



PLAN COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 23, 2024 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXJvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=87167024694> or call 1-646-931-3860 and using Meeting ID: 237 146 0557 Passcode: 144391

All public participants' phones 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 August 26, 2024
- B. Review and take action: Plan Commission minutes dated September 9, 2024

3. BUSINESS

- A. Public Hearing: 1629 E. Main Street request for a Conditional Use Permit for a storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section § 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections § 550-83C; and be allowed exceptions to exterior construction material standards under Section § 550-121F
- B. Review and take action: 1629 E. Main Street request for a Conditional Use Permit for a storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section § 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections § 550-83C; and be allowed exceptions to exterior construction material standards under Section § 550-121F
- C. Public Hearing: TID 9 Project Plan and Boundary
- D. Review and make recommendation to Common Council: TID 9 Project Plan and Boundary
- E. Review and take action: Reichart Lane Extraterritorial Certified Survey Map (CSM)
- F. Discussion Only: Future Land Use Designations for 121-125 N. Water Street and 100-104 E. Division Street
- G. Review and take action: Zoning Map Corrections Project – Vandewalle
- H. Initial review and schedule public hearing at Common Council: 1911 Gateway Drive – Comprehensive Plan Amendment request to change the Future Land Use (FLU) designation from Planned Mixed Use and Planned Neighborhood FLU to Multi-Family FLU
- I. Initial review and schedule public hearing at Common Council: 1911 Gateway Drive – rezoning request from Multiple/Mixed Zoning to Multi-Family Residential MR-10

4. ADJOURNMENT

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

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

PLAN COMMISSION

MINUTES

August 26, 2024

Section 2, Item A.

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

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Zirbes

Also in attendance: Tracy Schroeder, Tina Crave, Brad Seubert, Dean Gagliano, Bert Zenker, Eric Kluge, Miranda Kluge, Greg Loos, Nate Peters, and Bill Hugin

1. Call to order (4:33pm)

2. Business

A. Review and take action: 1207 Boomer Street Site Review

Brian Zirbes presented the request for a 52,606 total square foot addition to 1207 Boomer St.

Motion to approve the addition with the conditions that the applicant obtain the required erosion control and stormwater permits was made by Lampe, seconded by Konz and passed on a unanimous voice vote.

B. Review and make recommendation to Common Council: Gremer, LLC and RJAB, LLC annexation request for N9009 County Road A

Brian Zirbes presented the request for annexation for approximately 20 acres from the Town of Watertown into the City of Watertown at N9009 County Road A. The city attorney included an attachment about unanimous consent and that all residents in the parcel in question are in favor of annexation. Corey O'Donnell from Loos Homes was present to discuss the annexation of the parcel. Several citizens living in an adjacent area were present to speak against the annexation of the parcel. Motion to make a positive recommendation for annexation to the council was made by Konz, seconded by Krueger and passed on a unanimous voice vote.

C. Review and make recommendation: Rock River Ridge (Hoffman Drive) Final Plat

Brian Zirbes presented the final plat for the 97-lot subdivision for Rock River Ridge. He also noted that all conditions for the Wisconsin Department of Administration had been met. There was discussion on the concerns that have been raised on access to the neighborhood park.

Motion was made to recommend approval of the final plat to the council by Lampe, seconded by Blanke and passed on a unanimous voice vote.

D. Review and make recommendation: Town of Emmet Annexation Ordinance

Brian Zirbes presented the Town of Emmet attachment ordinance. Brian noted that this needed to be completed on or before September 29th.

Motion was made to recommend approval of the ordinance to the council by Blanke, seconded by Konz and passed on a unanimous voice vote.

E. Review and discussion: Zoning & Future Land Use (FLU)

Brian Zirbes presented information on zoning and land use explaining the difference between them. This was information for the commission and will be sent to the council for their reference.

All materials discussed at this meeting can be found at:

3. Adjournment

Motion to adjourn was made by Lampe and seconded by Beyer and passed on a unanimous voice vote.
(5:19pm)

Respectfully Submitted,

Alderman Brad Blanke

**PLAN COMMISSION
MINUTES
September 09, 2024**

Section 2, Item B.

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

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Talaga, Zirbes

Also in attendance: Glenn Griebenow and Mike Martin

1. Call to order (4:33pm)

2. Approval of Minutes

A. Plan Commission minutes August 12, 2024

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

3. Business

A. Review and take action: W2762 Gopher Hill Road Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a 3 lot CSM for W2762 Gopher Hill Road.

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

B. Review and take action: 553-555 Milford St Certified Survey Map (CSM)

Brian Zirbes presented the request for a 2 lot CSM for 553-555 Milford St which contains two existing homes.

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

C. Review and take action: 919 Charles Street – addition to first Kindergarten building

Brian Zirbes presented the request for an addition to the first Kindergarten building. The addition will contain an interactive classroom and be shorter than the existing building. The building does have a Knox box on sight.

Motion was made to recommend approval of the site plan with the condition that the alarm system be extended into the addition was made by Konz, seconded by Talaga and passed on a unanimous voice vote with Lampe abstaining.

D. Review and take action: Chapter 550 Text Amendments

Brian Zirbes presented the proposed Text Amendments to Chapter 550 of the municipal code. Blanke expressed concern with amendment 3 being too general in its language in regards to play structures and lawn ornaments. Krueger expressed concerns with amendment 1 and the addition of institutional being added to the permitting process. Mayor McFarland expressed concerns with the increase to 100 sq. ft. as the maximum size for a sign.

Motion was made by Krueger to set the public hearing for all items except amendment 1 for October 1st failed for lack of second.

Motion was made to set the public hearing for October 1st by Blanke, seconded by Lampe and passed on a 6-1 vote with Krueger voting no.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/September%209,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Talaga and passed on a unanimous voice vote.
(4:59pm)

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 23rd day of September, 2024 at 4:30 P.M., or shortly thereafter, in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin. This public hearing will be to consider the request of Todd Grady (applicant) and Ralph E Grady Trust and Lois J Grady Trust (Owners) for a Conditional Use Permit for a 48' x 48' storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section § 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections § 550-83C; and be allowed exceptions to exterior construction material standards under Section § 550-121F.

1629 E. Main Street is zoned SR-4, Single-Family Residential, and is further described as follows:

Out Lot Fifty-Seven (57), in the former/Second Ward of the City of Watertown, now the Ninth Ward of said City of Watertown, according to the Map of Out Lots, and Subdivision of Lots, 1st, 2nd and 7th Wards, Watertown. Except that part thereof awarded to the State of Wisconsin by Award of Damages recorded May 5, 1959, in Volume 314 of Deeds on Page 212 (Parcel Number 291-0815-0311-011).

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

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: September 9, 2024
and
September 16, 2024
(BLOCK AD)

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: September 23rd, 2024
SUBJECT: 1629 E Main Street, Conditional Use Permits - CUPs

A request by Todd Grady for three Conditional Use Permits: a combination of accessory structures exceeding a total of 1,000 square feet; exceeding the maximum height of an accessory structure; and an exception to exterior construction material standards. Parcel PIN(s): 291-0915-3342-013

SITE DETAILS:

Acres: 2.82
Current Zoning: Single-Family Residential (SR-4)
Existing Land Use: Single-Family Home
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of three Conditional Use Permits (CUPs) to allow for construction of a storage shed on the property. The first CUP request is to exceed the 1,000 sq ft maximum for accessory structures. The proposed shed will be approximately 2,300 square feet. A garden shed of approximately 100 square feet and an attached garage of approximately 575 square feet exist on the property, for a total of approximately 675 square feet of existing accessory structures. The maximum area of the lot that can be covered by accessory structures is 10%. The existing residential lot consists of 122,839 square feet of area of which 10% is 12,284 square feet. The square footage of the existing accessory structures in addition to the proposed accessory structure would not exceed 10% of the lot area. The second CUP request is to exceed the maximum height requirements for accessory structures. The proposed shed would be 22ft high at the peak with 15ft high side walls. A CUP granted for a height exception is required to specifically state the maximum permitted height of the proposed building or structure. The third CUP request is for an exception to exterior construction material standards. The proposed shed is to use corrugated steel siding with a two-tone wainscoting. Corrugated steel siding panels are not considered high quality decorative building materials. The proposed shed is located in a highly visible location.

STAFF EVALUATION:

Land Use and Zoning:

1. Within the Single-Family Residential (SR-4) Zoning District, a 'Private Residential Garage or Shed' is an accessory land use permitted by right *[per § 550-24C(1)(b)]*.
2. Within the Two-Family Residential (TR-6) Zoning District, the maximum accessory building coverage is 10% of the lot area *[per § 550-25F(1)(b)[5]]*.
3. Within Accessory Land Uses, applicable regulations for a 'Private Residential Garage or Shed' are detailed under 'Detached residential garage, carport, utility shed, play structure, or lawn ornament' *[per § 550-56C]*.

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

Opportunity Runs Through It

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

- One attached or detached garage and two accessory structures shall be permitted by right [per § 550-56C(1)(a)].
 - A **conditional use** permit is required for:
 - A combination of accessory structures exceeding a total of 1,000 square feet [per § 550-56C(1)(b)(1); or
 - More than two accessory structures [per § 550-56C(1)(b)(2).
4. Within the Single-Family Residential (SR-4) Zoning District, the maximum allowed height of an accessory structure 15 feet. [per § 550-24F(2)(i)].
5. Exceptions to Maximum Height Regulations are allowed under Section § 550-83C:
- C. Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a **conditional use** permit which specifically states the maximum permitted height of the proposed building or structure.
6. Building height for structures are defined under Section § 550-15:

Building Height:

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

7. Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the PI Zoning District. [per § 550-121C] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [per § 550-121C(1)]
- (a) Any portion of the building or structure visible from adjacent residentially zoned property;
 - (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or
 - (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
8. Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [per § 550-121C(2)]

9. Chapter 550 Zoning, Article XI Performance Standards **does allow** for exceptions to the use of material otherwise prohibited through the **conditional use** process. [per § 550-121F)]

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

WISCONSIN STATUTES:

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

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

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

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

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

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

PLAN COMMISSION DECISION:

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

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

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny any or all of the three Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve any or all of the Conditional Use Permits without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve any or all of the Conditional Use Permits with conditions as identified by the Plan Commission:
 - a. The CUP granted under § 550-83C shall state: The maximum height of the accessory structure shall be no more than 22ft.

ATTACHMENTS:

- Application materials

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

Opportunity Runs Through It

August 12, 2024

Dear Plan Commission:

Please accept this letter and all enclosed materials as formal request for a conditional use permit to construct a second accessory building at 1629 E. Main St.

This is a single family residential property on which we request a permit to build an accessory building for storage. The building is proposed at the SE corner of the property, and would include an additional access from Kuckkan Lane.

The conditional use permit is requested based on the following:

- The proposed height of the building is not to exceed 18.5 ft., with the height of the walls at 15 ft and the peak not to exceed 22 ft.
- The proposed building is 48' x 48' (36' x 48' with an open wall lean-to measuring 12' x 48') for a total of 1,728 square feet. This is less than 10% of the total property measuring 101,930 square feet.
- The proposed external veneer is corrugated steel. However, in order to increase the curb appeal and decrease the industrial appearance of the building, two-tone Wainscoting is proposed.

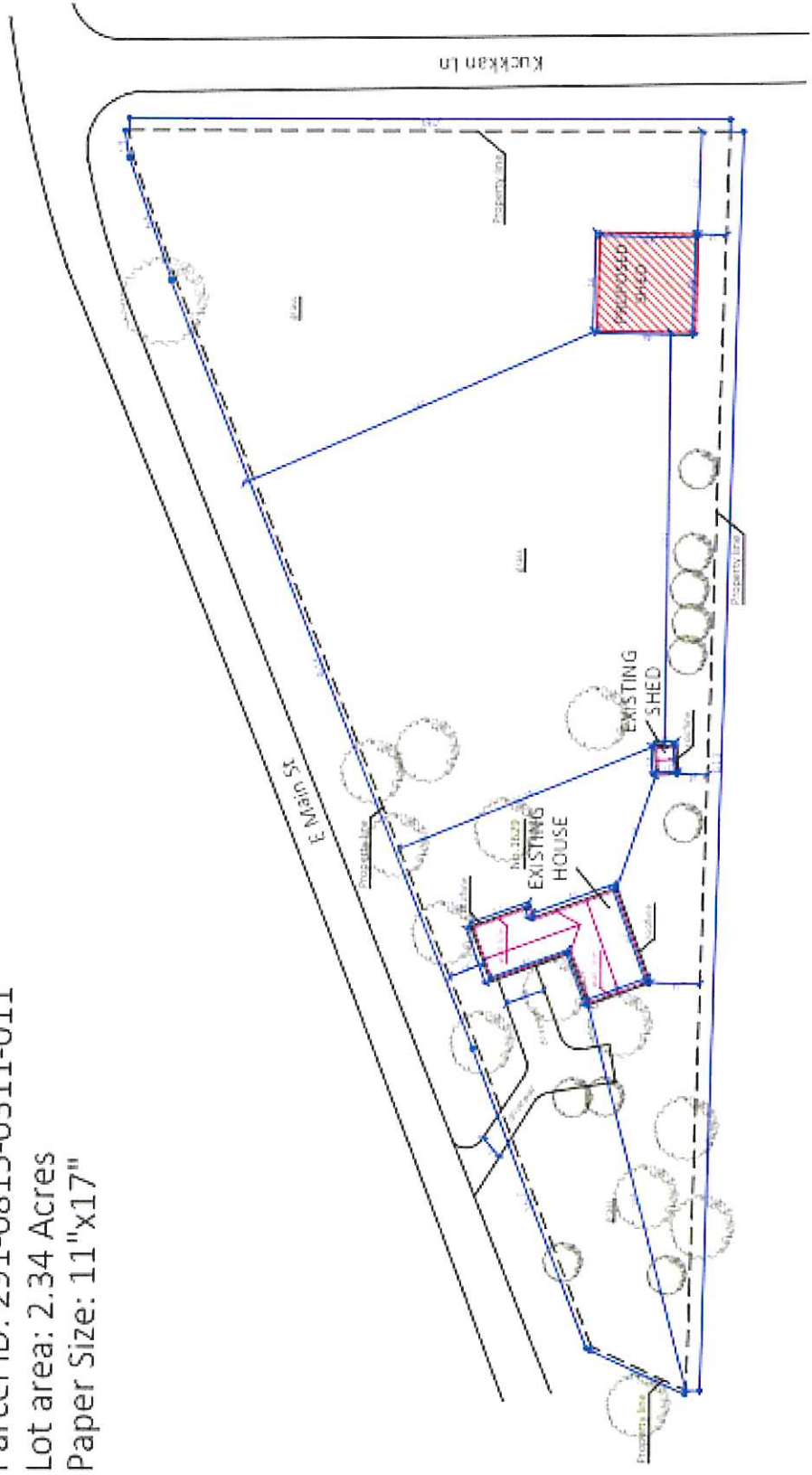
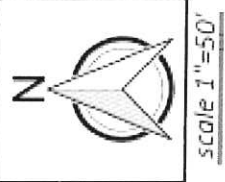
Please see the attached site plan and building plans for additional details. Feel free to contact me if you have any additional questions.

Sincerely,

Todd Grady
920-988-9477
Todd.Grady.Mobile@Gmail.com

SITE PLAN

1629 E Main St
Watertown, WI 53094
Parcel ID: 291-0815-03111-011
Lot area: 2.34 Acres
Paper Size: 11"x17"



Date: 08/05/2024 - 1:42 PM

Design Name: Post Frame Design

Design ID: 315954232505

System V Estimate ID: 72828

Estimated price: \$25,020.23 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & Buy™ POST FRAME

How to recall and purchase a saved design at home



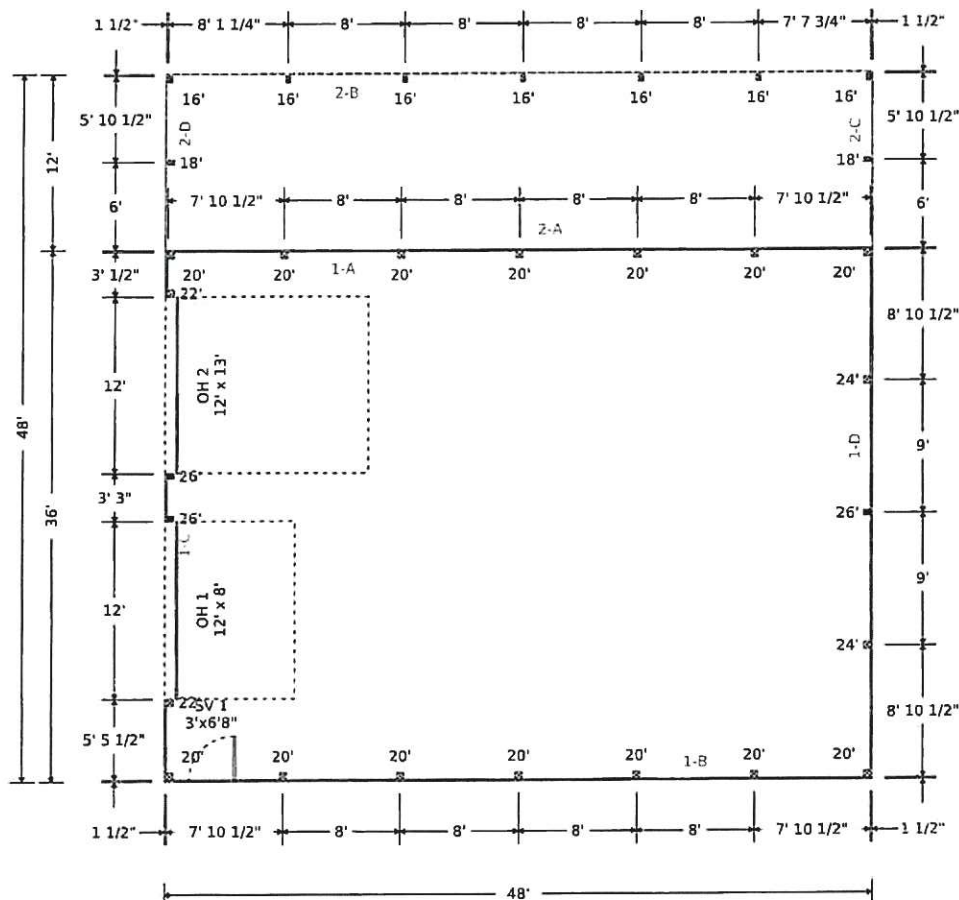
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 315954232505
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 315954232505 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



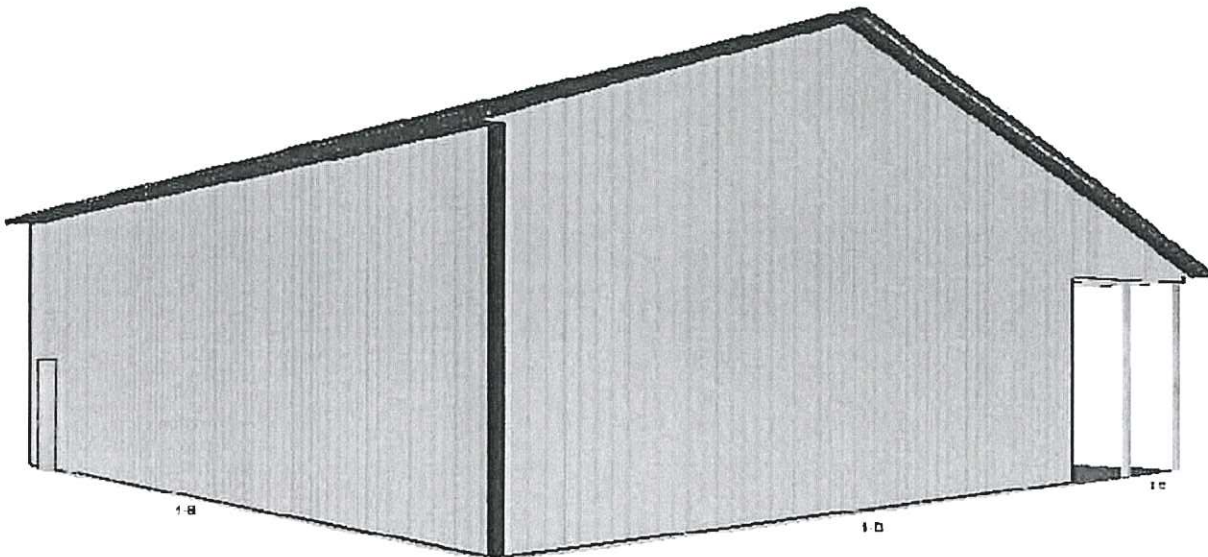
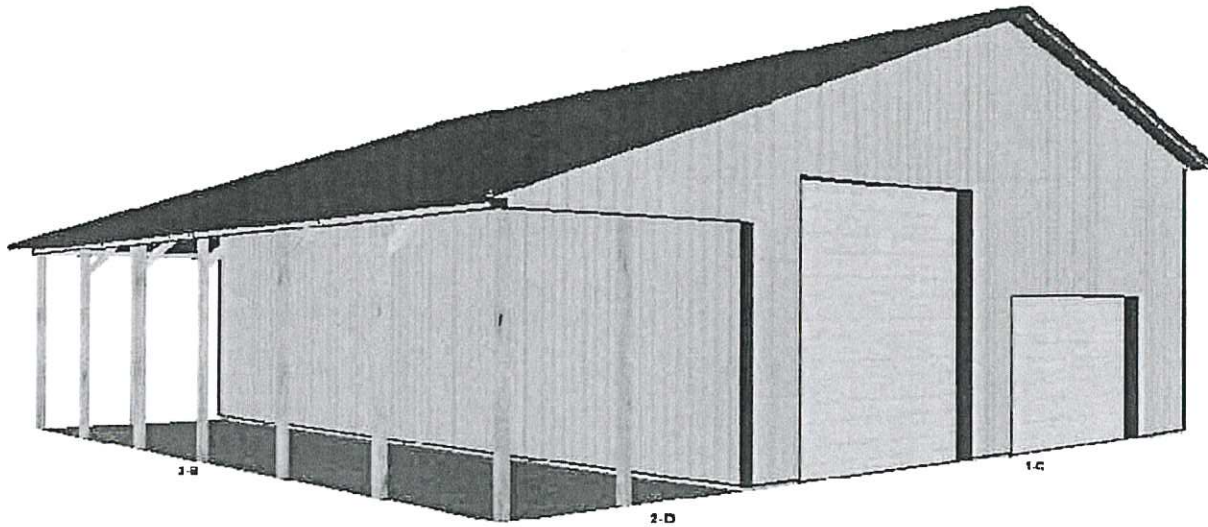
Design #: 315954232505
Estimate #: 72828
Store: JOHNSON CREEK



Post Frame Building Estimate
Date: Aug 5, 2024 1:42:21 PM

Section 3, Item B.

Elevation Views



For other design systems search "Design & Buy" on Menards.com

Page 2 of 7

Design #: 315954232505
Estimate #: 72828
Store: JOHNSON CREEK



Post Frame Building Estimate
Date: Aug 5, 2024 1:42:21 PM

Section 3, Item B.

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Design #: 315954232505
 Estimate #: 72828
 Store: JOHNSON CREEK



Post Frame Building Estimate

Date: Aug 5, 2024 1:42:21 PM

Building Information

1. Building Use:	Code Exempt
2. Width:	36 ft
3. Length:	48 ft
4. Inside Clear Height:	15 ft
5. Floor Finish:	Dirt / Gravel
6. Post Embedment Depth:	4 ft
7. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Light Stone
6. Trim Color:	Brown
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Gradeboard Type:	2x6 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	Block-It House Wrap

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Brown
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	4 in Fascia
10. Soffit Color:	Brown
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	ProRib
14. Purlin Placement:	On Edge
15. Ceiling Liner Color:	White
16. Ceiling Insulation Type:	7.75" Fiberglass Blow In (R-22)

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Email Only

Design #: 315954232505
Estimate #: 72828
Store: JOHNSON CREEK



Post Frame Building Estimate
Date: Aug 5, 2024 1:42:21 PM

Section 3, Item B.

