



PLAN COMMISSION MEETING AGENDA

MONDAY, DECEMBER 22, 2025 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=BEMd9xKvRtdlbBE9BaUKWV9kCbr96e.1&omn=89667324632> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Plan Commission minutes dated December 8, 2025

3. BUSINESS

- A. Public Hearing: 115 S. Second Street – request for a Conditional Use Permit (CUP) for a restaurant under Indoor Commercial Entertainment Section §550-34B(2)(f) & Section § 550-52H
- B. Review and take action: 115 S. Second Street – request for a Conditional Use Permit (CUP) for a restaurant under Indoor Commercial Entertainment Section §550-34B(2)(f) & Section § 550-52H
- C. Review and take action: Hepp Heights / Edge Field Park Dedication
- D. Review and take action: 1011 S. Third Street Certified Survey Map (CSM)
- E. Initial review and set public hearing date: Text Amendment to Chapter 550 Zoning
- F. Discussion Only: 1225 N. Fourth Street proposed Condo Plat Concept Plan

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

**PLAN COMMISSION
MINUTES
December 08, 2025**

Section 2, Item A.

The Plan Commission met at 4:34p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Kneser, Krueger, Lampe, Levi, Zirbes

Also in attendance: Ryea Bruske, Robert LeGrow

1. **Call to order (4:31pm)**
2. **Approval of Minutes**
 - A. **Site Plan Review minutes November 24, 2025**
 - B. **Plan Commission minutes dated November 24, 2025**

Motion to approve Site Plan Review minutes and Plan Commission minutes dated November 24th was made by Krueger and seconded by Kneser, passed on unanimous voice vote.
3. **Business**
 - A. **Public Hearing:** 874 Hickory Court – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550- 24C(2)(b) and Section § 550-56AA
No public comment.
 - B. **Review and take action:** 874 Hickory Court – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550- 24C(2)(b) and Section § 550-56AA
Brian Zirbes presented the request for a CUP for an accessory dwelling unit. The applicant was also present to give background information and answer any questions of the commission.
Motion to approve the CUP was made by Blanke, seconded by Levi and passed on a unanimous voice vote.
 - C. **Public Hearing:** 1428 Country Club Lane – request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under §550- 56C(1)(b)[1]
Robert LeGrow (applicant) was present to speak on the reason for his request to add the accessory structure.
 - D. **Review and take action:** 1428 Country Club Lane – request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under §550- 56C(1)(b)[1]
Brian Zirbes presented the request for a CUP for the accessory structure.
Motion to approve with the condition that the structure not exceed a height of 20 ft. was made by Levi, seconded by Krueger and passed on a unanimous voice vote.
 - E. 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 (Hart Street Drainage improvements)
Motion to convene into closed session was made by Levi, seconded by Lampe and passed on a unanimous roll call vote. (4:44pm)
 - F. Reconvene into open session (5:07pm)
4. **Adjournment**

Motion to adjourn was made by Kneser and seconded by Levi and passed on a unanimous voice vote. (5:08pm)

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/43bef2f8-2199-4140-b0b4-c784cb9648fd/December-8%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline

Respectfully Submitted,
Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

Section 3, Item A.

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 22nd day of December, 2025 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 Cristina Sanchez (applicant) and Arthur Lenius (owner) for a Conditional Use Permit for Indoor Commercial Entertainment under Section §550-34B(2)(f) & Section § 550-52H for a restaurant and hall.

115 S. Second Street is zoned CB, Central Business, and is further described as follows:

Commencing at a point 36 feet North of the SW corner of Lot 4, Block 10, First Ward; thence running North 18 feet; thence East, parallel to Market Street, 66 feet and 8 inches to the East side of the Lot; thence South along the line of said Lot, 18 feet; thence Westerly parallel with Market Street, 66 feet, 8 inches to the place of beginning being the North Store of said Block. The middle of the South wall of this store is the line of the South, as long as the building shall remain. Also commencing at a point in the West line of Lot 5 in Block 10, according to Cole, Bailey, & Co.'s Plat of the Village, now City of Watertown, Jefferson County, Wisconsin, 36 feet North of the SW corner of said Lot; running thence East parallel to the North line of said Lot, 29 1/3 feet to a point; thence North parallel to the West line of said Lot, 18 feet to a point; thence West parallel to the North line of said Lot, 29 1/3 feet to the West line of said Lot to a point 54 feet North of the SW corner of said Lot; thence South along the West line of said Lot, to the place of beginning; together with the right of way over an alley 8 feet wide, running North and South through the middle of said Lot 5.

ALSO all that part of Lots 4 & 5 in Block 10 in the First Ward in the City of Watertown, Jefferson County, Wisconsin according to Cole, Bailey, and Co.'s plat of the Village, now City of Watertown, abutting on the East line of Second Street and the North line of Market Street and bounded as follows: Commencing at a point in the West line of said Lot 4, 36 feet North from the SW corner of said Lot 4; thence running East parallel with the South line of said Lots 4 & 5 a distance of 100 feet; thence South in a straight line parallel with the West line of said Lot 4 a distance of 36 feet; thence West in a straight line a distance of 100 feet to the SW corner of said Lot 4; thence North 36 feet to the place of beginning. The East 4 feet of said described property being a part of said Lot 5 is subject to an alley 8 feet wide running North and South through Lot 5 and the North side of said described property appears to be subject to a party wall agreement as long as the present walls stand. (Parcel Number 291-0815-0412-185).

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

CITY OF WATERTOWN
Brian Zirbes
Zoning Administrator

BZ/nmz

PUBLISH: December 8, 2025
and
December 15, 2025
(BLOCK AD)

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: December 22nd, 2025
SUBJECT: 115 S Second Street, Conditional Use Permit - CUP

A request by Cristina Sanchez for a Conditional Use Permit (CUP) for 'Indoor Commercial Entertainment'. Parcel PIN(s): 291-0815-0412-185

SITE DETAILS:

Acres: 0.12
Current Zoning: Central Business (CB)
Existing Land Use: Meeting Hall
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a conditional use permit for 'Indoor Commercial Entertainment' to convert a meeting hall into a Mexican restaurant. The proposed restaurant will utilize the existing bar and kitchen facilities and will also rent out the hall space for private events. The bar area will be open Sunday through Thursday from 11 am to 10 pm and on Fridays and Saturdays from 11am to 2am serving food and beverages. The proposed restaurant will also focus on to-go orders and catering.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of Dec 22nd, 2025.

Land Use and Zoning:

1. Within the Central Business (CB) Zoning District, 'Indoor Commercial Entertainment' is a principal land use permitted as a conditional use [per § 550-34B(2)(f)]. 'Indoor Commercial Entertainment' includes restaurants among the allowed uses [per § 550-52H].

Applicable regulations for 'Indoor Commercial Entertainment' land uses include the following:

- 'If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property' [per § 550-52H(1)(a)].
 - The 'facility shall provide a bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property' [per § 550-52H(1)(b)].
2. Parking requirements. There are no requirements for on-site parking in the Central Business (CB) Zoning District §550-34A
 3. Landscaping requirements. There are no requirements for on-site landscaping in the Central Business (CB) Zoning District §550-34A

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

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.

