



**PLAN COMMISSION MEETING AGENDA**

**MONDAY, APRIL 27, 2026 AT 4:30 PM**

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

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**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

A. Review and take action: Site Plan Review minutes dated April 13, 2026

B. Review and take action: Plan Commission minutes dated April 13, 2026

**3. BUSINESS**

A. Public Hearing: 1601 East Gate Drive – request for a Conditional Use Permit (CUP) for Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment under Section §550-33C(2)(f)

B. Review and take action: 1601 East Gate Drive – request for a Conditional Use Permit (CUP) for Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment under Section §550-33C(2)(f)

C. Public Hearing: 1200 N. Fourth Street – request for a Conditional Use Permit (CUP) for Outdoor Display under Section §550-52D

D. Review and take action: 1200 N. Fourth Street – request for a Conditional Use Permit (CUP) for Outdoor Display under Section §550-52D

E. Public Hearing: 672 Johnson Street – request for a Conditional Use Permit (CUP) for a Group Daycare under Section §550-30B(2)(k)

F. Review and take action: 672 Johnson Street – request for a Conditional Use Permit (CUP) for a Group Daycare under Section §550-30B(2)(k)

G. Review and take action: 1018 S. Fifth Street Site Plan review

**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](mailto: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  
April 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, Brian Zirbes – Planning & Zoning, Mike Jacek – Building Safety & Zoning, Laura Bohlman – Police, Don Dishno – Fire, Stacy Winkelman – Streets & Solid Waste, Andrew Beyer – Engineering, Nathan Williams – Engineering, Maureen McBroom – Stormwater, Ryan Thurow – Park & Rec, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning, John S. Jagler and John D. Jagler of Gracie’s Doggie Delights, and Scott Foley of Ultimate Construction.

**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 March 9, 2026**

Motion was made by Andrew Beyer and seconded by Mike Jacek to approve the minutes as submitted. Unanimously approved.

**3. Business**

**A. Review and take action: 1019 S. Fifth Street – proposed light industrial for Gracie’s Doggie Delights**

Scott Foley of Ultimate Construction stated the proposed project is for a 40’ x 80’ slab on grade packaging and shipping facility for Gracie’s Doggie Delights. The hours will be roughly 8 a.m. – 5 p.m.

The following was presented by staff:

- Fire: Fire extinguishers will be required at the front and back exits. Both doors will need exit signs with battery backup. A Knox Box will be required. The Fire Department will provide a model number for the Knox Box that should be installed.
- Building: If the project is under 50,000 cubic feet, the plan review can be done in-house.
- Police: No concerns.
- Mayor: No concerns.
- Stormwater: An Erosion Control & Stormwater Runoff permit will need to be submitted and approved.
- Engineering: The pavement for the driveway and parking areas will need to be asphalt pavement or concrete to meet code requirements. The city plans to extend S. Fifth Street this year.
- Zoning: No comment.
- Parks & Rec: No concerns.
- Water/Wastewater: Not present.
- Streets/Solid Waste: Garbage pickup will have to be handled privately. Recycling could be done with the city at a charge. Otherwise, private recycling pickup could be done as well.
- Econ. Development: Not present.
- Legal: Not present.

Motion was made by Maureen McBroom and seconded by Don Dishno to recommend approval of this item to the Plan Commission contingent upon:

- Submittal and approval of the Erosion Control & Stormwater Runoff permit
- Meeting Fire Department requirements of fire extinguishers, exit lights, and a Knox Box.
- The driveway and parking area being either asphalt pavement or concrete.

Unanimously approved.

4. **Adjournment**

Motion was made by Mike Jacek and seconded by Laura Bohlman 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  
April 13, 2026**

**The Plan Commission met at 4:30p.m. on the above date in the Council Chambers.**

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

**Also in attendance:** Curt Herman; Gracie Jagler, John S. Jagler, John D. Jagler of Gracie’s Doggie Delights; Scott Foley of Ultimate Construction; and Vicki Jurgella

- 1. Call to order (4:32pm)**
- 2. Approval of Minutes**

**A. Plan Commission minutes dated March 23, 2026**

Motion to approve Site Plan Review and Plan Commission minutes was made by Krueger and seconded by Levi, passed on unanimous voice vote.

**3. Business**

- A. Public hearing:** 1601 Randolph Street – 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 exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C

No Public Comment

- B. Review and take action:** 1601 Randolph Street – 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 exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C

Brian Zirbes presented the request for the CUP for 1601 Randolph St. to build a 1,080 SF garage with a maximum height of 18 ft. at the roof peak. The garage will be less than 12 ft. from the house and is allowed through the building code due to additional fireproofing.

Motion to approve with the conditions that the maximum height of the accessory structure shall be no more than 18ft at the roof peak was made by Blanke, seconded by Levi and passed on a unanimous voice vote.

- C. Review and take action:** 1019 S. Fifth Street Site Review for light industrial – Gracie’s Doggie Delights

Brian Zirbes presented the site plan for 1019 S. Fifth Street. The applicant is proposing to construct a light industrial building to package premade dog treats for Gracie’s Doggie Delights. The business will operate Monday through Friday 7am - 5pm and have four employees. Access to the proposed building is provided from S. Fifth St. The proposed building will be 3,200 SF in area and 18.7ft high at the roof peak. The approach to the front of the building will be paved along with a small parking area with 4 parking stalls. A CSM creating the parcel for this building was approved by the Plan Commission on February 24th, 2025.

Motion to approve with the condition that the applicant obtain any required erosion control and stormwater permits, include fire extinguishers, exit lights and a Knox box,

and that the parking lot be paved was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

**D. Review and take action:** 513 Clyman Street Certified Survey Map (CSM)

Brian Zirbes presented the request for a CSM for 513 Clyman St.

Motion to approve with no conditions was made by Krueger, seconded by Beyer and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

[https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/5330/Cow/53bd674b-ba77-48b0-890f-a906f90db64e/April-13%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/53bd674b-ba77-48b0-890f-a906f90db64e/April-13%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline)

**4. Adjournment**

Motion to adjourn was made by Blanke and seconded by Levi and passed on a unanimous voice vote. (4:43pm)

Respectfully Submitted,

Alderman Brad Blanke

**NOTICE OF PUBLIC HEARING**

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 27<sup>th</sup> day of April, 2026 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown. This public hearing will be to consider the request of Silver Moon Tavern LLC (applicant and owner) for a Conditional Use Permit for Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment under Section §550-33C(2)(f). The property is zoned GB, General Business, and further described as follows:

Lot 1 of Certified Survey Map No. 1834 recorded in Volume 6 of Certified Surveys on Page 20, as Document No. 804031 being a part of the Southwest ¼ of the Southwest ¼ of Section 2, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin. (1601 East Gate Drive, PIN: 291-0815-0233-001)

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](mailto:nzimmerman@watertownwi.gov).

CITY OF WATERTOWN  
Brian Zirbes  
Planning & Zoning Administrator

BZ/nmz

PUBLISH: April 13, 2026  
and  
April 20, 2026

(BLOCK AD)



BUILDING SAFETY & ZONING DIVISION  
PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: April 27<sup>th</sup>, 2026  
SUBJECT: 1601 East Gate Drive, Conditional Use Permit - CUP

A request by Jamie Reich, agent for the Silver Moon Tavern, for a Conditional Use Permit (CUP) for 'Outdoor Commercial Entertainment incidental to Indoor Commercial Entertainment'. Parcel PIN(s): 291-0815-0233-001

SITE DETAILS:

Acres: 4.06  
Current Zoning: General Business (GB)  
Existing Land Use: Bar/Restaurant  
Future Land Use Designation: Neighborhood Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of conditional use permit for 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' to relocate an outdoor seating/serving area. The Outdoor Commercial Entertainment area proposed via the CUP will be moved from the previously approved 1,000 sq ft of the lower patio to the 743 sq ft upper patio.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the General Business (GB) Zoning District, 'Outdoor Commercial Entertainment incidental to Indoor Commercial Entertainment' is an accessory land use permitted as a conditional use [per § 550-33C(2)(f)]. 'Outdoor Commercial Entertainment incidental to Indoor Commercial Entertainment' includes activity conducted incidental to the principal land use of 'indoor commercial entertainment' on the same site [per § 550-56BB].

