



PLAN COMMISSION MEETING AGENDA

MONDAY, JULY 27, 2026 AT 4:30 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review minutes dated July 13, 2026
- B. Review and take action: Plan Commission minutes dated July 13, 2026

3. BUSINESS

- A. Public Hearing: 513 Autumn Crest Drive request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F
- B. Review and take action: 513 Autumn Crest Drive request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F
- C. Review and take action: W2812 East Gate Drive Extraterritorial Certified Survey Map (ET CSM)
- D. Review and Discuss Zoning Map - Vandewalle

4. ADJOURNMENT

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

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

SITE PLAN REVIEW COMMITTEE
July 13, 2026

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Mike Jacek – Building Inspection, Laura Bohlman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Maureen McBroom – Stormwater, Ryan Schmidt – Parks & Rec., Tim Hayden – Water/Wastewater, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Jacob Van Domelen and Nathan Sells of SunVest Solar; Doug Herman; and Ryan Wagner of Blackdeer Investment Group. Douglas Herman for 245 S Concord Ave. Ted Herman for 245 S Concord Ave joined virtually.

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 June 22, 2026
Motion was made and seconded to approve the minutes as submitted. Unanimously approved.

3. **Business**
A. Review and take action: 1224 American Way site plan review – Watertown Hops
Applicants Jacob Van Domelen and Nathan Sells of SunVest Solar were present to discuss this project. The proposal is to construct a Photovoltaic (PV) Solar Array on approximately 10 acres of the Watertown Hops property. We-Energies will lease the property for 25 years with an additional five-year extension option and be responsible for all maintenance and repairs to the array, including vegetation management, and will own, operate, and maintain the solar PV array renewable energy output. The total system size will be 2.5 MW of AC capacity, and all electrical cables will be buried throughout the project area. The array will be built upon the existing contours of the land and seeded in native grasses. A landscape screening of evergreens and shrubs will be located along Perry Way. Site access will be from a driveway on Perry Way.

The following was presented by staff:

Fire:	No concerns.
Building:	A building and electrical permit will be required.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	Post-development erosion control maintenance will be needed.
Engineering:	Driveway area will need to be paved.
Zoning:	Project meets setbacks and landscaping requirements.
Parks & Rec:	No concerns.
Water/Wastewater:	No concerns.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made and seconded to recommend approval of this item with no conditions.

Unanimously approved.

- B. Discussion & Concept Review: 245 S. Concord Avenue proposed redevelopment**
Doug Herman was present to discuss this concept review. The proposal is to potentially purchase the property and convert the location into a private residence while maintaining the exterior structure.

The following was presented by staff:

- Fire:

Not present but had no concerns.
- Building:

Since the proposal is for single family and not commercial, at this time there are no specific concerns. Further discussion could occur with an updated set of plans.
- Police:

No concerns.
- Mayor:

No concerns.
- Stormwater:

No concerns.
- Engineering:

Further information on the building connectivity to the existing dam would be needed. In addition, with the dam and the powerhouse being a FERC (Federal Energy Regulatory Commission) licensed facility, DNR and FERC comments would need to be submitted.
- Zoning:

Confirmation would need to be provided as to if the building is not on or part of the dam or part of the floodway. Further information should also be presented regarding the dam failure shadow area. The Wisconsin DNR has further information regarding this.
- Parks & Rec:

No concerns at this time. If the project were to move forward, there are abutting properties that would have to be discussed.
- Water/Wastewater:

There is a sewer pipe on the north side of the structure that has an access road which will need to remain for cleaning and maintenance purposes.
- Streets/Solid Waste:

No concerns.
- Econ. Development:

No concerns.

As this item was presented only for discussion, no action was needed.

C. **Adjournment**

Motion was made and seconded to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

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

PLAN COMMISSION MINUTES

Section 2, Item B.

July 13th, 2026

The Plan Commission met at 4:32 pm in the Council Chambers with the following members present: Mayor Robert Stocks, Nick Krueger, Kerry Kneser, Tom Levi, City Engineer Andrew Beyer & Zoning Administrator Brian Zirbes.

Others in attendance: Kevin & Missy Kuckkan, Kathy Zimmermann, Bob Schuett, Jacob Van Domelen, and Nathan Sells.