Leans

Building 2

Attaching wall:	A
Endwall overhang length:	1 ft
Sidewall overhang length:	1 ft
Add snow guards:	No
Remove every other post:	No
Length:	48 ft
Depth:	12 ft
Drop Distance From Roof:	0 ft
Position From Left:	0 ft
Approximate Clear Height:	10 ft
Open interior wall:	No
Open exterior walls:	Side And End Walls
Remove every other interior wall post:	No

Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-B
Overhead Door	12' x 8'	1-C
Overhead Door	12' x 13'	1-C

Lean Open Walls

Wall	Every Other Post Removed
2-B	No
2-C	No

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

My Company Name Address 1 Address 2 City, State Zip						Truss: p36e JobName: new pt ends Date: 10/22/16 13:23:07 Page: 1 of 1			
SPAN 36-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	DHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 199 lbs

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TC1: 30	Wind Code: IBC 2012	TC: 0.78 (5-6)	Vert TL: 0.01 in	1/999	100-11	1/120
Snow (psf): 28/0	TP1 1-2007	BC: 0.08 (12-13)	Vert JL: 0 in	1/999	9	1/180
TC2: 4 (rake)	Rep Mbr Increase: No	Web: 0.61 (5-12)	Horz TL: 0 in			
BC1: 0	Lumber D.O.L.: 115%					
BC2: 5						

Reaction Summary						
Re Combo	Re Width	Max React	Ave React	Max Cray Uplift	Max Wind Uplift	Max Horiz
1		1,478 lbs	179.80		-112 lbs	112 lbs

Material Summary		Bracing Summary	
TC	SPP #2 2 x 6	TC Bracing	Partials at 24" OC, Partials design by Others.
BC	SPP #2 2 x 8	BC Bracing	Sheathed or Partials at 10-0-0, Partials design by Others.
Web	SPP Stud 2 x 4		

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 with the following user defined inputs: 30 psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (U = 1.2), D.O.L. = 1.15, Unventilated, Unobstructed, slippery surface. If the roof configuration differs from hipped/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined inputs: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Roof end webs considered, D.O.L. = 1.60.

3) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

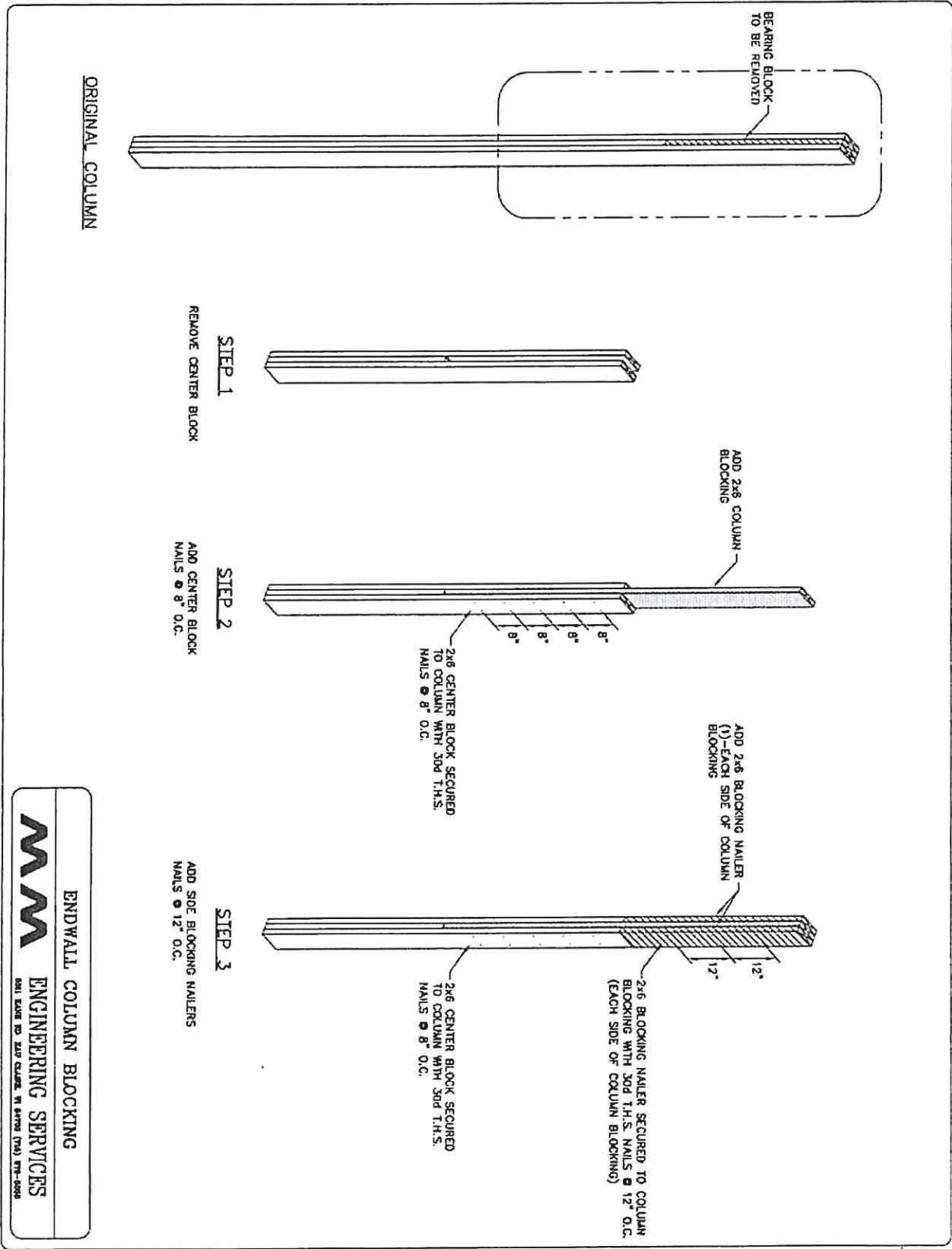
Member Forces Summary							
Table indicates: Member ID, max CSI max axial force, max comp. force if different from max axial force. Only forces greater than 1000lb are shown in this table.							
TC	2-4	0.778	-311 lbs	5-6	0.745	-408 lbs	
BC	2-3	0.760	-403 lbs	5-8	0.724	-311 lbs	
Web	2-14	0.128	-803 lbs	5-12	0.0699	-430 lbs	
	3-13	0.429	1,333 lbs	6-11	0.429	1,333 lbs	

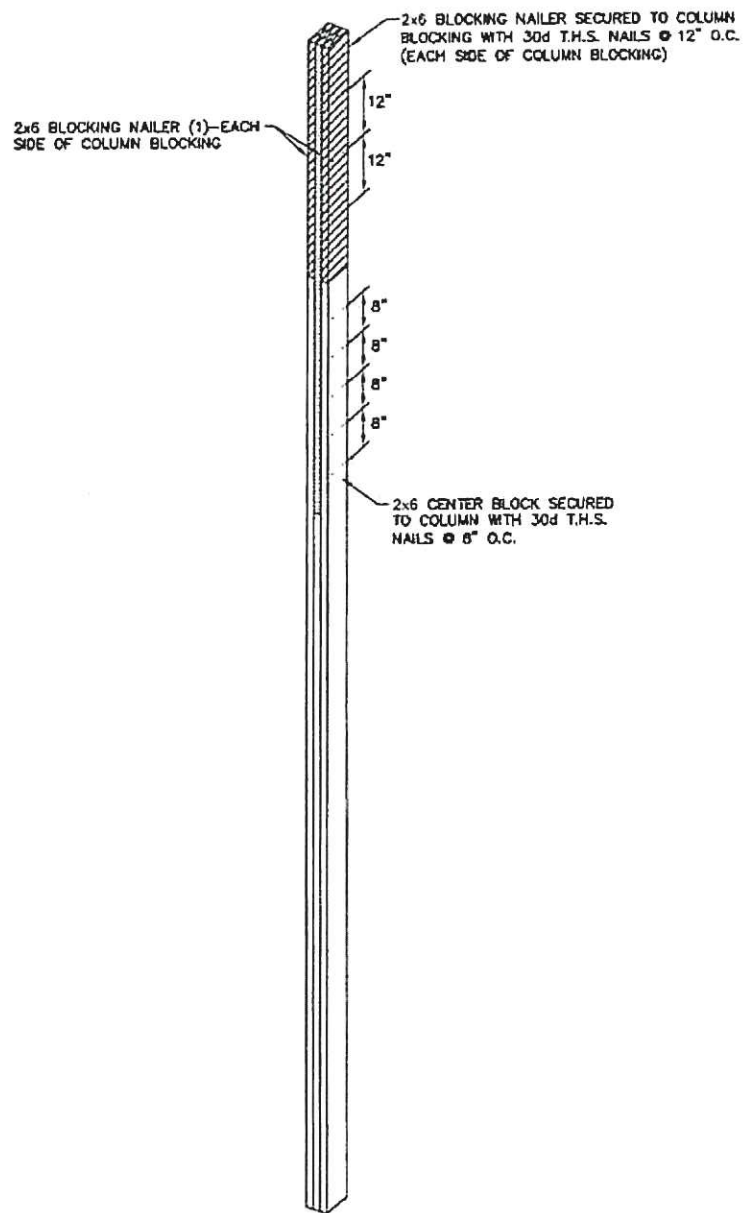
Notes:

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Gable requires continuous bottom chord bearing.
- 3) Gable webs placed at 84" OC, UNO.
- 4) Attachable webs with 2x6/2x8 plates, UNO.
- 5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-10 published by the SBCA.
- 6) When this truss has been chosen for quality assurance inspection the Effective End Count Method per TP1 1-2002/AS-4 shall be used.
- 7) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDB, 4 psf.
- 8) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDB, 5 psf.
- 9) Design assumes minimum 1/2" flat orientation vertically gabled partials attached to the top of the TC at partial spacing shown with at least 2-10d nails.
- 10) Creep has been considered in the analysis of this truss.
- 11) Listed wind uplift reactions based on MWFRS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.	TrueBuild® Software v5.5.2.220 Eagle Metal Products Dallas, TX 75234
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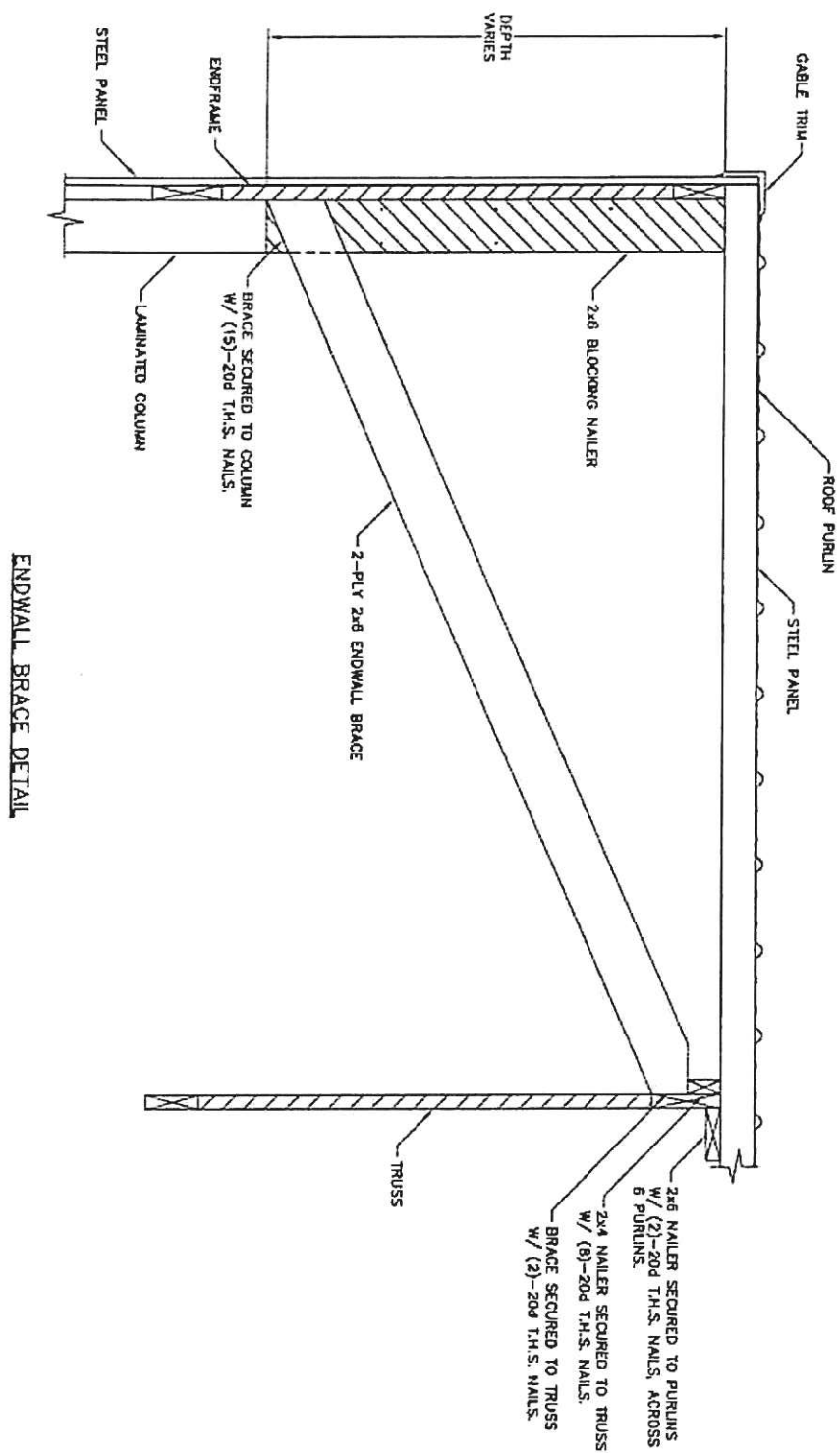


ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL

ENGINEERING SERVICES

6023 STATE RD. S.W. CLARK, VT 04703 (753) 879-0000

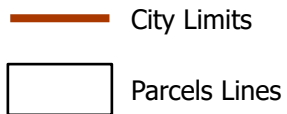


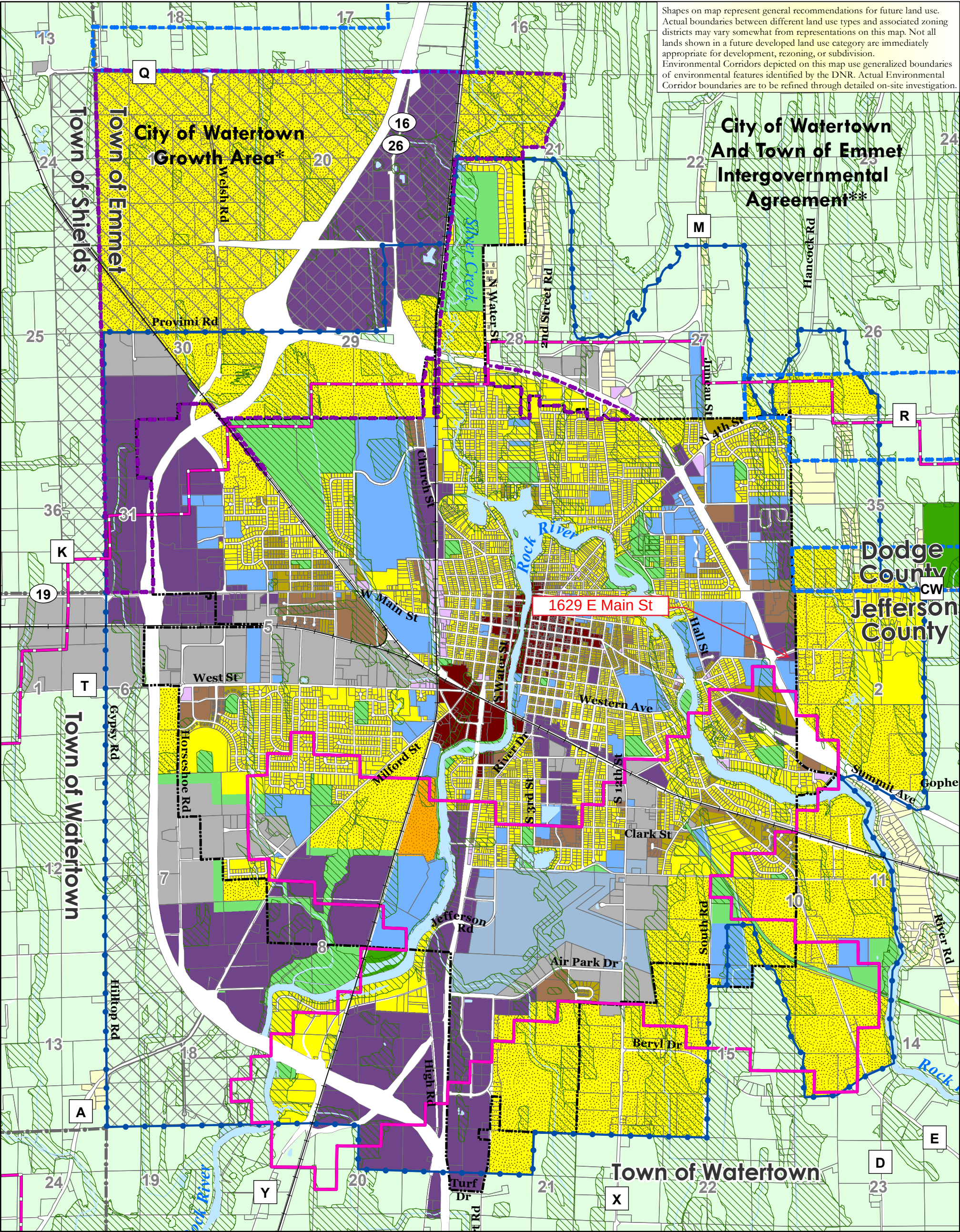
ENDWALL BRACE DETAIL

ENDWALL BRACE DETAIL

MM ENGINEERING SERVICES

5801 KENNER RD. SUITE 200, WILMINGTON, DE 19806 (302) 478-1000





Future Land Use Urban Area

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

Map 6b

City/Town IGA**

- City Growth Area
- City Periphery Areas

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

City of Watertown

THE CITY OF WATERTOWN

Opportunity runs through it.

VADEWALLE & ASSOCIATES INC.

Shaping places, shaping change

Legend

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

Scale: 0 0.25 0.5 1 Miles

NOTICE OF PUBLIC HEARING
CITY OF WATERTOWN, WISCONSIN

Public notice is hereby given that the City of Watertown Plan Commission will hold a Public Hearing on Monday, September 23rd at 4:30 pm at Watertown City Hall, located at 106 Jones Street

The Public Hearing will be to consider the Project Plan and Boundary for proposed Tax Incremental Financing District No. 9 (TID #9). At that time, all interested parties will be afforded a reasonable opportunity to express their views on the proposed TID #9 Project Plan and Boundary.

TID #9 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the District. The purpose of TID #9 is to provide financing for new infrastructure and promote economic development in an area of the City poised for future commercial, residential, and mixed-use growth. The proposed boundaries of TID #9 generally includes properties along Church Street near Stimpson Street and William Street, Johnson Street and Hoffman Street, Bernard Street, and south of the railroad corridor.

Proposed project costs identified in the Project Plan include capital projects, infrastructure projects, real estate acquisitions, and cash grants that may be provided by the City to owners, lessees or developers of property within proposed TID #9, pursuant to Wis. Stat. §66.1105. The proposed costs include projects within the proposed boundary and within a one-half mile radius of the proposed boundary of the District.

A copy of the proposed TID #9 Boundary and Project Plan are available online at www.watertownwi.gov or at City Hall upon request.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.watertownwi.gov. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

Megan Dunneisen
City Clerk

Published in newspaper on September 9th and 16th

City of Watertown, Wisconsin

TAX INCREMENT

DISTRICT #9

Public Hearing Draft

Plan Commission Hearing and Approval:	September 23, 2024
City Council Action:	October 21, 2024
Joint Review Board Approval:	November X, 2024

Prepared by:



ACKNOWLEDGEMENTS**Watertown City Council**

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Watertown Plan Commission

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SECTION I. INTRODUCTION

Project Background

The City of Watertown proposes to create Tax Increment District #9 (TID #9) encompassing lands near the former Bethesda/Ablelight Campus along Hoffman Drive, commercial areas near the Church Street and Bernard Street intersection, and commercial areas near Stimpson Street and Church Street. As an important node of commercial activity and future residential development, the City seeks to capture future growth in this area as well as new value from development and renovation activities in order to finance necessary public improvements and offer additional incentives for improving or redeveloping aging, vacant or outmoded parcels within the District.

The proposed boundaries of TID #9 include 19 parcels totaling approximately 47.1 acres, and approximately 15 acres of right-of-way, for a total of 62.1 acres. The District is centered around the Church Street crossing over the Rock River and roughly bounded by the rail corridor and Bernard Street on the north side, the Rock River on the east side, Stimpson Street, William Street, Church Street on the south side, and Johnson Street and rail corridor on the west side. Some parcels are vacant and proposed for future development, others are developed lots that are actively used and well maintained, and others exhibit physical and market conditions that position the properties for redevelopment potential. The District is proposed to be designated as a Mixed-Use District which provides a TID lifespan of up to 20 years and a 15-year spending period, and which may include a combination of industrial, commercial, and residential uses. In the immediate future, the City anticipates new multi-family residential development at the former Bethesda/Ablelight campus.

This Project Plan for TID #9 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the City Council on recommendation of the Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID #9.

Implementation of the Project Plan and construction of the listed public improvements will require a case-by-case authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan but is limited to the types of expenditures listed herein. Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and City Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #9 in the City of Watertown.

Type of District, Size and Location

TID #9 is proposed as a mixed-use district suitable for industrial, commercial/mixed-use, and residential development. It is comprised of 19 parcels totaling approximately 47.1 acres, and

approximately 15 acres of right-of-way, for a total of 62.1 acres. There are no wetlands present in the district. As of January 1, 2023, the total base value of the land and improvements located within the District was \$9,637,200. A map of the proposed boundaries is located in Section III of this plan.

Estimated Total Project Expenditures

The purpose of TID #9 is to provide the necessary improvements in public infrastructure to encourage economic development and increase property values. During the 15-year expenditure period permitted under the Tax Increment Law, a total of \$7,076,928 in project costs is proposed, excluding estimated finance charges and interest.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the City Council. The City Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and City Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID #9.

Economic Development

As a result of the creation of this District, the City estimates that additional land and improvement value of approximately \$34,710,000 (in 2024 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides detailed assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2045, within the 20-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to the extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.

2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new residential, commercial or industrial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District's creation would become effective for valuation purposes as of January 1, 2025. As of this date, the value of all existing developments would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2025, would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place, or take place in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no forgone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix B of this plan.
4. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. Lands in the District proposed for newly platted residential use comprise less than 35% of the total area of the District.
7. The City estimates that approximately 56% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b) and 66.1105(6)(am)1.

8. The Project Plan for the District is economically feasible and is in conformity with the Comprehensive Plan of the City.
9. Future residential development is planned at an average density that exceeds 3 dwelling units per acre, therefore complying with Wis. Stats. § 66.1105(2)(f)3 requirement for a minimum of 3 dwelling units per acre in newly platted development.
10. At least 50% of the parcels within TID #9 will be suitable for commercial or residential development in compliance with Wis. Stats. § 66.1105(4)(gm)(4)(a) requirement for at least 50% of the area to be suitable for mixed-use development.

SECTION II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #9 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF WATERTOWN

Tax Increment District #9 has been created for the purpose of promoting the orderly development of this area in the City of Watertown. The District allows the City to purchase, prepare and redevelop available parcels in the area, and provide economic development incentives to retain and expand existing businesses, while also attracting new business, new housing, and incent redevelopment. The District will also help to finance critical road, sewer, water, and stormwater infrastructure easements and improvements needed to service the surrounding area.

The District boundary identified in this project plan has been designed to capture a number of properties with redevelopment, renovation or expansion potential. While not every anticipated project may require some form of TIF assistance, many are likely to generate tax increment that would provide revenue to the District that could be used to help fund some of the public improvements related to those projects as well as elsewhere in and near TID #9. Accordingly, the creation of a TIF district now would further catalyze all of these projects, and likely several others.

SECTION III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #9 are officially designated on Map 1a and include the parcels listed in Table 2. The boundary includes the former Bethesda/Ablelight Campus along Hoffman Drive, commercial areas near the Church Street and Bernard Street intersection, and commercial areas near Stimpson Street and Church Street

As of January 1, 2023, the real and personal property in TID #9 had an assessed base value of \$9,637,200, and the City's total equalized value was \$2,270,365,200. The TID #9 base value (minus the parcels that overlap the existing TID #5), plus \$95,775,400 in value increment in the three existing TIF districts, equals \$96,871,800 or 4.27% of the City's total.