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

- o Shall comply with all conditions of § 550-521.
- o The total area devoted to outdoor commercial entertainment shall not exceed 25% of the total area of the principle structure on the property or 1,000 square feet, whichever is less.
- o The outdoor commercial entertainment activity shall only operate between the hours of 7:00 a.m. and 10:00 p.m. on any day and only when the indoor commercial entertainment activity is open.
- o Businesses which intend to serve alcohol beverages must comply with Chapter 220 of the City of Watertown Municipal Code and must satisfy the requirements/conditions of the license for the premises.
- o Noise must comply with § 550-112, Noise standards, of this chapter.
- o Exterior lighting must comply with § 550-110, Exterior lighting standards, of this chapter.

WISCONSIN STATUES:

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)

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



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

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:**

Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
Shall comply with all conditions of § 550-52I. (Outdoor Commercial Entertainment) <ul style="list-style-type: none"> <li>▪ Activity areas shall not be located closer than 75 feet to a residentially zoned property.</li> <li>▪ Facility shall provide bufferyard with minimum opacity of 0.80 along all borders of the property abutting residentially zoned property.</li> <li>▪ Parking requirements. One space for every three persons at the maximum capacity of the establishment.</li> </ul>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
The total area devoted to outdoor commercial entertainment shall not exceed 25% of the total area of the principle structure on the property or 1,000 square feet, whichever is less.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
The outdoor commercial entertainment activity shall only operate between the hours of 7:00 a.m. and 10:00 p.m. on any day and only when the indoor commercial entertainment activity is open.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
Businesses which intend to serve alcohol beverages must comply with Chapter 220 of the City of Watertown Municipal Code and must satisfy the requirements/conditions of the license for the premises.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
Noise must comply with § 550-112, Noise standards, of this chapter.	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
Exterior lighting must comply with § 550-110, Exterior lighting standards, of this chapter.	<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 with conditions:

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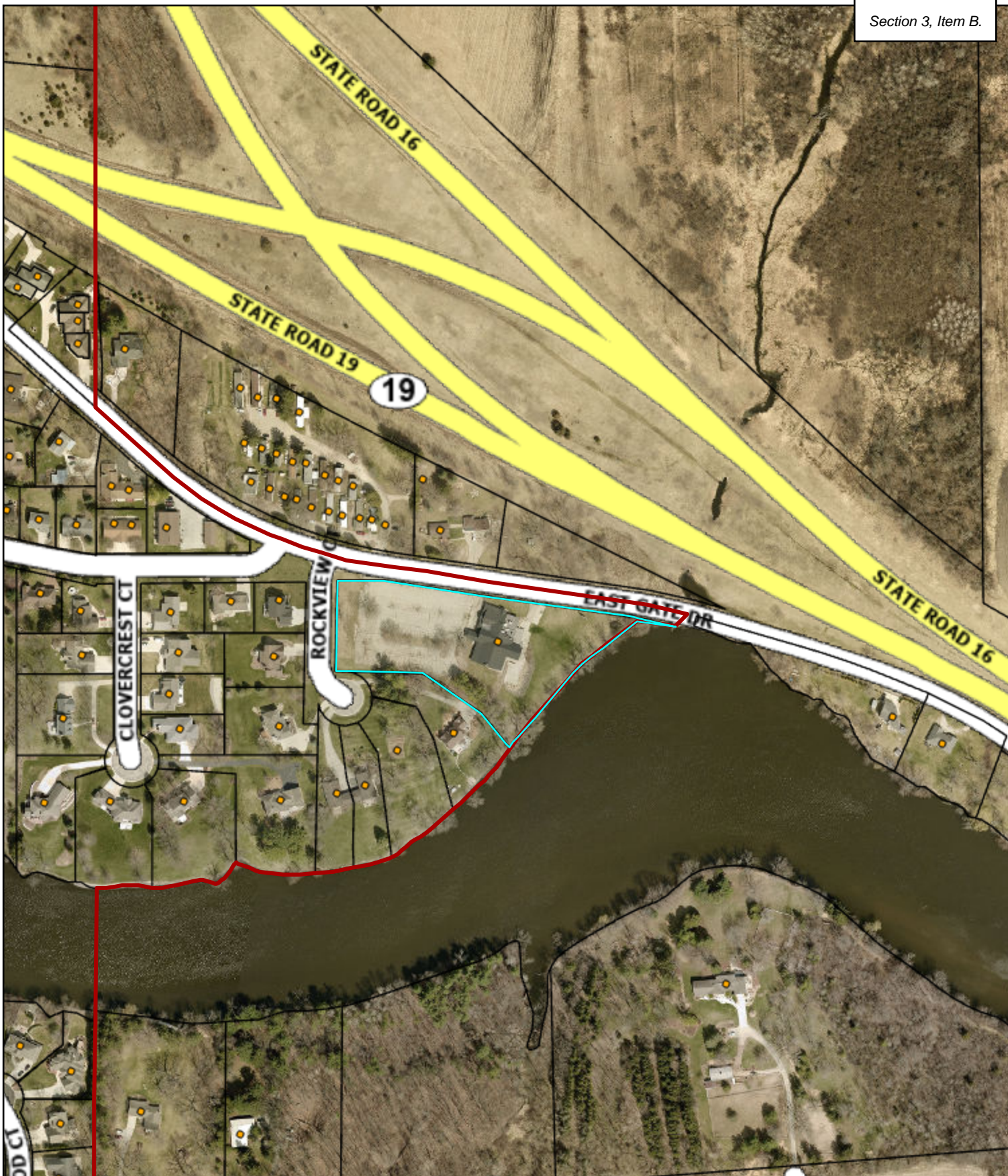
**BUILDING SAFETY & ZONING DIVISION  
PLAN COMMISSION STAFF REPORT**





- The Outdoor Commercial Entertainment activity area shall only operate in the approved area between the hours of 7:00 a.m. and 10:00 p.m. on any day and only when the indoor commercial entertainment activity is open.