PLAN COMMISSION DECISION:

Indoor Commercial Entertainment Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
<i>If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property (see § 550-99).</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Parking requirements. One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater).</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

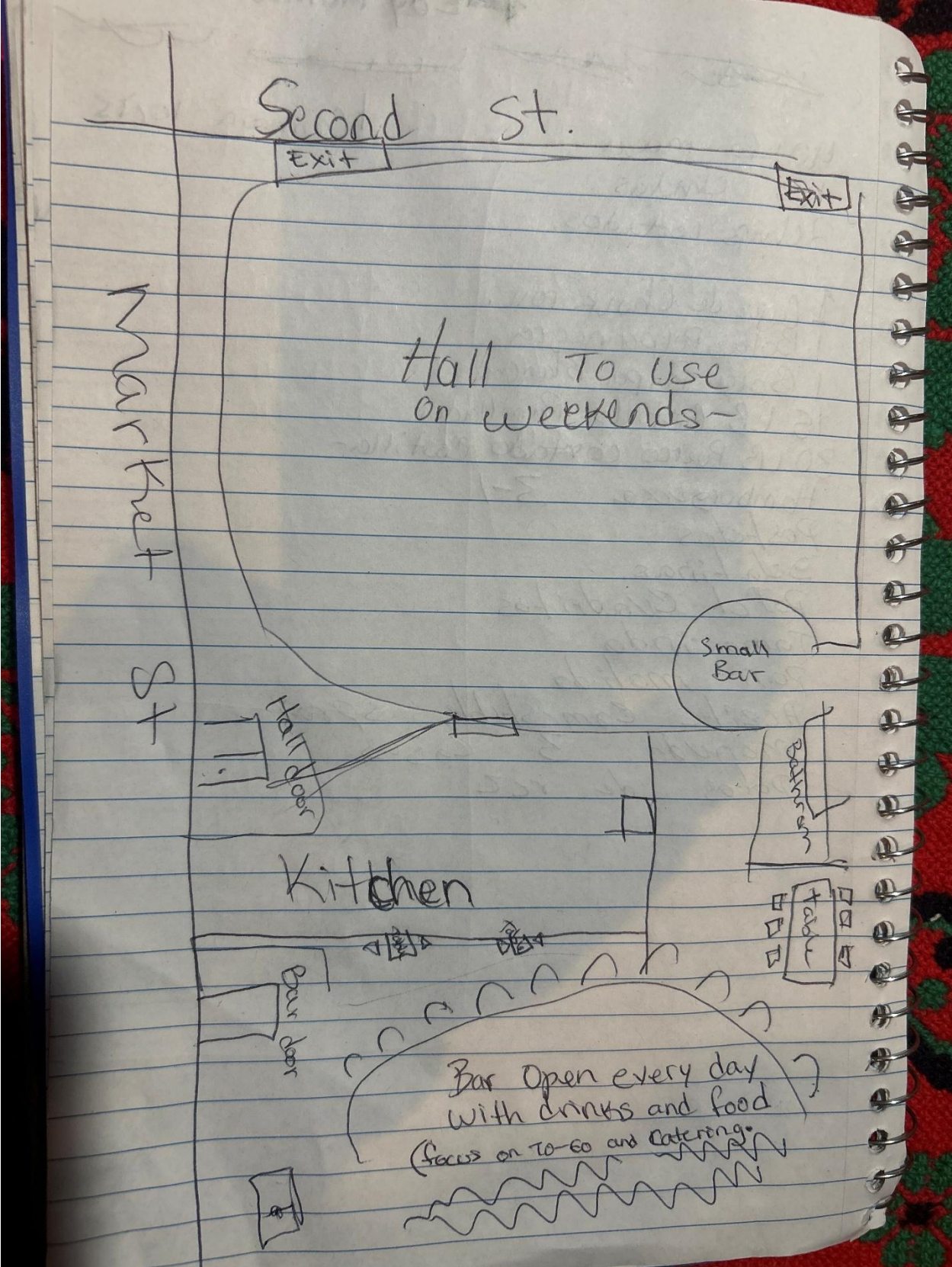
1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use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

STAFF RECOMENDATION:







- Staff recommends approval of this Conditional Use Permit.


ATTACHMENTS:

- Application materials





	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels
	Common Areas		Parcel Acreage

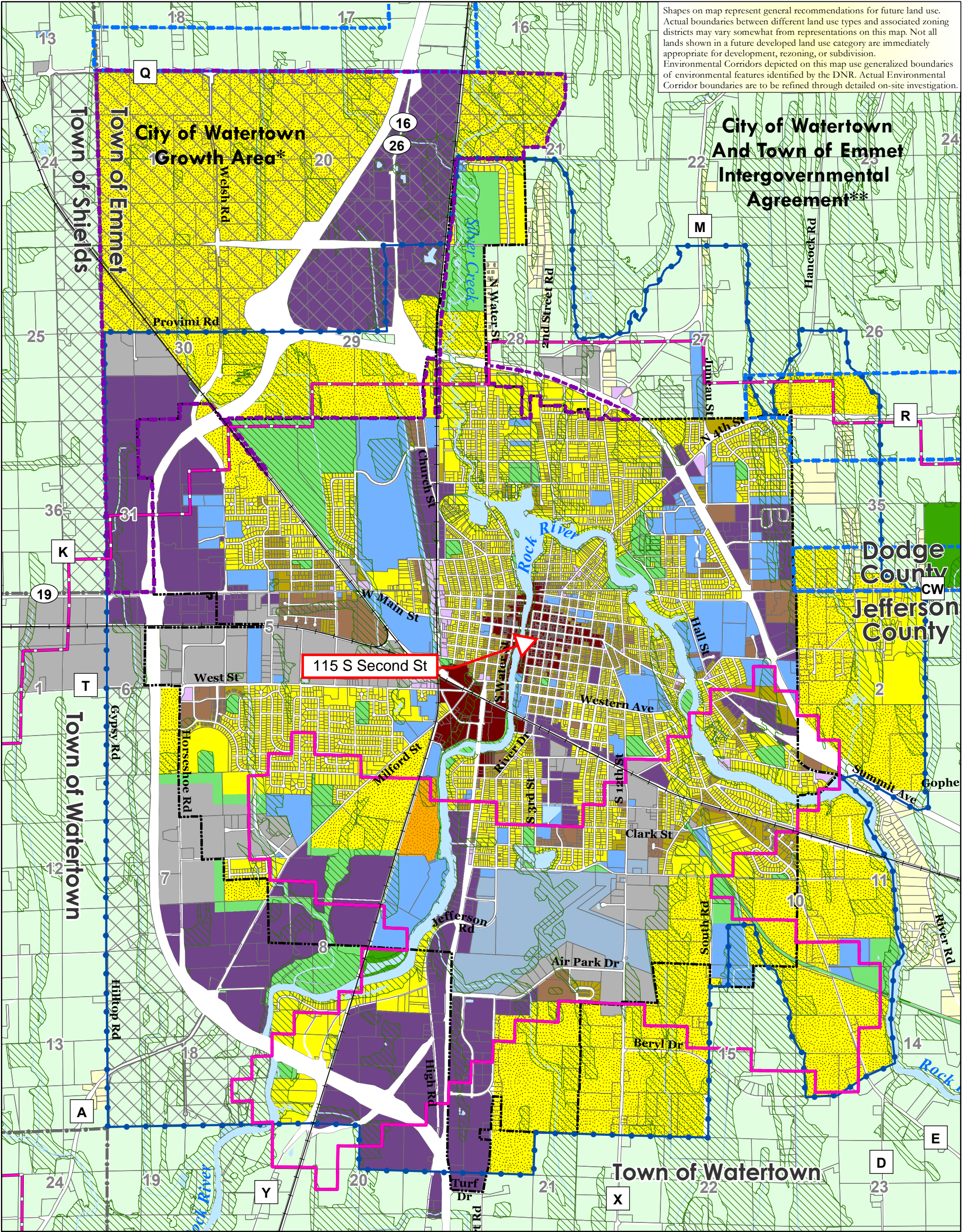


THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:923 Printed on: December 1, 2011
SCALE BAR = 1" Author: [Redacted]