Table 1: Valuation Test Compliance**12% Test**

Total City EAV (2023)		\$ 2,270,365,200
12% Test		\$ 272,443,824
Increment of Existing TIDs		
TID #4	2.71%	\$ 61,503,600
TID #5	0.20%	\$ 4,513,100
TID #6	0.20%	\$ 4,554,200
TID #7	0.83%	\$ 18,875,100
TID #8	0.28%	\$ 6,329,400
Total Existing Increment	4.22%	\$ 95,775,400
Total TID #9 Base Value		\$ 9,637,200.00
TID #9 and TID #5 Overlap		\$ 8,540,800.00
TID #9 value for 12% test		\$ 1,096,400.00
Projected Base of TID #9	0.05%	\$1,096,400
Total Value Subject to 12% Test		\$96,871,800
Compliance	4.27%	PASS

Table 2: Parcel List and Current Values

Parcel ID Number	Map ID	Property Owner	Address	Acres ¹	Wetlands ²	Net Developable Acres	Land Value 2023	Improvement Value 2023	Total Assessed Value 2023
291-0815-0814-001	1	HOFFMAN MATZ LLC	700 Hoffmann Drive	7.13	0.00	7.13	\$0	\$0	\$0
291-0815-0544-004	2	WATERTOWN COLLECTIVE LLC	672 Johnson Street	8.36	0.00	8.36	\$0	\$0	\$0
291-0815-0544-012	3	CITY OF WATERTOWN		1.22	0.00	1.22	\$0	\$0	\$0
291-0815-0432-020	4	BETHESDA LUTHERAN COMMUNITIES	800 S Montgomery Street	5.19	0.00	5.19	\$0	\$0	\$0
291-0815-0432-021	5	BLAIR HOLDINGS LLC	401 Bernard Street	2.99	0.00	2.99	\$620,000	\$1,254,500	\$1,874,500
291-0815-0433-021	6	FRED L KIRSCH TRUST	1107 S Church Street	1.32	0.00	1.32	\$380,000	\$693,500	\$1,073,500
291-0815-0433-006	7	ARTHUR J LENIUS	100 Stimpson Street	0.68	0.00	0.68	\$135,000	\$112,000	\$247,000
291-0815-0433-005	8	TERRY A ZASTROW	102 Stimpson street	0.53	0.00	0.53	\$70,000	\$62,400	\$132,400
291-0815-0433-004	9	TAZ PROPERTIES LLC	104 Stimpson Street	0.48	0.00	0.48	\$62,000	\$150,600	\$212,600
291-0815-0433-003	10	TERRY A ZASTROW	106 Stimpson Street	0.48	0.00	0.48	\$59,000	\$112,200	\$171,200
291-0815-0433-002	11	TERRY A ZASTROW	108 Stimpson Street	0.29	0.00	0.29	\$12,000	\$4,000	\$16,000
291-0815-0433-001	12	TERRY A ZASTROW	110 Stimpson Street	0.37	0.00	0.37	\$16,000	\$0	\$16,000
291-0815-0433-009	13	JP'S NEVADA LLC	1212 Utah Street	0.50	0.00	0.50	\$217,000	\$284,200	\$501,200
291-0815-0433-010	14	HJLM LAND LLC	1214 Utah Street	0.37	0.00	0.37	\$119,000	\$133,200	\$252,200
291-0815-0433-011	15	DYKSTRA PROPERTIES LLC	1216 Utah Street	0.48	0.00	0.48	\$147,000	\$196,000	\$343,000
291-0815-0432-010	16	WATERTOWN SHOPPING CENTER INC	703 S Church Street	2.99	0.00	2.99	\$626,500	\$529,200	\$1,155,700

Parcel ID Number	Map ID	Property Owner	Address	Acres ¹	Wetlands ²	Net Developable Acres	Land Value 2023	Improvement Value 2023	Total Assessed Value 2023
291-0815-0432-009	17	MK CELLULAR INC	631 S Church Street	0.93	0.00	0.93	\$284,500	\$216,300	\$500,800
291-0815-0431-052	18	SECURE STORAGE OF WATERTOWN LL	635 S Church Street	9.55	0.00	9.55	\$1,373,000	\$727,000	\$2,100,000
291-0815-0431-028	19	STORAGE WORLD OF WATERTOWN LLC	607 S Church Street	3.24	0.00	3.24	\$325,000	\$716,100	\$1,041,100
<i>Parcel Subtotal</i>	-	-	-	47.1	0.0	47.1	\$4,446,000	\$5,191,200	\$9,637,200
<i>Right-of-Way</i>	-	-	-	15.0	0.0	0.0	-	-	-
TOTAL				62.1	0.0	47.1	\$4,446,000	\$5,191,200	\$9,637,200

Footnotes:

- 1. Acreages are those listed on the Jefferson County land records database.*
- 2. Wetlands estimated from DNR shapefiles, as shown in Jefferson County GIS Web Mapping Tool. There are none estimated within the TID 9 boundary.*



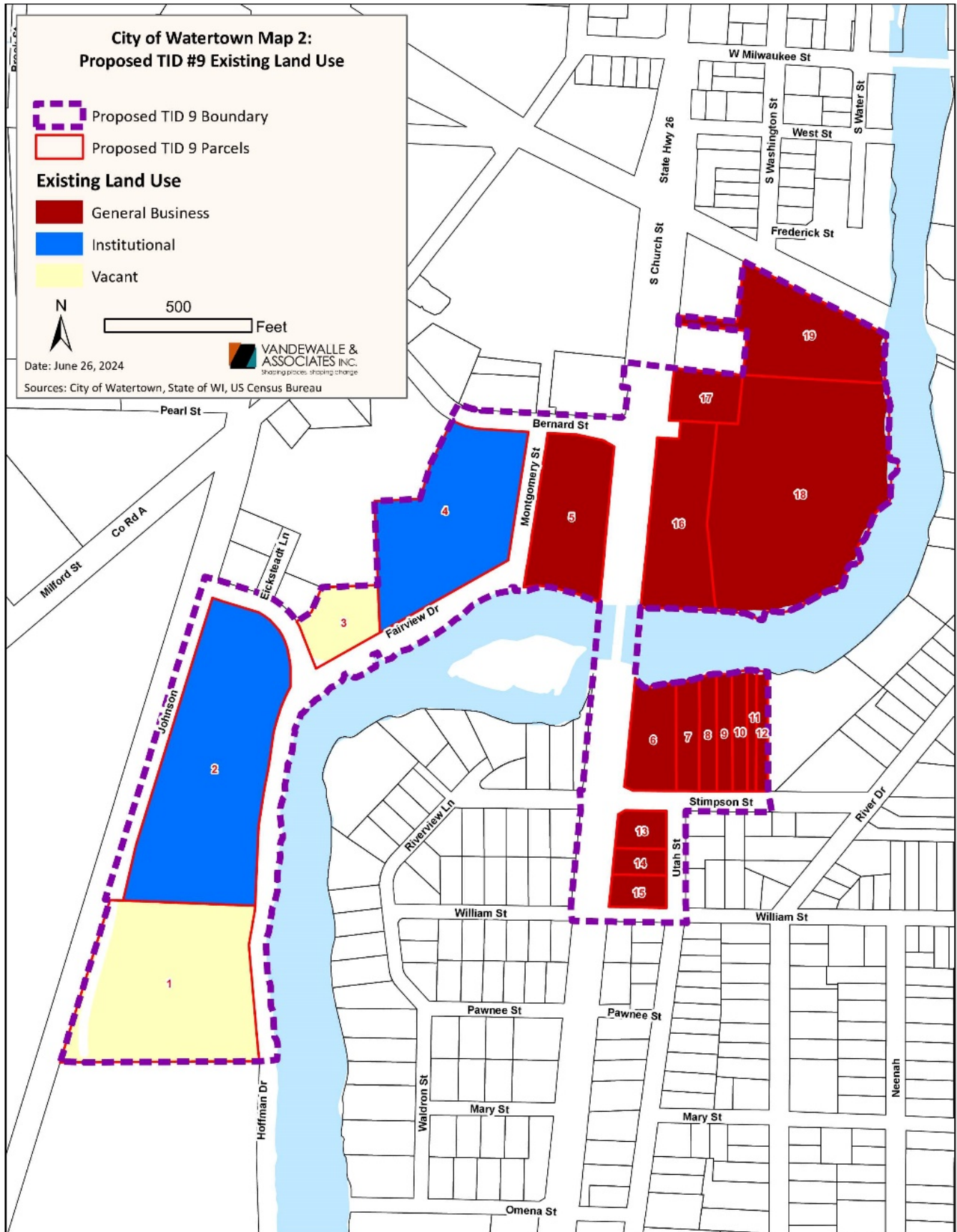


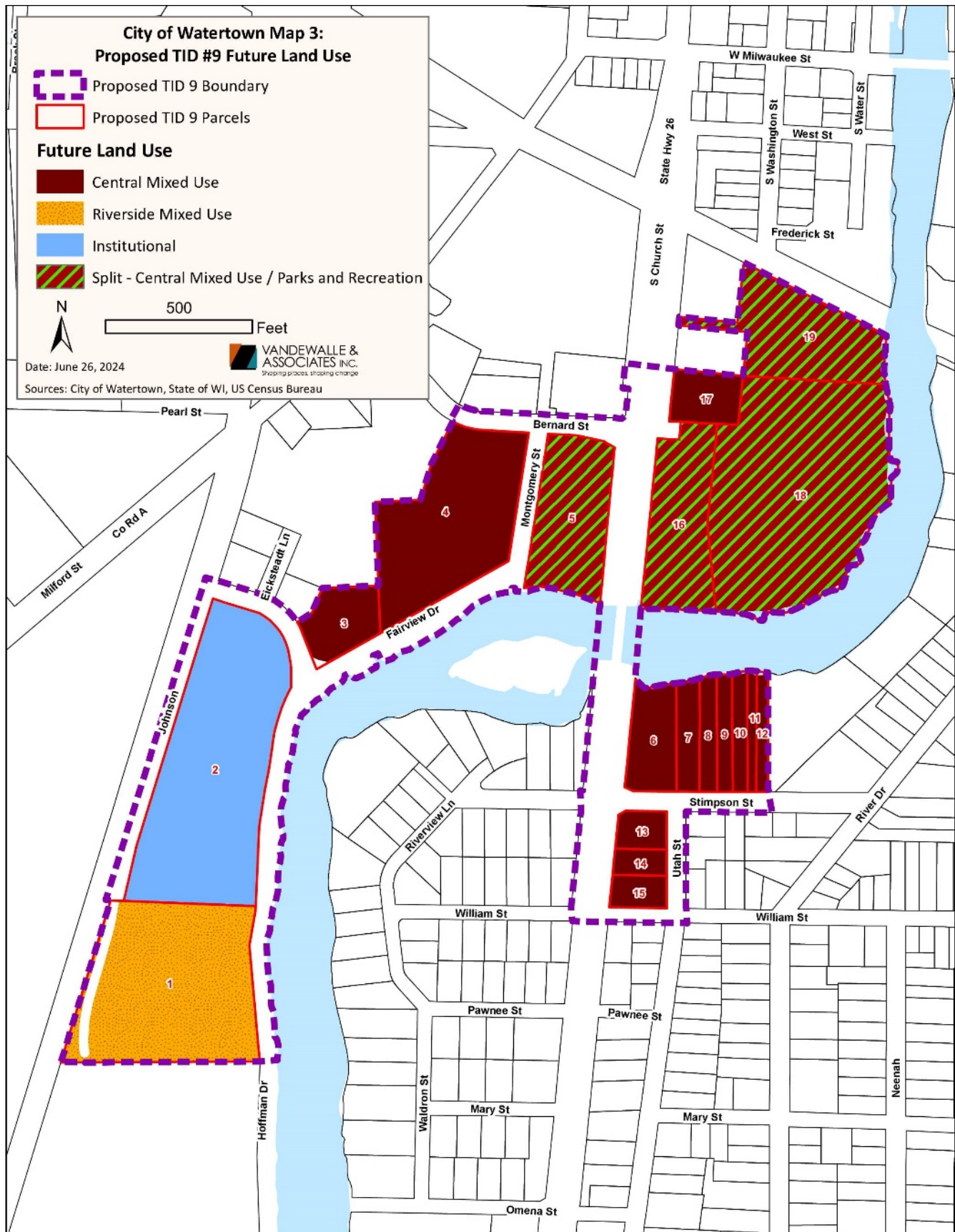
SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

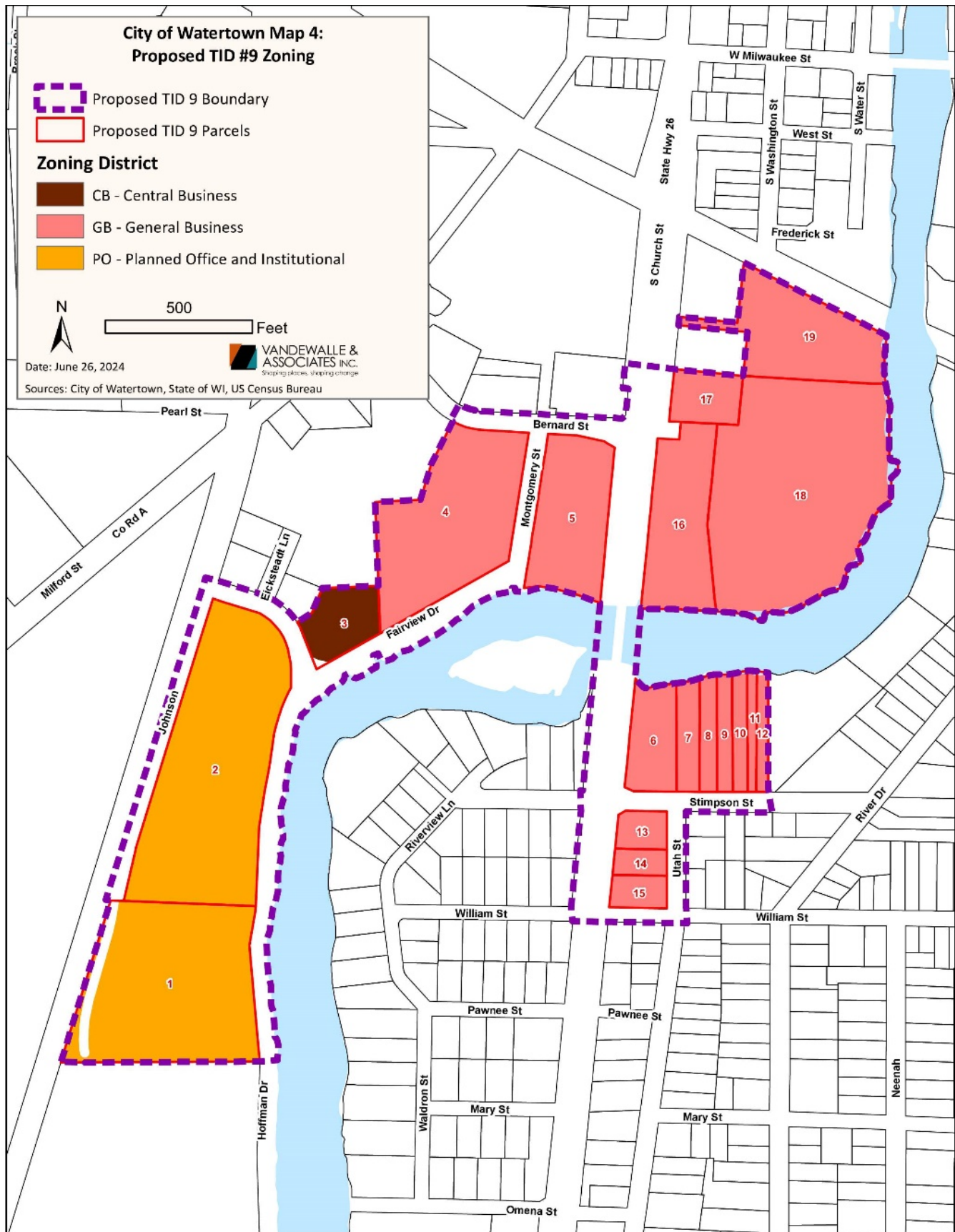
Map 2 depicts existing land uses for the District. Large portions of TID #9 feature existing commercial development along with vacant land planned for multi-family development and institutional land used for stormwater purposes. The District boundary has been designed to accommodate development potential at the former Bethesda/Ablelight Campus as well as commercial buildings where redevelopment and reinvestment may occur.

The anticipated uses of all parcels within TID #9 are generally consistent with the future land uses shown in the City of Watertown Comprehensive Plan. Future land uses within TID #9 include Central Mixed-Use, Riverside Mixed Use, Institutional, and Parks and Recreation, as shown on Map 3. The City will initiate a process to amend the Future Land Use Map for any parcels that are found to be inconsistent with this Project Plan. Until that change is made, development will be subject to current zoning and the current Future Land Use Map.

Map 4 reflects proposed zoning designations within TID #9. The most prevalent zoning types proposed in the District are General Business (65%), Planned Office and Institutional (33%), and Central Business (3%). The Comprehensive Plan allows the City to rezone property when and if demand for rezoning takes place to maintain compatibility with the Future Land Use Map.







Map 5: TID #9 Property Conditions



SECTION V. PROPOSED PUBLIC WORKS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #9 Project Plan, the total level of authorized spending on direct project costs for TID #9 will be \$7,076,056, exclusive of interest and finance charges, to facilitate growth and development over the District's 20-year life. As shown on Table 6 in Section VII, the City anticipates additional interest and finance charges of \$384,563. The total of all projected expenditures in the District is \$7,460,620, including project costs, finance and interest charges, administrative expenses and development incentives. Note that the City intends to borrow only for "Priority Expenditures," further defined in this section.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for promoting mixed-use redevelopment of the area. In addition to a general description, each category contains a list of the following types of proposed expenditures. These project expenditures are listed in Table 3 and their general locations are shown on Map 5.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Expenditures within a Half-mile are those projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below and on Table 3 with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Contingent Expenditures are those the City may undertake provided sufficient tax increments become available to pay for them. The tax increments projected to be received from the future redevelopment projects described in Section VII are not thought to be sufficient to cover the Contingent Expenditures and, therefore, these expenditures are not included in the financial feasibility analysis contained in Section VII. However, should additional tax increments be generated, then the City may use them to undertake these projects.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the City Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction and are eligible costs whether undertaken by public or private entities. The City Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 3 are preliminary estimates provided by the City's departments and its consultants that may be adjusted and refined. The adjustments and refinements may

include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2024 and the time of construction. For project costs that may occur entirely or partially outside the boundary, the City may exercise reasonable discretion in determining the appropriate share of total project costs to be borne by the District, subject to available increment. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan.

A. Infrastructure Projects

These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Project Plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out the Project Plan, but only the portion which directly benefits the District is an eligible cost. Projects within the half-mile boundary are marked with an asterisk (*). The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Infrastructure Projects

1. Johnson Street Reconstruction – Milford St. to Termini*
2. Hoffman Drive Reconstruction – Johnson St. to Fairview Dr.
3. Hoffman Drive Resurfacing – Fairview Dr. to Termini*
4. Fairview Drive & Montgomery St. Resurfacing – Hoffman Dr. to Bernard St. (partial funding)

Contingent Infrastructure Projects

1. Fairview Drive & Montgomery St. Resurfacing – Hoffman Dr. to Bernard St. (remaining funding)
2. Bernard Street Resurfacing – Milford St. to S Church St.
3. Depot Street Resurfacing – Lafayette St. to W. Madison St.*
4. Baxter Street Reconstruction – Lafayette St. to Termini*
5. Stimpson Street Reconstruction – Riverview Ln. to S. Church St.*
6. Riverwalk - Railroad Corridor to S. Church St.*

B. Capital Cost Projects

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Capital Cost Projects

Although the City is not intending to undertake Capital Costs on its own, such projects undertaken by private entities within the District are eligible for funding as part of any Economic Development Incentives that may be offered as part of a development agreement.

C. Real Estate Acquisition and Relocation

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City or others acquiring property within the District as needed to accommodate new development or public improvement consistent with this Plan.

Priority Real Estate Acquisition and Relocation Projects

The City may deem it necessary to acquire property in this area to further development initiatives outlined in this Project Plan. The City has not earmarked specific properties for acquisition but intends to be prepared in the event acquisition is necessary to achieve development objectives.

D. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer to induce development and ensure project feasibility. All properties within the District are eligible for incentives, and at City Council discretion, properties in the immediate vicinity that may offer significant benefits to TID #9 or the City as a whole. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the City Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time.

Priority Economic Development Incentive Projects

Economic Development Incentives* - Economic Development Incentive payments may be provided to landowners, businesses, or leases anywhere within the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project's specific needs, funding availability, and the project's consistency with the goals and objectives stated in this plan and other City plans and policies. For the purposes of Table 3, all such incentives are assumed to be provided as pay-as-you-go payments to developers over the remaining life of the district.

Included within the economic development incentives are façade and building improvement grants and revolving loans. The City may wish to provide small cash grants and/or loans for improvements to commercial and residential structures in the City where facades and modernization of older buildings present significant challenges and costs. Eligible costs, pending a formal application process through the City administration, may include but are not limited to new exterior paint, awnings, windows, masonry work, and ADA-compliant entrances, as well as plumbing, electrical, and structural improvements that substantially improve a building's market value and activates otherwise outmoded or unusable space.

Priority Administrative and Professional Service Projects

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City's partner agencies. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District's development as well as the completion of required annual reports, forms and audits, and similar efforts.

Active project management will be a key activity and expenditure for successful implementation of the TID #9 Project Plan. It is the intent of the Watertown City Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for façade improvements; site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development.

Administrative Projects* - Includes costs associated with creating TID #9 and ongoing administrative expenditures. **Additional miscellaneous costs** may include the following general implementation tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion. Any expenditures made outside District boundaries should have a direct benefit on the area within the TID.

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the City Council;

- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment and negotiation;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

E. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

Priority Finance Charges and Interest

Finance Charges and Interest. As detailed in Section VII, one borrowing is planned in order to fully fund the Priority Projects listed in this Section. The level of borrowing, timing, interest rates, and finance charges are estimates and will likely vary based on economic conditions and projected District cash flows at the time the obligations are incurred. Therefore, the costs shown in Section VII are subject to change without having to amend this Plan.

Table 3: Priority Projects and Estimated Costs

#	Project Category/Description	Cost Estimate	Contingent Expenses	Year
Capital Costs				
	[none]	\$0	\$0	
Infrastructure				
A	Johnson Street Reconstruction – Milford St to Termini*	\$575,000		2025
B	Hoffman Drive Reconstruction – Johnson St to Fairview Dr	\$140,000		2026
C	Hoffman Drive Resurfacing – Fairview Dr to Termini*	\$400,000		2027
D	Fairview Drive & Montgomery St Resurfacing-Hoffman Dr to Bernard St.	\$155,000	\$35,000	2028
E	Bernard Street Resurfacing – Milford St to S Church St*		\$235,000	
F	Depot Street Resurfacing – Lafayette St to W Madison St*		\$40,000	
G	Baxter Street Reconstruction – Lafayette St to Termini*		\$140,000	
H	Stimpson Street Reconstruction – Riverview Ln to S Church St*		\$160,000	
I	Riverwalk - Railroad Corridor to S Church St*		\$4,800,000	
Real Estate Acquisition and Relocation				
	Real Estate Acquisition*			
Economic Development Incentives				
	Development Incentives (subject to development agreement)	\$5,106,057		
Administrative and Professional Services*				
	Administrative Projects	\$700,000		
Finance Charges and Interest				
	Finance Charges and Interest	\$384,563		
Donations to other TIF Districts				
	[none]			
Total Priority Project Expenditures		\$7,460,620		
Total Contingent Project Expenditures			\$5,410,000	

1. See Map 5 for project locations.
2. Expenditures marked with an asterisk (*) may take place within one-half mile of the District boundary.
3. All preliminary cost estimates are shown in 2024 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2024 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan.

Map 5: TID #9 Priority Projects



SECTION VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Although the City may pursue grants and other funding sources to help pay for some of the project costs identified herein, the success of such efforts is hard to predict. Accordingly, the full costs attributable to TID #9 have been shown.

For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. Accordingly, there are no non-project costs included in this Plan.

SECTION VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 3: Priority Projects and Estimated Costs (Section V), lists the priority projects and provides an estimated total cost for each category and/or project throughout the District's life. Hard costs are expected to be borrowed for and built within 1-2 year time frames, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2024 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, blight elimination, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the City Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 4: Development Assumptions by Year, provides a more detailed schedule of expected development in TID #9 based on the potential for expansion or redevelopment potential of selected parcels over the life of the District. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 20 years. A conservative estimate places the value increment from new construction within the District at approximately \$34,710,000 with most of the projected new value anticipated within the first ten years of the TID in the form of new development, redevelopment, and renovation activity.

Table 5: Projected Tax Increment Revenues by Year estimates the tax increment to be generated from new construction in the District (shown in Table 4). Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield tax increment revenues of \$8,023,834. Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Watertown and surrounding municipalities.

Financing for certain priority projects listed in Table 3 will be done on a case-by-case basis. The borrowing could be a mix of taxable and tax-exempt General Obligation (G.O.), Revenue Bonds, and Special Assessment B Bonds in order to maintain borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.)

Table 6: Estimated Debt Service Financing Plan, shows one possible scenario for G.O. borrowings in 2027 and 2039 for priority infrastructure, and capital costs. Note that these issuances are limited only to Priority Projects (i.e., excluding Contingent or non-essential projects) as described in Section V and are exclusive of administrative costs and donations to other Districts. It is estimated that G.O borrowing interest rates will average 3.7% for the 2027 borrowing issue and 4% for the 2039 borrowing issue. All calculations assume an annual inflation rate of 0% and a gross millage rate of \$17.18.