**ATTACHMENTS:**

- Application materials





	City Boundary		Common Areas
	Parcels Boundaries		Addresses

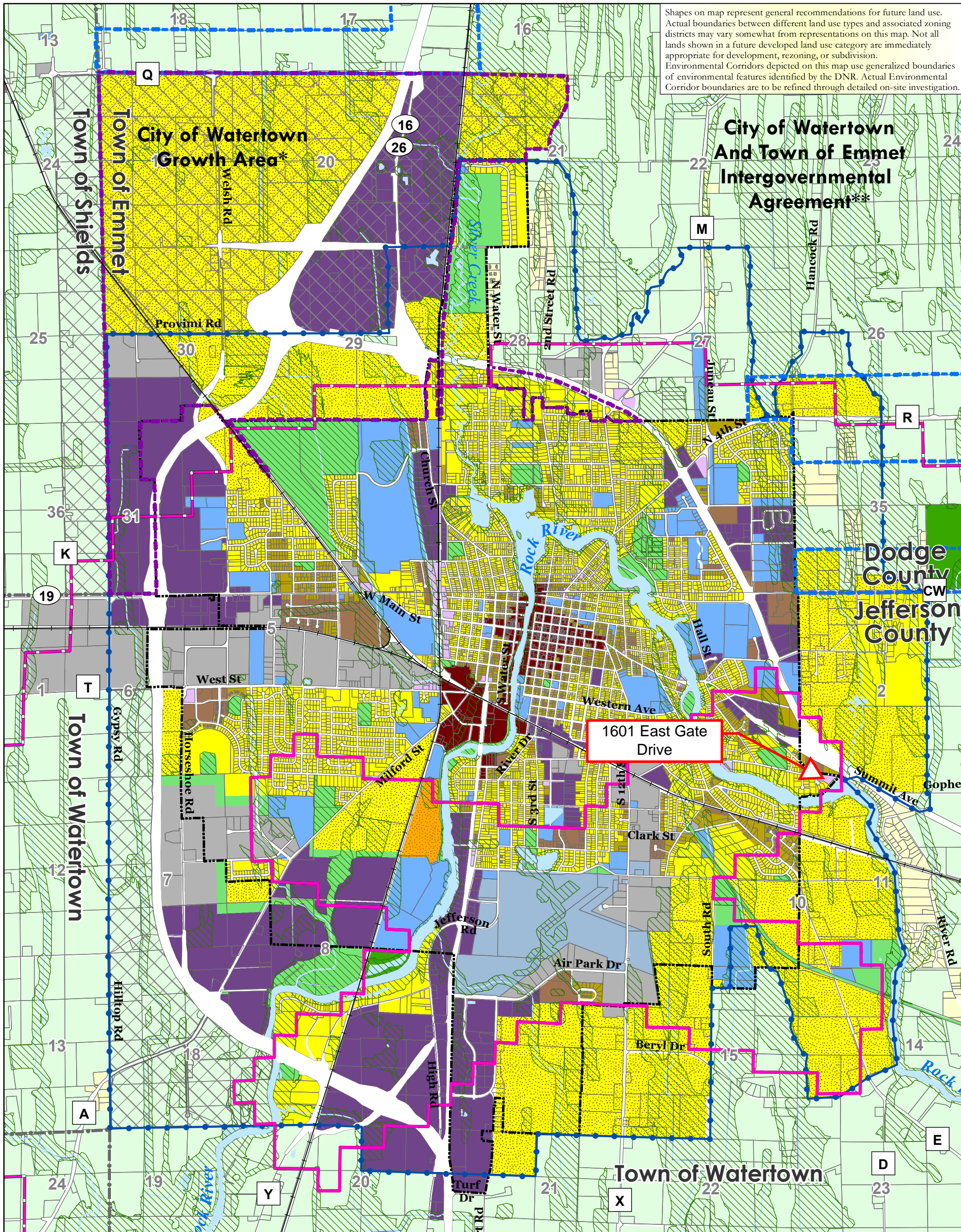


City of Watertown Geographic Information System

Scale: 1:3,421      Printed on: September 11, 2013  
 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.

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.



# Future Land Use Urban Area

## Map 6b

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

- \*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

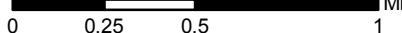
- \*\*\*Each "Riverside Mixed Use Area" may include mix of:
1. Office
  2. Single-Family - Sewered
  3. Two-Family Residential
  4. Multi-Family Residential
  5. Commercial Services/Retail
  6. Institutional
  7. Parks & Recreation

- 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

- 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



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



**NOTICE OF PUBLIC HEARING**

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 27<sup>th</sup> day of April, 2026 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown. This public hearing will be to consider the request of Todd and Jennifer Stratman (applicants and owners) for a Conditional Use Permit for Outdoor Display under Section §550-52D.

1200 N. Fourth Street is zoned GB, General Business, and further described as follows:

A part of Out Lot 28 in the Original 6th Ward, of the City of Watertown, Dodge County, Wisconsin, which lies North and West of former Hustisford Street, described as follows: Commencing at the intersection of U.S. Highway 16 (centerline) and C.T. Highway 109 (centerline); thence North 29°00' West, along said centerline of U.S. Highway 16, 556.66 feet; thence at right angles North 61°00' East, 150.00 feet to place of beginning of this description; thence continuing North 61°00' East, 210.00 feet; thence South 29°00' East, parallel to U.S. Highway 16, 420.00 feet to the North line of C.T. Highway 109; thence South 45°03'30" West, along said North line, 127.28 feet; thence North 81°58' West, 108.28 feet; thence North 29°00' West, along the East line of U.S. Highway 16, 390.00 feet to the place of beginning. (PIN: 291-0915-3421-046)

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](mailto:nzimmerman@watertownwi.gov).

CITY OF WATERTOWN  
Brian Zirbes  
Planning & Zoning Administrator

BZ/nmz

PUBLISH: April 13, 2026  
and  
April 20, 2026

(BLOCK AD)



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

TO: Plan Commission  
DATE: April 27<sup>th</sup>, 2026  
SUBJECT: 1200 N Fourth Street, Conditional Use Permit - CUP

A request by Todd and Jennifer Stratman, for a Conditional Use Permit (CUP) for 'Outdoor Display'. Parcel PIN(s): 291-0915-3421-046

SITE DETAILS:

Acres: 2.08  
Current Zoning: General Business (GB)  
Existing Land Use: Motel  
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of conditional use permit for 'Outdoor Display' to utilize a portion of the parcel occupied by the Candle Glow Motel to display and rent U-Haul trucks and trailers. The U-Haul equipment is to be displayed along the edge of the existing parking lot.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the General Business (GB) Zoning District, 'Outdoor Display' is a principle land use permitted as a conditional use [per § 550-33B(2)(e)]. 'Outdoor Display' includes all land uses which conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Example of such land uses include vehicle an equipment rentals [per § 550-52D].

Applicable regulations for 'Outdoor Display' land uses include the following:

- o The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- o The display of items shall not be permitted within required setback areas for the principal structure.
- o In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- o Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.
- o Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- o Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.
- o Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
- o Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).

**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:**

Outdoor Display Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
<i>The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>The display of items shall not be permitted within required setback areas for the principal structure.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No



BUILDING SAFETY & ZONING DIVISION  
PLAN COMMISSION STAFF REPORT

Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).	<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 with conditions:
  - Pavement marking shall be installed to create a 10ft separation area between the Outdoor Display area and traffic circulation/parking areas.

ATTACHMENTS:

- Application materials

*Candle Glo*



# MOTEL

1200 N 4th Street  
Watertown, WI 53098-3301  
Todd and Jennifer Stratman  
(920) 261-2281  
[jenijay@yahoo.com](mailto:jenijay@yahoo.com)

April 2, 2026

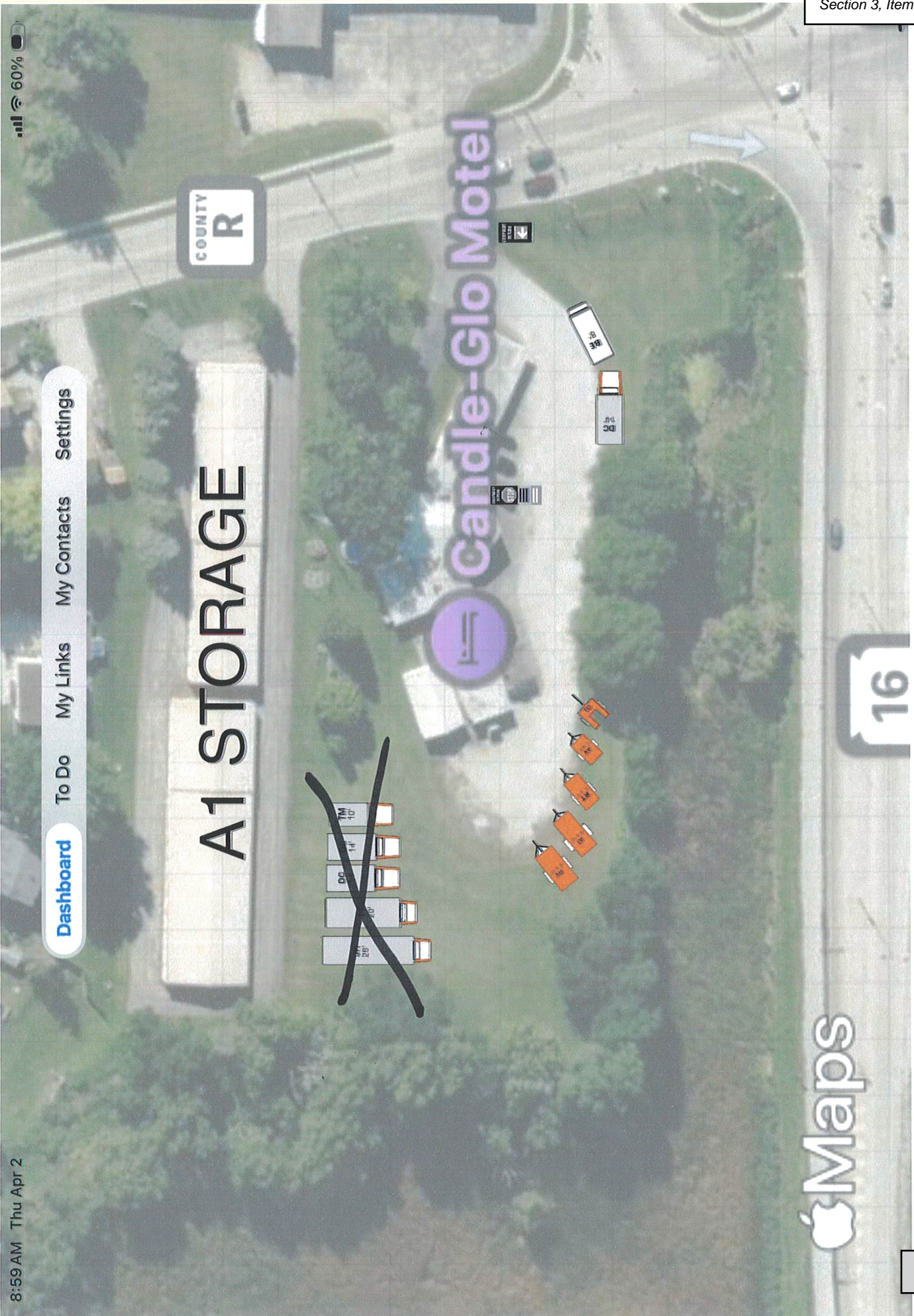
To whom it may concern:

Candle Glo Motel is using the front parking and grassy area to park Uhaul trucks and trailers. We are dispatching and returning this equipment for our community and surrounding areas. These trucks and trailers are parked, dispatched, returned and then inspected after each use. They are not a hinderance to the driving and parking of the current residents of the motel. We are only using the front parking lot and driveway for the Uhaul equipment. Driveway upgrades may be necessary in the distant future, but everything is working great right now.





Thank You,


*Jennifer Stratman*

Todd and Jennifer Stratman





	Municipal Boundary		Common Areas
	Parcels Boundaries		Addresses



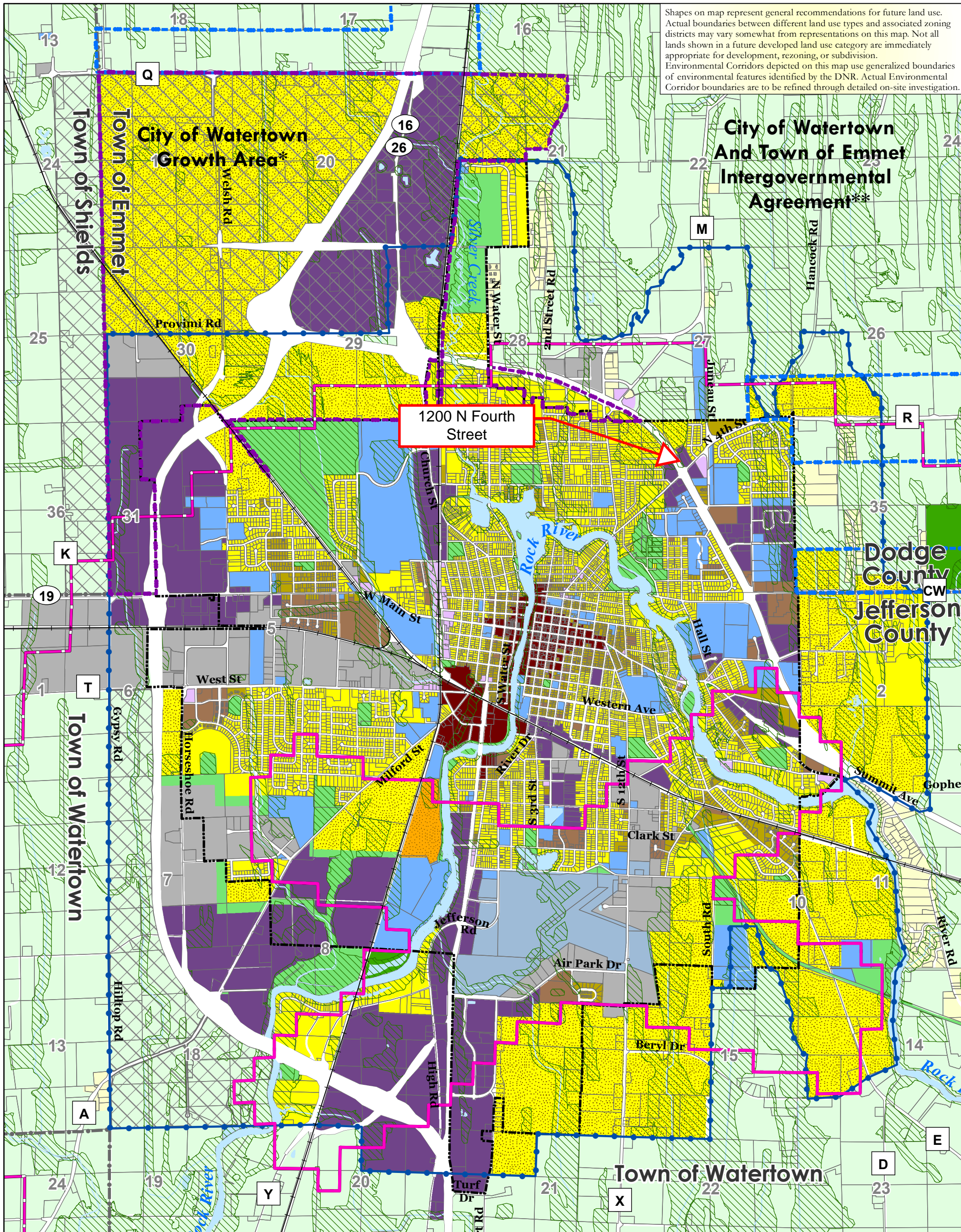
**THE CITY OF WATERTOWN**  
Opportunity runs through it.

*City of Watertown Geographic Information System*

Scale: 1:2,565      Printed on: April 7, 2024  
 SCALE BAR = 1"      Author: 19

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.

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.



# Future Land Use Urban Area

## Map 6b

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

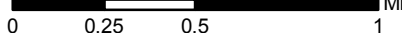
### City of Watertown Comprehensive Plan

- 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

**VANDEWALLE & ASSOCIATES INC.**  
 Shaping places. shaping change



**NOTICE OF PUBLIC HEARING**

Section 3, Item E.

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 27<sup>th</sup> day of April, 2026 at 4:30 P.M., or shortly thereafter, either in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin. This public hearing will be to consider the request of Watertown Collective, LLC (applicant and owner) for a Conditional Use Permit for the principal land use of Group Daycare (nine or more children) under Section § 550-30B(2)(k). 672 Johnson Street is zoned PO, Planned Office and Institutional, is further described as follows:

Also including all that portion of Outlot 25 and Outlot 27 of the Twelfth Ward, formerly the Third Ward in the City of Watertown, located in the Southeast ¼ of Section 5, Township 8 North, Range 15 East, lying easterly of Johnson Street and Northwesterly of Fairview Drive, in the City of Watertown, Jefferson County, Wisconsin. Excepting therefrom Hoffman Drive. Further excepting therefrom Eicksteadt Lane. Further excepting Certified Survey Map No. 5747 recorded in Volume 32 of Certified Surveys on Page 242 as Document No. 1375269. Further excepting land lying Northeasterly of Hoffman Drive. (291-0815-0544-004).

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN  
Brian Zirbes  
Planning & Zoning Administrator

BZ/nmz

PUBLISH: April 13, 2026  
and  
April 20, 2026  
(BLOCK AD)



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

TO: Plan Commission  
DATE: April 27<sup>th</sup>, 2026  
SUBJECT: 1200 N Fourth Street, Conditional Use Permit - CUP

A request by Melissa Mattke, agent for Gingerbread Preschool & Child Care Center, for a Conditional Use Permit (CUP) for 'Group Day-Care Center (nine or more children)'. Parcel PIN(s): 291-0815-0544-004

SITE DETAILS:

Acres: 6.02  
Current Zoning: Planned Office and Institutional (PO)  
Existing Land Use: The Collective Office Building & YMCA  
Future Land Use Designation: Institutional

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a Conditional Use Permit to establish a Group Day-Care Center on the 1st floor of The Collective Office Building. A different Group Day Care previously occupied this location and was approved by the Plan Commission in April of 2023. The proposed Group Day-Care Center will be staffed by 12-15 employees with normal hours of operation from 6:30am to 5:30pm. The capacity of the Group Day-Care Center will be for up to 105 childcare slots.