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 interest inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



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:

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

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

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

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

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

City of Watertown

Town Boundary

Parcel

Railroad

Watertown Urban Service Area

Watertown Long Range Growth Area

Airport Height Limitations

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

Draft: August 7, 2019

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

THE CITY OF WATERTOWN

Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

0 0.25 0.5 1 Miles

MEMO

Parks, Recreation, and Forestry Department

To: Plan Commission

From: Kristine Butteris, Parks, Recreation, and Forestry Director

Date: 12/22/2025

Subject: Hepp Heights Park Land Dedication

Background

The Hepp Heights Subdivision Phase I was built in 1953 as the first major development in Watertown.

Hepp Heights Phase III Edge Field was brought before common council in November of 2023. With this subdivision is an addition of park space with .98 acreage.

Loos Homes is now in charge of this project and would like to dedicate this designated land to the City of Watertown.

Budget Goal

- Proactively maintains and improves our parks and infrastructure to ensure safety, quality, and equity

- Fosters community growth by assessing opportunities, stakeholder input, environmental needs, and modern code and policy priorities

- Maintains a safe and healthy community, with an eye toward future needs and trends

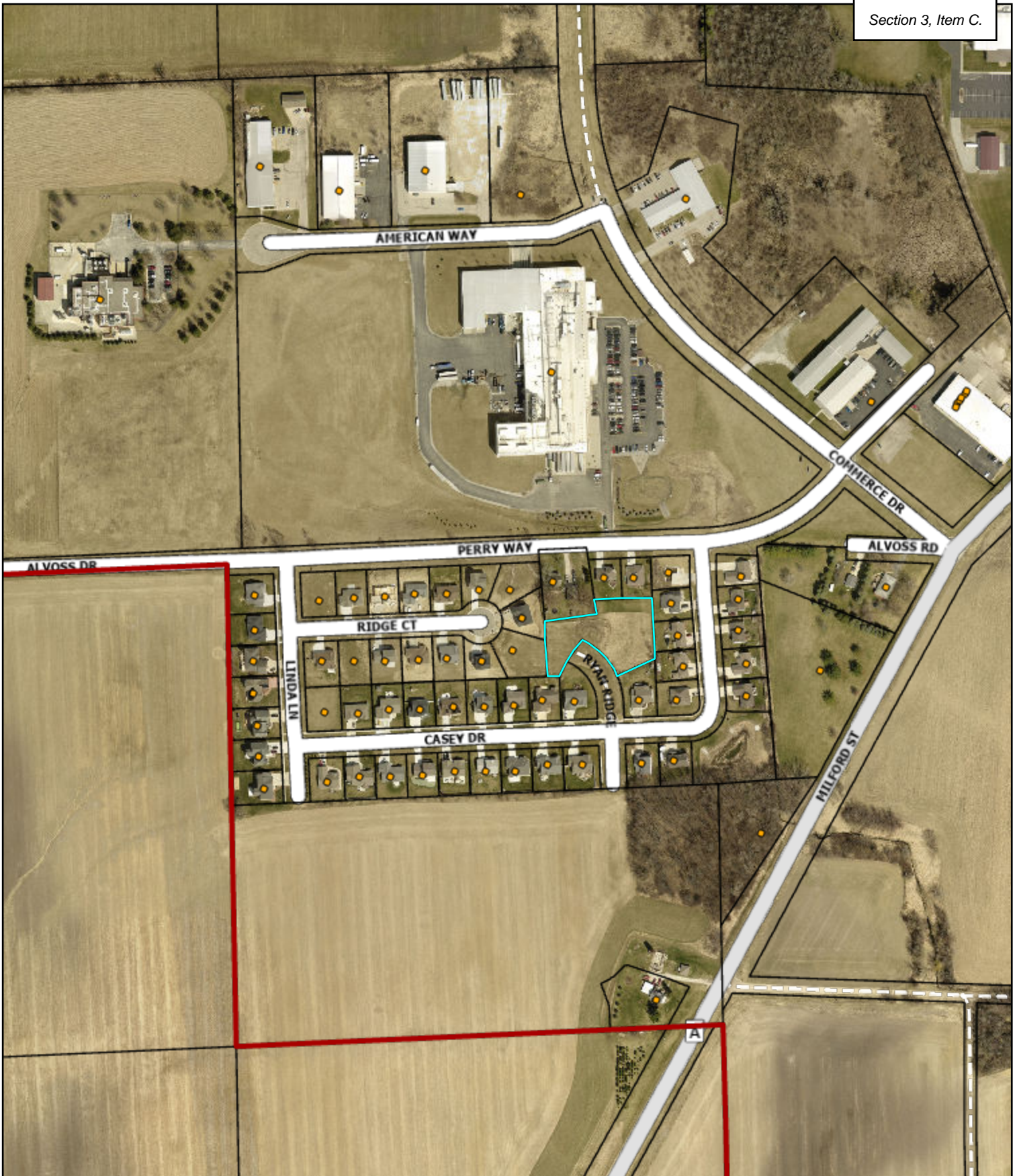
Financial Impact

There are parkland dedication fees that can be used to purchase amenities for this property. This property will be maintained by the parks crews until all other parks are updated and then we will work on park development of this property.

Recommendation

The Parks, Recreation, and Forestry Department is looking for a positive recommendation to move this resolution on to Common Council for dedication.

Motion: Provide a positive recommendation to Common Council for the dedication of the Hepp Heights Subdivision Edge Field Park.



