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99; 0 feet from front or street line.
- 4

We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	18.5	24	42.5	63

Below are the Density and Intensity standards comparison tables for review:

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sq.ft.

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63’, we request a max height restriction of 63’-0”.

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

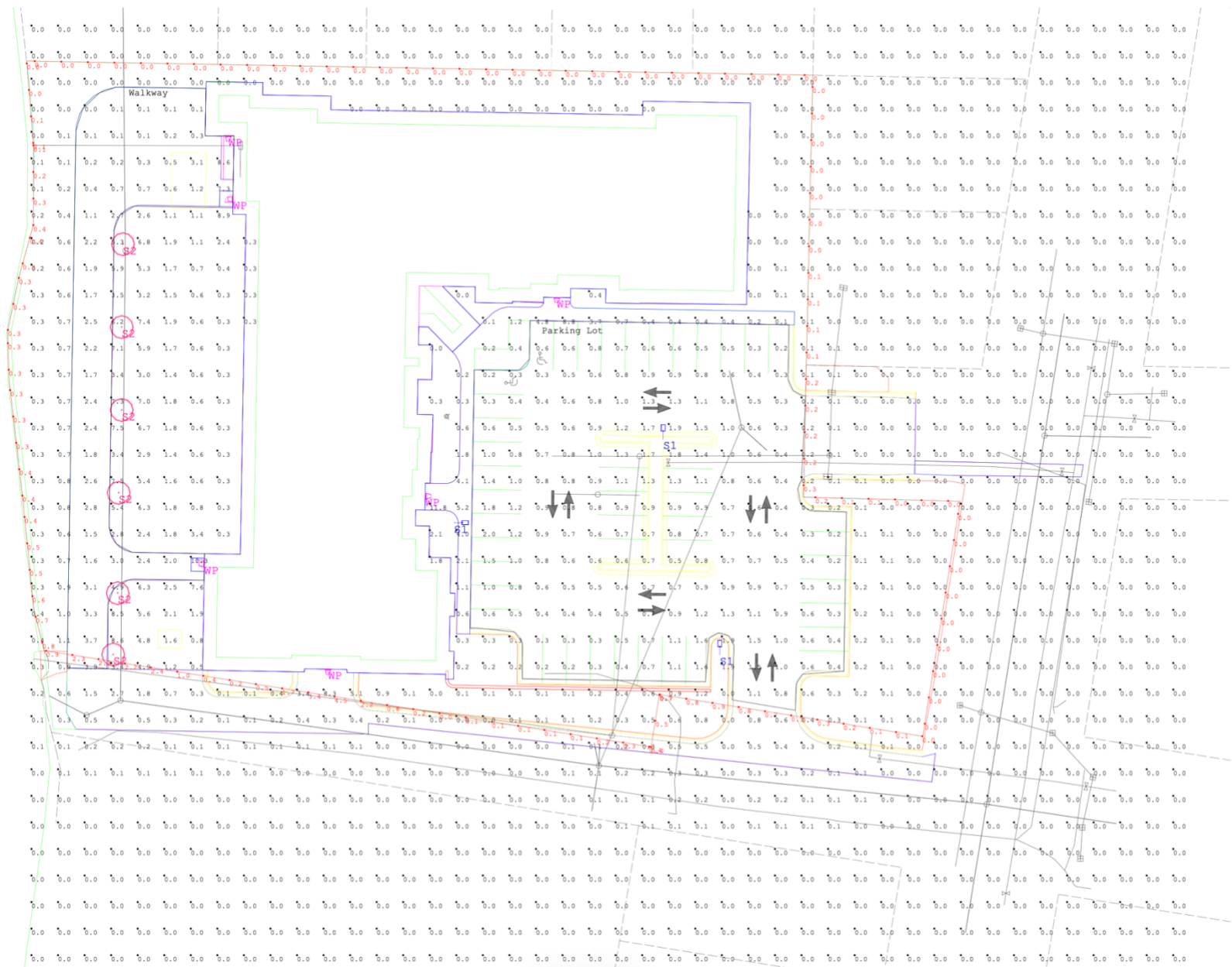
EXHIBIT A

Architectural Renderings
&
General Conceptual Landscaping





EXHIBIT B

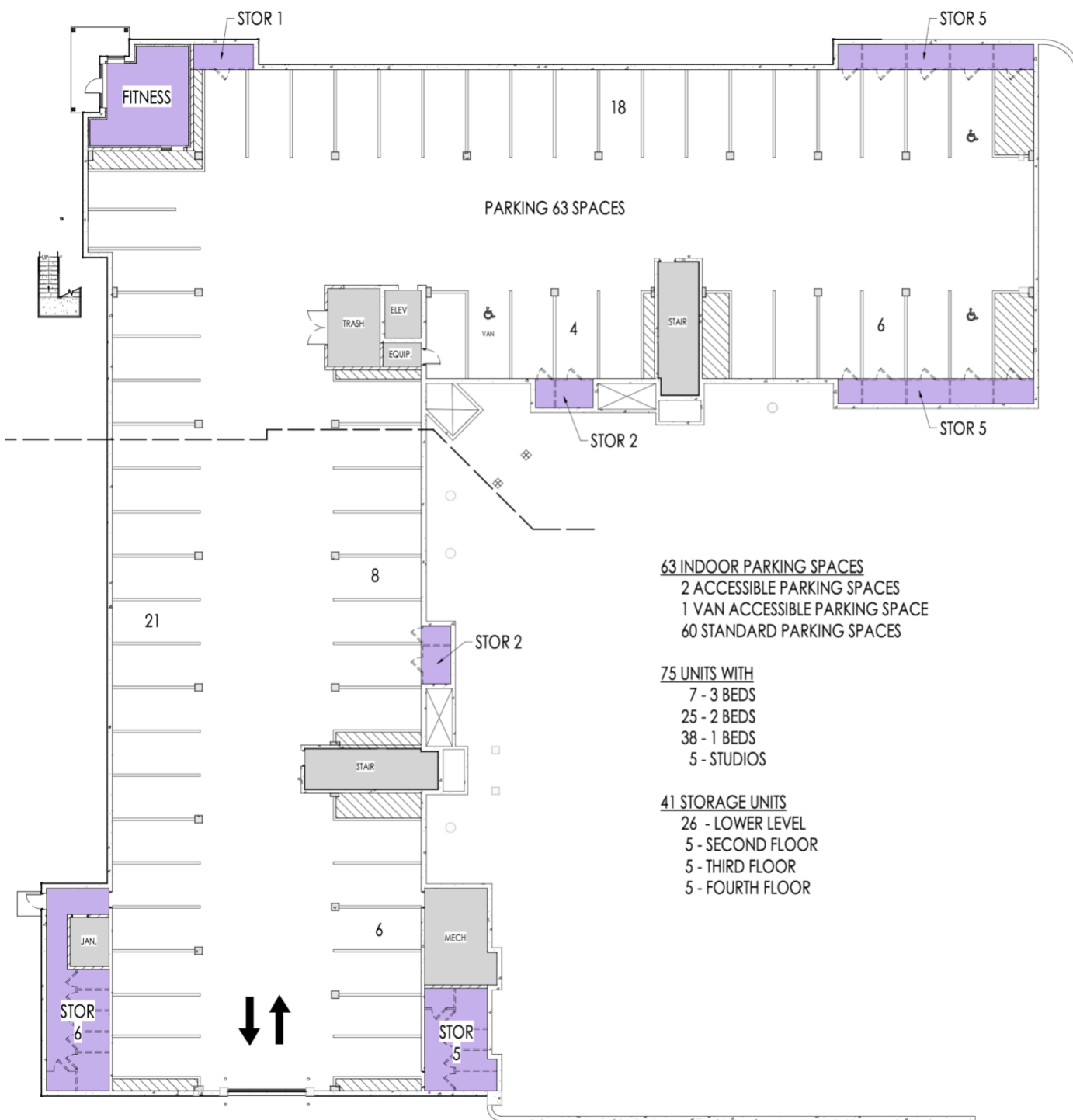


Vertical Lighting + Controls