Table 7: Summary of Source and Uses (Cash Flow), shows TID #9 is expected to close on time with a projected positive cash balance of \$563,215 available at the end of its statutory life (the final collection year of 2046). The \$1,270,000 in debt service for the bond issuances shown in Table 6 is reflective of additional finance-related costs and capitalized interest; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” is included in Section VIII.
- The City expects to complete the projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. Table 6 provides a projection of the financing method for each potential borrowing and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Identified projects will provide the necessary anticipated governmental services to the area. A reasonable and orderly borrowing sequence is shown on Table 6. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Table 4: Development Assumptions

Year		Residential	Commercial	Total Development Increment by Year	Cumulative Value Increment
0	2025			\$0	\$0
1	2026	\$9,720,000		\$9,720,000	\$9,720,000
2	2027	\$3,240,000		\$3,240,000	\$12,960,000
3	2028		\$250,000	\$250,000	\$13,210,000
4	2029			\$0	\$13,210,000
5	2030		\$250,000	\$250,000	\$13,460,000
6	2031			\$0	\$13,460,000
7	2032		\$250,000	\$250,000	\$13,710,000
8	2033			\$0	\$13,710,000
9	2034		\$250,000	\$250,000	\$13,960,000
10	2035	\$15,000,000		\$15,000,000	\$28,960,000
11	2036		\$250,000	\$250,000	\$29,210,000
12	2037			\$0	\$29,210,000
13	2038		\$250,000	\$250,000	\$29,460,000
14	2039			\$0	\$29,460,000
15	2040		\$250,000	\$250,000	\$29,710,000
16	2041	\$5,000,000		\$5,000,000	\$34,710,000
17	2042			\$0	\$34,710,000
18	2043			\$0	\$34,710,000
19	2044			\$0	\$34,710,000
20	2045			\$0	\$34,710,000
Totals		\$32,960,000	\$1,750,000	\$34,710,000	

1. Estimates based on 2023 assessment data and construction costs.
2. Uninflated annual increment at project buildout, based on 2023 tax rate and estimated costs.

Table 5: Projected Tax Increment Revenues by Year

Assumptions			
Annual Inflation During Life of TID.....	0.00%		
2023 Gross Tax Rate (per \$1000 EV).....	\$17.18		
Annual Adjustment to tax rate.....	0.00%		
Investment rate.....	0.00%		
Data above dashed line are actual			

Background Data				Revenues			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
Year	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues
	(January 1)	(1)					
	Base Value \$9,637,200						
2025	\$9,637,200	\$9,720,000	\$9,720,000	\$17.18	\$0	\$0	\$0
2026	\$19,357,200	\$3,240,000	\$12,960,000	\$17.18	\$0	\$0	\$0
2027	\$22,597,200	\$250,000	\$13,210,000	\$17.18	\$167,020	\$0	\$167,020
2028	\$22,847,200		\$13,210,000	\$17.18	\$222,693	\$0	\$222,693
2029	\$22,847,200	\$250,000	\$13,460,000	\$17.18	\$226,989	\$0	\$226,989
2030	\$23,097,200		\$13,460,000	\$17.18	\$226,989	\$0	\$226,989
2031	\$23,097,200	\$250,000	\$13,710,000	\$17.18	\$231,285	\$0	\$231,285
2032	\$23,347,200		\$13,710,000	\$17.18	\$231,285	\$0	\$231,285
2033	\$23,347,200	\$250,000	\$13,960,000	\$17.18	\$235,581	\$0	\$235,581
2034	\$23,597,200	\$15,000,000	\$28,960,000	\$17.18	\$235,581	\$0	\$235,581
2035	\$38,597,200	\$250,000	\$29,210,000	\$17.18	\$239,876	\$0	\$239,876
2036	\$38,847,200		\$29,210,000	\$17.18	\$497,623	\$0	\$497,623
2037	\$38,847,200	\$250,000	\$29,460,000	\$17.18	\$501,919	\$0	\$501,919
2038	\$39,097,200		\$29,460,000	\$17.18	\$501,919	\$0	\$501,919
2039	\$39,097,200	\$250,000	\$29,710,000	\$17.18	\$506,215	\$0	\$506,215
2040	\$39,347,200	\$5,000,000	\$34,710,000	\$17.18	\$506,215	\$0	\$506,215
2041	\$44,347,200		\$34,710,000	\$17.18	\$510,511	\$0	\$510,511
2042	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426
2043	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426
2044	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426
2045	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426
2046					\$596,426	\$0	\$596,426
		\$34,710,000			\$8,023,834	\$0	\$8,023,834

Tax Increment Projection Worksheet Provided by: BAIRD, Inc. using assumptions provided by the City.

Table 6: Estimated Debt Service Financing Plan

Example New Issue					Example New Issue				
\$500,000 G.O. Promissory Notes Dated April 1, 2027					\$770,000 G.O. Promissory Notes Dated April 1, 2039				
Expenditures									
(h) Payments to Developer	(i) Principal	(i) Interest	(k) Less: Estimated Bid Premium	(l) Debt Service	(m) Principal	(n) Interest	(o) Debt Service	(p) Administrative Expenses	(q) Combined Expenditures
65%	(4/1)	(4/1 & 10/1) TIC= 3.70%			(4/1)	(4/1 & 10/1) AVG= 4.00%		(1)	
\$0								\$50,000	\$50,000
\$0								\$50,000	\$50,000
\$0								\$50,000	\$50,000
\$144,751	\$10,000	\$38,243	(\$872)	\$47,370				\$50,000	\$242,121
\$147,543	\$25,000	\$24,345		\$49,345				\$50,000	\$246,888
\$147,543	\$25,000	\$22,845		\$47,845				\$50,000	\$245,388
\$150,335	\$25,000	\$21,345		\$46,345				\$40,000	\$236,680
\$150,335	\$30,000	\$19,695		\$49,695				\$40,000	\$240,030
\$153,127	\$30,000	\$17,895		\$47,895				\$40,000	\$241,022
\$153,127	\$30,000	\$16,245		\$46,245				\$40,000	\$239,372
\$155,920	\$35,000	\$14,620		\$49,620				\$40,000	\$245,540
\$323,455	\$35,000	\$12,861		\$47,861				\$40,000	\$411,316
\$326,247	\$40,000	\$10,968		\$50,968				\$25,000	\$402,215
\$326,247	\$40,000	\$8,948		\$48,948				\$25,000	\$400,195
\$329,040	\$40,000	\$6,928		\$46,928				\$25,000	\$400,967
\$329,040	\$45,000	\$4,781		\$49,781		\$46,200	\$46,200	\$25,000	\$450,021
\$331,832	\$45,000	\$2,734		\$47,734		\$30,800	\$30,800	\$10,000	\$420,366
\$387,677	\$45,000	\$911		\$45,911	\$95,000	\$28,900	\$123,900	\$10,000	\$567,488
\$387,677					\$160,000	\$23,800	\$183,800	\$10,000	\$581,477
\$387,677					\$165,000	\$17,300	\$182,300	\$10,000	\$579,977
\$387,677					\$170,000	\$10,600	\$180,600	\$10,000	\$578,277
\$387,677					\$180,000	\$3,600	\$183,600	\$10,000	\$581,277
\$5,106,929	\$500,000	\$223,363	(\$872)	\$722,490	\$770,000	\$161,200	\$931,200	\$700,000	\$7,460,619

Estimated Financing Plan Provided by: BAIRD, Inc. using assumptions provided by the City.

City of Watertown

Table 7: Summary of Sources and Uses (Cash Flow)

Assumptions																			
Annual Inflation During Life of TID.....				0.00%															
2023 Gross Tax Rate (per \$1000 EV).....				\$17.18															
Annual Adjustment to tax rate.....				0.00%															
Investment rate.....				0.00%															
Data above dashed line are actual																			

Background Data				Revenues			Expenditures										TID Status		Year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	
Year	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Payments to Developer	Principal	Interest	Less: Estimated Bid Premium	Debt Service	Principal	Interest	Debt Service	Administrative Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance
	(January 1)	(1)						65%	(4/1)	(4/1 & 10/1)			(4/1)	(4/1 & 10/1)		(1)			(December 31)
	Base Value \$9,637,200									TIC= 3.70%				AVG= 4.00%					
2025	\$9,637,200	\$9,720,000	\$9,720,000	\$17.18	\$0	\$0	\$0	\$0								\$50,000	\$50,000	(\$50,000)	(\$50,000)
2026	\$19,357,200	\$3,240,000	\$12,960,000	\$17.18	\$0	\$0	\$0	\$0								\$50,000	\$50,000	(\$50,000)	(\$100,000)
2027	\$22,597,200	\$250,000	\$13,210,000	\$17.18	\$167,020	\$0	\$167,020	\$0								\$50,000	\$50,000	\$117,020	\$17,020
2028	\$22,847,200		\$13,210,000	\$17.18	\$222,693	\$0	\$222,693	\$144,751	\$10,000	\$38,243	(\$872)	\$47,370				\$50,000	\$242,121	(\$19,428)	(\$2,408)
2029	\$22,847,200	\$250,000	\$13,460,000	\$17.18	\$226,989	\$0	\$226,989	\$147,543	\$25,000	\$24,345		\$49,345				\$50,000	\$246,888	(\$19,899)	(\$22,306)
2030	\$23,097,200		\$13,460,000	\$17.18	\$226,989	\$0	\$226,989	\$147,543	\$25,000	\$22,845		\$47,845				\$50,000	\$245,388	(\$18,399)	(\$40,705)
2031	\$23,097,200	\$250,000	\$13,710,000	\$17.18	\$231,285	\$0	\$231,285	\$150,335	\$25,000	\$21,345		\$46,345				\$40,000	\$236,680	(\$5,395)	(\$46,100)
2032	\$23,347,200		\$13,710,000	\$17.18	\$231,285	\$0	\$231,285	\$150,335	\$30,000	\$19,695		\$49,695				\$40,000	\$240,030	(\$8,745)	(\$54,846)
2033	\$23,347,200	\$250,000	\$13,960,000	\$17.18	\$235,581	\$0	\$235,581	\$153,127	\$30,000	\$17,895		\$47,895				\$40,000	\$241,022	(\$5,442)	(\$60,288)
2034	\$23,597,200	\$15,000,000	\$28,960,000	\$17.18	\$235,581	\$0	\$235,581	\$153,127	\$30,000	\$16,245		\$46,245				\$40,000	\$239,372	(\$3,792)	(\$64,079)
2035	\$38,597,200	\$250,000	\$29,210,000	\$17.18	\$239,876	\$0	\$239,876	\$155,920	\$35,000	\$14,620		\$49,620				\$40,000	\$245,540	(\$5,663)	(\$69,742)
2036	\$38,847,200		\$29,210,000	\$17.18	\$497,623	\$0	\$497,623	\$323,455	\$35,000	\$12,861		\$47,861				\$40,000	\$411,316	\$86,307	\$16,564
2037	\$38,847,200	\$250,000	\$29,460,000	\$17.18	\$501,919	\$0	\$501,919	\$326,247	\$40,000	\$10,968		\$50,968				\$25,000	\$402,215	\$99,704	\$116,269
2038	\$39,097,200		\$29,460,000	\$17.18	\$501,919	\$0	\$501,919	\$326,247	\$40,000	\$8,948		\$48,948				\$25,000	\$400,195	\$101,724	\$217,993
2039	\$39,097,200	\$250,000	\$29,710,000	\$17.18	\$506,215	\$0	\$506,215	\$329,040	\$40,000	\$6,928		\$46,928				\$25,000	\$400,967	\$105,248	\$323,241
2040	\$39,347,200	\$5,000,000	\$34,710,000	\$17.18	\$506,215	\$0	\$506,215	\$329,040	\$45,000	\$4,781		\$49,781		\$46,200	\$46,200	\$25,000	\$450,021	\$56,194	\$379,435
2041	\$44,347,200		\$34,710,000	\$17.18	\$510,511	\$0	\$510,511	\$331,832	\$45,000	\$2,734		\$47,734		\$30,800	\$30,800	\$10,000	\$420,366	\$90,145	\$469,580
2042	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426	\$387,677	\$45,000	\$911		\$45,911	\$95,000	\$28,900	\$123,900	\$10,000	\$567,488	\$28,938	\$498,518
2043	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426	\$387,677					\$160,000	\$23,800	\$183,800	\$10,000	\$581,477	\$14,949	\$513,467
2044	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426	\$387,677					\$165,000	\$17,300	\$182,300	\$10,000	\$579,977	\$16,449	\$529,916
2045	\$44,347,200		\$34,710,000	\$17.18	\$596,426	\$0	\$596,426	\$387,677					\$170,000	\$10,600	\$180,600	\$10,000	\$578,277	\$18,149	\$548,065
2046					\$596,426	\$0	\$596,426	\$387,677					\$180,000	\$3,600	\$183,600	\$10,000	\$581,277	\$15,149	\$563,215
				\$8,023,834	\$0	\$8,023,834	\$5,106,929	\$500,000	\$223,363	(\$872)	\$722,490	\$770,000	\$161,200	\$931,200	\$700,000	\$7,460,619			

ype of TID:

2025 TID Inception (2025)

2040 Final Year to Incur TIF Related Costs

2045 Maximum Legal Life of TID (20 Years)

2046 Final Tax Collection Year

(1) Per City.

Developer incentive schedule and debt schedule provided by Robert W. Baird & Co. Inc. using assumptions provided by the City.

City of Watertown

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SECTION VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of 2024, the City has a G.O. debt limit of \$119,137,475, of which \$90,942,475 is currently unused and could be made available to finance project costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent that the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by the Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent that the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs by an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment

payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan by an amount equal to the total collected.

SECTION IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #9 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

The anticipated uses of all parcels within TID #9 are generally consistent with the future land uses shown in the City of Watertown Comprehensive Plan, as shown on Map 3.

This District is being created under the “mixed-use district” definition of Wis. Sta. § 66.1105, and the City has the flexibility of choosing to rezone any of the parcels to other types of zoning if and when demand for rezoning takes place. The only limitation is the amount of newly platted residential use that would be allowed (not more than 35% by area) if the City chose to rezone some of the land to residential with a newly platted residential subdivision.

The City has the flexibility of choosing to rezone those parcels shown on the Future Land Use Map as suitable for planned mixed use to other types of zoning if and when demand for rezoning takes place. The City will initiate a process to amend the Future Land Use Map for any parcels found to be inconsistent with this Project Plan. Until that change is made, development will be subject to current zoning and the current Future Land Use Map. Any zoning changes required to implement the projects listed herein will be made in accordance with the City’s zoning ordinance on a project-by-project basis.

SECTION X. ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City within the past year prior to adoption of this Project Plan. The entire District is surrounded by property already in the City, so no future annexations are anticipated.

SECTION XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that approximately 56% of the real property in the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b).

SECTION XII. STATEMENT ON RELOCATION

In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stat. Chapter 32.

APPENDIX A: TID BOUNDARY LEGAL DESCRIPTION

APPENDIX B: IMPACT ON OVERLYING TAXING JURISDICTIONS

Base Value	\$9,637,200	(January 1, 2025)
Projected Value Increment	\$34,710,000	(At district closure in 2045)
Projected Total Tax Increment	\$8,023,834	(From creation to closure)

Taxing Jurisdiction	2023 Tax Rate	% of Mill Rate by Jurisdiction	2023 Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over the Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
Jefferson County	3.06	17.82%	\$29,510	\$1,429,894	\$135,797	\$106,287
City of Watertown	7.06	41.11%	\$68,073	\$3,298,416	\$313,251	\$245,177
Watertown School District	6.40	37.22%	\$61,636	\$2,986,502	\$283,628	\$221,992
Madison College	0.66	3.85%	\$6,378	\$309,022	\$29,348	\$22,970
Total	17.18	100%	\$165,597	\$8,023,834	\$762,024	\$596,427

**APPENDIX C: PLAN COMMISSION RESOLUTION RECOMMENDING
ADOPTION OF TAX INCREMENT DISTRICT #11**

**APPENDIX D: COMMON COUNCIL RESOLUTION APPROVING THE
PROJECT PLAN**

APPENDIX E: JOINT REVIEW BOARD RESOLUTION APPROVING THE PROJECT

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: September 23rd, 2024
SUBJECT: Reichart Road - Extraterritorial Certified Survey Map (CSM)

A request by Mary Seurer, agent for Gertrude A Moss Trust, to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 020-0814-2442-000

SITE DETAILS:

Parent Parcel Acres: 24.53
Proposed Lot Size(s): Lot 1 – 6.618 acres.
Jurisdiction: Town of Milford

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot Certified Survey Map with road access to Reichart Rd. The purpose of the land division is to facilitate a rezoning of Lot 1.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. Reichart Road is not designated for expanded ROW in the Comprehensive Plan.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials.



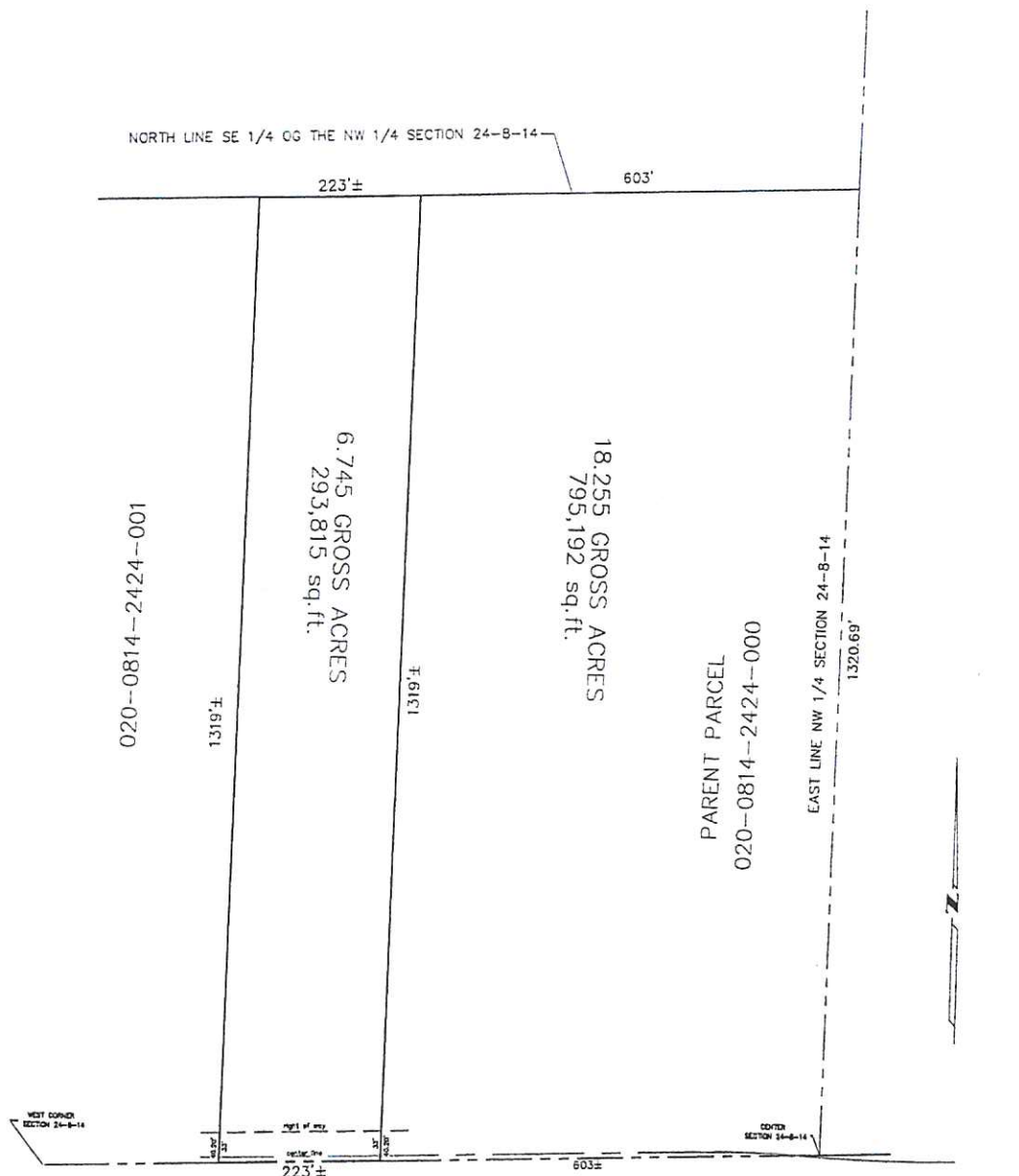
PRELIMINARY PLAT

BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

Franklin J. Lehman
FRANKLIN J. LEHMAN S-2211

NOV. 29, 2023
DATE

230807
JOB NUMBER



REICHART ROAD

SCALE: 1" = 200'



CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 14 EAST, IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

PREPARED FOR: GERTRUDE MOSS TRUST (OWNER)
MARY SEURER (TRUSTEE)
W8225 STOCKBRIDGE CT.
LAKE MILLS, WI 53551

PREPARED BY: FRANKLIN J. LEHMAN
PO BOX 202
LAKE MILLS, WI 53551
262-767-8786

*review notes
notes like copy +
paste from
last
CSM*

- LOTS 1 AND 2 HAVE AN AIRPORT APPROACH PROTECTION-ZONE ELEVATION OF 968 FEET ABOVE MEAN SEA LEVEL. FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH, WHETHER OR NOT SUCH BUILDINGS, STRUCTURES, OR OBJECTS OF NATURAL GROWTH ARE IN EXISTENCE.
- 1.)
- 2.) BEARINGS HEREON RELATE TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 24-8-14 ASSUME BEARING S87°57'46"W
- 3.) MAG NAIL SET AT THE NW COR OF THE SE 1/4 OF SECTION 24-8-14 WAS SET FROM WITNESS CORNER, THE FOUND 3/4" ROD AT 33.00' NORTH, MONUMENT FOUND AT THE NW COR OF THE NE 1/4 OF SECTION 24-8-14.
- 4.) SETBACKS ALONG REICHART RD WERE SET FROM CENTERLINE AS PAVED.

NE COR NW 1/4
SECTION 24-8-14

1320.60'

NORTH LINE SE 1/4 OF THE NW 1/4 SECTION 24-8-14

N87°49'00"E
223.04'

S87°49'00"W 603.39'

LOT 1

6.618 AC
286,280 sq.ft.
(incl right of way)

6.538 AC
284,791 sq.ft.
(excl right of way)

UNPLATTED LAND OWNED BY OTHERS

1293.73'

1277.83'

1278.87'

1294.30'

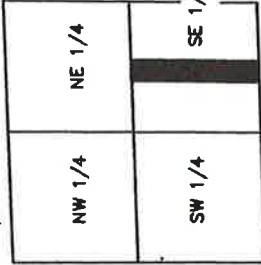
UNPLATTED LAND OWNED BY PLATTER

1320.60'

EAST LINE NW 1/4 SECTION 24-8-14

N00°35'00"E

LOCATION SKETCH
NW 1/4 OF SECTION 24-8-14



SCALE 1" = 2000'

LEGEND

- SET 0.75" DIA X 18" IRON ROD WEIGHING NOT LESS THAN 1.33 lbs/lin foot
- ⊕ 2" DIA ALUMINUM MAGNETIZED MONUMENT
- △ SET MAG NAIL
- ⊠ SQUARE CUT LIMESTONE

SCALE: 1" = 100'



SE COR NW 1/4
SECTION 24-8-14

SOUTH LINE NW 1/4 OF
SECTION 24-8-14

N87°57'46"E
603.13'

right of way
center line
right of way
2702.82' OAL

REICHART ROAD

DETAIL 1
SEE PAGE 2

LINE CHART

L1 | S87°57'46"W | 223.01'

SHEET 2 OF 4

PETITION NO. R-45278-24 ZONING NR
Check for subsequent zoning changes
with Jefferson County Zoning

FRANKLIN J. LEHMAN S-2211

AUGUST 29, 2024 230808

DATE JOB NUMBER

THIS INSTRUMENT DRAFTED BY FRANKLIN LEHMAN

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 14 EAST, IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

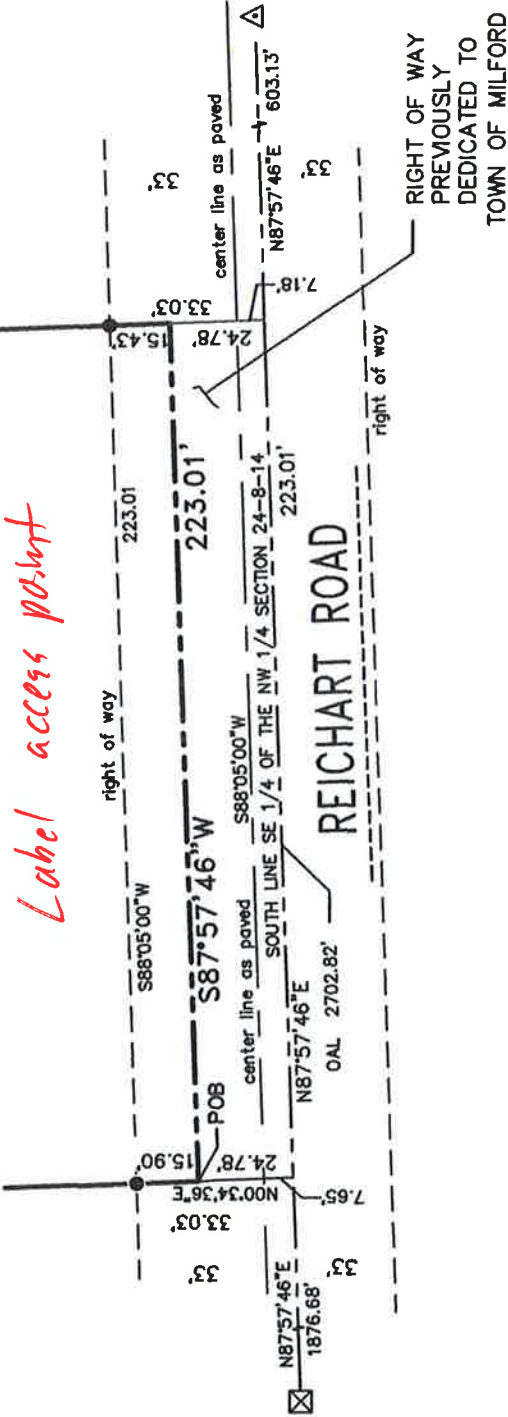
SURVEYOR'S CERTIFICATE

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE AT THE DIRECTION OF THE GERTRUDE MOSS TRUST, MARY SEURER TRUSTEE, AS OWNER OF SAID PROPERTY, HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 14 EAST IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SW COMMENCE AT THE SE CORNER OF THE NW 1/4 OF SAID SECTION 24;
THENCE NORTH 87°57'46" EAST ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 24, 1876.68 FEET;
THENCE NORTH 00°34'36"E, 24.78 FEET TO THE NORTH LINE OF LANDS PREVIOUSLY DEDICATED TO THE TOWN OF MILFORD
THENCE CONTINUE NORTH 00°34'36" EAST 1,293.73 FEET;
THENCE NORTH 87°48'07" EAST, 223.04 FEET; 87°49'00"
THENCE SOUTH 00°34'36" WEST, 1,294.30 FEET TO THE NORTH LINE OF SAID DEDICATED LANDS;
THENCE SOUTH 88°05'00" WEST ALONG SAID NORTH LINE, 223.01 FEET TO THE PLACE OF BEGINNING.
87°57'46"
SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 15', MORE OR LESS (WIDTH VARIES) FOR CONTAINING 6.618 ACRES (288,280 sq. ft.) INCLUDING RIGHT OF WAY AND 6.538 ACRES (284,791 sq. ft.) EXCLUDING SAID RIGHT OF WAY.