Municipal Boundary



Common Areas



Parcels Boundaries



Addresses



City of Watertown Geographic Information System

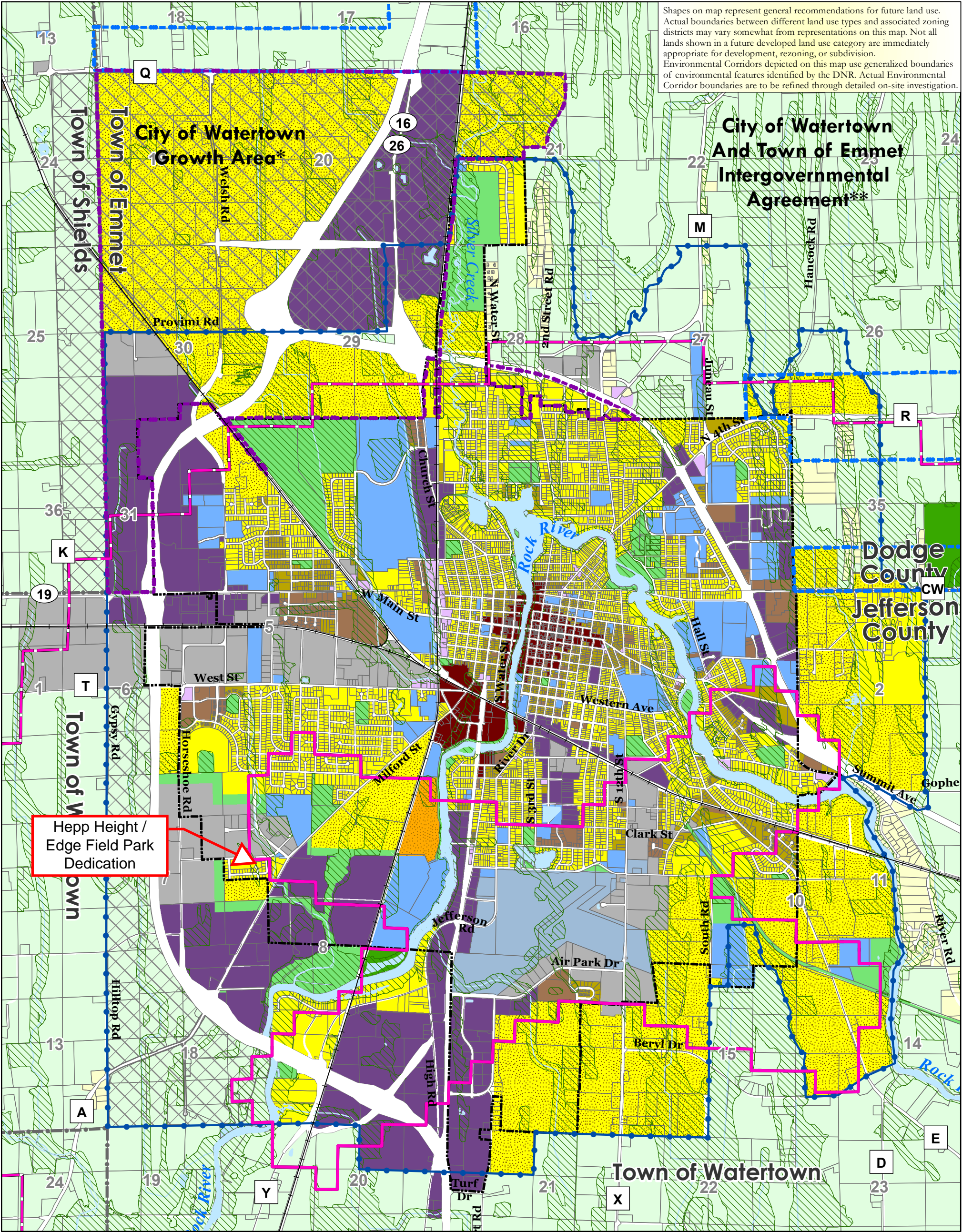
Scale: 1:4,195

SCALE BAR = 1"

Printed on: December 10, 2010
Author:

10

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 interest inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



Future Land Use Urban Area

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Map 6b

City/Town IGA**

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- City Periphery Areas

Rights-of-Way

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

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- Multi-Family Residential
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City of Watertown

Town Boundary

Parcel

Railroad

Watertown Urban Service Area

Watertown Long Range Growth Area

Airport Height Limitations

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

Draft: August 7, 2019

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

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Scale: 0 0.25 0.5 1 Miles

**RESOLUTION TO
ACCEPT THE DEDICATION OF PARK LAND FOR HEPP HEIGHTS
PHASE III IN THE CITY OF WATERTOWN**

**SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION**

WHEREAS, Gremar Developers, LLC, the developer of the Hepp Heights Phase III Subdivision, has completed the final phase of the residential subdivision located within the City of Watertown; and

WHEREAS, as part of the approved subdivision plat that was recorded as Document #1439971, Volume C, Page 78 with the Jefferson County Wisconsin Register of Deeds, Gremar has designated a certain parcel of land for public park purposes as required by the City's subdivision ordinance and parkland dedication requirements; and

WHEREAS, Gremar has offered to dedicate Outlot 4 of Hepp Heights Phase III to the City of Watertown for the establishment, operation, and maintenance of public park and recreational areas; and

WHEREAS, the City of Watertown Park, Recreation & Forestry Department has reviewed the proposed parkland dedication and has found it to be consistent with the City's long-range park and open space plan; and

WHEREAS, the Plan Commission have both reviewed and recommended approval of the dedication to the Common Council; and

WHEREAS, the Common Council of the City of Watertown finds it to be in the best interest of the public to accept the dedication of the parkland referenced above.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Watertown, Wisconsin, that the City hereby accepts from Gremar Developers, LLC the dedication of the parkland identified on the Hepp Heights Phase III final plat, to be held in perpetuity for public park and recreational use; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized and directed to execute any and all documents necessary to complete the acceptance of said parkland on behalf of the City of Watertown; and

BE IT FURTHER RESOLVED, that the Park, Recreation & Forestry Department shall assume responsibility for the management and maintenance of the dedicated parkland in accordance with City policy.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED _____

CITY CLERK

APPROVED _____

MAYOR

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

TO: Plan Commission
DATE: December 22nd, 2025
SUBJECT: 1011 S Third Street – Preliminary Certified Survey Map (CSM)

A request by Bruce Loeb to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0442-094.

SITE DETAILS:

Existing Parcel(s) Acres: 1.77 acres.

Proposed Lot Size(s): Lot 1 – 0.64 acres (27,797 S.F); Lot 2 – 1.14 acres (49,453 S.F)

Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-lot CSM from an existing CSM lot. The two proposed lots will constitute the 5th and 6th lots created from this parent parcel. The City adopted the use of expanded CSMs in July of 2025 that allows up to 8 lots to be created via a CSM for commercial and industrial parcels. The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. Both proposed parcels will have frontage on S. Third St. Lot 1 will also have an easement to S. Fifth St. The ROWs for S. Third Street and S. Fifth St are adequate in this location. No ROW dedication is required.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the CSM.
2. Approve the CSM without conditions.
3. Approve the CSM with other conditions as identified by the City of Watertown Plan Commission:

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM.

ATTACHMENTS:

- Application materials.