559 Plate Dr. Ste. 1
East Dundee IL 60118

VERTICAL
LIGHTING + CONTROLS

Watertown Apartments
Watertown, WI

#	REVISIONS	Date
	Description	



LOWER LEVEL



FIRST FLOOR PLAN



21 SECOND FLOOR UNITS
 1 - 3 BEDS
 7 - 2 BEDS
 11 - 1 BEDS
 2 - STUDIO

5 SECOND FLOOR STORAGE UNITS

SECOND FLOOR PLAN



21 UNITS THIRD FLOOR UNITS
1 - 3 BEDS
7 - 2 BEDS
11 - 1 BEDS
2 - STUDIO

5 THIRD FLOOR STORAGE UNITS

THIRD FLOOR PLAN



FOURTH FLOOR PLAN

EXHIBIT C
Location Map

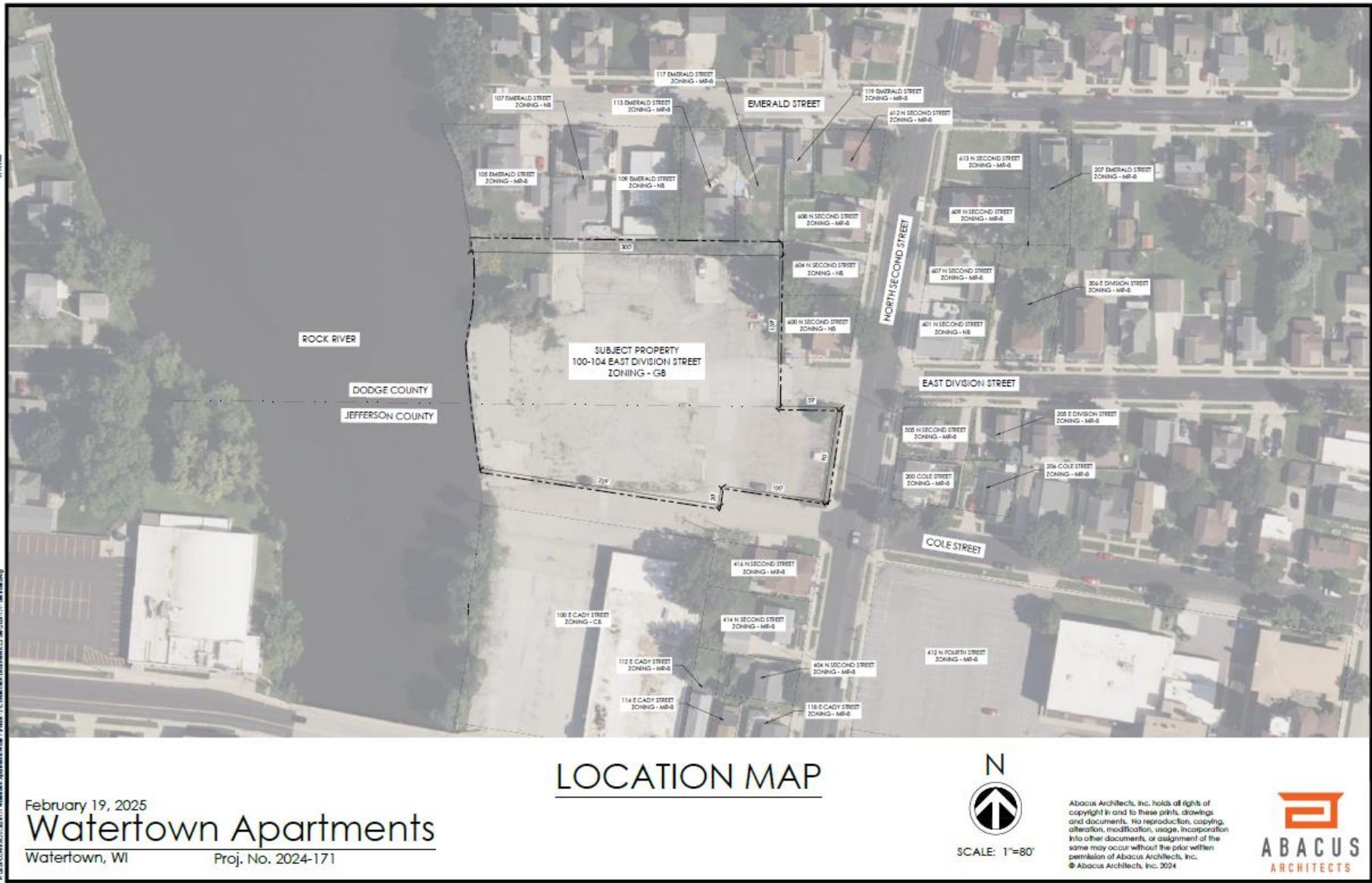


EXHIBIT D

Estimated Annual Spending by Residents
The Oxbow
Watertown, WI
February-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household
Excluding Rent \$ 58,428