THAT THE MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PROPERTY. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s236.34 OF THE WISCONSIN STATUTES, THE TOWN OF MILFORD, THE CITY OF WATERTOWN AND JEFFERSON COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DETAIL 1



FRANKLIN J. LEHMAN S-2211
AUGUST 29, 2024 230808
DATE JOB NUMBER

SHEET 2 OF 4
THIS INSTRUMENT DRAFTED BY FRANKLIN LEHMAN

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 14 EAST, IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, AS TRUSTEE FOR GERTRUDE MOSS TRUST, OWNER OF SAID PROPERTY, HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF MILFORD, CITY OF WATERTOWN, AND JEFFERSON COUNTY.

DATED THIS _____ DAY OF _____ 2024

MARY M. SEURER

NOTARY PUBLIC

STATE OF WISCONSIN)
JEFFERSON COUNTY) ss

MY COMMISSION EXPIRES: _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024

THE AFOREMENTIONED MARY M. SEURER TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

TOWN OF MILFORD PLANNING COMMISSION

APPROVED BY MILFORD PLANNING COMMISSION THIS _____ DAY OF _____ 2024.

STEVE DUWE CHAIRMAN

TOWN OF MILFORD TOWN BOARD

APPROVED BY MILFORD TOWN BOARD THIS _____ DAY OF _____ 2024.

STEVE KUBE CHAIRMAN

JEFFERSON COUNTY PLANNING AND ZONING

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON

THIS _____ DAY OF _____, 2024.

MATT ZANGL ADMINISTRATOR

FRANKLIN J. LEHMAN S-2211
AUGUST 29, 2024 230808
DATE JOB NUMBER

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 14 EAST, IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE CERTIFIED SURVEY MAP, IN THE TOWN OF MILFORD, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS _____ DAY OF _____, 2024.

DATE: _____
EMILY MCFARLAND, MAYOR

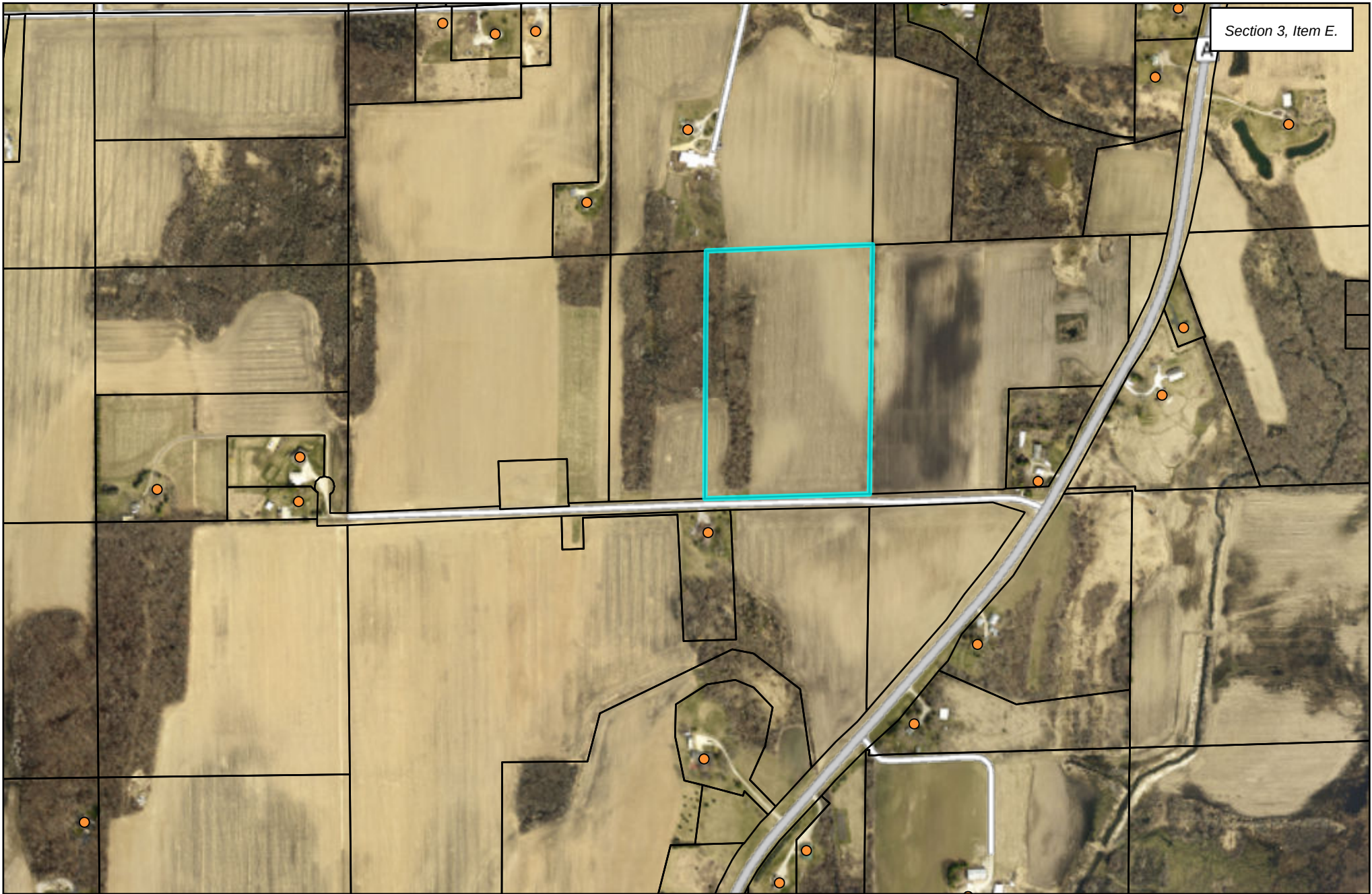
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNEISEN, CLERK

FRANKLIN J. LEHMAN S-2211
AUGUST 29, 2024 230808
DATE JOB NUMBER

Reichart Rd - ET CSM

Section 3, Item E.



-  City Boundary
-  Parcels Lines
-  Address Points



City of Watertown Geographic Information System

Scale:  Printed on: September 1, 2023

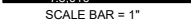
Author: 
 DISCLAIMER: This map is not a substitute for an actual field survey or onsite inspection. The accuracy of this map is limited to the quality of the records from which it was derived. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever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



Figure 7.7 Future Land Use and Existing Zoning District Translation

Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single Family Residential-4
Two-Family	Two Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Business
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial District
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts
All Overlay Zoning Districts can be associated with all Future Land Use Categories where appropriate, subject to the standards, rules, and regulations of the Overlay Zoning District.	

This future land use category is intended to accommodate a variety of residential uses, including multi-family housing units (e.g. multiplexes, apartments, condominiums, townhouses) and some single- and two-family residences, all served by Watertown sanitary sewer and water systems. Multi-Family Residential is depicted in areas of the City where this type of development existed at the time this Plan was prepared. New development is recommended in the following areas: (1) south of West Street and east of Horseshoe Road; (2) on the City's west side between the rail lines; and (3) north of CTH CW and east of STH 16 on the City's east side. The City's MR-8 and MR-10 zoning districts are most appropriate to implement this future land use category.

Policies and Programs:

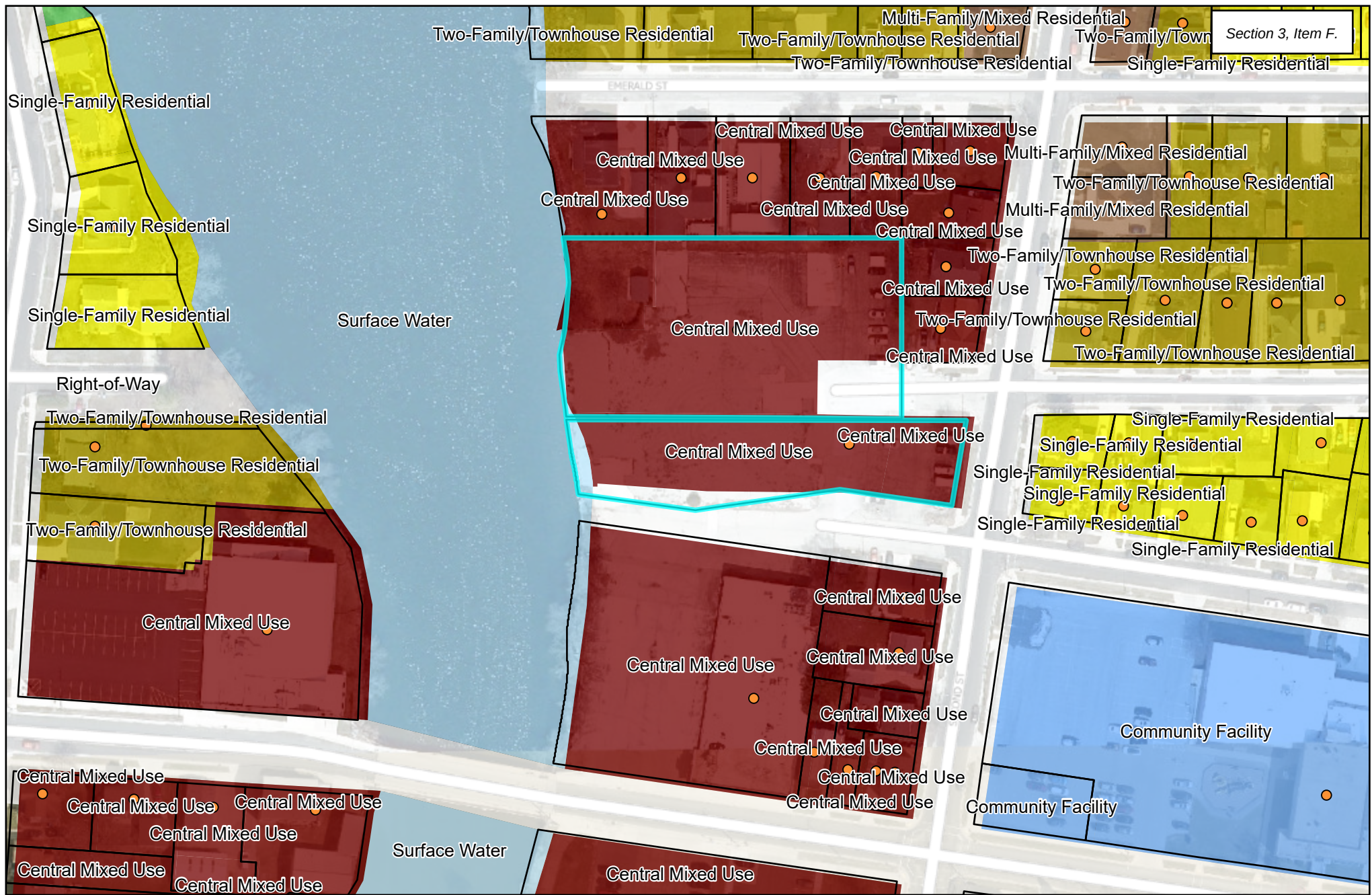
1. Disperse multi-family development throughout the City, rather than creating large concentrations of this type of development in just a few areas.
2. Require a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan for all residential buildings containing three or more dwelling units prior to development approval.
3. Require Multi-Family Residential housing developments to provide on-site open space areas that serve the needs of the project's residents, in addition to public park land requirements applicable to all residential development.
4. Include facilities for bicyclists (bike storage racks, bike paths, etc.) in all development designs.
5. Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas.
6. Encourage the use of balconies, porches, stoops, garden walls, varied building and facade setbacks, varied roof designs, bay windows, and similar design features in new multi-family residential project designs. In general, multifamily dwelling units should be designed so that they appear to be a grouping of smaller residential units and match the scale of the surrounding neighborhood.
7. Promote architectural design of new development that is compatible with the surrounding neighborhood, including building and facade materials, building height, building bulk, setbacks, window and door styles and placements, roof designs, and colors.

This future land use category is intended to facilitate a carefully controlled mix of residential, commercial, and institutional uses on public sewer, public water, and other urban services and infrastructure. Riverside Mixed-Use areas are intended as unique locations that should function as neighborhood and community gathering spots. This category advises a carefully designed blend of Single-Family Residential, Two-Family Residential, Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include residential neighborhoods at various scales, high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, and community facilities. Riverside Mixed Use areas have only been designated in one area on the City's Future Land Use maps, adjacent to the western shores of the Rock River on the site of the former Bethesda complex. The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's SR-4, TR-6, SNR, MR-8, MR-10, I, PB, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

1. Follow the policies listed above for the Planned Neighborhood land use category for single-family, duplex, townhouse, and multi-family residential development within the Riverside Mixed Use category.
2. For commercial and office development, follow the policies for the Planned Mixed Use land use category described below.

100-104 E Division Street FLU



- | | | | |
|----------------|----------------------------------|------------------------|--------------------------|
| City Limits | Surface Water | Planned Neighborhood | Planned Office |
| Parcels Lines | Agriculture | Planned Mixed Use | Airport |
| Address Points | Single-Family Residential | Neighborhood Mixed Use | Community Facility |
| Right of Way | Two-Family/Townhouse Residential | Planned Business | Public Park & Recreation |
| | Multi-Family/Mixed Residential | Central Mixed Use | Mixed Industrial |

Watertown Future Land Use 2019 Comp Plan



City of Watertown Geographic Information System

Scale: 1" = 137.2' SCALE BAR = 1" Author: Printed on: September 2019

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



121-125 N Water Street FLU

Section 3, Item F.



City Limits	Surface Water	Planned Mixed Use	Community Facility
Parcels Lines	Agriculture	Neighborhood Mixed Use	Public Park & Recreation
Address Points	Single-Family Residential	Planned Business	Mixed Industrial
Address Labels	Two-Family/Townhouse Residential	Central Mixed Use	
Right of Way	Multi-Family/Mixed Residential	Planned Office	
	Planned Neighborhood	Airport	

Watertown Future Land Use 2019 Comp Plan



City of Watertown Geographic Information System

Scale: 1:586 SCALE BAR = 1" Printed on: September 1, 2019

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





To: Brian Zirbes, Zoning Administrator
From: Sonja Kruesel, AICP, Vandewalle & Associates – City Consulting Planner
Date: August 26, 2024
Re: City of Watertown Zoning Map Corrections

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

Mixed Zoning

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

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

Unknown Zonings

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

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

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

Multi Zoning

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

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

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

Conditional Rezoning

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

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
 247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

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

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

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

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

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

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

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

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

Property Owner Outreach

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

Procedural Steps

At the September 23, 2024, Plan Commission meeting, the zoning map corrections topic will be introduced for discussion. Next steps after discussion include scheduling public hearings to consider the zoning map amendment (rezone) and Conditional Use Permits (CUPs). The Plan Commission will make a recommendation on rezoning to the Common Council for final action. Four CUPs will be presented at the Plan Commission meeting, concurrently with the rezone items. The Plan Commission may act on the CUPs, which would be contingent and become effective upon the final Council approval of the rezone.

Watertown Zoning Map - Proposed Zoning for Select Parcels

- Rail

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

City of Watertown Boundary

PUD

Airport Overlay
- Proposed Zoning District

GB

PB

PO

GI

HI

SR-4

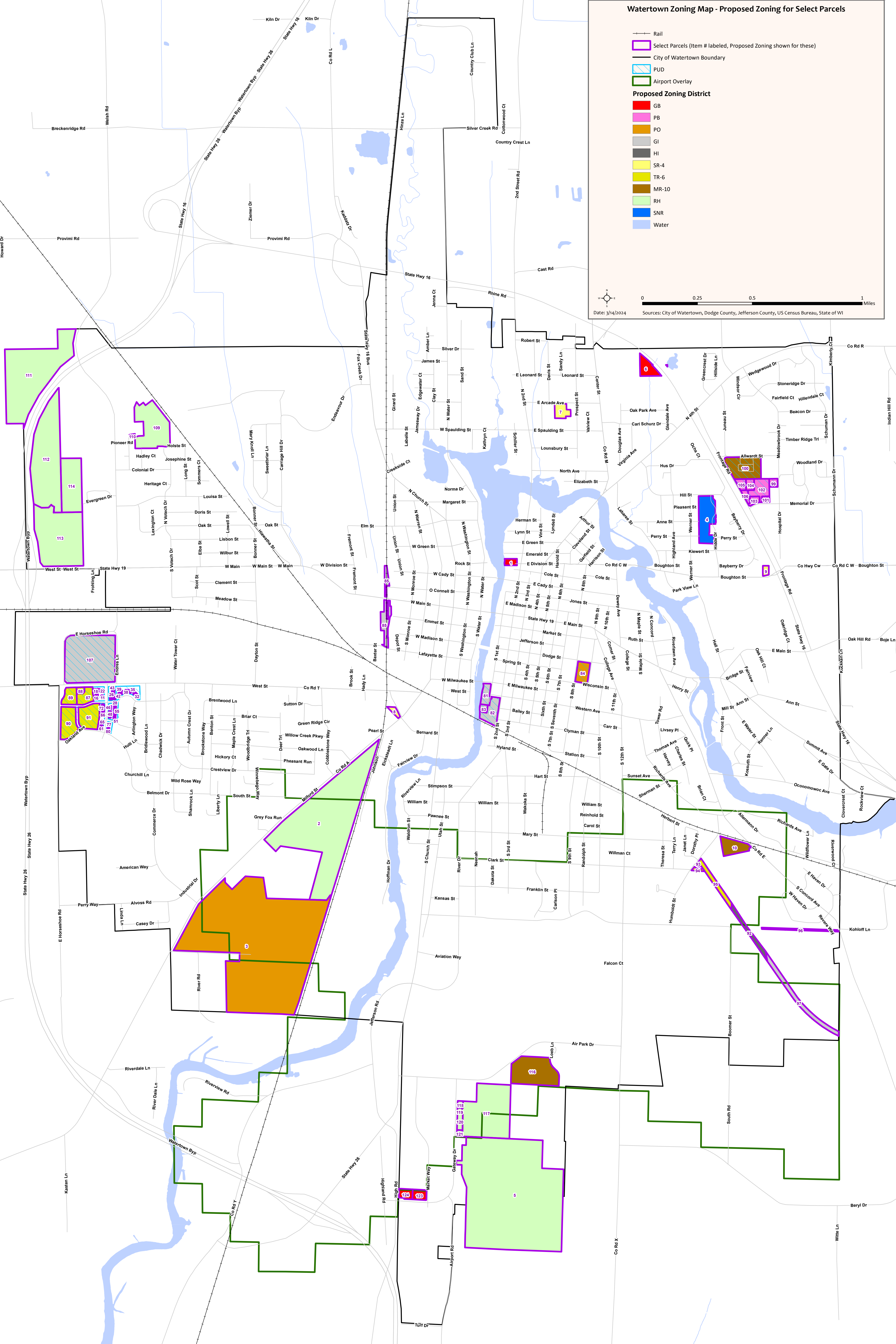
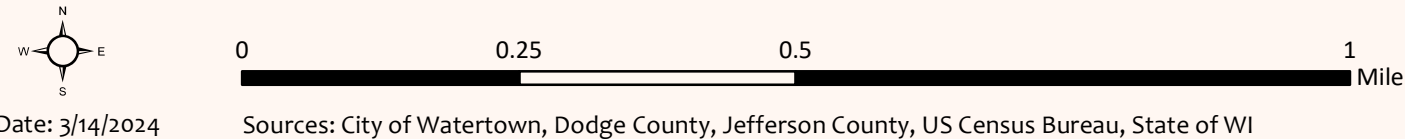
TR-6

MR-10

MR

SNR

Water



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

TO: Plan Commission
DATE: September 23rd, 2024
SUBJECT: Initial Review and Schedule a Public Hearing - Comprehensive Plan Amendment

A Comprehensive Plan Amendment request to change the Future Land Use designation on a parcel located at 1911 Gateway Drive. Parcel PIN(s): 291-0815-1624-000, 291-0815-1624-002, 291-0815-1624-003, 291-0815-1624-004, 291-0815-1624-005, & 291-0815-1624-006.

SITE DETAILS:

Acres: 33.32 acres

Current Zoning: Mixed Zoning

Existing Land Use: Vacant / Existing Home

Future Land Use Designation: Planned Mixed Use & Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant has proposed a Plan Amendment to change the Future Land Use designation of a parcel from Planned Mixed Use and Planned Neighborhood to Multi-Family Future Land Use. This parcel was previously part of the Heron Landing residential development project that was never implemented. Most of this parcel was previously planned for multi-family development as part of that project. A rezoning to Multi-Family 10 Residential Zoning (MR-10) is also pending. A future Conditional Use Permit for a Group Development will also be required for this proposal. A CSM combining the existing parcels into one lot was approved by the Plan Commission on Aug 12th, 2024.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Planned Mixed Use to the north and west. Planned Neighborhood Future Land Use exists to the south and east.

Nearby Zoning includes General Business and Planned Office and Institutional Zoning to the west and north. Rural Holding and Mixed Zoning are located to the south and west.

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to prepare a Comprehensive Plan Amendment and recommend the amendment to Council.

Per Wis. Stat. § 66.1001(4)(b):

*(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan **may** recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan.*

Comprehensive Plan Goals, Objectives, and General Policies:

The 2019 Watertown Comprehensive Plan includes goals, objectives, and general policies for the Plan Commission to consider when reviewing Comprehensive Plan amendments.