STAFF EVALAUATION:

Land Use and Zoning:

1. Within the Planned Office and Institutional (PO) Zoning District 'Group Day-Care Center (nine or more children)' is a principal land use permitted as a Conditional Use [per § 550-30B(2)(k)]. A "Group Day-Care Center (nine or more children)' is a land use in which qualified persons provide child-care services for nine or more children. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business or civic organization. In such instances, group day-care centers are not considered as accessory uses, and therefore require review as a separate land use [per § 550-52M].

Applicable regulations for 'Group Day-Care Center (nine or more children)' land uses include the following:

- Facility shall provide a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property [per § 550-52M(1)(a)].
- Property owner's permission is required as part of the conditional use permit application [per § 550-52M(1)(b)].

2. Parking requirements of one space per five students, plus one space for each employee on the largest work shift will be met by allocating 72-80 stalls in the existing parking lot to the Group Day-Care Center use in the building [per § 550-52M(2)].



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

**WISCONSIN STATUES:**

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:**

Group Day-Care Center (nine or more children) Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
<i>Facility shall provide a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property.</i>	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No
<i>Property owner's permission is required as part of the conditional use permit application.</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



3/30/2026

To whom it may concern,

The facility at 672 Johnson St Watertown WI 53094 will be used as a child care center. It was previously used for this purpose.

Thank you for your time!

Melissa Mattke

Executive Director

**From:** [Nathan Peters](#)  
**To:** [Brian Zirbes](#)  
**Cc:** [Ginger Bread](#)  
**Subject:** FW: Gingerbread  
**Date:** Tuesday, April 7, 2026 3:05:58 PM  
**Attachments:** [image001.png](#)

---

Permission granted Brian!

Nate

**Nathan Peters**  
Chief Financial Officer - CFO



672 Johnson St, Suite 300  
Watertown, Wisconsin 53094-3827  
Cell 920.988.6266

[npeters@WatertownHealthFoundation.com](mailto:npeters@WatertownHealthFoundation.com)  
[www.watertownhealthfoundation.com](http://www.watertownhealthfoundation.com)

---

**From:** Ginger Bread <[gbchildcare120@gmail.com](mailto:gbchildcare120@gmail.com)>  
**Sent:** Tuesday, April 7, 2026 2:41 PM  
**To:** Nathan Peters <[npeters@watertownhealthfoundation.com](mailto:npeters@watertownhealthfoundation.com)>  
**Subject:** Gingerbread

Hello Nate!

I just spoke with Brian, the Zoning Administrator from the city. He asked if you could please email him with The Collective's permission for us to open the center in your building.





Thank you!


*Melissa Mattke-Executive Director/Administrator (she, her, hers)*

"All kids need is a little help, a little hope, and somebody who believes in them." ~Magic Johnson

"A person's a person, no matter how small."~Dr Sues



	Municipal Boundary		Common Areas
	Parcels Boundaries		Addresses




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

**City of Watertown Geographic Information System**

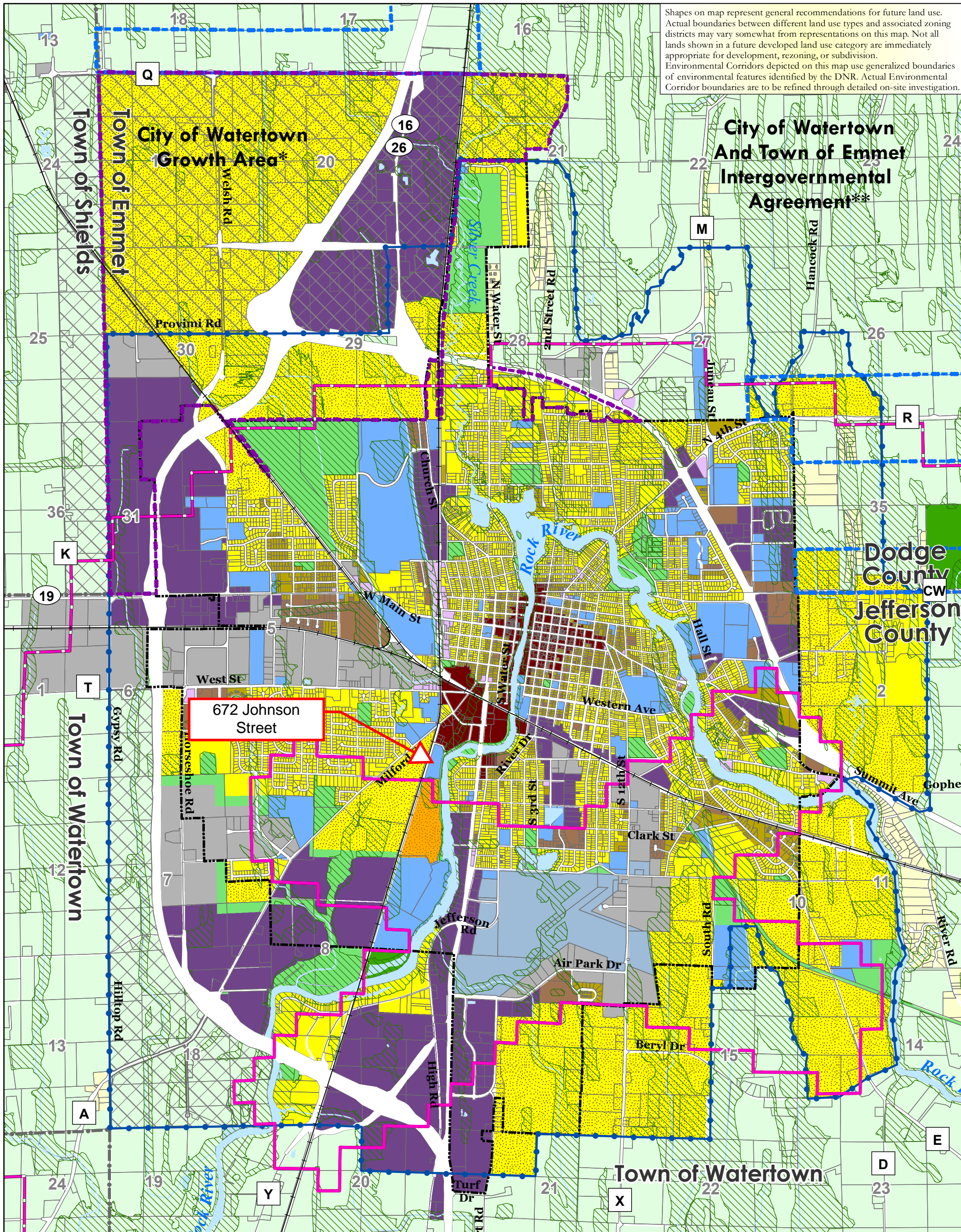
Scale: 1:2,576      Printed on: April 7, 2024  
 SCALE BAR = 1"      Author: [Redacted]

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



26

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# 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

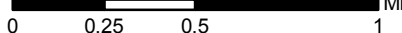
**Airport Height Limitations**

- 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

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

**VANDEWALLE & ASSOCIATES INC.**  
 Shaping places. shaping change.





## BUILDING SAFETY & ZONING DIVISION

### PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
 DATE: April 27<sup>th</sup>, 2026  
 SUBJECT: 1018 S Fifth St - Site Plan Review

Site Plan Review requested by Loeb & Company LLP, for a light industrial building. Parcel PIN(s): 291-0815-0442-095

#### SITE DETAILS:

Acres: 0.64 acres  
 Current Zoning: General Industrial (GI)  
 Existing Land Use: Vacant  
 Future Land Use Designation: Planned Mixed Use

#### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to construct a light industrial building to be rented out by the applicant to businesses in need of an industrial space. The building will be 4,980 sq ft in area with two units. A CSM creating the parcel for this building was approved by the Plan Commission on December 22<sup>nd</sup>, 2025.