Average monthly rent at The Oxbow \$ 2,030
PLUS Ave. Annual Rent \$ 24,360
TOTAL - Annual Expenditures per Oxbow Household \$ 82,788

Total Homes in the Oxbow Community 69
Adjusted for (95% occupancy) 66
Total Residents (avg. household size of 2.4) 158

TOTAL Annual Expenditures by The Oxbow Households	\$ 5,500,000
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Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

EXHIBIT E

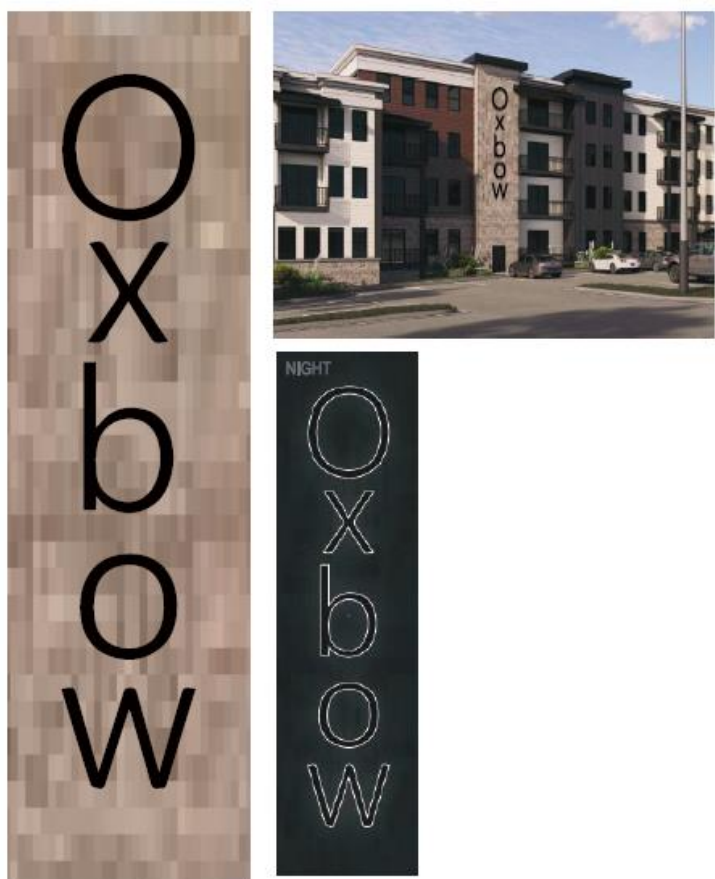
General Signage Plan

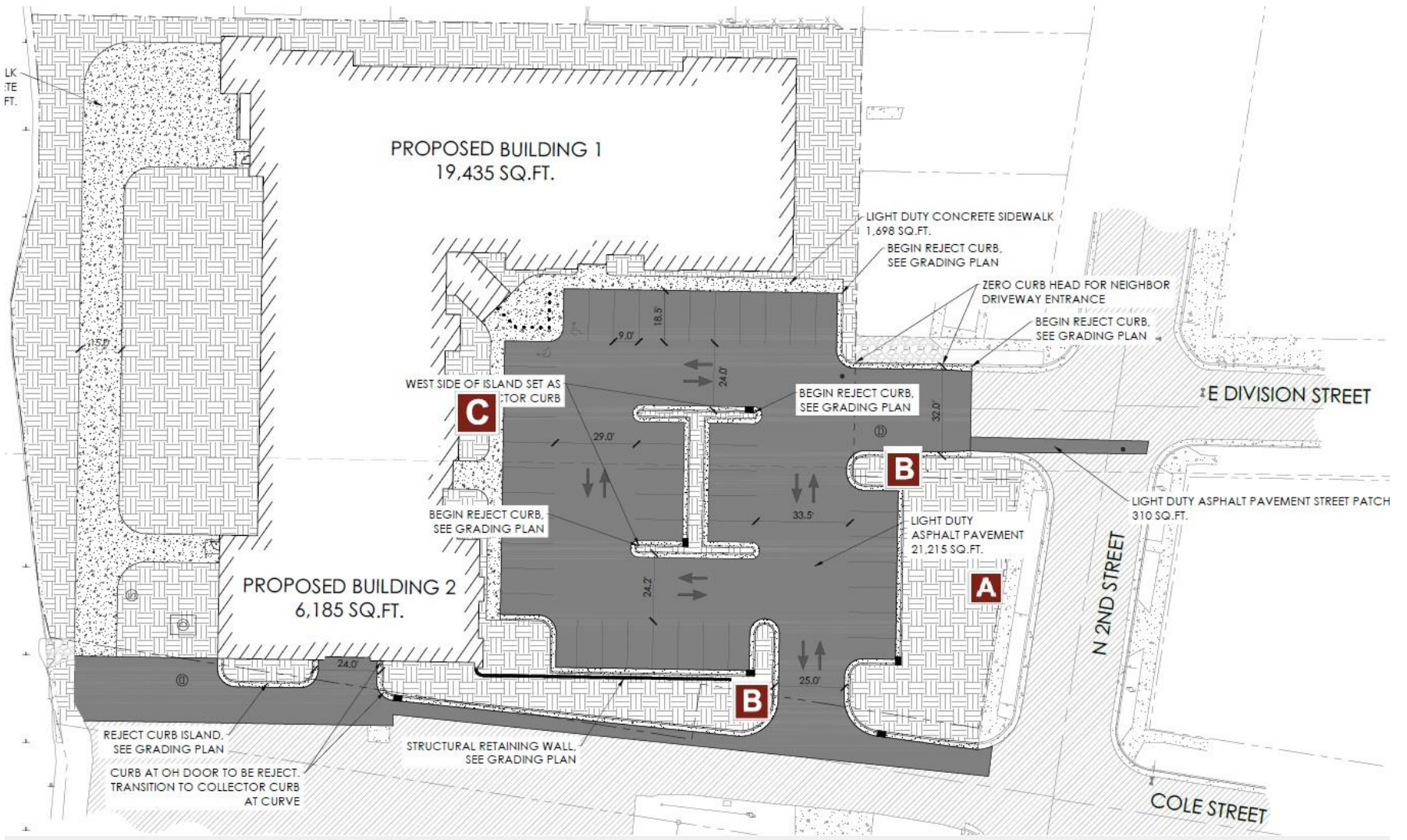


B Qty: 1
Single Sided
Address Sign



C Qty: 1
Halo Illuminated Letters





REVISED PRECISE IMPLEMENTATION PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



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Figure 1: Proposed Community Logo

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Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing property at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto's proposed community includes 75 rental units. The building will have underground parking with 4-stories above ground with a mix of traditional apartments and townhome units. All units will be for rent – not for sale.