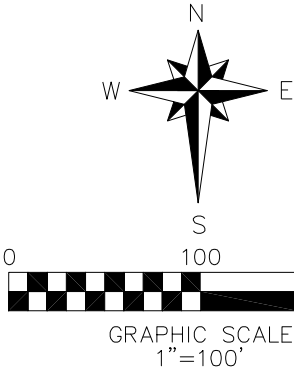
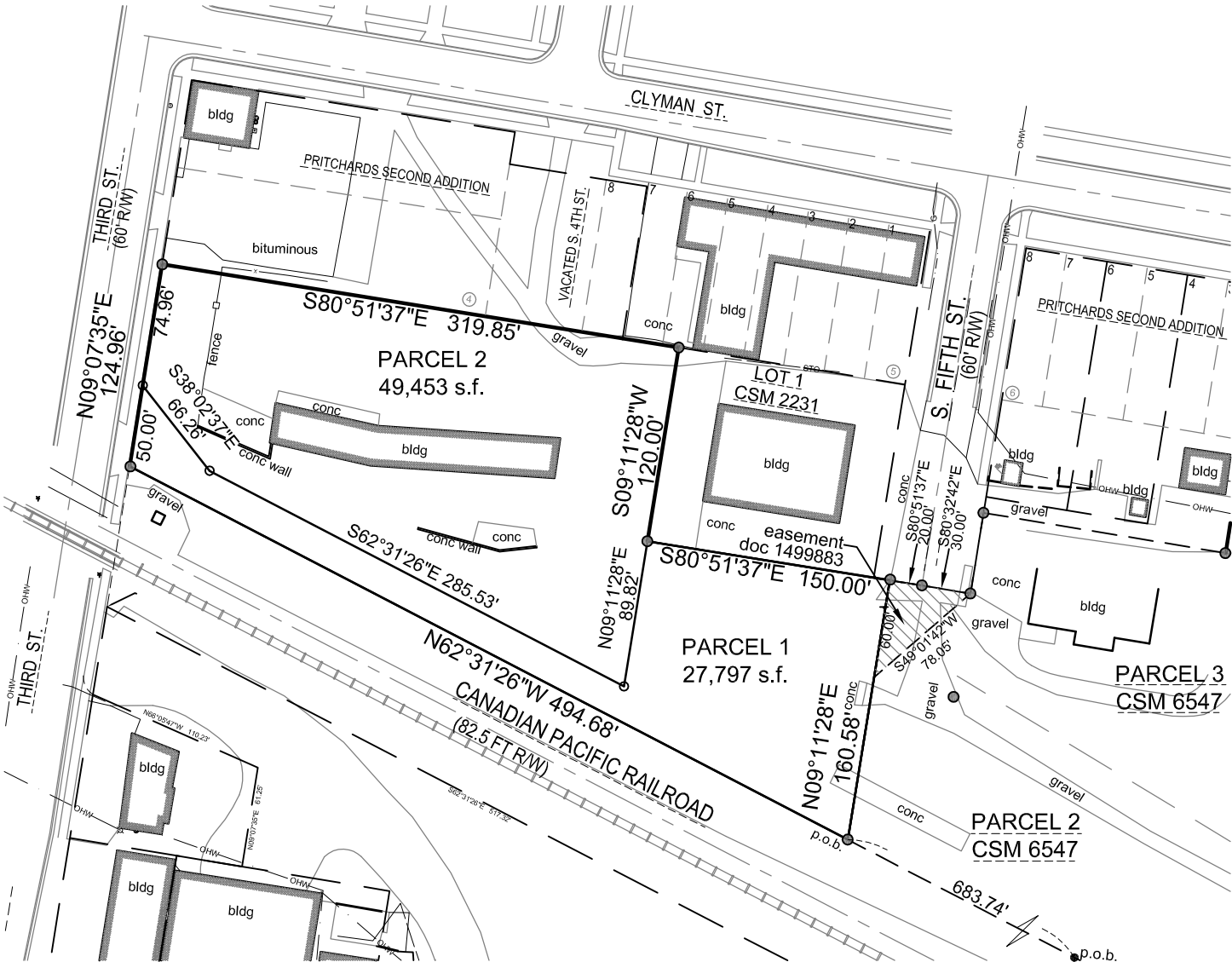
PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

BEING A PART OF PARCEL 4 OF CSM 6547, SAID CSM BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

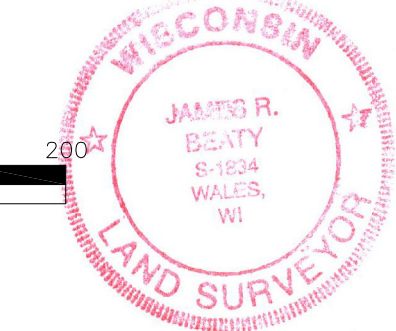
NOTE:

Lots 4 has an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.)IRON PIPE SET (UNLESS OTHERWISE NOTED)
- × CENTURY FENCE (UNLESS OTHERWISE NOTED)



James R. Beaty, PLS 1834
DATED: NOVEMBER 29, 2025

BEARING REFERENCE:

Bearings are referenced to the Wisconsin Couty Coordinate system, Jefferson County within which the South line of the SE 1/4 of Section 4, T8N, R15E was measured to bear N84°25'00"W (Vertical referenced to NGVD (88)Datum)

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

BEING A PART OF PARCEL 4 OF CSM 6547, SAID CSM BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

SURVEYOR’S CERTIFICATE

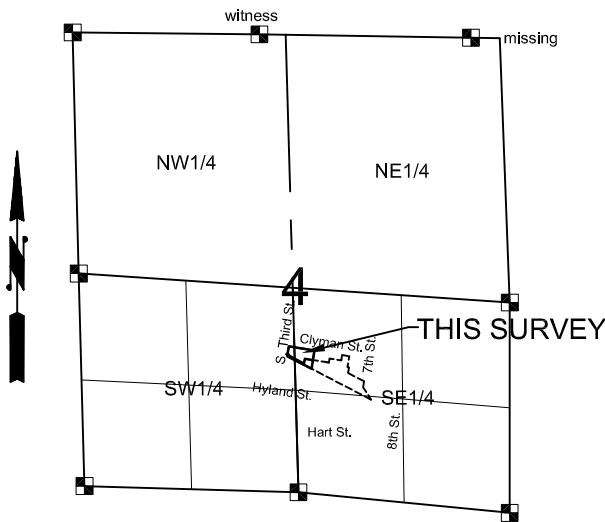
I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, land division and map, being a redivision of Parcel 4 of CSM 6547. Said CSM 6547 was a redivision of unplatted lands / part of former "railroad station" as shown on recorded plat of Pritchards Second Addition to Watertown. a part of Lot 1 of CSM 2295, and Lot 4 of CSM 2182, all lands being a part of the northeast 1/4 of the southwest 1/4, the northwest 1/4 of the southeast 1/4 of Section 4 and southwest 1/4 of the southeast 1/4 of Section 4, all lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin. Said Described Lands Being bounded and described as follows:

Beginning at the found aluminum monument marking the Southeast corner of the Southeast 1/4 of said Section 4; thence North 84°25'00" West, a distance of 1860.33 feet along the South line of said Southeast 1/4 of said Section 4 to a point; thence North 05°35'00" East, a distance of 1238.01 feet to a found 1" iron pipe marking the southeast corner of Parcel 1 of CSM 5922, on the northerly line of Canadian Pacific Railroad right of way; thence North 62°31'26" West, 683.64 feet along the north right of way line of the Canadian Pacific Railroad to the southwest corner of Parcel 2 of CSM 6547 and the point of beginning of the lands hereinafter described; Thence continuing North 62°31'26" West, 494.68' feet along the north right of way line of the Canadian Pacific Railroad to a point on the east line of S. Third St.; thence North 09°07'35" East, 124.96 feet along the east right of way line of S. Third St.to a point; thence South 80°51'37" East, a distance of 319.85 feet to a point; thence South 09°11'28" West, a distance of 120.00 feet to a point; thence South 80°51'37" East, a distance of 150.00 feet to a point; thence South 09°11'28" West, a distance of 160.58' to the point of beginning; Said described lands containing 77,250s.f. (1.7734 Acres), more or less of land.