1. Call to Order

Mayor called the meeting to order at 4:32pm

2. Approval of Minutes

A. Review & take action: Site Plan Review minutes dated June 22nd, 2026

B. Review & take action: Plan Commission minutes dated June 22nd, 2026

A motion was made by Krueger, seconded by Kreser to approve the above minutes as written, which was passed unanimously.

3. Business

A. Public Hearing: 1415 Center Street request for a Conditional Use Permit (CUP) for Home Occupation Section 550-56J(1)(k) for a commercial kitchen. No comments made from the public.

B. Review and take action: 1415 Center Street request for a Conditional Use Permit (CUP) for Home Occupation Section 550-56J(1)(k) for commercial kitchen. Brian noted this is a CUP request for exceptions to the home occupation standards. The applicant wants to convert an existing residential garage into a commercial kitchen for producing & packaging mushroom products with no retail sales on site. The workers would be the persons residing in this home. Brian also noted since applicants want to use their garage for the kitchen, the Plan Commission would need to waive this existing restriction, but the home occupation shall abide by all other non-exempted regulations under 550-56J (1). Also, the home occupation shall be limited to the existing garage space. In addition, the home occupation not be service type of business but instead be a product based business. Lastly, the types of equipment and machinery used in this home occupation business shall be limited to the what they have shown in their application materials. Brian pointed out a sale or transfer of property or an expansion beyond the garage would cause the CUP to be null and void. Kevin & Missy Kuckkan, as the business owners, were present. They are licensed and work at a Waterloo site but want their home occupation location in Watertown at their home. A motion by Krueger to approve the CUP with the conditions outlined by Brian was seconded by Beyer and approved unanimously.

C. Review and take action: 1224 American Way Site Plan Review-Watertown Hops Applicant is proposing to construct a photovoltaic Solar Array on approx. 10 acres of Watertown Hops land. WE energies will lease the property for 25 yrs with an extra 5 yr option. The total system size will be 2.5 MW of AC capacity with all electrical cables buried. A landscape screening of evergreens & shrubs will be located along Perry Way, with access from a driveway on Perry Way. No outdoor storage is proposed, with no on-site employees and will be monitored 24/7 remotely. Discussion with city staff was on the request for paving from the existing road, Perry Way, to their fence & gate which is approx. 30 ft. This section would be useable for parking or traveling making it better if paved. Mr Levi then moved to approve the site plan presented to our Plan Commission, with an amendment to pave the private road from Perry Way to the company gate. This motion was seconded by Krueger and approved unanimously.

D. Review and take action: N8319 Airport Road Extraterritorial Certified Survey Map

This is a proposed two lot CSM by Robert Schuett within the city's 3 mile extraterritorial plat review with both lots accessing to Airport Road. Lot 1 would be 3 acres and lot 2 would be one acre in size. Both lots would be residential. The 50 ft ROW is deemed adequate to meet the expanded ROW requirements. A motion was made by Krueger, seconded by Beyer to approve the proposed CSM with conditions of correcting the signature page on the CSM to include City Extraterritorial Jurisdiction language and signature lines and a maximum elevation of 968 ft above mean sea level for all buildings and vegetation.

4. ADJOURNMENT

A motion to adjourn at 4:50pm was made by Kneser and seconded by Levi and this motion was 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/b6ccee87-4315-42ec-9b1d-77e099baed11/July-13%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 27th day of July, 2026 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin.

This public hearing will be to consider the request of Robert Gensch (applicant and owner) for a Conditional Use Permit for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F.

513 Autumn Crest Drive is zoned SR-4, Single-Family Residential, and is further described as follows:

Lot 133, in Brookstone Ridge – Phase IV, City of Watertown, Jefferson County, Wisconsin.
(Parcel Number 291-0815-0532-017)

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

CITY OF WATERTOWN
Brian Zirbes
Planning & Zoning Administrator

BZ/nmz

PUBLISH: July 13, 2026
and
July 20, 2026

(BLOCK AD)

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: July 27th, 2026
SUBJECT: 513 Autumn Crest, Conditional Use Permits - CUPs

A request by Robert Gensch for two Conditional Use Permits: a combination of accessory structures exceeding a total of 1,000 square feet of gross floor area and an exception to exterior construction material standards. Parcel PIN(s): 291-0815-0532-037

SITE DETAILS:

Acres: 0.36 acres
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Single-Family Residential

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of two Conditional Use Permits (CUPs) to allow for construction of a storage shed. The first CUP request is to exceed the 1,000 sq ft maximum for accessory structures on the property. Accessory structures can cover up to 10% of the lot area. For this parcel 10% of the lot area is 1,568 SF. Accessory structures currently located on the parcel include a 502 SF garage and a 250 SF shed for a total of 752 SF of existing accessory structure. The applicant plans to raze the existing 250 SF shed and construct a new 768 SF (24 x 32) storage shed. The proposed shed will be 13'10" high at the peak. The total square footage of accessory structures after the construction is complete will be approximately 1,270 SF.