A variety of housing types are included in the design: 5 Studio Units, 38 One-bedrooms, 25 Two-bedrooms, and 7 Three bedrooms. Total 75 Rental Units.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that would fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on active open spaces to provide an enhanced quality of life & a sense of community that encourages interaction amongst residents with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area - This includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building.



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

As mentioned in the Project narrative the general mix of dwelling types is included in the table below. Land use will be exclusively Residential.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Features

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the past location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.

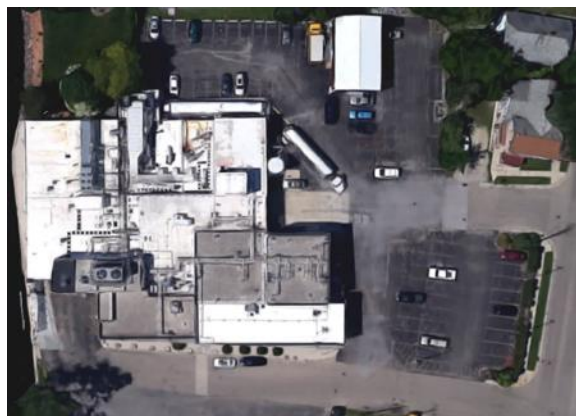


Figure 5: Aerial of Past Plant



Figure 6: Current Site Conditions

All wet and dry utilities are available and stubbed into the property. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line or easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

It was recommended to the development team that we include a visual indicator within the building hallways to show where the county line is located. The architectural team acknowledges that will be part of the design but has not identified those details yet. We will work with City representatives to come to an agreement on design details that work with the overall high-end architectural design, project budget, and the City's / County's desire to have a differentiation between the counties.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The Civil Engineering Site Plans are attached to this submittal for review – all setbacks are outlined in this plan.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

To better blend the building mass into the surrounding residential areas, the apartment building will step down on the edges.

Cohesion to Watertown's Guiding Principles

The Oxbow will contribute to and reinforce Watertown's 2040 Vision Statement and its Overarching Plan Recommendations such as:

- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
- Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
- Focus investment downtown and along the Rock River

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently

create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized (ex-industrial) site, The Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring this part of the riverwalk to life.

According to RINKA's Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. Offering studio units to three-bedroom apartment units, the Oxbow will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently-managed operation, we are seeking to develop this 75-unit facility. Achieving this density on a site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to continue the revitalization of the Downtown River Corridor and fulfill one of the City's top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
○ Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
○ A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
○ No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

Notes:

- 1 Zero feet from residential districts
- 2 Accessory buildings shall be three feet from the property line, five feet from an alley
- 3 Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99;
- 4 0 feet from front or street line.
We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	19.5	24	42.5	63

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sf

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63', we request a max height restriction of 63'-0".

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

EXHIBIT A
Architectural Renderings









Exhibit B: Elevation Plans
NOTE The actual pdf file will be provided separately so you can zoom in and review details.

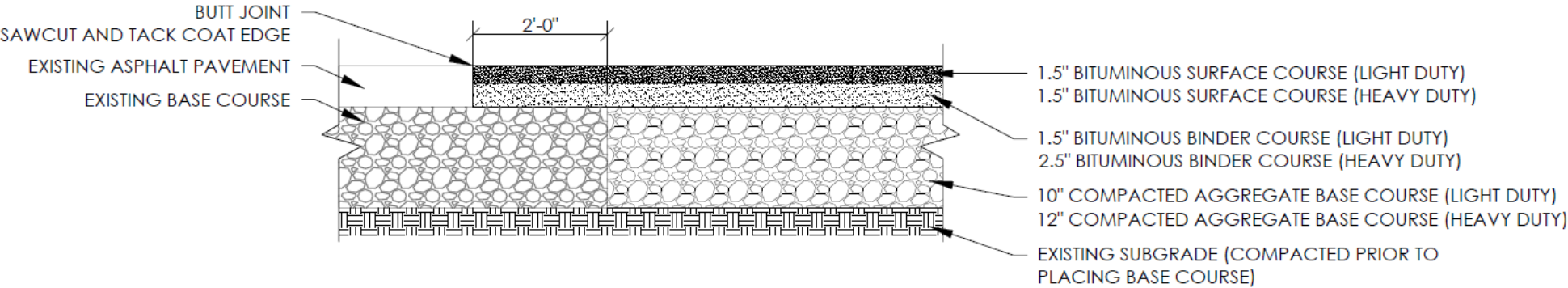




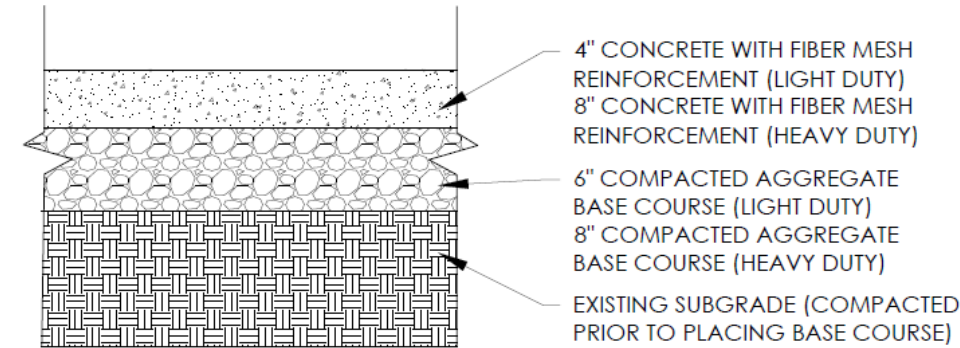
Exhibit C: Site Plan & Landscaping Plan
NOTE Full Civil Plans will be provided as a separate pdf file for detailed review.