#### STAFF EVALUATION:

##### Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the General Industrial (GI) Zoning District 'Light Industrial' is a principal land use permitted by right. 'Light Industrial' land uses are uses conducted entirely within an enclosed building; are not potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and do not pose a significant safety hazard. [per § 550-55A]

Regulations for 'Light Industrial' include:

- All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- Parking requirements. One space per each employee on the largest work shift.

##### Site Layout and Design:

Within the General Industrial (GI) Zoning District the minimum paved surface setback is five feet from side or rear lot lines and ten feet from street lot lines [per § 550-36G(2)(e)]. The proposed light industrial building meets the pavement setbacks for the General Industrial (GI) Zoning District. The proposed building meets all required setbacks in the General Industrial (GI) Zoning District.

##### Vehicle Access and Circulation

The proposed driveway and parking stall meet aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards [per § 550-107F]. The three proposed parking stalls meet the 'Light Industrial' parking requirements.

##### Landscaping:

Within the General Industrial (GI) Zoning District the minimum landscape surface ratio (LSR) is 15%. The applicant has provided a landscaping plan with a landscape surface ratio (LSR) of 78% exceeding the landscaping requirements for the General Industrial (GI) Zoning District. The provided landscaping plan also meets or exceeds all required landscaping point total requirements for the General Industrial (GI) Zoning District.



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

Lighting:

The lighting for the proposed building will utilize two wall lights, one on each corner of the front of the building. The applicant has submitted a photometric plan that meets ordinance illumination standards [per§ 550-110].

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
  - a) Applicant shall obtain any required erosion control and stormwater permits.

STAFF RECOMENDATION:

- Staff recommends approval of this Site Plan with conditions.

ATTACHMENTS:

- Application materials.

1018 South Fifth Street **plan**

To provide a location for new businesses in the City of Watertown we plan on building a 4,980 square foot commercial building to be used for contractor suites.

In addition to adding taxable value to the vacant general industrial land we believe this is the best use for this parcel which is located adjacent to a rail line.

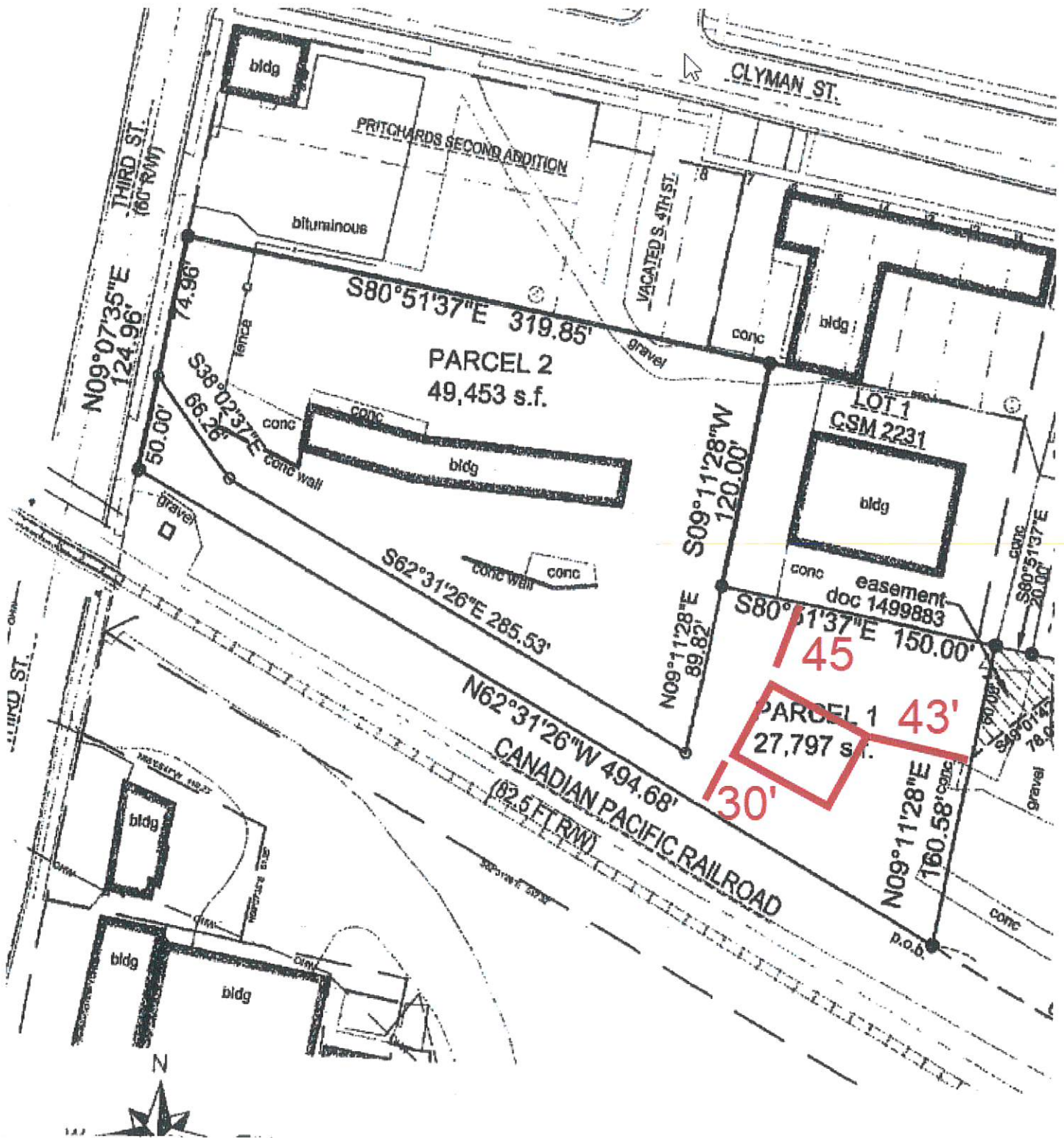
LOEB & COMPANY, LLP

## 1018 South Fifth Street **plan**

To provide a location for new businesses in the City of Watertown we plan on building a 4,980 square foot commercial building to be used for contractor suites.

In addition to adding taxable value to the vacant general industrial land we believe this is the best use for this parcel which is located adjacent to a rail line.

LOEB & COMPANY, LLP



Cheers,  
Brian Bark

Brian Bark | Sales Consultant  
(920)261-9151 o | (920) 450-5584 m

1018 S Fifth Street

*Landscape surface ratio*

**Total square footage of parcel 27,797**

**Building size 4,980**

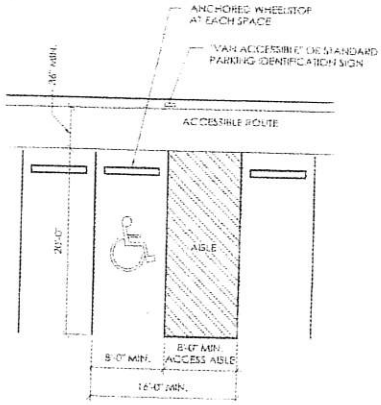
**Pavement 1,200**

**21,617**

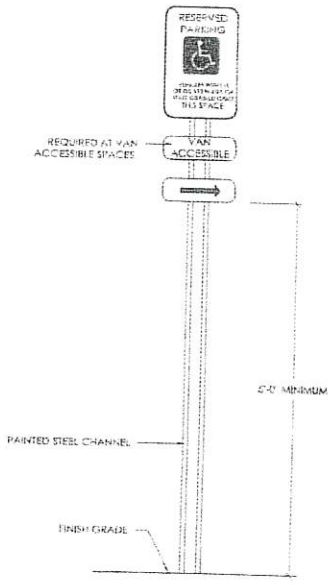
**UNPAVED 78%**

**6,180 square foot 22% paved**

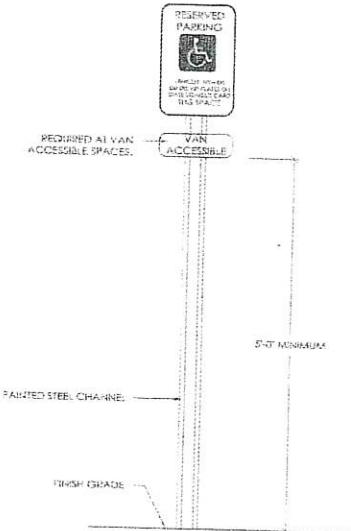
1018 S 5th



ACCESSIBLE PARKING SPACE DETAIL  
SEE NOTE #15



ACCESSIBLE PARKING SIGN ◆



ACCESSIBLE PARKING SIGN ◆

ONLY PARKING STALLS PLANNED.