That I have made this survey, land division and map by the direction of Loeb and Company, LLP, Owner(s) of said land.

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

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



LOCATION MAP
SECTION 4 T8N R15E

PREPARED BY / SURVEYOR:
Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, Wisconsin 53183
1-262-349-1575



James R. Beaty
James R. Beaty, PLS 1834
DATED: NOVEMBER 29, 2025

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

BEING A PART OF PARCEL 4 OF CSM 6547, SAID CSM BEING A PART OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF
WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Loeb and Company, LLP, a Wisconsin limited liability partnership organized and existing under and by virtue of the laws
of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be
surveyed, divided, and mapped as represented on this plat.
Aforesaid owner, Loeb and Company, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be
submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said Loeb and Company, LLP, has caused these presents to be signed by Bruce Loeb,
its Partner, on this _____, day of _____, 202_.

In the presence of:

Loeb and Company, LLP
Corporate Name

Bruce Loeb, Partner

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 202_, Bruce Loeb, of the above named
company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Partner
of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said
company, by its authority.

name Notary Public: Jefferson, Wisconsin
My commission expires _____, 202_

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

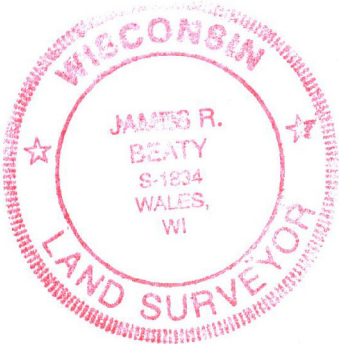
This Certified Survey Map, in the City of Watertown, is hereby approved by the Plan
Commission of the City of Watertown.

Approved on this _____ day of _____, 202_.

Date _____
Robert Stocks, Mayor





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


Date _____
Megan Dunneisen, City Clerk



James R. Beaty
James R. Beaty, PLS 1834
DATED: NOVEMBER 29, 2025



	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels
	Common Areas		Parcel Acreage

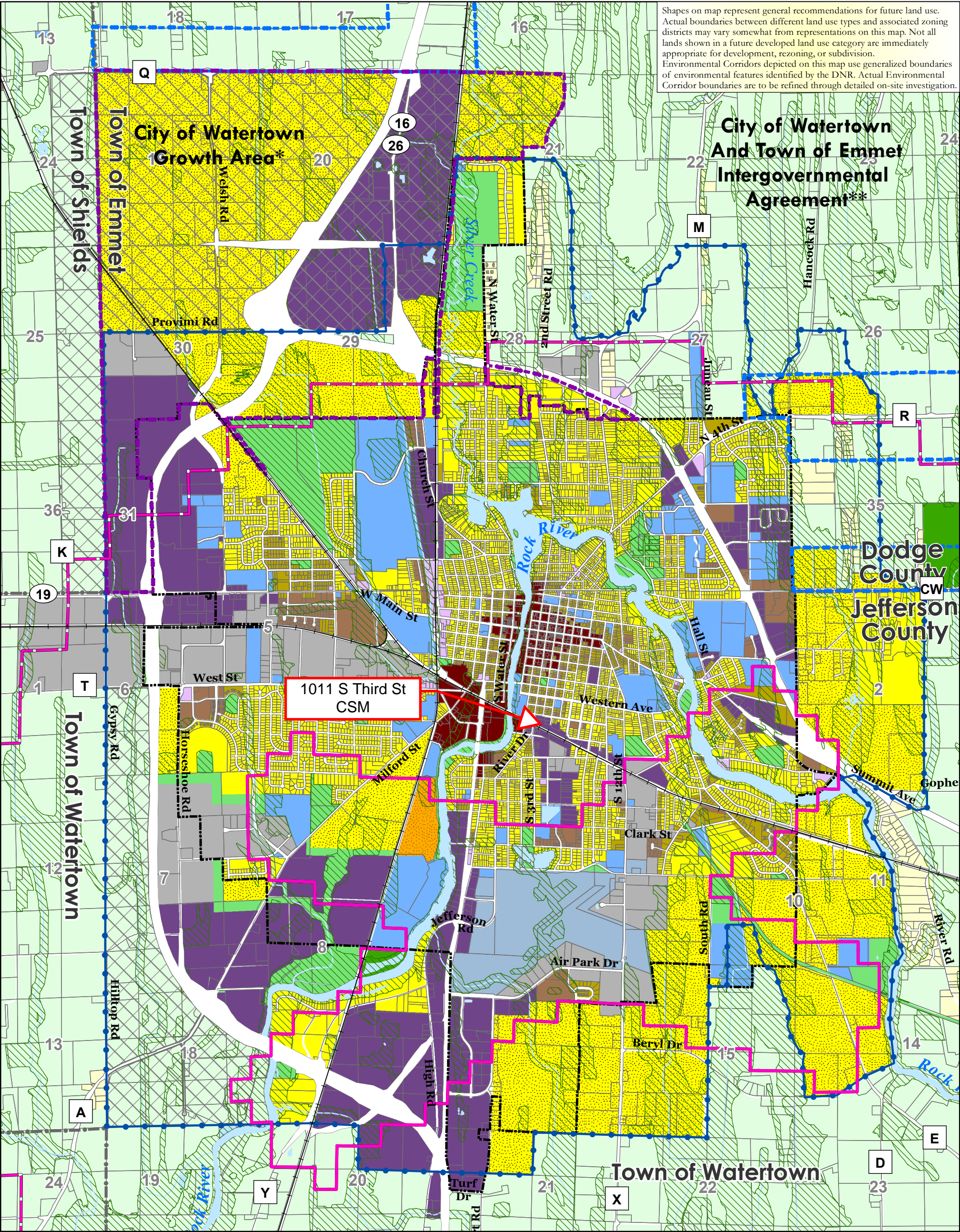


THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,510 Printed on: December 18, 2018
 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 inferences or inaccuracies may occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



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

1011 S Third St
CSM

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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



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



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



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

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

Airport Height Limitations

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

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: December 22nd, 2025
SUBJECT: Initial Review and Schedule Public Hearing – Text Amendment to Chapter 550 Zoning.

A request by Bruce Loeb for a text amendment to the City of Watertown Zoning Code.

BACKGROUND DESCRIPTION:

Proposed Amendment:

‘Vehicle Repair and Maintenance Service’ is a ‘Principal Land Uses Permitted as a Conditional Use’ in the Planned Business, General Business, General Industrial, and Heavy Industrial Zoning Districts. Often vehicle repair establishments with a Conditional Use Permit (CUP) to allow for ‘Vehicle Repair and Maintenance Service’ desire to sell a small number of vehicles to augment their income stream. To sell vehicles in this manner a dealer license from the State of Wisconsin is required. One of the requirements to obtain a dealer license from the State is verification that the zoning district the establishment is located within allows for the selling of vehicles. The current zoning code does not allow for an establishment with a CUP for ‘Vehicle Repair and Maintenance Service’ to also sell vehicles. To allow the selling of vehicles (or equipment) the land use category of ‘Outdoor Display’ is the required designation. While ‘Outdoor Display’ is a ‘Principal Land Uses Permitted as a Conditional Use’ in the business zoning districts it is not a permitted land use in the industrial zoning districts. Furthermore, a parcel or lot in any zoning district can have only one principal land use. Therefore, a parcel or lot with a principal land use for ‘Vehicle Repair and Maintenance’ cannot also have a principal land use for ‘Outdoor Display’.