Concrete and Pavement Detail
*Note – Riverwalk Path is Concrete



ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION

****NOTE**** All asphalt installed in ROW must meet City of Watertown standards.

Binder: 2.25" 3LT 58-28-S Binder Course

Surface: 1.75" 4LT 58-28-S Surface Course

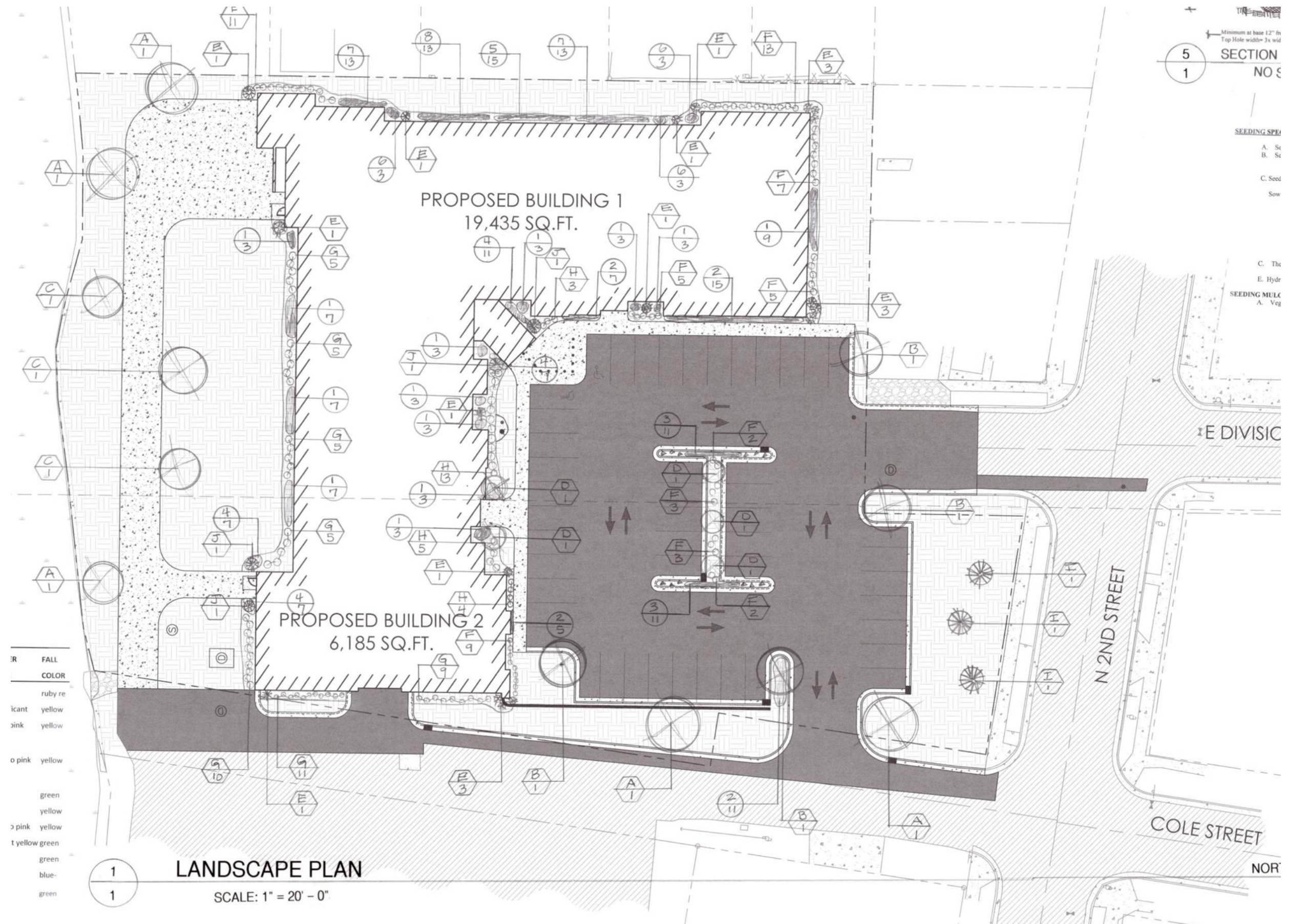


Exhibit D: Estimated Annual Spending by Residents

Estimated Annual Spending by Residents

The Oxbow

Watertown, WI

December-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household Excluding Rent	\$ 58,428
--	-----------

Average monthly rent at The Oxbow	\$ 1,935
PLUS Ave. Annual Rent	\$ 23,220
TOTAL - Annual Expenditures per Oxbow Household (includes rent)	\$ 81,648

Total Homes in the Oxbow Community	67
Adjusted for (95% occupancy)	64
Total Residents (avg. household size of 2.4)	154

TOTAL Annual Expenditures by Households	\$ 5,225,480
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Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