Land Use Goals, Objectives, and General Policies**Goal:**

1. *Promote a future land use pattern that is harmonious with the natural landscape, features visually attractive development, and is economically viable.*

Objectives:

1. *Ensure that a desirable balance and distribution of land uses is achieved.*
2. *Maintain high standards in the Zoning Ordinance for buildings, landscaping, signage, building materials, and parking lots.*
3. *Ensure that conflicts between neighboring land uses are minimized with logical land use transitions and bufferyards.*
4. *Utilize existing public facilities to serve new development whenever possible.*
5. *Coordinate land development with transportation system improvements.*
6. *Encourage City landowners to open up suitable undeveloped areas for new development as the need arises.*

Policies:

1. *Prioritize infill and redevelopment opportunities, especially downtown and along the river, before new greenfield development along the City's boundaries.*
2. *Direct new housing development in locations with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services.*
3. *Require all new development within Watertown's long-term growth area to be served with the full array of municipal services (e.g. sanitary sewer, storm sewer, municipal water, police, fire, etc.) unless covered by an intergovernmental agreement.*
4. *Encourage the strengthening of existing neighborhoods through maintenance of the existing housing stock, creative reuse of vacant or under-utilized buildings, and infill on vacant parcels.*
5. *Require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.*
6. *Strive for compatibility of adjacent land uses by requiring site plan review for all multi-family residential, commercial, office, industrial, recreational, and institutional land uses.*
7. *Buffer incompatible land uses from each other through the strategic use of plant materials, decorative fences, walls, or berms.*
8. *Require new development and redevelopment projects to include high quality building design, landscaping, stormwater best management practices, and signage and to meet at least the minimum landscaping and performance standards as codified in the City's Zoning Ordinance.*
9. *Encourage that new residential development within the Planned Neighborhood designation comply with the City's historic housing mix. The desired mix of residential uses in any neighborhood should be mostly single-family (approximately 50 percent), generally with no more than 20 percent of dwelling units being duplex units and not more than 30 percent being multi-family units.*
10. *Require detailed development plans that include: (1) proposed land use pattern of the area; (2) recommended zoning for the area; (3) recommended lot pattern; (4) location of necessary municipal utilities; (5) locations of parks, open space, and civic or institutional buildings; (6) proposed street system that will serve the area; and (7) a development phasing timetable so the City can coordinate capital improvements with the development of the area.*
11. *Factor public health into the site plan review process through the addition of specific criteria in which new development, redevelopment, and infill development must address in order to integrate land use planning, transportation, and public health.*
12. *Work with Jefferson and Dodge Counties, in addition to all surrounding Townships on future land use planning within the City's Extraterritorial Jurisdiction to promote intergovernmental cooperation and a unified future planning of development and services. Seek intergovernmental agreements with all surrounding Townships.*
13. *Reevaluate the City's supply and demand for industrial land every 5 years.*
14. *Develop detailed neighborhood plans for the Bethesda campus between Milford Street and the Rock River in order to foster high-quality and well-planned future development.*

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

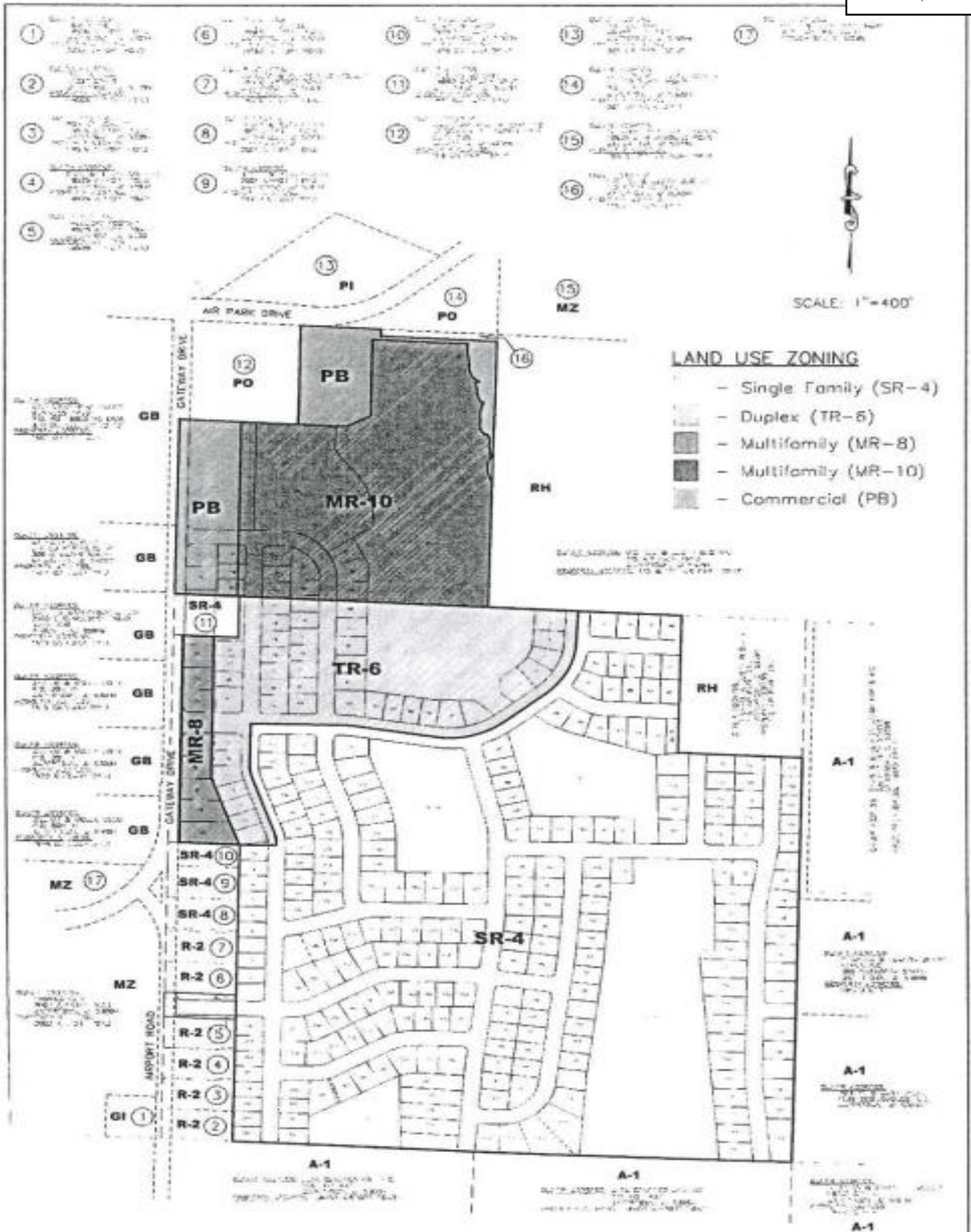
1. Set public hearing date for November 4th, 2024
2. Set public hearing to a later date.

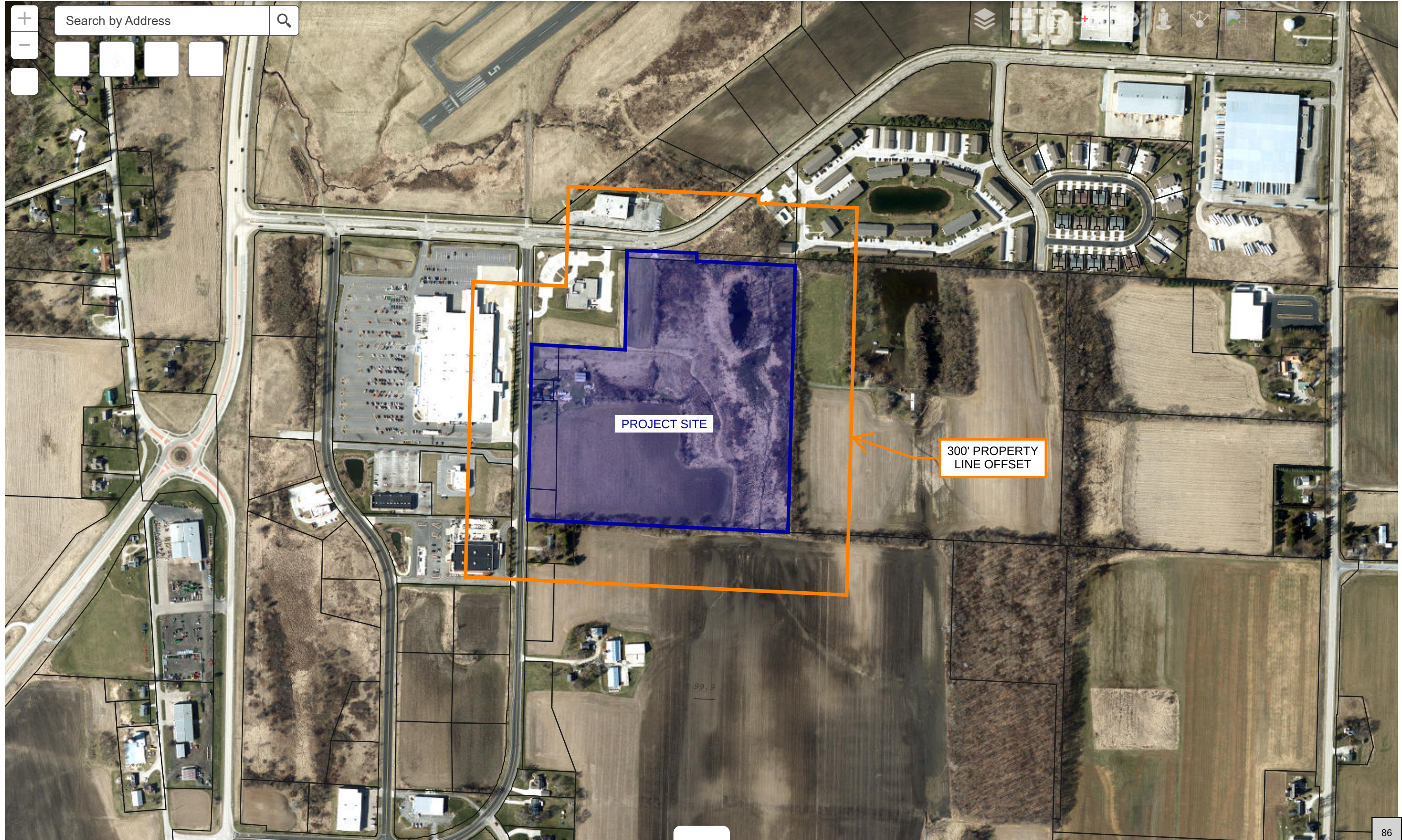
ATTACHMENTS:

- Application materials.

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

Opportunity Runs Through It





The proposed amendment to the comprehensive plan, which involves changing the land use designation from a Planned Neighborhood to Multifamily Residential, is strategically aligned with the city's broader objectives for balanced growth, sustainable community development, and integration. This is a thoughtfully designed community that aspires to redefine the standards of multifamily living, while enhancing the social fabric of Watertown. The below outlines the key reasons for supporting this change, leveraging the guiding principles and objectives set forth in the city's planning documents.

Strategic Dispersal of Multifamily Development

The transition of Air Park Drive to a multifamily residential designation supports the city's goal of dispersing multifamily housing throughout the city. By integrating a multifamily development on this parcel, the city avoids the creation of large concentrations of such developments in limited areas. Our primary objective is to create a dynamic and desirable residential community that not only meets but exceeds the current market expectations, thereby significantly contributing to the growth and vibrancy of the local area. This approach promotes diversity and ensures that all neighborhoods benefit from well-planned housing options.

Provision of On-Site Open Space

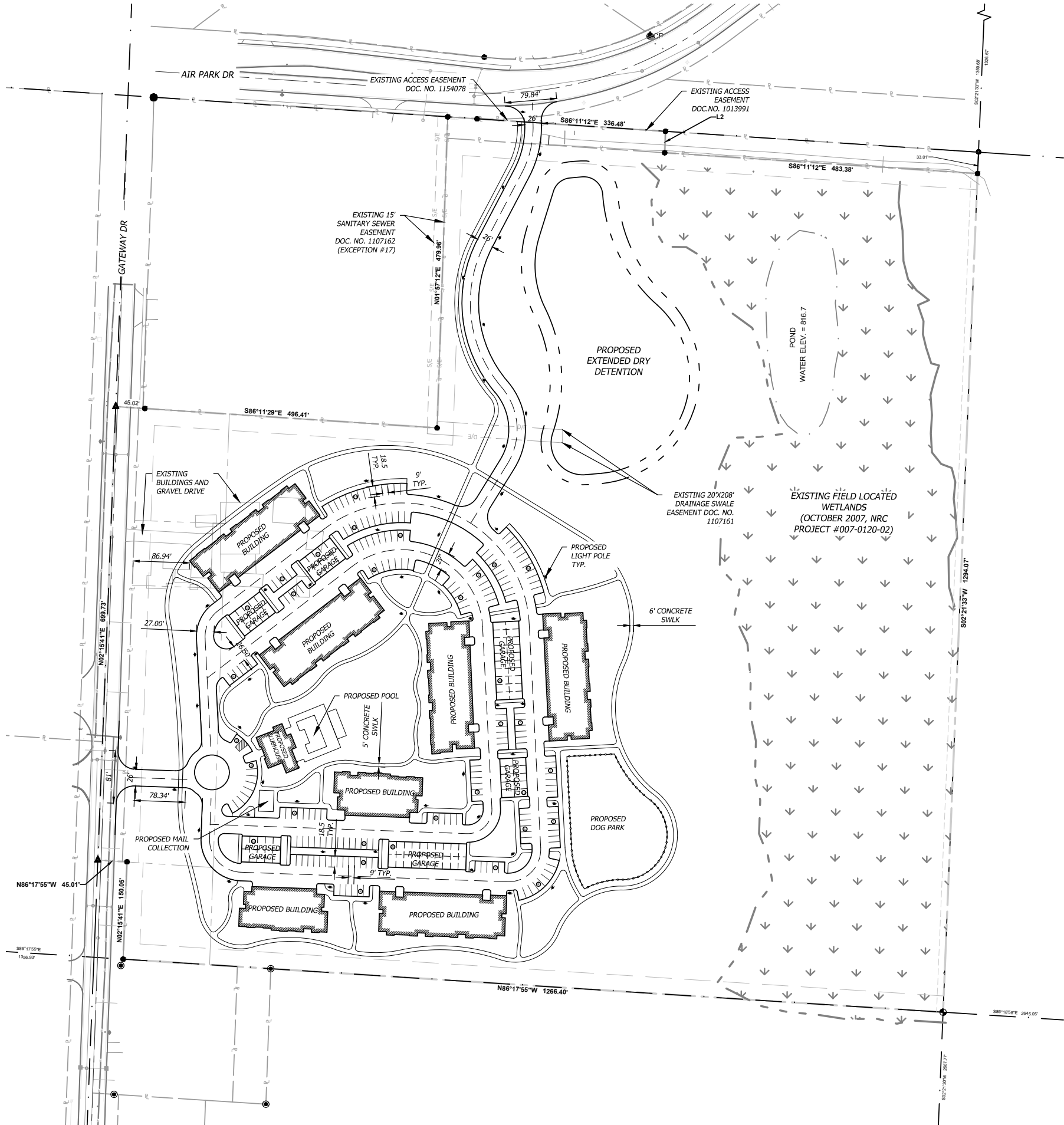
A key advantage of our multifamily residential development is the requirement to provide on-site open spaces tailored to the needs of the residents. As you can see the large open green space and walking trail complement the public parkland requirements while enhancing the livability and community feel within the multifamily development. This open space ensures that residents have access to recreational areas without overburdening nearby public parks, thereby contributing to the overall quality of life in the community.

Architectural and Design Integration

The plan encourages the use of architectural features such as balconies, porches, stoops, garden walls, and varied building and facade setbacks. These design elements help to break down the scale of larger buildings, making them appear as a cohesive grouping of smaller residential units. This is the exact approach we took that ensures that blends seamlessly to create a neighborhood feel, while maintaining the community's character and scale. The promotion of architectural design that will set the standard for this area in terms of building materials, height, bulk, setbacks, and roof designs further supports this integration.

Conclusion

In conclusion, the proposed amendment to change the comprehensive plan from a Planned Neighborhood to Multifamily Residential is justified by the strategic alignment with city-wide objectives, the rigorous planning and design standards imposed on multifamily developments, and the benefits of integrating housing into diverse areas of the city. This change not only addresses the growing demand for multifamily housing but also does so in a way that is sensitive to the existing fabric, promotes sustainability, and enhances the overall quality of life for residents.



SITE DATA

SITE	
SITE AREA:	33.3 AC 1,451,358 SF
BUILDING FLOOR AREA	79,651 SF
FLOOR AREA RATIO	5.49 %
IMPERVIOUS AREA:	
EXISTING:	18,334 SF (1.26%)
PROPOSED:	310,137 SF (21.37%)
PROPOSED IMPERVIOUS RATIO	21.37 %
PROPOSED BUILDING HEIGHT	35 FEET
PARKING	
PARKING PROVIDED:	202 STANDARD SURFACE STALLS 7 ACCESSIBLE STALLS (2 VAN) 80 DETACHED GARAGE STALLS 86 ATTACHED GARAGE STALLS
TOTAL PROPOSED PARKING PROVIDED:	368 PARKING STALLS
PARKING RATIO	1.88 STALLS/UNIT
PARKING REQUIRED:	
(1 STALL/UNIT)	196 STALLS
(196 TOTAL UNITS)	
ADA STALLS:	6 ADA STALLS
(BASED ON 196 CUSTOMER & EMPLOYEE PARKING)	

LEGAL DESCRIPTION

Legal Description as described in Title Commitment File No.: 37381C, dated: January 30, 2024 @ 7:00 AM, issued by Fidelity Title, Ltd. :

Lot 1 of CERTIFIED SURVEY MAP No. _____ recorded in Volume ____ of Certified Surveys on Page ____ as Document No. _____, being a part of _____ City of Watertown, Jefferson County, Wisconsin.

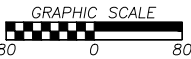
291-0815-1624-000
291-0815-1624-006
291-0815-1624-005
291-0815-1624-004
291-0815-1624-003
291-0815-1624-002

ZONING

MR-10 (MULTIFAMILY RESIDENTIAL-10 DISTRICT)

SITE LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING
- PARKING STALL COUNT
- STANDARD CURB & GUTTER



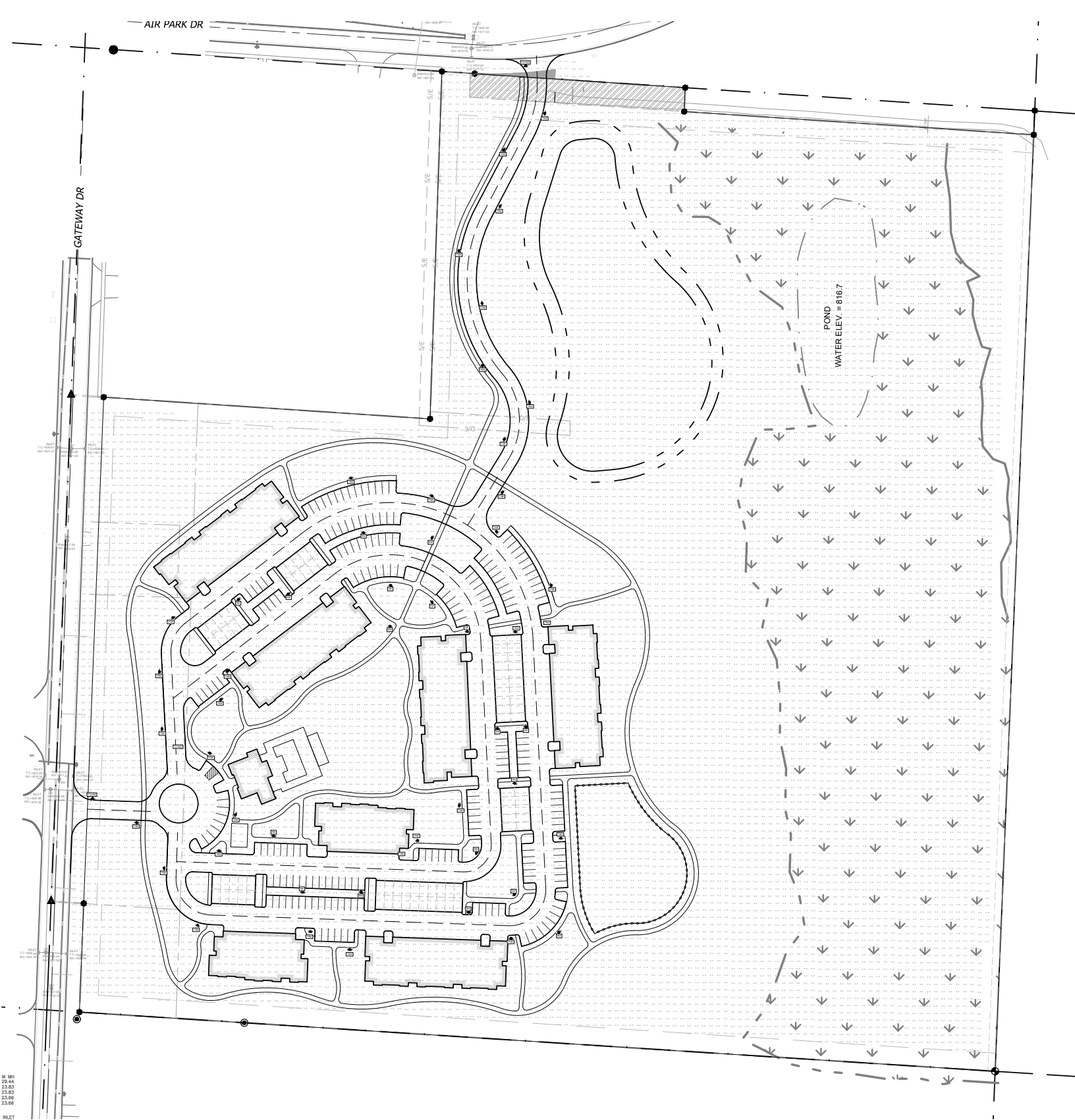


GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Wisconsin. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

EROSION CONTROL LEGEND

---	SF	SILT/SEDIMENT FENCE
		INLET PROTECTION FILTER BAGS
— 980 —		FINISH GRADE MAJOR CONTOURS
— 982 —		FINISH GRADE MINOR CONTOURS
- - 980 - -		EXISTING GRADE MAJOR CONTOURS
- - 982 - -		EXISTING GRADE MINOR CONTOURS



Luminaire Schedule					
Symbol	Qty	Label	Description	Mounting Height	Arm
⬇	16	D	GLEON-SA2D-740-U-RW	30	1
⬇	36	B	GLEON-SA2C-740-U-T4W	30	1
⬇	2	A	GLEON-SA2C-740-U-T3-HSS	30	1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Calculation Grid	Illuminance	Fc	1.84	4.1	0.4	4.60
Drive isles	Illuminance	Fc	1.86	4.1	0.4	4.65

Project

Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

- Location Technology
- Light Abolition
- BAA

Product Certifications

- ISU
- DLC LISTED
- DLC QUALITY CONNECT
- 36 VIB
- IP66
- UL
- ETL
- 5 YEAR

Connected Systems

- WaveLinx
- Enlighted

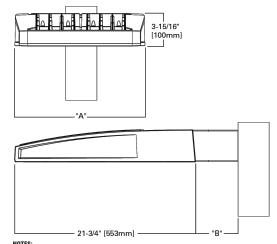
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



Number of Light Sources	"A" Width	"B" Standard Arm Length	"C" Extended Arm Length	"D" CM Arm Length	"E" CM Length	"F" CM Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
1. See <https://www.danielihsa.com/na/en/na/> to confirm qualification. Not all product variations are DLC qualified.
2. DLC Certified for 3000K CCT and warmer only.