The second CUP request is for an exception to exterior construction material standards. The proposed shed is to use corrugated steel siding. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed shed is located in a location visible from adjacent residentially zoned property.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the Single-Family Residential (SR-4) Zoning District, a 'Residential Accessory Structure' is an accessory land use permitted by right [per § 550-24C(1)(b)].
2. Within the Single-Family Residential (SR-4) Zoning District, the maximum accessory building coverage is 10% of the lot area [per § 550-24F(1)(e)].
3. Within Accessory Land Uses, applicable regulations are detailed for a 'Residential Accessory Structure' [per § 550-56C].

Applicable regulations for a 'Residential Accessory Structure' land use include the following:

- A **conditional use permit** is required for:
 - Any combination of 'Residential Accessory Structures' that exceeds 1,000 square feet of gross floor area [per § 550-56C(1)(b)[1].
- 4. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [per § 550-121C] These exterior construction

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [per § 550-121C(1)]

- (a) Any portion of the building or structure visible from adjacent residentially zoned property;
 - (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or
 - (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
5. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [per § 550-121C(2)]
 6. Chapter 550 Zoning, Article XI Performance Standards **does allow** for exceptions to the use of material otherwise prohibited through the **conditional use** process. [per § 550-121F)]

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

WISCONSIN STATUTES:

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

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

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

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

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

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

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

PLAN COMMISSION DECISION:

Residential Accessory Structure CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
A conditional use permit is required for any combination of 'Residential Accessory Structures' that exceeds 1,000 square feet of gross floor area.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
A conditional use permit is required to exceed the maximum building height regulations.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

Exception to Prohibited Building Material CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
A conditional use permit may be granted for the use of exterior building material otherwise prohibited.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

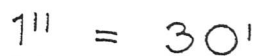
1. Deny either of the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve either of the Conditional Use Permits without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve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

STAFF RECOMENDATION:

- Staff recommends approval of these two Conditional Use Permits.

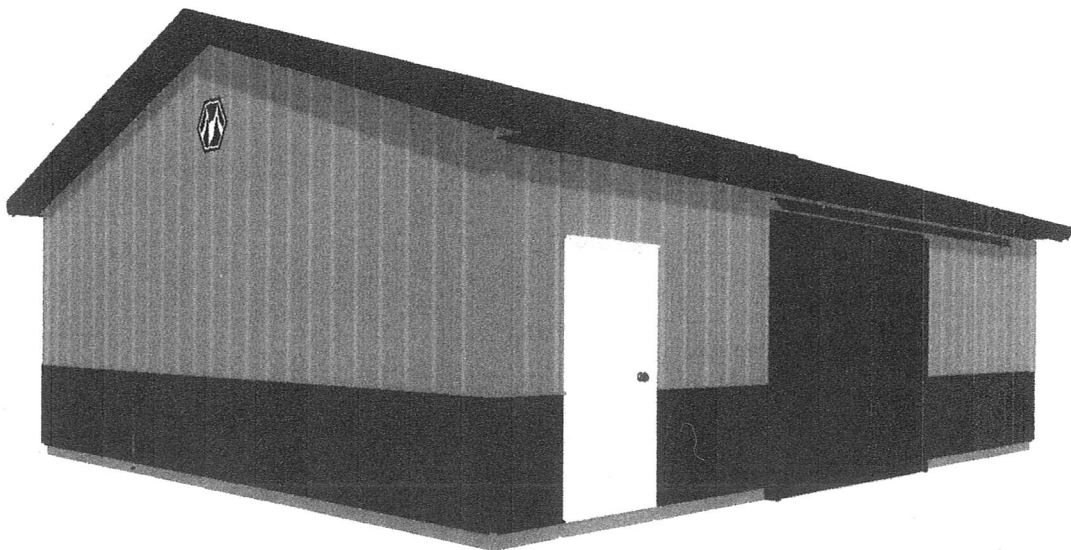
ATTACHMENTS:

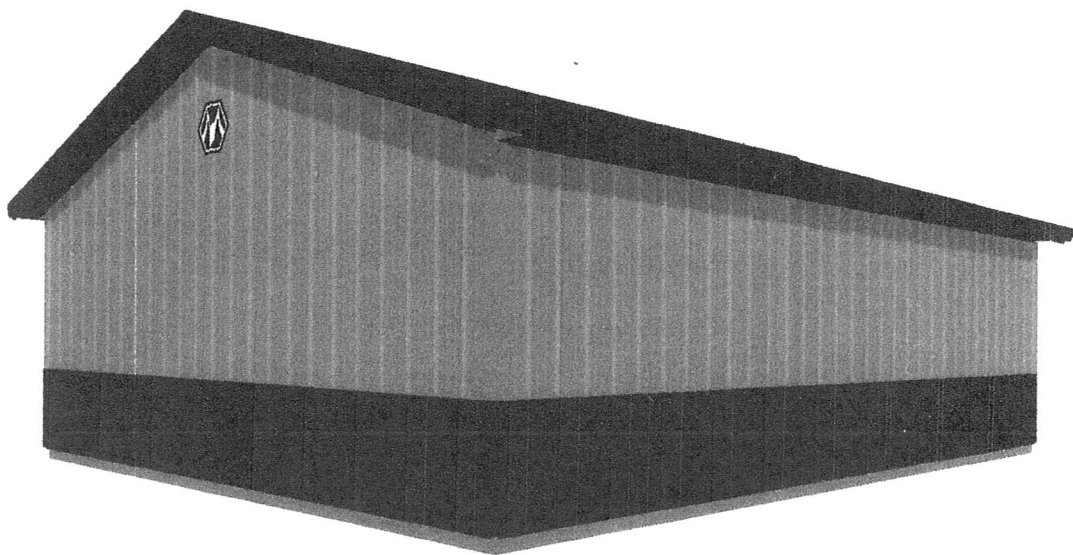
- Application materials.