Exhibit E – Site Signage



B

Qty: 1
Single Sided
Address Sign

24 in

48 in

1234

THE
Oxbow

Color
Palette

WHITE

BLACK

BRICK

STONE

WOOD

C

Qty: 1
Halo Illuminated Letters

288 in

36 in

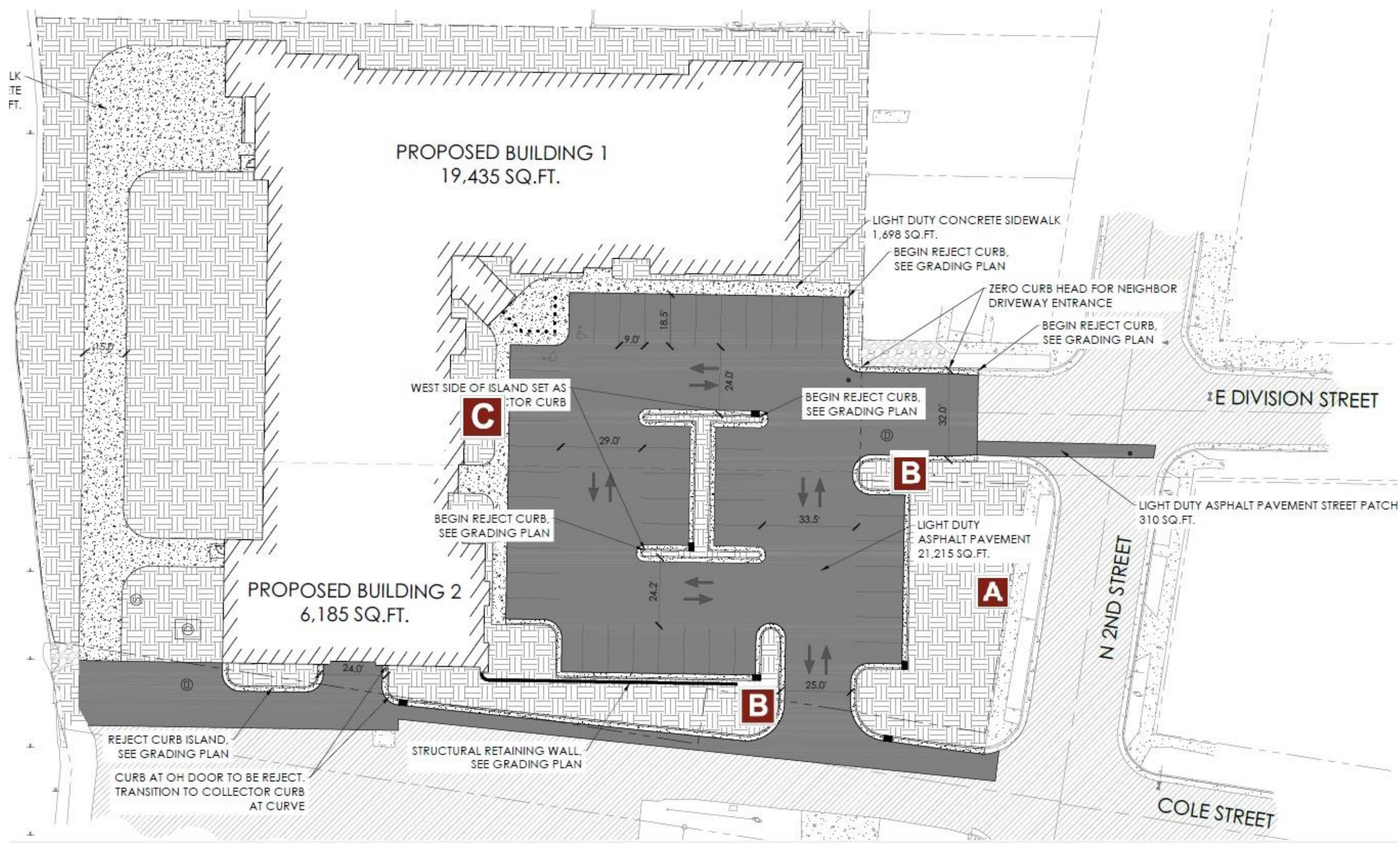
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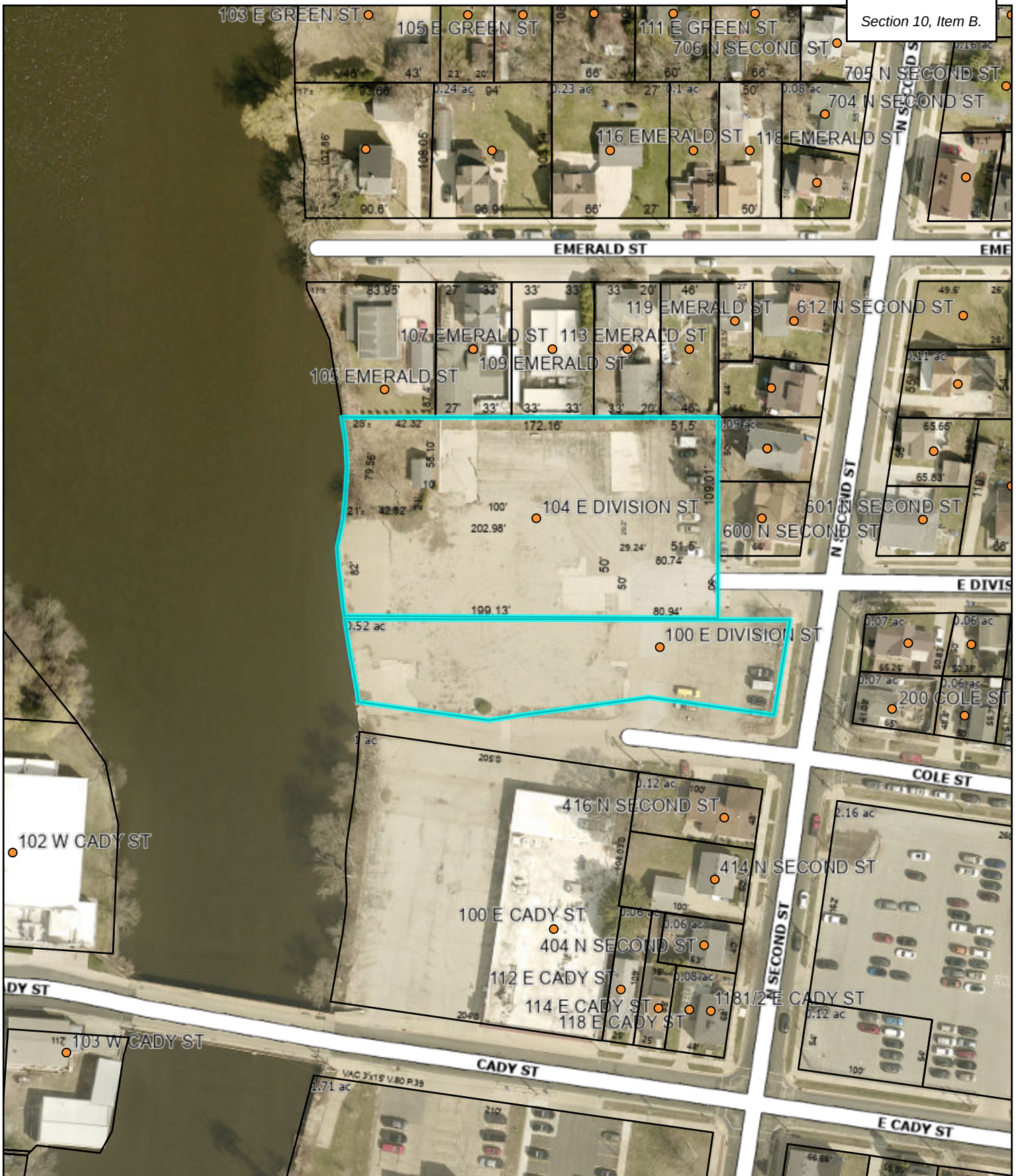
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o
w