PSS000029EN page 1
May 24, 2023 7:00 PM



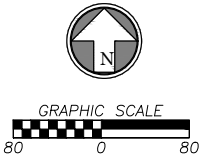
CONCEPT PLANT SCHEDULE		
	CLIMAX TREES: 75 POINTS 2" caliper @ planting Acer saccharum / Sugar Maple Ginkgo biloba / Autumn Gold / Autumn Gold Maidenhair Tree Quercus rubra / Northern Red Oak Quercus x schuettei / Swamp Bur Oak	36
	TALL DECIDUOUS TREES: 30 POINTS 1 1/2" caliper @ planting Carya ovata / Shagbark Hickory Gleditsia triacanthos / Honey Locust Populus grandidentata / Largetooth Aspen Tilia americana / American Linden	12
	MEDIUM DECIDUOUS TREES: 15 POINTS 6" tall @ planting Larix laricina / Tamarack Nyssa sylvatica / Tupelo Prunus pensylvanica / Pin Cherry Prunus serotina / Black Cherry Prunus virginiana / Chokecherry	33
	LOW DECIDUOUS TREES: 10 POINTS 4" tall @ planting Alnus incana rugosa / Speckled Alder Amelanchier laevis / Allegheny Serviceberry Multi-trunk Crataegus crus-galli inermis / Thornless Cockspur Hawthorn Malus ioensis / Prairie Crabapple	83
	TALL EVERGREEN TREE: 40 POINTS 5" tall @ planting Abies balsamea / Balsam Fir Picea glauca / White Spruce Pinus strobus / White Pine	38
	MEDIUM EVERGREEN TREES: 20 POINTS 4" tall @ planting Thuja occidentalis / American Arborvitae	41
	LOW EVERGREEN TREES: 12 POINTS 3" tall @ planting Juniperus chinensis / Mountbatten / Mountbatten Juniper	10
	TALL DECIDUOUS SHRUB: 5 POINTS 36" tall @ planting Cornus sericea / Red Twig Dogwood Hamamelis virginiana / Common Witch Hazel Rhus glabra / Smooth Sumac Sambucus canadensis / American Elderberry Staphylea trifolia / American Bladdernut Viburnum prunifolium / Blackhaw Viburnum	66
	MEDIUM DECIDUOUS SHRUB: 3 POINTS 24" tall @ planting Aronia melanocarpa elata / Glossy Black Chokeberry Corylus americana / American Hazelnut Rhamnus alnifolia / Alder-leaved Buckthorn	374
	LOW DECIDUOUS SHRUB: 1 POINT 18" tall @ planting Comptonia peregrina / Sweet Fern Diervilla lonicera / Bush Honeysuckle Hypericum kalimianum / Kalm St. Johnswort Lonicera oblongifolia / Swampfly Honeysuckle Myrica gale / Sweetgale Rhus aromatica / Fragrant Sumac Rosa galustris / Swamp Rose Spiraea alba / White Meadowsweet Spiraea tomentosa / Steeplebush Symphoricarpos albus / Common White Snowberry	730
	LOW EVERGREEN SHRUB: 3 POINTS 12" tall/wide @ planting Juniperus communis depressa / Common Juniper Juniperus horizontalis / Creeping Juniper	37

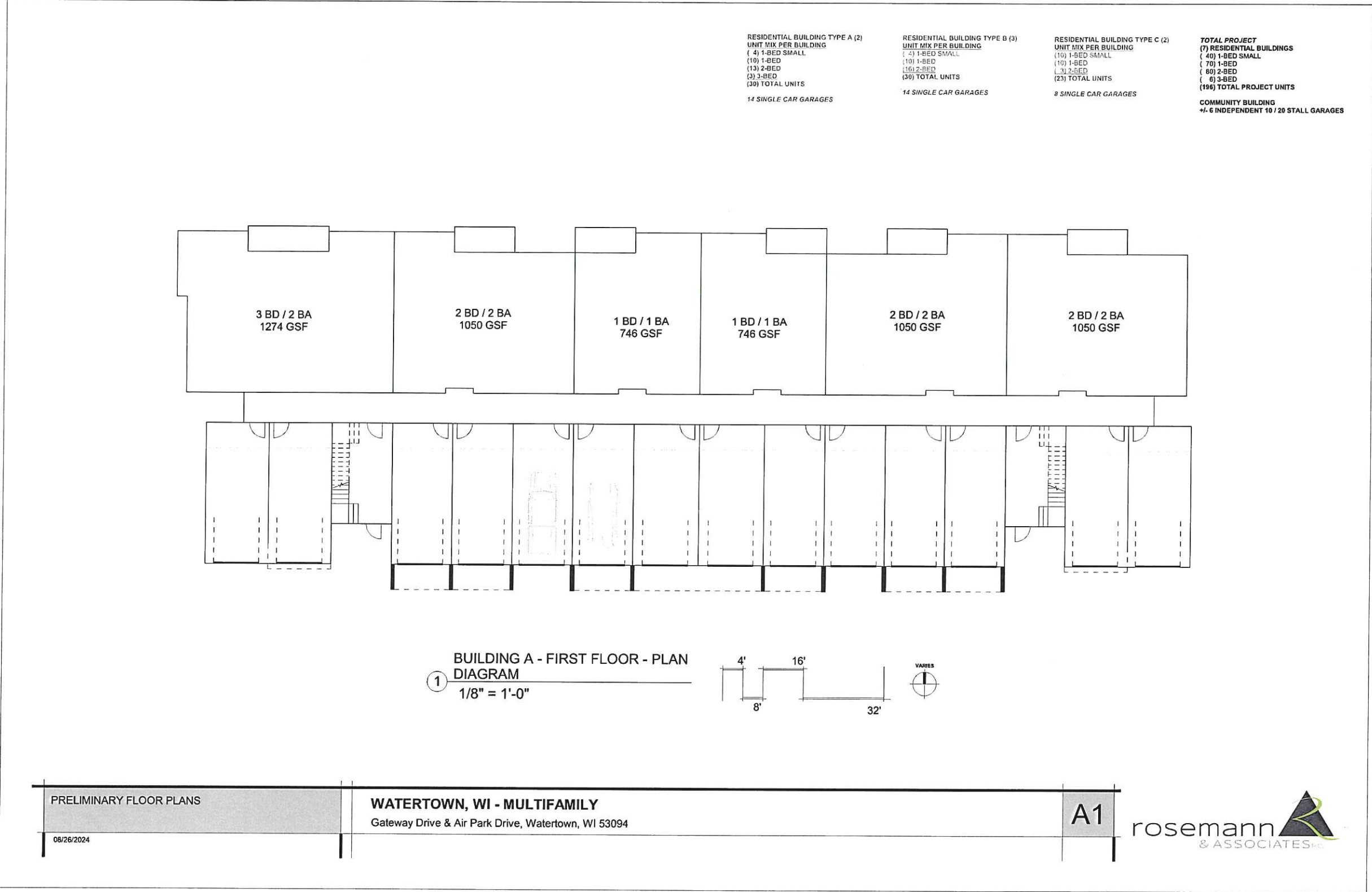
Project Zone:	Developed Lot Plant Units			Building Foundation Plant Units		
	SF	Required	Provided	LF	Required	Provided
MR-10 CLUBHOUSE	2883	58		252	126	144
BLDG 1	12743	255		625	313	316
BLDG 2	12516	251		607	304	312
BLDG 3	12743	255		607	304	312
BLDG 4	12516	251		625	313	319
BLDG 5	8170	164		435	218	228
BLDG 6	12516	251		607	304	312
BLDG 7	8170	164		435	218	232
TOTALS	82257	1649	1650	4193	2100	2175

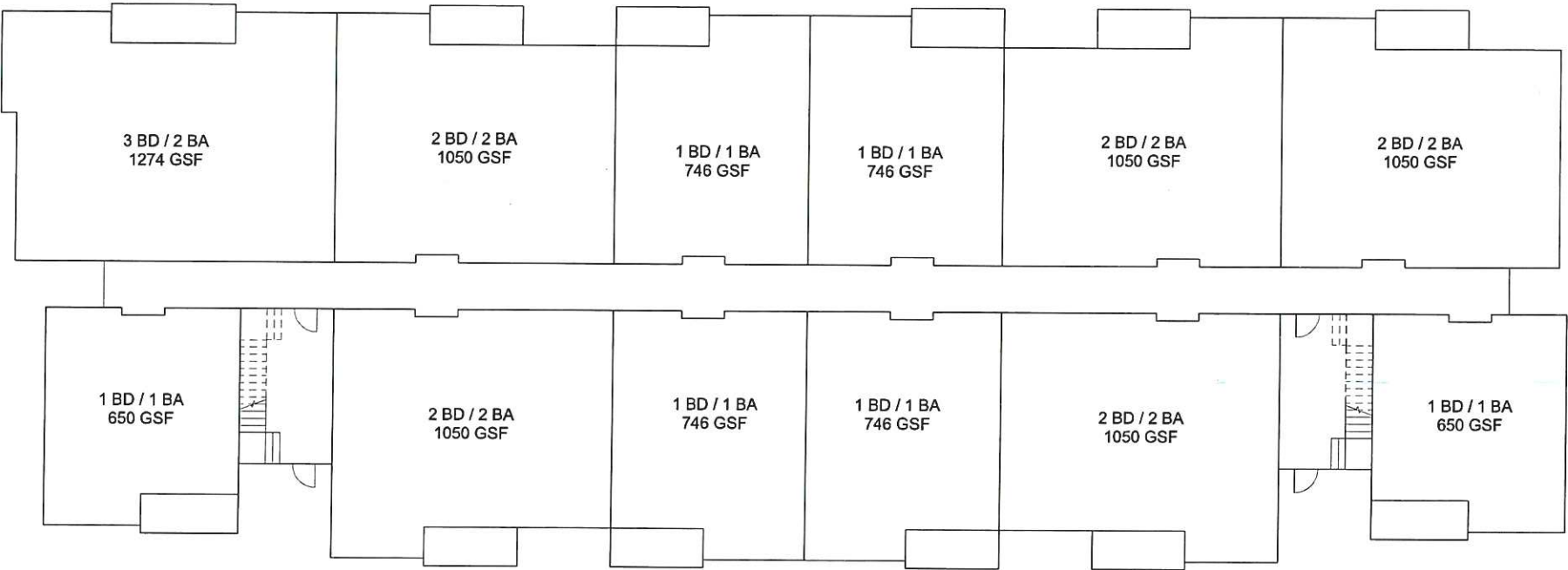
Project Zone:	Bufferyard Plant Units				
	Zone	Buffer Width	LF	Required	Provided
Health Facility NW	PO	15'	207	410	1370
Health Facility NW	PO	40+'	692	934	
Walmart - W	GB	40+'	2114	1777	
TOTALS				3121	3350

Project Zone:	Street Foundation Plant Units				
	Zone	Width	LF	Required	Provided
Gateway Drive	CB	10'	850	425	495
TOTALS				425	495

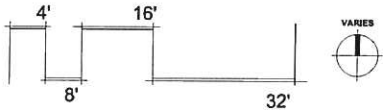
Project Zone:	Paved Area Plant Units		
	# Stalls	Required	Provided
Parking Stalls	290	1450	1450
TOTALS		1450	1450







1 BUILDING A - FLOOR 2 & 3 - PLAN
DIAGRAM
1/8" = 1'-0"



PRELIMINARY FLOOR PLANS

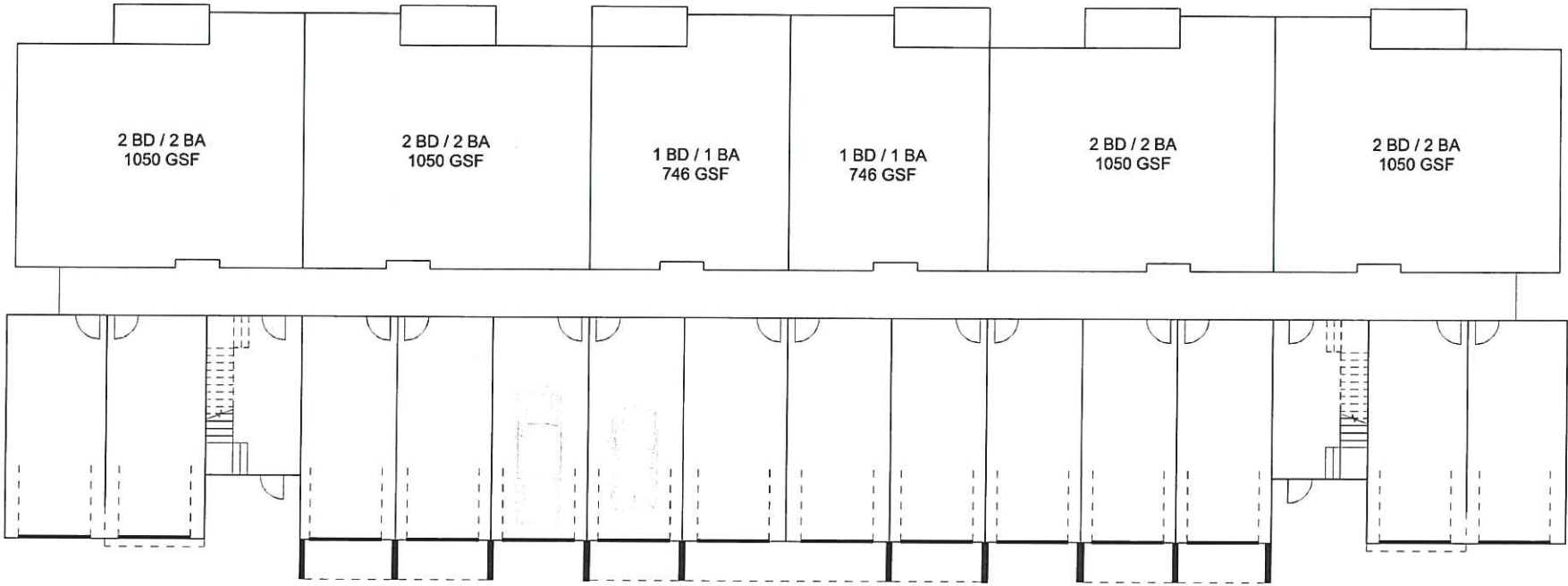
08/26/2024

WATERTOWN, WI - MULTIFAMILY

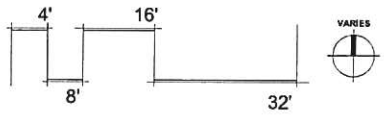
Gateway Drive & Air Park Drive, Watertown, WI 53094

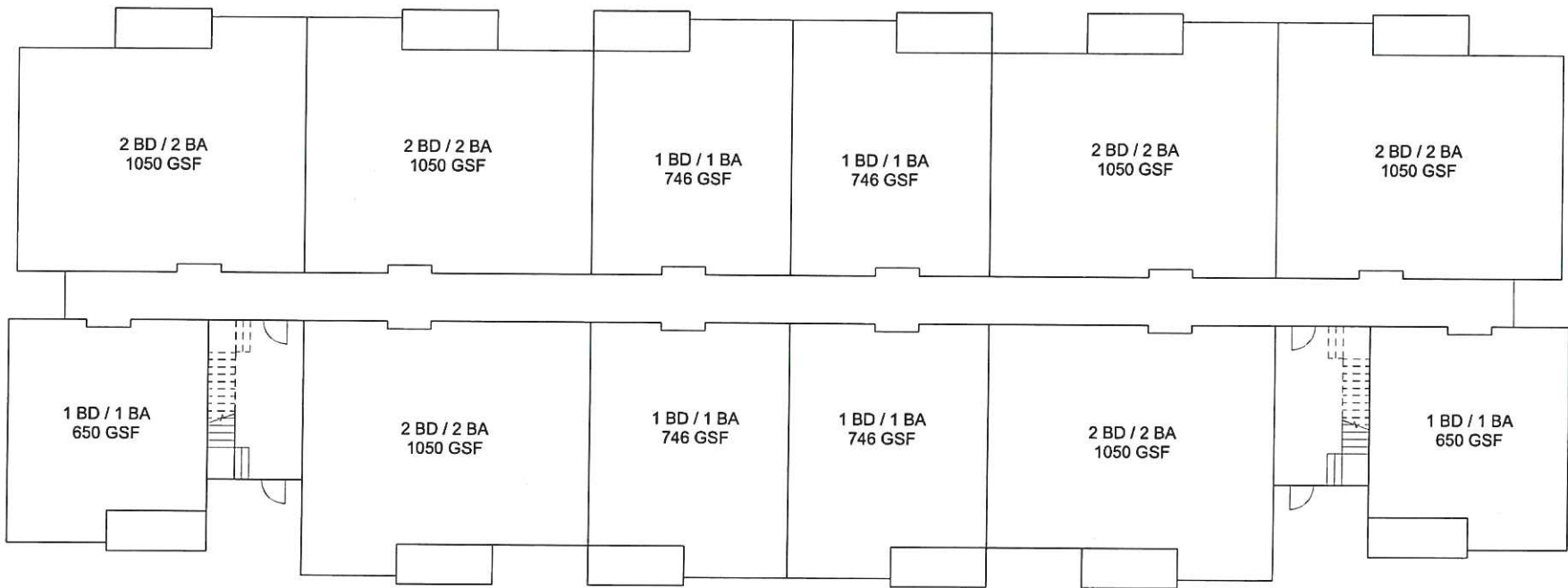
A2





① BUILDING B - FIRST FLOOR - PLAN
DIAGRAM
1/8" = 1'-0"





① BUILDING B - FLOOR 2 & 3 - PLAN
DIAGRAM
1/8" = 1'-0"

4' 16'
8' 32'

VARIES

PRELIMINARY FLOOR PLANS

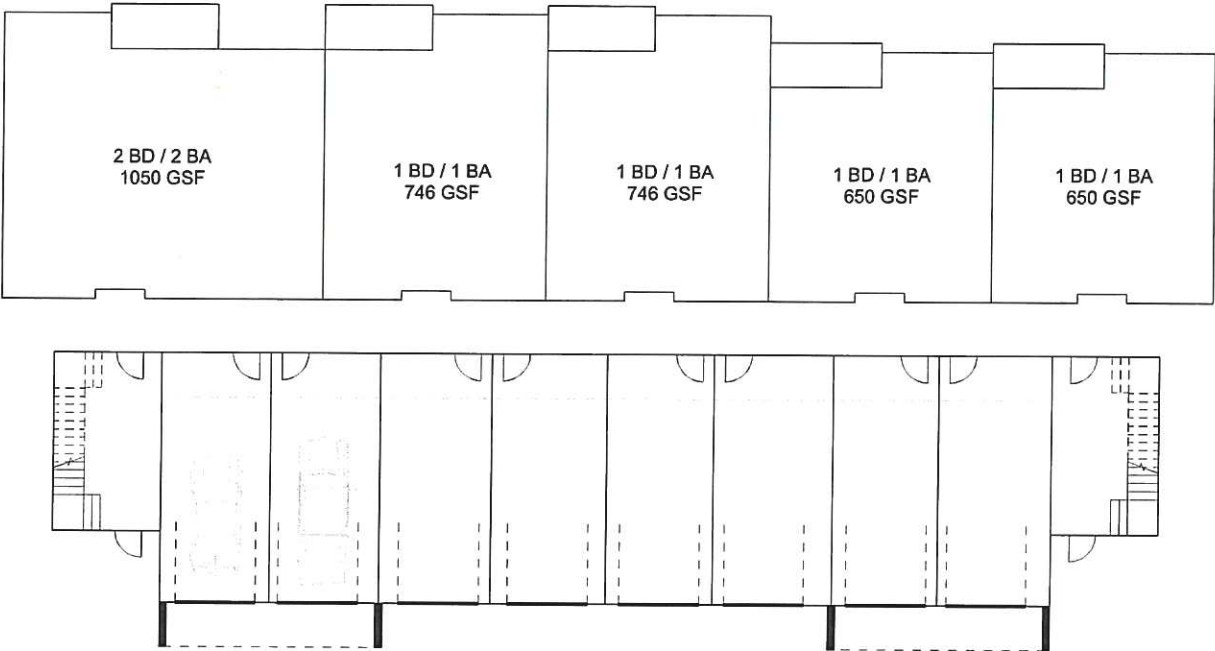
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WATERTOWN, WI - MULTIFAMILY

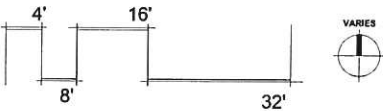
Gateway Drive & Air Park Drive, Watertown, WI 53094

A4





1 BUILDING C - FIRST FLOOR - PLAN
DIAGRAM
1/8" = 1'-0"



PRELIMINARY FLOOR PLANS

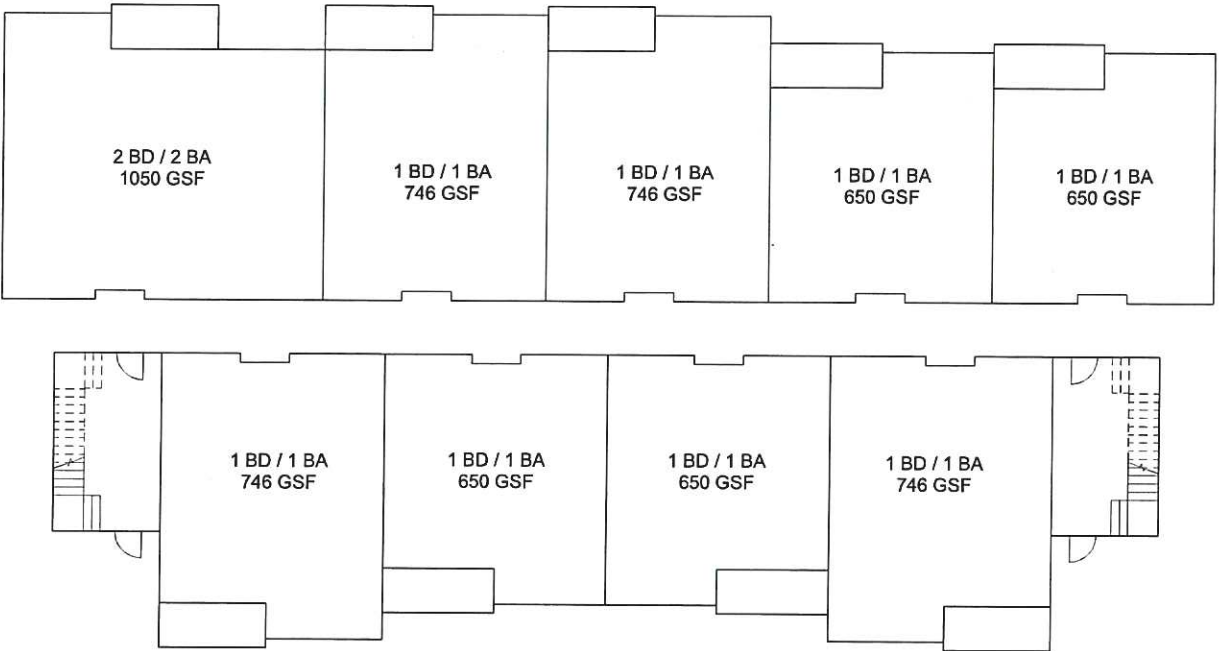
08/26/2024

WATERTOWN, WI - MULTIFAMILY

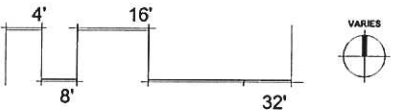
Gateway Drive & Air Park Drive, Watertown, WI 53094

A5





1 BUILDING C - FLOOR 2 & 3 - PLAN
DIAGRAM
1/8" = 1'-0"



PRELIMINARY FLOOR PLANS

08/26/2024

WATERTOWN, WI - MULTIFAMILY

Gateway Drive & Air Park Drive, Watertown, WI 53094

A6





BUILDING A - EXTERIOR ELEVATIONS	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A7	rosemann & ASSOCIATES INC.



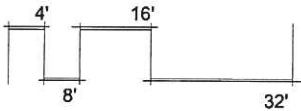
3 BUILDING A - 3D VIEW



2 BUILDING A - LEFT SIDE ELEVATION
1/8" = 1'-0"



1 BUILDING A - RIGHT SIDE ELEVATION
1/8" = 1'-0"



BUILDING A - EXTERIOR ELEVATIONS

08/26/2024

WATERTOWN, WI - MULTIFAMILY

Gateway Drive & Air Park Drive, Watertown, WI 53094

A8

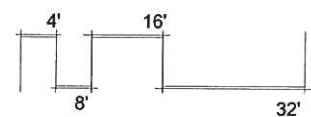




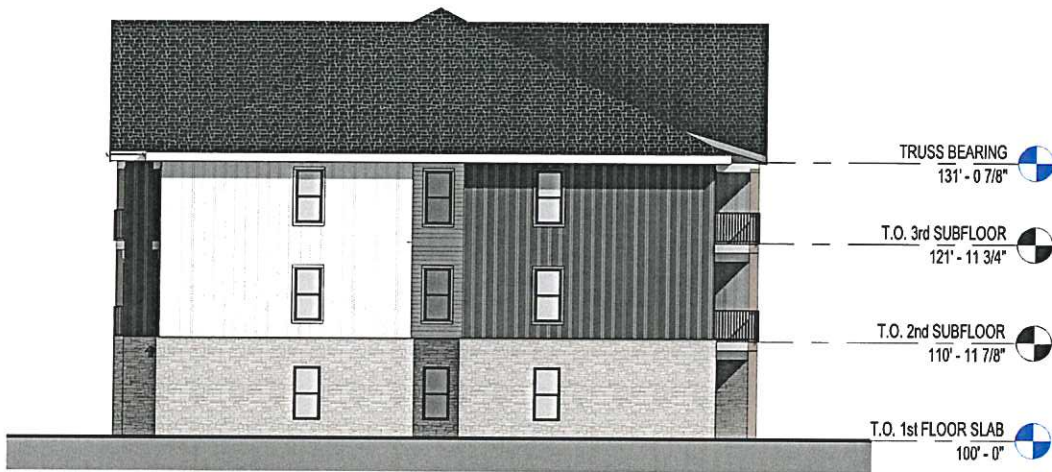
2 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"



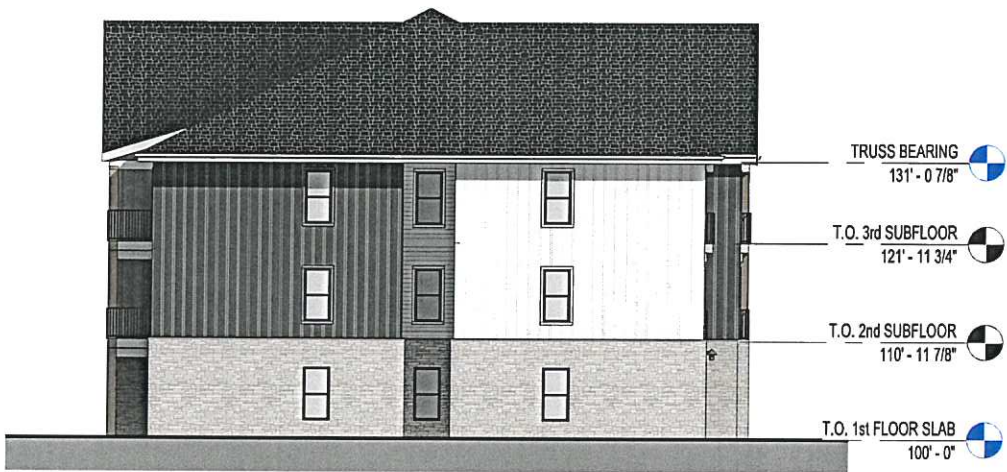
1 BUILDING B - REAR ELEVATION
1/8" = 1'-0"



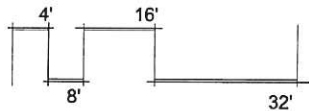
BUILDING B - EXTERIOR ELEVATIONS	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A9	rosemann & ASSOCIATES PC