**Ruth Mack**

---

**From:** Dennis Hendricks <dhendricks.hse@gmail.com>  
**Sent:** Monday, April 13, 2026 11:27 AM  
**To:** Ruth Mack  
**Subject:** New Building Exterior Lighting

Ruth -

We are looking to install 60W LED photo eye controlled wall packs.  
The lighting would reach out around 20-25' from the building w/ a mounting height of 14'

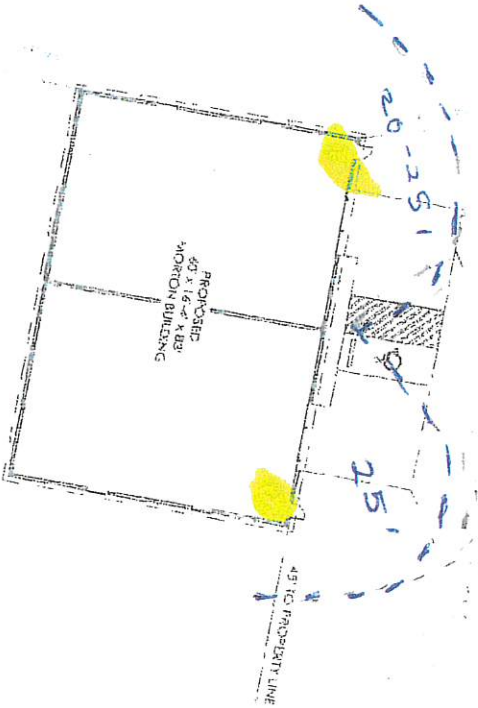
Let me know if you need anything else.

Thanks

*Dennis Hendricks*  
**Hendricks Electric, LLC**  
O: 920.206.1898 / 262.560.4855  
Mobile: 920.988.5753  
[dhendricks.hse@gmail.com](mailto:dhendricks.hse@gmail.com)

1018 S 5<sup>th</sup>

BUILDING LOCATION PLAN



1018 S 5TH

1018 S 5<sup>th</sup>

***Landscape plan calculations***

Building foundation 286 linear feet

20/100 (20+20+18) = 58 points required

Street frontage 50' 10 points required

Paved area 1200 sq ft 40 points

Building footprint 4980 20 points required

**128 points required**

Option 1: 27 Arrowwood shrubs @ 5/each 135 points

Option 2: 27 redwood shrubs @5/each 135 points

Option 3: 21 arrowwood or redwood shrub 105+ 1 red maple 30 135 points

# 1018 S 5th St. General Industrial Zoning

## Legend

⋮⋮⋮ 20' x 60' concrete apron

• LED LIGHTS

⋯⋯⋯ 27 Arrowwood Shrubs

27 @ 5 POINTS  
135 Total points

4980 sq ft BUILDING

LANDSCAPE OPTION #1



30' from tracks  
20' from street East

Lot size 81 150 ↑  
100 → E

1018 S 5th St.

General Industrial Zoning



# Legend

- LED LIGHTS
- 20' x 60' concrete apron
- 27 Redwood shrubs
- 27 x 5 Points
- 135 points