Oxbow

151





City Boundary



Parcel Boundary



Address Points



City of Watertown Geographic Information System

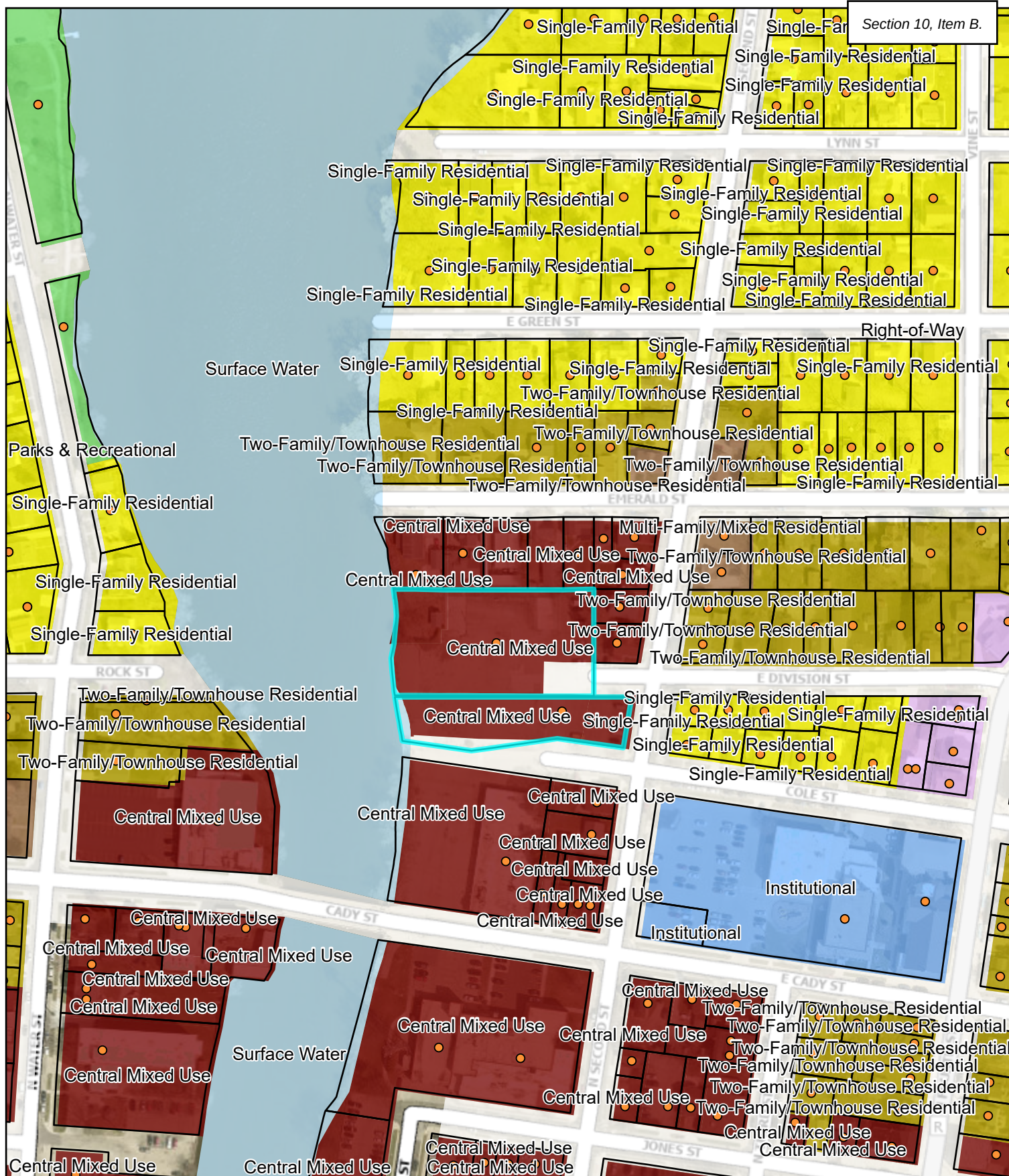
Scale: 1:1,232

SCALE BAR = 1"

Printed on: April 2, 2014
Author:

153

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.



**RESOLUTION TO
URGE THE STATE OF WISCONSIN TO STRENGTHEN
ENFORCEMENT AND COORDINATION TO COMBAT HUMAN SEX
TRAFFICKING**

SPONSOR: ALD. BLANKE

WHEREAS, the City of Watertown recognizes human trafficking, including human sex trafficking, as a serious criminal and public safety concern affecting communities throughout Wisconsin; and

WHEREAS, human sex trafficking is a criminal activity that does not stop at municipal boundaries and may involve activity occurring across multiple municipalities, counties, and jurisdictions; and

WHEREAS, effectively combating human sex trafficking requires coordination among local, county, state, and federal law enforcement agencies, prosecutors, victim service providers, and other appropriate governmental and community organizations; and

WHEREAS, the State of Wisconsin has established a statewide framework to address human trafficking, including the Human Trafficking Council established pursuant to Wis. Stat. § 165.29 and the Wisconsin Anti-Human Trafficking Task Force; and
<https://docs.legis.wisconsin.gov/statutes/statutes/165/29>

WHEREAS, pursuant to Wis. Stat. § 165.29, the Human Trafficking Council is responsible for, among other duties, collecting and assessing information concerning human trafficking, assessing sex trafficking activities throughout Wisconsin, developing recommendations for counties and law enforcement agencies, developing a statewide strategic plan for preventing human trafficking, providing resources for law enforcement initiatives, and developing or providing access to training programs; and

WHEREAS, Wis. Stat. § 165.29(1)(j) requires the Human Trafficking Council to submit an annual report to the Wisconsin Legislature summarizing data collected, activities of the Council, and obstacles that prevented the Council from successfully carrying out its statutory duties; and

WHEREAS, the Wisconsin Department of Justice's 2025 Human Trafficking Council Report, submitted pursuant to Wis. Stat. § 165.29(1)(j), provides information regarding the Council's activities and identifies obstacles affecting the Council's ability to carry out its statutory responsibilities; and
<https://www.wisdoj.gov/Documents/2025-htc-report-june-2026.pdf>

WHEREAS, Wis. Stat. § 165.29 is currently scheduled to be repealed effective June 30, 2029, pursuant to 2023 Wisconsin Act 239, and the statute requires the Council's third annual report to include recommendations regarding whether the Council should continue after June 30, 2029, and recommendations concerning the continuation of its ongoing initiatives; and

WHEREAS, the City of Watertown recognizes the important role of local law enforcement in identifying and responding to suspected human trafficking but also recognizes that local law

enforcement agencies require appropriate statewide resources, training, investigative assistance, intelligence, and coordination to effectively address trafficking activity; and