The proposed zoning ordinance text amendment would create ‘Outdoor Display incidental to Vehicle Repair and Maintenance Service’ as a permitted by right accessory use in the zoning districts that allow ‘Vehicle Repair and Maintenance Service’ as a CUP. This allowance to sell vehicles (or equipment) under ‘Outdoor Display Incidental to Vehicle Repair and Maintenance Service’ would only apply to establishments that first have a CUP for ‘Vehicle Repair and Maintenance Service’. No other land use categories in the business or industrial zoning districts would be allowed to sell vehicles as an accessory use under this proposed text change.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment - §550-32C(1) [Planned Business Zoning District]

C. List of allowable accessory uses (per § 550-45C).

- (1) Accessory land uses permitted by right:
 - (a) Farm residence.
 - (b) Residential accessory structure.
 - (c) Company cafeteria.
 - (d) Company-provided on-site recreation.
 - (e) Home occupation.
 - (f) On-site parking lot.
 - (g) Private residential recreational facility.
 - (h) Drainage structure.
 - (i) Filling.
 - (j) Lawn care.
 - (k) Exterior communication devices.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

- (l) Nonresidential accessory structure.
(m) Outdoor Display incidental to Vehicle Repair and Maintenance Service.

Amendments - §550-33C(1), §550-36C(1), & §550-37C(1) [General Business, General Industrial, and Heavy Industrial Zoning Districts]

C. List of allowable accessory uses (per § 550-45C).

- (1) Accessory land uses permitted by right:
- (a) Farm residence.
 - (b) Residential accessory structure.
 - (c) Company cafeteria.
 - (d) Company-provided on-site recreation.
 - (e) Home occupation.
 - (f) On-site parking lot.
 - (g) Private residential recreational facility.
 - (h) Drainage structure.
 - (i) Filling.
 - (j) Lawn care.
 - (k) Exterior communication devices.
 - (l) Tourist rooming house.
 - (m) Nonresidential accessory structure.
 - (n) Outdoor Display incidental to Vehicle Repair and Maintenance Service.

Amendment - §550-56

DD. Outdoor Display Incidental to Vehicle Repair and Maintenance Service. Description: Outdoor Display Incidental to Vehicle Repair and Maintenance Service land uses include land uses which conduct sales, or display sales merchandise or equipment outside of an enclosed building where Vehicle Repair and Maintenance Service (as described under §550- 52Q) is permitted.

- (1) Regulations
- (a) Shall comply with all regulations of §550-52D.
 - (b) Display area shall not exceed 15% of gross lot area.
 - (c) Sales and display merchandise shall be limited to three (3) vehicles or equipment items.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- Set the public hearing date for January 20th, 2026.
- Postpone public hearing to a later date or indefinitely.

STAFF RECOMENDATION:

- Staff recommends setting the Common Council public hearing date for this item for January 20th, 2026.

This project involves the construction of a 20-unit condominium development at the southwest corner of the Juneau Street and N. 4th Street intersection within the City of Watertown. The proposed conceptual site layout was submitted to the City for initial review back in 2020. After which, subsurface soil investigation work was performed onsite that discovered an area of soil contamination near the old residence. For the past few years, the Owner has been working with MSA’s environmental team as well as the DNR to address this onsite soil contamination. The area of contamination has been excavated and properly disposed of. Onsite groundwater monitoring is currently occurring through consultation with the DNR to receive site closure within the next few months. With this soil contamination issue nearly resolved, the Owner is ready to continue with the proposed condominium development project at this property and we formally request for preliminary feedback from the City regarding the attached conceptual site layout before proceeding with the design and platting work for this project.

Thank you,



Jason Laue, PE | Senior Team Leader Engineering
MSA Professional Services, Inc.

100% Employee Owned
+1 (920) 392-5136



PROPOSED CONDOMINIUM ASSOCIATION DEVELOPMENT

PROPOSED ZONING: TWO-FAMILY RESIDENTIAL DISTRICT (TR-6)

PROJECT PARCEL SIZE: APPROXIMATELY 4.02 ACRES

MAXIMUM LOT COVERAGE

DUPLEX BLDG. AREA: 3,230 SF EACH x 5 = 16,150 S.F.
4,340 SF EACH x 5 = 21,700 S.F.

DETACHED GARAGE: 864 SF

TOTAL BLDG. AREA = 38,714 S.F.

PAVED DRIVE & DRIVEWAY AREAS: 26,500 S.F.

LOT COVERAGE PERCENTAGE: 37.2% (< 40%)

TOTAL GREEN SPACE & POND AREA: 109,896 S.F.

MAXIMUM GROSS DENSITY

10 2-UNIT DUPLEX BUILDINGS / 4.02 ACRES = 5.0 DU/ACRE (<6.0 DU/ACRE)