CLIENTS JLG RAG
SALES JB
SUPER. _____
CONST. MNGR. _____
PRESIDENT _____

10







Municipal Boundary



Addresses



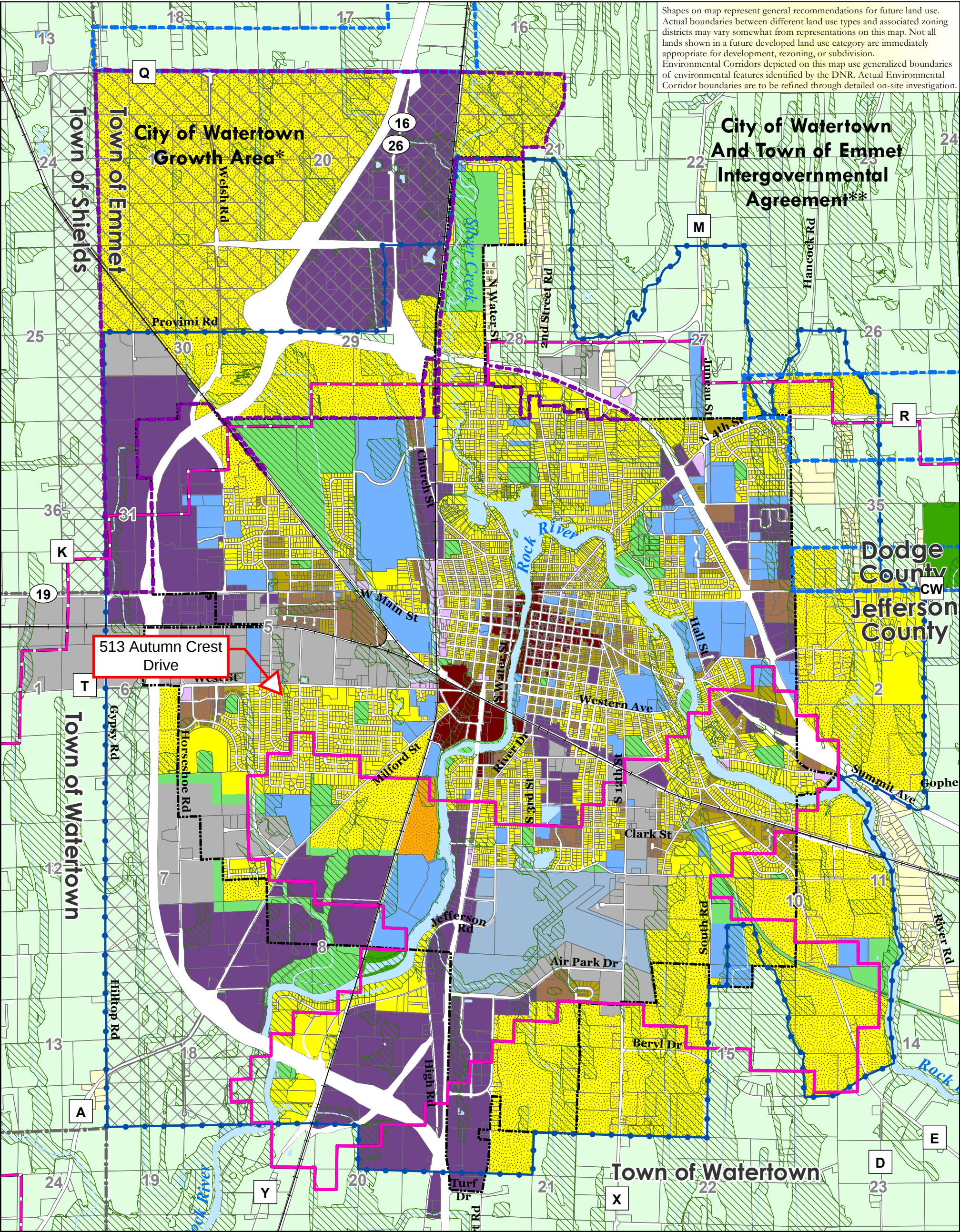
Parcels Boundaries

Address Labels



City of Watertown Geographic Information System

Scale: 1:906 Printed on: July 6, 2016
SCALE BAR = 1" Author:



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

**City of Watertown
And Town of Emmet
Intergovernmental
Agreement****

**Dodge
County
Jefferson
County**

**Future Land Use
Urban Area**

**Map
6b**

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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



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



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



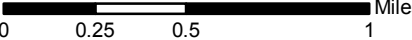
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations

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

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

VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change



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

TO: Plan Commission
DATE: July 27th, 2026
SUBJECT: W2812 East Gate Drive - Extraterritorial Certified Survey Map (CSM)

A request by Lindstrom Equipment Inc to create a two-lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-1223-000

SITE DETAILS:

Parent Parcel Acres: 20.39 acres.

Proposed Lot Size(s): Lot 1 – 10.194 acres (444,044 S.F.) & Lot 2 – 10.193 acres (443,997 S.F.)

Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot Certified Survey Map with access to East Gate Drive. The purpose of the land division is to facilitate the construction of a new Lindstrom Equipment dealership and repair center.

STAFF EVALUATION:

The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 972 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. East Gate Drive is not identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW. The existing ROW is sufficient, no additional ROW is being proposed as part of the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - Correct the signature page on the CSM to include City Extraterritorial Jurisdiction language and signature lines.
 - Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 972 feet above mean sea level for all buildings and vegetation.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.

**JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY**

Section 3, Item C.

LOT 1 OF CSM 6055 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE APRIL 1, 2020,
AS DOCUMENT NO. 1422353, OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 15 EAST,
TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

PREPARED FOR: TIMOTHY OTTERSTATTER

ADDRESS: W2866 EAST GATE DR.
WATERTOWN, WI 53094

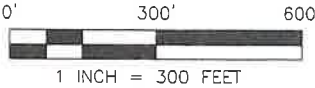
PHONE: (414) 333-8511

TAX PARCEL: 032-0815-1223-000

SURVEYOR:



LAND SURVEYING & LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



DATE SUBMITTED: _____

REVISED: _____

NOTE TO BE PLACED ON FINAL CSM

PETITION # _____ ZONING _____

CHECK FOR SUBSEQUENT ZONING
CHANGES WITH JEFFERSON COUNTY
ZONING DEPARTMENT.

☒ REZONING

☐ ALLOWED DIVISION WITHIN EXISTING ZONE

☐ FARM CONSOLIDATION

☐ 35+ ACRE LOT IN A-1 ZONE

☐ SURVEY OF EXISTING PARCEL

INTENT AND DESCRIPTION OF PARCEL TO BE DIVIDED:

SPLIT EXISTING LOT IN 1/2 FOR FUTURE SALE.