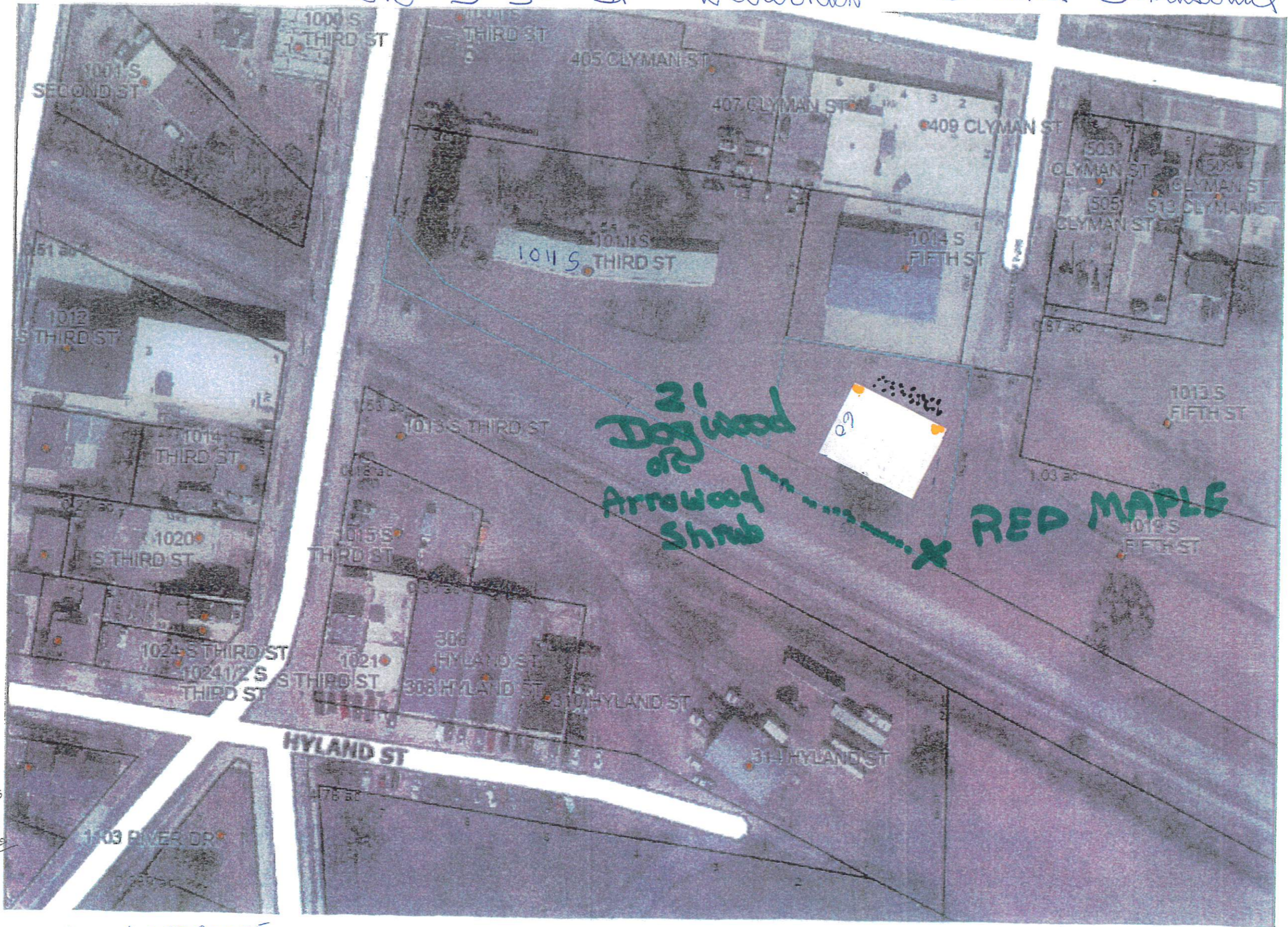
4,980 Sq. Ft.  
BUILDING

Landscape  
OPTION #2

30' from tracks  
20' from street  
East

Lot size 89 150 ↑  
100 → E

1018 S 5th St Watertown General Industrial Zoning



Legend

LED Lights

20' x 60' concrete apron

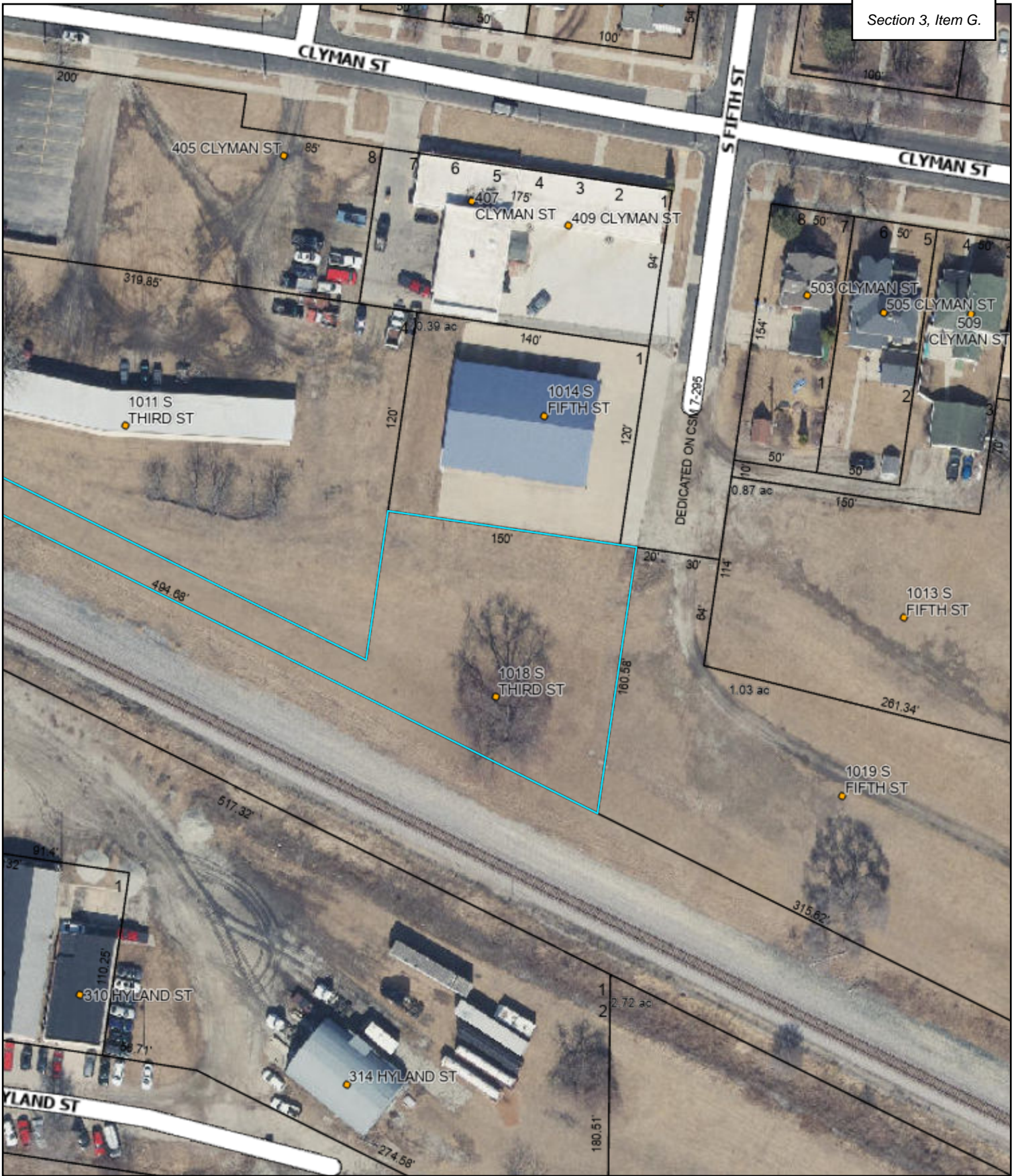
Shrubs -21 105  
Red maple 30 PTS / 135







4980 SW F BUILDING


LANDSCAPE OPTION 3

Lot size 89 150 ↑ 100 → E

30' from tracks  
20' from street  
East



	Municipal Boundary		Addresses
	Parcels Boundaries		Address Labels
	Common Areas		Parcel Acreage



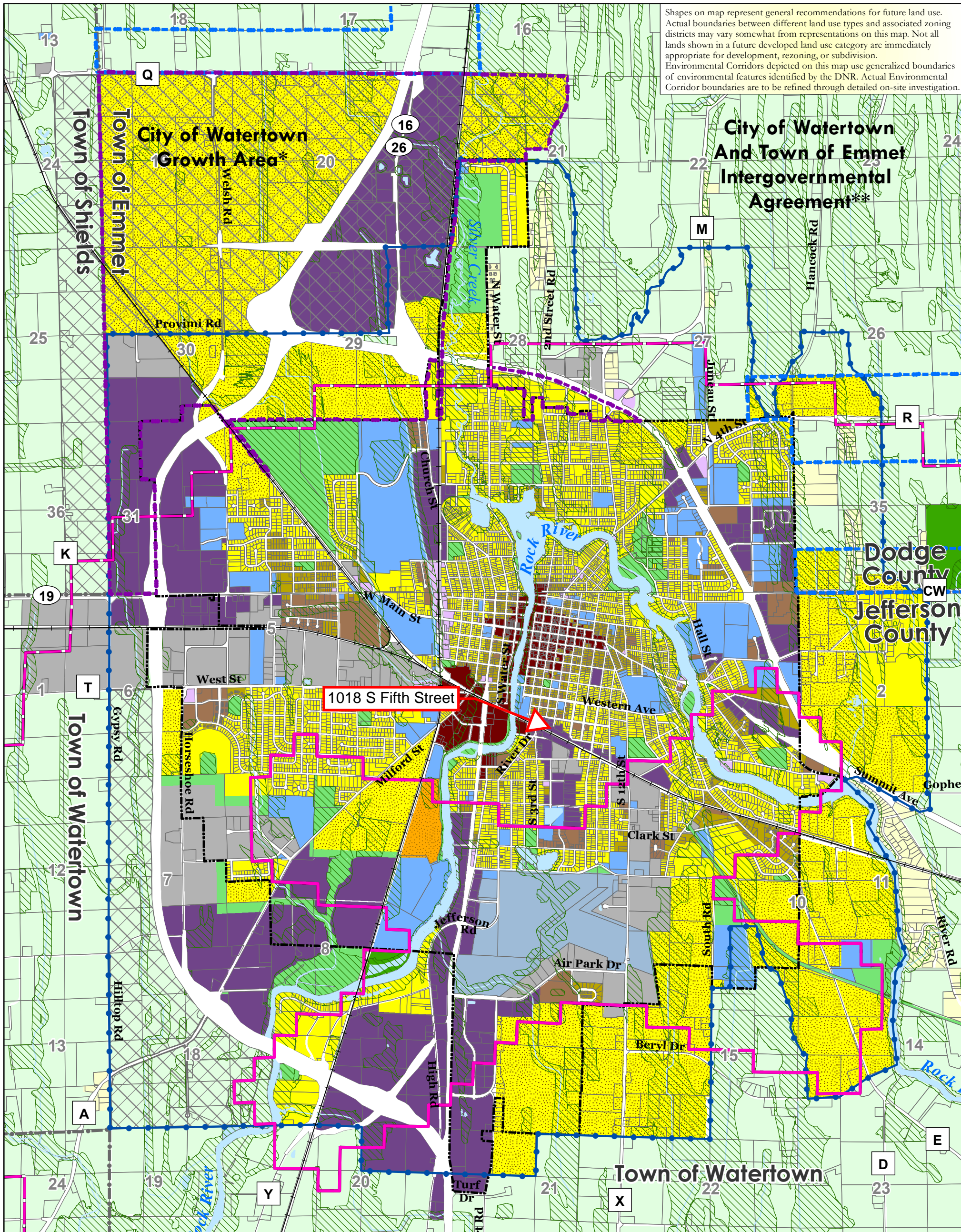
**THE CITY OF WATERTOWN**  
Opportunity runs through it.

*City of Watertown Geographic Information System*

Scale: 1:923      Printed on: April 7, 2024  
 SCALE BAR = 1"      Author:      41

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# Future Land Use Urban Area

## Map 6b

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

### City of Watertown Comprehensive Plan

- Land Use Categories**
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- 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

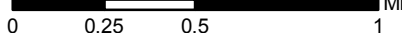


- \*\*\*Each "Riverside Mixed Use Area" may include mix of:
1. Office
  2. Single-Family - Sewered
  3. Two-Family Residential
  4. Multi-Family Residential
  5. Commercial Services/Retail
  6. Institutional
  7. Parks & Recreation



- 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