MAXIMUM BUILDING HEIGHT

PRINCIPAL BUILDING: MAX. 35 FEET

ACCESSORY BUILDING: MAX. 15 FEET

MINIMUM DWELLING SIZE

DUPLEX BUILDING: 24 FEET BY 40 FEET

PARKING REQUIREMENTS

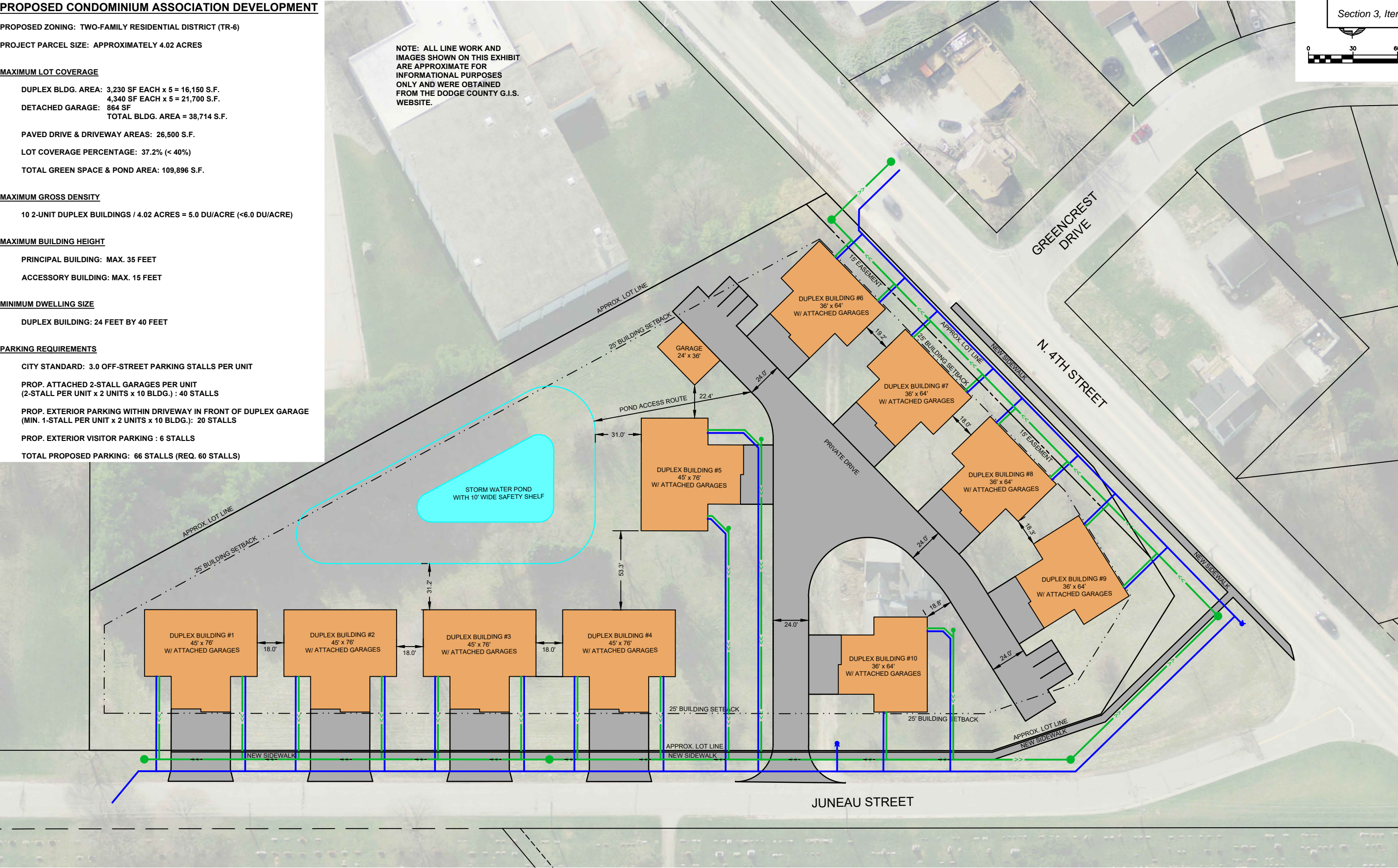
CITY STANDARD: 3.0 OFF-STREET PARKING STALLS PER UNIT

PROP. ATTACHED 2-STALL GARAGES PER UNIT
(2-STALL PER UNIT x 2 UNITS x 10 BLDG.): 40 STALLS

PROP. EXTERIOR PARKING WITHIN DRIVEWAY IN FRONT OF DUPLEX GARAGE
(MIN. 1-STALL PER UNIT x 2 UNITS x 10 BLDG.): 20 STALLS

PROP. EXTERIOR VISITOR PARKING : 6 STALLS

TOTAL PROPOSED PARKING: 66 STALLS (REQ. 60 STALLS)



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	JL	-	-	-	-
	DESIGNED BY:	Init	-	-	-
	CHECKED BY:	Init	-	-	-
PLOT DATE: 7/29/2025 12:18 PM, G:\2020\15\20015000\CADD\C3D\20015000 Concept Plan F.dwg					



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
© MSA Professional Services, Inc.

ROBERT STANGLER - CONDOMINIUM DEVELOPMENT

1225 NORTH FOURTH STREET

CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

CONCEPTUAL SITE LAYOUT - OPTION F

PROJECT NO. 20015000

SHEET F

23



Municipal Boundary



Common Areas



Parcels Boundaries



Addresses

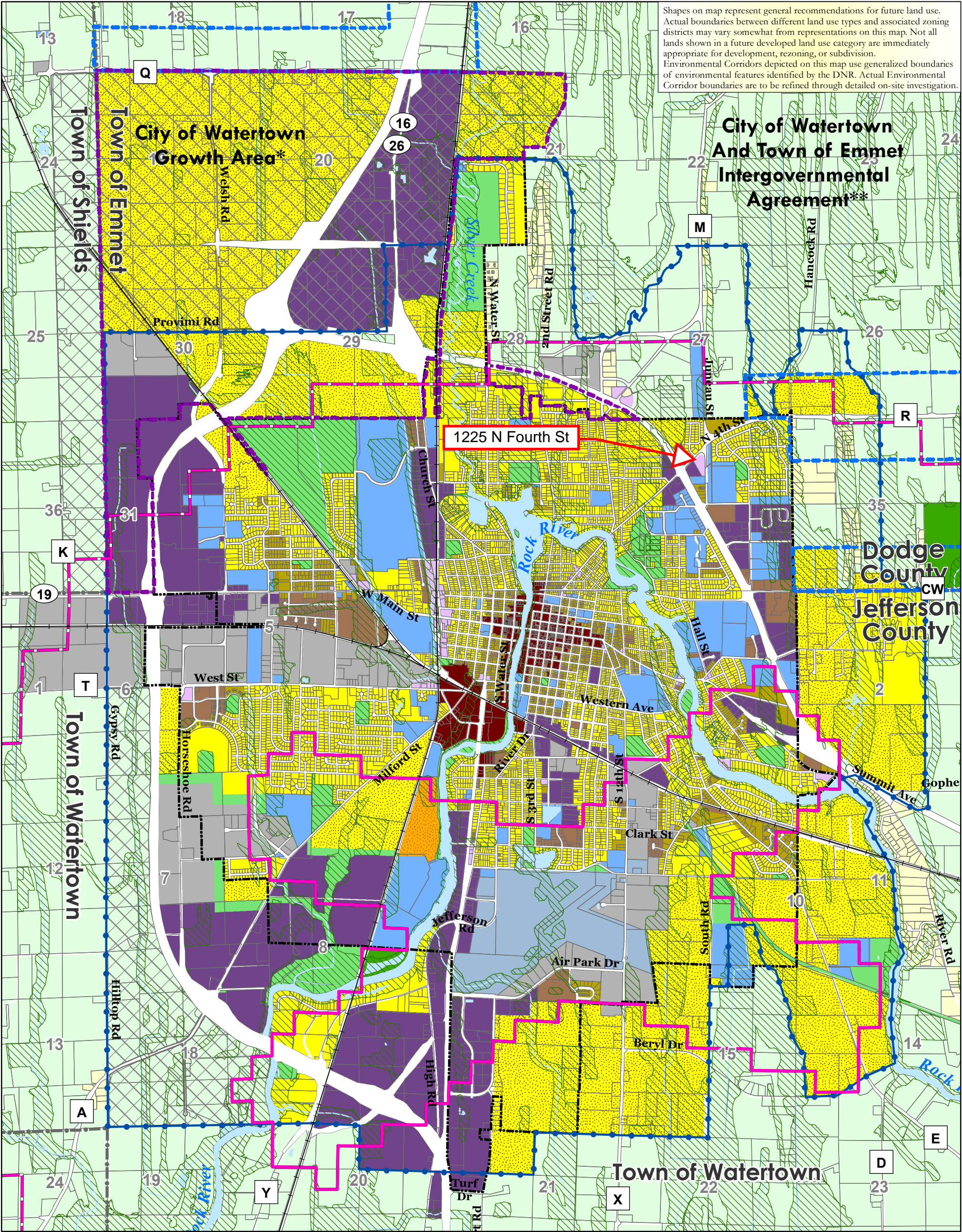


City of Watertown Geographic Information System

Scale: 1:3,078

SCALE BAR = 1"

Printed on: December 1, 2014
Author:



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City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
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Map 6b

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City Periphery Areas

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- Maximum Building Elevation b/t 865 and 968 ft
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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