NOTES:

- THIS MAP WAS COMPILED FROM PUBLIC DATA SUPPLIED BY THE JEFFERSON LAND INFORMATION DEPARTMENT AND IS NOT A SUBSTITUTE FOR AN ACTUAL FIELD SURVEY AND IS LIMITED BY THE QUALITY OF THE DATA FROM WHICH IT WAS ASSEMBLED. THE DIMENSIONS ARE APPROXIMATE AND WILL VARY UPON AN ACTUAL FIELD SURVEY. TO BE USED FOR PLANNING PURPOSES ONLY.

IN ADDITION TO THE INFO REQUIRED
BY SEC 236.34 OF STATE STATUTES,
SEC. 15.04(F) OF THE JEFFERSON
COUNTY LAND DIVISION/SUBDIVISION
ORDINANCE REQUIRES THAT THE
FOLLOWING BE SHOWN:

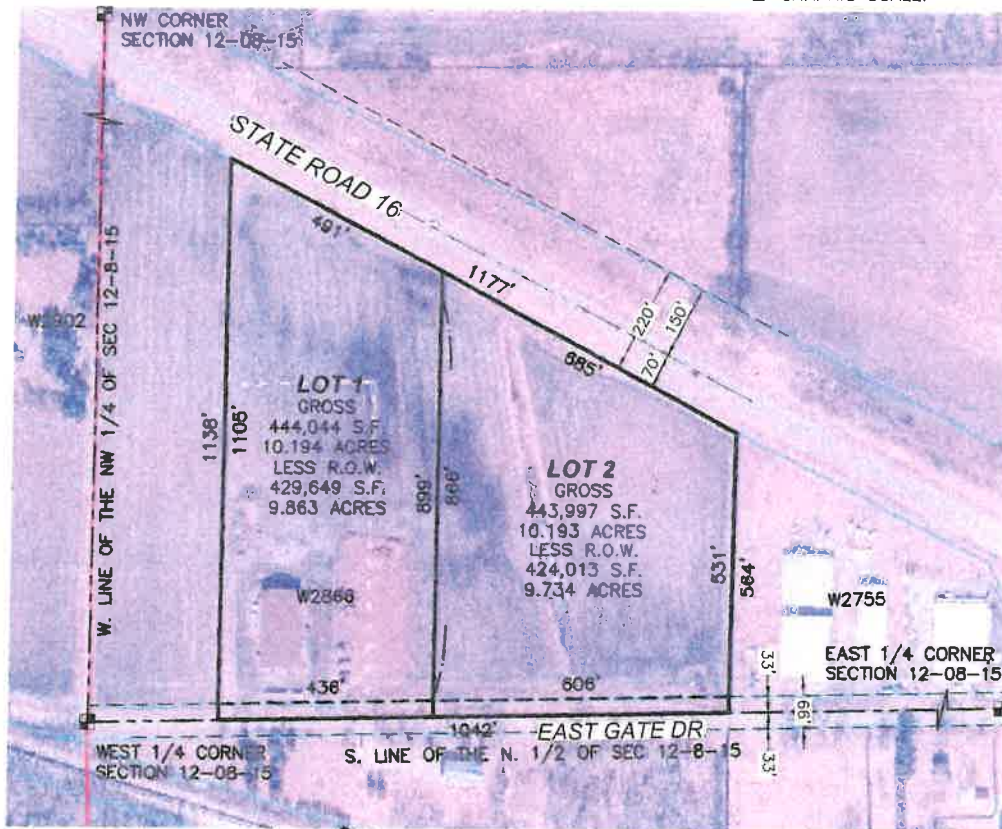
☐ EXISTING BUILDINGS, DRAINAGE
DITCHES, WATERCOURSES, AND
OTHER FEATURES PERTINENT
TO THE PROPER DIVISION.

☐ LOCATION OF ACCESS TO A
PUBLIC ROAD, APPROVED BY
THE AGENCY HAVING
JURISDICTION OVER THE ROAD.

☐ ALL LANDS RESERVED FOR
FUTURE PUBLIC ACQUISITION.

☐ DATE OF THE MAP.

☐ GRAPHIC SCALE.