2 BUILDING B - RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 BUILDING B - LEFT SIDE ELEVATION
1/8" = 1'-0"



BUILDING B - EXTERIOR ELEVATIONS

08/26/2024

WATERTOWN, WI - MULTIFAMILY

Gateway Drive & Air Park Drive, Watertown, WI 53094

A10

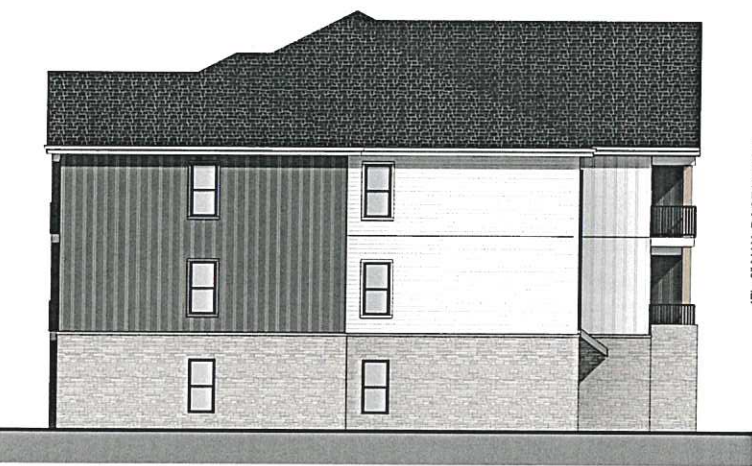




④ BUILDING C - RIGHT SIDE ELEVATION
1/16" = 1'-0"



③ BUILDING C - FRONT ELEVATION
1/16" = 1'-0"



② BUILDING C - LEFT SIDE ELEVATION
1/8" = 1'-0"



① BUILDING C - REAR ELEVATION
1/8" = 1'-0"

BUILDING C - EXTERIOR ELEVATIONS	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A11	rosemann & ASSOCIATES P.C.
08/26/2024			



1 BUILDING C - 3D VIEW

BUILDING C - EXTERIOR 3D VIEW 08/26/2024	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A12 rosemann & ASSOCIATES INC.
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① BUILDING A - PERSPECTIVE VIEW



② BUILDING B - PERSPECTIVE VIEW



③ BUILDING C - PERSPECTIVE VIEW

PERSPECTIVE VIEWS

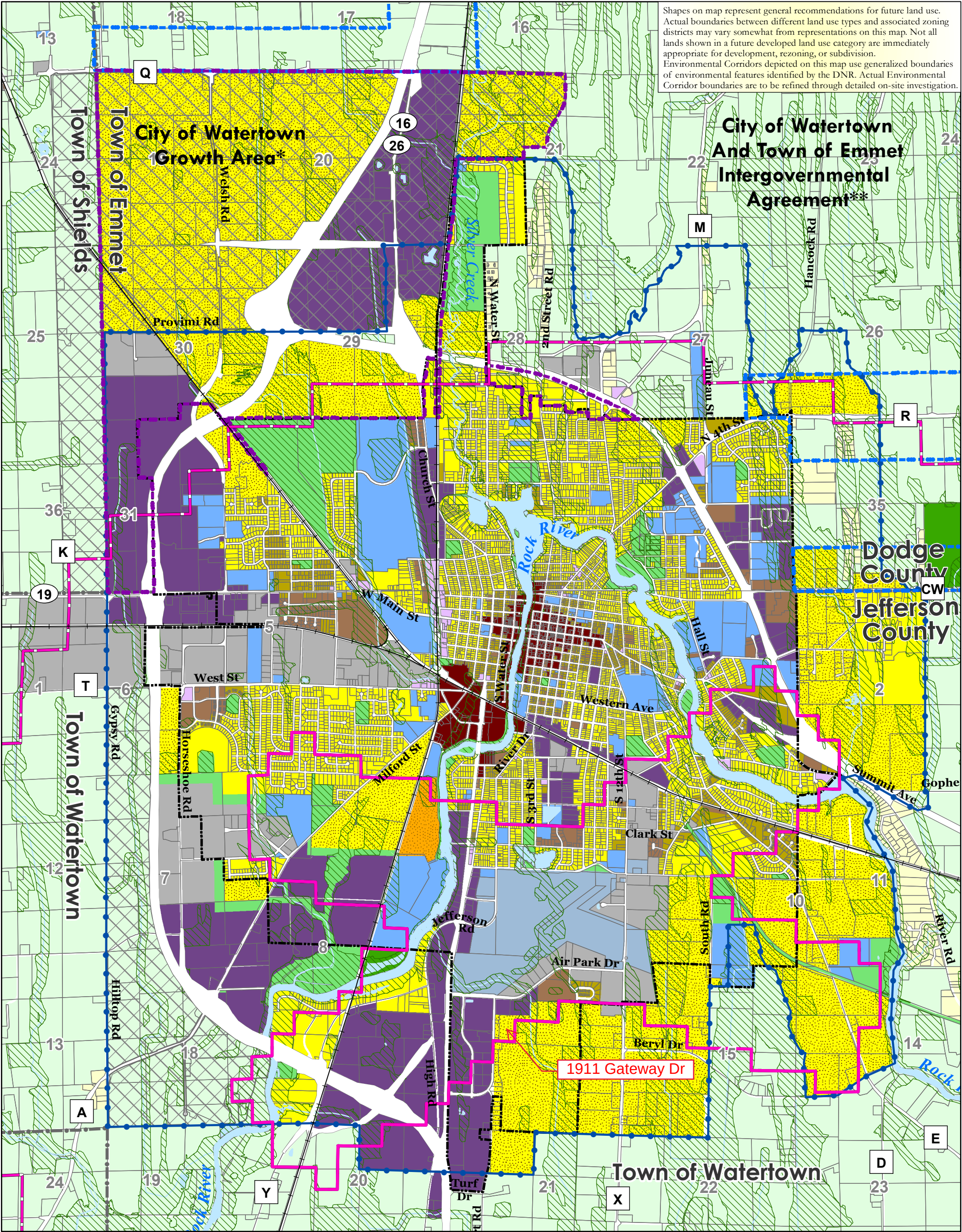
08/26/2024

WATERTOWN, WI - MULTIFAMILY

Gateway Drive & Air Park Drive, Watertown, WI 53094

A13





Future Land Use Urban Area

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

Map 6b

City/Town IGA**

- City Growth Area
- City Periphery Areas

Rights-of-Way

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

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

City/Town IGA**

City Growth Area

City Periphery Areas

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

Each "Planned Neighborhood" 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

Draft: August 7, 2019

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

Scale: 0 0.25 0.5 1 Miles

THE CITY OF WATERTOWN

Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: Sept 23rd, 2024
SUBJECT: Initial Review and Schedule a Public Hearing – Rezoning

A rezoning requested to change the zoning on the parcel located at 1911 Gateway Drive. Parcel PIN(s): 291-0815-1624-000, 291-0815-1624-002, 291-0815-1624-003, 291-0815-1624-004, 291-0815-1624-005, & 291-0815-1624-006.

SITE DETAILS:

Acres: 33.32 acres

Current Zoning: Mixed Zoning

Existing Land Use: Vacant / Existing Home

Future Land Use Designation: Planned Mixed Use & Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from Mixed Zoning to Multi-Family Residential 10 (MR-10) for the development of an apartment complex. This parcel was previously part of the Heron Landing residential development project that was never implemented. Most of this parcel was previously planned for multi-family development as part of that project. A Comprehensive Plan Amendment to Multi-Family Future Land Use is also pending for this development. A future Conditional Use Permit for a Group Development will also be required for this proposal. A CSM combining the existing parcels into one lot was approved by the Plan Commission on Aug 12th, 2024.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Planned Mixed Use to the north and west. Planned Neighborhood Future Land Use exists to the south and east.

Nearby Zoning includes General Business and Planned Office and Institutional Zoning to the west and north. Rural Holding and Mixed Zoning are located to the south and west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

- (1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

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

Opportunity Runs Through It

(3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant

Section 3, Item I.

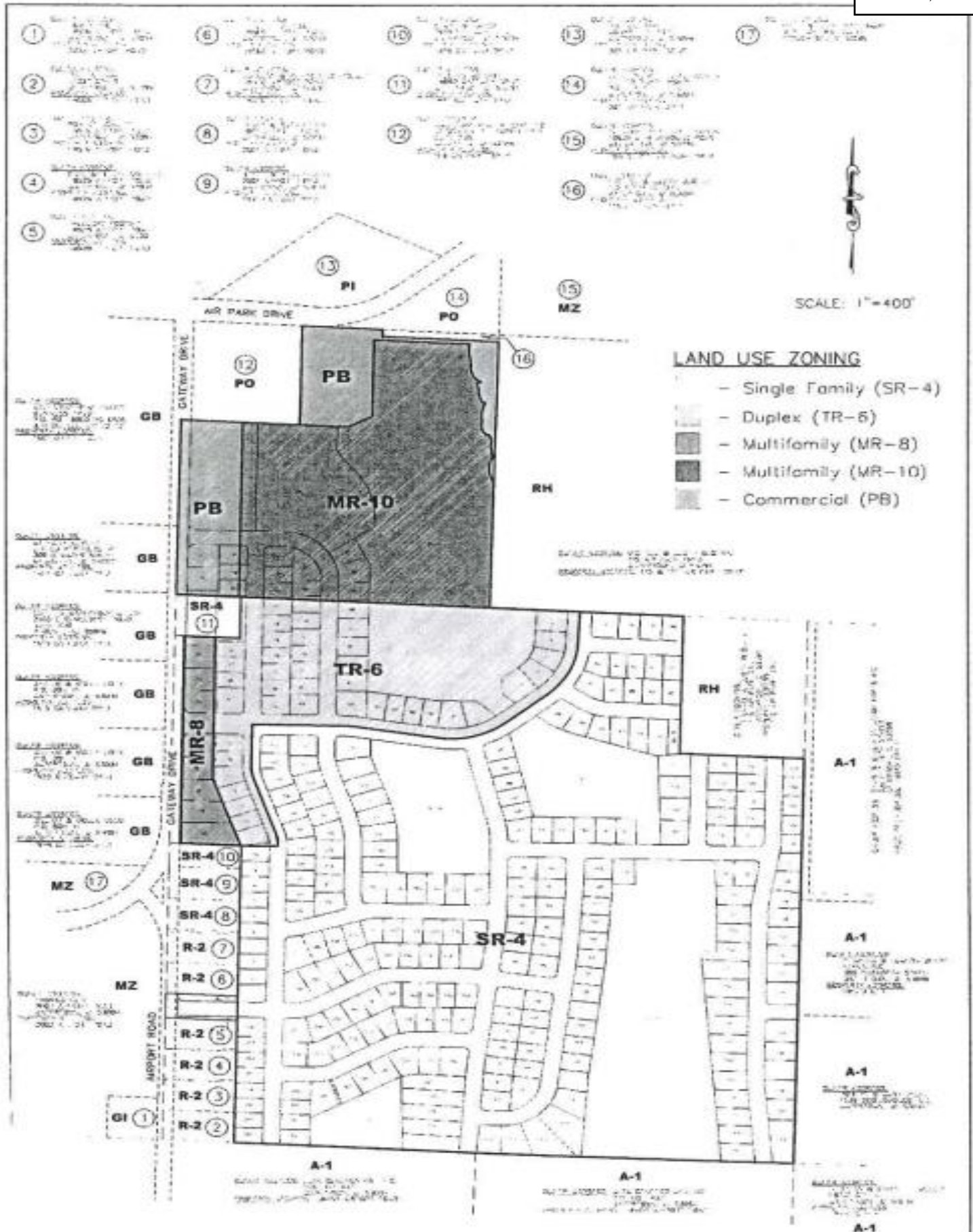
PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

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

ATTACHMENTS:

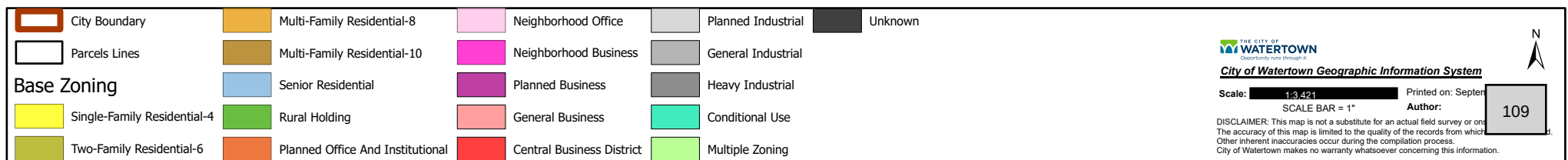
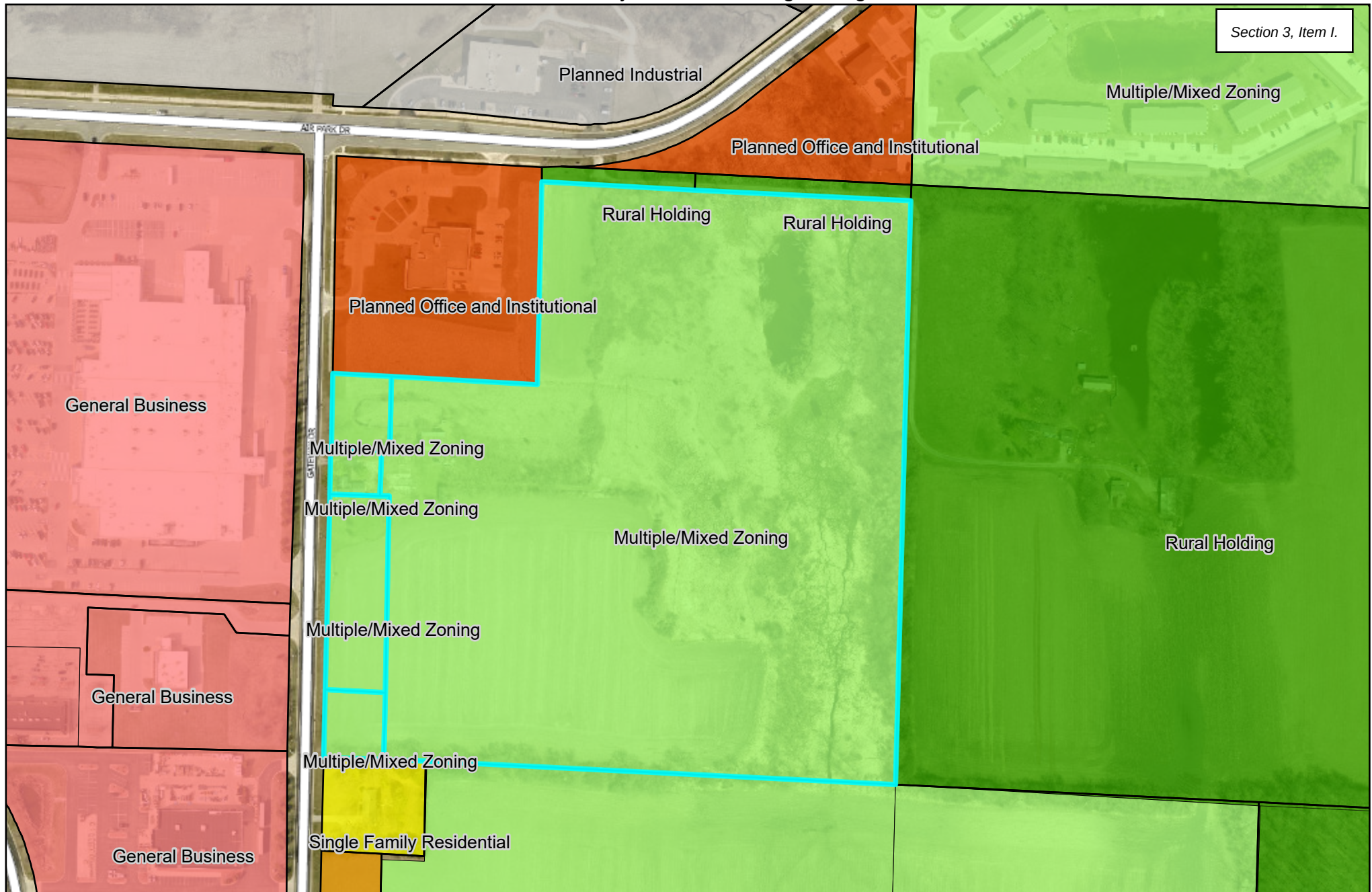
- Application materials



HERON LANDING ZONING MAP

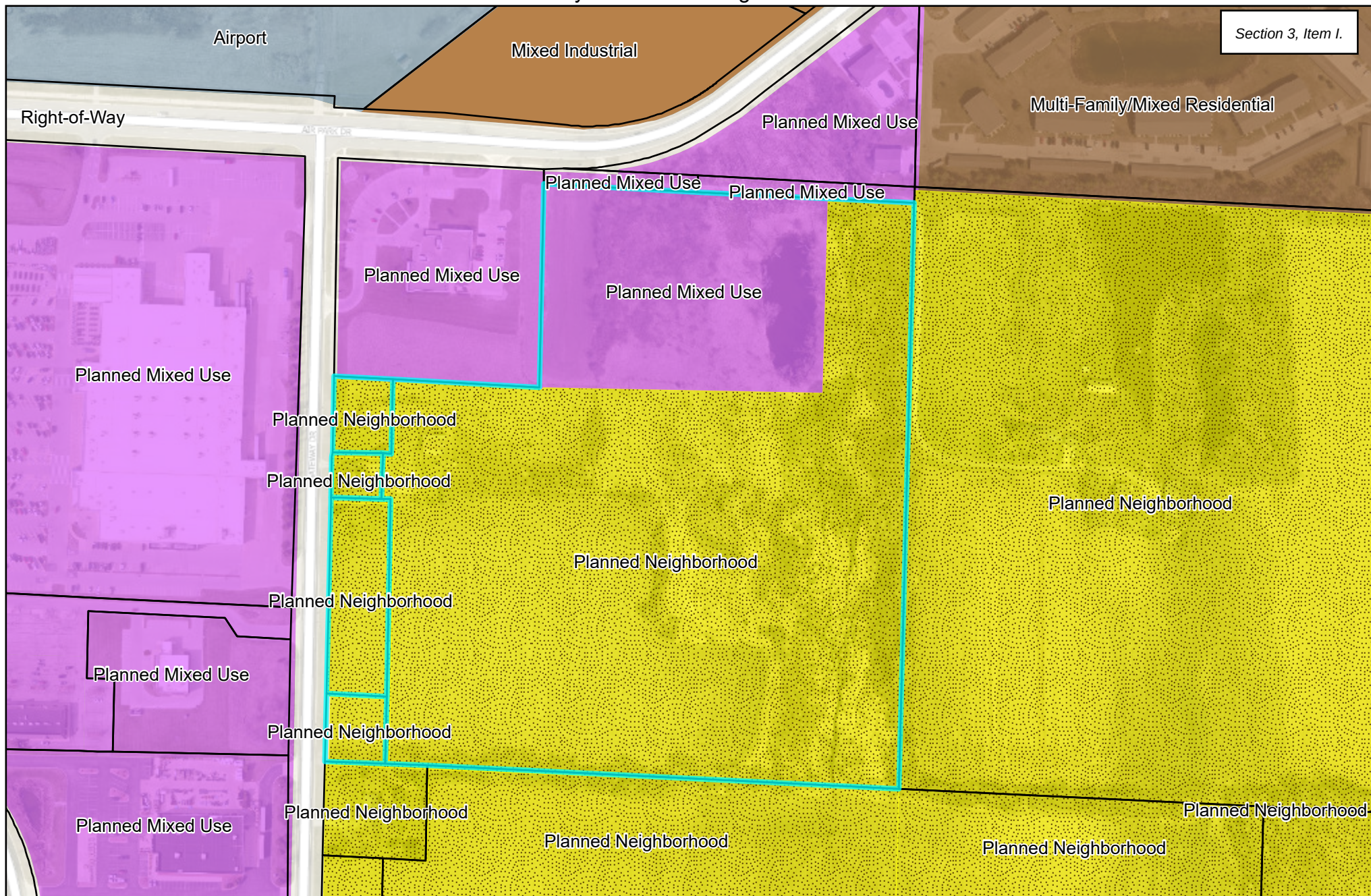
1911 Gateway Dr - Surrounding Zoning

Section 3, Item 1.



1911 Gateway Dr - Surrounding Future Land Use

Section 3, Item 1.



- City Boundary
- Parcels Lines
- Right of Way
- Surface Water

Watertown Future Land Use 2019 Comp Plan

- | | | |
|----------------------------------|------------------------|--------------------------|
| Agriculture | Planned Mixed Use | Airport |
| Single-Family Residential | Neighborhood Mixed Use | Community Facility |
| Two-Family/Townhouse Residential | Planned Business | Public Park & Recreation |
| Multi-Family/Mixed Residential | Central Mixed Use | Mixed Industrial |
| Planned Neighborhood | Planned Office | |

THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

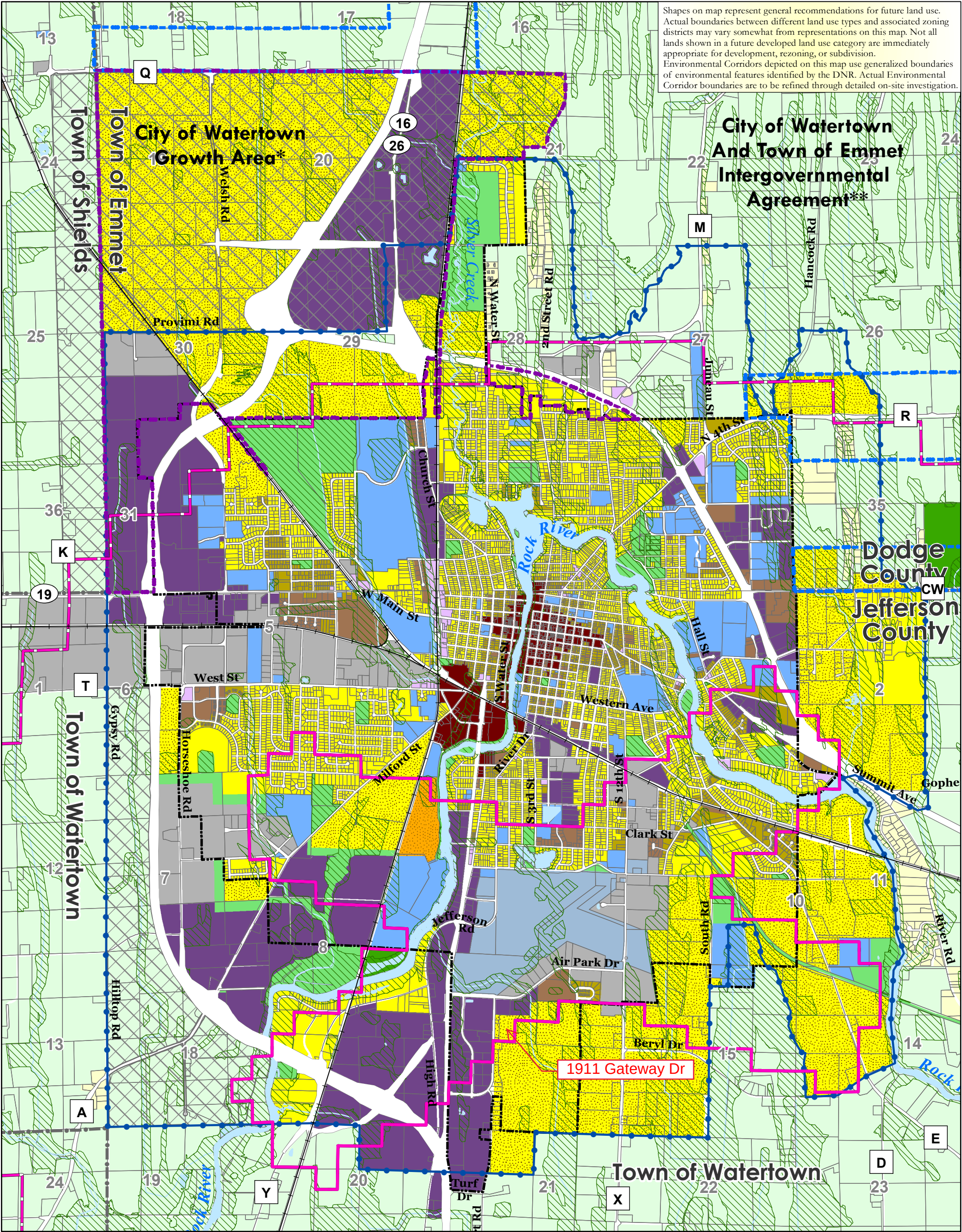
Scale: 1" = 3,421' Printed on: September 11, 2019

Author: 1" = 3,421'

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



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Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

Agricultural

Single-Family Residential - Unsewered

Single-Family Residential - Sewered

Two-Family Residential

Multi-Family Residential

Planned Neighborhood**

Institutional

Airport

Rights-of-Way

Neighborhood Mixed Use

Planned Mixed Use*

Central Mixed Use

Riverside Mixed Use***

Mixed Industrial

Parks & Recreation

Environmental Corridor

Surface Water

City/Town IGA**

City Growth Area

City Periphery Areas

City of Watertown

Town Boundary

Parcel

Railroad

Watertown Urban Service Area

Watertown Long Range Growth Area

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