WHEREAS, the Wisconsin Department of Justice's Division of Criminal Investigation has statewide jurisdiction to investigate crimes of statewide nature, importance, or influence, including human trafficking, and works with local, county, state, and federal law enforcement agencies; and

WHEREAS, the City of Watertown has considered whether additional municipal licensing and regulatory requirements for massage establishments would provide an effective means of addressing human sex trafficking; and

WHEREAS, the City recognizes that municipal licensing requirements are regulatory tools and are not a substitute for the investigation and prosecution of human trafficking as a criminal offense; and

WHEREAS, requiring individual municipalities to establish separate licensing and regulatory requirements to address human trafficking may result in inconsistent requirements among jurisdictions and may displace unlawful activity from one community to another without addressing the underlying criminal activity; and

WHEREAS, the City of Watertown believes that human sex trafficking is more appropriately and effectively addressed through coordinated statewide enforcement, investigation, information sharing, training, victim services, and prosecution; and

WHEREAS, the City of Watertown believes that strengthening the State's existing response to human trafficking would provide municipalities and local law enforcement agencies with greater support and would reduce the need for individual municipalities to develop separate regulatory programs as a means of addressing a statewide criminal activity; and

WHEREAS, the City of Watertown supports efforts to identify and protect victims and survivors of human trafficking and to ensure that individuals responsible for trafficking and exploitation are appropriately investigated and prosecuted.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Watertown, Wisconsin, that the City of Watertown urges the Wisconsin Legislature and the State of Wisconsin to strengthen and adequately resource statewide efforts to prevent, identify, investigate, and prosecute human sex trafficking.

BE IT FURTHER RESOLVED that the City of Watertown urges the Wisconsin Legislature to review the obstacles identified in the Human Trafficking Council's annual reports that limit the Council's ability to carry out its statutory responsibilities and to consider providing the funding, staffing, and other resources necessary to support effective statewide human trafficking initiatives.

BE IT FURTHER RESOLVED that, in advance of the scheduled June 30, 2029, repeal of Wis. Stat. § 165.29, the City of Watertown urges the Wisconsin Legislature to evaluate the effectiveness of the Human Trafficking Council and determine the appropriate long-term statewide structure for coordinating efforts to combat human trafficking and for continuing the Council's successful initiatives.

BE IT FURTHER RESOLVED that the City of Watertown urges the State of Wisconsin to provide additional investigative resources, training, technical assistance, and other appropriate support to local law enforcement agencies investigating suspected human trafficking.

BE IT FURTHER RESOLVED that the City of Watertown encourages the State of Wisconsin to strengthen information sharing and coordination among municipal, county, state, and federal law enforcement agencies so that trafficking activity occurring across jurisdictional boundaries can be more effectively identified, investigated, and prosecuted.

BE IT FURTHER RESOLVED that the City of Watertown urges the State of Wisconsin to continue evaluating the effectiveness of existing laws, enforcement practices, and resources relating to human sex trafficking and to recommend legislative or administrative changes where additional authority or resources are necessary.

BE IT FURTHER RESOLVED that the City of Watertown supports a consistent statewide approach to combating human sex trafficking and believes that individual municipalities should not be required to create separate and potentially inconsistent licensing requirements as the primary means of addressing human trafficking.

BE IT FURTHER RESOLVED that the City of Watertown encourages the State of Wisconsin to prioritize statewide enforcement, investigation, training, victim services, and coordinated prosecution as the primary means of combating human sex trafficking rather than relying upon individual municipalities to develop local regulatory requirements to address this statewide criminal activity.

BE IT FINALLY RESOLVED that the City Clerk is directed to transmit a copy of this Resolution to the Governor of Wisconsin, the members of the Wisconsin Legislature representing the City of Watertown, the Wisconsin Department of Justice, and the Human Trafficking Council.

<https://www.wisdoj.gov/Pages/PublicSafety/human-trafficking.aspx>

	YES	NO
DAVIS		
LAMPE		
BERG		
NITECKI		
BLANKE		
SMITH		
ARNETT		
HAASE		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED September 1, 2026

CITY CLERK

APPROVED September 1, 2026

MAYOR

**RESOLUTION TO
APPROVE NEW SOLID WASTE RATES**

**SPONSOR: ALDERPERSON ARNETT
FROM: PUBLIC WORKS COMMISSION**

WHEREAS, costs to dispose of solid waste as well as recyclable items continue to increase; and,

WHEREAS, due to increasing costs to collect and dispose of solid waste and certain recyclables it is anticipated the City’s Solid Waste Utility Fund will require additional revenue to remain solvent; and,

WHEREAS, the Public Works Commission has reviewed the financial data study for the Solid Waste Utility and have recommended an annual increase of \$1.10 in the monthly Solid Waste Utility collection rate for City of Watertown residences from 2027 – 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:

That the solid waste utility monthly rate for residents will have an annual increase of \$1.10 for the years 2027 – 2031.

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

	YES	NO
DAVIS		
LAMPE		
BERG		
NITECKI		
BLANKE		
SMITH		
ARNETT		
HAASE		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED September 1, 2026

CITY CLERK

APPROVED September 1, 2026

MAYOR

RESOLUTION TO
AMEND 2026 FUND 01 BUDGET

SPONSOR: MAYOR ROBERT STOCKS
FROM: FINANCE COMMITTEE

WHEREAS, the City of Watertown and Watertown Unified School District have amended the indoor pool agreement, and

WHEREAS, modifications are needed to recognize the financial impact in the 2026 budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF WATERTOWN, WISCONSIN:

That the 2026 Fund 01 budget be amended as follows:

Account #	Name	Curr Bdgt	+ / -	Modified
01 General Fund				
Indoor Pool				
01-55-23-17	WUSD Maintenance Staff	17,500	5,700	23,200
01-55-23-18	Supplies	9,000	1,000	10,000
01-55-23-20	Repairs	500	3,500	4,000
01-55-23-28	Fuel (Gas)	3,750	9,250	13,000
01-55-23-30	Electric	7,750	10,200	17,950
01-55-23-31	Water/WW Utilities	2,750	5,920	8,670
General Government				
01-51-81-56	Contingency Fund	186,864	(35,570)	151,294
			(0)	

	YES	NO
DAVIS		
LAMPE		
BERG		
NITECKI		
BLANKE		
SMITH		
ARNETT		
HAASE		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED September 1, 2026

CITY CLERK

APPROVED September 1, 2026

MAYOR