TOWN BOARD APPROVAL In file DATE: _____
(INCLUDES ACCESS APPROVAL IF APPLICABLE)

COUNTY HIGHWAY APPROVAL _____ DATE: _____
(IF APPLICABLE)

EXTERRITORIAL APPROVAL _____ DATE: _____
(IF APPLICABLE)

COUNTY SURVEYOR APPROVAL In file DATE: _____

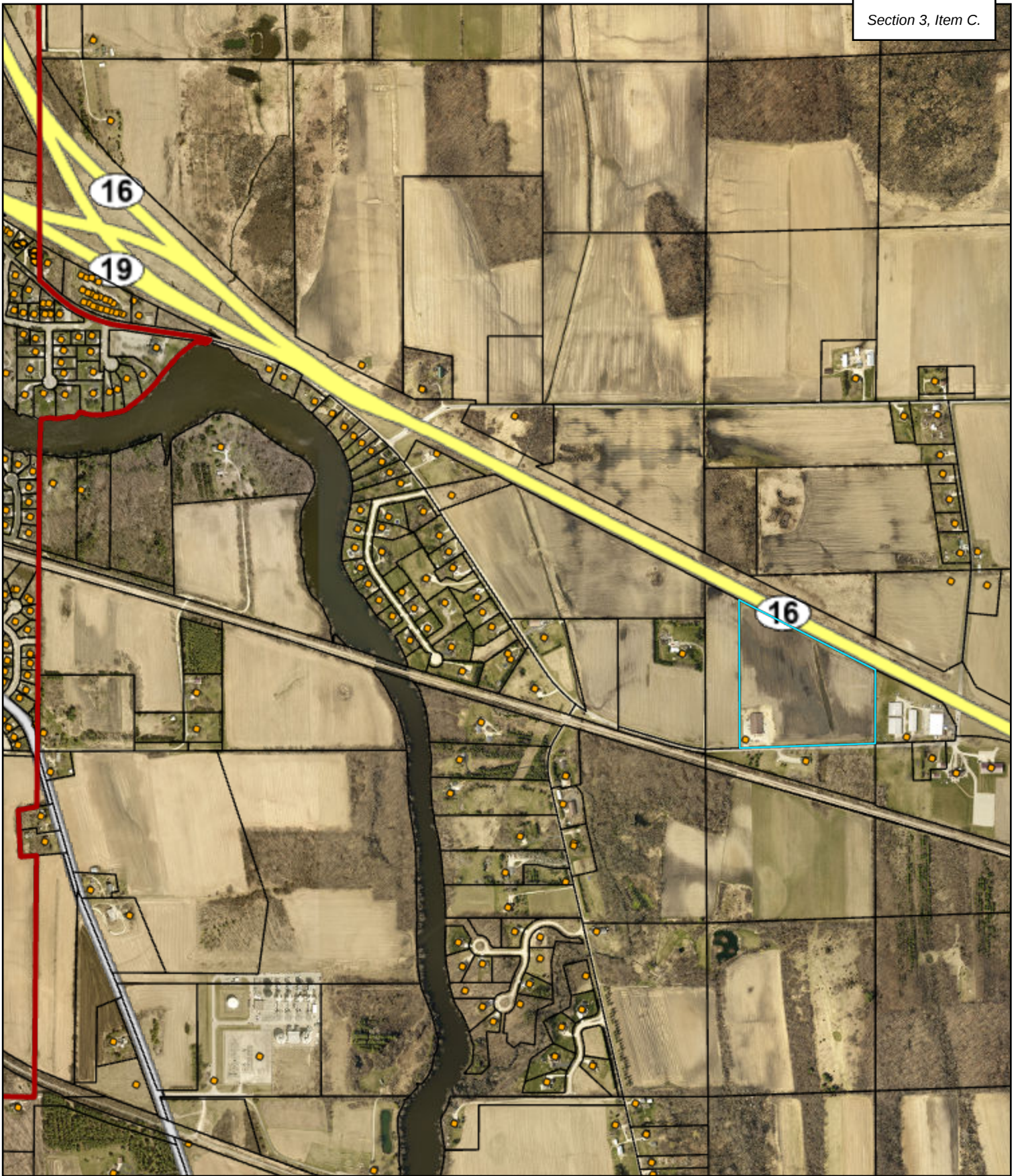
ZONING OFFICE APPROVAL Sarah Elsner DATE: 7/16/20

JOB # 26122

DATED 05/04/2026

SHEET 1 OF 1

PLEASE SUBMIT ONE COPY TO JEFFERSON COUNTY ZONING, ROOM 201, COURTHOUSE, 230 S. MAIN ST. JEFFERSON, WISCONSIN 53549



	Municipal Boundary		Common Areas
	Parcels Boundaries		Addresses



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:11,874 Printed on: July 21, 2017
 SCALE BAR = 1" Author:

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

17

City of Watertown
Draft Zoning Map Translation Notes
General Notes for Plan Commission Review 7.27.26

Districts Applied

- Overall, the goal is to retain existing development rights and maintain a new district that is very close to the old one. In some cases, there are upzones (example: setbacks are smaller allowing greater use of lot, or zoning district allows greater mix of land uses). We try to avoid downzone situations, but they are inevitable with a full map rewrite. Where a downzone is considered, we are balancing the existing land use, existing zoning, and future land use designations.
- Districts shown on map are a translation from the existing zoning district based on past conversations around creating the zoning district framework. For example, the existing CB (Central Business) zoning district is intended to directly translate to the new DMU (Downtown Mixed Use) zoning district.
- All of the Overlay Districts are not yet mapped except for PD (Environmental Corridor for example)
- Wherever possible and appropriate, existing PD overlays were retained with a standard base district.
- Some districts are not mapped until such time a development proposal and rezoning request is made. For example, Cottage Court (CC and Intensive Outdoor Activity (IOA) are not mapped anywhere because they are new districts without a direct translation from any existing district. We don't have any development that would match Cottage Court, but the district is available if someone wants to use it in the future.
- Adjustments will be made to accommodate/incorporate existing downtown exemptions for building coverage and pavement setbacks

Approach to Institutional Parcels

- All schools & school grounds zoned institutional
 - Public schools: Webster, Schurz, Douglas, Lincoln, RMS, WHS
 - Private and religious affiliated schools: Maranatha, Luther Prep, St. Henry, St. Bernard, St. Marks, St. Johns, etc.
- All churches zoned institutional
 - Parsonages, or church-owned residential properties, and parking lots zoned in the relevant neighborhood zoning district that matches surrounding properties
- All cemeteries zoned institutional

- Oak Hill, St. Bernard (Milford St), Hwy 16/Church St North, Juneau St.
- All airport parcels zoned institutional
- City hall zoned Institutional
- Fire Station zoned institutional
- Library zoned DMU (mass/character/form standards are more similar to the downtown and indoor institutional is an allowed use)
- Utilities (water, electrical, power, etc.) zoned institutional

Approach to Health Care/Medical

- Direct translation from old zoning district PO led to an initial Institutional Zoning district. After reviewing, it likely makes more sense to use a commercial district like CMU. Examples of affected parcels: Pro Health Urgent Care, Watertown Regional Medical Center

Approach to Parks

- All parks zoned PR
- Watertown Country Club zoned PR

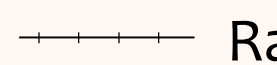
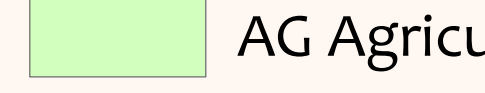
Approach to Gas Stations and Neighborhood Taverns

- Used CMU even though a direct translation might have been NMU (see three downtown stations)
- Bars/taverns likely use the NMU zoning district (direct translation from existing NB)

City Owned Wetlands/Stormwater

- Applied the adjacent neighborhood zoning district and will likely apply the EC overlay (Environmental Corridor)
- Examples include:
 - Stormwater by Domani
 - Stormwater by Glory
 - Stormwater by Alwardt St
 - Wetland behind Brandenstein
 - Wetland behind Candle Glo

City of Watertown Proposed Zoning Map

-  Rail
-  City of Watertown
-  PD Overlay
-  Single Family DMU Parcels
- Proposed Zoning (Existing labeled)**
-  SF-1 Single-Family Residential
-  SF-2 Single-Family Residential
-  SF-3 Single-Family Residential
-  MR-1 Mixed-Residential
-  MR-2 Mixed-Residential
-  MR-3 Mixed-Residential
-  CC Cottage Court
-  MH-1 Mobile Home
-  INST Institutional
-  NMU Neighborhood Mixed Use
-  CMU Corridor Mixed Use
-  DMU Downtown and Riverfront Mixed Use
-  DRR Downtown and Riverfront Residential
-  LI Industrial
-  HI Intensive Industrial
-  PR Parks and Recreation
-  IOA Intensive Outdoor Activity
-  AG Agricultural
-  Water

Date: 7/21/2026 Sources: City of Watertown, Dodge County, Jefferson County, US Census Bureau, State of WI

